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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 21, 2021 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR AUGUST 17, 2021, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

5. **CITIZEN COMMENTS**
   During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

6. **CONSENT AGENDA (ITEMS 10, 12, 14, 20, 25, 26, 28, 29 & 32)**

7. **5212 AMBERGATE LANE**
   The request of Kelly and Carrie Teems (Owner) and Wilhite Land Surveying, Inc. (Surveyor) concerning the property at 5212 Ambergate Lane, being Lot 8, Block E, Austin Landing, Phase 3, as follows;
   Board of Adjustments
   Variance under Ordinance No. 2280, Section 7, Subsection (1)(c) to allow a 3' setback from the main structure for an accessory building in lieu of the required 6'in an SF-1 (Single-Family Residential) District.

8. **322 WEST PECAN STREET**

The request of Covenant Presbyterian Church (Owner) and David Gattis (Representative) concerning the property located at 322 West Pecan Street, being Lots 5 thru 9, the west 20' of Lot 4, the west 10' of Lot 10, Block L, Black's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.6, Subsection (6)(d) to allow a 118' tall steeple in lieu of the maximum 80' tall in a C-1 (Retail Business) District/Central Business District.

9. **1606 WEST WASHINGTON STREET**

The request of John & Theresa Grahek (Owner) and David Downtain (Representtive) concerning the property at 1606 West Washington Street, being Lot 17, Block 1, Sunset Crossing Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 22.6' rear setback for an attached accessory building in lieu of the required 25'in an R-1 (One-Family Residential) District.

10. * **319 & 329 WEST TENNESSEE STREET**

The request of Carl R. Bussey (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 319 and 329 West Tennessee Street, being the west 56 feet of Lot 4 and all of Lot 5, Block D of Ed Moore's Fairground Addition, containing 0.385 acres, as follows:

Planning and Zoning Commission

Replat approval of Tennessee Street Suites, a Replat of Lot 5 and the west 56' of Lot 4, Block D, Ed Moore's Fairground Addition

11. **2005 SOUTH SAM RAYBURN FREEWAY**

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

Board of Adjustments

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

12. * **603 NORTH FRIENDSHIP ROAD**

The request of Own Decoy Holdings, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property at 603 North Friendship Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 4.188 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;

Planning and Zoning Commission

Final plat approval of Friends of Own Decoy Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

13. **2205, 2209 & 2213 NORTH HICKORY STREET**

The request of Barry and Laura Fontaine (Owners), Ryan Stoll (Applicant/Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the properties located at 2205, 2209 and 2213 North Hickory Street, being Lots 3, 4 and 5, Block 4 Shannon Heights Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5'4" side setback for a residential dwelling in lieu of the required 6' in an R-1 (One-Family Residential) District.

14. * **800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75** The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75, being 166.469 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Heights Addition.

15. **801 EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) Vilbig and Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 801 East FM 1417 (Vietnam Veterans Parkway), being 1.105 acres in the Preston Kitchens Survey, Abstract No. 667, and being a part of the 221.867 acre Tract 1 and a 4.256 acre Tract 2 and being all of Lot 2, Block 8 of Constitution Village Addition, as follows:

Planning and Zoning Commission

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

16. **800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75**

The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) Vilbig and Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75, being 165.364 acres in the Preston Kitchens Survey, Abstract No. 667, and being a part of the 221.867 acre Tract 1 and a 4.256 acre Tract 2, and being Lot 1, Block 8 of Constitution Village Addition, and being all Lots in Tract 1 (Lots include: Lots 8-20), Block 2 and Lot 3, Block 9 of Constitution Village Section Two, also all of Block 6 and all of Lots 20-32, Block 5 of Replat of Constitution Village, Section Two, Blocks 5 & 6 and a part of a 3.0 acre Tract 2, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District and C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

17. **115 NORTH SUNSET BOULEVARD**

The request of Westwood Village Retail LLC (Owner), I Fly Tobacco & Vape (Proposed Tenant), Maan Asali (Applicant) and Helvey and Associates Surveying (Surveyor) concerning the property located at 115 North Sunset Boulevard, being Lot 1, Block 1, Westwood Village Replat, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a smoke/vape shop in a C-1 (Retail Business) District.

18. **2310 NORTH TRAVIS STREET**

The request of Texoma Community Center (Owner), Tori Dyess (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2310 North Travis Street, being 0.485 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District.
B. Preliminary Plat approval of Texoma Community Center Addition

19. **2708 EAST LAMAR STREET**

The request of Ventura Verde, LLC (Owner), Marley Phillips (Applicant), Bowman (Consulting Firm) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2708 East Lamar Street, being Tract 1: 55.272 acres in the A. Burleson Survey, Abstract No. 61 and Tract 2: 57.070 acres in the Burleson Survey, Abstract No. 61, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.11 Subsection (4)(C) to allow 40' wide lots in lieu of the required 60' for a Manufactured Home Community in an M-H (Manufactured Housing) District.

Planning and Zoning Commission

B. Zone change and site plan approval for Frontera Manufactured Home Community under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District.

20. * **1804 NORTH U.S. HIGHWAY 75**

The request of Sherman PAG1, LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows;

Planning and Zoning Commission

Replat approval of part of Lot 1, James Plaza Addition.

21. **911 OSPREY DRIVE**

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

Board of Adjustments

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

22. **1717 TEXOMA PARKWAY**

The request of Eisenhower Texoma LTD (Owner) and John Munson (Representative) concerning the property located at 1717 Texoma Parkway, being 5.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-2 (General Commercial) District.

23. **1719 TEXOMA PARKWAY**

The request of Eisenhower Texoma LTD (Owner) and John Munson (Representative) concerning the property located at 1719 Texoma Parkway, being 5.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Lending/Finance Office (Loan Office) in a C-1 (Retail Business) District.

24. **810 EAST MULBERRY STREET**

The request of Tobar Properties LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property at 810 East Mulberry Street, being 0.164 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 19 and 20, Block 14, Chaffin's First Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' width in an R-1 (One-Family Residential) District

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 14, Lot 19R, being a Replat of Lots 19 & 20, Block 14, Chaffin's First Addition.

25. * **2324 TEXOMA PARKWAY**

The request of Karl Klement Properties, Inc. (Owner), Underwood Drafting and Surveying (Surveyor), and ASM Architects, Inc. (Architect) concerning the property at 2324 Texoma Parkway, being 0.727 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

A. Site plan approval for a Roy's Wash-N-Dry
B. Final plat approval of Klement Addition

26. * **3232 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 3232 Northgate Drive, being Lots 1 & 2, Block 2, Northgate Business Park Phase 1, as follows;

Planning and Zoning Commission

Replat approval of Lots 1 & 2 of Northgate Business Park, Phase One.

27. **4001 WEST O.B. GRONER ROAD**

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

Planning and Zoning Commission

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

28. * **1523 SOUTH AUSTIN STREET**

The request of Texas Platinum Homes LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1523 South Austin Street, being 0.295 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lot 3, Block 2, Mayhew Addition, as follows;

Planning and Zoning Commission

Replat approval of Holley Trades Addition, a Replat of Lot 3, Block 2, Mayhew Addition.

29. * **2000-2300 BLOCKS WEST MOORE STREET**

The request of Artisan Development Company, Inc. (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 blocks of West Moore Street, being 36.570 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Pebblebrook, Phase 4.

30. **1317 SOUTH SAM RAYBURN FREEWAY**

The request of Cross Development (Owner) Caliber Collision (Tenant), Tahir Diwan (Representative) and Cree Industrial Arts (Sign Contractor) concerning the property located at 1317 South Sam Rayburn Freeway, being 0.58 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 1' setback for a freestanding sign in lieu of the required 40' in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District.

31. **3001 LOY LAKE ROAD**

The request of New Rays LLC (Owner), Mohammed Habib ((Representative) and Royal Bengal Construction Inc. (Contractor) concerning the property at 3001 Loy Lake Road, being part of Lot 5, Block 6, Town North Addition, as follows;

Board of Adjustments

A. Variance under Ordinance No. 2280, Sections 5, Subsection (4) and 6.13.1, Subsection (5)(a)(1) to allow a 23'7" setback from the Highway 82 property line for the Mobil Gas Station in lieu of the required 43' width in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
B. Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(2) to not require a 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
C. Variance under Ordinance No. 2280, Section 6.13.1, Subsection (5)(a)(1) to allow a 10' setback from the Highway 82 property line for a freestanding sign in lieu of the required 75' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

D. Site plan approval for an addition to the Mobil Gas Station.

32. * **3750 NORTH U.S. HIGHWAY 75**

The request of JMCR Sherman LLC (Owner), Eric Nunnally, The Nunnally Studio Architects (Architect) and Freeman Surveying & Mapping LLC (Surveyor) concerning the property at 3750 North U.S. Highway 75, being Lot 5A, Block 3, Replat Sherman Town Center, a Replat Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

Site Plan approval for Dutch Bros Coffee Drive-Thru Restaurant.

33. **ADJOURNMENT**

34. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on September 16, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of September, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 09/21/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR AUGUST 17, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

August 17, 2021 Draft Minutes

STATE OF TEXAS §

August 17, 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 17, 2021.

MEMBERS PRESENT:	CHAIRMAN MAHONE COMMISSION MEMBERS: SIMS, DAVIS AND MANLEY
ALTERNATE:	VANDERVEER
MEMBERS ABSENT:	DOWNTAIN, WHITAKER AND BLAGG
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, KERRI TURNER, DEVELOPMENT SERVICES ADMINISTRATIVE ASSISTANT AND CHRISTOPHER ARMSTRONG, ASSISTANT CITY ENGINEER.
CITY ATTORNEY:	CHRIS ZILLMER

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:00 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the July 20, 2021 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

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

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS
Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, SIMS, DAVIS, MANLEY AND VANDERVEER.

CITIZEN COMMENTS

CITIZEN COMMENTS
Peter Tracy, 705 S. Valentine, Sherman, TX
"I would like to talk about Item #12, the Specific Use Permit for a hotel at 305 Cornerstone Drive. I have spoken with Chief Jones before about emergency equipment available to the City to be able to accommodate a building this tall and he had indicated they have equipment available for three-story buildings but the question is whether the Fire Department will have equipment to accommodate a four-

story building. That would be a concern in regards to approving this."

CONSENT AGENDA (ITEMS 7, 13, 14, 18, 20 & 21)
Consent Agenda items are considered routine and non-controversial items.

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF CYPRESS LOFTS SHERMAN, LP (OWNERS), HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), AND YOUNG ENTERPRISES LP (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4901 KNOLLWOOD ROAD, BEING 11.069 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275, ALSO BEING ALL OF LOT 1-R, BLOCK 2, CYPRESS LOFTS ADDITION, THE REMAINDER OF LOT 1, BLOCK 2, REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE (SAID LOT 1-R BEING A PORTION OF SAID LOT ONE, BLOCK 2) AND ALL OF LOT 2, BLOCK 2, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF CYPRESS LOFTS ADDITION, PHASE 1A, BEING A REPLAT OF LOT 1-R, BLOCK 2, CYPRESS LOFTS ADDITION, A PART OF LOT ONE AND ALL OF LOT TWO, BLOCK 2, REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE

REPLAT – CYPRESS LOFTS ADDITION, PHASE 1A, BEING A REPLAT OF LOT 1-R, BLOCK 2, CYPRESS LOFTS ADDITION, A PART OF LOT ONE AND ALL OF LOT TWO, BLOCK 2, REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE
4901 KNOLLWOOD RD.
(CYPRESS LOFTS SHERMAN, LP)

This item was withdrawn at the July 20, 2021 meeting. The property is located at 4901 Knollwood Road on the southeast corner of Knollwood Road and Hilre Drive. The property is zoned a C-1 (Retail Business) District. The owner would like to add a dog park area to the apartment complex (Cypress Lofts Apartments) which is currently under construction. They are Replatting the property into three lots, adding additional acreage to include the dog park. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JEFFREY T. AND DESIREE ADAMS (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR)

FINAL PLAT – ADAMS ADDITION
801 RIDDELS RD.

CONCERNING THE PROPERTY AT 801 RIDDELS ROAD, BEING 4.988 ACRES IN THE W.A. DEAVER SURVEY, ABSTRACT NO. 347, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ADAMS ADDITION.

(JEFFREY T. & DESIREE ADAMS)

The property is located at 801 Riddles Road, the northeast corner of Riddels Road and Pleasant Home Road in southwest Sherman off West Houston Street. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF FL COUNTRY VILLAGE LTD (OWNER), JOE GILBERT (GENERAL CONTRACTOR), DFD ARCHITECTS, INC. (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 900 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, THE RESERVE AT COUNTRY VILLAGE, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ADDITION TO COUNTRY VILLAGE APARTMENTS

SITE PLAN – ADDITION TO COUNTRY VILLAGE APARTMENTS 900 SOUTH FM 1417 (HERITAGE PARKWAY) (FL COUNTRY VILLAGE LTD)

The property is located at 900 South FM 1417 (Heritage Parkway) between Quail Run Road and West Houston Street; Country Village Apartments is the tenant. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417) Overlay District.

The owner would like construct an addition to the Country Village Apartments. The project consists of adding five (5), sixteen (16) unit apartment buildings, two (2), five (5) car garages and eight carports, for a total of 151 parking spaces. The exterior of the buildings will be masonry veneer and concrete siding. A six (6) foot high wrought iron fence with masonry columns every 24' will surround the development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF TERRA PERPETUA LLC (OWNERS), KIMLEY-HORN & ASSOCIATES (SURVEYOR/CIVIL ENGINEER) AND AMERICAN COMMUNITIES (DEVELOPER) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 4.58 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:

SITE PLAN – BEL-AIR VILLAGE MULTI-FAMILY RESIDENTIAL, PHASE 1 300-1000 BLKS. EAST FM 1417 (VIETNAM

PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR BEL-AIR VILLAGE MULTI-FAMILY RESIDENTIAL, PHASE 1

VETERANS PARKWAY) (TERRA PERPETUAL, LLC

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). The property (278.313 acres) was approved for a Planned Development for Bel-Air Village.

The owners are requesting site plan approval for Phase 1 (4.58 acres) for multi-family development of 310 units. The exterior will be a combination of cement lap siding, stucco and brick. Parking will be provided 553 spaces with garage parking for 541. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF MKT REAL ESTATE HOLDINGS, LLC (OWNER), SCHULMAN'S MOVIE BOWL GRILLE – SHERMAN (TENANT), FRANKLIN DESIGNS, INC. (DESIGNER) AND BEARDED BROTHERS (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 110 EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING LOT 4, MBG SHERMAN ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A SMOKEHOUSE FOR SCHULMAN'S MOVIE BOWL GRILLE – SHERMAN

SITE PLAN – SMOKEHOUSE FOR SCHULMAN'S MOVIE BOWL GRILLE 110 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (MKT REAL ESTATE HOLDINGS, LLC)

The property is located at 110 East FM 1417 (Vietnam Veterans Parkway), the southeast corner of FM 1417 (Vietnam Veterans Parkway) and South U.S. Highway 75; Schulman's Movie Bowl Grille is the tenant. The property is zoned a C-1 (Retail Business) District, C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District and Blalock Commercial Overlay District.

The owner would like construct a 20' x 20' smokehouse behind the Schulman's Movie Bowl Grill for Billy's Grille. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETT DAVIS DRAKE, INC. (REPRESENTATIVE) AND VOTEX SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY AT 221 WEST TRAVIS STREET, BEING 1.005 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS;

FINAL PLAT – SHERMAN CROSSROADS MEDICAL NO. 3 221 WEST TRAVIS ST.

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL NO. 3

(HERITAGE DEVELOPMENT PARTNERS, LLC)

The property is located at 221 West Travis Street between Crossroads Boulevard and Northgate Drive. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District. Site plan approval was approved for Crossroads Medical Office Building, October 20, 2020. The owner would like to plat the property into one lot for commercial development of a medical office building. 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.

ZONE CHANGE – M-2 TO R-1
810 E. MULBERRY ST.
(TOBAR PROPERTIES, LLC)

ZONE CHANGE
THE REQUEST OF TOBAR PROPERTIES LLC (OWNER), PRESTON TRAIL LAND SURVEYING (SURVEYOR), AND NBS DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY AT 810 EAST MULBERRY STREET, BEING LOTS 19 AND 20, BLOCK 14, CHAFFIN'S FIRST ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-2 (HEAVY MANUFACTURING) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Mario Tobar, 635 Preston Meadows Rd., Sherman, TX
Mr. Tobar appeared to represent the request and answer any questions. The property is located at 810 East Mulberry Street between Maxey and Willow Streets. The property is zoned an M-2 (Heavy Manufacturing) District. The property was originally platted into two 25' lots.

Mr. Tobar explained, "I would like to build a single-family home on this lot, so I am requesting a zone change from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District."

Chairman Mahone stated, "it looks like there is manufacturing zoning next to this lot and right across the street there is C-1 (Retail Business) District: but there are homes across the street from this lot; is that correct."

Mr. Tobar replied, "yes, there are homes across the street from this lot."

Commission Member Manley asked if they are only approving a zone change, not a plat.

Mr. Rae explained, "the plat is a condition of the Staff Review Letter; Replatting the two lots."

Commission Member Vanderveer stated, "the site plan shows a three-bedroom house, you have a one-car garage and two parking spaces in the driveway."

Mr. Tobar stated, "that is correct there is two parking spaces in the driveway."

Chairman Mahone asked why the request does not include the Replat.

Mr. Rae explained, "the applicant did not request a Replat at this time, so it is not on the agenda. The Replat came up after the application was submitted and is a requirement on the Staff Review Letter."

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

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

Commission Member Manley stated, "it looks like a variance will be required for the lot width as well."

Mr. Rae explained that will go along with the plat.

Commission Member Vanderveer stated, "it looks like the driveway is 25' deep, be careful because we have had people have issues in the past with easements and you can't park in the easement. The residential zoning is consistent with the neighborhood; is that correct."

Mr. Rae agreed.

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the zone change from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District at 810 East Mulberry Street subject to the Staff Review Letters. Second by Commission Member Davis.

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

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

FINAL PLAT AND EXCEPTIONS — **EXCEPTIONS – LOT WIDTHS**

THE REQUEST OF LEO BOWLER (OWNER), WINDROSE LAND SURVEYING/PLATTING (SURVEYOR), AND CODY CRANNELL, CCM ENGINEERING (CIVIL

ENGINEER/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF WEST NORTHCREEK DRIVE AND THE 4900 BLOCK OF NORTH TRAVIS STREET, BEING 40.840 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS;

FINAL PLAT – AUSTIN LANDING, PHASE IV 700 BLK. W. NORTHCREEK DR. & 4900 BLK. N. TRAVIS ST. (LEO BOWLER)

BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTHS IN THE PROPOSED AUSTIN LANDING, PHASE IV ADDITION IN AN SF-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT:
   LOT 11, BLOCK A – 45.29' LOT WIDTH
   LOT 12, BLOCK A – 42.34' LOT WIDTH
   LOT 23, BLOCK B – 40.22' LOT WIDTH

PLANNING AND ZONING COMMISSION

B. FINAL PLAT APPROVAL OF AUSTIN LANDING, PHASE IV

<u>Cody Crannell, CCM Engineering, 2570 Justin Road, Ste. 209, Highland Village, TX</u>

Mr. Crannell appeared to represent the request and answer any questions. The property is located in the 700 Block West Northcreek Drive and the 4900 Block North Travis Street between Travis Street and Plainview Road. The property is zoned an SF-1 (Single Family Residential) District. The Final Plat of the Austin Landing Phase IV Addition (135 lots) was denied at the July 19, 2021, City Council Meeting pending approval of an exception to allow three lots to be less than 60' wide.

Mr. Crannell explained the lots for the exception are indicated on the final plat, usually those are cul-de-sac lots that have a larger back and smaller front.

Chairman Mahone stated, "looking at the map, those lots are quite a bit bigger and have a larger square footage than the average lot."

Mr. Crannell agreed; "it is consistent of what was platted on an earlier basis."

Commission Member Vanderveer asked if he had seen the Staff Review Letter.

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

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for exceptions on Lots 11, 12 and 23, Block A to be

less than 60' wide in the 700 block of West Travis Street and 4900 block of North Travis Street. Second by Commission Member Vanderveer.
VOTING AYE: MAHONE, SIMS, DAVIS, MANLEY AND VANDERVEER.
VOTING NAY: NONE
MOTION CARRIED.

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Davis to approve the request for the Final Plat of Austin Landing, Phase IV in the 700 block of West Travis Street and 4900 block of North Travis Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

VARIANCE – REAR SETBACK 629 CLAY LANE (LAURETTA PECK)

VARIANCE
THE REQUEST OF LAURETTA PECK (OWNER), SIAS DRAFTING & DESIGN (DRAFTSMAN) AND APEX CONSTRUCTION (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 629 CLAY LANE, BEING LOT 8, BLOCK 2, WASHINGTON PLACE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.3, SUBSECTION (1) TO ALLOW A 10' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR A REAR PORCH ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Lauretta Peck, 629 Clay Lane, Sherman, TX
Ms. Peck appeared to represent the request and answer any questions. The property is located at 629 Clay Lane between Legend Lane and Madison Place. The property is zoned an R-1 (One Family Residential) District.

Ms. Peck explained," I would like to have a screened-in back porch with a 10' rear setback in lieu of the required 25'. My granddaughter and I are allergic to mosquitos; that is the reason for the sunroom addition. The exterior will be hardy lap siding with trim and shingles matching the existing house."

Chairman Mahone asked Mr. Rae about the other houses in the neighborhood having 10' setbacks.

Mr. Rae explained, "the houses in the back of these homes on Madison Place all have a Specific Use Permit for patio

homes, so their setbacks are all 10' in the rear. When you look at the aerial those houses on that side of the block are all close to the fence line; that is the reason."

Commission Member Vanderveer asked if it was going to be a screened porch.

Ms. Peck explained, "it would be a sunroom where you can raise the windows."

Commission Member Davis said it looks like it will be a un-air conditioned room that you are adding on, not a porch.

Ms. Peck explained, "we were considering doing air conditioning to it. We haven't really decided if we are going to need the air conditioning."

Commission Member Vanderveer asked," how does this later on not become a bedroom."

Mr. Rae explained, "we would have to go through the process of the building permit as the proposed sunroom, if they change it later on, there is nothing the City can do to enforce that, unless they pull another permit to do some work or something."

Commission Member Vanderveer was thinking about the next owner.

Commission Member Manley stated, "it would be an awful bright bedroom."

Commission Member Davis explained, "I count this more of an addition to your home with the lap siding and a roof than a porch."

Chairman Mahone explained there are windows on all three lengths of the walls. He asked if she had seen the Staff Review Letter.

Ms. Peck replied, "yes, I have seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the request for a variance to allow a 10' rear setback for a porch addition in an R-1 (One-Family Residential) District at 629 Clay Lane subject to the Staff Review letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, SIMS, MANLEY AND VANDERVEER.
VOTING NAY: DAVIS

MOTION CARRIED.

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

VARIANCE – SIDE SETBACK
2113 S. EAST ST.
(RICKY COOPER)

VARIANCE
THE REQUEST OF RICKY COOPER (OWNER), HAMBRICK TRIPLE H INVESTMENTS GROUP, LLC (CONTRACTOR), AL HAMBRICK (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2113 SOUTH EAST STREET, BEING LOTS 8 & 9, BLOCK 49, SOUTHSIDE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 6'SIDE SETBACK FOR AN ADDITION TO THE EXISTING DWELLING IN LIEU OF THE REQUIRED 10' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Al Hambrick, 1920 Timberline Lane, Sherman, TX
Mr. Hambrick appeared to represent the request and answer any questions The property is located at 2113 South East Street between Cottage and Sherman Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Hambrick explained, "we have a request from the homeowner to add an addition to the home. The home was built in 1984 and has a side setback of 6.3' so we are requesting a variance for an addition to the house and maintain that 6.3' setback."

Chairman Mahone asked how many square feet the house is currently.

Mr. Hambrick replied, "it is a small house, it is 925 square feet and we will be adding 950 square feet; so we are doubling the size of the house. One of the reasons for that is the homeowner owns two lots that are fifty feet wide, back to back, they adjoin each other, but in order to complete the project we needed more parking space. We have already presented and it has been approved a Replat of the two lots into a 100' lot, so the reason we are asking for a 6' setback is because the setback required would be 10' now with the 100' wide lot."

Commission Member Vanderveer stated, "keeping the setback will allow the house to be consistent down the side."

Mr. Hambrick replied, "yes."

Chairman Mahone asked where parking will be.

Mr. Hambrick explained, "parking will be in the front. We put both lots together, so in front of the house they will still have

their front yard. The Replat allows us to put parking on the additional lot that we added."

Commission Member Davis said parking will be on the north end of the home.

Mr. Hambrick clarified, "yes on the other lot."

Chairman Mahone asked how many bedrooms the house would have.

Mr. Hambrick said "three, so we needed three parking spaces. Without taking the entire front yard we couldn't find parking spaces; that was the reason for the Replat."

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

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

Mr. Rae explained, "in working with Mr. Hambrick there was multiple scenarios the property owner could go through and every scenario involved getting some type of exception or variance. This is the one the owner and applicant chose."

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve request for a variance to allow a 6' side setback for an addition to the existing dwelling in lieu of the required 10' in an R-1 (One-Family Residential) District at 2113 South East Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

EXCEPTION AND, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF P & N SHERMAN, LLC (OWNER), HAMPTON INN & SUITES HOTEL (PROPOSED TENANT), ADR DESIGNS, LLC (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 305 CORNERSTONE DRIVE, BEING 2.477 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING LOTS 8, 9 AND 10, BLOCK 2, CORNERSTONE ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS

EXCEPTION – HEIGHT

SUP & SITE PLAN – HAMPTON INN & SUITES HOTEL

305 CORNERSTONE DR.
(P&N SHERMAN, LLC)

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.6, SUBSECTION (6)(C) TO ALLOW A FOUR STORY, 54.4' TALL HAMPTON INN & SUITES HOTEL IN LIEU OF THE ALLOWED 45 FEET OR 3 STORIES IN HEIGHT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A HAMPTON INN & SUITES HOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Anil Ram, ADR Designs, LLC, 601 Saddle Hill Dr., Grand Prairie, TX

Mr. Ram appeared to represent the request and answer any questions The property is located at 305 Cornerstone Drive off North Highway 75. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner recently was approved to Replat three lots into one lot for commercial development.

Mr. Ram explained, "this project consist of a proposed four (4) story Hampton Inn and Suites Hotel. The building area will be 49,174 square foot with eighty-three (83) rooms. Parking will be provided for 92 spaces." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if we have any other four-story hotels in the area.

Mr. Rae stated, "there are a lot of hotels north off Highway 75, but I am not aware if they are four stories; I don't know if they are or not."

Commission Member Manley stated, "there are four-story buildings downtown; right."

Mr. Rae replied, "yes. The height regulation in the Central Business District is six-stories, everywhere else our height restriction is generally three stories."

Commission Member Davis asked if the Hampton Inn changed; "did you add a story or was this always going to be a four-story. "

Nila Patel, 2605 Hidden Valley Trail, Sherman, TX

Ms. Patel explained she is the owner of the property. "The company that was a Hampton Inn was at 2904 Michelle Drive; it was a three-story building. I also own a Quality Inn and Suites next door which is a two-story building. That hotel, we rebranded to a Comfort Inn just six weeks ago. We severed all ties with the Hilton brand, however maintained our relationship with them to brand with other assets. I had the same concerns that this gentleman stated as well as

what Rob said that there are no other hotels in that area with four floors or four-stories."

Commission Member Manley asked if Billy Hartsfield, Fire Marshal had expressed any concerns with fire protection to get up that high.

Mr. Rae replied, "I just asked him and he said he could even with a five-story if the fire lane was right; they could serve the building. He asked Chris Armstrong, Assistant City Engineer if there was anything they had a concern about."

Mr. Armstrong replied, "no."

Chairman Mahone asked if the Staff Review Letter would cover everything for Fire Protection if something needed to change or be added.

Mr. Rae explained, "the Fire Inspections would cover everything."

Commission Member Vanderveer stated, "at one time they had a ladder truck to service taller buildings."

Commission Member Davis stated, "they will probably be required to have a fire suppression system as well."

Commission Member Vanderveer was concerned with approving a four-story building and opening the door for others or setting a precedent.

Mr. Rae explained, "exceptions and variances do not set a precedent."

Commission Member Davis stated, "on the back side of the property is residential, it is a very old neighborhood on a cul-de-sac street but it is residential. Is a four-story hotel going to be a monster?"

Mr. Rae explained, "the hotel looks like it will be closer to the east side of the property and there is a tree line on the west side."

Commission Member Manley asked if this is a standard plan or are the number of units driving the four-stories. "It looks like you have land available to the west; why not go wider and three-stories."

Mr. Ram explained, "the owners own Lots 4, 5 and 6, but they have other plans for those. They bring a prototype project which is four-story, 85 room project."

Commission Member Vanderveer asked if this is a new style for Hampton Inns.

Mr. Ram replied, "it has been this style for five or six years. This is a Hampton Inn and Suites, they have a Hampton Inn, which has a three-story prototype."

Chairman Mahone asked what the building to the north was.

Mr. Rae thought it was a medical office.

Commission Member Sims thought it was the Cancer Center.

Janice Whitworth, 110 Atkinson Drive, Sherman, TX
Mrs. Whitworth explained she owns property behind this property and was concerned with flooding in the area.

Chairman Mahone explained, "they have to comply with the Engineering Departments requirements for detention and water control. They cannot cause flooding on your property. They have to have engineered plans where the water is going to go."

Mrs. Whitworth explained she owns four houses on Atkinson Circle.

Commission Member Davis showed Mrs. Whitworth the site plan for the proposed hotel.

Mrs. Whitworth explained, "there is a creek that runs through there; part of my land has already fallen off into that creek in 1994."

Commission Member Davis explained, "that happens to every creek in town at some point and time."

Mr. Armstrong explained, "they will be required to have detention and they will have to release at the same area it is currently putting out."

Mrs. Whitworth explained, "some of the trees have already feel off into the water."

Commission Member Vanderveer explained, "the site plan states there is 64,270 square feet of impervious area, but I am not seeing a retention plan at all. I don't see a pond or anything to capture water; just a building on the site plan with parking spaces."

Mr. Rae explained, "when they submit their Civil Plans, those things will be addressed."

Mr. Ram addressed some of the concerns. "As far as water control, we will make sure water is controlled so it does not flood anyone's property. We have an Engineer hired to look into that."

Commission Member Vanderveer stated the other buildings in the area are one, two or three stories; is that correct.

Mr. Rae replied, "yes, that is right."

Commission Member Sims thought the hospital across the street is a three-story; at the corner of Lambert and Highway 75.

Mrs. Patel thought it was a two-story. "Our hotel, the Hampton Inn and the Quality Inn and Suites is three-stories."

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

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Davis to approve the exception to allow a four-story, 54.4' tall Hampton Inn and Suites Hotel in lieu of the allowed 45 feet, three-stories in height in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District at 305 Cornerstone Drive. Second by Commission Member Manley.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the Specific Use and site plan approval to allow a Hampton Inn and Suites Hotel in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District at 305 Cornerstone Drive subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

AMEND PLANNED DEVELOPMENT – BEL AIR VILLAGE 1300-1000 BLKS. EAST FM 1417 (VIETNAM VETERANS PARKWAY)

AMEND PLANNED DEVELOPMENT & SITE PLAN
THE REQUEST OF TERRA PERPETUA LLC (OWNERS), KIMLEY-HORN & ASSOCIATES (SURVEYOR/CIVIL ENGINEER), ION DESIGN GROUP, LLC, AND GFF ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 278.313 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
AMEND A PLANNED DEVELOPMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.12, FOR BEL AIR VILLAGE (ORDINANCE NO. 6319).

(TERRA PERPETUAL LLC)

Rob Rae, Development Services Director represented the request. The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development which was zoned an R-1 (One Family Residential) District. The owner amended the planned development to include that acreage for a total of 278.313 acres and rename it to Bel Air Village.

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

Mr. Rae explained, "on page 5 of the Planned Development document, there is a dimension table that will show what has changed. The Developer is currently working on getting some home builders to build on the lots and one of the home builders requested that their garage door setback is 20' instead of 25'. The only change that we have made to the Planned Development document for Bel Air Village is switching that yard setback front loaded from 25' garage door to 20' garage door."

Chairman Mahone stated, "the building itself can be 10', but the garage door has to be recessed further 5'."

Mr. Rae answered, "yes."

Commission Member Vanderveer asked if that would be from the sidewalks.

Mr. Rae explained, "the sidewalks are in the right-of-way. This is from the property line to the front of the garage. There would still be an "X" number of feet from the property line to the edge of the street. They will not be parking on the sidewalk. The garage will be setback 20' and the rest of the house can be 10'. They are just wanting to build a bigger house."

Commission Member Davis stated, "this is kind of new to the City and we spent a lot of money to come up with a good plan, not saying plans don't change but we are just to blanket a whole deal and we are saying this is the way it needs to be."

Mr. Rae clarified, "my understanding in the Planned Developments that have been approved, the City still has somewhat control over those like in a zoning district, if there are changes that need to be made at the request of the Developer, they can come in and do similar to the zoning amendment. This is just one small request that he didn't want to ask exceptions for administrative approval through our office and would rather get it in writing so that he could get the home builder to sign the contract.

Chairman Mahone asked if the Planned Development Ordinance specifies this requirement or is it in their plan.

Mr. Rae replied, "that is correct."

Chairman Mahone stated, "they came to the table before and said this is our plan and this is the setbacks we want."

Mr. Rae explained, "this is just specific to the Bel Air Village Planned Development."

Commission Member Davis asked how many are we approving.

Mr. Rae replied, "this would be just for the single-family detached and they have 200-300 homes in Phase I and they anticipate about a 1,000 single-family homes. There will be multiple builders."

Commission Member Davis stated, "I am doing this because a builder wants to build them this way and 1,000 of them will have different setbacks."

Mr. Rae stated, "they would get to have that new setback if this is approved, 20' instead of 25'."

Commission Member Manley said, "we approved the single-family setback detached, the rest of the homes are to be a 10' setback when we approved the Planned Development; right, just allowing the garage to be 5' closer."

Mr. Rae explained, "from Staff prospective, the 20' is what is required for front parking, any less than that we would probably require an exception and probably would not recommend that as Staff."

Commission Member Davis asked, "is the garage door going back having to do with the aesthetics of the neighborhood more than the actual setback."

Michael Carlisle, Kimley-Horn & Associates, 260 E. Davis St., Ste. 10, McKinney, TX

Mr. Carlisle explained the request is to revise the setback from 25' to 20' for the garage door, currently there is a 10' building setback and that is what is being requested. "What we are doing as far as design, the pad is 20' off the property line. We are asking a straight 20' pad setback to give the home builder more flexibility in their model, so when you go to choose your home you will have a variety of models that fit in this even pad rather than the additional setback. We are just asking for all to be setback 20', we are allowed to do that with the current zoning ordinance with it being 10' and 25'. The purpose of this zoning change is to make the one update for the 20' garage setback."

Commission Member Vanderveer stated, "so your garage is setback from the house."

Mr. Carlisle explained to have that flexibility.

Commission Member Manley asked to understand correctly, "this particular builder that requested that is going to build a house that is flat on the front all of them setback 20'."

Mr. Carlisle responded, "not necessarily, it just gives the flexibility to utilize the 10', additional, if they wanted to increase their pad they have the option to do that or they can move their garage over; it gives more flexibility of how the pad is going to be constructed."

Commission Member Vanderveer asked, "if someone wanted to put their house 10' back and a 20' setback for a garage, are they stuck at two bedrooms."

Mr. Rae explained the parking requirements in Bel Air Village are completely different than regular zoning districts; they don't have the same requirements for parking per bedrooms.

Commission Member Davis stated, "it just looks like we are going to keep giving exceptions and then we are going to chip away at what we approved in the beginning."

Commission Member Sims asked why they didn't request this right out of the gate.

Commission Member Davis responded, "they didn't know."

No other citizens appeared before the Planning and Zoning Commission to discuss the amendment to the Bel Air Village Planned Development.

ACTION TAKEN.
Motion by Commission Member Manley to approve the amendment to the Planned Development for Bel-Air Village in the 300-1000 blocks of East FM 1417 (Vietnam Veterans

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

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

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

EXCEPTION – LOT WIDTH & AREA
FINAL PLAT – CORNER STONE ADDITION
537 E. BROCKETT ST. & 536 E. CARTER ST.
(HOLLEY JOLLY HOMES, LLC)

EXCEPTION AND FINAL PLAT
THE REQUEST OF HOLLEY JOLLY HOMES LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 537 EAST BROCKETT AND 536 EAST CARTER STREETS, BEING 0.238 ACRES IN THE J.B. MCANAIR SURVEY ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS AND AREA IN LIEU OF THE REQUIRED 60' LOT WIDTHS, 6,000 SQUARE FOOT LOT AREA IN THE PROPOSED CORNER STONE ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/(COLLEGE PARK) OVERLAY DISTRICT:
   LOT 1– 43.89' LOT WIDTH, 4,291 SQUARE FOOT LOT AREA
   LOT 2 – 5,406 SQUARE FOOT LOT AREA

PLANNING AND ZONING COMMISSION

B. FINAL PLAT APPROVAL OF CORNER STONE ADDITION.

No one was present to represent the request.
The property is located at 537 East Brockett Street and 536 East Carter Street between East and Broughton Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to plat the property into two lots for residential development. They are requesting exceptions for the lot widths and area.

Rob Rae explained, "the City has been working with Holley Jolley Homes on this project. We requested if the home builder built homes there to dedicate right-of-way on Broughton Street. There is a portion on the corner of Broughton Street and Carter Street that they are dedicating right-of-way for a right turn lane on Broughton Street. As a result of that right-of-way dedication, the applicant needed to request an exception on the lot width and lot size."

Chairman Mahone said he was fine with the lot size and width before the right-of-way dedication.

Mr. Rae explained before the right-of-way dedication, the lot width was 65'. He is also dedicating 10' on Carter Street so there is a really more room to get in and out on Carter Street.

Chairman Mahone asked if he is required to give up that space.

Mr. Rae responded, "probably not on either, but Broughton Street is really narrow. Lot 2, 536 E. Carter will have a driveway on Carter Street and Lot 1, 537 E. Brockett Street will have a driveway on Brockett Street to the south. There will not be any driveways on Broughton Street in the right turn lane.

Commission Member Vanderveer stated, "there are houses to the north on Broughton Street that always park on the sidewalk."

Mr. Rae explained, "that is part of our concern."

Commission Member Vanderveer asked if they are going to be able to meet setbacks or are they going to come back for variances.

Mr. Rae explained, 'in my discussion with Josh, he will be able to fit the house on the lot."

Commission Member Sims asked the setback requirements.

Mr. Rae explained, "6' on the west side, 10' from Broughton Street, and 25' from Carter and Brockett Streets."

Commission Member Davis stated in the older neighborhoods, it looks like a lot of these lots are 50' wide.

<u>Eddie Watson, 529 E. Brockett St., Sherman, TX</u>
Mr. Watson wanted to know how far these lots are from 529 E. Brockett Street. The board gave him a copy of the aerial.

Mr. Armstrong explained, "they would not be able to get a drive approach permit on Broughton Street with the turn lane there."

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

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Davis to approve the exception to allow Lots 1, 43.89', 4,291 square foot lot area and Lot 2, 5,406 square foot lot area in the proposed Corner Stone Addition at 537 East Brockett Street and 536 East Carter Street subject to there not being any entrance/exits on Broughton Street. Second by Commission Member Vanderveer.

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Davis to approve the Final Plat of Corner Stone Addition at 537 East Brockett Street and 536 East Carter Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

SUP & SITE PLAN – TWO-FAMILY DWELLING (DUPLEX) 214 E. COLLEGE ST. (MPY HOMES, LLC)

(WITHDREW)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF MPY HOMES, LLC (OWNER), ANIL PESARAMELLI (REPRESENTATIVE), CHARLIE SHEARER, SHEARER DESIGN & ASSOCIATES (DESIGNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 214 EAST COLLEGE STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

An email was received from Charlie Shearer withdrawing the request.

The property is located at 214 East College Street between Walnut and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a Two-Family Dwelling (Duplex) on the property. The dwelling will be approximately 2,494 square feet (1,257 square feet per unit), three bedrooms with one-car garage. They had seen the Staff Review Letter and would abide by the Recommendations.

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

THE REQUEST WAS WITHDRAWN.

EXCEPTION – LOT WIDTH & AREA 811 N. EAST ST. (GROW MORE INVEST, LLC)

(DENIED)

EXCEPTION & REPLAT
THE REQUEST OF GROW MORE INVEST, LLC (OWNER), CHARLIE SHEARER, SHEARER DESIGN & ASSOCIATES (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 811 NORTH EAST STREET, BEING 0.119 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 3, BLOCK 1, HALL AND JONES ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 37' WIDE LOT IN LIEU OF THE REQUIRED 60' AND A 5,180 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED 6,000 SQUARE FOOT FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/(COLLEGE PARK) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

B. REPLAT APPROVAL OF LOT 3, BLOCK 1, HALL AND JONES ADDITION.

Charlie Shearer, 415 W. Main St., Denison, TX

Mr. Shearer appeared to represent the request and answer any questions. The property is located at 811 North East Street between College and Carter Streets. The property is zoned an R-1 (One-Family Residential) District and located in the College Park Overlay District. The owner is requesting an exception to allow a 37' wide lot and 5,180 square foot lot area to Replat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked what they plan to put on a 37' wide lot for a house.

Mr. Shearer explained, "we have one plan that the client has built that will work on this lot. It is a three-bedroom, two bath but it is narrow and deep."

Mr. Rae informed the board, "we received the application for the plat and exception, the fee for the exception was paid but the fee for the Replat was not."

Chairman Mahone stated, "that is hopefully an oversight; this could be contingent on that fee."

Commission Member Vanderveer stated, "last month this was a significant reduction in what is required that it became an issue. This is a narrow lot; 61% reduction."

Mr. Shearer stated, "we have another lot that is 40' wide; that lot was platted that way."

Mr. Rae explained, "our patio home ordinance is really our minimum lot width for single-family is 40'. Anything less than that is cutting it pretty tight."

Mr. Shearer explained, "I assume what happened is part of that lot was sold off at some time or another and did not Replat the property. My client bought the lot and did not know there was a problem with it."

Commission Member Davis asked if there was another plan because it is 37' wide.

Commission Member Vanderveer asked if they could negotiate with the people to the south to get the 13' to make this lot a little wider.

Mr. Shearer stated, "there is a possibility that we could try to do that. I guess we could table it and give the owners the opportunity to reach out to the owners of the property adjacent to this to see if they would be interested in selling to them; it would make it more desirable for everyone involved."

Chairman Mahone stated, "I see several lots that look like the same width, but I can't find a single one with a house on it."

Chairman Mahone asked if he is asking to table this item.

Mr. Shearer explained, the owner has negotiated with the neighbors and they did not want to sell.

Commission Member Vanderveer asked if they would like to try again because if we deny it, it's is another year before you can ask again but if you table it you can come back.

Grow More Investments, LLC, 955 W. President George Bush Hwy., Apt. 4209, Richardson, TX
"We have tried to contact the neighbor with no response."

Commission Member Vanderveer stated, "if we approve this, the lots next door will want the same thing or three lots; that is my concern."

Mr. Shearer thought they should table it and make another stab to negotiate with the owners of the 13' adjacent to the property and if they don't respond or we can't get an answer from them then we will have to stand back and make something happen on it.

Mr. Rae explained, "the shot clock ordinance with the State for plats and site plans states it needs to come back in thirty days, we can't just table it for longer than that."

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

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Vanderveer to table the request for an exception to allow a 37' wide lot and 5,180 square foot lot area in an R-1 (One-Family Residential) District at 811 North East Street and come back to the next meeting. THE MOTION DIED FOR LACK OF A SECOND.

Mr. Shearer explained, "we would have to redo the plat if the owner purchased additional acreage and ask for an exception for the lot width."

Mr. Rae explained, "the plat application is not complete, so technically they would have to redo the plat application."

Commission Member Vanderveer stated if they purchase additional acreage they could come back if it was denied because it is substantially different.

Mr. Shearer explained, "if they do acquire more land they would have to go through the closing process and would probably take 30 days or more and then a new plat submittal."

Mr. Rae stated, "from Staff's prospective we would recommend denying the request."

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Davis to deny the request for the exception to allow a 37' wide lot and 5,180 square foot lot area in an R-1 (One-Family Residential) District at 811 North East Street. Second by Commission Member Vanderveer.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Vanderveer to deny the request for the Replat of Lot 3, Block 1, Hall and Jones Addition at 811 North East Street. Second by Commission Member Davis.

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

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

OTHER BUSINESS

2021 & 2022 CALENDARS

APPROVE 2021 AND 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS CALENDAR

Mr. Rae explained, "last night the City Council approved the zoning and subdivision changes that you recommended last month. Part of the requirement of that ordinance is to get the P&Z Schedule approved by this board. We are asking to approve the 2021 and 2022 Planning and Zoning Commission and Board of Adjustments Calendar."

"What is changing is we are not going to have a deadline anymore, but an application window, what that allows us to do is to accept or deny applications for plats and site plans if they do not fall within that window. The reason for that is if we get a plat submitted today in our office, it would be 35 days between that and the next meeting and it falls out of the shot clock. We couldn't put it on this meeting because the legal notice is already done or we would have to have a special meeting with this board or we would have to send it to the City Council without your approval. This allows us to have applications within that window, so that we meet the shot clock ordinance that the State requires."

Commission Member Vanderveer asked if it applies to all applications.

Mr. Rae explained, "it technically only applies to site plans and plats."

Chairman Mahone asked if this changed the format when the meetings are held.

Mr. Rae replied, "no."

Chairman Mahone stated they will still be the Tuesday after the second City Council meeting.

Mr. Rae explained sometimes the holidays require a different date.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the 2021 and 2022 Planning and Zoning Commission and Board of Adjustments Calendars. Second by Commission Member Sims.

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

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

ADJOURNMENT **ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 6:05 p.m.

_____
CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 09/21/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 10, 12, 14, 20, 25, 26, 28, 29 & 32)

List of Agenda Items:

10. * 319 & 329 WEST TENNESSEE STREET

The request of Carl R. Bussey (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 319 and 329 West Tennessee Street, being the west 56 feet of Lot 4 and all of Lot 5, Block D of Ed Moore's Fairground Addition, containing 0.385 acres, as follows:

Planning and Zoning Commission

Replat approval of Tennessee Street Suites, a Replat of Lot 5 and the west 56' of Lot 4, Block D, Ed Moore's Fairground Addition

12. * 603 NORTH FRIENDSHIP ROAD

The request of Own Decoy Holdings, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property at 603 North Friendship Road in the City of Sherman Extra Territorial Jurisdiction (ETJ), being 4.188 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;

Planning and Zoning Commission

Final Plat approval of Friends of Own Decoy Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

14. * 800BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75

The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75, being 166.469 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Heights Addition.

20. * 1804 NORTH U.S. HIGHWAY 75

The request of Sherman PAG1, LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows;

Planning and Zoning Commission

Replat approval of part of Lot 1, James Plaza Addition.

25. * 2324 TEXOMA PARKWAY

The request of Karl Klement Properties, Inc. (Owner), Underwood Drafting and Surveying (Surveyor), and ASM Architects, Inc. (Architect) concerning the property at 2324 Texoma Parkway, being 0.727 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

A. Site plan approval for a Roy's Wash-N-Dry
B. Final Plat approval of Klement Addition

26. * 3232 NORTHGATE DRIVE

The request of Sherman Economic Development Corporation (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 3232 Northgate Drive, being Lots 1 & 2, Block 2, Northgate Business Park Phase 1, as follows;

Planning and Zoning Commission

Replat approval of Lots 1 & 2 of Northgate Business Park, Phase One.

28. * 1523 SOUTH AUSTIN STREET

The request of Texas Platinum Homes LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1523 South Austin Street, being 0.295 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lot 3, Block 2, Mayhew Addition, as follows;

Planning and Zoning Commission

Replat approval of Holley Trades Addition, a Replat of Lot 3, Block 2, Mayhew Addition,

29. * 2000-2300 BLOCKS WEST MOORE STREET

The request of Artisan Development Company, Inc. (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 blocks of West Moore Street, being 36.570 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Pebblebrook, Phase 4.

32. * 3750 NORTH U.S. HIGHWAY 75

The request of JMCR Sherman LLC (Owner), Eric Nunnally, The Nunnally Studio Architects (Architect), Dunaway Associates, LLC (Civil Engineer) and Freeman Surveying & Mapping LLC (Surveyor) concerning the property at 3750 North U.S. Highway 75, being Lot 5A, Block 3, Replat Sherman Town Center, a Replat Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

Site Plan approval for Dutch Bros Coffee Drive-Thru Restaurant.

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

5212 AMBERGATE LANE

The request of Kelly and Carrie Teems (Owner) and Wilhite Land Surveying, Inc. (Surveyor) concerning the property at 5212 Ambergate Lane, being Lot 8, Block E, Austin Landing, Phase 3, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c) to allow a 3' setback from the main structure for an accessory building in lieu of the required 6'in an SF-1 (Single-Family Residential) District.

Background:

The property is located at 5212 Ambergate Lane between Woodbine Drive and Berkshire Lane in the Austin Landing Subdivision off North Travis Street. The property is zoned an SF-1 (Single-Family Residential) District. The owner is requesting a 3' setback from the main structure for an 8' x 10' storage building in lieu of the required 6'

Adjacent Zoning:

SF-1 (Single-Family Residential) District

Origination:

Kelly and Carrie Teems (Owner)
Wilhite Land Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:
16

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter

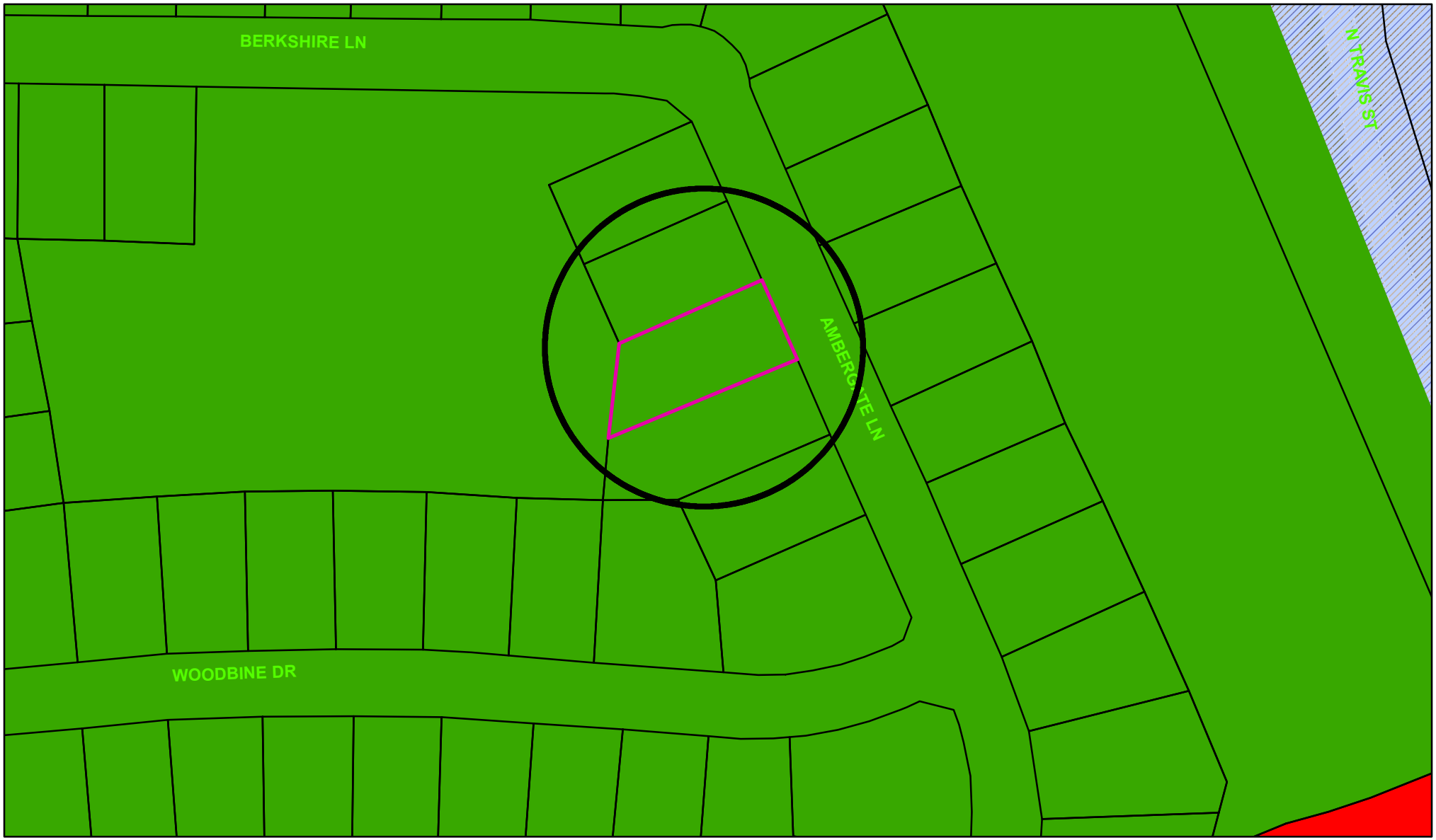
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

5212 Ambergate Lane

NOT TO SCALE

1 in = 200 ft



Zoning - 5212 Ambergate Lane

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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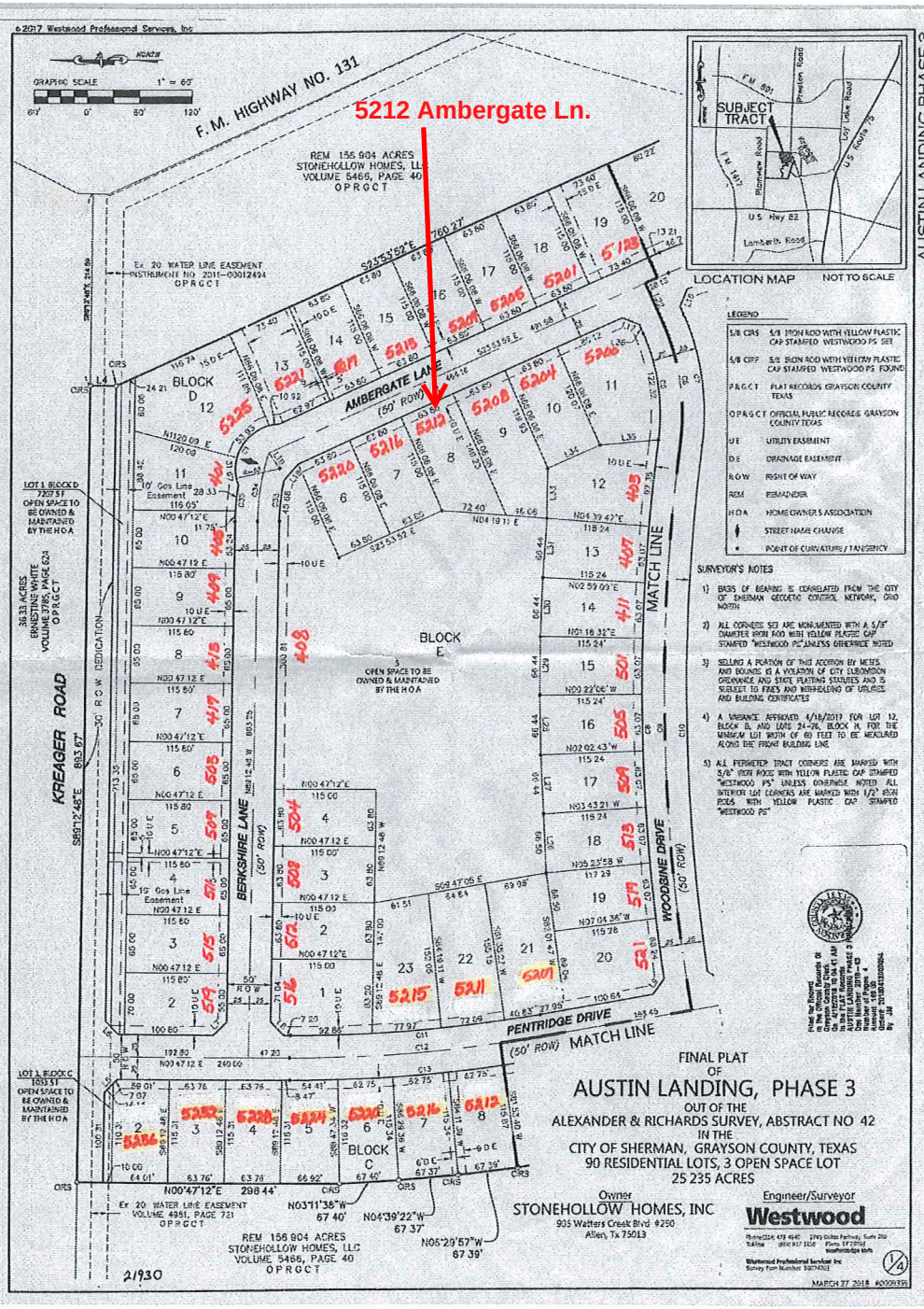
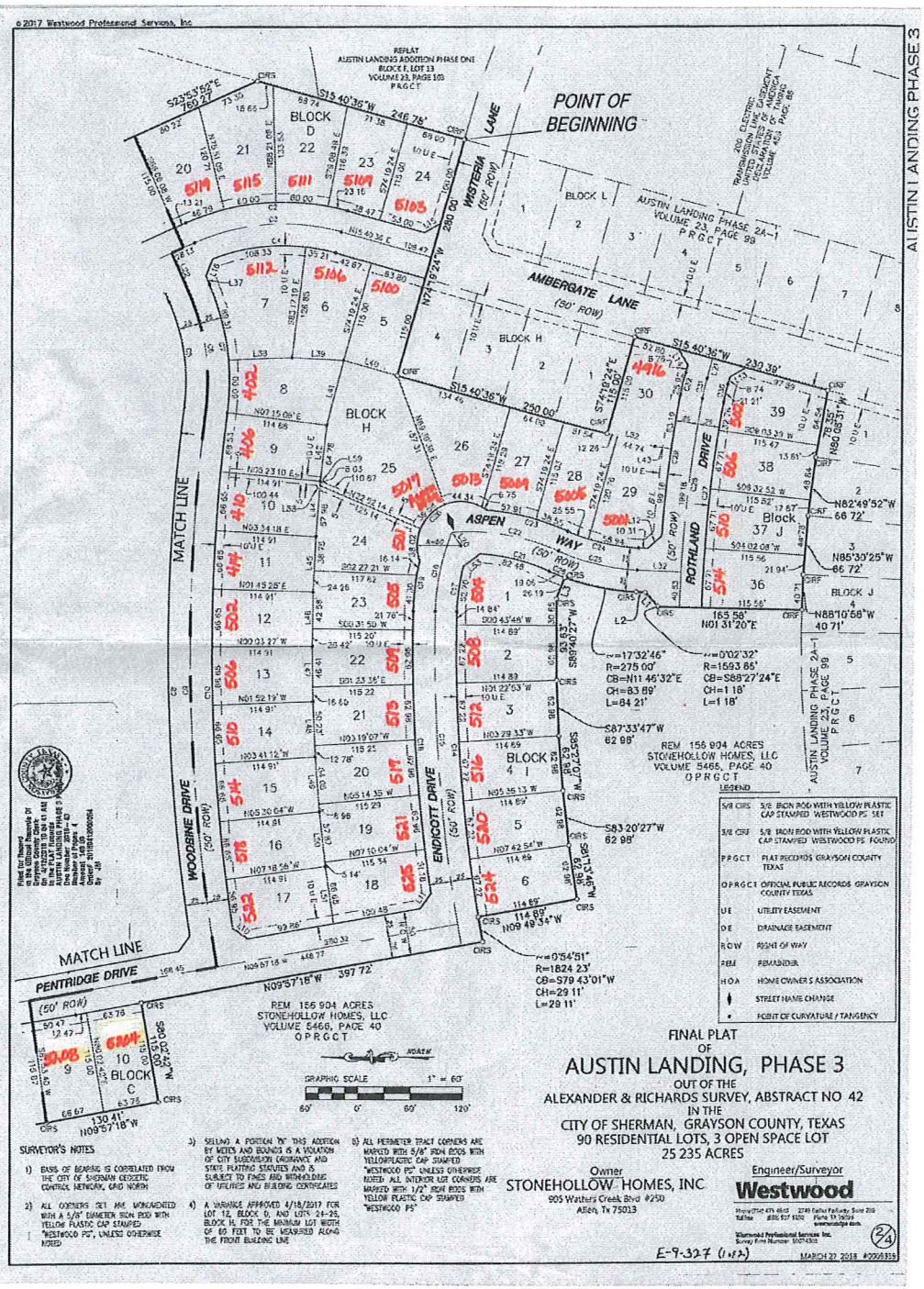
City of Sherman, Texas
Development Services Department

NOT TO SCALE

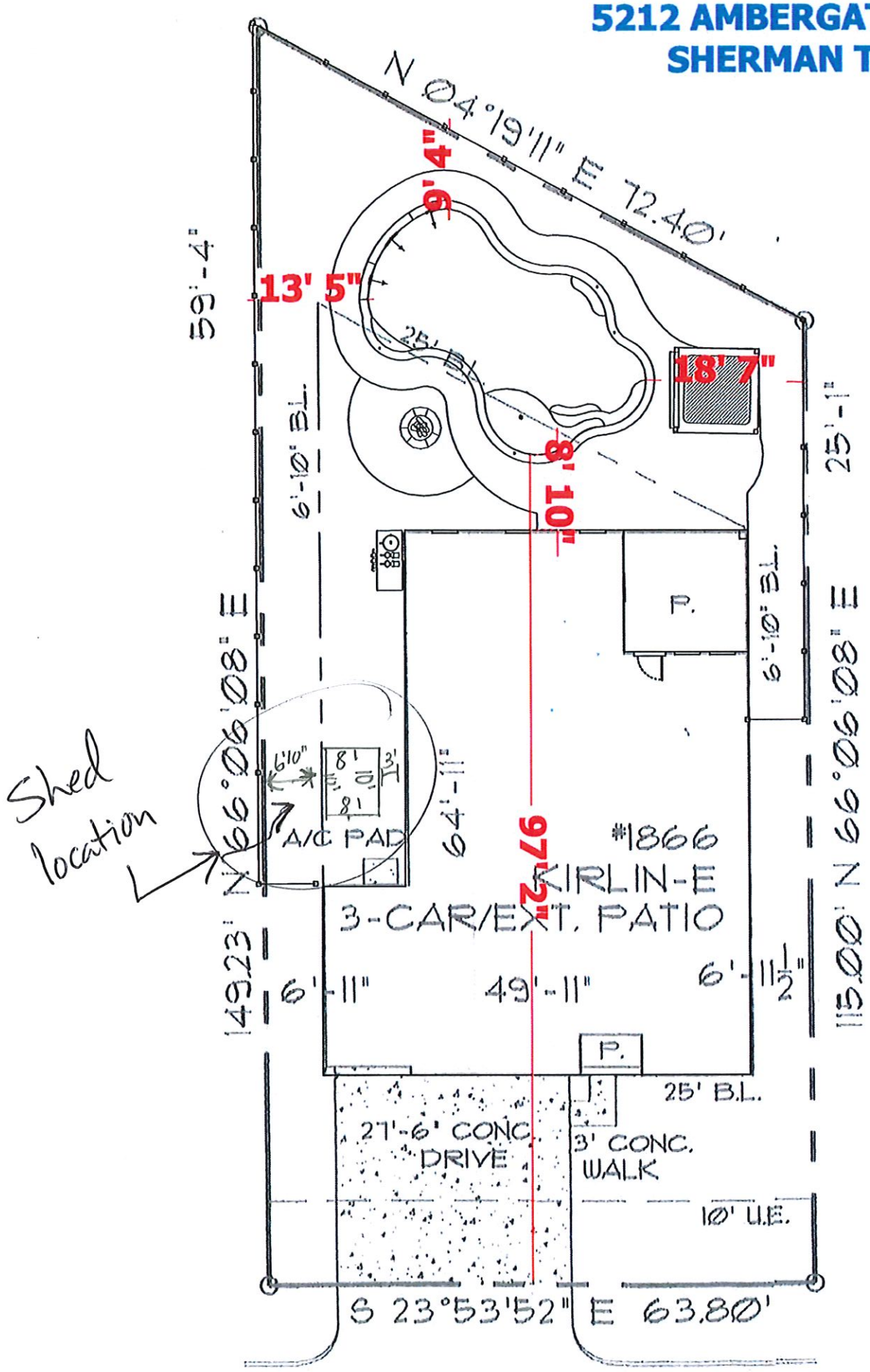
1 in = 100 ft

5212 Ambergate Lane


5212 Ambergate Ln.
F.M. HIGHWAY NO. 131
KREAGER ROAD
AMBERGATE LANE
(50' ROW)
BERKSHIRE LANE
WOODBINE DRIVE
PENTRIDGE DRIVE
MATCH LINE
BLOCK D
BLOCK E
BLOCK C
REM 156 904 ACRES
STONEHOLLOW HOMES, LLC
VOLUME 5466, PAGE 40
OPRGCT
Ex 20' WATER LINE EASEMENT
INSTRUMENT NO 2011-00012494
OPRGCT
Ex 20' WATER LINE EASEMENT
VOLUME 4981, PAGE 721
OPRGCT
LOCATION MAP
NOT TO SCALE
SUBJECT TRACT
AUSTIN LANDING PHASE 3
LEGEND
SURVEYOR'S NOTES
FINAL PLAT
OF
AUSTIN LANDING, PHASE 3
OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
90 RESIDENTIAL LOTS, 3 OPEN SPACE LOT
25 235 ACRES
Owner
STONEHOLLOW HOMES, INC
905 Watters Creek Blvd #250
Allen, Tx 75013
Engineer/Surveyor
Westwood
MARCH 27 2018 #2009335
2/930


REPLAT
AUSTIN LANDING ADDITION PHASE ONE
BLOCK F, LOT 13
VOLUME 23, PAGE 103
PRGCT
POINT OF
BEGINNING
AMBERGATE LANE
(50' ROW)
ASPEN WAY
(50' ROW)
WESTERN LANE
(50' ROW)
ROTHLAND DRIVE
(50' ROW)
ENDICOTT DRIVE
(50' ROW)
WOODBINE DRIVE
(50' ROW)
PENTRIDGE DRIVE
(50' ROW)
MATCH LINE
BLOCK H
BLOCK I
BLOCK J
BLOCK L
BLOCK C
AUSTIN LANDING PHASE 2A-1
VOLUME 23, PAGE 98
PRGCT
REM 156 904 ACRES
STONEHOLLOW HOMES, LLC
VOLUME 5466, PAGE 40
OPRGCT
LEGEND
SURVEYOR'S NOTES
FINAL PLAT
OF
AUSTIN LANDING, PHASE 3
OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
90 RESIDENTIAL LOTS, 3 OPEN SPACE LOT
25 235 ACRES
Owner
STONEHOLLOW HOMES, INC
905 Watters Creek Blvd #250
Allen, Tx 75013
Engineer/Surveyor
Westwood
MARCH 27 2018 #2009335
E-9-327 (1 of 2)

5212 AMBERGATE LN
SHERMAN TX



500 ft.² pool.
543 ALLOWABLE ft.²

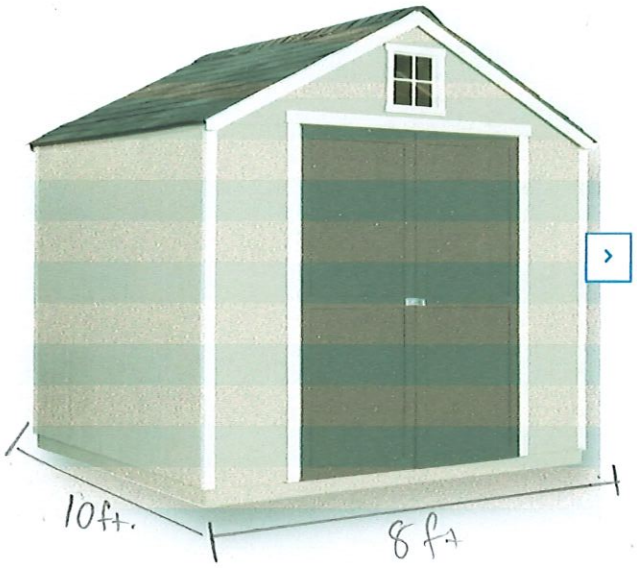
Scale: 1/16" = 1 ft

GREAT VALUES HAPPENING NOW. SHOP OUR SUMMER SAVINGS >

What are you looking for today?

Sherman Lowe's Open until 10 PM >

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.



☆☆☆☆☆ 0

View Q&A

Heartland 8-ft x 10-ft Belmont 8x10 Gable Engineered Storage Shed (Installation Included)

Item #900536 Model #614316

Professional installation, paint and shingles included
Included upgrades: heavy-duty treated floor, felt, drip edge and wall vents
Gable window invites light inside

This item is no longer sold on Lowes.com

Feedback

Heartland 8-ft x 10-ft Belmont 8x10 Gable Engineered Storage Shed (Installation Included)

$2,299.00

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Kelly & Carrie Teems
5212 Ambergate Ln.
Sherman, TX 75092

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 7, Subsection (1)(c) to allow a 3' setback from the main structure for an accessory building in lieu of the required 6'in an SF-1 (Single-Family Residential) District located at 5212 Ambergate Lane has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the SF-1 (Single-Family Residential) District, the Accessory Building Ordinance, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.2; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **8.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

322 WEST PECAN STREET

The request of Covenant Presbyterian Church (Owner) and David Gattis (Representative) concerning the property located at 322 West Pecan Street, being Lots 5 thru 9, the west 20' of Lot 4, the west 10' of Lot 10, Block L, Black's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.6, Subsection (6)(d) to allow a 118' tall steeple in lieu of the maximum 80' tall in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 322 West Pecan Street, the southeast corner of Pecan and Rusk Streets; Covenant Presbyterian Church is the tenant. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

The following has been approved on the property:

- Exception to allow a 12' setback on the south property line in lieu of 20'. Canopy over the driveway is not to extend past the property line - July 14, 1959
- Construction Code Board of Adjustments & Appeals - to allow a 3,744 sq. ft. Type V Church Activities Building in the Fire District - June 9, 2011
- Exception/Variance to allow an additional freestanding LED message sign for a total of two freestanding signs, with a 20' front setback in lieu of the required 25' in a C-1 (Retail Business) District/Central Business District. - October 22, 2013

Covent Presbyterian Church was built in 1956. Over the years hail damage to the steeple copper cladding has resulted in leaks. The church recently replaced the roof and they would also like to replace the steeple. The proposed steeple will be the same as the existing one; which is 118' tall.

Adjacent Zoning:

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

Origination:

Covenant Presbyterian Church (Owner)
David Gattis (Representative)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

10

Objections Received:

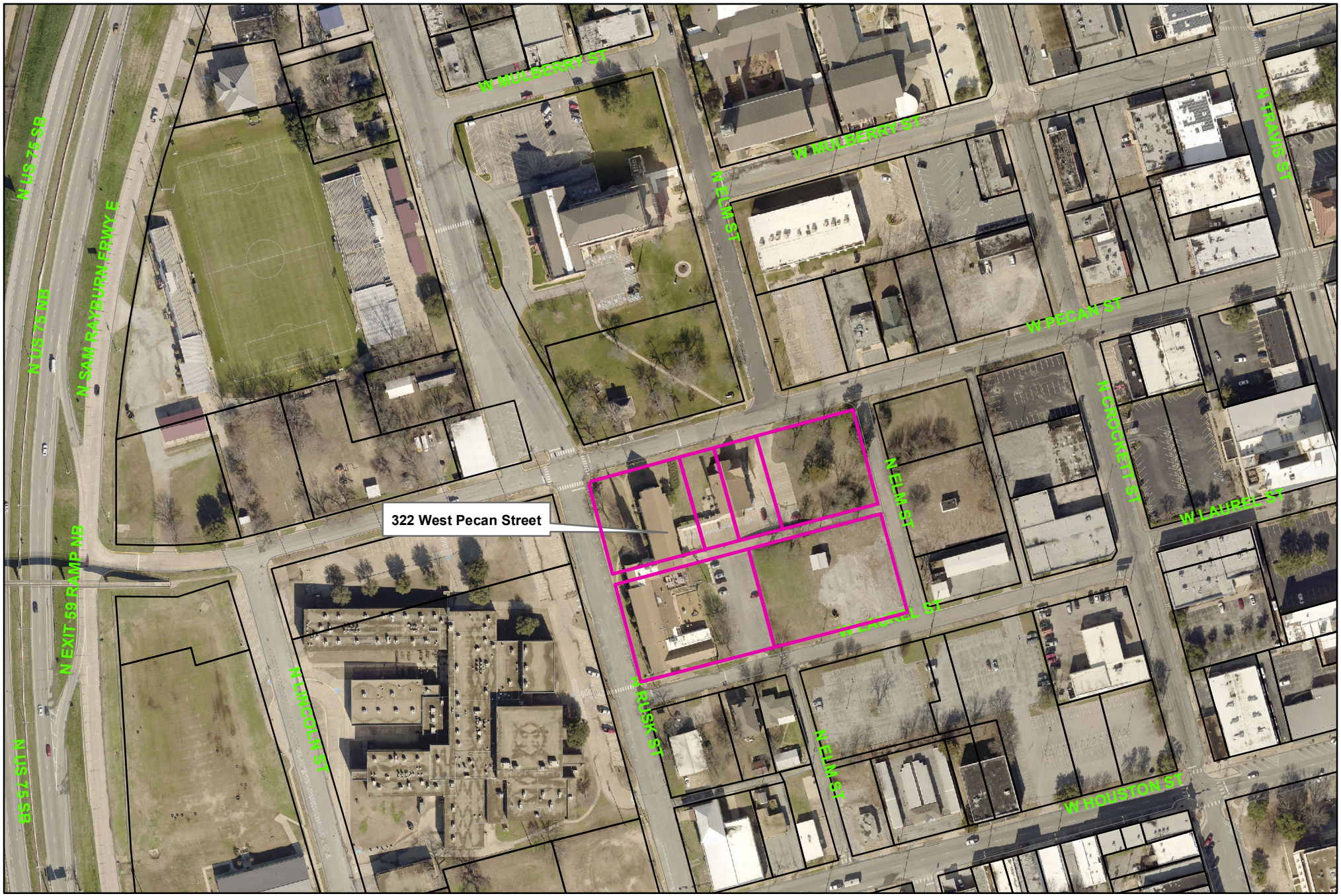
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Steeple Elevations
Staff Review Letter



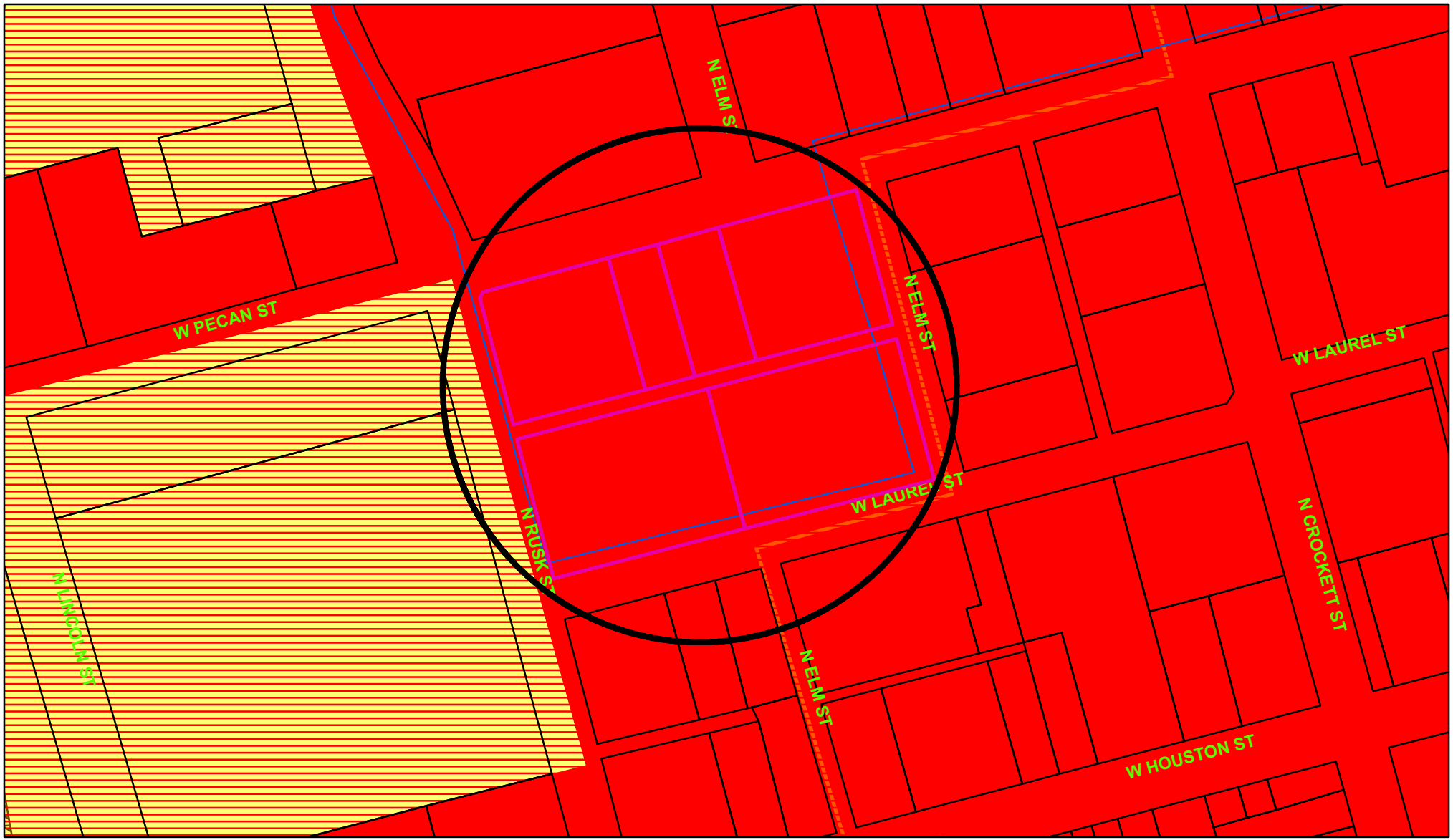
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

322 West Pecan Street

NOT TO SCALE

1 in = 200 ft



Zoning - 322 West Pecan Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

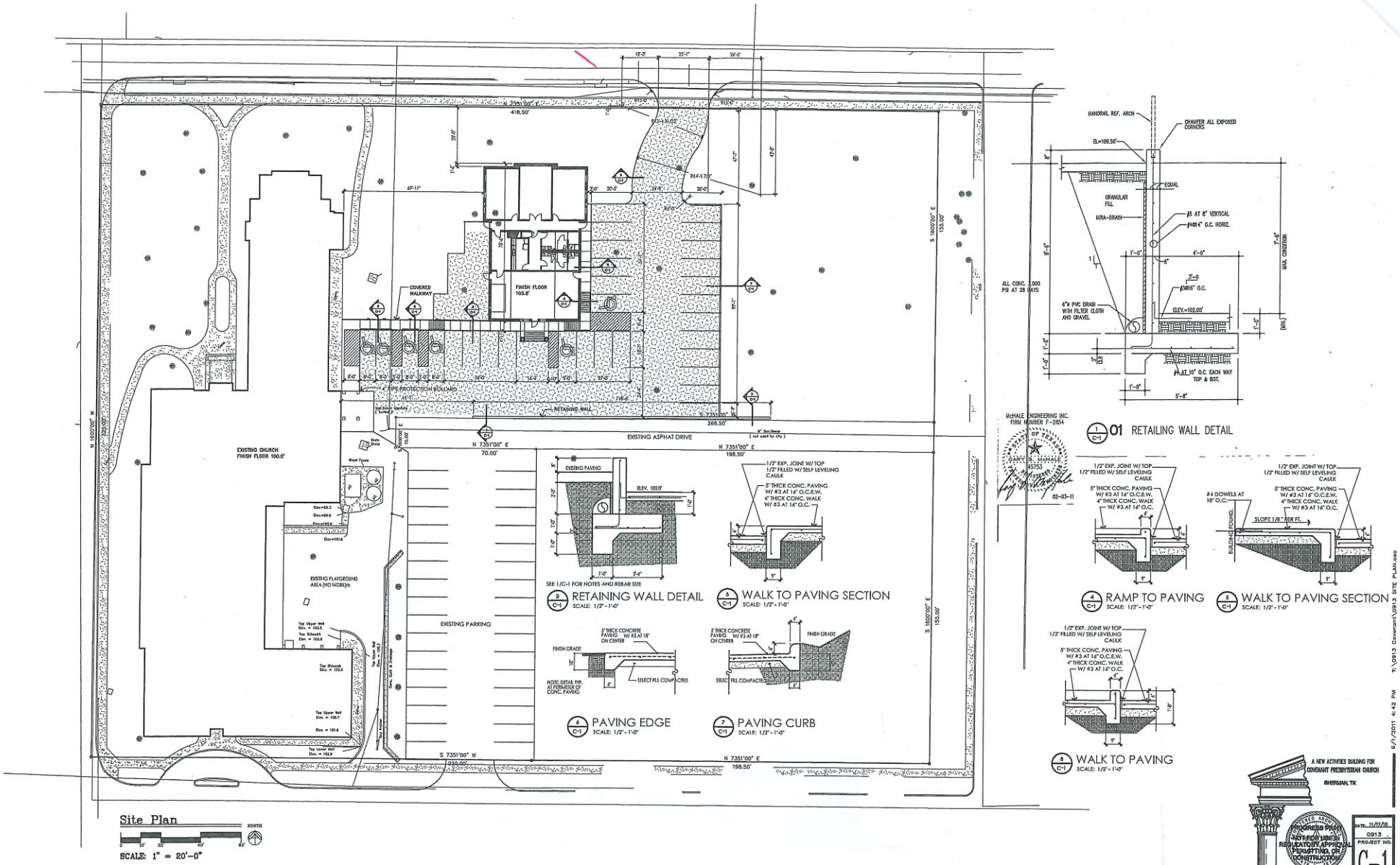
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 152 ft

322 West Pecan Street



Site Plan

SCALE: 1" = 20'-0"

A NEW ACTIVITIES BUILDING FOR COVENANT PRESBYTERIAN CHURCH

SHERMAN, TX

PROGRESS PRINT NOT FOR USE IN REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

DATE: 11/17/10

0913

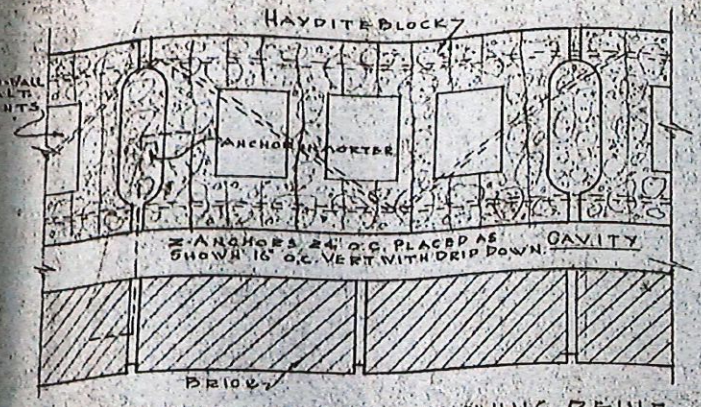
PROJECT NO.

C-1

SHEET NO.

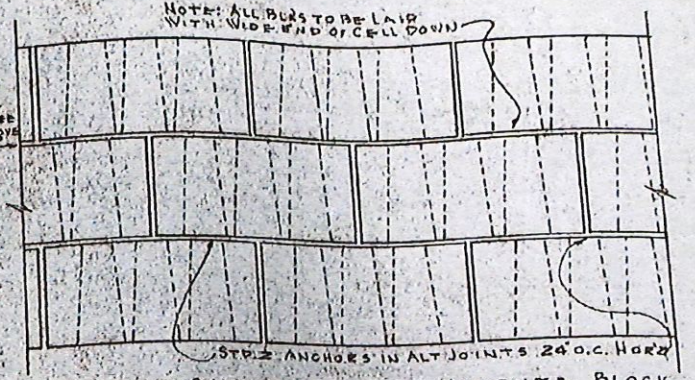
5/1/2011 4:42 PM T:\0913 Covenant\0913 SITE PLAN.asc

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net



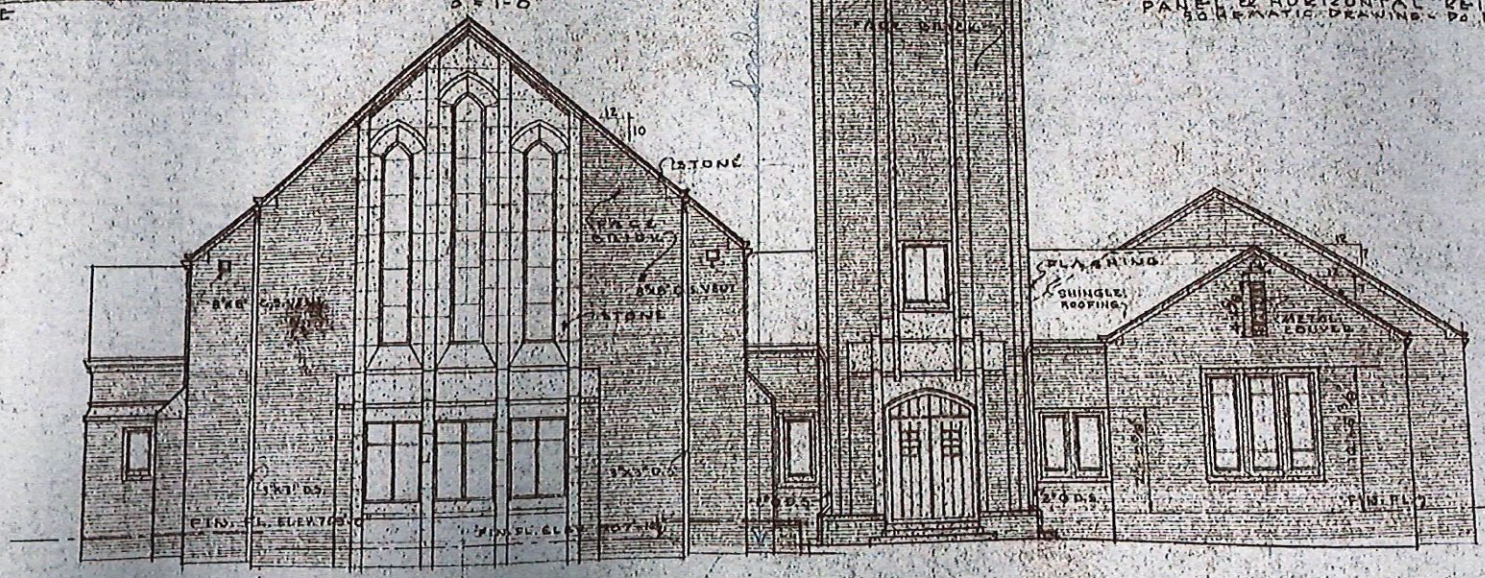
PLAN OF TYP. EXT. WALL SHOWING REINF.

SCALE 3" = 1'0"



ELEVATION SHOWING TYPICAL HAYDITE BLOCK PANEL & HORIZONTAL REINFORCING

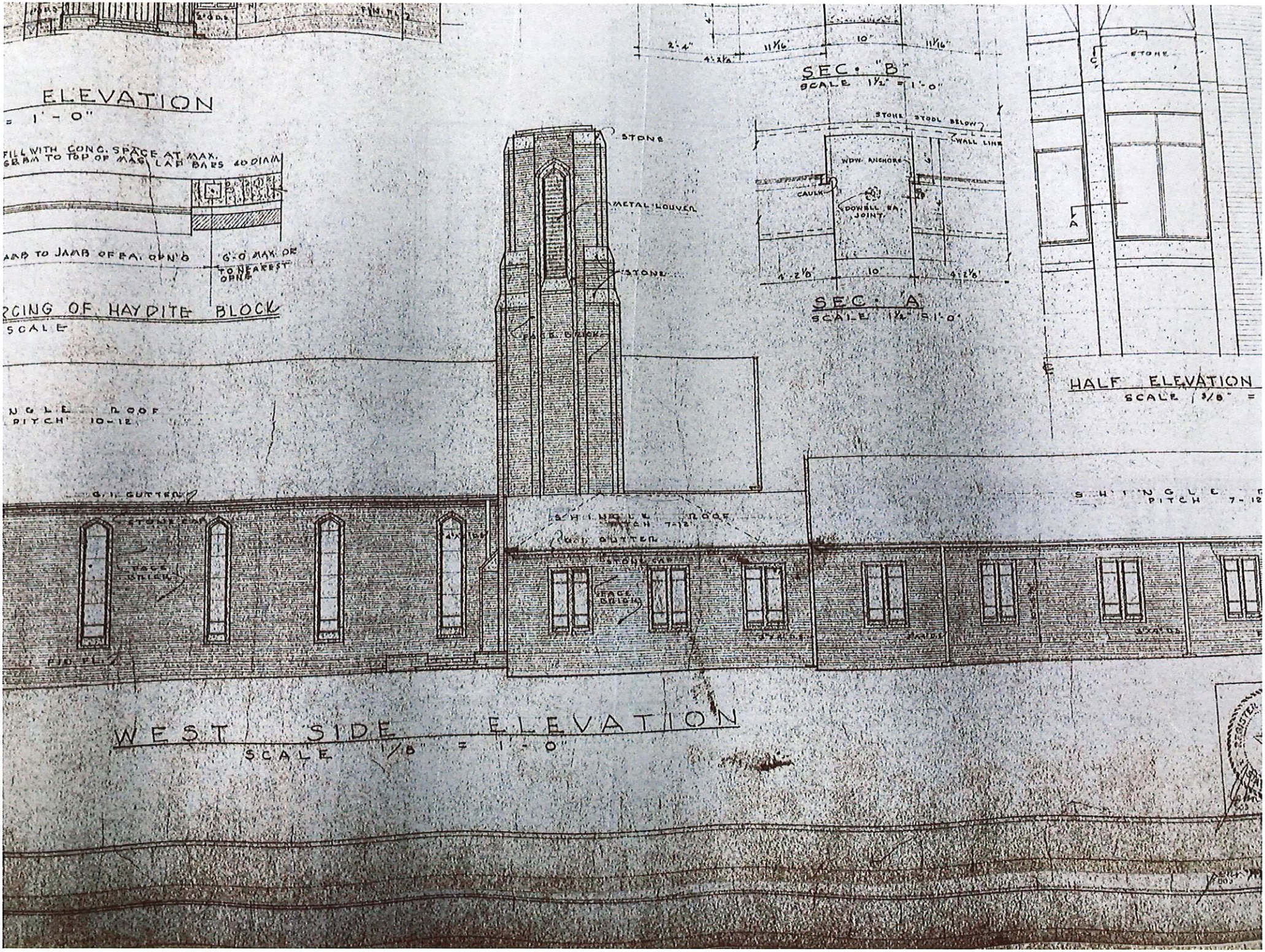
SCHEMATIC DRAWING - DO NOT SCALE

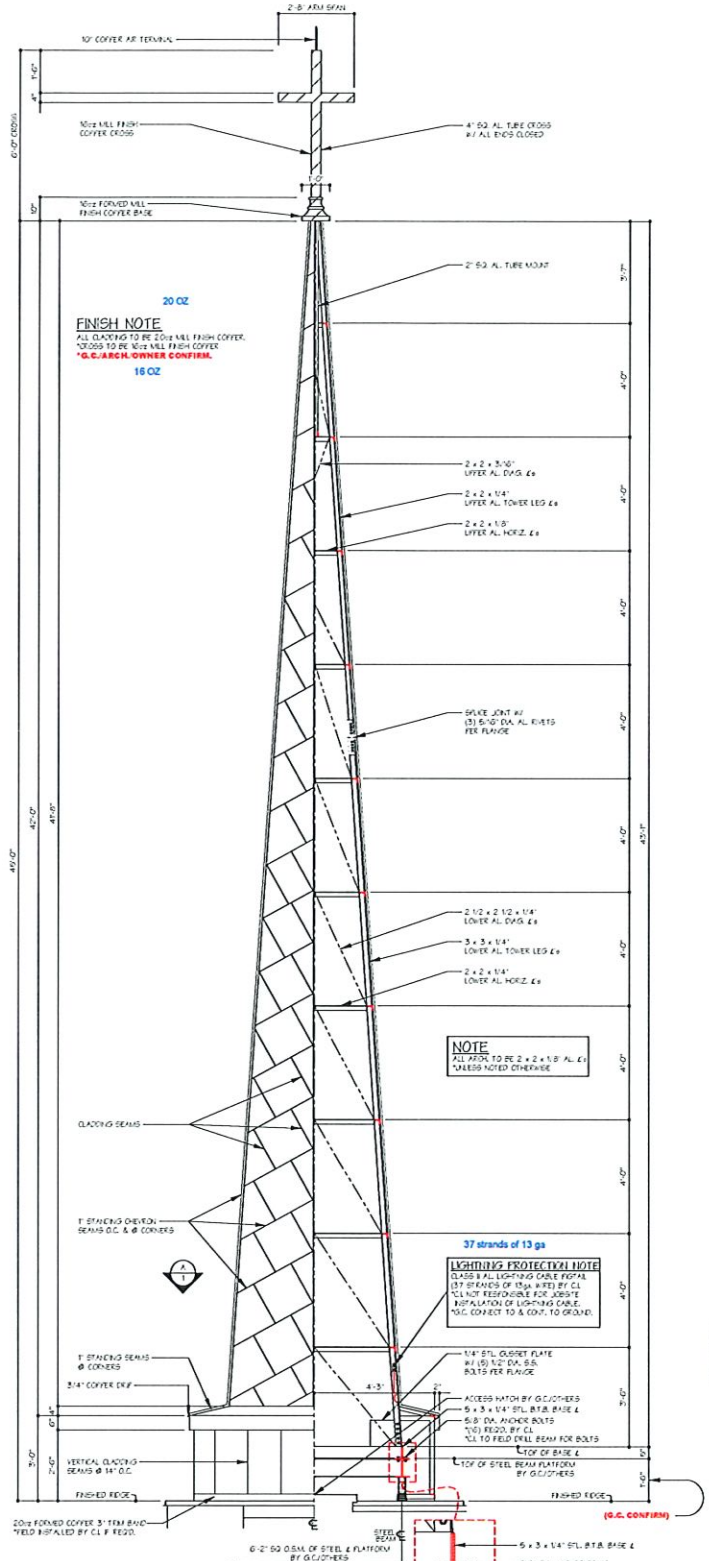


FRONT NORTH ELEVATION

SCALE 1/8" = 1'-0"

½ ϕ REINF. BAR IN CELL OF EA. JAMB BLK. FILL WITH CONC. SPACE AT MAX. OF 0'-0" IN WALL, STEEL TO BE CONT. FROM GR. BM TO TOP OF MAS. LAP BARS 40 DIAM


ELEVATION
= 1'-0"
FILL WITH CONC. SPACE AT MAX.
GRAM TO TOP OF MAS. LAP BARS 40 DIAM
JAMB TO JAMB OF RA. OPN'G
6'-0 MAX OR
TO NEAREST
OPNG
RCING OF HAYDITE BLOCK
SCALE
NGLE ROOF
PITCH 10-12
SEC. "B"
SCALE 1½" = 1'-0"
STONE STOOL BELOW
WALL LINE
WDW. ANCHORS
CAULK
POWELL RA. JOINT
SEC. "A"
SCALE 1½" = 1'-0"
STONE
METAL LOUVER
STONE
HALF ELEVATION
SCALE 3/8" =
G.I. GUTTER
STONE CAP
FACE BRICK
SHINGLE ROOF
PITCH 7-12
G.I. GUTTER
STONE CAP
FACE BRICK
SHINGLE
PITCH 7-12
WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"



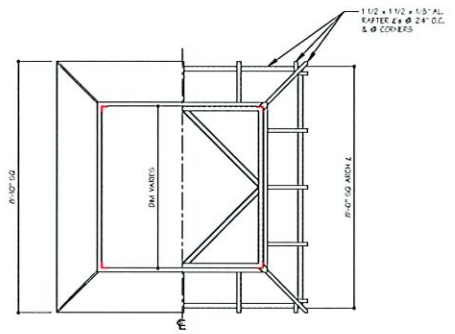
ELEVATION - SECTION
SCALE: 1/2" = 1'-0"

NOTE
AREA UNDER STEEPLE COMPLETELY ROOFED & WATERPROOFED BY G.C./OWNER PRIOR TO INSTALLATION OF STEEPLE.

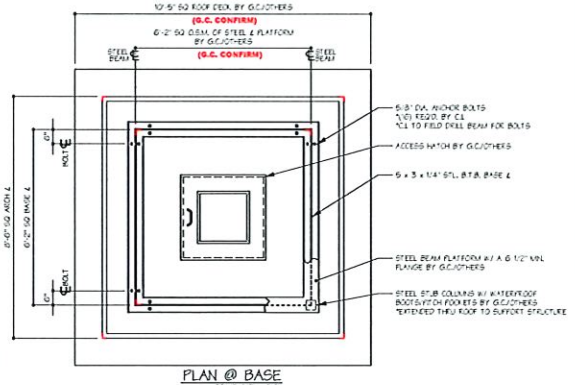
NOTE
ALL STR. AL. 6061-T6 AL. ALLOY
ALL STR. RIVETS 5/16" DIA. 6061-T6 ALLOY COLD DRIVEN W/ 1" MIN. SPACING.

NOTE
POLYURETHANE INSULATION WILL BE ADDED TO THE INTERIOR SURFACE OF STEEPLE @ THE DISCRETION OF C.I.

NOTE
*C.I. RESPONSIBLE FOR THE DESIGN OF STEEPLE FROM BASE & UP INCLUDING ANCHOR BOLTS.
*G.C. RESPONSIBLE FOR THE DESIGN OF STRUC. BELOW STEEPLE BASE & *FOUNDATION SHOWN SCHEMATICALLY AND FOR ILLUSTRATION ONLY.



A/1 SECTION THRU
SCALE: 1/2" = 1'-0"



PLAN @ BASE
SCALE: 1/2" = 1'-0"

NOTE
*C.I. TO CLEAN ALL STRUCTURAL STEEL & FINISH W/ (1) COAT OF 2 PART EPOXY PRIMER & (1) HEAVY COAT OF AL. SILVERCOTE PAINT.
*OWNER RESPONSIBLE FOR PERIODIC INSPECTION & TOUCH-UP OF STEEL COATING AS NEEDED.

NOTE
ALL DISSIMILAR METALS TO BE ISOLATED W/ A POLYMEN TAPE BY C.I. TO PREVENT ELECTROLYSIS.

Fab will not begin until approved.

G.C./ARCHITECT/OWNER NOTE:
THESE DRAWINGS HAVE BEEN COMPLETED WITH THE MOST CURRENT INFORMATION WE HAVE ON YOUR PROJECT. FABRICATION WILL NOT BEGIN UNTIL ALL ROOF STRUCTURE & ANCHORING DIMENSIONS ARE APPROVED & CONFIRMED. CAMPBELLSVILLE WILL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH IMPROPER ROOF DETAILS OR DIMENSIONS.

SIGNATURE _____ DATE_____

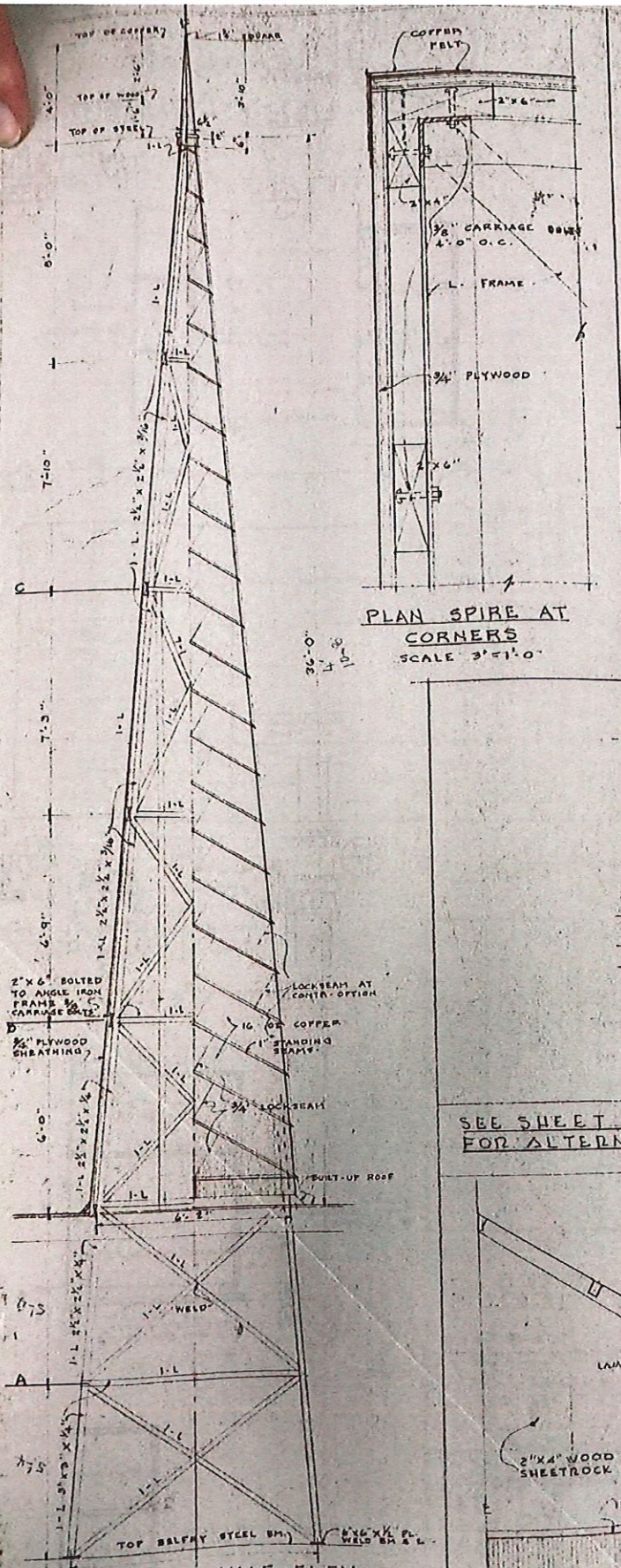
©2021 Campbellsville Industries Inc.

CAMPBELLSVILLE INDUSTRIES INC.
TAYLOR BOULEVARD CAMPBELLSVILLE ,KY 42718
(270) 465-8135

JOB# 20262 DATE: 07/07/2021 REV. _____
DR. BY C.M. ENGR. BY _____ REV. _____
CH. BY _____ SHEET# 1 OF 1 REV. _____

Covenant Presbyterian Church
Sherman, TX

Job # 20262



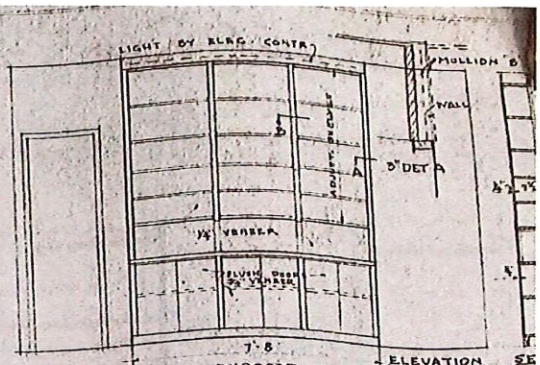
HALF SEC. HALF ELEV
SCALE 1 3/8" = 1'-0"

SPIRE DETAILS

FOUR EQUAL SIDES
NOTE: L'S NOT MARKED TO BE 2½" X 2½" X 5/16". PROVIDE 1-L CROSS BRACING IN HORIZ. PLANE AT A. B. C. . WELD ALL CONNECTIONS.

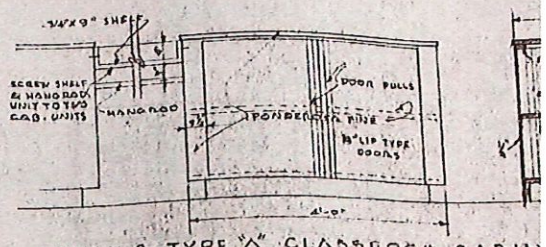
ALTERNATE NO 23.07

PLAN SPIRE AT CORNERS
SCALE 3"=1'-0"

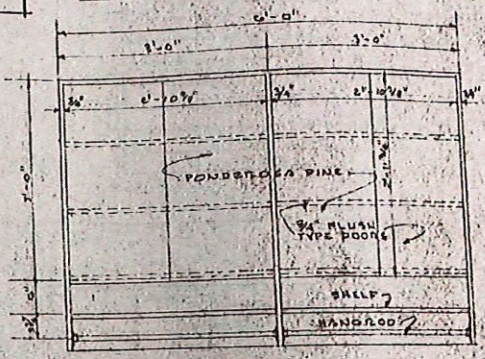


ALL EXPOSED PARTS PHILLIPINE MAHO
ELEVATION SE
DETAILS WOOD CABINETS IN PASTO
SCALE 3/8" = 1'-0"

ALTERNATE NO 23.10



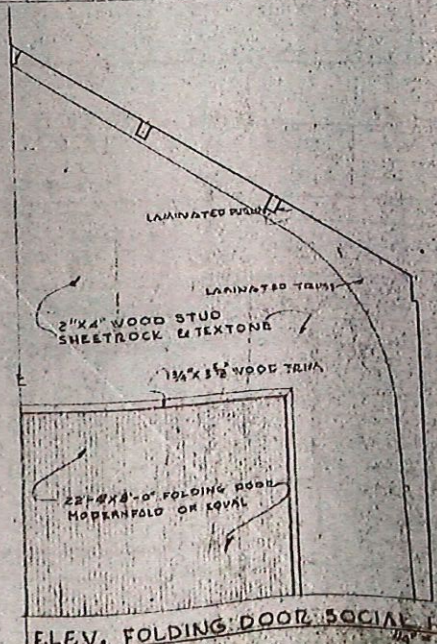
DETAILS TYPE "A" CLASSROOM CABIN



DETAILS TYPE "B" CLASSROOM CAB
SCALE

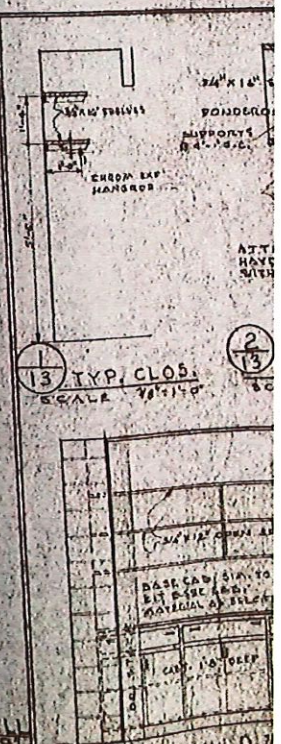
ALTERNATE NO. 23.11

SEE SHEET NO.1 FOR DETS. FOR ALTERNATE 23.17



ELEV. FOLDING DOOR SOCIAL HALL
SCALE

ALTERNATE NO. 23.09



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Covenant Presbyterian Church
322 W. Pecan St.
Sherman, TX 75090

David Gattis
3823 W. Lamberth Rd.
Sherman, TX 75092

Dear Applicants,

The request for an Exception under Ordinance No. 2280, Section 6.6, Subsection (6)(d) to allow a 118' tall steeple in lieu of the maximum 80' tall in a C-1 (Retail Business) District/Central Business District located at 322 West Pecan Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Central Business District. (*Chapter 14, Exhibit A, Sec. 6.6; and Sec. 7(4-11)).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. 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.
4. 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:

5. Verify steeple height does not exceed allowable elevation in Airport Hazard Zone. Coordinate with Engineering Department. *Code of Ordinances Chapter 14, Article 14.02*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

1606 WEST WASHINGTON STREET

The request of John & Theresa Grahek (Owner) and David Downtain (Representtive) concerning the property at 1606 West Washington Street, being Lot 17, Block 1, Sunset Crossing Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 22.6' rear setback for an attached accessory building in lieu of the required 25'in an R-1 (One-Family Residential) District.

Background:

The property is located at 1606 West Washington Street between Sunset Boulevard and Blanton Drive. The property is zoned an R-1 (One-Family Residential) District. The owner is requesting a variance to allow a 22.6' rear setback for an attached accessory building.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

John & Theresa Grahek (Owner)
David Downtain (Representtive)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

12

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Staff Review Letter

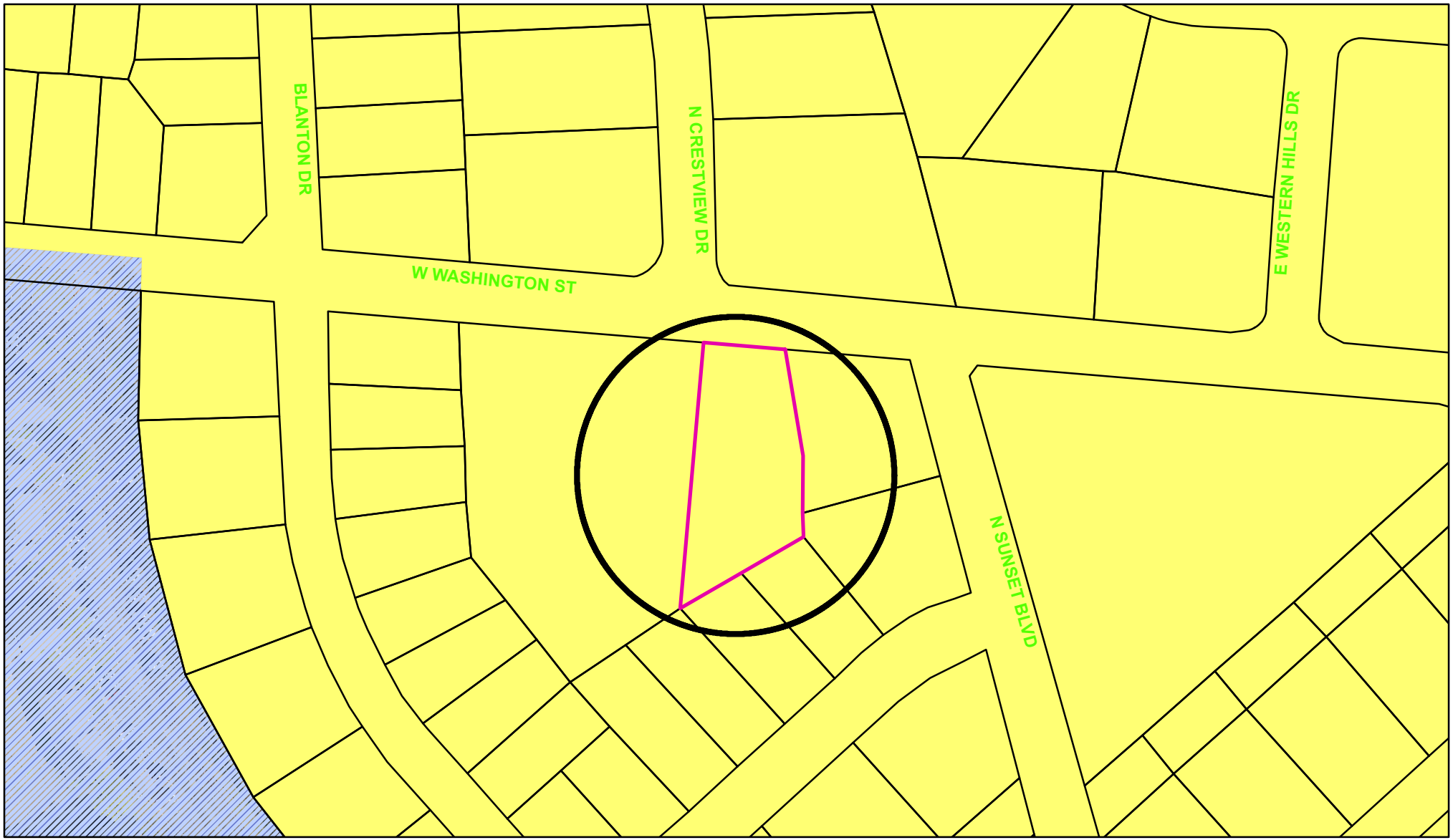
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1606 West Washington Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1606 West Washington Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
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- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

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Representation: ShermGIS.DBO.ZoningDistrict_Rep
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- C-1 Retail Business District
- C-2 General Commercial District
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- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

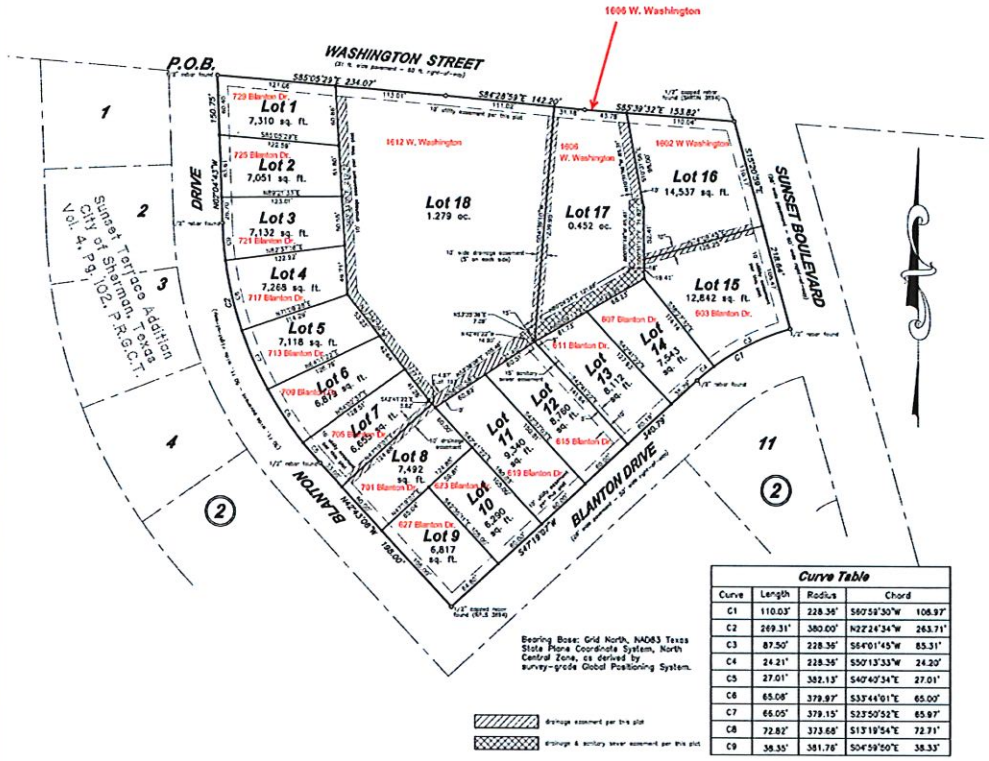
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 125 ft

1606 West Washington Street



Curve Table

Curve	Length	Radius	Chord	
C1	110.03'	228.36'	S60°58'30"W	108.97'
C2	269.31'	380.00'	N22°24'34"W	263.71'
C3	87.50'	228.36'	S64°01'45"W	85.31'
C4	24.21'	228.36'	S50°13'33"W	24.20'
C5	27.01'	382.13'	S40°40'34"E	27.01'
C6	65.08'	379.97'	S33°44'01"E	65.00'
C7	66.05'	379.15'	S23°50'52"E	65.97'
C8	72.82'	373.68'	S13°19'54"E	72.71'
C9	38.35'	381.76'	S04°59'50"E	38.33'

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/24/2018 8:28:27 AM
In the PLAT Records
SUNSET CROSSING
Doc Number: 2018 - 131
Number of Pages: 2
Amount: 85.00
Order#: 20181024000035
By: RA

Sunset Crossing
to the
City of Sherman, Texas
4.742 Acres
in the
J. B. McNair Survey
Abstract No. 763

General Notes:

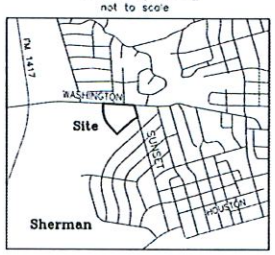
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
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. 48181C0270 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Owner/Developer:
Risen Properties, LLC
P.O. Box 3362
Sherman, Texas 75090

Job No. CGS431017

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Vicinity Map
not to scale



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

21961

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McNair Survey, Abstract No. 763, being all of the 4.74 acre tract of land conveyed by General Warranty Deed with Vendors Lien from Peter Lee Hudgins to Risen Properties, LLC on December 28, 2016 and recorded in Volume 5928, Page 394, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the South right-of-way line of Washington Street, a public street, with the East right-of-way line of Blanton Drive, a public street, at the Northwest corner of said Risen Properties 4.74 ac.;

THENCE in a Southeasterly direction, with the South line of said Washington Street and the North line of said Risen Properties 4.74 ac., the following calls and distances:
1. South 85 deg. 05 min. 29 sec. East, a distance of 234.07 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at an angle point;
2. South 84 deg. 28 min. 59 sec. East, a distance of 142.20 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at an angle point;
3. South 85 deg. 39 min. 32 sec. East, a distance of 153.82 ft. to a 1/2 inch capped rebar found, stamped (SARTIN 3694) at the intersection of the South right-of-way line of said Washington Street with the West right-of-way line of Sunset Boulevard, a public street, at the Northeast corner of said Risen Properties 4.74 ac.;

THENCE South 15 deg. 20 min. 59 sec. East, with the West right-of-way line of said Sunset Boulevard and the East line of said Risen Properties 4.74 ac., a distance of 218.64 ft. to a 1/2 inch rebar found at the intersection of the West right-of-way line of said Sunset Boulevard with the North right-of-way line of Blanton Drive, a public street, at the Southeast corner of said Risen Properties 4.74 ac.;

THENCE in a Southwesterly direction, with the North right-of-way line of said Blanton Drive and the South line of said Risen Properties 4.74 ac., with a curve to the left having a radius of 228.36 ft., (Chord bears South 60 deg. 59 min. 30 sec. West, 108.97 ft.) an arc length of 110.03 ft. to a 1/2 inch rebar found at the end of said curve;

THENCE South 47 deg. 19 min. 07 sec. West, continuing with the North right-of-way line of said Blanton Drive and the South line of said Risen Properties 4.74 ac., a distance of 340.79 ft. to a 1/2 inch capped rebar found, stamped (SARTIN 3694) at the Southwest corner of said Risen Properties 4.74 ac.;

THENCE North 42 deg. 43 min. 08 sec. West, with the East right-of-way line of Blanton Drive and the West line of said Risen Properties 4.74 ac., a distance of 198.00 ft. to a 1/2 inch rebar found at the beginning of a curve;

THENCE in a Northwesterly direction, continuing with the East right-of-way line of Blanton Drive and the West line of said Risen Properties 4.74 ac., with a curve to the right having a radius 380.00 ft., (Chord bears North 22 deg. 24 min. 34 sec. West, 263.71 ft.) a distance of 269.31 ft. to a 1/2 inch rebar found at the end of said curve;

THENCE North 02 deg. 04 min. 43 sec. West, continuing with the East right-of-way line of Blanton Drive and the West line of said Risen Properties 4.74 ac., a distance of 150.75 ft. to the **PLACE OF BEGINNING** and containing **4.742 ACRES OF LAND.**

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

Kate A. Wagner, R. P. L. S. No. 6578 — Date: 10-12-18

I, Risen Properties, LLC, owner of Sunset Crossing, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

David Downtain
Authorized Representative for Risen Properties, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared David Downtain, 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 17th day of October, 2018.

Notary Public, Grayson County, Texas

City of Sherman

This, the final plat of Sunset Crossing, to the City of Sherman, Texas, is hereby approved this 21st day of November, 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman — Secretary

This, the final plat of Sunset Crossing, to the City of Sherman, Texas, is hereby approved this 18th day of December, 2018, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: MAYOR, CITY OF SHERMAN, TEXAS — DATE: 10/15/2018

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Sunset Crossing, to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 15th day of December, 2018, 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 15th DAY OF October, 2018 BY CITY CLERK, CITY OF SHERMAN, TEXAS

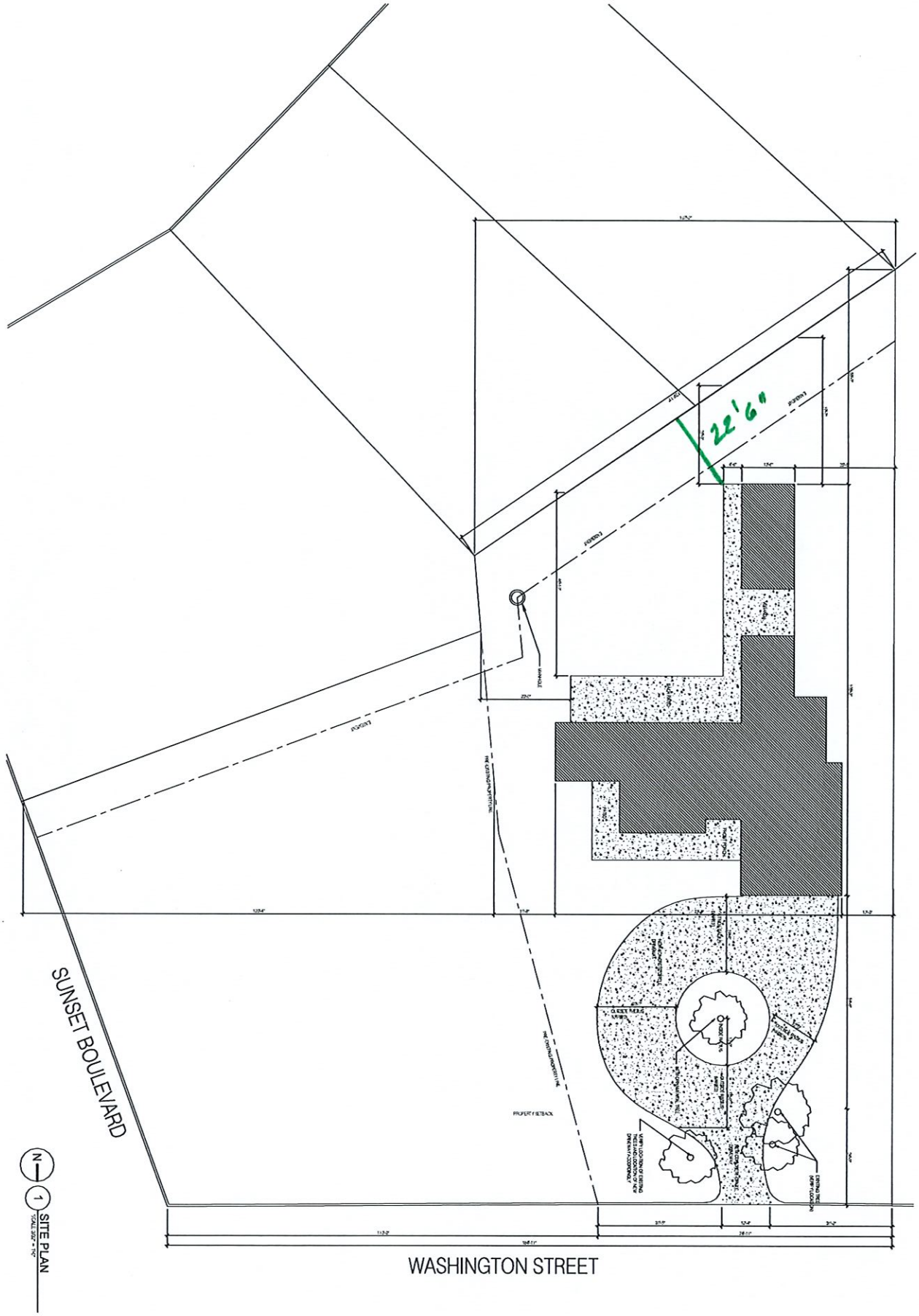
Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/24/2018 8:28:27 AM
In the PLAT Records
SUNSET CROSSING
Doc Number: 2018 - 131
Number of Pages: 2
Amount: 85.00
Order#: 20181024000035
By: RA

Sunset Crossing
to the
City of Sherman, Texas

Owner/Developer:
Risen Properties, LLC
P.O. Box 3362
Sherman, Texas 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

E-9-340



GRAHEK RESIDENCE

SUNSET AND WASHINGTON STREET - SHERMAN TX 75092

A1.0
SITE PLAN

01.29.21

DESIGN BUILD

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

John & Theresa Grahek
1606 West Washington
Sherman, TX 75092

David Downtain
1200 N. East St.
Sherman, TX 75090

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 22.6' rear setback for an attached accessory building in lieu of the required 25'in an R-1 (One-Family Residential) District located at 1606 West Washington Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Accessory Building Ordinance, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 319 & 329 WEST TENNESSEE STREET**

The request of Carl R. Bussey (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 319 and 329 West Tennessee Street, being the west 56 feet of Lot 4 and all of Lot 5, Block D of Ed Moore's Fairground Addition, containing 0.385 acres, as follows:

Planning and Zoning Commission

Replat approval of Tennessee Street Suites, a Replat of Lot 5 and the west 56' of Lot 4, Block D, Ed Moore's Fairground Addition

Background:

The property is located at 319 and 329 West Tennessee Street; the northeast corner of Tennessee and Rusk Streets. The property is zoned an R-1 (One-Family Residential) District. A Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District was approved June 15, 2020, for 329 West Tennessee Street. (Ord. 6301). The owner would like to Replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Carl R. Bussey (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:
43

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Tennessee Street Suites
Staff Review Letter

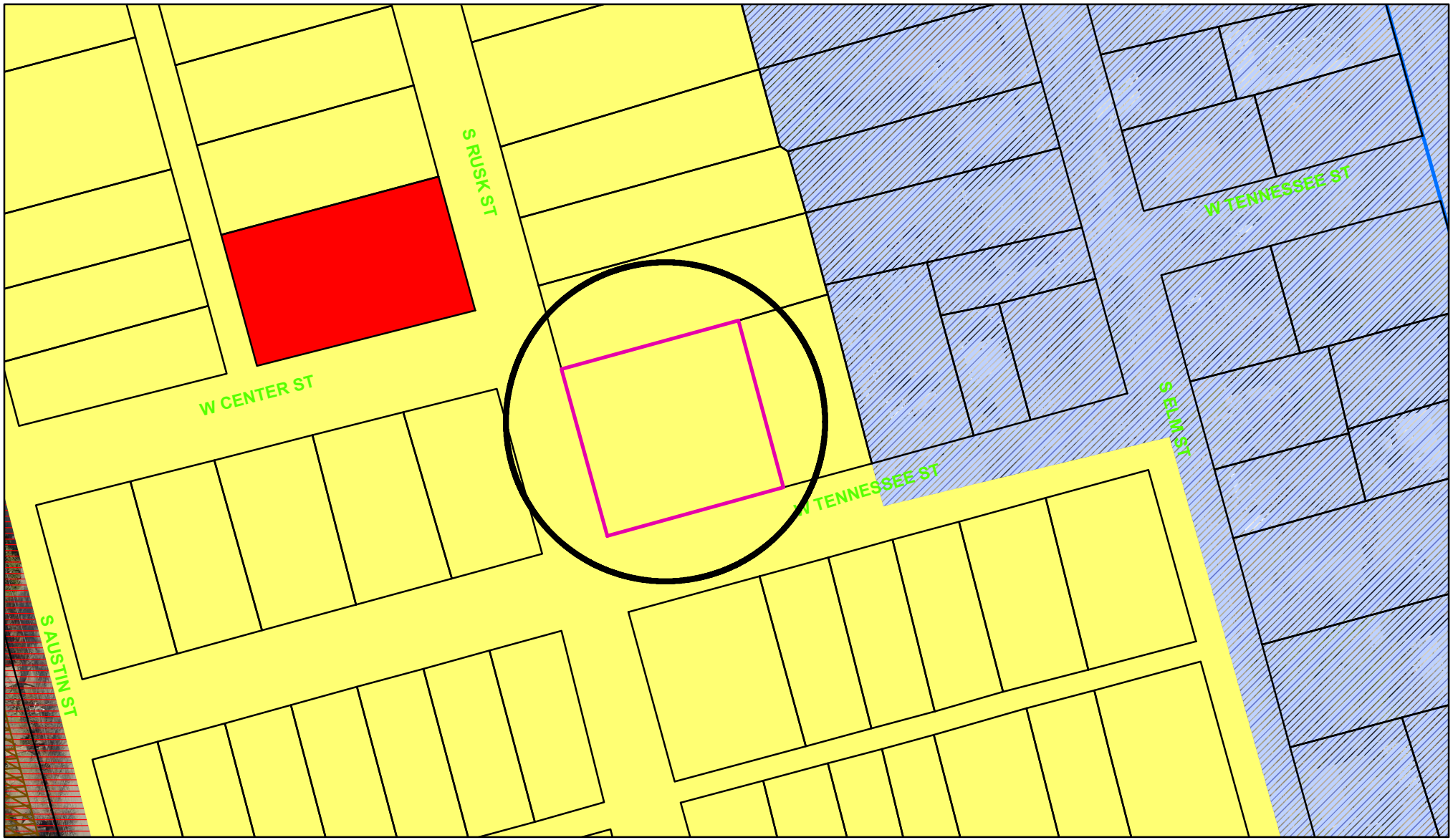
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

319 & 329 West Tennessee Street

NOT TO SCALE

1 in = 100 ft



Zoning - 319 & 329 West Tennessee Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

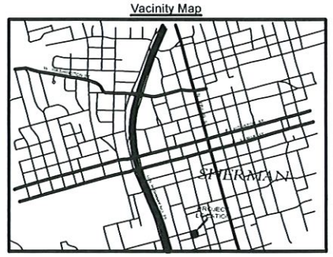
NOT TO SCALE

1 in = 100 ft

319 & 329 West Tennessee Street

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

Vacinity Map



Final Plat of
Tennessee Street Suites
an addition to the City of Sherman Grayson County, Texas Being a Replat of Lot 5 and the west 56' of Lot 4, Block D, Ed Moore's Fairground Addition

8/20/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0043, OK 580-080-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
CARL R. BUSSEY
306 OAKBROOK DRIVE,
LEWISVILLE, TEXAS 75057

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 the west 56 feet of Lot 4 and all of Lot 5, Block D of ED MOORE'S FAIRGROUND ADDITION, an addition to the City of Sherman as shown by deed of record in Volume 26, Page 259, Deed Records, Grayson County, Texas, and being the same 0.38 acre tract of land conveyed to Carl R. Bussey by deed of record in Document No. 220-1733, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1" pipe found in the north line of Tennessee Street and the East line Rusk Street, maintaining the southwest corner said Lot 5, Block D and said 0.38 acre tract;

Thence **North 15°19'09" West**, along the east line of Rusk Street and the west line of said Lot 5, a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 5 and the southwest corner of a 60' x 195' tract of land conveyed to Juan Antonio Reyes Pacheco and Reyna Cabrera Gomez by deed of record in Document No. 2019-3992 of said Official Public Records;

Thence **North 74°40'51" East**, along the south line of said 60' x 195 tract and the north line of said Lot 5 passing the northeast corner of said Lot 5 and continuing along the north line of said Lot 4 for a total distance of **134.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.38 acre tract and being the northwest corner of a tract of land conveyed to Quest IRA, Inc., FBO Teresa Vaneloo IRA No. 27554811 by deed of record in Volume 5972, Page 144, Official Public Records, Grayson County, Texas;

Thence **South 15°19'09" East**, along the west line of said Quest, IRA tract and east line of said 0.38 acre tract, a distance of **125.00 feet** to a 1/2" steel rod found in the north line of Tennessee Street, the southwest corner of said Quest, IRA tract and being the southeast corner of said 0.38 acre tract;

Thence **South 74°40'51" West**, along the north line of Tennessee Street and along the south line of said Lot 4 passing the southwest corner of said Lot 4 and continuing along the south line of said Lot 5 for a total distance of **134.00 feet** to the **Point-of-Beginning** and containing **0.385 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, CARL R. BUSSEY, 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 TENNESEE STREET SUITES, 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 TENNESEE STREET SUITES, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2021.

By: Carl R. Bussey

By:_____
CARL R. BUSSEY

~ GENERAL NOTES ~

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

Purpose:
The purpose of this is to Plat this 0.239 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, CARL R. BUSSEY, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of TENNESSEE STREET SUITES, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of _____, 2021.

_____
CARL R. BUSSEY

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 CARL R. BUSSEY known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of TENNESSEE STREET SUITES, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, 2021.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____ 2021, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

Final Plat of
Tennessee Street Suites
an addition to the City of Sherman Grayson County, Texas Being a Replat of Lot 5 and the west 56' of Lot 4, Block D, Ed Moore's Fairground Addition
8/20/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0043, OK 580-080-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
CARL R. BUSSEY
306 OAKBROOK DRIVE,
LEWISVILLE, TEXAS 75057

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Carl R. Bussey
306 Oakbrook Drive
Lewisville, TX 75057

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Tennessee Street Suites has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
2. Show point of beginning on drawing. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Dedicate a 15'x15' corner clip on Southwest corner of proposed Lot 5. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 10' Utility Easement along Rusk Street and Tennessee Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Sanitary Sewer Easement along North side of Lots 4 & 5. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. 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*
7. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

2005 SOUTH SAM RAYBURN FREEWAY

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

Board of Adjustments

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

Background:

The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District. Camping World would like to install a 130' tall flag pole to fly the American Flag.

The following has been approved for the property:

- Exception to allow a 6' fence in lieu of the allowed 4' - February 11, 1992
- Variance to allow a 2’ front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40’ front setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District. - January 19, 2016
- Specific Use Permit to allow a parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District. (P&Z Condition: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time of the Certificate of Occupancy Permit is issued. Ord. 6164

Adjacent Zoning:

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

Origination:

FRHP Lincolnshire, LLC (Owner)
Camping World (Tenant)
Trisha Mollen (Applicant)
Bo Green, Symonds Flags & Poles, Inc. (Contractor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

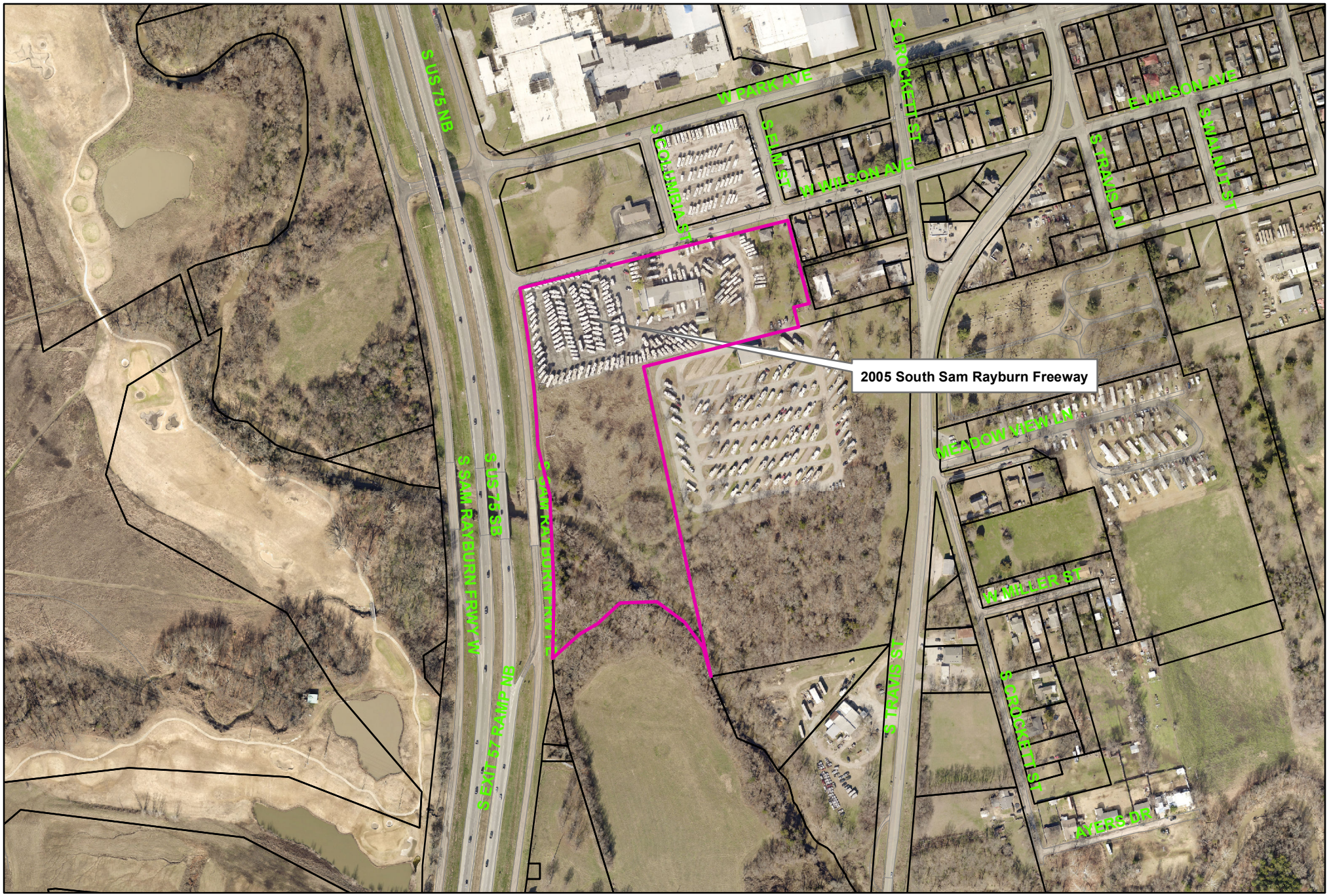
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Aerial of Proposed Flag Pole
Air Navigation No Hazard
Camping World Flag Example
Staff Review Letter



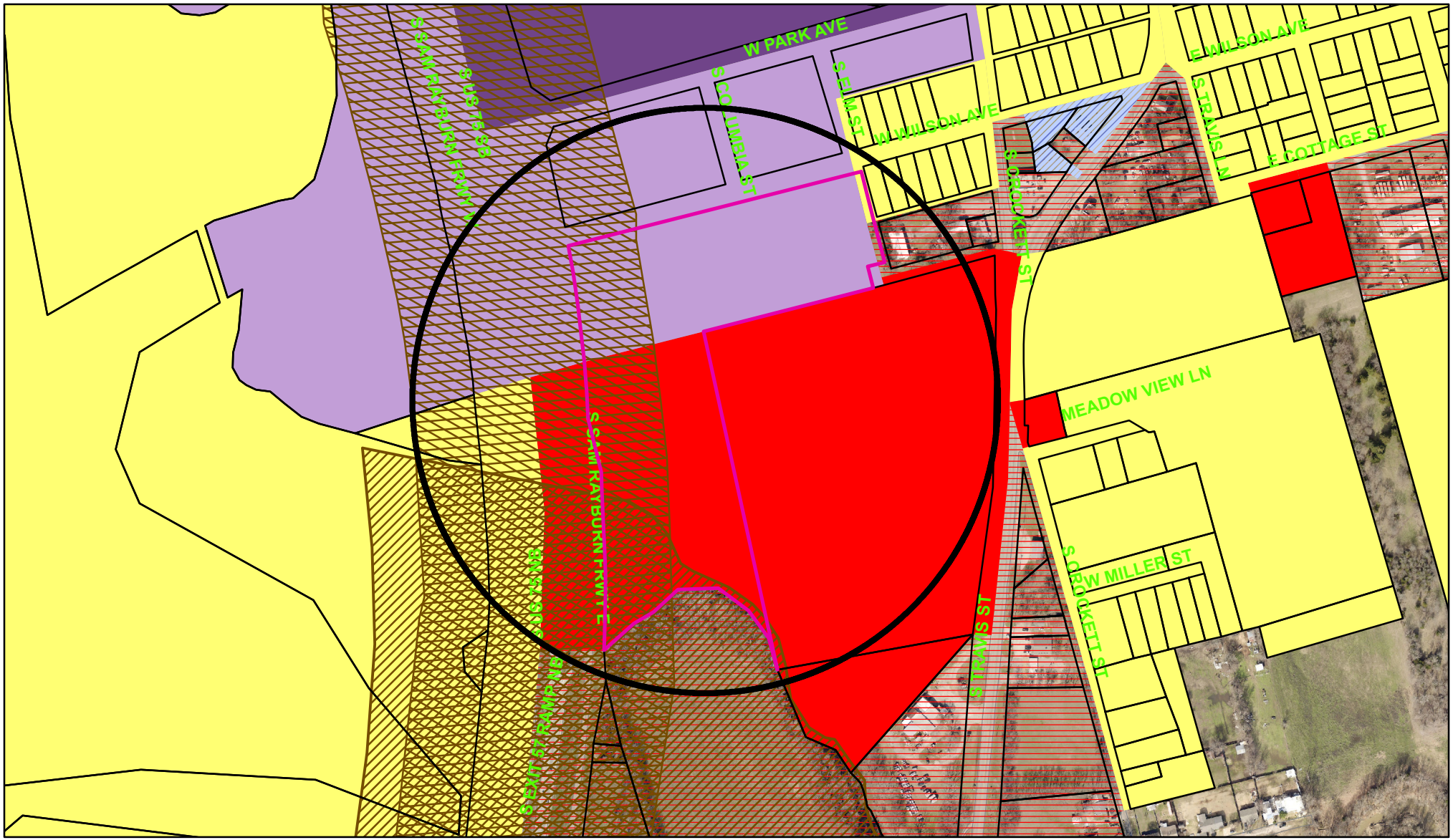
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 400 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

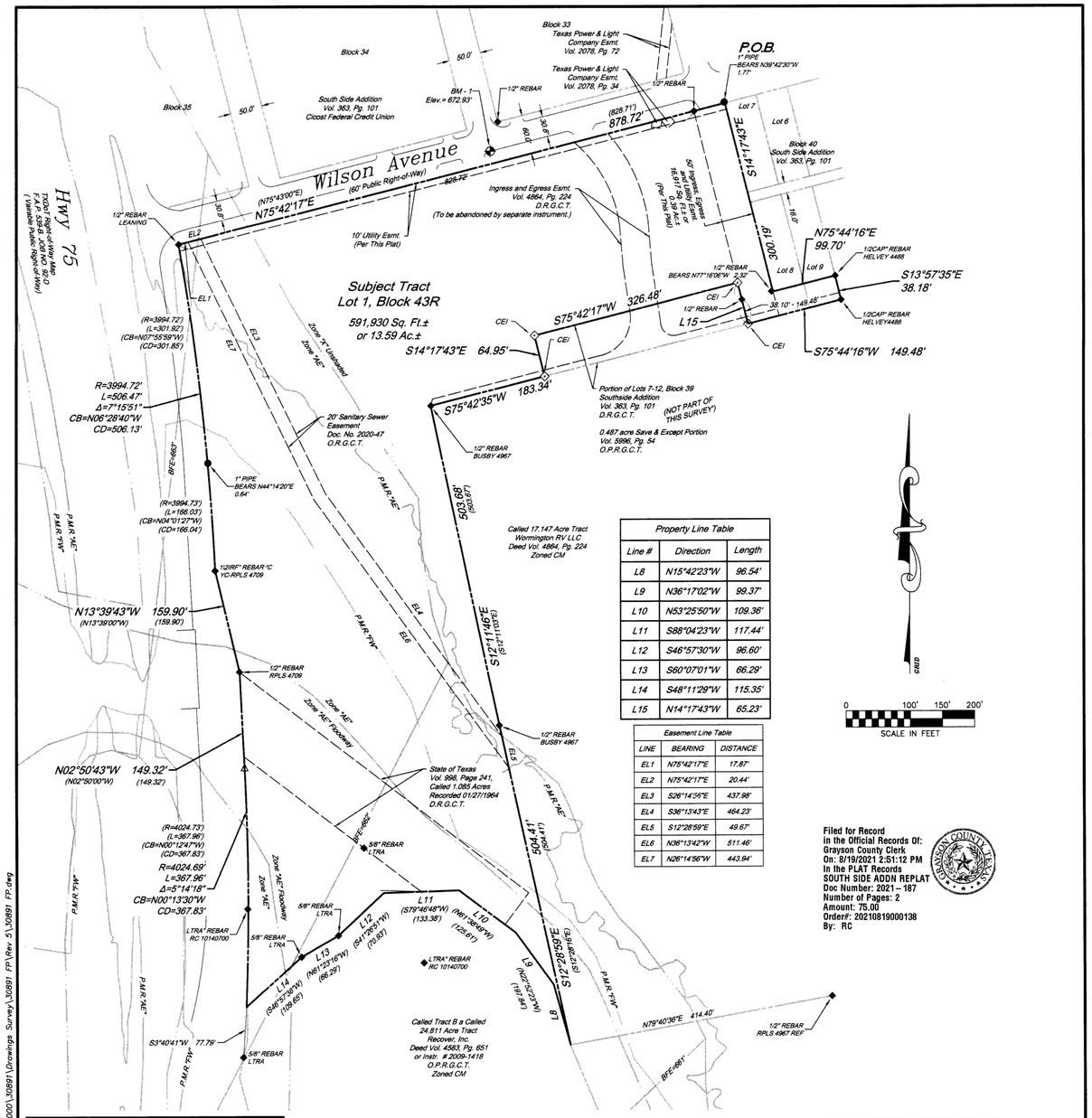
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

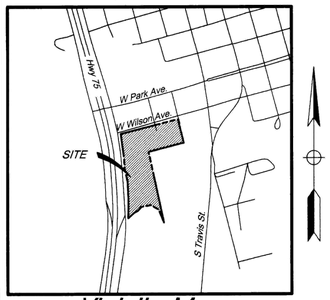
2005 South Sam Rayburn Freeway



Property Line Table		
Line #	Direction	Length
L8	N15°42'23"W	96.54'
L9	N36°17'02"W	99.37'
L10	N53°25'50"W	109.36'
L11	S88°04'23"W	117.44'
L12	S46°57'30"W	96.60'
L13	S60°07'01"W	66.29'
L14	S48°11'29"W	115.35'
L15	N14°17'43"W	65.23'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N75°42'17"E	17.87'
EL2	N75°42'17"E	20.44'
EL3	S26°14'56"E	437.98'
EL4	S36°13'43"E	464.23'
EL5	S12°28'59"E	49.67'
EL6	N36°13'42"W	511.46'
EL7	N26°14'56"W	443.94'

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SOUTH SIDE ADDN REPLAT Doc Number: 2021 – 187 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC



Vicinity Map

Not to Scale

Latitude: 33.613414°
Longitude: -96.608108°

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Benchmark
- Found Monument (as noted)
- ◇CEI — To be set by CEI ENG ASSOC INC.
- Sanitary Sewer Manhole
- Bearing Change
- (XXXX) — Record Bearing & Distance per Deed 5996, Page 54
- P.M.R."FW" — Proposed Map Revision "Floodway"
- P.M.R."AE" — Proposed Map Revision Zone "AE"

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: James Barnett	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 1 OF 2 — 22117

JOB # PROJ# DRAWING: 30891 FP.dwg LAST SAVED BY: GIOVANNI LOCATION: S:\30000\30891\Drawings Survey\30891 FP\Rev 5\30891 FP.dwg

PROPERTY DESCRIPTION:

BEING a 13.59 acre tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, also being multiple tracts granted to FRHP Lincolnshire, LLC., as recorded in Special Warranty Deed, Volume 5996, Page 54, Official Public Records of Grayson County, Texas (O.P.R.G.C.T.), said multiple tracts are referred to as follows:

Tract No. 1, being a called 7.036-acre tract, being a portion of a called 26.318-acre tract recorded in Vol. 2255, Pg. 473 Real Property Records of Grayson County, Texas (R.P.R.G.C.T.);

Tract No. 3, being all of Blocks 38, 39 and a portion of Block 37 as shown on the map entitled "Re-Plat of Block No. 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition to the City of Sherman, by the Sherman Manufacturing Co." as recorded in Vol. 363, Pg. 101, Deed Records of Grayson County, Texas (D.R.G.C.T.), being a called 5.809-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39;

Tract No. 4, being a called 0.888-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39, said Tract No. 4 being a being a portion of Cottage Avenue (Unimproved), abandoned by City Ordinance 4880, described in Quitclaim Deed, Vol. 2967, Pg. 608 O.P.R.G.C.T.;

Said herein described tract also being all of Elm Avenue (Rusk Street), a 50-foot Public R.O.W. (Unimproved), being a called 0.34 acre tract, abandoned by City Ordinance No. 6082, recorded in Instrument No. 2017-29238, O.P.R.G.C.T.;

More particularly described by metes and bounds based on the fieldwork that was completed on September 16, 2020 from an actual on the ground survey of the herein described tract, it was performed by CEI Engineering Associates, INC., under the supervision of James Barnett RPLS #6596, with the Basis of Bearings being established by NAD83, State Plane Coordinates, Texas North Central Zone, using the RTKNet.com network:

BEGINNING at the Northwest corner of Lot 7, Block 40 of aforementioned South Side Addition, from which a 1 Inch Iron Pipe found bears North 39°42'30 West 1.77 feet, for the Northeast corner of aforementioned Tract No. 3,also being the intersection of the South Right-of-Way (R.O.W.) line of Wilson Avenue, a 60-foot Public R.O.W with the East R.O.W. line of aforementioned Elm Avenue;

THENCE South 14°17'43" East, 300.19 feet along the West property line of Lot 7 and Lot 8 of Block 40, South Side Addition Vol. 363, Pg. 101 to a point on the East line of said Elm Avenue, being a common corner on the North R.O.W. line of aforementioned Cottage Avenue from which a 1/2-inch Rebar bears North 77°16'06" West, 2.32 feet;

THENCE departing said East line, along said North line, North 75°44'16" East 99.70 feet, to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being a point on the East line of said portion of Cottage Avenue;

THENCE departing said North line, along said East line,South 13°57'35" East, 38.18 feet to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being the Southeast corner of said portion of Cottage Avenue, also being a point on the North line of a called 17.147-acre tract, granted to Wormington RV, LLC., recorded in Vol. 4864, Pg. 224, D.R.G.C.T.;

THENCE with said North line, South 75°44'16" West, 149.48 feet to the Southeast corner of aforementioned 0.487-acre portion, being a set 5/8-inch Rebar with cap stamped "CEI ENG ASSOC INC." (CEI);

THENCE leaving said North line along the boundary of said 0.487-acre portion the following three (3) calls:

1. *North 14°17'43" West, 38.10 feet passing a found 1/2" rebar, with a total distance of 65.23 feet to a set 5/8-inch Rebar, CEI;*
2. *South 75°42'17" West, 326.48 feet to a set 5/8-inch Rebar, CEI;*
3. *South 14°17'43" East, 64.95 feet to a point on the aforementioned North line of aforementioned 17.147-acre tract, being a set 5/8-inch Rebar, CEI;*

THENCE leaving said 0.487-acre portion boundary along the said North line South 75°42'35" West, 183.34 feet to a 1/2-inch Rebar "Busby 4967" being the Northwest corner of said 17.147-acre tract, also being the previous Northeast corner of aforementioned Tract No. 1;

THENCE departing said North line, with the West line of said 17.147-acre tract, South 12°11'46" East, 503.68 feet to a 1/2-inch Rebar "Busby 4967";

THENCE continuing with said West line, South 12°28'59" East, 504.41 feet to a point in the center of Post Oak Creek, also being the Southwest corner of said 17.147-acre tract, also being the Northeast corner of a tract granted to Harvey Timothy Et. AL., recorded in Vol. 3514, Pg. 472, O.P.R.G.C.T., also being the Northwest corner of a called 8.429-acre tract granted to Recovery, Inc., recorded in Vol. 4583, Pg. 651, O.P.R.G.C.T., also being the previous Southeast corner of aforementioned Tract No. 1, also being the Southeast corner of herein described tract;

THENCE departing said West line, with the contiguous South line of said 8.429-acre tract and the herein described tract, along the center of Post Oak Creek, (field located January 29, 2020) the following seven (7) courses:

1. *North 15°42'23" West, 96.54 feet;*
2. *North 36°17'02" West, 99.37 feet;*
3. *North 53°25'50" West, 109.36 feet;*
4. *South 88°04'23" West, 117.44 feet;*
5. *South 46°57'30" West, 96.60 feet;*
6. *South 60°07'01" West, 66.29 feet;*
7. *South 48°11'29" West, 115.35 feet to a point on a curve to the left having a radius of 4,024.69 feet and a central angle of 5°14'18" and having a chord which bears North 00°13'30" West, and a chord distance of 367.83 feet, being on the East R.O.W. boundary of U.S. Highway No. 75, being the Northwest corner of said 8.429-acre tract, also being the Southwest corner of said Tract No. 1, also being the Southwest corner of herein described tract;*

THENCE in a Northerly direction with said R.O.W. boundary the following four courses:

1. *Along said curve to the left an arc distance of 229.33 feet passing a found 5/8" rebar with a red plastic cap stamped "LTRA 10140700", a total distance of 367.96 feet to a point;*
2. *North 02°50'43" West, 149.32 feet to a found 1/2-inch Rebar "RPLS 4709";*
3. *North 13°39'43" West, 159.90 feet to a found 1/2-inch Rebar with yellow cap "RPLS 4709", being the start of a curve to the left having a radius of 3994.72 feet and a central angle of 7°15'51" and having a chord which bears North 06°28'40" West, and a chord distance of 506.13 feet;*
4. *Along said curve to the left an arc distance of 506.47 feet to a found 1/2-inch Rebar, being the Southwest corner of aforementioned Wilson Avenue R.O.W., also being the previous Northwest corner of aforementioned Tract No. 3, also being the Northwest corner of herein described tract;*

THENCE departing said East R.O.W. boundary, with said South R.O.W. line, North 75°42'17" East, passing a 1/2-inch Rebar at 828.72 feet and continuing for a total distance of 878.72 feet to the POINT OF BEGINNING containing 591,930 square feet or 13.589 acres of land more or less.

CERTIFICATE OF ACCEPTANCE:

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas — *Date* 08/18/2021

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of Re-Plat of Block 43R, Lot 1, South Side Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th day of March, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 18th day of August, A.D. 2021.

Clerk, City of Sherman, Texas

PLANNING AND ZOINING COMMISSION CERTIFICATE OF ACCEPTANCE:

Accepted this 7th day of February, 2021, by Operation of the Law.

Chairman — *Secretary*

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Raul D Reyes
Raul Dominguez Reyes, TX RPLS No. 5390

Date July 27 2021

STATE OF TEXAS — REGISTERED — RAUL DOMINGUEZ REYES — 5390 — PROFESSIONAL LAND SURVEYOR

7/27/21

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FRHP LINCOLNSHIRE LLC, do hereby adopt this plat designating the hereinabove property as BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and depp removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction , maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this the 2 *day of* August *2021*

By: Brent Moody *Title* President

State of Texas
County of Grayson

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Brent Moody *, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.*

Given under my hand and seal of office, this the 2 *day of* August *2021.*

Notary Public in and for the State of IL — Jessica J Gorski

My commission expires: 3/5/22

JESSICA L GORSKI — Official Seal — Notary Public - State of Illinois — My Commission Expires Mar 5, 2022

CERTIFICATE OF COMPLIANCE:

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th *day of* March *, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.*

Witness my hand this the 18th *day of* August *2021.*

Linda Ashby
Clerk, City of Sherman, Texas

AVIGATION RELEASE:

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, FRHP LINCOLNSHIRE LLC, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this 2 *day of* August *, 2021*

By: FRHP LINCOLNSHIRE LLC

By: Brent Moody *Title* President

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Re-Plat of Block 43R of South Side Addition, recorded in Doc. No. 2020-47, O.R.G.C.T.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
7. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
10. *By scaled map location and graphical plotting only. This property is located in Zone "X" Unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.*
    Map Number: 48181C0405F
    Map Revised: September 29, 2010

    By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Grayson County, Texas.
    Map Number: 48181C0405F
    Map Revised: September 29, 2010
11. *This Re-Plat was performed after the exhibit of the abandoning of Cottage Avenue from City Ordinance 4880 was presented to the surveyor.*

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

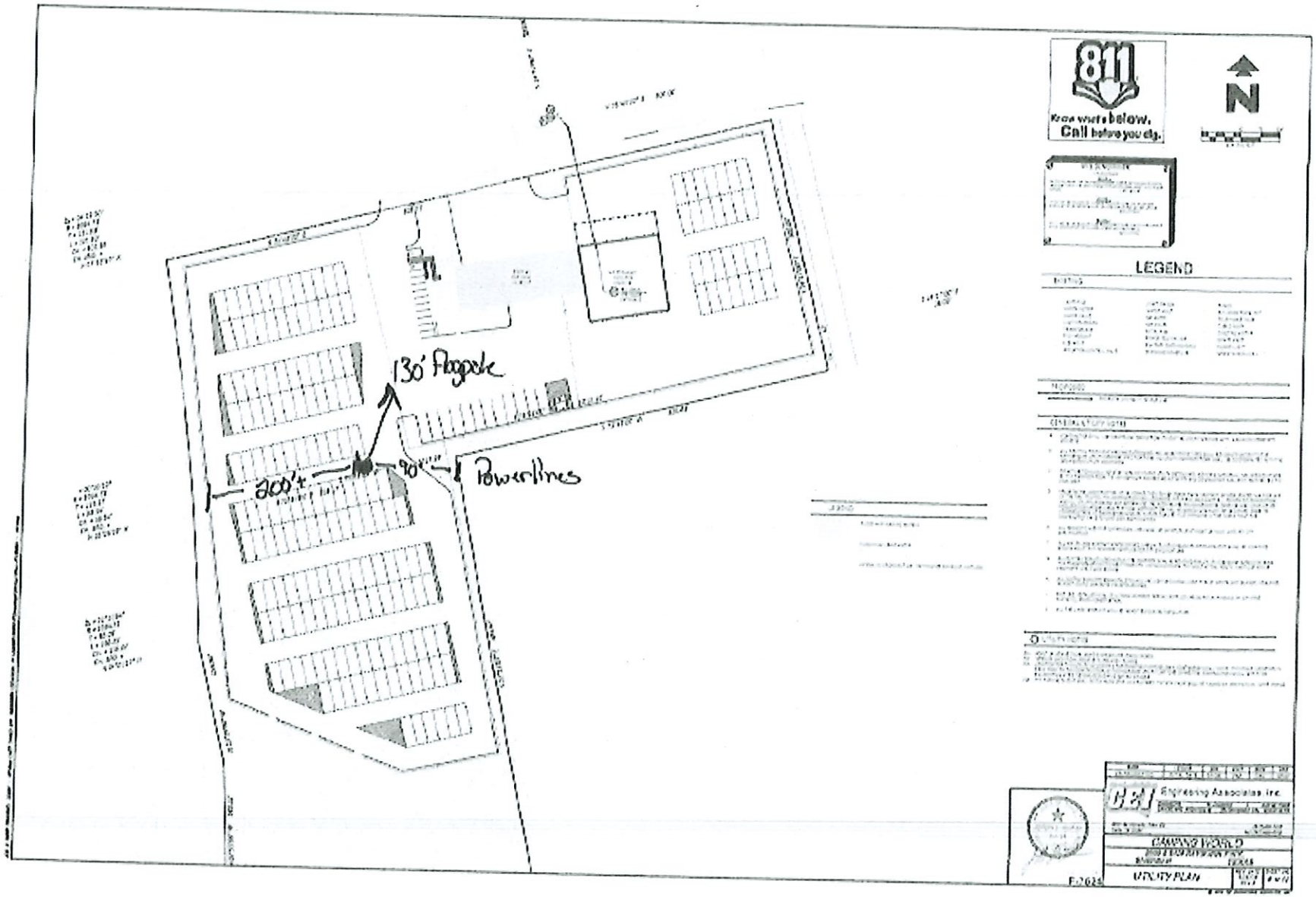
3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

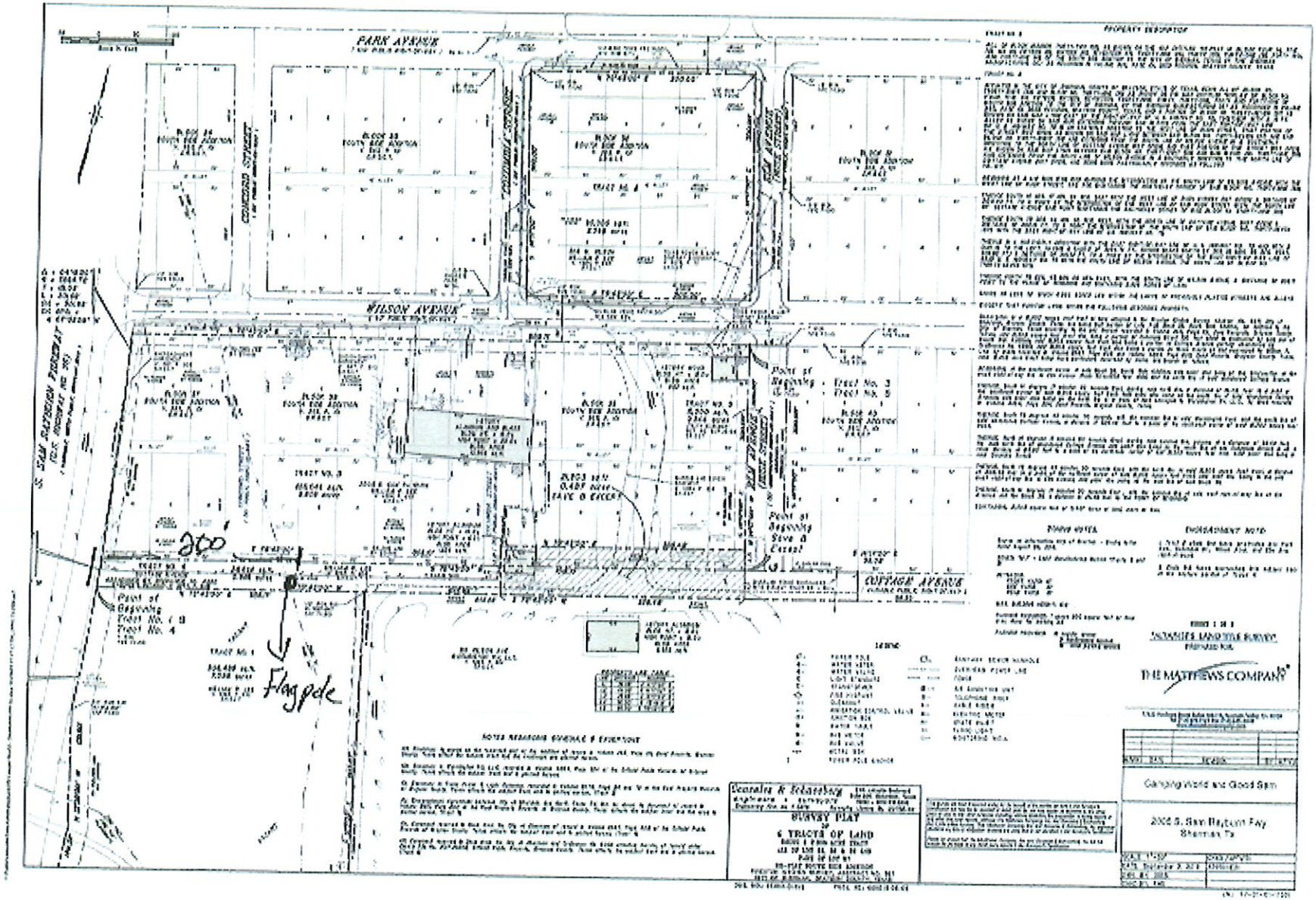
3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

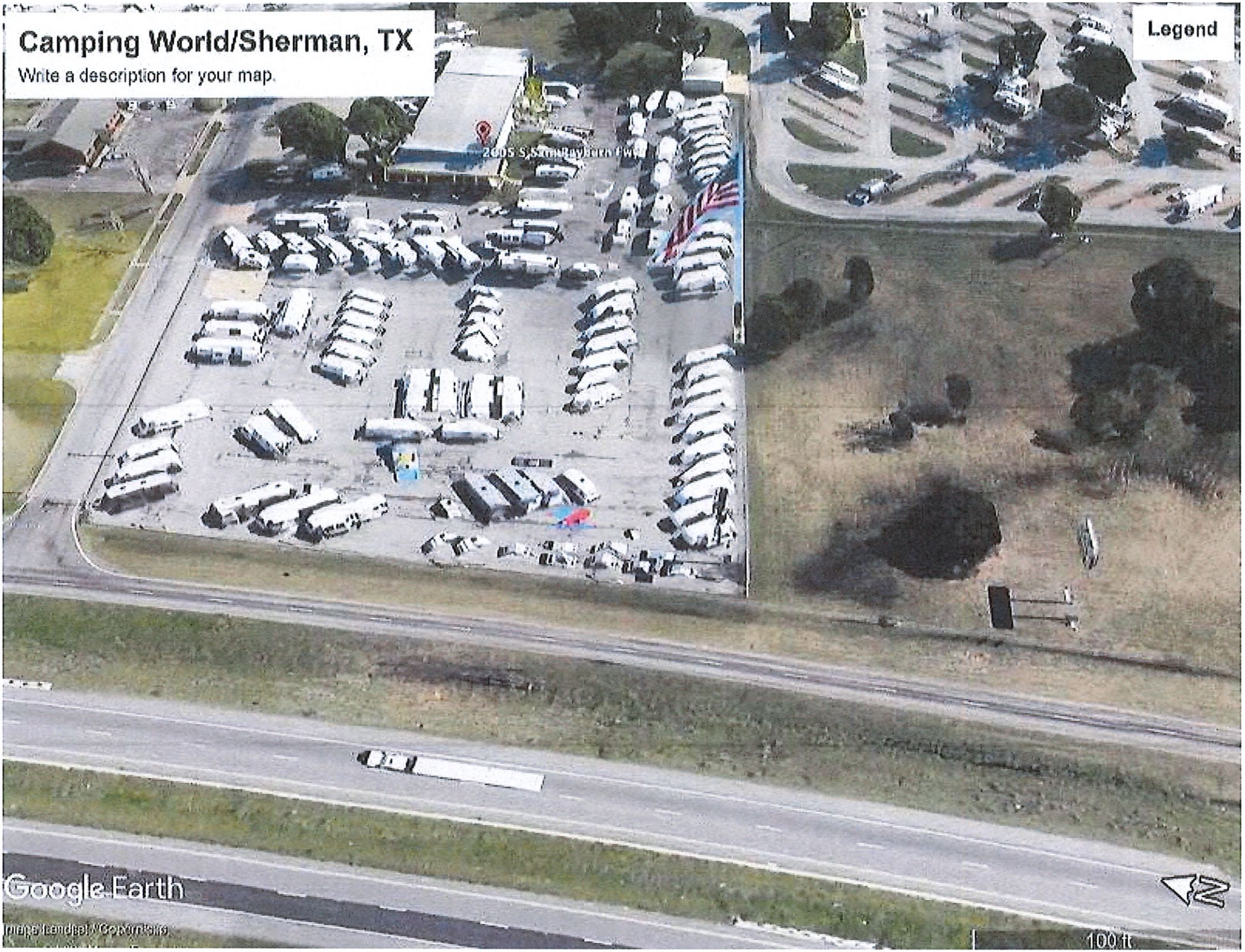
Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: Raul Dominguez Reyes	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 2 OF 2 — E-9-459

© 2021 CEI ENGINEERING ASSOCIATES, INC.


811
Know what's below.
Call before you dig.
N
LEGEND
130' Flagpole
200'±
90°
Powerlines
BEI Engineering Associates Inc.
UTILITY PLAN


PARK AVENUE
WILSON AVENUE
COTTAGE AVENUE
S. SAM RAYBURN TOLLWAY
Point of Beginning Tract No. 1 & Tract No. 4
Point of Beginning Tract No. 3 Tract No. 5
Point of Beginning Save & Except
300'
Flagpole
PROPERTY DESCRIPTION
SURVEY PLAT
OF
6 TRACTS OF LAND
THE MATTHEWS COMPANY
Camping World and Good Sam
2002 S. Sam Rayburn Fwy
Sherman, Tx


Camping World/Sherman, TX
Write a description for your map.
Legend
Google Earth
100 ft
N

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ASW-9330-OE

Issued Date: 07/20/2021

Bo Green
Symonds Flags & Poles
7514 Pebble Dr., Bldg# 30
Fort Worth, TX 76118

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Flagpole Camping World/Sherman, TX
Location:	Sherman, TX
Latitude:	33-36-49.51N NAD 83
Longitude:	96-36-28.44W
Heights:	664 feet site elevation (SE)
	130 feet above ground level (AGL)
	794 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/20/2023 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

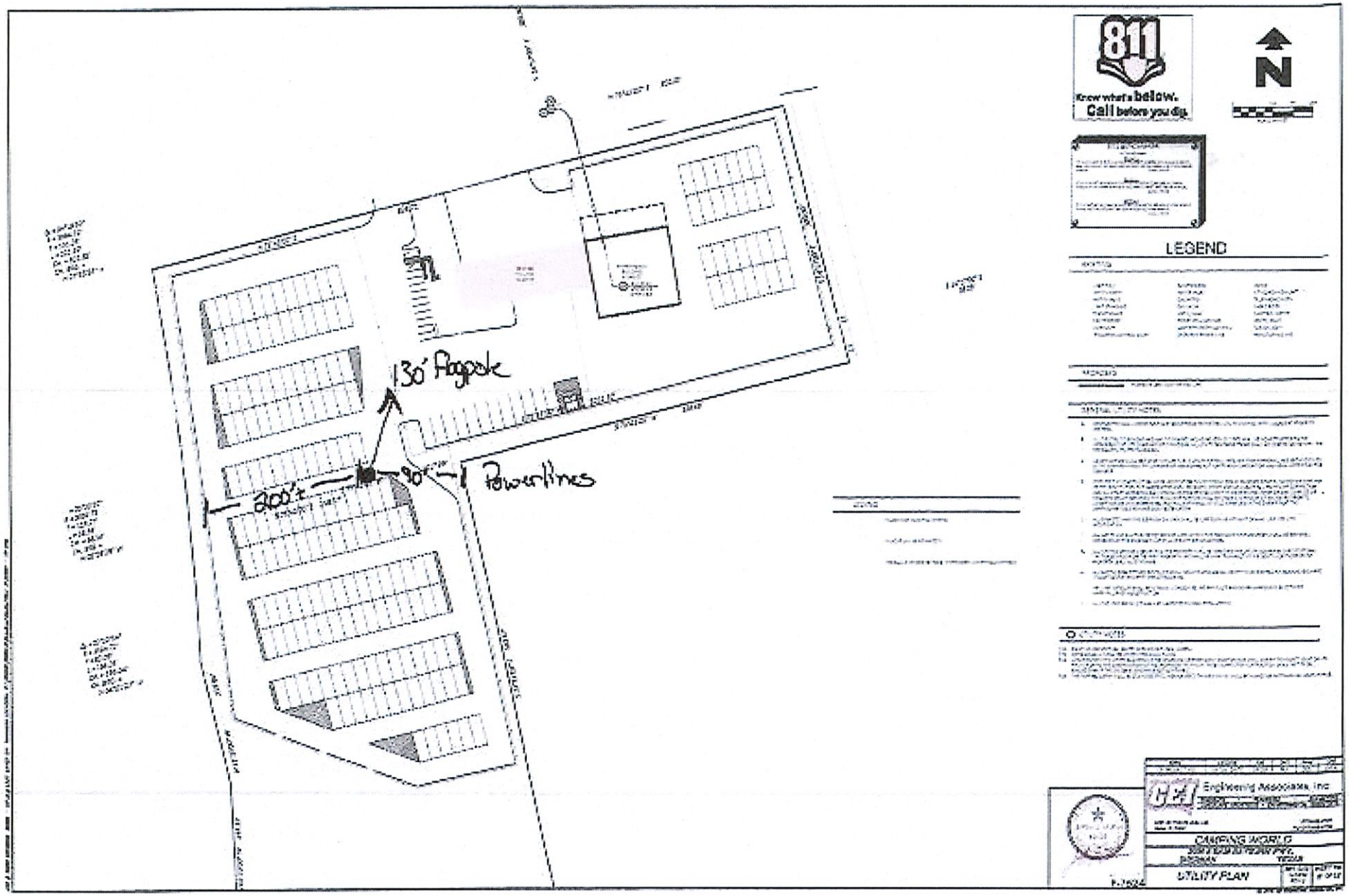
This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASW-9330-OE.

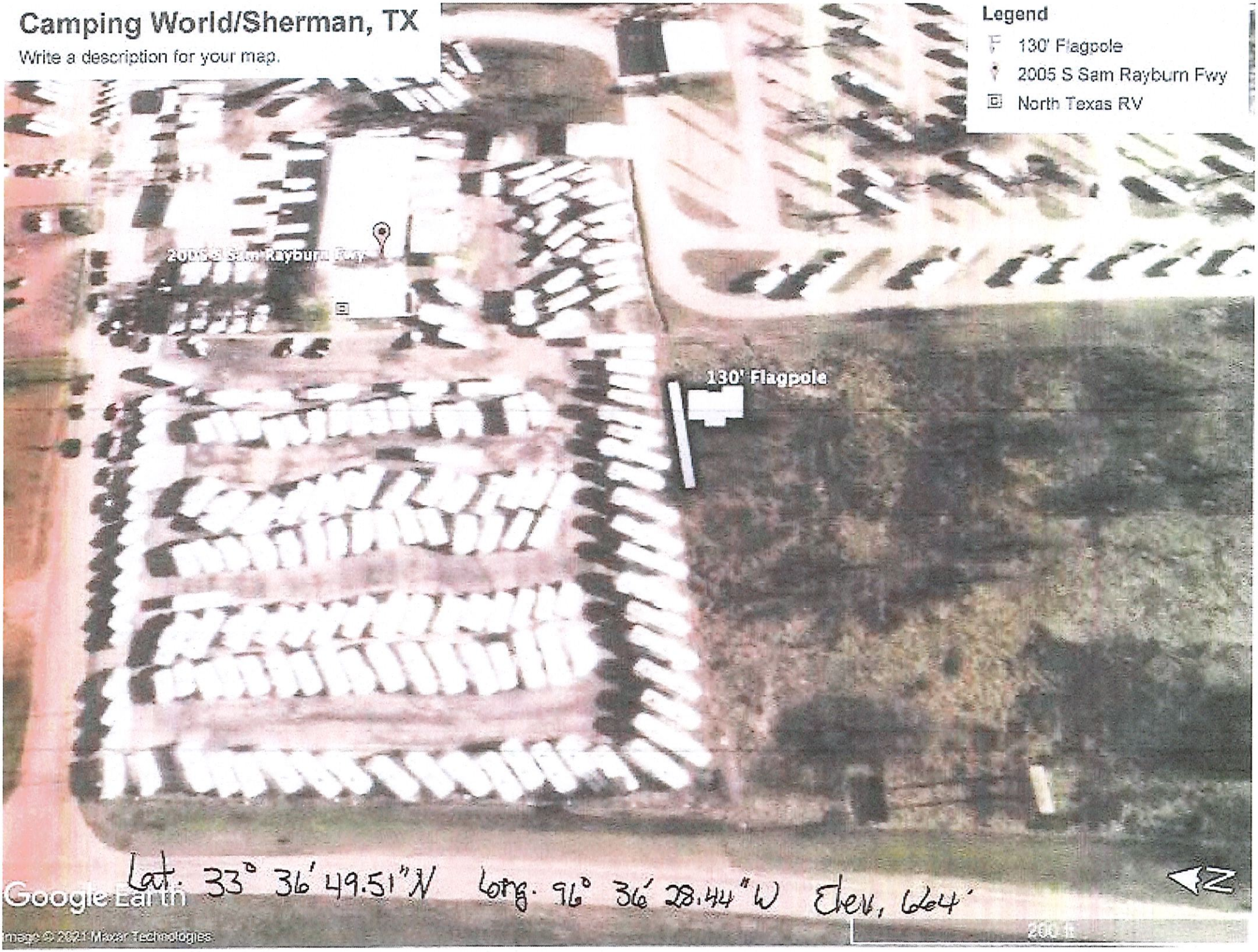
Signature Control No: 486202637-488594167 (DNE)
Debbie Cardenas
Technician

Attachment(s)
Map(s)


130' Flagpole
200'
90'
Powerlines
811
Know what's below.
Call before you dig.
N
LEGEND
Engineering Associates, Inc.
CAMPING WORLD
UTILITY PLAN

Camping World/Sherman, TX

Write a description for your map.



Lat. 33° 36' 49.51" N Long. 96° 36' 28.44" W Elev. 624'

Camping World/Sherman, TX
Write a description for your map.
Legend
Google Earth
2021 Google
10 ft

CAMPING WORLD in DENTON

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

FRHP Lincolnshire, LLC
Tricia Mollen
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Symonds Flags & Poles
Bo Green
250 W. Airport Freeway
Irving, TX 75062

Camping World of Sherman
Robert Burns
2005 S. Sam Rayburn Freeway
Sherman, TX 75090

Dear Applicants,

The request for an Exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flag pole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3 and Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Only non-advertising flags shall be allowed (American or Texas Flag).
5. The flag pole shall have a minimum setback from all property lines of 128'. (*Chapter 14, Exhibit A, Sec. 6.8 (6)(d)).*
6. The flag pole shall not be installed directly under or close to overhead electrical lines or inside any utility easements. Allowances should be made for the size of the flag.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

* **603 NORTH FRIENDSHIP ROAD**

The request of Own Decoy Holdings, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property at 603 North Friendship Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 4.188 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;

Planning and Zoning Commission

Final plat approval of Friends of Own Decoy Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

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

Adjacent Zoning:

Outside City

Origination:

Own Decoy Holdings, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Was not included in the Master Plan.

Number of notices mailed:

Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Friends of Own Decoy Estates
Staff Review Letter

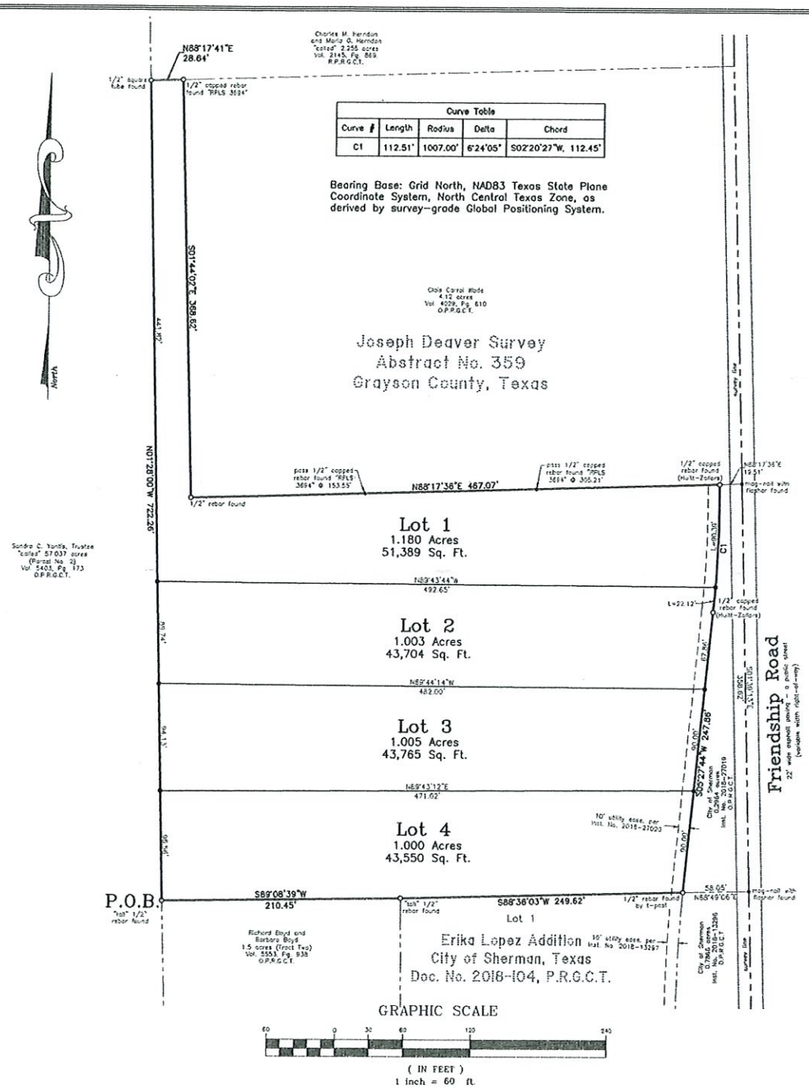
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

603 North Friendship Road

NOT TO SCALE

1 in = 600 ft

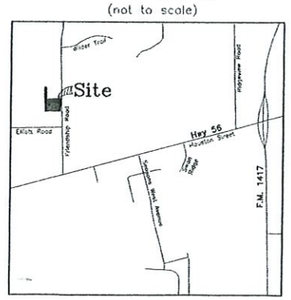


Friends of Own Decoy Estates
to
Grayson County, Texas
4.188 Acres
in the
Joseph Deaver Survey
Abstract No. 356

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by an on-site sewage system approved by Grayson County.
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. 48181C0270 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map
(not to scale)



Job No. CGS1140821

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner
Own Decoy Holdings, LLC
1312 W. Shepherd Drive
Sherman, TX 75092

Z:\Shared Projects\Land Projects R2\603-N-Friendship-Rd-Sherman\dwg\Plat.dwg 8/24/2021 9:07 AM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, being a part of the Joseph Deaver Survey, Abstract No. 359, being all of the 4.188 acres of land conveyed by General Warranty Deed from Jacqueline Caughey Bartlett to Own Decoy Holdings, LLC as recorded in Deed No. 2021-27267, Official Public Records, Grayson County, Texas, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a "tall" 1/2 inch rebar found in the East line of the "called" 57.037 acre tract of land (Parcel No. 2) conveyed to Sandra C. Yantis, Trustee in Volume 5403, Page 173, said Official Public Records, at the Northwest corner of the 1.5 acre tract of land (Tract Two) conveyed to Richard Boyd and Barbara Boyd in Volume 5553, Page 938, said Official Public Records, at the Southwest corner of said Own Decoy Holdings, LLC 4.188 ac.;

THENCE North 01 deg. 28 min. 00 sec. West, with the East line of said Yantis 57.037 ac. and the West line of said Own Decoy Holdings, LLC 4.188 ac., a distance of 722.26 ft. to a 1/2 inch square tube found at the Southwest corner of the Charles M. Herndon and Maria G. Herndon "called" 2.255 acre tract of land conveyed in Volume 2145, Page 869, Real Property Records, Grayson County, Texas and the Northwest corner of said Own Decoy Holdings, LLC 4.188 ac.;

THENCE North 88 deg. 17 min. 41 sec. East, with the South line of said Herndon 2.255 ac. and a North line of said Own Decoy Holdings, LLC 4.188 ac., a distance of 28.64 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Northwest corner of both the 4.12 acre tract of land conveyed to Clois Carrol Wade in Volume 4029, Page 610, said Official Public Records and the most Northern Northeast corner of said Own Decoy Holdings, LLC 4.188 ac.;

THENCE South 01 deg. 44 min. 02 sec. East, with the West line of said Wade 4.12 ac. and an East line of said Own Decoy Holdings, LLC 4.188 ac., a distance of 368.62 ft. to a 1/2 inch rebar found at the Southwest corner of said Wade 4.12 ac. and an Ell corner of said Own Decoy Holdings, LLC 4.188 ac.;

THENCE North 88 deg. 17 min. 36 sec. East, with the South line of said Wade 4.12 ac. and a North line of said Own Decoy Holdings, LLC 4.188 ac., **PASSING** a 1/2 inch capped rebar found (RPLS 3694) at 153.55 ft., continuing and **PASSING** a 1/2 inch capped rebar found (RPLS 3694) at 305.21 ft. and continuing on for a **TOTAL** distance of 467.07 ft. to a 1/2 inch capped rebar found (Huitt-Zollars) at the Northwest corner of the 0.2946 acre tract of land conveyed to the City of Sherman in Instrument No. 2018-27019, said Official Public Records, at the most Eastern Northeast corner of said Own Decoy Holdings, LLC 4.188 ac., SAID rebar bears South 88 deg. 17 min. 36 sec. West, 19.51 ft. from a mag-nail with flasher found in the pavement of Friendship Road, a public street, at the Southeast corner of said Wade 4.12 ac.;

THENCE Southwesterly, with the West line of said City of Sherman 0.2964 ac. and an East line of said Own Decoy Holdings, LLC 4.188 ac., with a curve to the right, having a radius of 1,007.00 ft., a central angle of 6 deg. 24 min. 05 sec. (Chord bears: South 02 deg. 20 min. 27 sec. West, 112.45 ft.) and an arc length of 112.51 ft. to a 1/2 inch capped rebar found (Huitt-Zollars) at the end of said curve;

THENCE South 05 deg. 27 min. 44 sec. West, continuing with the West line of said City of Sherman 0.2964 ac. and an East line of said Own Decoy Holdings, LLC 4.188 ac., a distance of 247.86 ft. to a 1/2 inch rebar found by t-post at the Southwest corner of said City of Sherman 0.2964 ac., the Northwest corner of the 0.7866 acre tract of land conveyed to the City of Sherman in Instrument No. 2018-13296, said Official Public Records and the Northeast corner of Lot 1, Erika Lopez Addition to the City of Sherman, Texas in Doc. No. 2018-104, Plat Records, Grayson County, Texas, at the Southeast corner of said Own Decoy Holdings, LLC 4.188 ac.;

THENCE South 88 deg. 36 min. 03 sec. West, with the North line of said Lot 1 and the South line of said Own Decoy Holdings, LLC 4.188 ac., a distance of 249.62 ft. to a "tall" 1/2 inch rebar found at the Northwest corner of Lot 1 and the Northeast corner of said Boyd 1.5 ac.;

THENCE South 89 deg. 08 min. 39 sec. West, continuing with a South line of said Own Decoy Holdings, LLC 4.188 ac. and the North line of said Boyd 1.5 ac., a distance of 210.45 ft. to the **PLACE OF BEGINNING** and containing **4.188 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

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

I, Own Decoy Holdings, LLC, sole owner of Friends of Won Decoy Estates to Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Ryan Stoll, Authorized Representative for Own Decoy Holdings, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Ryan Stoll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

This, the final plat of Friends of Won Decoy Estates to Grayson County, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Friends of Won Decoy Estates to Grayson County Texas, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Friends of Won Decoy Estates to Grayson County, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Friends of Own Decoy Estates
to
Grayson County, Texas
4.188 Acres
in the
Joseph Deaver Survey
Abstract No. 356

Job No. CGS1140821

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner
Own Decoy Holdings, LLC
1312 W. Shepherd Drive
Sherman, TX 75092

Z:\Shared Projects\Land Projects R2\603-N-Friendship-Rd-Sherman\dwg\Plat.dwg 8/24/2021 9:07 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Own Decoy Holdings, LLC
1312 W. Shepherd Drive
Sherman, TX 75092

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Friends of Own Decoy Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Graphically show edge of pavement on drawing.
2. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Typos in Ownership/Dedication blocks. Correct accordingly. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

2205, 2209 & 2213 NORTH HICKORY STREET

The request of Barry and Laura Fontaine (Owners), Ryan Stoll (Applicant/Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the properties located at 2205, 2209 and 2213 North Hickory Street, being Lots 3, 4 and 5, Block 4 Shannon Heights Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5'4" side setback for a residential dwelling in lieu of the required 6' in an R-1 (One-Family Residential) District.

Background:

The property is located at 2205, 2209 and 2213 North Hickory Street between Pelton Street and Dupree Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner is requesting a 5'4" side setback for three houses.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Barry and Laura Fontaine (Owners)
Ryan Stoll (Applicant/Prospective Buyer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:
23

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Surveys
Site Plans
Building Elevations
Staff Review Letter

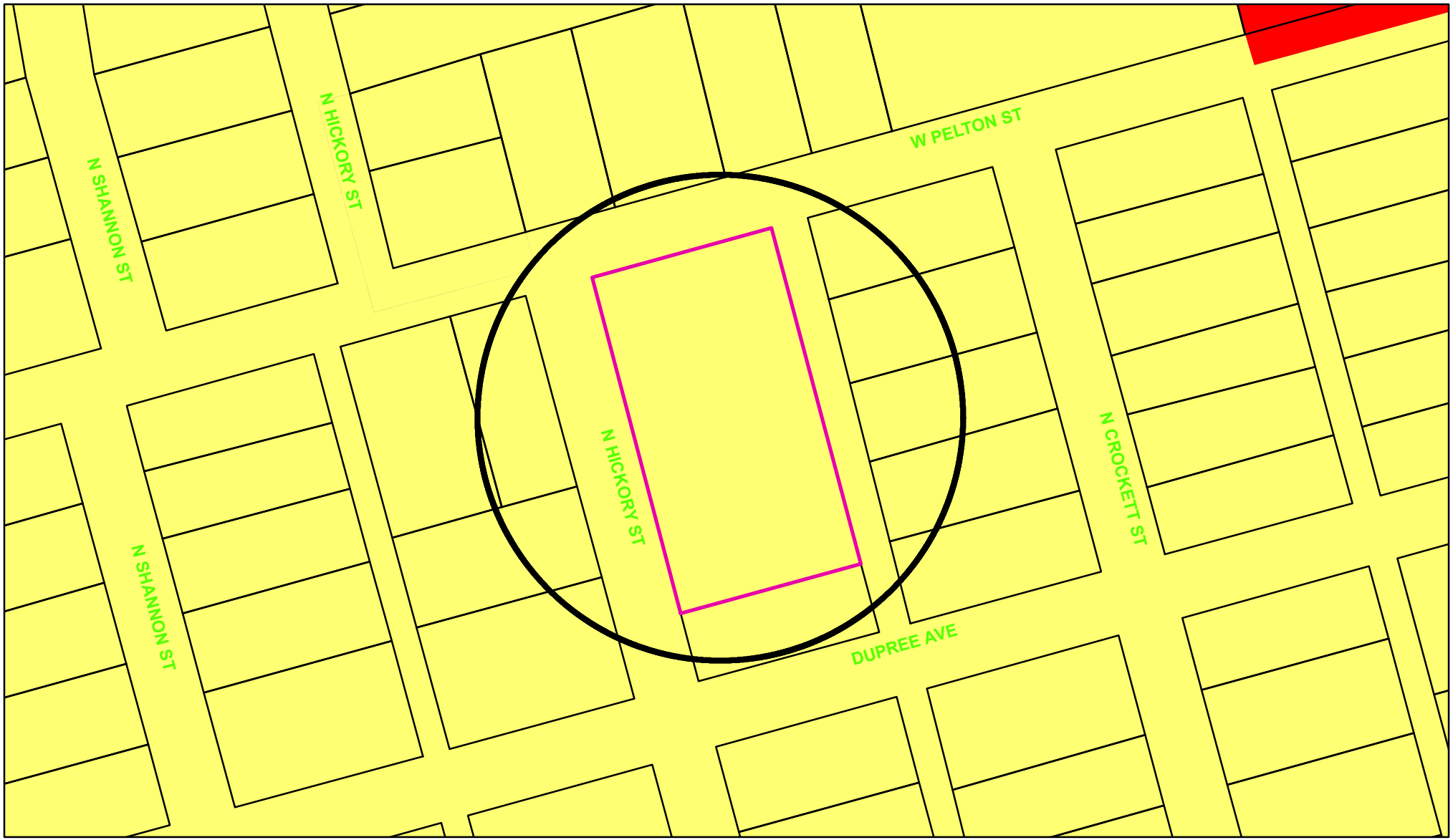
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2205, 2209 & 2213 North Hickory Street

NOT TO SCALE

1 in = 147 ft



Zoning - 2205, 2009 & 2213 North Hickory Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

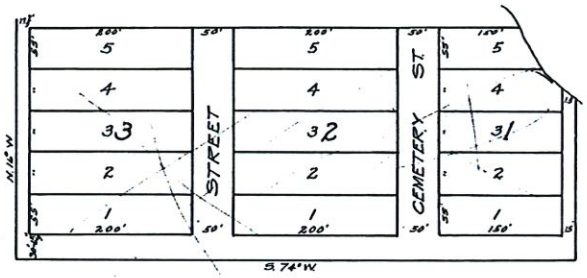
NOT TO SCALE

1 in = 100 ft

2205 North Hickory Street

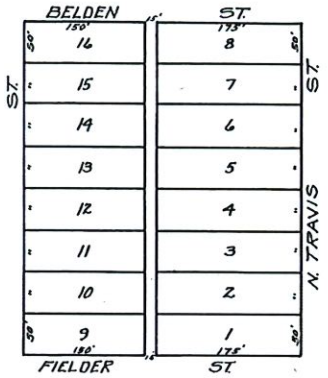
2209 North Hickory Street

2213 North Hickory Street

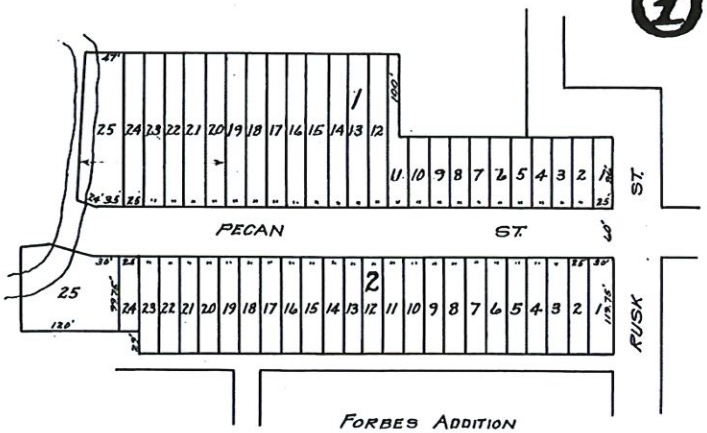


W.S. Shannan Addition
to
City of Sherman
Vol. 27 Page 161

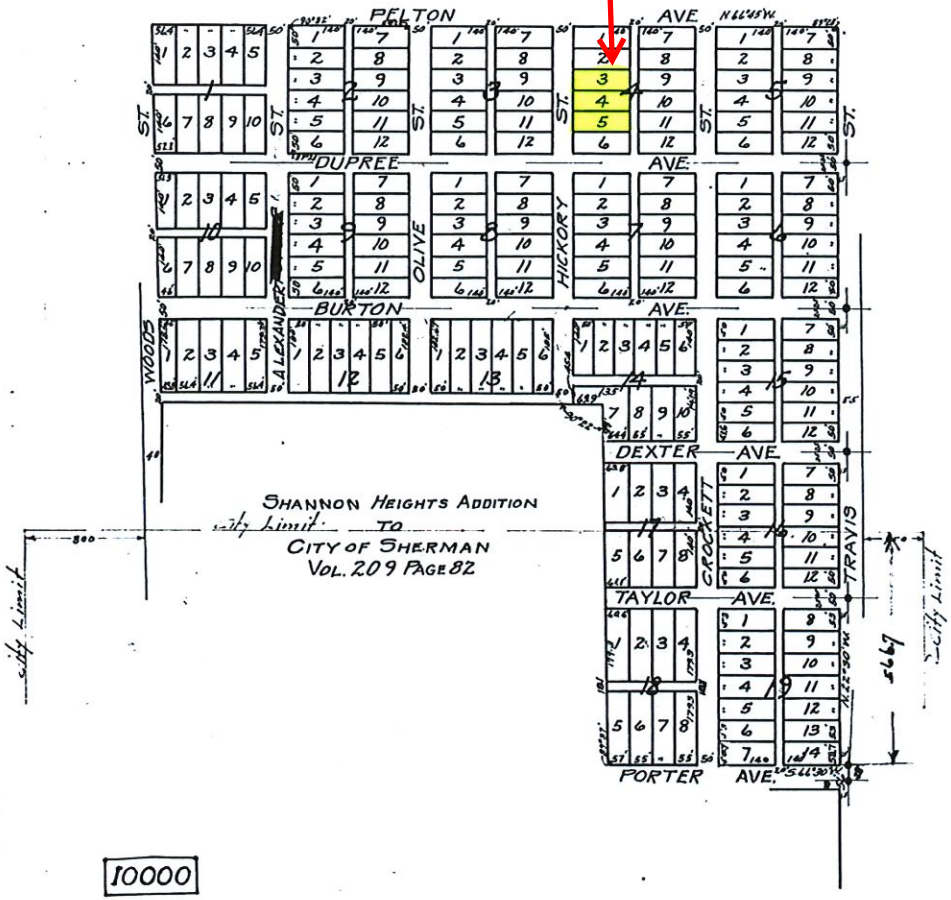
2205, 2209 & 2213 N. Hickory



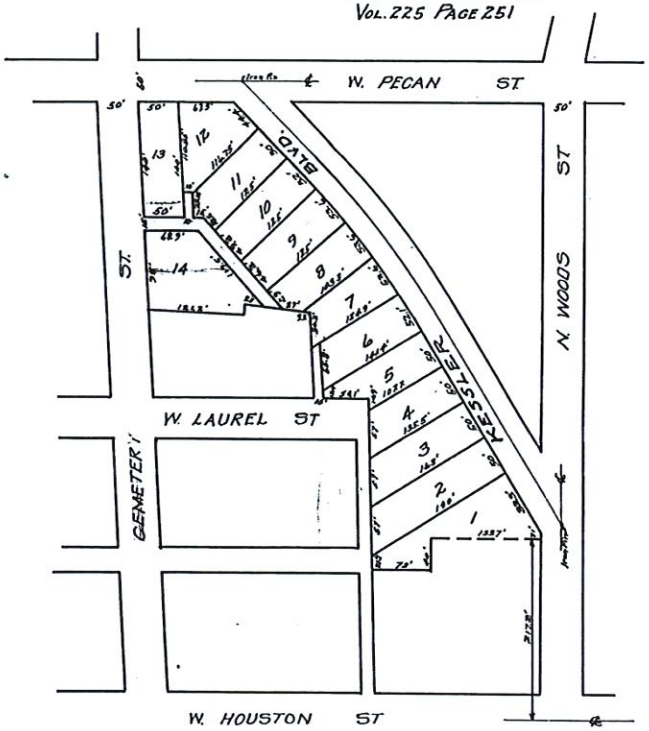
T.P. Davis Subdivision
to
City of Sherman
Vol. 227 Page 16



Forbes Addition
to
City of Sherman
Vol. 225 Page 251



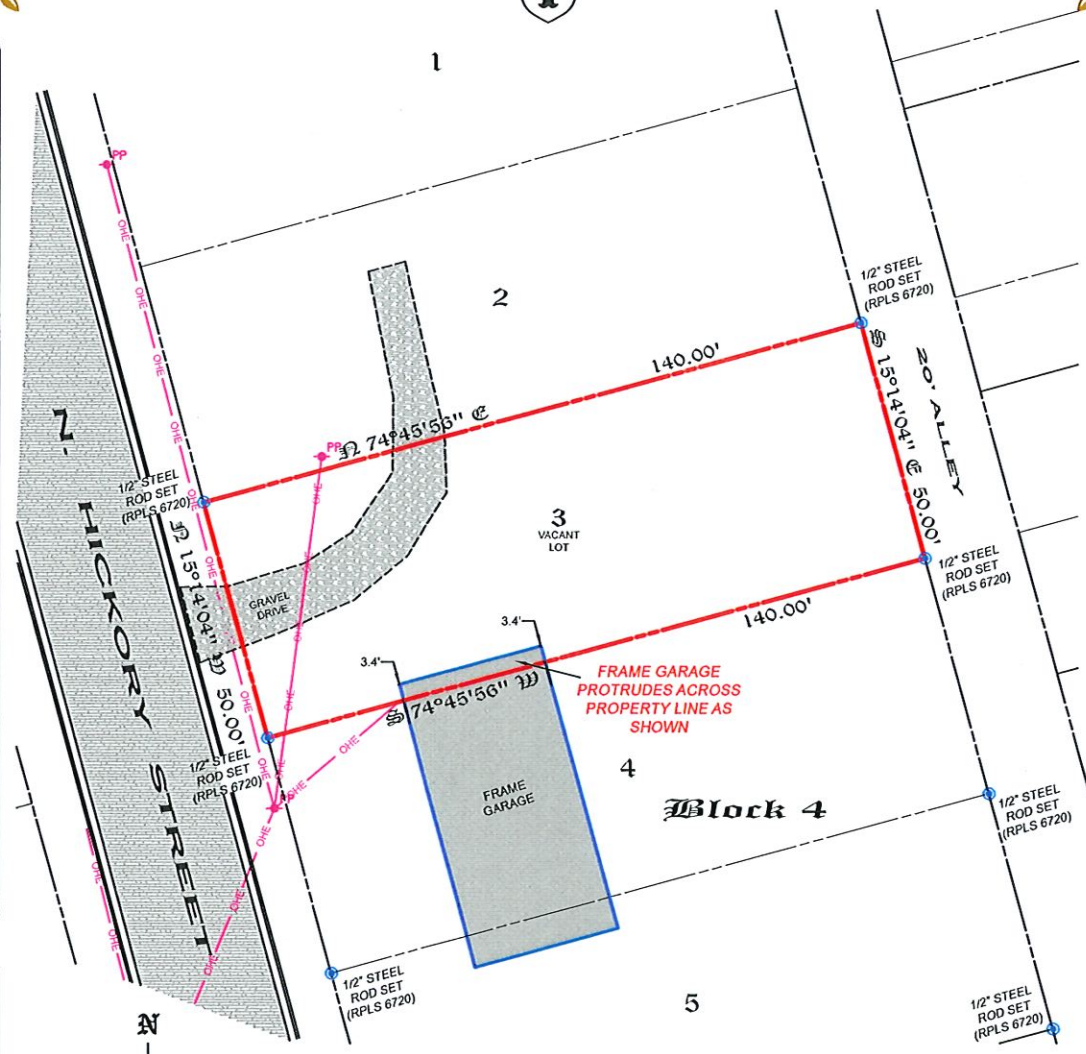
Shannon Heights Addition
to
City of Sherman
Vol. 209 Page 82



Parkview Addition
to
City of Sherman
Vol. 306 Page 155

10000

A-1



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

0 30 60

SCALE ~ 1" = 30'

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved

Legend

- PP — POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OHE — OVERHEAD ELECTRIC
- BUILDING
- ASPHALT
- GRAVEL

I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 11th day of August, 2021, a survey was made on the ground of the property shown hereon, described as ***Lot 3, Block 4, SHANNON HEIGHTS ADDITION****, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 209, Page 82, 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 ***TBD N. Hickory Street, 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.*

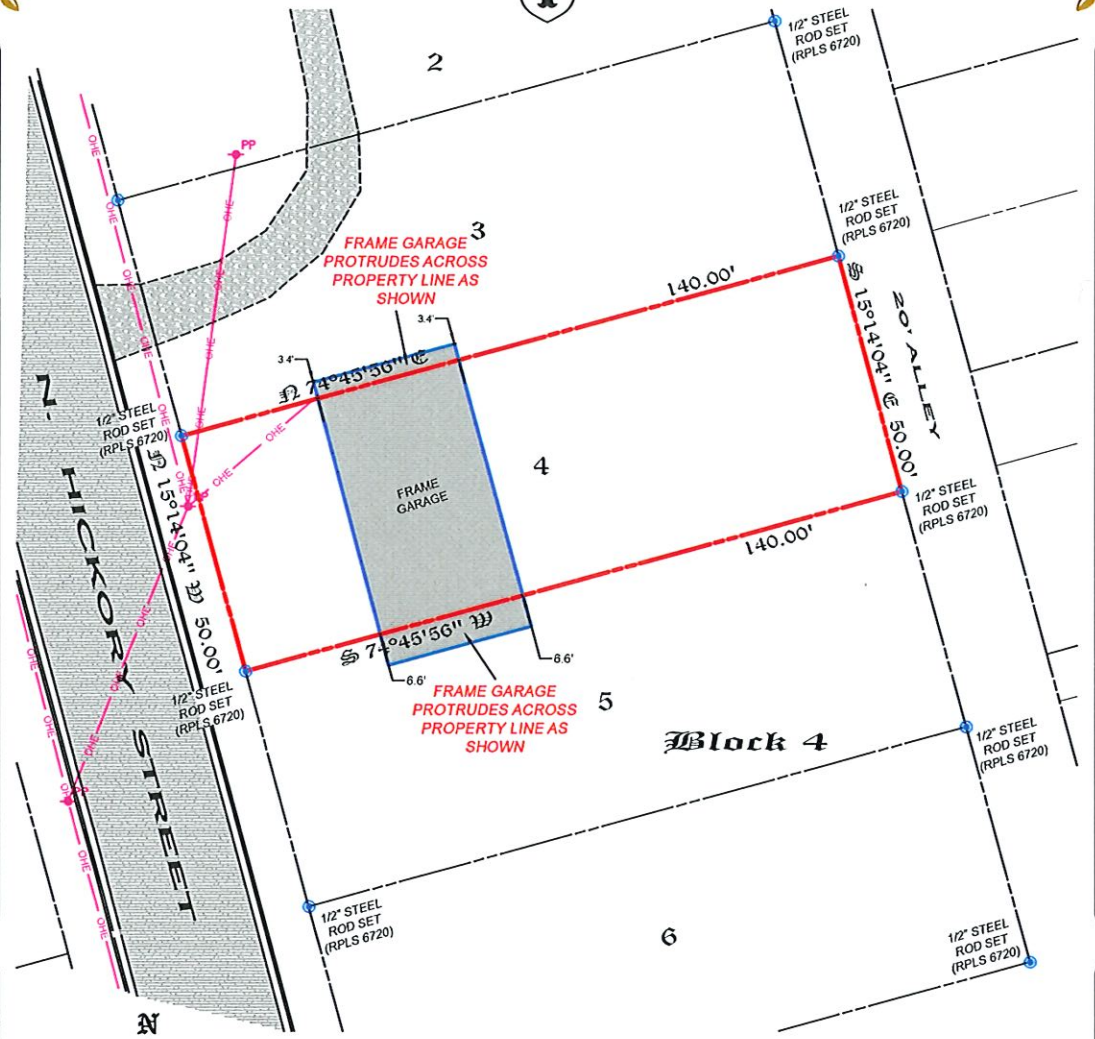
John Copley

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

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 21080368LOT3



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

0 30 60

SCALE ~ 1" = 30'

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Legend

- PP — POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OHE — OVERHEAD ELECTRIC
- BUILDING
- ASPHALT
- GRAVEL

I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 11th day of August, 2021, a survey was made on the ground of the property shown hereon, described as ***Lot 4, Block 4, SHANNON HEIGHTS ADDITION,*** *an addition to the City of Sherman, Texas, as shown by plat of record in Volume 209, Page 82, 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 ***TBD N. Hickory Street, 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.*

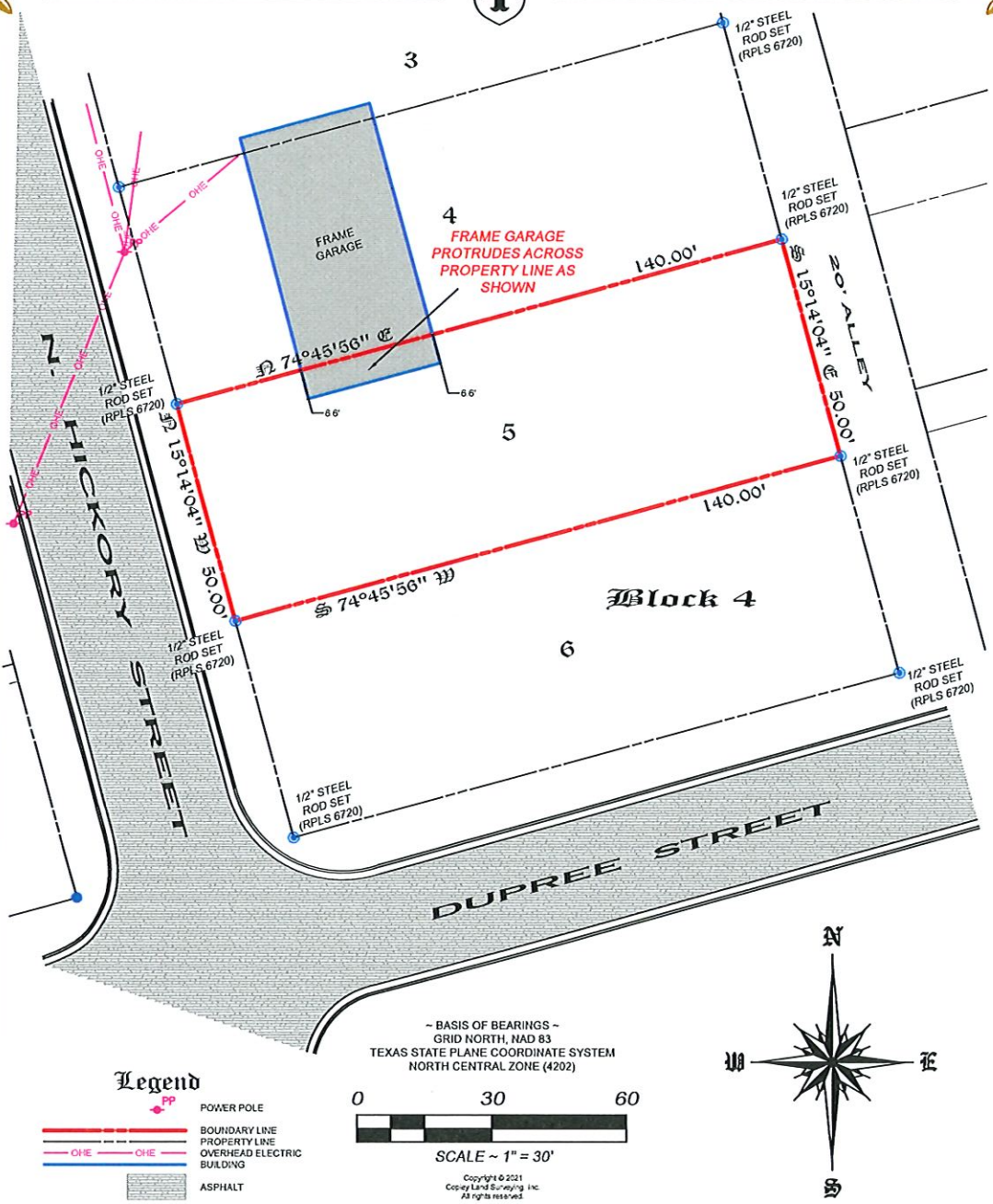
John Copley

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

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 21080368LOT4



I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 11th day of August, 2021, a survey was made on the ground of the property shown hereon, described as ***Lot 5, Block 4, SHANNON HEIGHTS ADDITION****, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 209, Page 82, 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 ***TBD N. Hickory Street, 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.*

John Copley

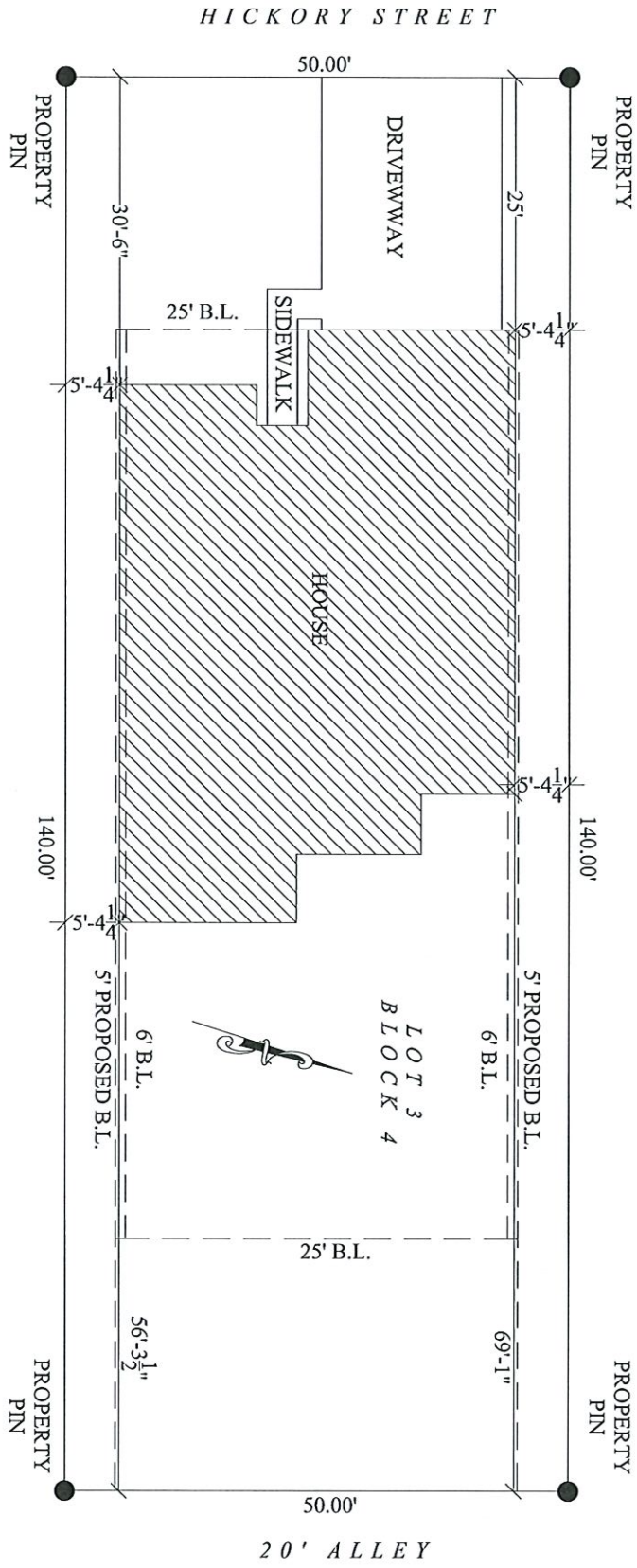
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 21080368LOT5

SITE PLAN



SPEC HOUSE PLAN

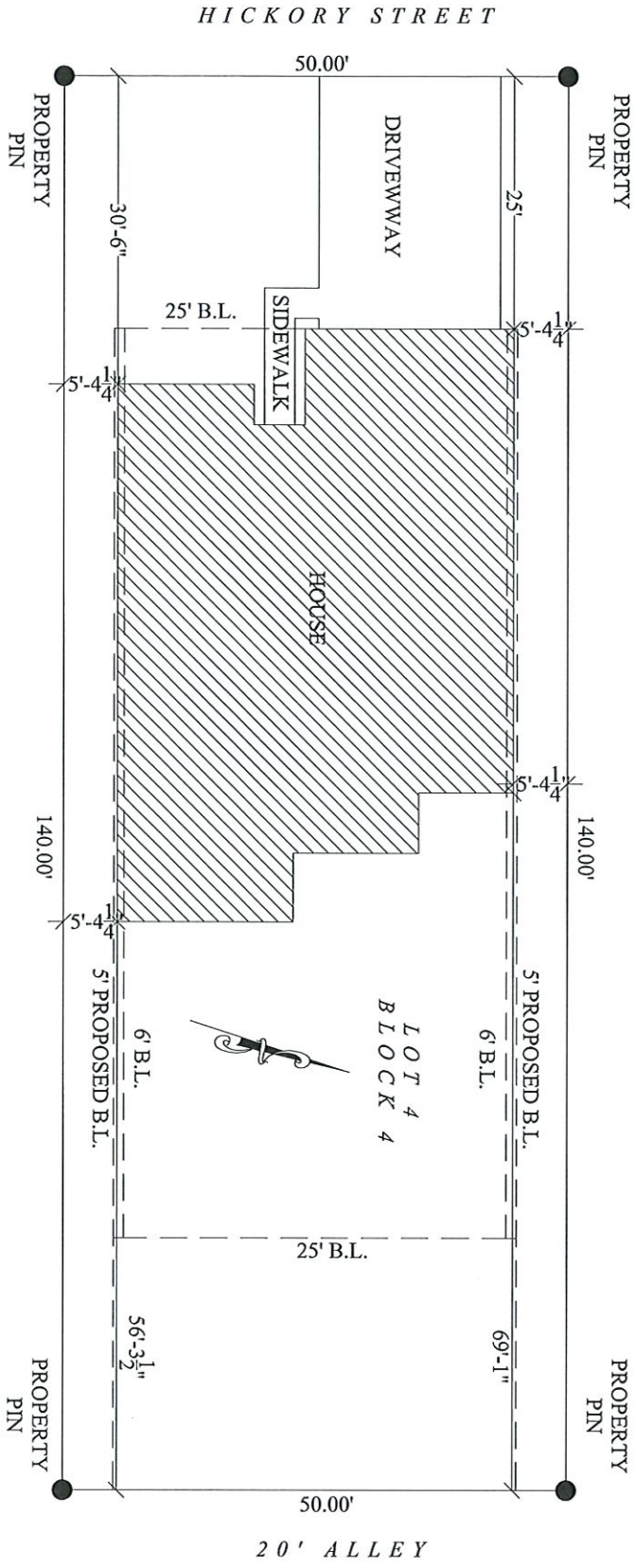
LOT 3 - HICKORY STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE	08/23/21
SHEET	SITE
SCALE	3/16" = 1'

D2L DESIGNS, LLC
903.267.1284
HOME PLANS

SITE PLAN



SPEC HOUSE PLAN

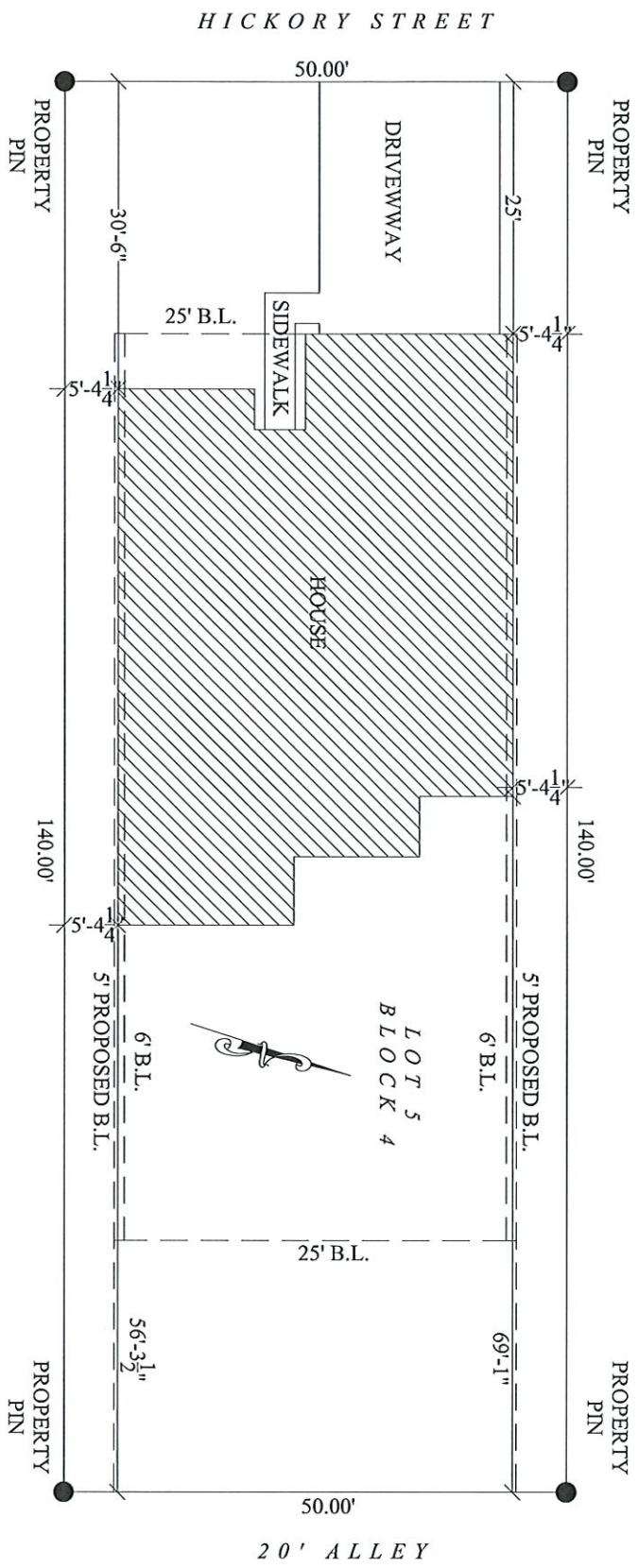
LOT 4 - HICKORY STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

D2L DESIGNS, LLC
903.267.2234
HOUSE PLANS

DATE	08/23/21
SHEET	SITE
SCALE	3/16" = 1'

SITE PLAN



SPEC HOUSE PLAN

LOT 5 - HICKORY STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE 08/23/21

SHEET SITE

SCALE 3/16" = 1'

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Barry & Laura Fontaine
7171 Dripping Springs Rd.
Denison, TX 75021

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Ryan Stoll
1312 W. Shepherd Dr.
Sherman, TX 75092

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5'4" side setback for residential dwellings in lieu of the required 6' in an R-1 (One-Family Residential) District located at 2205, 2209 and 2213 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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.
6. 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:

7. 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*

8. Sidewalk is required along Hickory Street. *Code of Ordinances Chapter 3, Division 4, Sec. 3.10*
9. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
10. The City of Sherman does not maintain alleys.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

* **800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75** The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75, being 166.469 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Heights Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

Pylon Trust, Russell Spears Trustee (Owner)
Kingdom Equities, LLC (Developer)
Vilbig and Associates, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.
and
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

Not required.

Objections Received:

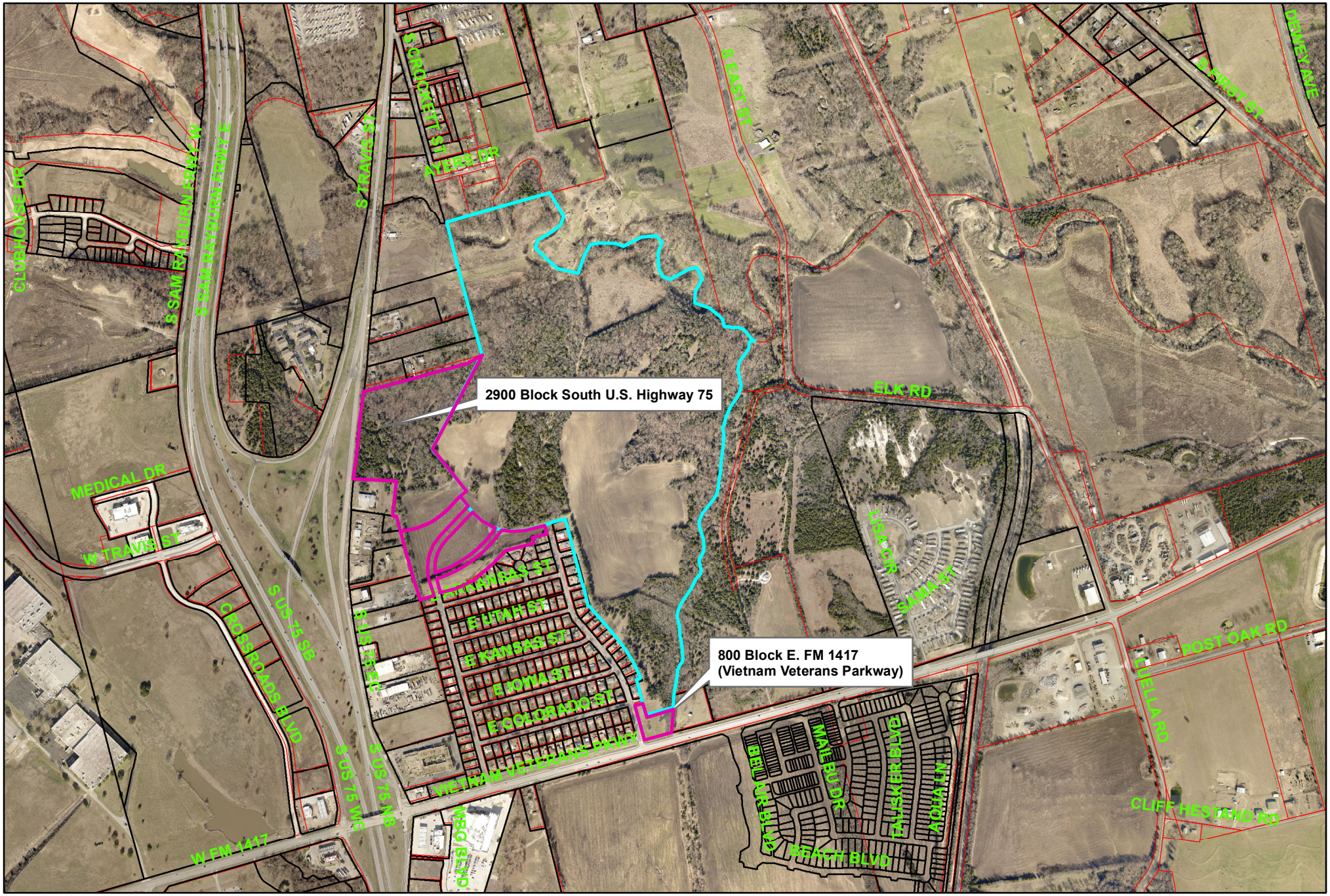
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Survey
Travis Heights Addition
Staff Review Letter



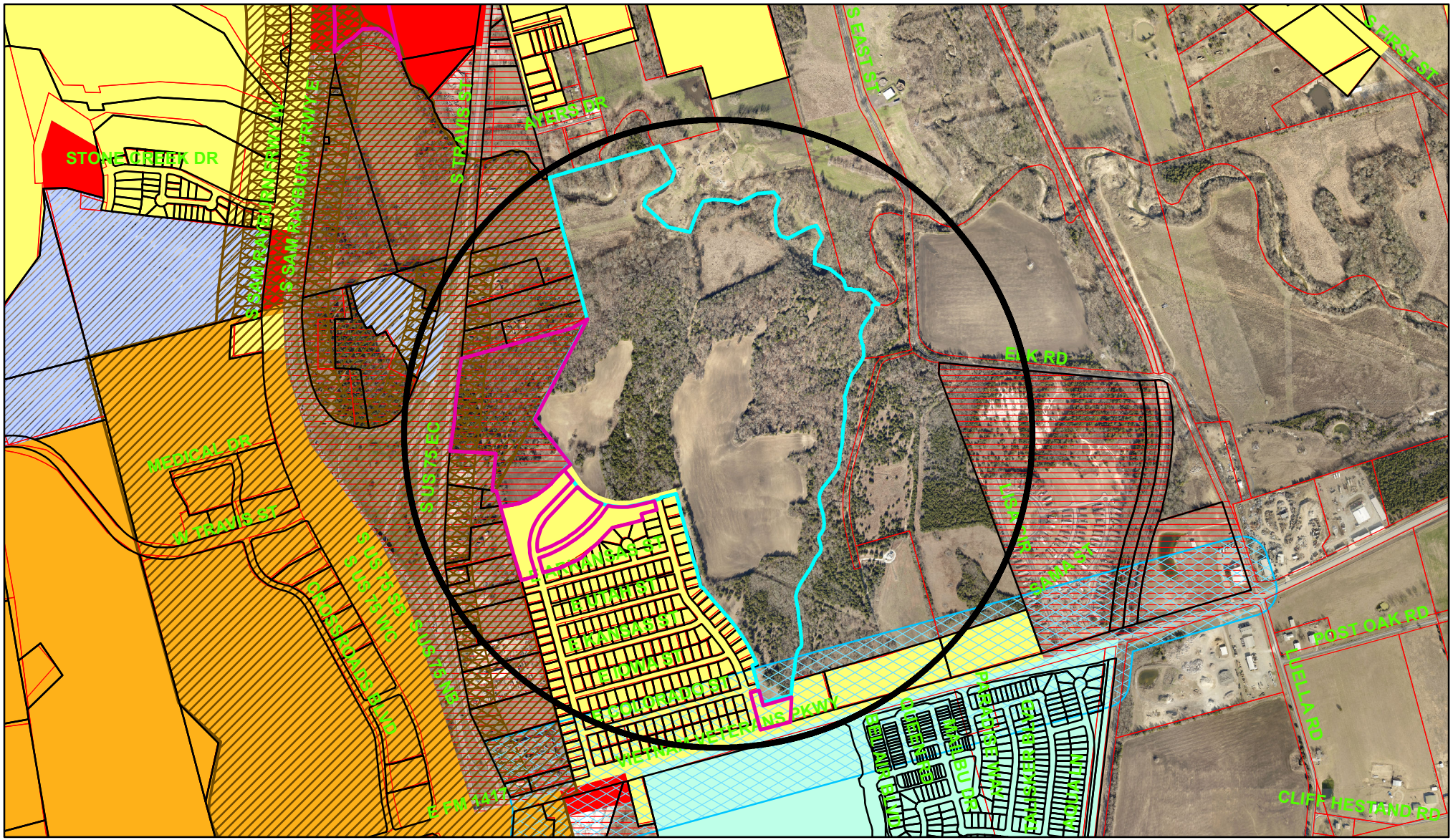
800 Block East FM 1417 (Vietnam Veterans Parkway) & 2900 Block South U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,026 ft



Zoning - 800 Block East FM 1417 (Vietnam Veterans Parkway) & 2900 Block South U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

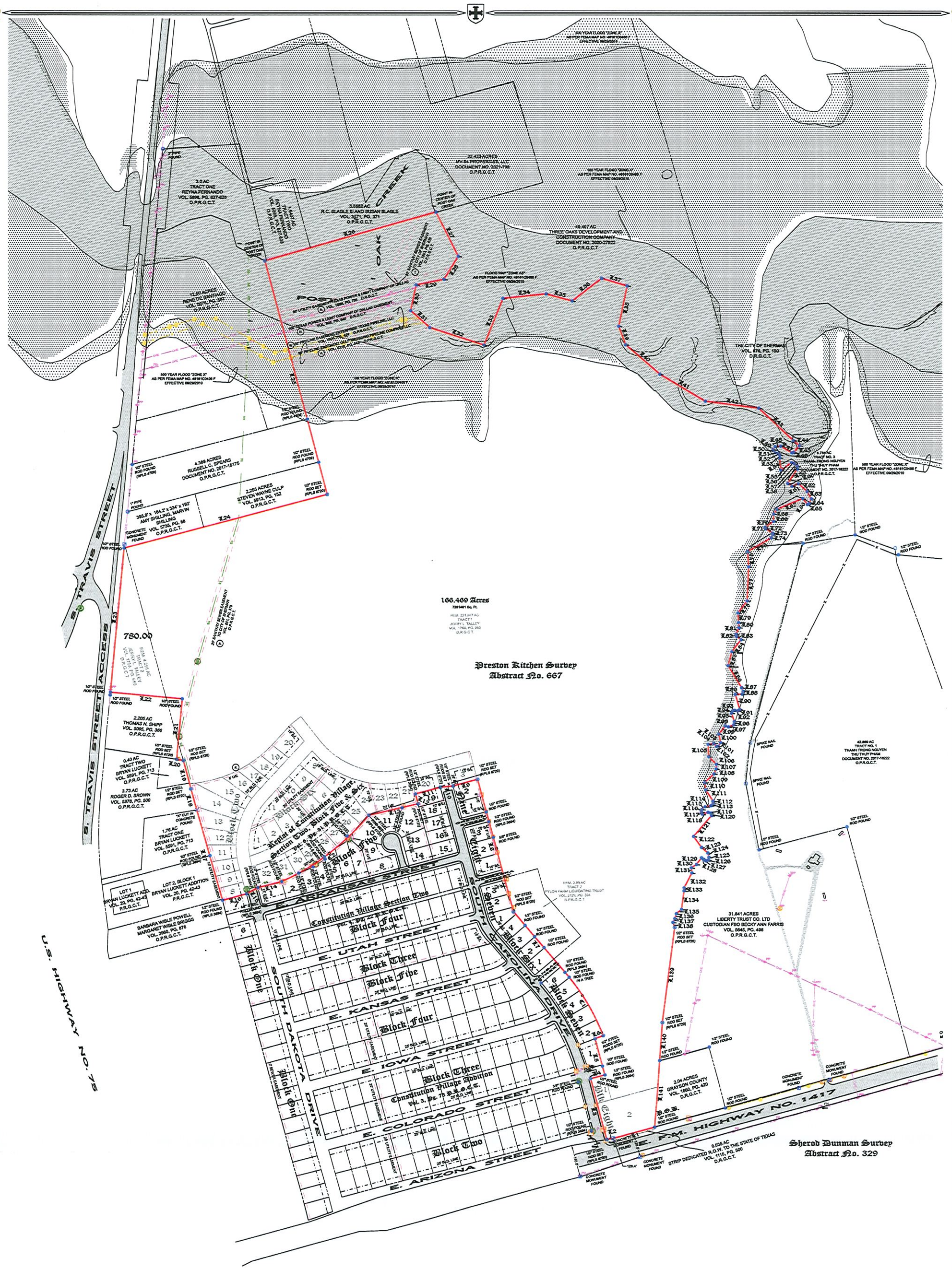
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,051 ft



Legend

- SEWER MANHOLE
- GAS MARKER
- ELECTRICAL TRANSFORMER
- ELECTRIC VAULT
- CATV PEDESTAL
- UNDERGROUND CABLE MARK
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- WATER VALVE
- GUY WIRE
- STOP SIGN
- FOUND ROD
- 1/2" STEEL ROD SET (RPLS 6720)
- CONCRETE MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- STOCKADE FENCE
- CHAINLINK FENCE
- BARBWIRE FENCE
- ASPHALT
- GRAVEL
- CONCRETE

N W E S

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

200 0 100 200 400 800

SCALE – 1" = 200'

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ALTA/NSPS Survey

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com
TX Firm No. 10104420, OK C.A. No. 8279

Project Name: Travis Heights		
Project Address: TBD Highway No. 1417 Sherman, Texas 75020	Prepared For: KREG EQUITIES, LTD FDM EQUITIES, LLC 8650 Freeport Pkwy, Ste. 100 Irving, TX 75063	
	Drawn by: JNC	Checked by: JCC
Last Site Visit: 6-21-2021		Sheet: 1 of 3
Date of Survey: 6-25-2021	Scale: 1" = 200'	CLS Job# 21040223

Line and Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1113.17'	353.71'	352.20'	N 30°56'51" W	18°12'20"
C2	1099.55'	526.90'	521.87'	S 52°37'43" W	27°27'20"

LINE	BEARING	DISTANCE
L1	S 75°04'36" W	204.54'
L2	S 80°43'55" W	31.58'
L3	N 14°58'05" W	297.99'
L4	N 74°59'55" E	70.00'
L5	N 14°57'44" W	179.73'
L6	N 68°02'16" E	42.02'
L7	N 40°07'44" W	379.31'
L8	N 14°57'44" W	667.19'
L9	S 75°02'16" W	120.00'
L10	S 84°30'00" W	60.83'
L11	S 75°02'16" W	123.00'
L12	S 14°57'44" E	46.23'
L13	S 75°02'16" W	240.59'
L14	S 75°11'46" W	116.94'
L15	S 61°40'04" W	61.35'
L16	S 75°00'55" W	118.15'
L17	N 15°41'48" W	451.63'
L18	N 15°27'48" W	104.79'
L19	N 10°09'31" W	140.92'
L20	N 80°49'48" W	31.85'
L21	N 09°20'40" E	289.77'
L22	N 84°38'12" W	342.64'
L23	N 05°20'00" E	691.62'
L24	N 75°05'42" E	999.72'
L25	N 14°57'44" W	1157.21'
L26	N 74°03'31" E	444.70'
L27	S 26°50'20" E	236.54'
L28	S 31°43'13" W	128.65'
L29	S 78°41'12" W	135.05'
L30	S 12°01'22" W	124.61'
L31	S 47°42'33" E	121.87'
L32	S 71°31'58" E	372.06'
L33	N 21°48'48" E	243.92'
L34	N 64°04'45" E	205.98'
L35	S 74°42'47" E	128.52'
L36	N 52°36'44" E	177.04'
L37	N 73°20'47" E	126.08'
L38	S 11°48'47" W	197.20'
L39	S 20°09'20" E	95.72'
L40	S 49°13'06" E	215.53'
L41	S 40°09'20" E	251.13'
L42	S 82°28'14" E	256.52'
L43	S 48°37'56" E	228.16'
L44	S 49°30'43" E	38.27'
L45	S 40°54'19" W	41.74'
L46	S 77°28'21" W	8.87'
L47	N 59°14'50" W	82.06'
L48	S 84°29'20" W	26.50'
L49	S 33°43'57" W	18.70'
L50	S 39°49'26" E	17.24'
L51	S 78°39'39" E	13.81'
L52	S 40°25'46" E	11.38'
L53	S 05°24'14" E	13.46'
L54	S 05°34'52" E	60.78'
L55	N 52°54'03" E	62.25'
L56	S 70°33'10" E	15.74'
L57	S 46°00'48" E	18.18'
L58	S 01°00'05" W	12.85'
L59	S 37°26'56" W	82.87'
L60	S 55°34'22" E	24.20'
L61	S 07°09'01" E	33.54'
L62	S 47°04'59" E	55.50'
L63	S 30°14'14" E	40.00'
L64	S 23°04'00" W	24.32'
L65	S 58°43'06" W	10.21'
L66	N 37°44'17" W	36.57'
L67	S 67°01'45" W	133.27'
L68	S 34°21'02" W	27.38'
L69	S 01°06'27" W	35.13'
L70	S 54°24'14" W	49.39'

LINE	BEARING	DISTANCE
L71	S 03°41'47" E	7.19'
L72	S 26°48'50" E	58.68'
L73	S 07°16'02" E	6.60'
L74	S 22°03'34" W	17.41'
L75	S 50°10'55" W	130.77'
L76	S 03°41'05" E	75.10'
L77	S 05°27'22" W	163.47'
L78	S 36°57'14" W	73.09'
L79	S 03°35'32" E	46.48'
L80	S 05°20'31" E	24.70'
L81	S 25°06'40" W	35.04'
L82	S 14°58'36" E	10.92'
L83	S 54°08'00" E	26.14'
L84	S 36°53'42" W	72.36'
L85	S 15°23'35" W	69.58'
L86	S 31°35'48" E	123.35'
L87	S 23°02'12" E	17.67'
L88	S 17°19'47" W	14.84'
L89	S 87°52'48" W	32.49'
L90	S 15°56'20" E	74.31'
L91	S 84°26'01" W	10.43'
L92	N 82°03'22" W	15.96'
L93	S 75°15'02" W	10.31'
L94	S 22°07'36" W	11.65'
L95	S 18°17'39" E	41.29'
L96	S 08°48'06" W	15.81'
L97	S 87°56'35" W	27.38'
L98	N 71°33'42" W	16.11'
L99	S 37°44'50" W	49.01'
L100	S 13°05'02" E	43.94'
L101	S 32°46'54" W	20.99'
L102	S 85°13'05" W	8.29'
L103	N 42°19'19" W	20.46'
L104	S 79°20'07" W	28.42'
L105	S 02°59'09" E	59.57'
L106	S 43°11'04" E	50.59'
L107	S 22°54'54" W	22.54'
L108	S 23°48'48" W	25.82'
L109	S 46°03'06" W	61.22'
L110	S 07°31'26" E	34.26'
L111	S 32°39'07" E	62.93'
L112	S 05°49'38" E	12.09'
L113	S 44°00'25" W	14.85'
L114	S 79°00'32" W	29.09'
L115	S 48°40'58" W	19.11'
L116	S 14°40'38" W	13.53'
L117	S 27°44'31" E	12.32'
L118	N 69°19'32" E	27.79'
L119	S 72°56'31" E	14.40'
L120	S 14°03'01" E	12.93'
L121	S 39°56'47" W	132.42'
L122	S 35°30'55" E	64.43'
L123	S 48°42'36" E	39.82'
L124	S 14°57'41" E	20.51'
L125	S 09°40'31" W	13.23'
L126	S 70°52'28" W	12.64'
L127	S 59°26'01" W	12.16'
L128	N 51°22'55" W	13.51'
L129	S 38°53'35" W	39.43'
L130	S 58°38'02" W	29.30'
L131	S 05°02'57" E	24.97'
L132	S 27°13'09" E	81.25'
L133	S 01°52'23" W	13.92'
L134	S 07°54'13" W	89.12'
L135	S 60°06'24" W	31.83'
L136	S 16°48'24" W	24.43'
L137	S 26°50'20" W	19.83'
L138	S 18°58'03" E	24.78'
L139	S 07°26'58" W	456.79'
L140	S 04°09'21" W	181.67'
L141	S 04°00'10" W	317.85'

Zoning Notes

Property is located in areas designated as:
"C-2" (General Commercial District) by the City of Sherman Zoning Department
- Minimum Lot Area - 5,000 sf
- Minimum Lot Width - 50'
- Setbacks:
  Minimum Front - 15', Minimum Rear - 10', Minimum Side - 0'
- Max. Building Height - 35 feet
- Parking Requirement- See zoning ordinance for specifications.

"R-1" (One-family residential) by the City of Sherman Zoning Department
- Minimum Lot Area - 6,000 sf
- Minimum Lot Width - 60'
- Setbacks:
  Minimum Front - 25', Minimum Rear - 25', Minimum Side - 6'
- Max. Building Height - 35 feet
- Parking Requirement- See zoning ordinance for specifications.

"Not zoned" (Area Not yet zoned) by the City of Sherman Zoning Department

Flood Zone Notes

By graphic plotting only, portions of this property lie within Zone "X, A, & AE" (areas not within the 100 yr. flood zone - no base point elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C0405 F, which bears an effective date of September 29, 2010.

Schedule "B" Items

(b.) ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS AND/OR BUILDING SET BACK LINES AS SHOWN ON THE RECORDED PLAT OF CONSTITUTION VILLAGE ADDITION TO THE CITY OF SHERMAN, TEXAS, FILED OF RECORD IN VOLUME 3, PAGE 73, OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

(c.) ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS AND/OR BUILDING SET BACK LINES AS SHOWN ON THE RECORDED PLAT OF CONSTITUTION VILLAGE ADDITION, SECTION TWO TO THE CITY OF SHERMAN, TEXAS, FILED OF RECORD IN VOLUME 4, PAGE 22, OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

(d.) ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS AND/OR BUILDING SET BACK LINES AS SHOWN ON THE RECORDED PLAT OF CONSTITUTION VILLAGE ADDITION, SECTION TWO TO THE CITY OF SHERMAN, TEXAS, FILED OF RECORD IN VOLUME 6, PAGE 31, OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS,
AFFECTS THE SUBJECT TRACT AS SHOWN.

(e.) SUBJECT PROPERTY LIES WITHIN THE CHOCTAW WATERSHED WATER CONTROL DISTRICT AS CREATED BY HOUSE BILL NO. 156. CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 890, PAGE 115, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS; INFORMATION FORM RECORDED IN VOLUME 2063, PAGE 703, OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS; STATEMENTS OF FACTS RECORDED IN VOLUME 2075, PAGE 661, OF THE REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
APPLIES TO THE SUBJECT TRACT.

(f.) PIPELINE EASEMENT TO LONE STAR GAS COMPANY OF RECORD IN VOLUME 874, PAGE 317, DEED RECORDS, GRAYSON COUNTY, TEXAS.
EASEMENT DOES NOT AFFECT THE SUBJECT.

(g.) UTILITY EASEMENT TO THE CITY OF SHERMAN OF RECORD IN VOLUME 881, PAGE 376, AND VOLUME 892, PAGE 409, DEED RECORDS, GRAYSON COUNTY, TEXAS.
EASEMENT IN VOLUME 881, PAGE 376 AFFECTS THE SUBJECT TRACT AS SHOWN.
892-409 UNABLE TO DETERMINE LOCATION FROM DOCUMENT.

(h.) EASEMENTS TO TEXAS POWER & LIGHT COMPANY OF RECORD IN VOLUME 457, PAGE 68, VOLUME 401, PAGE 68, VOLUME 633, PAGE 229, VOLUME 935, PAGE 645, VOLUME 937, PAGE 629, VOLUME 942, PAGE 476, VOLUME 353, PAGE 699 AND VOLUME 1099, PAGE 726, DEED RECORDS, GRAYSON COUNTY, TEXAS.
457-68 UNABLE TO DETERMINE LOCATION FROM DOCUMENT.
401-68 UNABLE TO DETERMINE LOCATION FROM DOCUMENT.
633-229 UNABLE TO DETERMINE LOCATION FROM DOCUMENT.
935-645 AFFECTS THE SUBJECT TRACT AS SHOWN.
937-629 APPLIES TO THE SUBJECT TRACT.
942-476 APPLIES TO THE SUBJECT TRACT.
353-699 DOES NOT AFFECT THE SUBJECT TRACT.
1099-726 AFFECTS THE SUBJECT TRACT AS SHOWN.

(i.) EASEMENT TO THE CITY OF SHERMAN OF RECORD IN VOLUME 1993, PAGE 420, DEED RECORDS, GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

(k.) 20' SANITARY SEWER EASEMENT TO THE CITY OF SHERMAN OF RECORD IN VOLUME 881, PAGE 376, DEED RECORDS, GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

(m.) PIPELINE EASEMENT AND RIGHT OF WAY TO ENTERPRISE TEXAS PIPELINE, LLC, OF RECORD IN VOLUME 4525, PAGE 428, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

(n.) PIPELINE EASEMENT AND RIGHT OF WAY TO GULF CROSSING PIPELINE OF RECORD IN VOLUME 5310, PAGE 548, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT AS SHOWN.

General Notes

1. The property has an area of 7,251,401 sq. ft. or 166.469 acre of land.
2. Basis of bearings is Grid North, NAD 83, Texas State Plane Coordinate System, North Central Zone.
3. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
4. There are no visible signs of cemeteries.
5. All visible above ground indications of utilities are depicted hereon.
6. Dig test was called in all marked utilities were located.
7. There was no visible evidence of striping at time of survey.
8. There was no visible evidence of parking spaces on surface parking areas, lots and in parking structures.

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, and being a part of the 221.867 acre Tract 1 and a 4.256 acre Tract 2 conveyed to Jerry L. Talley by deed of record in Volume 1768, Page 660, Deed Records, Grayson County, Texas, the herein described tract encompasses all of Block Eight of Constitution Village Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 73, Plat Records, Grayson County, Texas and being all of the Lots conveyed in Tract 1 (Lots include: Lots 8-20, Block Two and Lot 3, Block Nine of Constitution Village Section Two to the City of Sherman, Texas as shown by plat of record in Volume 4, Page 22, of said Plat Records, also all of Block Six and all of Lots 20-32, Block Five of Replat of Constitution Village, Section Two, Block Five & Six to the City of Sherman, Texas as shown by plat of record in Volume 6, Page 31 of said Plat Records) and a part of the 3.00 acre Tract 2 conveyed to Pylon Farm Liquidating Trust by deed of record in Correction Warranty Deed Volume 2129, Page 394, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the north right-of-way line of E. FM Highway No. 1417 maintaining a point in the east line of said 221.867 acre Tract 1, the southwest corner of a 2.04 acre tract of land conveyed to the County of Grayson by deed of record in Volume 1660, Page 420 of said Deed Records and being the southeast corner of Lot 2, Block Eight of said Constitution Village Addition and the northeast corner of a 0.035 acre strip of land dedicated to the State of Texas by deed of record in Volume 1115, Page 500 of said Deed Records;

Thence South 75°04'36" West, with the North right-of-way line of said E. FM Highway No. 1417, the north line of said 0.035 acre strip, a distance of 204.54 feet to a concrete monument found at the most westerly corner of said 0.035 acre strip maintaining an angle point in the north right-of-way line of said E. FM Highway No. 1417 and an angle point in the south line of the herein described tract;

Thence South 80°43'55" West, continuing with the north right-of-way line of said E. FM Highway No. 1417, a distance of 31.58 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the intersection of said north right-of-way line of E. FM Highway No. 1417 and the east line of South Carolina Drive for the southwest corner of Lot 2 of said Block Eight;

Thence North 14°58'05" West, along the east line of said South Carolina Drive, a distance of 297.95 feet to a 1/2" steel rod found at the intersection of the south line of E. Colorado Street and the east line of said South Carolina Drive maintaining the northwest corner of Lot 1 of said Block Eight;

Thence North 74°59'55" East, along the south line of said E. Colorado Street, a distance of 70.00 feet to a 1/2" steel rod found with a cap marked RPLS 3694 maintaining the northeast corner of Lot 1 of said Block 8;

Thence northerly along the east line of said Constitution Village Addition the following calls and distances:
North 14°57'44" West, passing a 1/2" steel rod found at a distance of 43.94 feet continuing for a total distance of 179.73 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
North 68°02'16" East, a distance of 42.02 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
With a curve to the left having a radius of 1,113.17 feet (chord bears North 30°56'51" West, a distance of 352.23 feet) for an arc length of 353.71 feet to a 1/2" steel rod found with a cap marked RPLS 3694;
North 40°07'44" West, passing the northeast corner of said Constitution Village Addition and the southeast corner of Constitution Village, Section Two for a total distance of 379.31 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the east line of said Constitution Village Section Two;

Thence North 14°57'44" West, continuing along the east line of said Constitution Village Section Two passing a 5/8" steel rod found at a distance of 367.13 feet, a 1/2" steel rod found with a cap marked RPLS 3694 at a distance of 446.92 feet and a 1/2" steel rod found at a distance of 496.36 feet, continuing for a total distance of 667.19 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 3, Block Nine of Constitution Village Section Two;

Thence South 75°02'16" West, along the south line of Lot 3 of said Block Nine, a distance of 120.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said South Carolina Drive ;

Thence South 84°30'00" West, across said South Carolina Drive, a distance of 60.83 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said South Carolina Drive for the southeast corner of said Lot 20, Block Five Replat of Constitution Village, Section Two, Block Five & Six;

Thence South 75°02'16" West, along the south line of Lot 20 of said Block Five, a distance of 123.00 feet to a 1/2" steel rod found with a cap marked RPLS 3694 maintaining the southwest corner of Lot 20 of said Block Five;

Thence South 14°57'44" East, along the east line of Lot 21 of said Block Five, a distance of 46.23 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of Lot 21 of said Block Five;

Thence South 76°37'05" West, along the south line of said Lot(s) 21, 22, 23 and 24, Block Five, passing a 1/2" steel rod found at a distance of 78.78 feet continuing for a total distance of 240.59 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 25, Block Five;

Thence along the south line of Lot(s) 25, 26, 27, 28, 29, 30 and 31, Block Five, with a curve to the right having a radius of 1,099.55 feet (chord bears South 52°37'43" West, a distance of 521.87 feet) for a total arc length of 526.90 feet to a 1/2" steel rod found maintaining the shared corner of said Lots 1, 2, 31 and 32, Block Five;

Thence South 75°11'46" West, along the south line of said Lot 32, Block Five, a distance of 116.94 feet to a 1/2" steel rod found with a cap marked RPLS 3694 in the east line of South Dakota Drive maintaining the southwest corner of said Lot 32, Block FiveReplat of Constitution Village, Section Two, Block Five & Six;

Thence South 61°40'04" West, across said South Dakota Drive, a distance of 61.35 feet to a 1/2" steel rod found with a cap marked RPLS 3694 in the west line of said South Dakota Drive maintaining the southeast corner of said Lot 8, Block Two, Constitution Village Section Two;

Thence South 75°00'55" West, along the south line of said Lot 8, Block Two, a distance of 118.15 feet to a 1/2" steel rod found with a cap marked RPLS 3694 in the east line of a tract of land conveyed to Barbara Wible Powell, and Margaret Wible Briggs by deed of record in Volume 3960, Page 876, Official Public Records, Grayson County, Texas and the west line of said Constitution Village Section Two maintaining the southwest corner of said Lot 8, Block Two, Constitution Village Section Two;

Thence North 15°41'48" West, along the west line of said Block Two and the east line of said Wible tract passing the northeast corner of said Wible Tract, and the southeast corner of Lot 2, Block 1, Bryan Luckett Addition as shown by plat of record in Volume 20, Pages 42-43 of said Plat Records passing a 1/2" steel rod found with a cap marked RPLS 3694 at the northeast corner of said Lot 2, Block 1, Bryan Luckett Addition and continuing along the east line of a 1.76 acre Tract One conveyed to Bryan Luckett by deed of record in Volume 5591, Page 713, of said Official Public Records, continuing for a total distance of 451.63 feet to an "X" cut found in concrete maintaining an angle point in the west line of the herein described tract the northeast corner of said 1.76 acre Tract One and an angle point in the east line of a 3.73 acre tract of land conveyed to Roger D. Brown by deed of record in Volume 5978, Page 500 of said Official Public Records;

Thence North 15°27'48" West, continuing along the west line of said Block Two, Constitution Village Section Two and the east line of said 3.73 acre tract, a distance of 104.79 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

Thence North 15°05'31" West, continuing along the west line of said Block Two, Constitution Village Section Two and the east line of said 3.73 acre tract passing the northwest corner of said Block Two, Constitution Village Section Two, and passing an angle point in the east line of said 3.73 acre tract continuing along the west line of said 221.867 acre Tract 1 and the east line of a 0.40 acre Tract Two conveyed to Bryan Luckett by deed of record in Volume 5591, Page 713 of said Official Public Records, a total distance of 140.92 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.40 acre Tract Two, the southeast corner of said 4.256 acre Tract Two and an angle point in the west line of the herein described tract;

Thence North 80°49'48" West, along the north line of said 0.40 acre Tract Two and the south line of said 4.256 acre Tract Two, a distance of 31.85 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said 0.40 acre Tract Two for the southeast corner of a 2.205 acre tract of land conveyed to Thomas N. Shipp by deed of record in Volume 5095, Page 366 of said Official Public Records;

Thence North 05°20'40" East, along the east line of said 2.205 acre tract passing the east line of said 4.256 acre Tract 2 and continuing for a distance of 289.77 feet to a 1/2" steel rod found maintaining the northeast corner of said 2.205 acre tract;

Thence North 84°38'12" West, along the north line of said 2.205 acre tract passing the east line of said 4.256 acre Tract 2 continuing for a distance of 342.64 feet to a 1/2" steel rod found in the east right-of-way line of U.S. Highway No. 75 maintaining the northwest corner of said 2.205 acre tract;

Thence North 05°25'03" East, with the east right-of-way line of said U.S. Highway No. 75, and the west line of said 4.256 acre Tract 2, a distance of 691.62 feet to a 1/2" steel rod found maintaining the most northerly corner of said 4.256 acre Tract 2 and the southwest corner of a tract of land conveyed to Amy Shilling, and Marvin Shilling by deed of record in Volume 5735, Page 68 of said Official Public Records;

Thence South 75°05'42" East, along the south line of said Shilling Tract passing the southeast corner of said Shilling Tract continuing and the southwest corner of a 2.255 acre tract of land conveyed to Steven Wayne Culp by deed of record in Volume 5913, Page 152 of said Official Public Records and continuing for a total distance of 999.72 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said 2.255 acre tract;

Thence North 14°52'37" West, continuing along the west line of said 221.867 acre Tract 1 and the east line of said 2.255 acre tract passing a 1/2" steel rod found with a cap marked RPLS 4709 maintaining the northeast corner of said 2.255 acre tract at a distance of 159.75 feet and continuing along the east line of a 4.389 acre tract conveyed to Russell C. Spears by deed of record in Document No. 2017-15175 of said Official Public Records then passing a 1/2" steel rod found with a cap marked RPLS 4709 at the northeast corner of said 4.389 acre tract and the southeast corner of a 12.50 acre tract of land conveyed to Rene De Santiago by deed of record in Volume 5078, Page 887 of said Official Public Records, at a distance of 372.60 feet and continuing for a total distance of 1,157.21 feet to a point in the center of Post Oak Creek being the most northerly northwest corner of said 221.867 acre Tract 1, the northeast corner of said 12.50 acre tract and a point in south line of a 3.0 acre Tract One conveyed to Reyna Fernando by deed of record in Volume 5898, Page 627, of said Official Public Records;

Thence North 74°03'31" East, along the north line of said 221.867 acre Tract 1, and the south line of said 3.0 acre Tract One passing the southeast corner of said 3.0 acre Tract One continuing along the south line of a 1.6407 acre Tract Two conveyed to Reyna Fernando by deed of record in Volume 5898, Page 627, of said Official Public Records, passing the southeast corner of said 1.6407 acre Tract Two and the southwest corner of a 3.5582 acre tract of land conveyed to R.C. Slagle III and wife Susan Slagle by deed of record in Volume 3571, Page 371 of said Official Public Records for a total distance of 844.70 feet to a point in the center of said Post Oak Creek;

Legal Description (Continued)

Thence easterly along the center of said Post Oak Creek the following calls and distances:
South 26°50'20" East, a distance of 236.54 feet to a point;
South 31°43'13" West, a distance of 128.65 feet to a point;
South 78°41'12" West, a distance of 135.05 feet to a point;
South 12°01'22" West, a distance of 124.61 feet to a point;
South 47°42'33" East, a distance of 121.87 feet to a point;
South 71°31'58" East, a distance of 372.06 feet to a point;
North 21°48'48" East, a distance of 243.92 feet to a point;
North 64°04'45" East, a distance of 205.98 feet to a point;
South 74°42'47" East, a distance of 128.52 feet to a point;
North 52°36'44" East, a distance of 177.04 feet to a point;
South 73°20'47" East, a distance of 126.08 feet to a point;
South 11°48'47" West, a distance of 197.20 feet to a point;
South 20°09'20" East, a distance of 95.72 feet to a point;
South 49°13'06" East, a distance of 215.53 feet to a point;
South 58°15'06" East, a distance of 251.13 feet to a point;
South 82°28'14" East, a distance of 256.52 feet to a point;
South 48°37'56" East, a distance of 228.16 feet to a point;
South 49°30'43" East, for a distance of 38.27 feet to a point;

Thence southerly along a branch of said Post Oak Creek the following calls and distances:
South 40°54'19" West, a distance of 41.74 feet to a point;
South 77°28'21" West, a distance of 8.87 feet to a point;
North 59°14'50" West, a distance of 82.06 feet to a point;
South 84°29'20" West, a distance of 26.50 feet to a point;
South 33°43'57" West, a distance of 18.70 feet to a point;
South 39°49'26" East, a distance of 17.24 feet to a point;
South 78°39'39" East, a distance of 13.81 feet to a point;
South 40°25'46" East, a distance of 11.38 feet to a point;
South 05°24'14" East, a distance of 13.46 feet to a point;
South 05°34'52" East, a distance of 60.78 feet to a point;
North 52°54'03" East, a distance of 62.25 feet to a point;
South 70°33'10" East, a distance of 15.74 feet to a point;
South 46°00'48" East, a distance of 18.18 feet to a point;
South 01°00'05" West, a distance of 12.85 feet to a point;
South 37°26'56" West, a distance of 82.87 feet to a point;
South 55°34'22" East, a distance of 24.20 feet to a point;
North 07°09'01" East, a distance of 33.54 feet to a point;
South 47°04'59" East, a distance of 55.50 feet to a point;
South 30°14'14" East, a distance of 40.00 feet to a point;
South 23°04'00" West, a distance of 24.32 feet to a point;
South 58°43'06" West, a distance of 10.21 feet to a point;
North 37°44'17" West, a distance of 36.57 feet to a point;
South 67°01'45" West, a distance of 133.27 feet to a point;
South 34°21'02" West, a distance of 27.38 feet to a point;
South 01°06'27" West, a distance of 35.13 feet to a point;
South 54°24'14" West, a distance of 49.39 feet to a point;
South 24°11'47" East, a distance of 7.19 feet to a point;
South 58°45'30" East, a distance of 38.88 feet to a point;
South 07°16'02" East, a distance of 6.60 feet to a point;
South 22°03'34" West, a distance of 17.41 feet to a point;
South 69°10'35" West, a distance of 130.77 feet to a point;
South 03°41'52" East, a distance of 72.10 feet to a point;
South 02°27'22" West, a distance of 163.47 feet to a point;
South 36°57'14" West, a distance of 73.09 feet to a point;
South 03°35'32" East, a distance of 46.48 feet to a point;
South 05°20'31" East, a distance of 24.70 feet to a point;
South 25°06'40" West, a distance of 35.04 feet to a point;
South 14°58'36" East, a distance of 10.92 feet to a point;
South 54°08'00" East, a distance of 26.14 feet to a point;
South 36°53'42" West, a distance of 72.36 feet to a point;
South 15°23'35" West, a distance of 69.58 feet to a point;
South 31°35'48" East, a distance of 123.35 feet to a point;
South 23°02'12" East, a distance of 17.67 feet to a point;
South 17°19'47" West, a distance of 14.84 feet to a point;
South 87°52'48" West, a distance of 32.49 feet to a point;
South 15°56'20" East, a distance of 74.31 feet to a point;
South 84°26'01" West, a distance of 10.43 feet to a point;
North 82°03'22" West, a distance of 15.96 feet to a point;
South 75°15'02" West, a distance of 10.31 feet to a point;
South 22°07'36" West, a distance of 11.65 feet to a point;
South 18°17'39" East, a distance of 41.29 feet to a point;
South 08°48'06" West, a distance of 15.81 feet to a point;
South 87°56'35" West, a distance of 27.38 feet to a point;
North 71°33'42" West, a distance of 16.11 feet to a point;
South 37°48'50" West, a distance of 49.01 feet to a point;
South 13°05'02" East, a distance of 43.94 feet to a point;
South 32°46'54" West, a distance of 20.99 feet to a point;
South 85°13'05" West, a distance of 8.29 feet to a point;
North 42°19'19" West, a distance of 20.46 feet to a point;
South 79°20'07" West, a distance of 28.42 feet to a point;
South 02°59'09" East, a distance of 59.57 feet to a point;
South 43°11'04" East, a distance of 50.59 feet to a point;
South 02°50'53" West, a distance of 22.54 feet to a point;
South 23°48'48" West, a distance of 25.82 feet to a point;
South 46°03'06" West, a distance of 61.22 feet to a point;
South 07°31'26" East, a distance of 34.26 feet to a point;
South 32°39'07" East, a distance of 62.93 feet to a point;
South 05°49'38" East, a distance of 12.09 feet to a point;
South 44°00'25" West, a distance of 14.85 feet to a point;
South 79°00'32" West, a distance of 28.09 feet to a point;
South 48°40'58" West, a distance of 19.11 feet to a point;
South 14°40'38" West, a distance of 13.53 feet to a point;
South 27°44'31" East, a distance of 12.32 feet to a point;
North 69°19'32" East, a distance of 27.79 feet to a point;
South 72°56'31" East, a distance of 14.40 feet to a point;
South 14°03'01" East, a distance of 12.93 feet to a point;
South 39°56'47" West, a distance of 132.42 feet to a point;
South 35°30'55" East, a distance of 64.43 feet to a point;
South 48°42'36" East, a distance of 39.82 feet to a point;
South 14°57'41" East, a distance of 20.51 feet to a point;
South 09°40'31" West, a distance of 13.23 feet to a point;
South 70°52'28" West, a distance of 12.64 feet to a point;
North 59°26'01" West, a distance of 12.16 feet to a point;
North 51°22'55" West, a distance of 13.51 feet to a point;
South 38°53'35" West, a distance of 39.43 feet to a point;
South 58°38'02" West, a distance of 29.30 feet to a point;
South 05°02'57" East, a distance of 24.97 feet to a point;
South 27°13'09" East, a distance of 81.25 feet to a point;
South 01°52'23" West, a distance of 13.92 feet to a point;
South 07°54'13" West, a distance of 89.12 feet to a point;
South 60°06'24" West, a distance of 31.83 feet to a point;
South 16°48'24" West, a distance of 24.43 feet to a point;
South 26°50'20" West, a distance of 19.83 feet to a point said point being in the east line of said 221.867 acre tract and the west line of a 31.841acre tract of land conveyed to Liberty Trust Co. LTD by deed of record in Volume 5645, Page 498 of said Official Public Records;

Thence South 18°58'03" East, leaving said branch of Post Oak Creek and continuing along the east line of said 221.867 acre Tract 1 and the west line of said 31.841 acre tract, a distance of 24.78 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the east line of said 221.867 acre Tract 1 and the west line of said 31.841 acre tract;

Thence South 07°26'58" West, continuing along the east line of said 221.867 acre Tract 1 and the west line of said 31.841 acre tract, a distance of 456.79 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point;

Thence South 04°09'21" West, continuing along the east line of said 221.867 acre Tract 1 and the west line of said 31.841 acre tract, a distance of 181.67 feet to a 1/2" steel rod found maintaining an angle point in the east line of said 221.867 acre Tract 1, the southwest corner of said 31.841 acre tract and the northwest corner of said 2.04 acre tract;

Thence South 04°00'10" West, continuing along the east line of said 221.867 acre Tract 1 and the west line of said 2.04 acre tract, a distance of 317.85 feet to the Point-of-Beginning and containing 166.469 acres of land.

Surveyor Certification

The Undersigned, being a registered surveyor of the State of Texas certifies to:
Red River Title
KREG EQUITIES, LTD
FDM EQUITIES, LLC
PYLON FARM LIQUIDATING TRUST

that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 9, 11(a), 16, and 18 of Table A thereof.
The field work was completed on July 11, 2014.

Date of Plat or Map: June 25, 2021

John C. Copley
State of Texas
Registered Professional
Land Surveyor # 6720

STATE OF TEXAS REGISTERED JOHN C. COPLEY 6720 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS Survey

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com
TX Firm No. 10104420, OK C.A. No. 8270

Project Name: Travis Heights

Project Address: TBD Highway No. 1417 Sherman, Texas 75020	Prepared For:	KREG EQUITIES, LTD FDM EQUITIES, LLC 8650 Freeport Pkwy, Ste. 100 Irving, TX 75063
	Drawn by: JNC	Checked by: JCC
Last Site Visit: 6-21-2021		Sheet: 2 of 3
Date of Survey: 6-25-2021	Scale: 1" = 200'	CLS Job# 21040223

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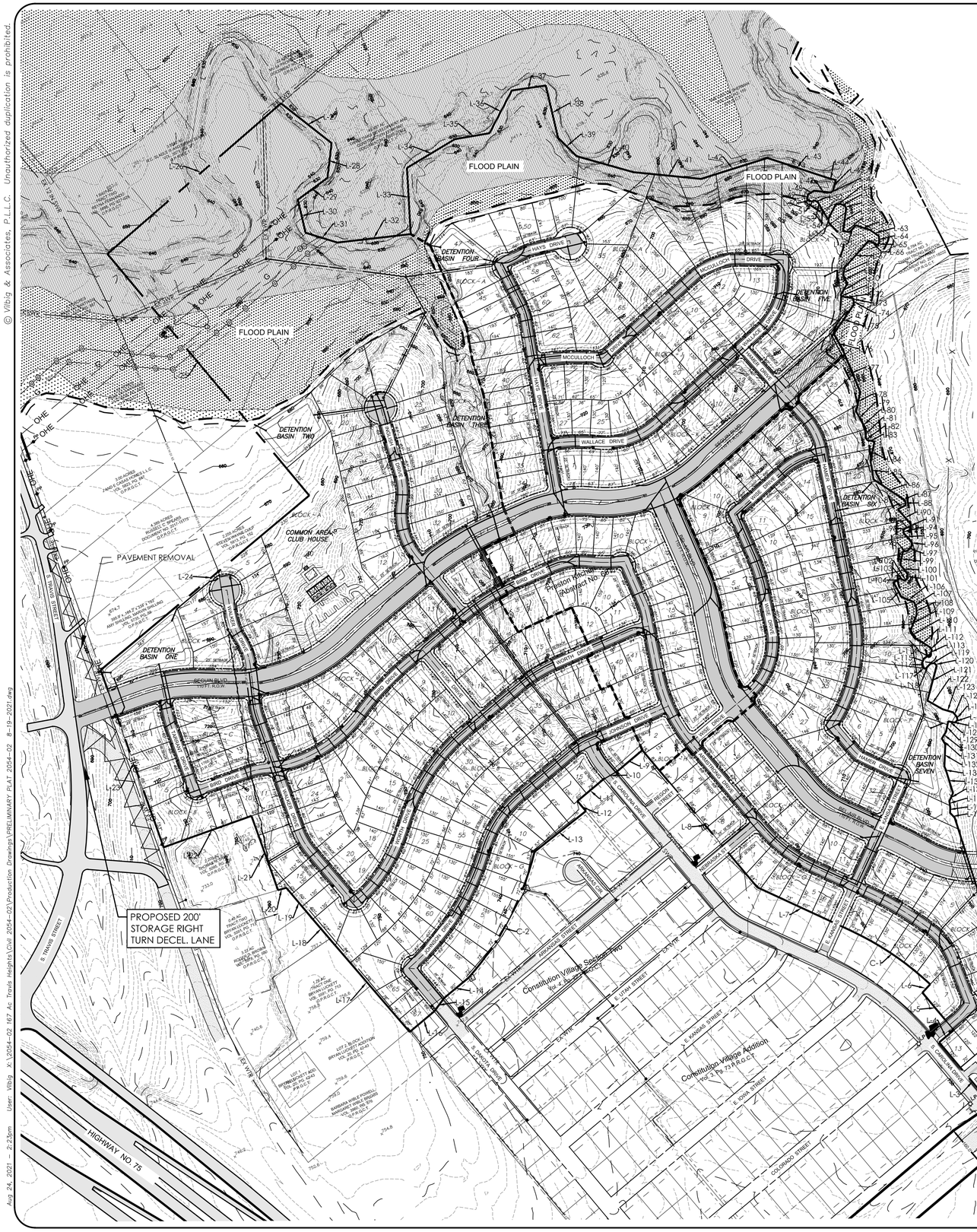


Beginning at a point;
L- 1- Thence South 75°04'36" West, a distance of 204.54 feet to a point;
L- 2- Thence South 80°43'55" West, a distance of 31.58 feet to a point;
L- 3- Thence North 14°59'05" West, a distance of 297.95 feet to a point;
L- 4- Thence North 74°59'55" East, a distance of 70.00 feet to a point;
L- 5- Thence North 14°57'44" West, a distance of 179.73 feet to a point;
L- 6- Thence North 68°02'16" East, a distance of 42.02 feet to a point;
C- 1- Thence with a curve to the left having a radius of 1,113.17 feet (chord bears North 30°56'51" West, a distance of 352.23 feet) an arc length of 353.71 feet to apoint;
L- 7- Thence North 40°07'44" West, a distance of 379.31 feet to a point;
L- 8- Thence North 14°57'44" West, a distance of 657.15 feet to a point;
L- 9- Thence South 75°02'16" West, a distance of 120.00 feet to a point;
L-10- Thence South 84°30'00" West, a distance of 60.83 feet to a point;
L-11- Thence South 75°02'16" West, a distance of 123.00 feet to a point;
L-12- Thence South 14°57'44" East, a distance of 48.23 feet to a point;
L-13- Thence South 76°37'05" West, a distance of 240.59 feet to a point;
C- 2- Thence with a curve to the right having a radius of 1,099.55 feet (chord bears South 52°37'43" West, a distance of 521.87 feet) an arc length of 526.90 feet to apoint;
L-14- Thence South 75°11'46" West, a distance of 116.94 feet to a point;
L-15- Thence South 61°40'54" West, a distance of 61.35 feet to a point;
L-16- Thence South 75°00'55" West, a distance of 118.15 feet to a point;
L-17- Thence North 15°41'48" West, a distance of 451.63 feet to a point;
L-18- Thence North 15°27'48" West, a distance of 104.79 feet to a point;
L-19- Thence North 15°05'31" West, a distance of 140.92 feet to a point;
L-20- Thence North 80°49'45" West, a distance of 31.85 feet to a point;
L-21- Thence North 05°20'45" East, a distance of 289.77 feet to a point;
L-22- Thence North 84°38'12" West, a distance of 342.84 feet to a point;
L-23- Thence North 05°25'03" East, a distance of 691.62 feet to a point;
L-24- Thence North 75°05'42" East, a distance of 999.72 feet to a point;
L-25- Thence North 14°52'37" West, a distance of 1,157.21 feet to a point;
L-26- Thence North 74°03'31" East, a distance of 844.70 feet to a point;
L-27- Thence South 26°50'20" East, a distance of 236.54 feet to a point;
L-28- Thence South 31°43'13" West, a distance of 128.65 feet to a point;
L-29- Thence South 78°41'02" West, a distance of 135.05 feet to a point;
L-30- Thence South 12°01'22" West, a distance of 124.81 feet to a point;
L-31- Thence South 47°42'33" East, a distance of 121.87 feet to a point;
L-32- Thence South 71°31'59" East, a distance of 272.06 feet to a point;
L-33- Thence North 21°46'48" East, a distance of 243.92 feet to a point;
L-34- Thence North 84°04'45" East, a distance of 205.98 feet to a point;
L-35- Thence South 74°42'47" East, a distance of 128.52 feet to a point;
L-36- Thence North 52°36'44" East, a distance of 177.04 feet to a point;
L-37- Thence South 73°20'47" East, a distance of 126.08 feet to a point;
L-38- Thence South 11°46'47" West, a distance of 197.26 feet to a point;
L-39- Thence South 20°08'20" East, a distance of 95.72 feet to a point;
L-40- Thence South 49°13'56" East, a distance of 215.53 feet to a point;
L-41- Thence South 59°15'06" East, a distance of 251.13 feet to a point;
L-42- Thence South 82°28'14" East, a distance of 256.52 feet to a point;
L-43- Thence South 46°37'56" East, a distance of 226.16 feet to a point;
L-44- Thence South 49°30'43" East, a distance of 38.27 feet to a point;
L-45- Thence South 40°54'19" West, a distance of 41.74 feet to a point;
L-46- Thence South 77°28'21" West, a distance of 8.87 feet to a point;
L-47- Thence North 59°14'50" West, a distance of 62.06 feet to a point;
L-48- Thence South 84°25'20" West, a distance of 26.50 feet to a point;
L-49- Thence South 33°43'57" West, a distance of 18.70 feet to a point;
L-50- Thence South 39°49'26" East, a distance of 17.24 feet to a point;
L-51- Thence South 78°39'39" East, a distance of 13.81 feet to a point;
L-52- Thence South 40°25'46" East, a distance of 11.36 feet to a point;
L-53- Thence South 03°24'14" East, a distance of 13.46 feet to a point;
L-54- Thence South 05°34'52" East, a distance of 60.78 feet to a point;
L-55- Thence North 52°54'03" East, a distance of 62.25 feet to a point;
L-56- Thence South 70°33'10" East, a distance of 15.74 feet to a point;
L-57- Thence South 46°00'46" East, a distance of 18.16 feet to a point;
L-58- Thence South 01°00'05" West, a distance of 12.65 feet to a point;
L-59- Thence South 32°54'58" West, a distance of 82.87 feet to a point;
L-60- Thence South 55°54'22" East, a distance of 24.20 feet to a point;
L-61- Thence North 67°06'01" East, a distance of 33.54 feet to a point;
L-62- Thence South 47°04'59" East, a distance of 55.50 feet to a point;
L-63- Thence South 30°14'14" East, a distance of 40.00 feet to a point;
L-64- Thence South 23°04'00" West, a distance of 24.32 feet to a point;
L-65- Thence South 58°42'08" West, a distance of 10.21 feet to a point;
L-66- Thence North 37°44'17" West, a distance of 36.57 feet to a point;
L-67- Thence North 67°01'45" East, a distance of 133.27 feet to a point;
L-68- Thence South 34°21'02" West, a distance of 27.38 feet to a point;
L- 69- Thence South 01°06'27" West, a distance of 35.13 feet to a point;
L- 70- Thence South 54°24'14" West, a distance of 49.39 feet to a point;
L- 71- Thence South 24°11'47" East, a distance of 7.19 feet to a point;
L- 72- Thence South 56°45'30" East, a distance of 38.88 feet to a point;
L- 73- Thence South 07°16'52" East, a distance of 6.60 feet to a point;
L- 74- Thence South 22°03'34" West, a distance of 17.41 feet to a point;
L- 75- Thence South 59°10'35" West, a distance of 130.77 feet to a point;
L- 76- Thence South 03°41'52" East, a distance of 72.10 feet to a point;
L- 77- Thence South 02°27'22" West, a distance of 163.47 feet to a point;
L- 78- Thence South 36°57'14" West, a distance of 73.09 feet to a point;
L- 79- Thence South 03°35'32" East, a distance of 46.48 feet to a point;
L- 80- Thence South 05°20'31" East, a distance of 24.70 feet to a point;
L- 81- Thence South 25°06'40" West, a distance of 35.04 feet to a point;
L- 82- Thence South 14°58'36" East, a distance of 10.92 feet to a point;
L- 83- Thence South 54°08'00" East, a distance of 26.14 feet to a point;
L- 84- Thence South 36°53'42" West, a distance of 72.35 feet to a point;
L- 85- Thence South 15°23'35" West, a distance of 69.58 feet to a point;
L- 86- Thence South 31°35'48" East, a distance of 123.95 feet to a point;
L- 87- Thence South 23°02'12" East, a distance of 17.57 feet to a point;
L- 88- Thence South 17°19'47" West, a distance of 14.84 feet to a point;
L- 89- Thence South 87°52'48" West, a distance of 32.49 feet to a point;
L- 90- Thence South 15°56'20" East, a distance of 74.31 feet to a point;
L- 91- Thence South 54°26'51" West, a distance of 10.43 feet to a point;
L- 92- Thence North 82°03'22" West, a distance of 15.96 feet to a point;
L- 93- Thence South 75°15'02" West, a distance of 10.31 feet to a point;
L- 94- Thence South 22°07'36" West, a distance of 11.65 feet to a point;
L- 95- Thence South 18°17'39" East, a distance of 41.29 feet to a point;
L- 96- Thence South 08°48'06" West, a distance of 15.81 feet to a point;
L- 97- Thence South 67°56'55" West, a distance of 27.38 feet to a point;
L- 98- Thence North 71°33'42" West, a distance of 16.11 feet to a point;
L- 99- Thence South 37°46'50" West, a distance of 49.01 feet to a point;
L-100- Thence South 13°05'02" East, a distance of 43.94 feet to a point;
L-101- Thence South 32°46'54" West, a distance of 20.99 feet to a point;
L-102- Thence South 85°13'05" West, a distance of 8.29 feet to a point;
L-103- Thence North 42°28'19" West, a distance of 20.46 feet to a point;
L-104- Thence South 79°20'07" West, a distance of 26.42 feet to a point;
L-105- Thence South 02°59'09" East, a distance of 59.57 feet to a point;
L-106- Thence South 43°11'04" East, a distance of 50.59 feet to a point;
L-107- Thence South 02°50'53" West, a distance of 22.54 feet to a point;
L-108- Thence South 23°48'48" West, a distance of 25.82 feet to a point;
L-109- Thence South 46°03'06" West, a distance of 61.22 feet to a point;
L-110- Thence South 07°31'26" East, a distance of 34.26 feet to a point;
L-111- Thence South 32°39'07" East, a distance of 62.93 feet to a point;
L-112- Thence South 05°49'38" East, a distance of 12.09 feet to a point;
L-113- Thence South 44°00'25" West, a distance of 14.65 feet to a point;
L-114- Thence South 79°00'52" West, a distance of 29.09 feet to a point;
L-115- Thence South 48°40'58" West, a distance of 19.11 feet to a point;
L-116- Thence South 14°40'38" West, a distance of 13.53 feet to a point;
L-117- Thence South 27°44'31" East, a distance of 12.32 feet to a point;
L-118- Thence North 69°19'32" East, a distance of 27.79 feet to a point;
L-119- Thence South 72°08'51" East, a distance of 14.40 feet to a point;
L-120- Thence South 14°03'01" East, a distance of 12.93 feet to a point;
L-121- Thence South 39°56'47" West, a distance of 132.42 feet to a point;
L-122- Thence South 64°43'31" East, a distance of 64.43 feet to a point;
L-123- Thence South 48°42'35" East, a distance of 39.82 feet to a point;
L-124- Thence South 14°57'41" East, a distance of 20.51 feet to a point;
L-125- Thence South 09°40'31" West, a distance of 13.23 feet to a point;
L-126- Thence South 70°52'28" West, a distance of 12.64 feet to a point;
L-127- Thence North 59°26'01" West, a distance of 12.16 feet to a point;
L-128- Thence North 51°22'55" West, a distance of 13.51 feet to a point;
L-129- Thence South 36°53'35" West, a distance of 39.43 feet to a point;
L-130- Thence South 56°36'02" West, a distance of 29.30 feet to a point;
L-131- Thence South 05°02'57" East, a distance of 24.97 feet to a point;
L-132- Thence South 27°13'09" West, a distance of 81.25 feet to a point;
L-133- Thence South 01°52'23" West, a distance of 13.92 feet to a point;
L-134- Thence South 07°54'13" West, a distance of 89.12 feet to a point;
L-135- Thence South 50°06'24" West, a distance of 31.83 feet to a point;
L-136- Thence South 16°48'24" West, a distance of 24.43 feet to a point;
L-137- Thence South 26°50'30" West, a distance of 19.63 feet to a point;
L-138- Thence South 18°58'03" East, a distance of 24.78 feet to a point;
L-139- Thence South 07°26'55" West, a distance of 459.73 feet to a point;
L-140- Thence South 04°09'21" West, a distance of 181.67 feet to a point;
L-141- Thence South 04°00'10" West, a distance of 317.85 feet to a point; to the Point-of-Beginning
and containing 166.469 acres (7,251,401square feet) of land.

NOTES

TOTAL RESIDENTIAL LOTS--------395
MINIMUM LOT SIZE-------60' X 120'
STEP LOTS (TYP.)----65'-75' X 140'
CORNER LOTS--------75'-80' X140'
ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.

0' 200' 400' 600'

SCALE: 1" = 200'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

OWNER:	DEVELOPER:
PYLON TRUST	KINGDOM EQUITIES L.L.C.
RUSSELL SPEARS - TRUSTEE	FRANK MAY - PARTNER
4808 PARK VISTA BLVD.	8650 FREEPORT PKWY. SUITE 100
SHERMAN, TEXAS 75090	IRVING, TEXAS 75063
903-818-0757	214-600-2019

"Preliminary Plat, for inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission — Date

PROGRESS PLOTS
FOR INTERM. DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 8/26/2021

!CAUTION!! THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333, FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON AUGUST 26, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

TRAVIS HEIGHTS ADDITON

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

166.469 ACRES TRACT

SUBMITTAL #1: 8-26-2021
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 200'
VA PROJECT NO: 2054-02

SHEET
P1
VERS 8-26-21

User: Vilbig X:\2054-02 167 Ac Travis Heights\Civil 2054-02\Production Drawings\PRELIMINARY PLAT 2054-02 8-19-2021.dwg
Aug 24, 2021 - 2:25pm

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Pylon Trust
Attn: Russell Spears, Trustee
4808 Park Vista Blvd.
Sherman, TX 75090

Kingdom Equities, LLC
Attn: Frank May, Partner
8650 Freeport Pkwy., Ste. 100
Irving, TX 75063

Dear Applicants,

The request for approval of the preliminary plat of Travis Heights Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
2. Layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate a 15'x15' Right of Way corner clip at right of way intersection of all proposed corner lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Dedicate a 15'x15' Right of Way corner clip at southwest corner of proposed Lot 14, Block Q. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
8. Remove Building Line from Final Plat.
9. Extension of Bel-Air Blvd to be improved to property line.
10. Water main and Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
11. South Carolina Drive and South Dakota Drive shall be spelled out. Direction is name of street per original filed plat. *Vol. 3, Pg. 73, PRGCT; Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*

12. Remove directions from Iowa Street, Kansas Street, Utah Street per original filed plat. *Vol. 3, Pg. 73, PRGCT*
13. Platted streets to be abandoned by separate instrument with abandonment information shown on final plat. *Vol. 4, Pg. 22, PRGCT*
14. Rusk Drive to be renamed; there is already a Rusk Street. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
15. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
16. Wise Drive going east and west and Hamer Drive going in an easterly direction must be renamed. When a street changes direction, the street name shall change. A street shall not intersect with another street more than one time without a name change. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
17. Plat to include Replat of Lots 1 & 2, Blk 8, of Constitution Village in Vol. 3, Pg. 73, PRGCT in the Addition name.
18. Common Area Lot 11, Block A to be shown on plat as being owned and maintained by HOA.
19. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
20. Lots containing private detention basins must be assigned a Lot and Block Number and be shown as owned and maintained by HOA on plat.
21. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
22. Lot area shall be shown on each lot.
23. Add Avigation Release to final plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

801 EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) Vilbig and Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 801 East FM 1417 (Vietnam Veterans Parkway), being 1.105 acres in the Preston Kitchens Survey, Abstract No. 667, and being a part of the 221.867 acre Tract 1 and a 4.256 acre Tract 2 and being all of Lot 2, Block 8 of Constitution Village Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 801 East FM 1417 (Vietnam Veterans Parkway), the northeast corner of FM 1417 (Vietnam Veterans Parkway) and South Carolina Drive. The property is zoned an R-1 (One-Family Residential) District. The owner would like to change the zoning on the property to a C-1 (Retail Business) District. The project includes a conceptual site plan of a 6,600 square foot brick commercial building and parking for 37 spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Pylon Trust, Russell Spears Trustee (Owner)
Kingdom Equities, LLC (Developer)
Vilbig and Associates, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

10

Objections Received:

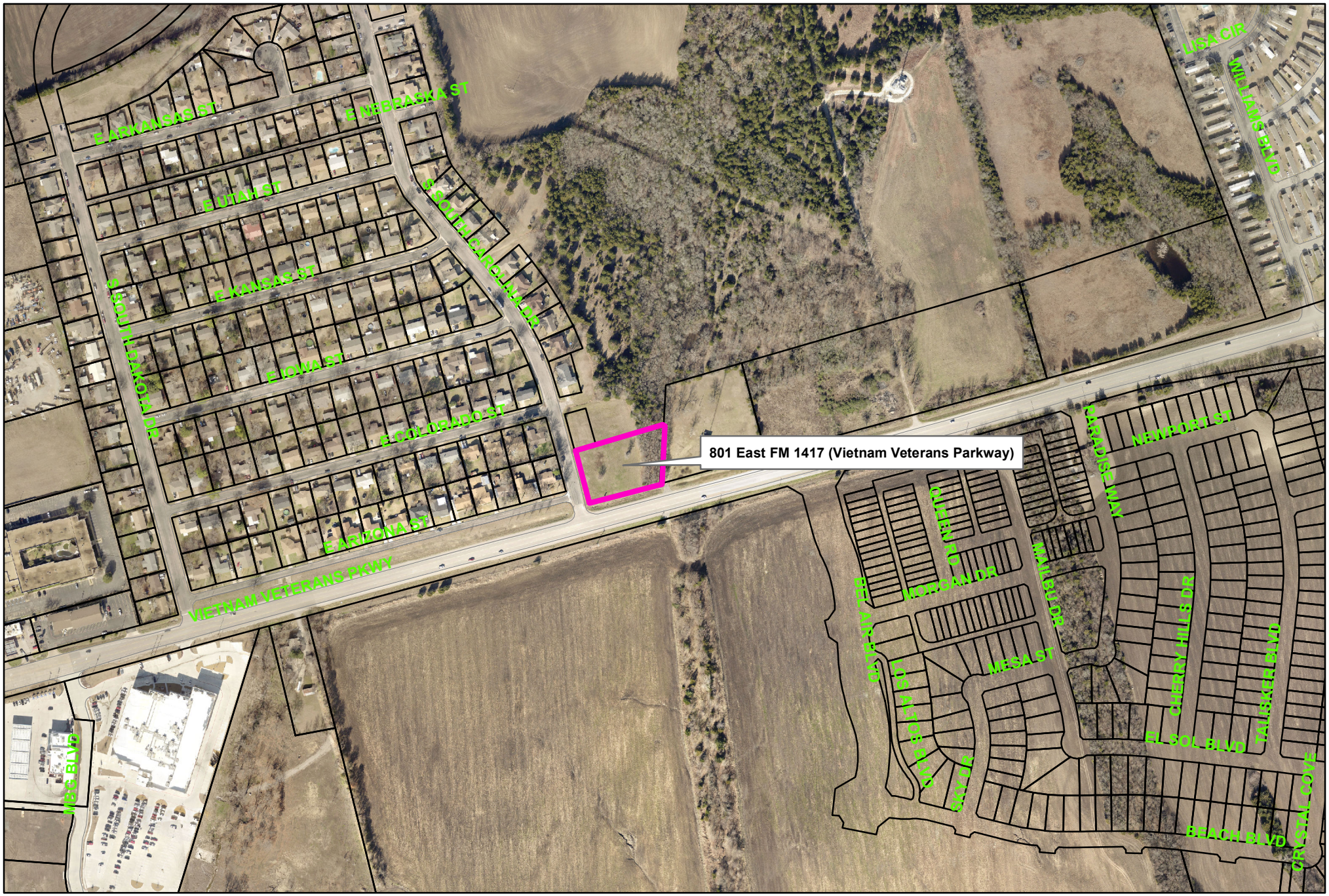
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Travis Heights Addition Preliminary Plat
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



Sherman
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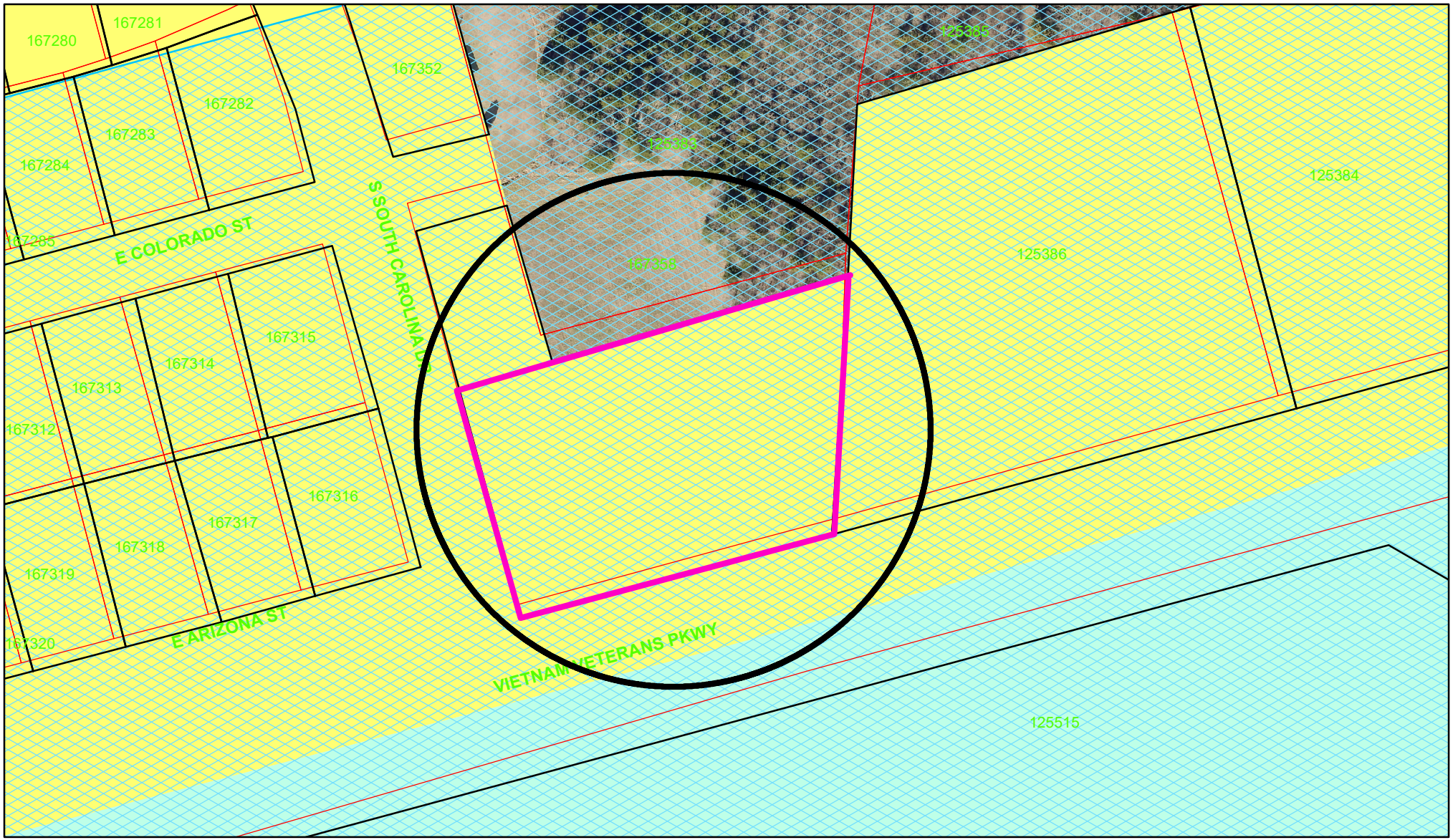
City of Sherman, Texas
Development Services Department

801 East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 400 ft



Zoning - 801 East FM 1417 (Vietnam Veterans Parkway)

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

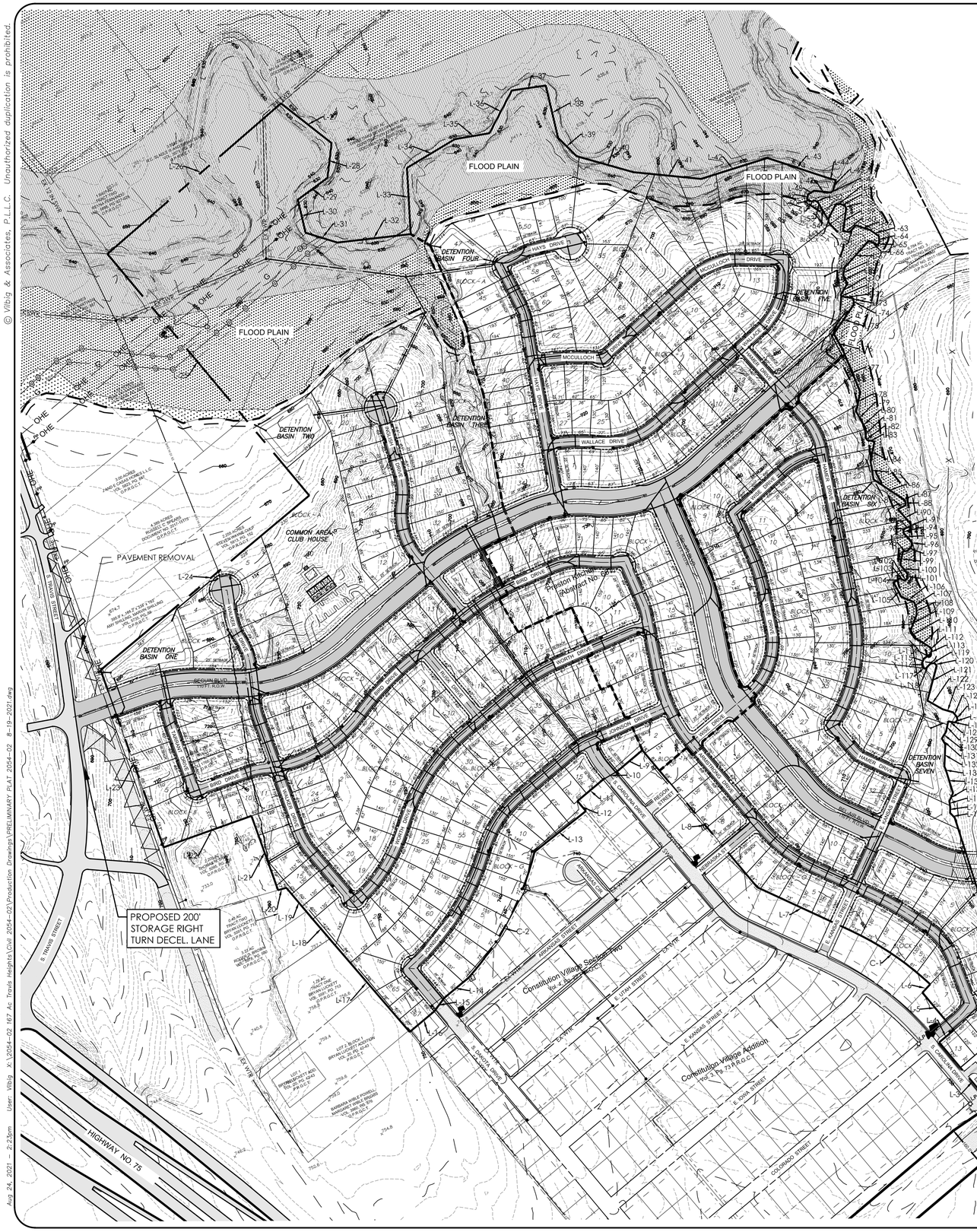
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

801 East FM 1417 (Vietnam Veterans Parkway)

© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



Beginning at a point;
L- 1- Thence South 75°04'36" West, a distance of 204.54 feet to a point;
L- 2- Thence South 80°43'55" West, a distance of 31.58 feet to a point;
L- 3- Thence North 14°59'05" West, a distance of 297.95 feet to a point;
L- 4- Thence North 74°59'55" East, a distance of 70.00 feet to a point;
L- 5- Thence North 14°57'44" West, a distance of 179.73 feet to a point;
L- 6- Thence North 68°02'16" East, a distance of 42.02 feet to a point;
C- 1- Thence with a curve to the left having a radius of 1,113.17 feet (chord bears North 30°56'51" West, a distance of 352.23 feet) an arc length of 353.71 feet to apoint;
L- 7- Thence North 40°07'44" West, a distance of 379.31 feet to a point;
L- 8- Thence North 14°57'44" West, a distance of 657.15 feet to a point;
L- 9- Thence South 75°02'16" West, a distance of 120.00 feet to a point;
L-10- Thence South 84°30'00" West, a distance of 60.83 feet to a point;
L-11- Thence South 75°02'16" West, a distance of 123.00 feet to a point;
L-12- Thence South 14°57'44" East, a distance of 48.23 feet to a point;
L-13- Thence South 76°37'05" West, a distance of 240.59 feet to a point;
C- 2- Thence with a curve to the right having a radius of 1,099.55 feet (chord bears South 52°37'43" West, a distance of 521.87 feet) an arc length of 526.90 feet to apoint;
L-14- Thence South 75°11'46" West, a distance of 116.94 feet to a point;
L-15- Thence South 61°40'54" West, a distance of 61.35 feet to a point;
L-16- Thence South 75°00'55" West, a distance of 118.15 feet to a point;
L-17- Thence North 15°41'48" West, a distance of 451.63 feet to a point;
L-18- Thence North 15°27'48" West, a distance of 104.79 feet to a point;
L-19- Thence North 15°05'31" West, a distance of 140.92 feet to a point;
L-20- Thence North 80°49'45" West, a distance of 31.85 feet to a point;
L-21- Thence North 05°20'45" East, a distance of 289.77 feet to a point;
L-22- Thence North 84°38'12" West, a distance of 342.84 feet to a point;
L-23- Thence North 05°25'03" East, a distance of 691.62 feet to a point;
L-24- Thence North 75°05'42" East, a distance of 999.72 feet to a point;
L-25- Thence North 14°52'37" West, a distance of 1,157.21 feet to a point;
L-26- Thence North 74°03'31" East, a distance of 844.70 feet to a point;
L-27- Thence South 26°50'20" East, a distance of 236.54 feet to a point;
L-28- Thence South 31°43'13" West, a distance of 128.65 feet to a point;
L-29- Thence South 78°41'02" West, a distance of 135.05 feet to a point;
L-30- Thence South 12°01'22" West, a distance of 124.81 feet to a point;
L-31- Thence South 47°42'33" East, a distance of 121.87 feet to a point;
L-32- Thence South 71°31'59" East, a distance of 272.06 feet to a point;
L-33- Thence North 21°46'48" East, a distance of 243.92 feet to a point;
L-34- Thence North 84°04'45" East, a distance of 205.98 feet to a point;
L-35- Thence South 74°42'47" East, a distance of 128.52 feet to a point;
L-36- Thence North 52°36'44" East, a distance of 177.04 feet to a point;
L-37- Thence South 73°20'47" East, a distance of 126.08 feet to a point;
L-38- Thence South 11°46'47" West, a distance of 197.26 feet to a point;
L-39- Thence South 20°08'20" East, a distance of 95.72 feet to a point;
L-40- Thence South 49°13'56" East, a distance of 215.53 feet to a point;
L-41- Thence South 59°15'06" East, a distance of 251.13 feet to a point;
L-42- Thence South 82°28'14" East, a distance of 256.52 feet to a point;
L-43- Thence South 46°37'56" East, a distance of 226.16 feet to a point;
L-44- Thence South 49°30'43" East, a distance of 38.27 feet to a point;
L-45- Thence South 40°54'19" West, a distance of 41.74 feet to a point;
L-46- Thence South 77°28'21" West, a distance of 8.87 feet to a point;
L-47- Thence North 59°14'50" West, a distance of 62.06 feet to a point;
L-48- Thence South 84°25'20" West, a distance of 26.50 feet to a point;
L-49- Thence South 33°43'57" West, a distance of 18.70 feet to a point;
L-50- Thence South 39°49'26" East, a distance of 17.24 feet to a point;
L-51- Thence South 78°39'39" East, a distance of 13.81 feet to a point;
L-52- Thence South 40°25'46" East, a distance of 11.36 feet to a point;
L-53- Thence South 03°24'14" East, a distance of 13.46 feet to a point;
L-54- Thence South 05°34'52" East, a distance of 60.78 feet to a point;
L-55- Thence North 52°54'03" East, a distance of 62.25 feet to a point;
L-56- Thence South 70°33'10" East, a distance of 15.74 feet to a point;
L-57- Thence South 46°00'46" East, a distance of 18.16 feet to a point;
L-58- Thence South 01°00'05" West, a distance of 12.65 feet to a point;
L-59- Thence South 32°54'58" West, a distance of 82.87 feet to a point;
L-60- Thence South 55°54'22" East, a distance of 24.20 feet to a point;
L-61- Thence North 67°06'01" East, a distance of 33.54 feet to a point;
L-62- Thence South 47°04'59" East, a distance of 55.50 feet to a point;
L-63- Thence South 30°14'14" East, a distance of 40.00 feet to a point;
L-64- Thence South 23°04'00" West, a distance of 24.32 feet to a point;
L-65- Thence South 58°42'08" West, a distance of 10.21 feet to a point;
L-66- Thence North 37°44'17" West, a distance of 36.57 feet to a point;
L-67- Thence North 67°01'45" East, a distance of 133.27 feet to a point;
L-68- Thence South 34°21'02" West, a distance of 27.38 feet to a point;
L- 69- Thence South 01°06'27" West, a distance of 35.13 feet to a point;
L- 70- Thence South 54°24'14" West, a distance of 49.39 feet to a point;
L- 71- Thence South 24°11'47" East, a distance of 7.19 feet to a point;
L- 72- Thence South 56°45'30" East, a distance of 38.88 feet to a point;
L- 73- Thence South 07°16'52" East, a distance of 6.60 feet to a point;
L- 74- Thence South 22°03'34" West, a distance of 17.41 feet to a point;
L- 75- Thence South 59°10'35" West, a distance of 130.77 feet to a point;
L- 76- Thence South 03°41'52" East, a distance of 72.10 feet to a point;
L- 77- Thence South 02°27'22" West, a distance of 163.47 feet to a point;
L- 78- Thence South 36°57'14" West, a distance of 73.09 feet to a point;
L- 79- Thence South 03°35'32" East, a distance of 46.48 feet to a point;
L- 80- Thence South 05°20'31" East, a distance of 24.70 feet to a point;
L- 81- Thence South 25°06'40" West, a distance of 35.04 feet to a point;
L- 82- Thence South 14°58'36" East, a distance of 10.92 feet to a point;
L- 83- Thence South 54°08'00" East, a distance of 26.14 feet to a point;
L- 84- Thence South 36°53'42" West, a distance of 72.35 feet to a point;
L- 85- Thence South 15°23'35" West, a distance of 69.58 feet to a point;
L- 86- Thence South 31°35'48" East, a distance of 123.95 feet to a point;
L- 87- Thence South 23°02'12" East, a distance of 17.57 feet to a point;
L- 88- Thence South 17°19'47" West, a distance of 14.84 feet to a point;
L- 89- Thence South 87°52'48" West, a distance of 32.49 feet to a point;
L- 90- Thence South 15°56'20" East, a distance of 74.31 feet to a point;
L- 91- Thence South 54°26'51" West, a distance of 10.43 feet to a point;
L- 92- Thence North 82°03'22" West, a distance of 15.96 feet to a point;
L- 93- Thence South 75°15'02" West, a distance of 10.31 feet to a point;
L- 94- Thence South 22°07'36" West, a distance of 11.65 feet to a point;
L- 95- Thence South 18°17'39" East, a distance of 41.29 feet to a point;
L- 96- Thence South 08°48'06" West, a distance of 15.81 feet to a point;
L- 97- Thence South 67°56'55" West, a distance of 27.38 feet to a point;
L- 98- Thence North 71°33'42" West, a distance of 16.11 feet to a point;
L- 99- Thence South 37°46'50" West, a distance of 49.01 feet to a point;
L-100- Thence South 13°05'02" East, a distance of 43.94 feet to a point;
L-101- Thence South 32°46'54" West, a distance of 20.99 feet to a point;
L-102- Thence South 85°13'05" West, a distance of 8.29 feet to a point;
L-103- Thence North 42°28'19" West, a distance of 20.46 feet to a point;
L-104- Thence South 79°20'07" West, a distance of 26.42 feet to a point;
L-105- Thence South 02°59'09" East, a distance of 59.57 feet to a point;
L-106- Thence South 43°11'04" East, a distance of 50.59 feet to a point;
L-107- Thence South 02°50'53" West, a distance of 22.54 feet to a point;
L-108- Thence South 23°48'48" West, a distance of 25.82 feet to a point;
L-109- Thence South 46°03'06" West, a distance of 61.22 feet to a point;
L-110- Thence South 07°31'26" East, a distance of 34.26 feet to a point;
L-111- Thence South 32°39'07" East, a distance of 62.93 feet to a point;
L-112- Thence South 05°49'38" East, a distance of 12.09 feet to a point;
L-113- Thence South 44°00'25" West, a distance of 14.65 feet to a point;
L-114- Thence South 79°00'52" West, a distance of 29.09 feet to a point;
L-115- Thence South 48°40'58" West, a distance of 19.11 feet to a point;
L-116- Thence South 14°40'38" West, a distance of 13.53 feet to a point;
L-117- Thence South 27°44'31" East, a distance of 12.32 feet to a point;
L-118- Thence North 69°19'32" East, a distance of 27.79 feet to a point;
L-119- Thence South 72°08'51" East, a distance of 14.40 feet to a point;
L-120- Thence South 14°03'01" East, a distance of 12.93 feet to a point;
L-121- Thence South 39°56'47" West, a distance of 132.42 feet to a point;
L-122- Thence South 64°43'31" East, a distance of 64.43 feet to a point;
L-123- Thence South 48°42'35" East, a distance of 39.82 feet to a point;
L-124- Thence South 14°57'41" East, a distance of 20.51 feet to a point;
L-125- Thence South 09°40'31" West, a distance of 13.23 feet to a point;
L-126- Thence South 70°52'28" West, a distance of 12.64 feet to a point;
L-127- Thence North 59°26'01" West, a distance of 12.16 feet to a point;
L-128- Thence North 51°22'55" West, a distance of 13.51 feet to a point;
L-129- Thence South 36°53'35" West, a distance of 39.43 feet to a point;
L-130- Thence South 56°36'02" West, a distance of 29.30 feet to a point;
L-131- Thence South 05°02'57" East, a distance of 24.97 feet to a point;
L-132- Thence South 27°13'09" West, a distance of 81.25 feet to a point;
L-133- Thence South 01°52'23" West, a distance of 13.92 feet to a point;
L-134- Thence South 07°54'13" West, a distance of 89.12 feet to a point;
L-135- Thence South 50°06'24" West, a distance of 31.83 feet to a point;
L-136- Thence South 16°48'24" West, a distance of 24.43 feet to a point;
L-137- Thence South 26°50'30" West, a distance of 19.63 feet to a point;
L-138- Thence South 18°58'03" East, a distance of 24.78 feet to a point;
L-139- Thence South 07°26'55" West, a distance of 459.73 feet to a point;
L-140- Thence South 04°09'21" West, a distance of 181.67 feet to a point;
L-141- Thence South 04°00'10" West, a distance of 317.85 feet to a point; to the Point-of-Beginning
and containing 166.469 acres (7,251,401square feet) of land.

NOTES

TOTAL RESIDENTIAL LOTS--------395
MINIMUM LOT SIZE-------60' X 120'
STEP LOTS (TYP.)----65'-75' X 140'
CORNER LOTS--------75'-80' X140'
ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.

0' 200' 400' 600'

SCALE: 1" = 200'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

OWNER:	DEVELOPER:
PYLON TRUST	KINGDOM EQUITIES L.L.C.
RUSSELL SPEARS - TRUSTEE	FRANK MAY - PARTNER
4808 PARK VISTA BLVD.	8650 FREEPORT PKWY. SUITE 100
SHERMAN, TEXAS 75090	IRVING, TEXAS 75063
903-818-0757	214-600-2019

"Preliminary Plat, for inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission — Date

PROGRESS PLOTS
FOR INTERM. DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 8/26/2021

!CAUTION!! THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333, FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON AUGUST 26, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

TRAVIS HEIGHTS ADDITON

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

166.469 ACRES TRACT

SUBMITTAL #1: 8-26-2021
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 200'
VA PROJECT NO: 2054-02

SHEET
P1
VERS 8-26-21

User: Vilbig X:\2054-02 167 Ac Travis Heights\Civil 2054-02\Production Drawings\PRELIMINARY PLAT 2054-02 8-19-2021.dwg
Aug 24, 2021 - 2:25pm

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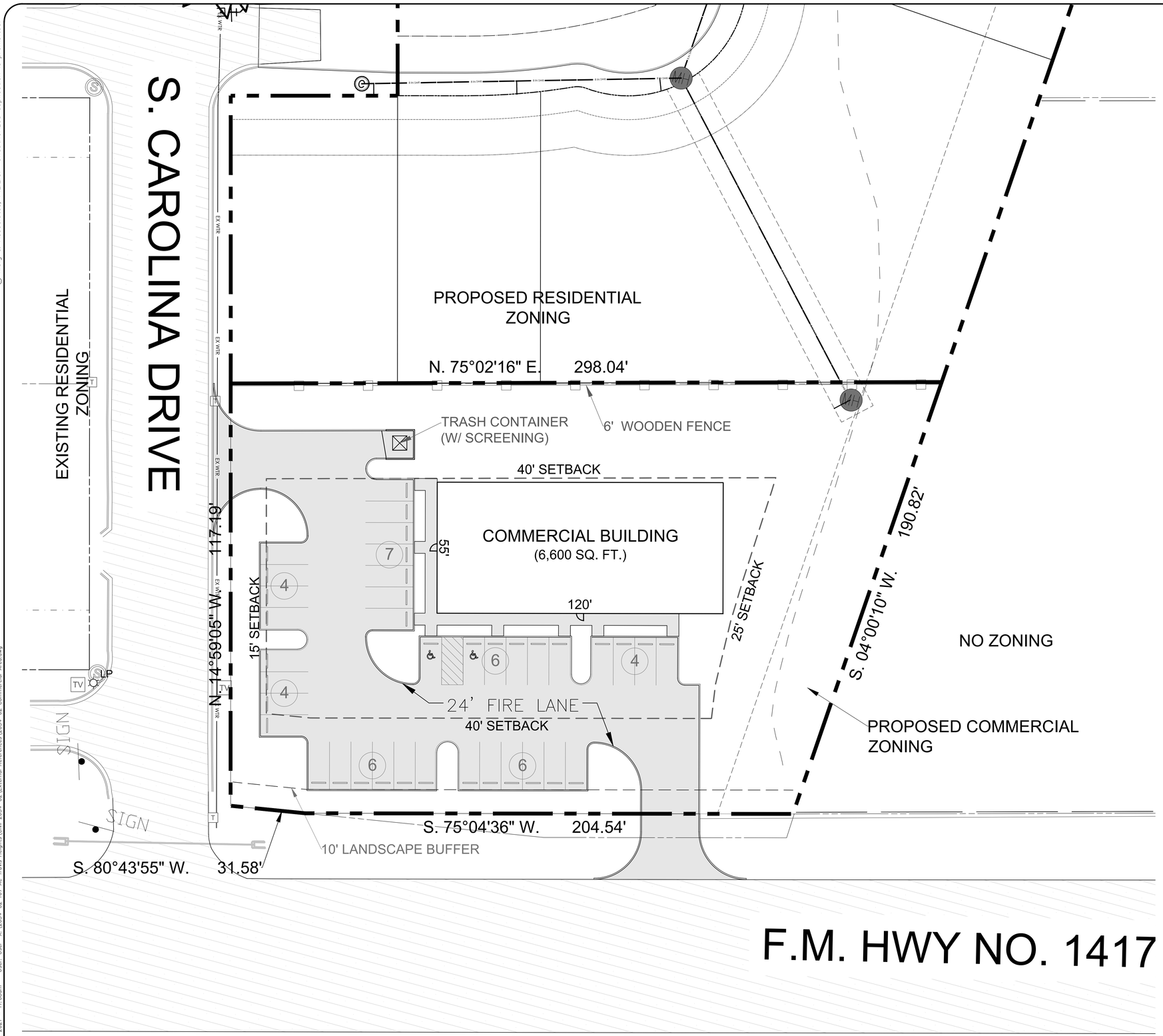

0 20' 40' 60'

SCALE: 1" = 20'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

SITE TABLE

STRUCTURE: 6,600 SQ. FT.
PROPERTY: 48,240 SQ. FT.
REQUIRED PARKING: 33 SPACES
PARKING PROVIDED: 37 SPACES
CURRENT ZONING: N/A (CURRENTLY NOT ZONED)
PROPOSED ZONING: COMMERCIAL
HARD SURFACE AREA: 23,462 SQ. FT.
LANDSCAPED AREA: 24,778 SQ. FT.

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 7/15/2021

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRONIC LINES WITHIN VARIOUS OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON JULY 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

TRAVIS HEIGHTS ADDITON

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

COMMERCIAL CONCEPT PLAN

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 20'
VA PROJECT NO: 2054-02

SHEET
C1

Aug 25, 2021 - 11:08am User: User X:\2054-02 167 Ac Travis Heights\Civil 2054-02\External References\2054-02 Commercial Area.dwg

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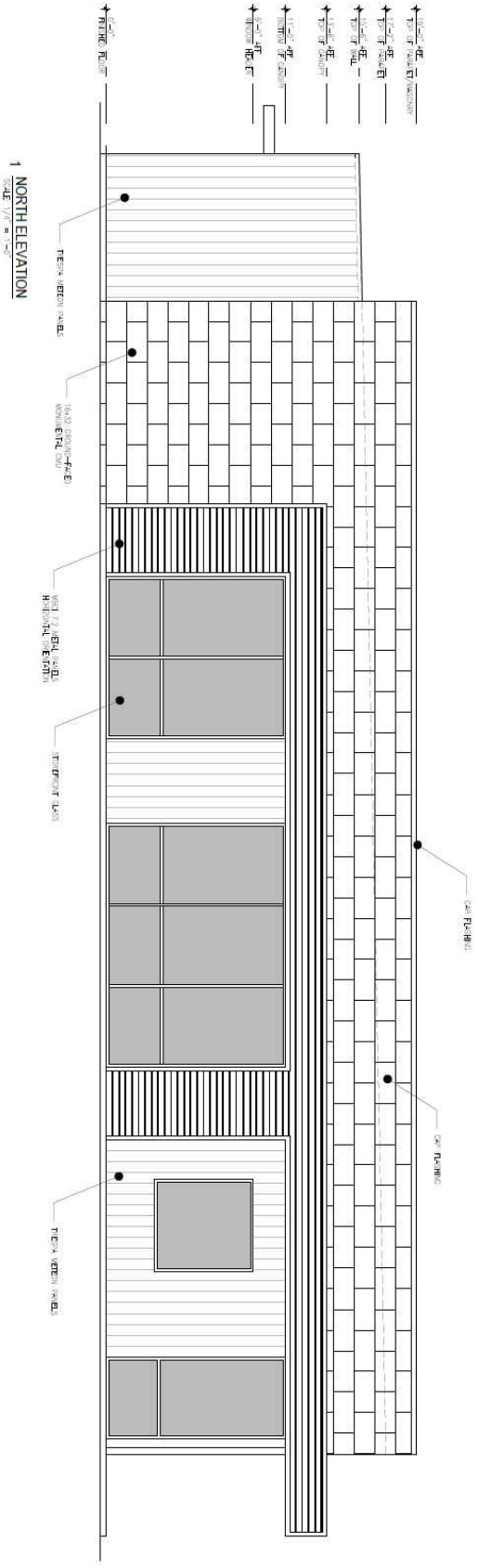

1 NORTH ELEVATION

Aug 23, 2021 - 1:42pm User: User X:\2054-02 167 Ac Travis Heights\Civil 2054-02\External References\2054-02 Commercial Area.dwg

REVISED :
REVISED :
DESIGNED BY :
CHECKED BY :
SCALE : N.T.S.
VA PROJECT NO. 2054-02

COMMERCIAL ELEVATION
TRAVIS HEIGHTS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

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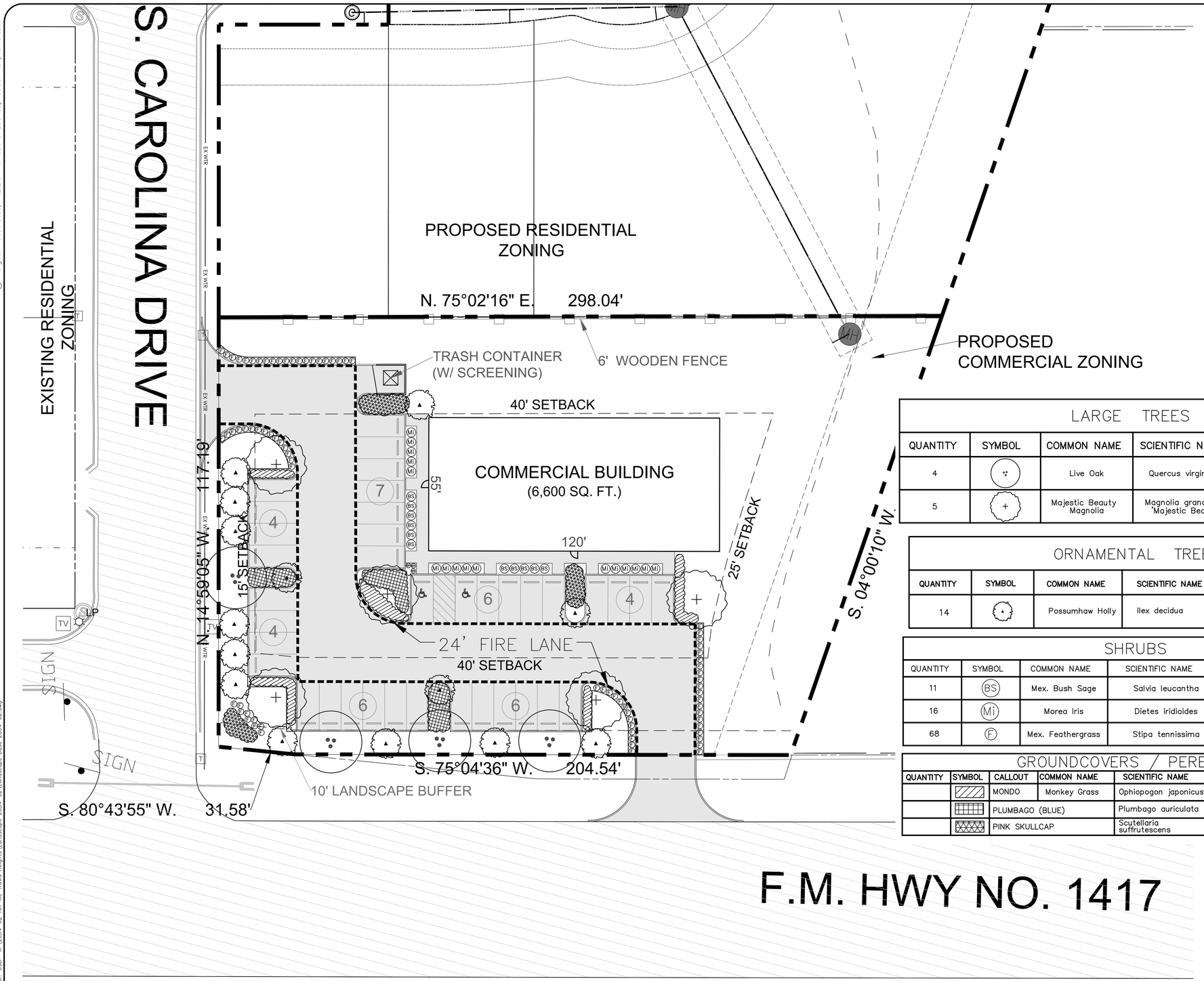


0 100' 200' 300'

SCALE: 1" = 100'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	⁘	Live Oak	Quercus virginiana	12" caliper, multi-trunk, 2 trunks, 22' Ht./12' spread, B&B, specimen
5	+	Majestic Beauty Magnolia	Magnolia grandiflora 'Majestic Beauty'	12'-14' Ht./6' spread, 4" caliper, B&B, full, bushy to ground, specimen

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
14	▲	Possumhaw Holly	Ilex decidua	8' Ht./5' spread, multi-trunk, 5 trunk min., 1 1/2" cal./trunk min., container, female

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11	BS	Mex. Bush Sage	Salvia leucantha	1 gallon, 24" O.C.
16	Mi	Morea Iris	Dietes iridioides	5 gallon, 18" Ht./12" spread
68	F	Mex. Feathergrass	Stipa tennissima	1 gallon, 12" Ht./12" spread

GROUNDCOVERS / PERENNIALS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	▨	MONDO	Monkey Grass	Ophiopogon japonicus	4" pots at 12" o.c. unless called out as 8" o.c.
	▦	PLUMBAGO (BLUE)		Plumbago auriculata	1 gallon at 18" o.c.
	▩	PINK SKULLCAP		Scutellaria suffrutescens	1 gallon at 18" o.c.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON JULY 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 7/15/2021

!! CAUTION !!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRIC LINES WHICH MAY AFFECT OF SITE. EXACT LOCATIONS ARE UNKNOWN, CALL BEFORE DIGGING!
Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

TRAVIS HEIGHTS ADDITON

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 20'
VA PROJECT NO: 2054-02

SHEET
L1

Aug 25, 2021 – 11:24am User: User X:\2054-02 167 Ac Travis Heights\Landscape 2054-02\Landscape Base 2054-02.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Pylon Trust
Russell Spears
4808 Park Vista Blvd.
Sherman, TX 75090

David Vilbig
517 W. Woodard
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Kingdom Road Equities LLC
8650 Freeport Parkway
Suite 100
Irving, TX 75063

Dear Applicants,

The request for a zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District located at 801 East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.2, Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The required parking requirement shall be determined by use.
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2, Subsection 6 (c)(ii)).*
8. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. The site plan is conceptual, a more detailed site plan will require additional approval from the Planning and Zoning Commission.
10. 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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
13. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
14. The location of the trash receptors must be approved by the Public Works Department.
15. Landscaping must not block view of traffic on FM 1417.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

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

The request of Pylon Trust, Russell Spears Trustee (Owner), Kingdom Equities, LLC (Developer) Vilbig and Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75, being 165.364 acres in the Preston Kitchens Survey, Abstract No. 667, and being a part of the 221.867 acre Tract 1 and a 4.256 acre Tract 2, and being Lot 1, Block 8 of Constitution Village Addition, and being all Lots in Tract 1 (Lots include: Lots 8-20), Block 2 and Lot 3, Block 9 of Constitution Village Section Two, also all of Block 6 and all of Lots 20-32, Block 5 of Replat of Constitution Village, Section Two, Blocks 5 & 6 and a part of a 3.0 acre Tract 2, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District and C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

Background:

The property is located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) between Travis Street and FM 1417 (Vietnam Veterans Parkway). A portion of the property is in the process of being annexed into the City Limits of Sherman. The property inside the City limits is zoned an R-1 (One Family Residential) District and a C-2 (General Commercial) District. The owner would like to change the zoning on the property to an R-1 (One Family Residential) District for residential development of 395 lots.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

Pylon Trust, Russell Spears Trustee (Owner)
Kingdom Equities, LLC (Developer)
Vilbig and Associates, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site
and
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

70

Objections Received:

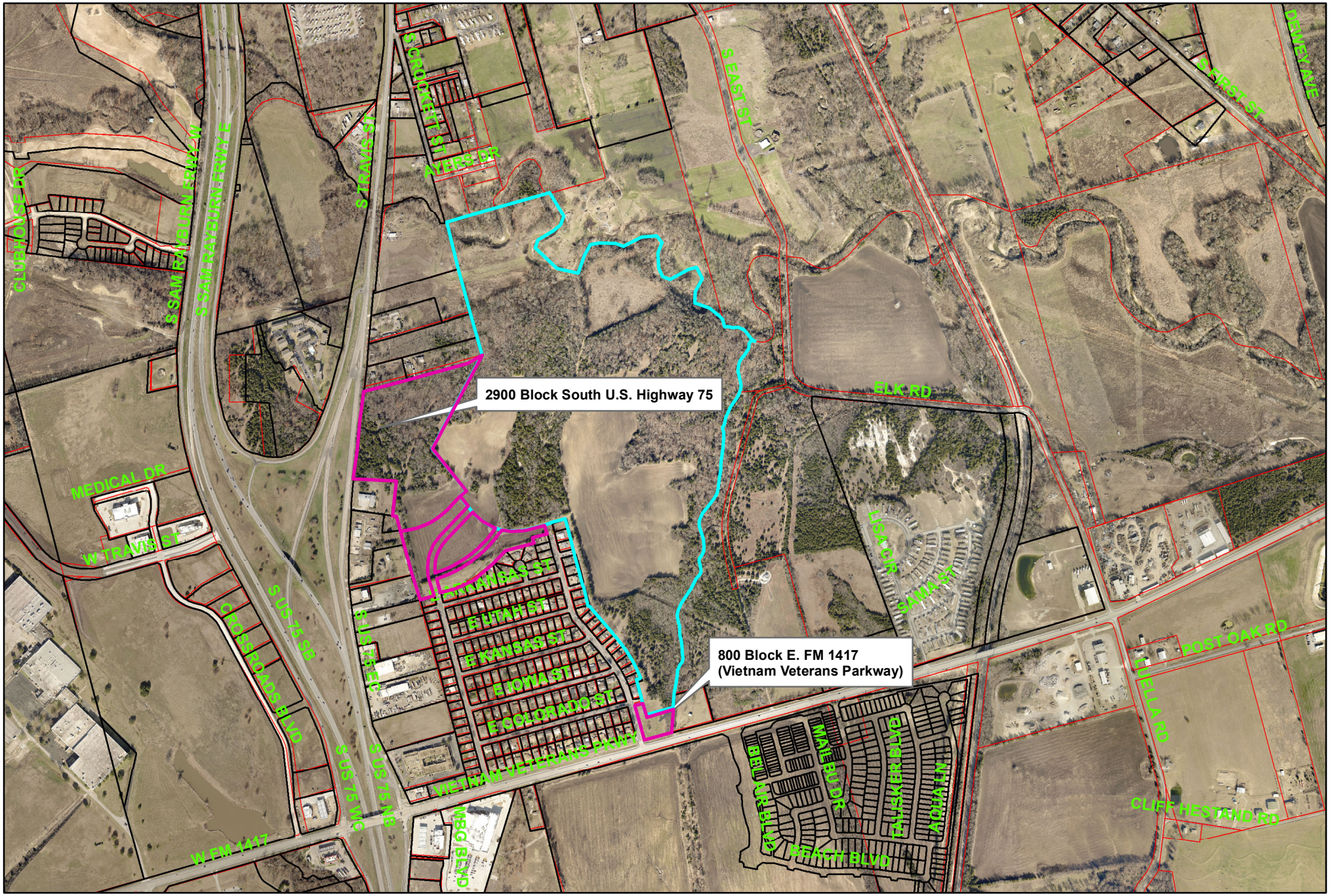
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Travis Heights Addition Preliminary Plat
Staff Review Letter



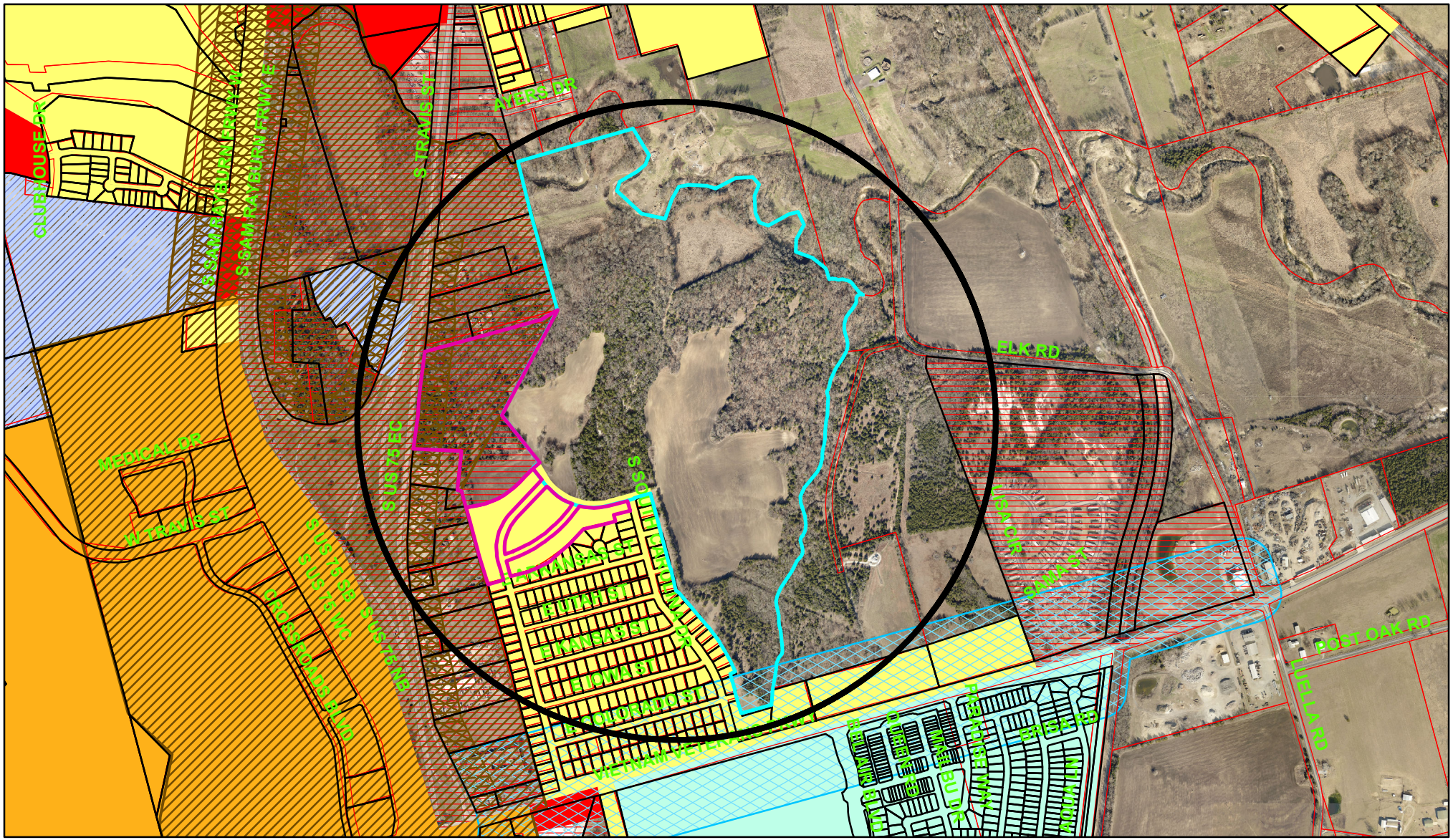
800 Block East FM 1417 (Vietnam Veterans Parkway) & 2900 Block South U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,026 ft



Zoning - 800 Block East FM 1417 (Vietnam Veterans Parkway) & 2900 Block South U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

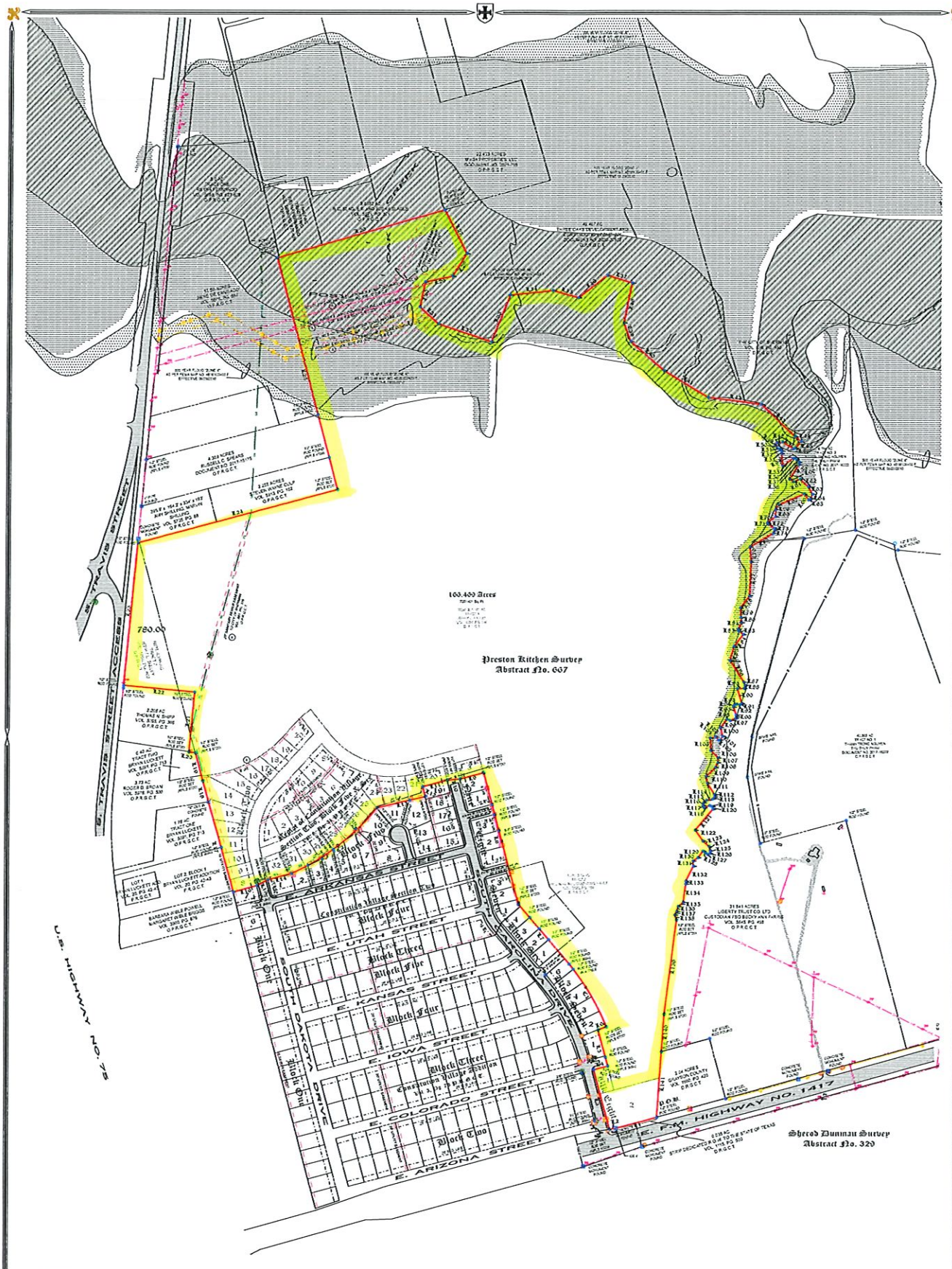
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,001 ft

800 Block East FM 1417 (Vietnam Veterans Parkway) & 2900 Block South Highway 75


E. TRAVIS STREET
U.S. HIGHWAY NO. 75
160.400 Acres
Preston Kitchen Survey
Abstract No. 667
780.05
E. ARKANSAS STREET
E. UTAH STREET
E. KANSAS STREET
E. IOWA STREET
E. COLORADO STREET
E. ARIZONA STREET
SOUTH DAKOTA DRIVE
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Block Five
Block Three
Block Two
Block One
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Constantine Village Section Three
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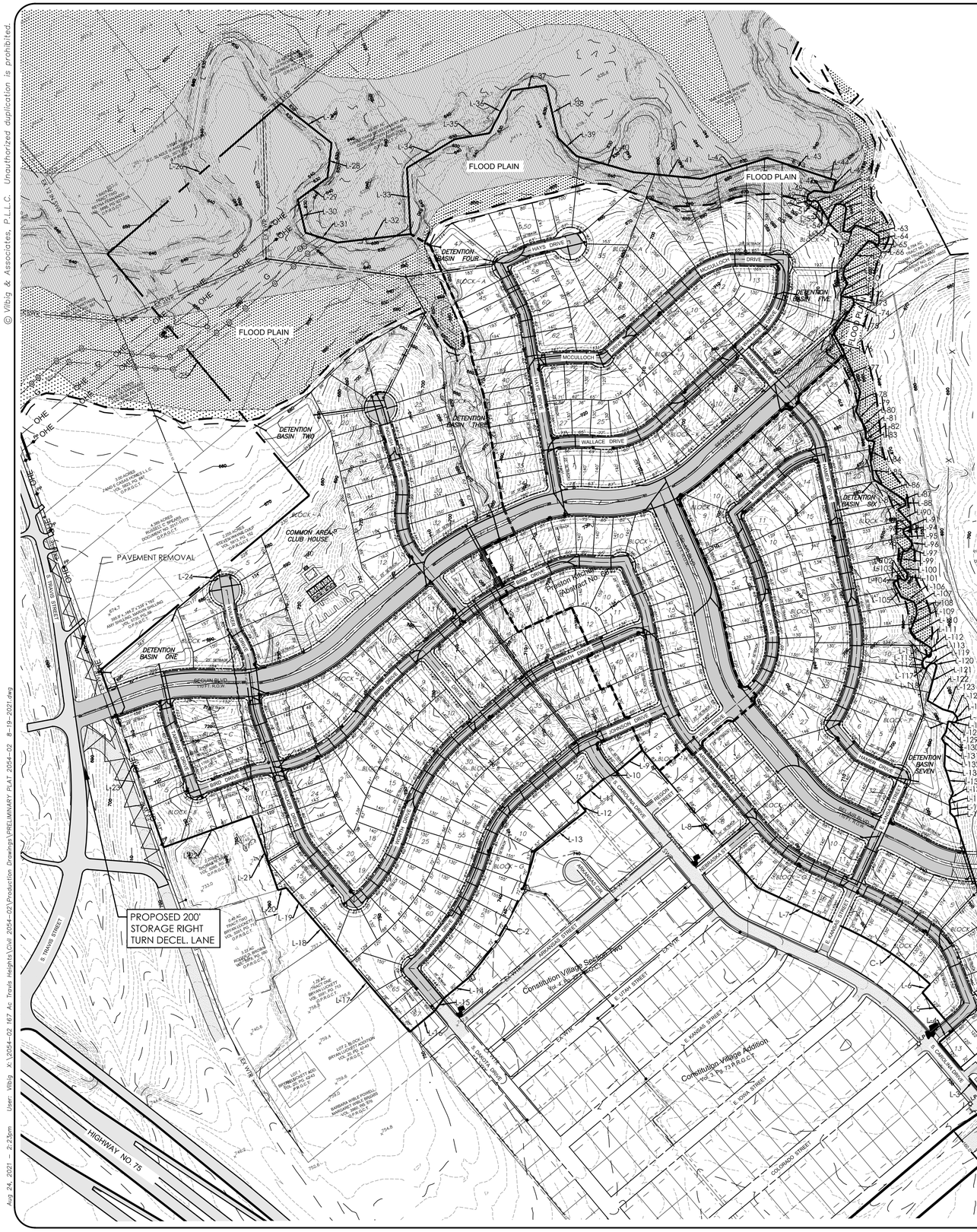
© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



Beginning at a point;
L- 1- Thence South 75°04'36" West, a distance of 204.54 feet to a point;
L- 2- Thence South 80°43'55" West, a distance of 31.58 feet to a point;
L- 3- Thence North 14°59'05" West, a distance of 297.95 feet to a point;
L- 4- Thence North 74°59'55" East, a distance of 70.00 feet to a point;
L- 5- Thence North 14°57'44" West, a distance of 179.73 feet to a point;
L- 6- Thence North 68°02'16" East, a distance of 42.02 feet to a point;
C- 1- Thence with a curve to the left having a radius of 1,113.17 feet (chord bears North 30°56'51" West, a distance of 352.23 feet) an arc length of 353.71 feet to apoint;
L- 7- Thence North 40°07'44" West, a distance of 379.31 feet to a point;
L- 8- Thence North 14°57'44" West, a distance of 657.15 feet to a point;
L- 9- Thence South 75°02'16" West, a distance of 120.00 feet to a point;
L-10- Thence South 84°30'00" West, a distance of 60.83 feet to a point;
L-11- Thence South 75°02'16" West, a distance of 123.00 feet to a point;
L-12- Thence South 14°57'44" East, a distance of 48.23 feet to a point;
L-13- Thence South 76°37'05" West, a distance of 240.59 feet to a point;
C- 2- Thence with a curve to the right having a radius of 1,099.55 feet (chord bears South 52°37'43" West, a distance of 521.87 feet) an arc length of 526.90 feet to apoint;
L-14- Thence South 75°11'46" West, a distance of 116.94 feet to a point;
L-15- Thence South 61°40'54" West, a distance of 61.35 feet to a point;
L-16- Thence South 75°00'55" West, a distance of 118.15 feet to a point;
L-17- Thence North 15°41'48" West, a distance of 451.63 feet to a point;
L-18- Thence North 15°27'48" West, a distance of 104.79 feet to a point;
L-19- Thence North 15°05'31" West, a distance of 140.92 feet to a point;
L-20- Thence North 80°49'45" West, a distance of 31.85 feet to a point;
L-21- Thence North 05°20'45" East, a distance of 289.77 feet to a point;
L-22- Thence North 84°38'12" West, a distance of 342.84 feet to a point;
L-23- Thence North 05°25'03" East, a distance of 691.62 feet to a point;
L-24- Thence North 75°05'42" East, a distance of 999.72 feet to a point;
L-25- Thence North 14°52'37" West, a distance of 1,157.21 feet to a point;
L-26- Thence North 74°03'31" East, a distance of 844.70 feet to a point;
L-27- Thence South 26°50'20" East, a distance of 236.54 feet to a point;
L-28- Thence South 31°43'13" West, a distance of 128.65 feet to a point;
L-29- Thence South 78°41'02" West, a distance of 135.05 feet to a point;
L-30- Thence South 12°01'22" West, a distance of 124.81 feet to a point;
L-31- Thence South 47°42'33" East, a distance of 121.87 feet to a point;
L-32- Thence South 71°31'59" East, a distance of 272.06 feet to a point;
L-33- Thence North 21°46'48" East, a distance of 243.92 feet to a point;
L-34- Thence North 84°04'45" East, a distance of 205.98 feet to a point;
L-35- Thence South 74°42'47" East, a distance of 128.52 feet to a point;
L-36- Thence North 52°36'44" East, a distance of 177.04 feet to a point;
L-37- Thence South 73°20'47" East, a distance of 126.08 feet to a point;
L-38- Thence South 11°46'47" West, a distance of 197.26 feet to a point;
L-39- Thence South 20°08'20" East, a distance of 95.72 feet to a point;
L-40- Thence South 49°13'56" East, a distance of 215.53 feet to a point;
L-41- Thence South 59°15'06" East, a distance of 251.13 feet to a point;
L-42- Thence South 82°28'14" East, a distance of 256.52 feet to a point;
L-43- Thence South 46°37'56" East, a distance of 226.16 feet to a point;
L-44- Thence South 49°30'43" East, a distance of 38.27 feet to a point;
L-45- Thence South 40°54'19" West, a distance of 41.74 feet to a point;
L-46- Thence South 77°28'21" West, a distance of 8.87 feet to a point;
L-47- Thence North 59°14'50" West, a distance of 62.06 feet to a point;
L-48- Thence South 84°25'20" West, a distance of 26.50 feet to a point;
L-49- Thence South 33°43'57" West, a distance of 18.70 feet to a point;
L-50- Thence South 39°49'26" East, a distance of 17.24 feet to a point;
L-51- Thence South 78°39'39" East, a distance of 13.81 feet to a point;
L-52- Thence South 40°25'46" East, a distance of 11.36 feet to a point;
L-53- Thence South 03°24'14" East, a distance of 13.46 feet to a point;
L-54- Thence South 05°34'52" East, a distance of 60.78 feet to a point;
L-55- Thence North 52°54'03" East, a distance of 62.25 feet to a point;
L-56- Thence South 70°33'10" East, a distance of 15.74 feet to a point;
L-57- Thence South 46°00'46" East, a distance of 18.16 feet to a point;
L-58- Thence South 01°00'05" West, a distance of 12.65 feet to a point;
L-59- Thence South 32°54'58" West, a distance of 82.87 feet to a point;
L-60- Thence South 55°54'22" East, a distance of 24.20 feet to a point;
L-61- Thence North 67°06'01" East, a distance of 33.54 feet to a point;
L-62- Thence South 47°04'59" East, a distance of 55.50 feet to a point;
L-63- Thence South 30°14'14" East, a distance of 40.00 feet to a point;
L-64- Thence South 23°04'00" West, a distance of 24.32 feet to a point;
L-65- Thence South 58°42'08" West, a distance of 10.21 feet to a point;
L-66- Thence North 37°44'17" West, a distance of 36.57 feet to a point;
L-67- Thence North 67°01'45" East, a distance of 133.27 feet to a point;
L-68- Thence South 34°21'02" West, a distance of 27.38 feet to a point;
L- 69- Thence South 01°06'27" West, a distance of 35.13 feet to a point;
L- 70- Thence South 54°24'14" West, a distance of 49.39 feet to a point;
L- 71- Thence South 24°11'47" East, a distance of 7.19 feet to a point;
L- 72- Thence South 56°45'30" East, a distance of 38.88 feet to a point;
L- 73- Thence South 07°16'52" East, a distance of 6.60 feet to a point;
L- 74- Thence South 22°03'34" West, a distance of 17.41 feet to a point;
L- 75- Thence South 59°10'35" West, a distance of 130.77 feet to a point;
L- 76- Thence South 03°41'52" East, a distance of 72.10 feet to a point;
L- 77- Thence South 02°27'22" West, a distance of 163.47 feet to a point;
L- 78- Thence South 36°57'14" West, a distance of 73.09 feet to a point;
L- 79- Thence South 03°35'32" East, a distance of 46.48 feet to a point;
L- 80- Thence South 05°20'31" East, a distance of 24.70 feet to a point;
L- 81- Thence South 25°06'40" West, a distance of 35.04 feet to a point;
L- 82- Thence South 14°58'36" East, a distance of 10.92 feet to a point;
L- 83- Thence South 54°08'00" East, a distance of 26.14 feet to a point;
L- 84- Thence South 36°53'42" West, a distance of 72.35 feet to a point;
L- 85- Thence South 15°23'35" West, a distance of 69.58 feet to a point;
L- 86- Thence South 31°35'48" East, a distance of 123.95 feet to a point;
L- 87- Thence South 23°02'12" East, a distance of 17.57 feet to a point;
L- 88- Thence South 17°19'47" West, a distance of 14.84 feet to a point;
L- 89- Thence South 87°52'48" West, a distance of 32.49 feet to a point;
L- 90- Thence South 15°56'20" East, a distance of 74.31 feet to a point;
L- 91- Thence South 54°26'51" West, a distance of 10.43 feet to a point;
L- 92- Thence North 82°03'22" West, a distance of 15.96 feet to a point;
L- 93- Thence South 75°15'02" West, a distance of 10.31 feet to a point;
L- 94- Thence South 22°07'36" West, a distance of 11.65 feet to a point;
L- 95- Thence South 18°17'39" East, a distance of 41.29 feet to a point;
L- 96- Thence South 08°48'06" West, a distance of 15.81 feet to a point;
L- 97- Thence South 67°56'55" West, a distance of 27.38 feet to a point;
L- 98- Thence North 71°33'42" West, a distance of 16.11 feet to a point;
L- 99- Thence South 37°46'50" West, a distance of 49.01 feet to a point;
L-100- Thence South 13°05'02" East, a distance of 43.94 feet to a point;
L-101- Thence South 32°46'54" West, a distance of 20.99 feet to a point;
L-102- Thence South 85°13'05" West, a distance of 8.29 feet to a point;
L-103- Thence North 42°28'19" West, a distance of 20.46 feet to a point;
L-104- Thence South 79°20'07" West, a distance of 26.42 feet to a point;
L-105- Thence South 02°59'09" East, a distance of 59.57 feet to a point;
L-106- Thence South 43°11'04" East, a distance of 50.59 feet to a point;
L-107- Thence South 02°50'53" West, a distance of 22.54 feet to a point;
L-108- Thence South 23°48'48" West, a distance of 25.82 feet to a point;
L-109- Thence South 46°03'06" West, a distance of 61.22 feet to a point;
L-110- Thence South 07°31'26" East, a distance of 34.26 feet to a point;
L-111- Thence South 32°39'07" East, a distance of 62.93 feet to a point;
L-112- Thence South 05°49'38" East, a distance of 12.09 feet to a point;
L-113- Thence South 44°00'25" West, a distance of 14.65 feet to a point;
L-114- Thence South 79°00'52" West, a distance of 29.09 feet to a point;
L-115- Thence South 48°40'58" West, a distance of 19.11 feet to a point;
L-116- Thence South 14°40'38" West, a distance of 13.53 feet to a point;
L-117- Thence South 27°44'31" East, a distance of 12.32 feet to a point;
L-118- Thence North 69°19'32" East, a distance of 27.79 feet to a point;
L-119- Thence South 72°08'51" East, a distance of 14.40 feet to a point;
L-120- Thence South 14°03'01" East, a distance of 12.93 feet to a point;
L-121- Thence South 39°56'47" West, a distance of 132.42 feet to a point;
L-122- Thence South 64°43'31" East, a distance of 64.43 feet to a point;
L-123- Thence South 48°42'35" East, a distance of 39.82 feet to a point;
L-124- Thence South 14°57'41" East, a distance of 20.51 feet to a point;
L-125- Thence South 09°40'31" West, a distance of 13.23 feet to a point;
L-126- Thence South 70°52'28" West, a distance of 12.64 feet to a point;
L-127- Thence North 59°26'01" West, a distance of 12.16 feet to a point;
L-128- Thence North 51°22'55" West, a distance of 13.51 feet to a point;
L-129- Thence South 36°53'35" West, a distance of 39.43 feet to a point;
L-130- Thence South 56°36'02" West, a distance of 29.30 feet to a point;
L-131- Thence South 05°02'57" East, a distance of 24.97 feet to a point;
L-132- Thence South 27°13'09" West, a distance of 81.25 feet to a point;
L-133- Thence South 01°52'23" West, a distance of 13.92 feet to a point;
L-134- Thence South 07°54'13" West, a distance of 89.12 feet to a point;
L-135- Thence South 50°06'24" West, a distance of 31.83 feet to a point;
L-136- Thence South 16°48'24" West, a distance of 24.43 feet to a point;
L-137- Thence South 26°50'30" West, a distance of 19.63 feet to a point;
L-138- Thence South 18°58'03" East, a distance of 24.78 feet to a point;
L-139- Thence South 07°26'55" West, a distance of 459.73 feet to a point;
L-140- Thence South 04°09'21" West, a distance of 181.67 feet to a point;
L-141- Thence South 04°00'10" West, a distance of 317.85 feet to a point; to the Point-of-Beginning
and containing 166.469 acres (7,251,401square feet) of land.

NOTES

TOTAL RESIDENTIAL LOTS--------395
MINIMUM LOT SIZE-------60' X 120'
STEP LOTS (TYP.)----65'-75' X 140'
CORNER LOTS--------75'-80' X140'
ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.

0' 200' 400' 600'

SCALE: 1" = 200'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

OWNER:	DEVELOPER:
PYLON TRUST	KINGDOM EQUITIES L.L.C.
RUSSELL SPEARS - TRUSTEE	FRANK MAY - PARTNER
4808 PARK VISTA BLVD.	8650 FREEPORT PKWY. SUITE 100
SHERMAN, TEXAS 75090	IRVING, TEXAS 75063
903-818-0757	214-600-2019

"Preliminary Plat, for inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission — Date

PROGRESS PLOTS
FOR INTERM. DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 8/26/2021

!CAUTION!! THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333, FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON AUGUST 26, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

TRAVIS HEIGHTS ADDITON

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

166.469 ACRES TRACT

SUBMITTAL #1: 8-26-2021
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 200'
VA PROJECT NO: 2054-02

SHEET
P1
VERS 8-26-21

User: Vilbig X:\2054-02 167 Ac Travis Heights\Civil 2054-02\Production Drawings\PRELIMINARY PLAT 2054-02 8-19-2021.dwg
Aug 24, 2021 - 2:25pm

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Pylon Trust
Russell Spears
4808 Park Vista Blvd.
Sherman, TX 75090

David Vilbig
517 W. Woodard
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Kingdom Road Equities LLC
8650 Freeport Parkway
Suite 100
Irving, TX 75063

Dear Applicants,

The request for a zone change under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District and C-2 (General Commercial) District to an R-1 (One-Family Residential) District located in the 800 Block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Annexation of the property is required.
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

115 NORTH SUNSET BOULEVARD

The request of Westwood Village Retail LLC (Owner), I Fly Tobacco & Vape (Proposed Tenant), Maan Asali (Applicant) and Helvey and Associates Surveying (Surveyor) concerning the property located at 115 North Sunset Boulevard, being Lot 1, Block 1, Westwood Village Replat, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a smoke/vape shop in a C-1 (Retail Business) District.

Background:

The property is located at 115 North Sunset Boulevard between Houston and Pecan Streets. The property is zoned a C-1 (Retail Business) District. The owner is requesting a Specific Use Permit to allow a smoke/vape shop at this location for I Fly Tobacco and Vape. They have multiple locations in Durant, Oklahoma and they would like to open a premier tobacco shop to carry a wide array of the finest tobacco products, cigars, CBD products, vape products and supplies from different brands.

Adjacent Zoning:

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

Origination:

Westwood Village Retail LLC (Owner)
I Fly Tobacco & Vape (Proposed Tenant)
Maan Asali (Applicant)
Helvey and Associates Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

1

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Narrative & Photos
Staff Review Letter
Letter from Sherman ISD

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

115 North Sunset Boulevard

NOT TO SCALE

1 in = 147 ft

Zoning - 115 North Sunset Boulevard

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

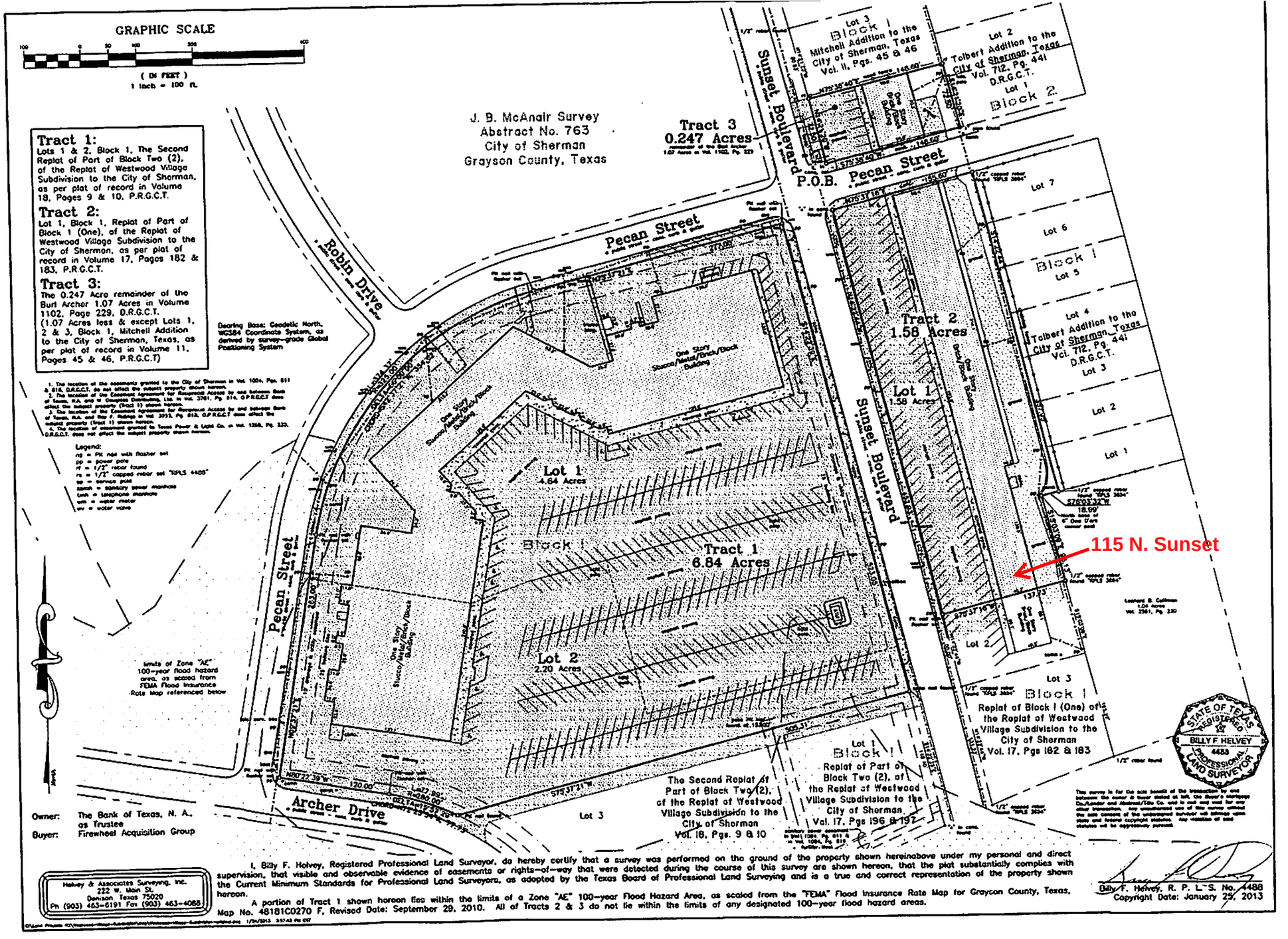
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

115 North Sunset Boulevard



Owner: The Bank of Texas, N. A., as Trustee
Buyer: Firewheel Acquisition Group

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088

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.

A portion of Tract 1 shown hereon lies within the limits of a Zone "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010. All of Tracts 2 & 3 do not lie within the limits of any designated 100-year flood hazard areas.

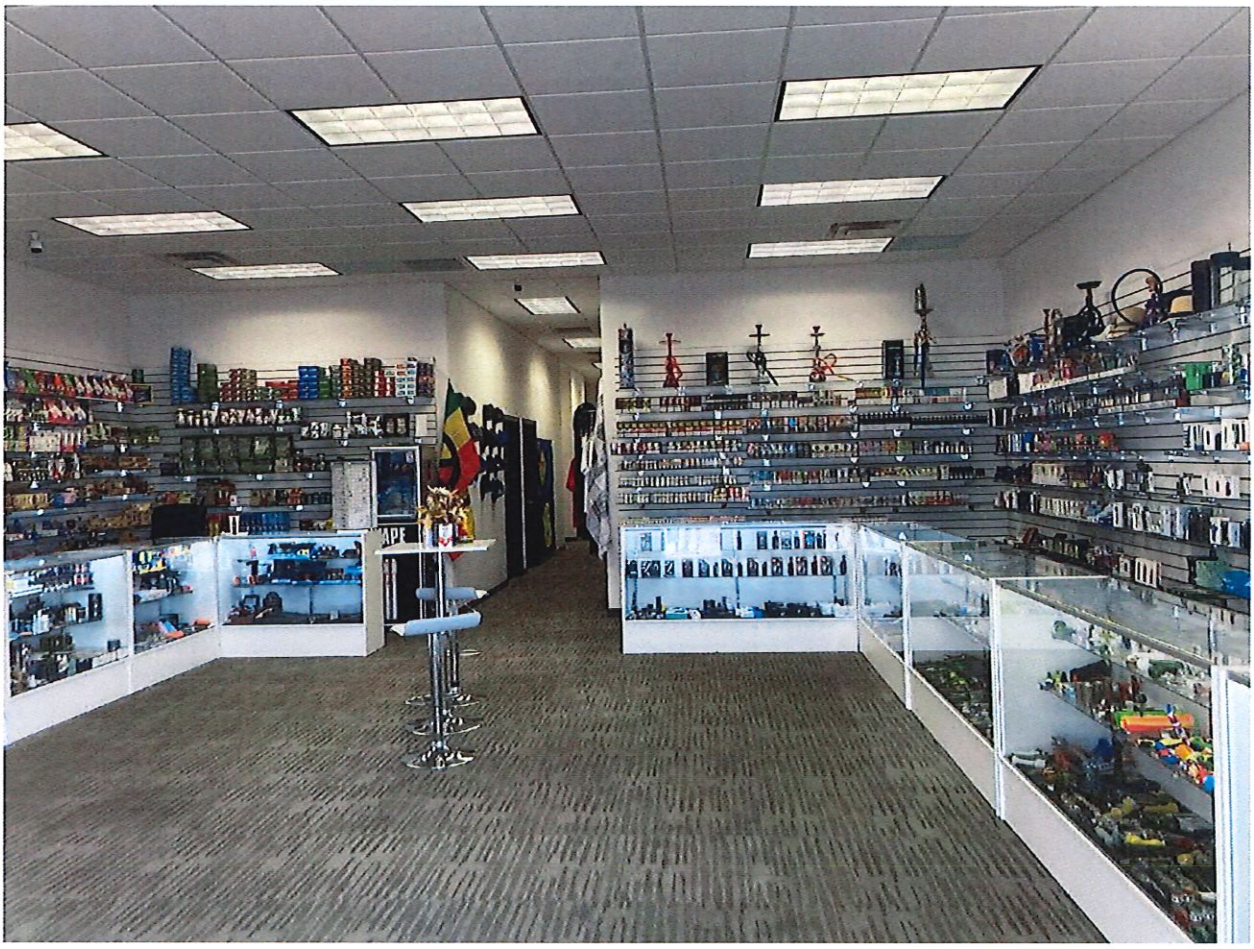
Billy F. Helvey, R. P. L. S. No. 4488

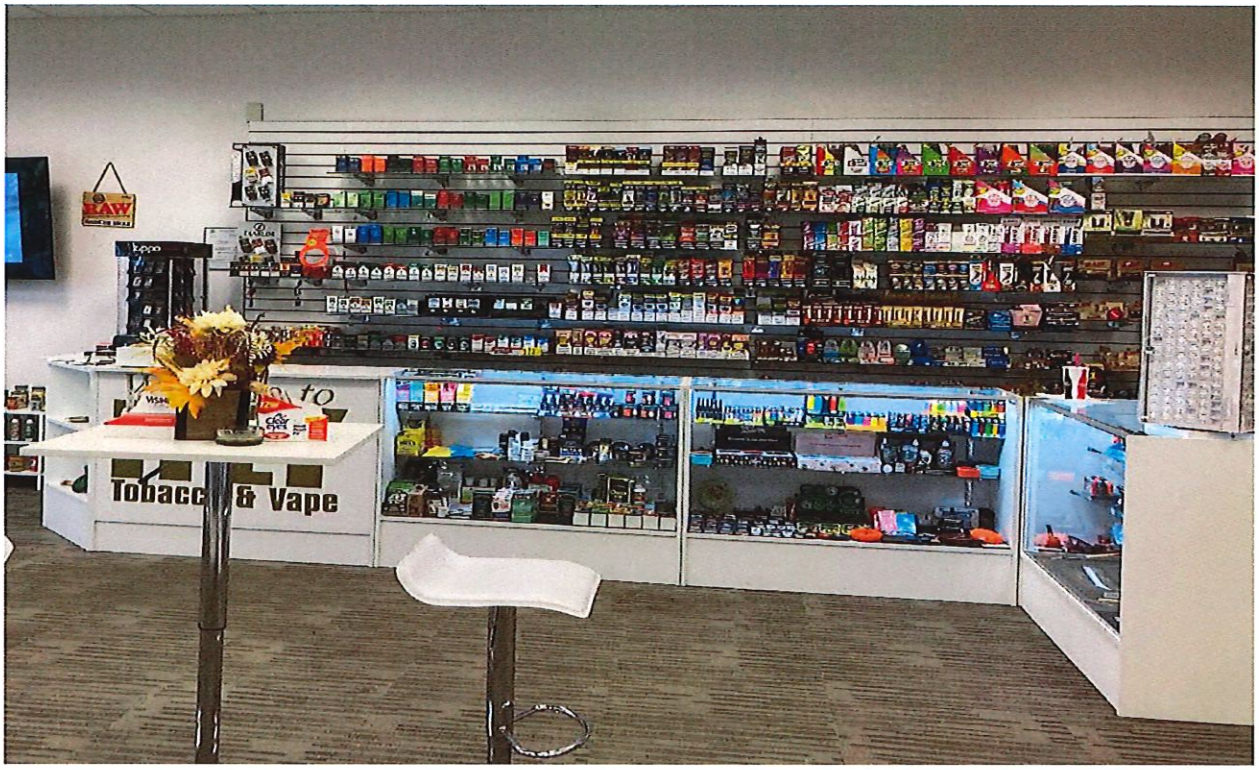
Copyright Date: January 29, 2013

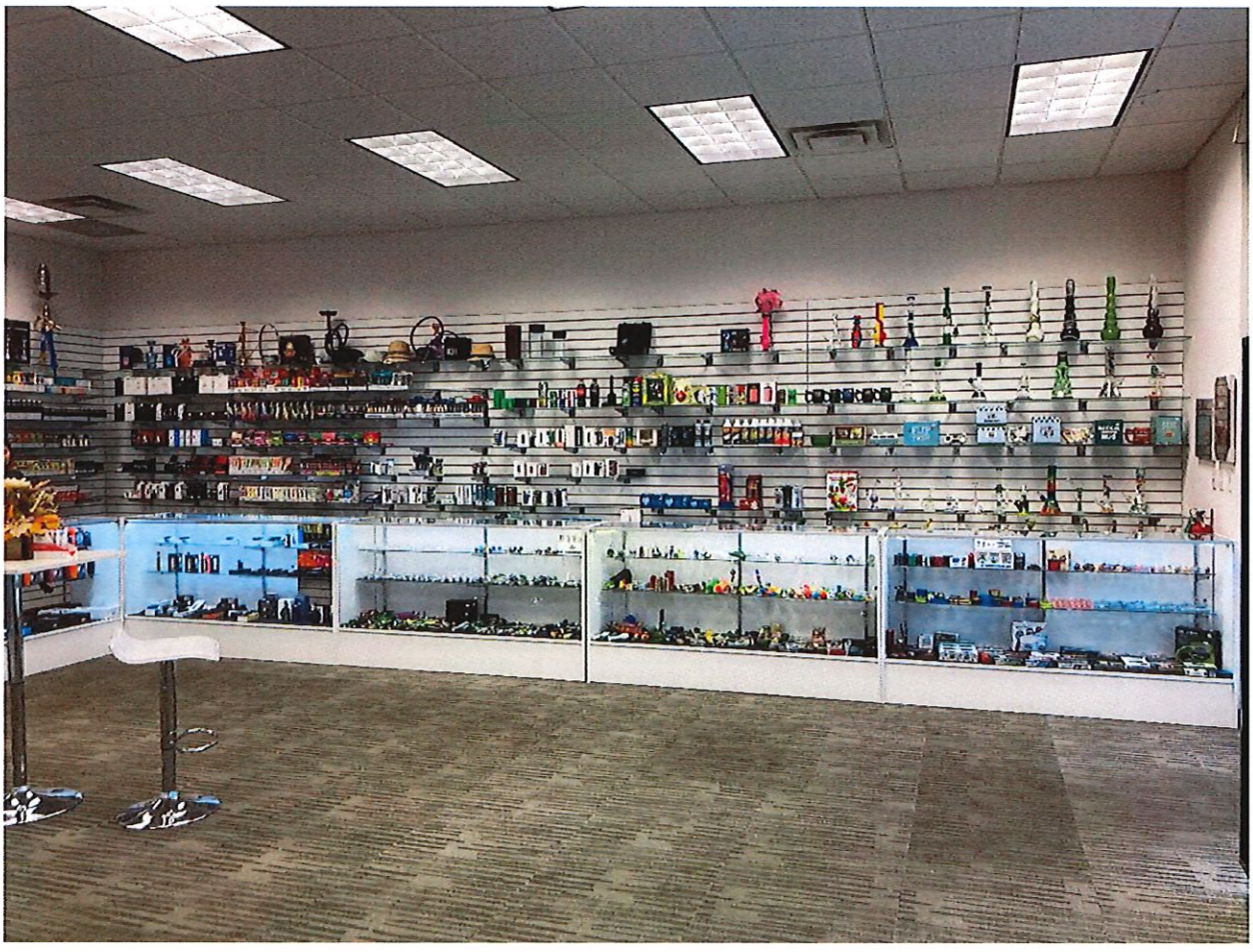
I FLY TOBACCO & VAPE

We want to open a premier tobacco shop, and we will carry a wide array of the finest tobacco products, cigars, CBD products, vape products, and supplies from different well-loved brands. In addition, we pride ourselves on providing a fun and relaxed atmosphere when customers come into our store. We have multiple locations in Durant, Oklahoma. We are well known in the area because we have friendly, knowledgeable sales associates and offer our products at the most reasonable prices. We aim to become the go-to local tobacco store in town.

Marlboro
THIS
TIME
CARNIVAL
PALL MALL
Newport
LEAF
CAMEL
SALEM




RAW
& Vape



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Westwood Village Retail LLC
1601 Palomino Ridge Dr.
Austin, TX 78733

Maan Asali
2955 Blackburn St., Apt. 2302
Dallas, TX 75204

Todd Routh
11701 Bee Caves, Suite 262
Austin, TX 78738

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-1 (Retail Business) District located at 115 North Sunset Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
6. Sells, gives or causes to be sold or given an electronic cigarette or e-cigarette or liquid nicotine to another person who intends to deliver it to someone who is younger than18 years of age is prohibited.
7. Vendor assisted sales required; self-service merchandising prohibited.
8. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
9. Must comply with the City of Sherman Smoking Ordinance *(Chapter 8.06)*
10. Hours of operation must comply with all City of Sherman Ordinances.
11. The property must be properly maintained in a state of good repair and neat appearance.
12. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(B)(8)).*

13. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(10)).*
14. 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.
15. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
16. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
17. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

RECEIVED
SEP 14 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

BUILDING & ZONING DEPARTMENT
TELEPHONE NO. (903) 892-7229
EMAIL: planning@cityofsherman.com
FAX NO. (903) 892-7274

September 3, 2021

Sherman ISD
PO Box 1176
Sherman, TX 75091

The Planning and Zoning Commission and Board of Adjustments of the City of Sherman will hold a public hearing on the day of Tuesday, September 21, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Westwood Village Retail LLC (Owner), I Fly Tobacco & Vape (Proposed Tenant), Maan Asali (Applicant) and Helvey and Associates Surveying (Surveyor) concerning the property located at 115 North Sunset Boulevard, being Lot 1, Block 1 of the Second Replat of part of Block 2 of the Replat of Westwood Village Subdivision

The request is as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a smoke/vape shop in a C-1 (Retail Business) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Rob Rae
Acting Secretary, Planning and Zoning Commission
P.O. Box 1106
Sherman, Texas 75091-1106

Acting Secretary, Planning & Zoning Commission

Sherman ISD's position on Tobacco and Vape stores within 200' of property owned by the School District would be the same as alcohol sales. SISD would not be supportive of this P&Z request by Westwood Village Retail LLC and I Fly Tobacco & Vape to engage in tobacco sales at 220 West Mulberry Street. Our rationale is that the products sold at these establishments are listed as prohibited items in our Student Code of Conduct and Employee Handbook. We also believe that the activity in and around these establishments may be detrimental to school culture.

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.

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

2310 NORTH TRAVIS STREET

The request of Texoma Community Center (Owner), Tori Dyess (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2310 North Travis Street, being 0.485 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District.
B. Preliminary Plat approval of Texoma Community Center Addition

Background:

The property is located at 2310 North Travis Street between Lamberth Road and Pelton Street. The property is zoned a C-1 (Retail Business) District.

The following items have been approved for the property:

Zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District (Ord. 4590) March 31, 1997
Specific Use Permit to allow a Commercial Amusement Center in a C-1 (Retail Business) District (Ord. 5234) June 21, 2004

Texoma Community Center would like to plat the property into one lot to open a day habilitation program to provide services to those in the community with intellectual and developmental disabilities. The day habilitation service is the provision of assistance to an individual that is necessary to acquire the skills to reside, integrate and participate successfully in the community. Activities and training to further their independence will be the focus of the program as well as socialization.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Texoma Community Center (Owner)
Tori Dyess (Applicant)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Texoma Community Center Preliminary Plat
Survey/Site Plan
Building Elevations
Staff Review Letter - SUP
Staff Review Letter - Plat

Sherman
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City of Sherman, Texas
Development Services Department

2310 North Travis Street

NOT TO SCALE

1 in = 147 ft

Zoning - 2310 North Travis Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

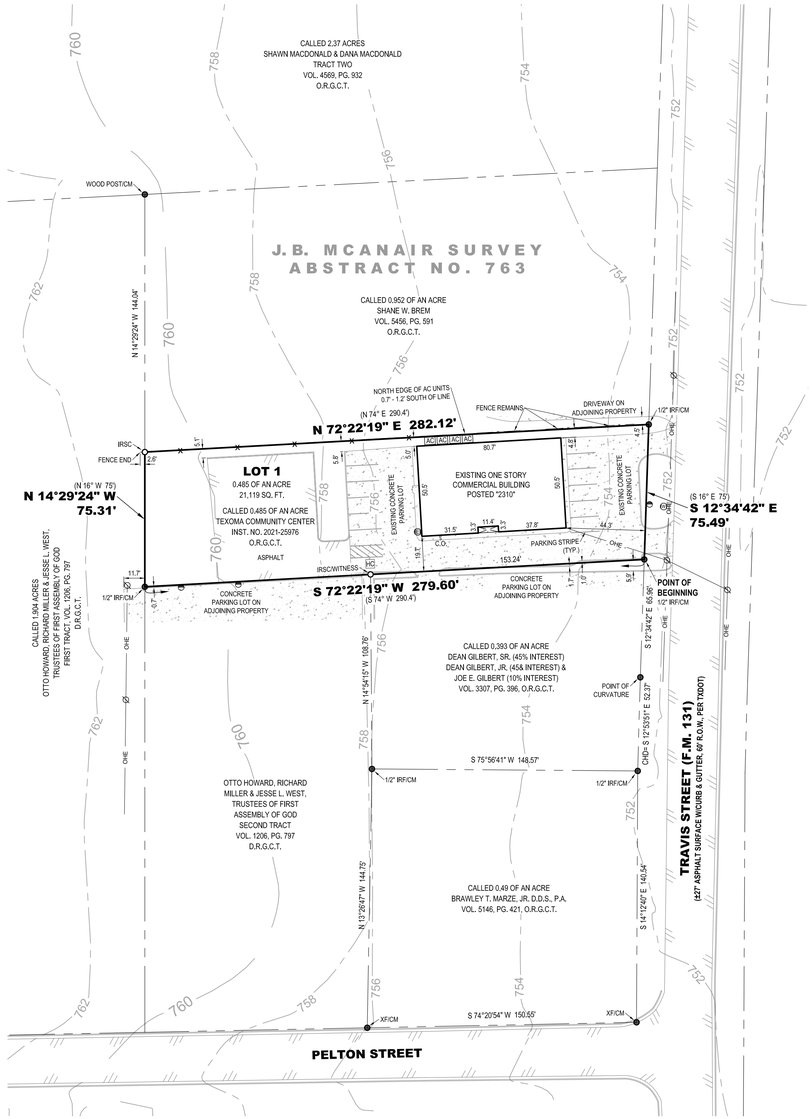
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

1 in = 100 ft

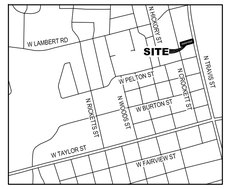
2310 North Travis Street



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

GRAPHIC SCALE IN FEET
0 20 40

VICINITY MAP
(NOT TO SCALE)



LEGEND

●	FOUND MONUMENT	⊘	UTILITY/POWER POLE
○	SET MONUMENT	☼	LIGHT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	WM	WATER METER
		C.O.	CLEAN OUT
IRF	IRON ROD FOUND	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
XF	'X' SCRIBED IN CONCRETE FOUND		
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	VOL., PG.	VOLUME, PAGE
			BOUNDARY LINE
HC	HANDICAP PARKING SPACE (POSTED)		ADJOINER LINE
AC	AC UNIT		ASPHALT
E	ELECTRIC METER	x	WIRE FENCE
		OHE	OVERHEAD ELECTRIC/UTILITY

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

1. Topographic information shown per City of Sherman GIS.
2. Preliminary Plat, for inspection purposes only. In no way official or approved for record purposes.

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

PRELIMINARY PLAT
TEXOMA COMMUNITY CENTER ADDITION
LOT 1
0.485 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Texoma Community Center
902 E. Cottonwood Road
Sherman, TX 75090
Contact: Diana Cantu
Ph: 903-957-4728

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=40'	Project No. 21-0418.1
10194175	Checked by: CRN	Date: 07/12/2021	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TEXOMA COMMUNITY CENTER is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement of a tract of land described in the deed to Dean Gilbert, Sr. (45% Interest), Dean Gilbert, Jr. (45% Interest) and Joe E. Gilbert (10% Interest), recorded in Volume 3307, Page 409, Official Records, Grayson County, Texas, and being the same 0.485 of an acre tract of land described in the deed to Texoma Community Center, recorded in Instrument No. 2021-25976, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Gilbert Tract (3307-409), common to the northeast corner of a called 0.393 of an acre tract of land described in the deed to Dean Gilbert, Sr. (45% Interest), Dean Gilbert, Jr. (45% Interest) and Joe E. Gilbert (10% Interest), recorded in Volume 3307, Page 396, said Official Records, and on the westerly right-of-way line of North Travis Street (Farm to Market Road 131);

THENCE South 72°22'19" West, with the southerly line of said Gilbert Tract (3307-409), and with the northerly line of said 0.393 acre tract, passing en route at a distance of 153.24 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.393 acre tract, and continuing on said course, with the northerly line of a tract of land described as Second Tract in the deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records, Grayson County, Texas, a total distance of 279.60 feet to a 1/2-inch iron rod found for the southwest corner of said Gilbert Tract (3307-409), common to the northwest corner of said Second Tract, and on the easterly line of a called 1.904 acre tract of land described as First Tract in said deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God;

THENCE North 14°29'24" West, with the westerly line of said Gilbert Tract (3307-409), and with the easterly line of said 1.904 acre tract, a distance of 75.31 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Gilbert Tract (3307-409), common to the southwest corner of a called 0.952 of an acre tract of land described in the deed to Shane W. Brem, recorded in Volume 5456, Page 591, said Official Records;

THENCE North 72°22'19" East, with the northerly line of said Gilbert Tract (3307-409), and with the southerly line of said 0.952 acre tract, along or near a fence part of the way, a distance of 282.12 feet to a 1/2-inch iron rod found for the northeast corner of said Gilbert Tract (3307-409), common to the southeast corner of said 0.952 acre tract, and on the westerly right-of-way line of aforesaid North Travis Street;

THENCE South 12°34'42" East, with the easterly line of said Gilbert Tract (3307-409), and with the westerly right-of-way line of said North Travis Street, a distance of 75.49 feet to the POINT OF BEGINNING and enclosing 0.485 of an acre (21,119 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TEXOMA COMMUNITY CENTER**, does hereby adopt this plat designating the hereinbefore described property as **TEXOMA COMMUNITY CENTER ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: TEXOMA COMMUNITY CENTER, a Texas non-profit corporation

By: _____
Diana Cantu, Chief Executive Officer

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Diana Cantu**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

PRELIMINARY
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PRELIMINARY PLAT
TEXOMA COMMUNITY CENTER ADDITION
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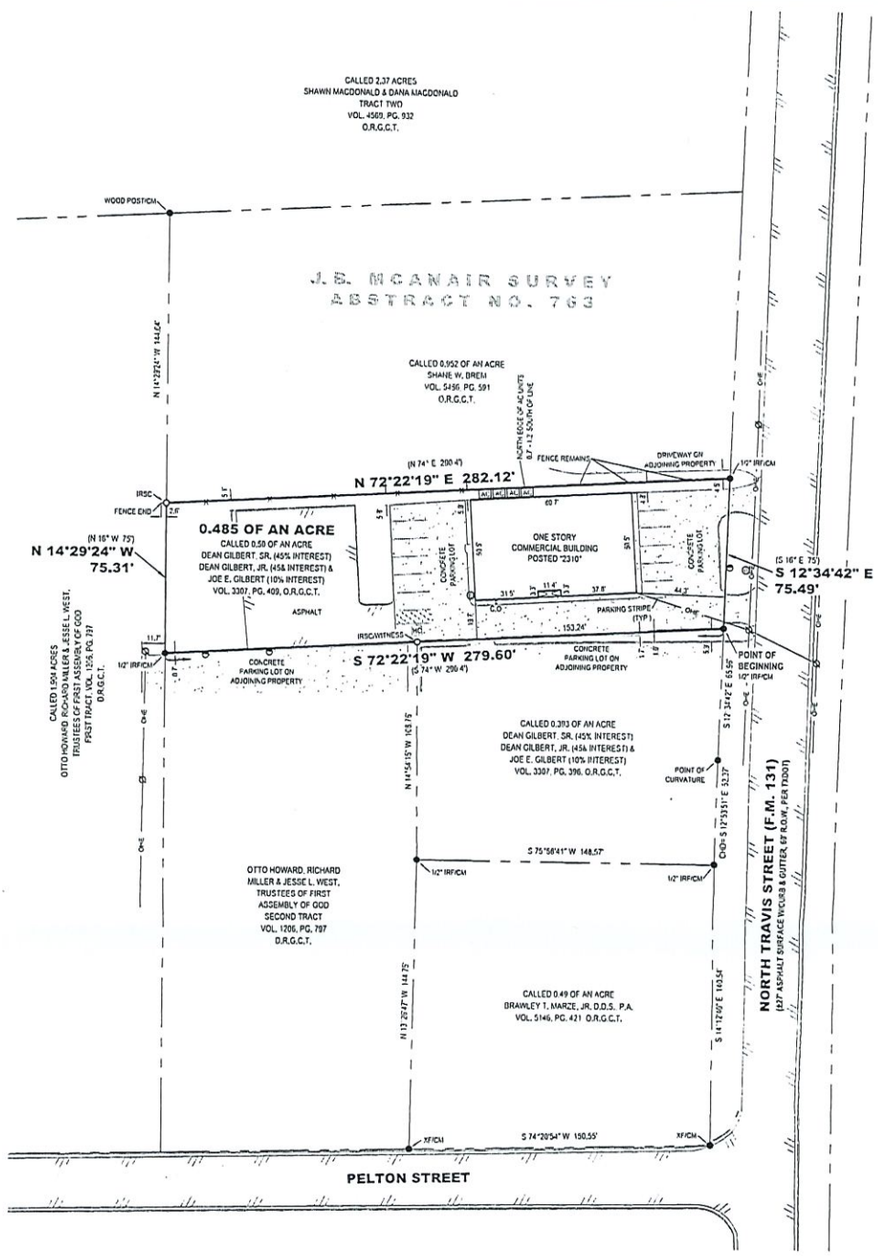
903-786-6029

TBPLS Firm No. 10194175 | Drawn by: BNH | Checked by: CRN | Scale: 1"=40' | Date: 07/12/2021 | Project No. 21-0418.1 | Sheet No. 2 of 2



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement of a tract of land described in the deed to Dean Gilbert, Sr. (45% Interest), Dean Gilbert, Jr. (45% Interest) and Joe E. Gilbert (10% Interest), recorded in Volume 3307, Page 409, Official Records, Grayson County, Texas, and being more particularly described as follows:

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THENCE South 72°22'19" West, with the southerly line of said Gilbert Tract (3307-409) and with the northerly line of said 0.393 acre tract, passing on route at a distance of 153.24 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.393 acre tract, and continuing on said course, with the northerly line of a tract of land described as Second Tract in the deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records, Grayson County, Texas, a total distance of 279.60 feet to a 1/2-inch iron rod found for the southwest corner of said Gilbert Tract (3307-409), common to the northwest corner of said Second Tract, and on the easterly line of a called 1.904 acre tract of land described as First Tract in said deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God;

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NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0136871, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of June 7, 2021, and an issued date of June 16, 2021, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

(No Survey Items)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Texoma Community Center, a Texas Non Profit Corporation; Dean Gilbert, Sr.; Dean Gilbert, Jr.; Joe E. Gilbert; Alliant National Title Insurance Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 07/07/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

LEGEND

●	FOUND MONUMENT	AC	AC UNIT
○	SET MONUMENT	E	ELECTRIC METER
IRS/C	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET		UTILITY/POWER POLE
IRF	IRON ROD FOUND		LIGHT
XF	"X" SCRIBED IN CONCRETE FOUND	W	WATER METER
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY TEXAS	C.O.	CLEAN OUT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
VOL., PG.	VOLUME, PAGE		ADJOINER LINE
	HANDICAP PARKING SPACE (POSTED)		WIRE FENCE
			ASPHALT
			OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
0.485 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
2310 North Travis Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=40' Date: 07/12/2021	Project No. 21-0418 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Texoma Community Center
902 Cottonwood
Sherman, TX 75090

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Tori Dyess
902 Cottonwood
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District located at 2310 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7 (13), Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(2))*
6. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
7. The Specific Use Permit is limited to the applicant Texoma Community Center.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. 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.
10. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use

may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

11. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Texoma Community Center
Attn: Diana Cantu
902 E. Cottonwood Rd.
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of Texoma Community Center Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along Travis Street (FM 131). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Improvements to be removed from Final Plat.
4. Remove direction (North) from Travis Street in metes and bounds. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Add Avigation Release to final plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

2708 EAST LAMAR STREET

The request of Ventura Verde, LLC (Owner), Marley Phillips (Applicant), Bowman (Consulting Firm) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2708 East Lamar Street, being Tract 1: 55.272 acres in the A. Burleson Survey, Abstract No. 61 and Tract 2: 57.070 acres in the Burleson Survey, Abstract No. 61, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.11 Subsection (4)(C) to allow 40' wide lots in lieu of the required 60' for a Manufactured Home Community in an M-H (Manufactured Housing) District.

Planning and Zoning Commission

B. Zone change and site plan approval for Frontera Manufactured Home Community under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District.

Background:

The property is located at 2708 East Lamar Street near Bethany Road in east Sherman. The property will go through the process of being annexed into the City Limits of Sherman in the near future.

Frontera Manufactured Home Community is a 112.334 acre, 409-unit, Manufactured Home Community proposed for the property at 2708 East Lamar Street. They are requesting a zone change from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District and variances to allow the minimum lot width per unit to be 40' in lieu of the required 60'. Individual lots will not be platted for each home. A dog park, playground, pool, and club house/office will also be onsite.

Adjacent Zoning:
R-1 (One-Family Residential) District

Origination:
Ventura Verde, LLC (Owner)
Marley Phillips (Applicant)
Bowman (Consulting Firm)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:
Was not included in the Master Plan

Number of notices mailed:
2

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Staff Review Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2708 East Lamar Street

NOT TO SCALE

1 in = 717 ft

2708 East Lamar Street

Bowman

August 24, 2021

Rob Rae, AICP
Planning and Zoning
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: **Frontera Manufactured Home Community**
2708 East Lamar Street
Sherman, TX 75090

Dear Mr. Rae:

The Frontera Manufactured Home Community is a 112.334-acre, 409-Unit, Manufactured Home Community proposed for the property located at 2708 East Lamar Street in Sherman, TX 75090.

This development will be annexed and zoned, per Chapter 14: Zoning Ordinance of the City of Sherman Code of Ordinances, as a Manufactured Housing (MH) District.

The following variances from the MH District requirements listed within Section 6.11 of the Zoning Ordinance are requested for this development:

(4)c. *The minimum lot width per unit or stand shall be sixty (60) feet.*

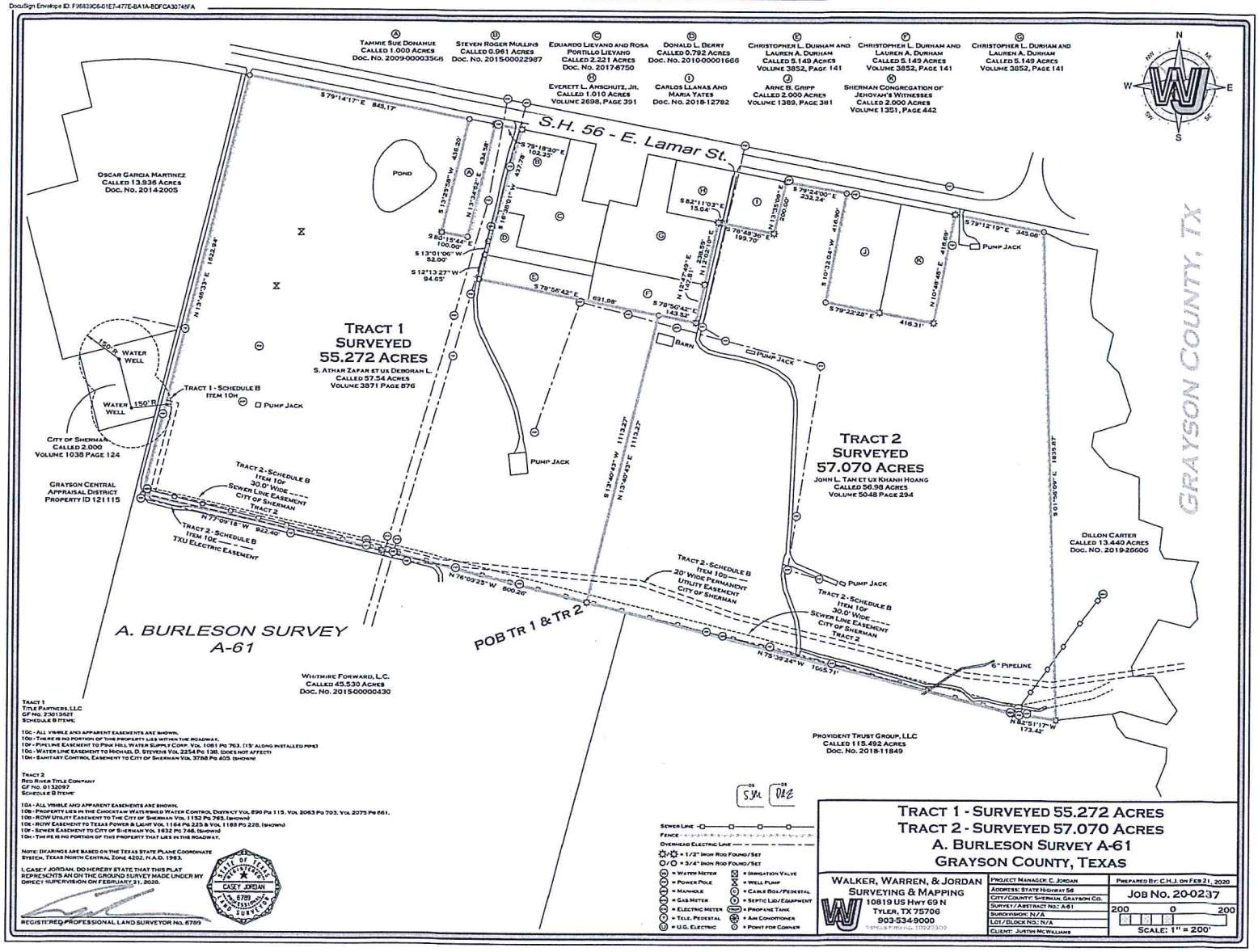
Individual lots will not be platted for each home. The minimum unit width for this development shall be forty (40) feet.

If you have any questions or require additional information, please call me at (512) 327-1180, or send an email to nkehl@bowman.com.

Best Regards,

Nicholas G. Kehl, P.E.
Principal - Branch Manager
Bowman

DocuSign Envelope ID: F9583C6-61E7-477E-BA1A-BDFCA30745FA



Tract 1
Title Partners, LLC
GF No. 23013627
Schedule B Items:

10c - All visible and apparent easements are shown.
10g - There is no portion of this property lies within the roadway.
10f - Pipeline Easement to Pine Hill Water Supply Corp. Vol. 1081 Pg 763. (15' along installed pipe)
10g - Water Line Easement to Michael D. Stiyeski Vol. 2254 Pg 138. (does not affect)
10h - Sanitary Control Easement to City of Sherman Vol. 3788 Pg 405. (shown)

Tract 2
Red River Title Company
GF No. 0132097
Schedule B Items:

10a - All visible and apparent easements are shown.
10e - Property lies in the Choctaw Watershed Water Control District Vol. 890 Pg 115, Vol. 2063 Pg 703, Vol. 2075 Pg 661.
10g - ROW Utility Easement to The City of Sherman Vol. 1152 Pg 763. (shown)
10c - ROW Easement to Texas Power & Light Vol. 1164 Pg 225 & Vol. 1188 Pg 228. (shown)
10f - Sewer Easement to City of Sherman Vol. 1832 Pg 746. (shown)
10h - There is no portion of this property that lies in the roadway.

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

I, Casey Jordan, do hereby state that this plat represents an on the ground survey made under my direct supervision on February 21, 2020.

State of Texas Registered Professional Land Surveyor Casey Jordan 6789

Registered Professional Land Surveyor No. 6789

Sewer Line
Fence
Overhead Electric Line
1/2" Iron Rod Found/Set
3/4" Iron Rod Found/Set
Water Meter
Power Pole
Manhole
Gas Meter
Electric Meter
Tele. Pedestal
U.G. Electric
Irrigation Valve
Well Pump
Cable Box/Pedestal
Septic Lid/Equipment
Propane Tank
Air Conditioner
Point for Corner

Tract 1 - Surveyed 55.272 Acres
Tract 2 - Surveyed 57.070 Acres
A. Burleson Survey A-61
Grayson County, Texas

Walker, Warren, & Jordan Surveying & Mapping
10819 US Hwy 69 N
Tyler, TX 75706
903-534-9000
TBPELS Firm No. 10023300

Project Manager: C. Jordan	Prepared By: C.H.J. on Feb 21, 2020
Address: State Highway 56	Job No. 20-0237
City/County: Sherman, Grayson Co.	
Survey / Abstract No.: A-61	200 0 200
Subdivision: N/A	
Lot / Block No.: N/A	Scale: 1" = 200'
Client: Justin McWilliams	

STATE HIGHWAY NO. 56

MATCHLINE – SHEET 2
MATCHLINE – SHEET 3

MATCHLINE – SHEET 3
MATCHLINE – SHEET 4

MATCHLINE – SHEET 2
MATCHLINE – SHEET 5

MATCHLINE – SHEET 3
MATCHLINE – SHEET 6

MATCHLINE – SHEET 4
MATCHLINE – SHEET 7

MATCHLINE – SHEET 5
MATCHLINE – SHEET 6

MATCHLINE – SHEET 6
MATCHLINE – SHEET 7

DOG PARK
PLAYGROUND
FULL COURT BASKETBALL
PAVILION
POOL
GATE
PICNIC
PUMP JACK
200.00' PUMP JACK SETBACK (TYP.)
MAINTENANCE YARD
3.22 AC EDUARDO LEVANO ROSA PORTILLO LEVANO VOL. 3664, PG. 709 O.P.R.G.C.T.
CHRIS AND LAUREN DURHAM VOL. 3852, PG. 141 O.P.R.G.C.T.
80.63 AC. WHITMORE FORWARD, LC VOL. 5566, PG. 533 O.P.R.G.C.T.
4" SAN MH
TOP RIM=758.38
FL 18"(IN)=751.06
FL 18"(OUT)=751.03
4" WATER MH
TOP RIM=759.22
FL 8"(IN)=739.56
FL 8"(OUT)=739.46
AIR RELIEF MH
TXDOT STA 42+83.70 YT
TXDOT STA 49+38.70 YT
S 79°21'29" E 103.29'
S 79°47'18" E 848.16'
S 80°23'26" E
N 13°04'04" E 163.97'
N 77°09'03" W 922.40'
N 76°09'42" W 800.44'
N 75°45'39" W 151.60'
N 75°58'13" W 151.5.94'
S 79°12'50" E 344.98'
S 79°24'32" E 416.32'
S 81°08'49" E 15.03'
N 79°10'48" W 199.96'
N 13°04'04" E 199.96'
N 13°05'37" E 358.48'
N 13°00'04" E 51.83'
N 12°51'36" E 94.74'
N 13°05'37" E 14.81'
N 13°19'07" E 416.65'
S 78°56'08" E 835.51'
S 80°23'45" E 30.45'
S 13°05'37" W 416.65'
S 13°04'04" W 199.96'
S 13°04'04" W 163.97'
S 13°19'07" W 416.65'

MANUFACTURED HOME DATA		
A	18' x 80' SINGLE WIDE, 1 STORY	84
B	18' x 78' SINGLE WIDE, 1 STORY	162
C	18' x 72' SINGLE WIDE, 1 STORY	32
D	18' x 56' SINGLE WIDE, 1 STORY	6
E	18' x 66' SINGLE WIDE, 1 STORY	26
F	16' x 60' SINGLE WIDE, 1 STORY	36
G	16' x 56' SINGLE WIDE, 1 STORY	9
H	16' x 50' SINGLE WIDE, 1 STORY	26
I	16' x 38' SINGLE WIDE, 1 STORY	12
D	32' x 52' DOUBLE WIDE, 1 STORY	16
	TOTAL # OF HOMES	409

[X] NUMBER OF LOTS PER BLOCK

100 0 100 200
SCALE: 1 INCH = 100 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman
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1120 S. Capital of Texas Hwy. • Building 3, Suite 220 • Austin, Texas 78746
Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

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August 23, 2021

SHEET 1 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

P:\070383 - Metra Properties\070383-01-001 (ENG) - Sherman\Engineering\Exhibits\Unit Dimension Exhibit\2021.08.23_Unit Dimension Exhibit_Frontera.dwg, 24x36 EXH L, August 23, 2021, 8:26 PM, margaretking

STATE HIGHW

25' BUILDING SETBACK

PROP. FENCE

PROP. FENCE

GATE

GATE

DOG PARK

PLAYGROUND

FULL COURT BASKETBALL

POOL

PAVILION

P.O.B.

TXDOT STA. 42+83.70 ??

FL=757.80

4X2 BC

FL=759.91

TXDOT STA. 49+38.70 ??

FL=735.48

5X4 BC

FL=735.87

S 79°14'18" E 845.16'

S 79°21'29" E 103.29'

S 13°25'53" W 436.29'

N 13°24'46" E 434.19'

S 16°13'54" W 437.76'

N 13°00'00" E 51.83'

S 80°23'28" E 100.06'

N 12°14'36" E 94.74'

MATCHLINE – SHEET 3

MATCHLINE – SHEET 5

1.90 AC.
ALEJANDRO LIEVANO
LIFE ESTATE, ET AL
VOL. 5178, PG. 283
O.P.R.G.C.T.

2.22 AC.
EDUARDO LIEVANO
ROSA PORTILLO LIEVANO
VOL. 5888, PG. 538
O.P.R.G.C.T.

14.78 AC.
OSCAR GARCIA MARTINEZ
VOL. 5418, PG. 169
O.P.R.G.C.T.

TAMMIE L. BONNAVIE
VOL. 4597, PG. 283
O.P.R.G.C.T.

CHRIS AND LAUREN DURHAM
VOL. 3852, PG. 141
O.P.R.G.C.T.

BENCHMARK
N: 7204466.018
E: 2564439.718
ELEV: 754.79

" E 1622.97'

LOT SIZE 4,592 SF. (TYP) 6 112.00' 41.00' (TYP)

LOT SIZE 16 4,264 SF. (TYP) 11 104.00' (TYP) 41.00' (TYP)

LOT SIZE 17 3,800 SF. (TYP) 95.00' (TYP) 40.00' (TYP)

LOT SIZE 4,756 SF. (TYP) 10 116.00' (TYP) 41.00' (TYP)

LOT SIZE 5,043 SF. (TYP) 4 123.00' (TYP) 41.00' (TYP)

LOT SIZE 4,838 SF. (TYP) 18 118.00' (TYP) 41.00' (TYP)

LOT SIZE 4,735 SF. (TYP) 14 115.50' (TYP) 41.00' (TYP)

LOT SIZE 4,120.5 SF. (TYP) 24 118.00' (TYP) 40.00' (TYP)

LOT SIZE 4,346 SF. (TYP) 20 106.00' (TYP) 41.00' (TYP)

LOT SIZE 4,141 SF. 1 101.00' 41.00'

LOT SIZE 4,050 SF. 1 54.00' 75.00'

LOT SIZE 4,141 SF. (TYP) 2 101.00' (TYP) 41.00' (TYP)

18x78 SINGLE WIDE

18x80 SINGLE WIDE

18x68 SINGLE WIDE

18x72 SINGLE WIDE

16x50 SINGLE

16x60 SINGLE WIDE

16x50 SINGLE WIDE

X NUMBER OF LOTS PER BLOCK

50 0 50 100

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman

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August 23, 2021

SHEET 2 OF 7

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STATE HIGHWAY NO. 56

25' BUILDING SETBACK

PROP. FENCE

25' BUILDING SETBACK

MATCHLINE – SHEET 2

MATCHLINE – SHEET 4

MATCHLINE – SHEET 6

GATE

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

X NUMBER OF LOTS PER BLOCK

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
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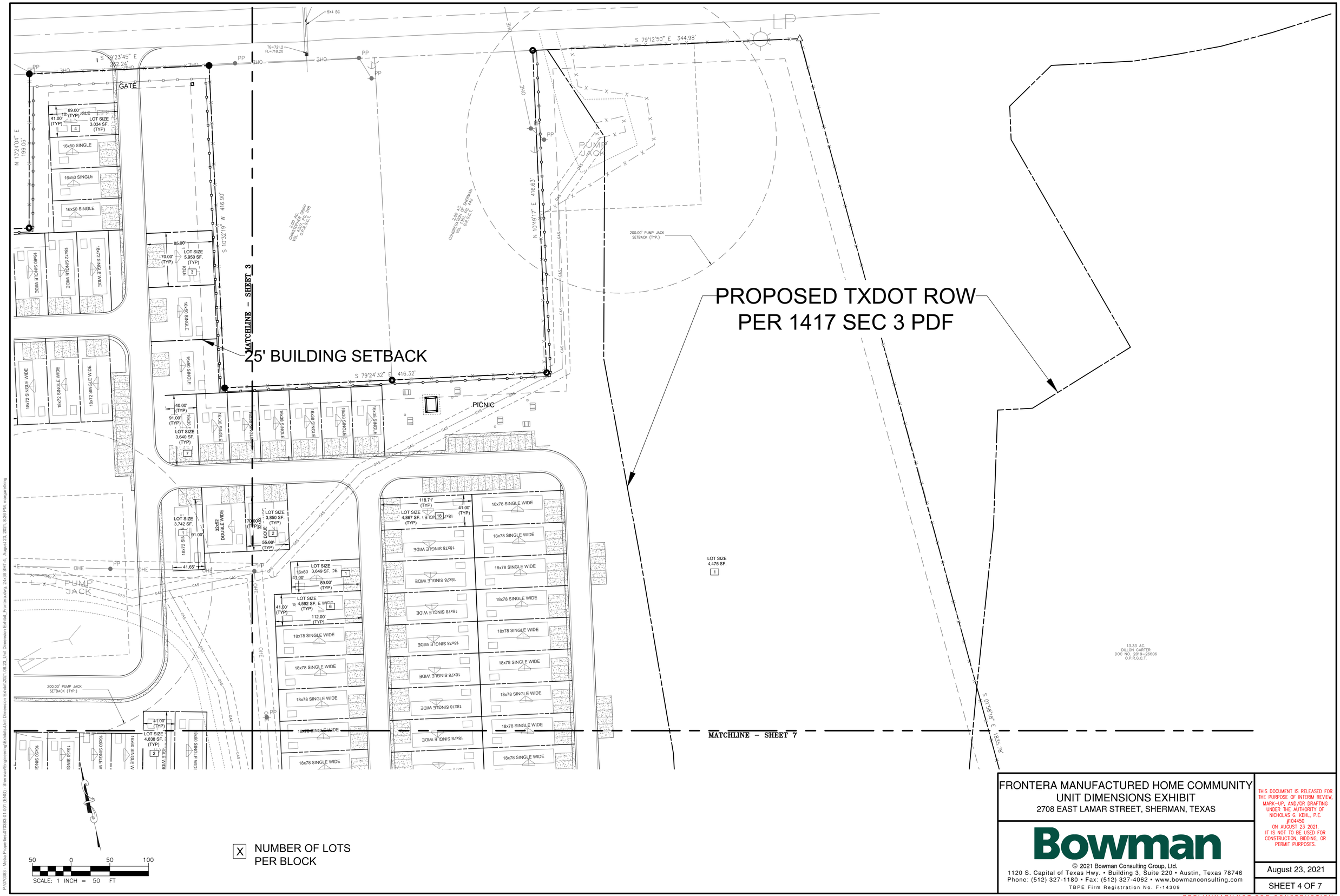

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
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August 23, 2021

SHEET 4 OF 7

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50 0 50 100
SCALE: 1 INCH = 50 FT

X NUMBER OF LOTS PER BLOCK

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
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TBPE Firm Registration No. F-14309

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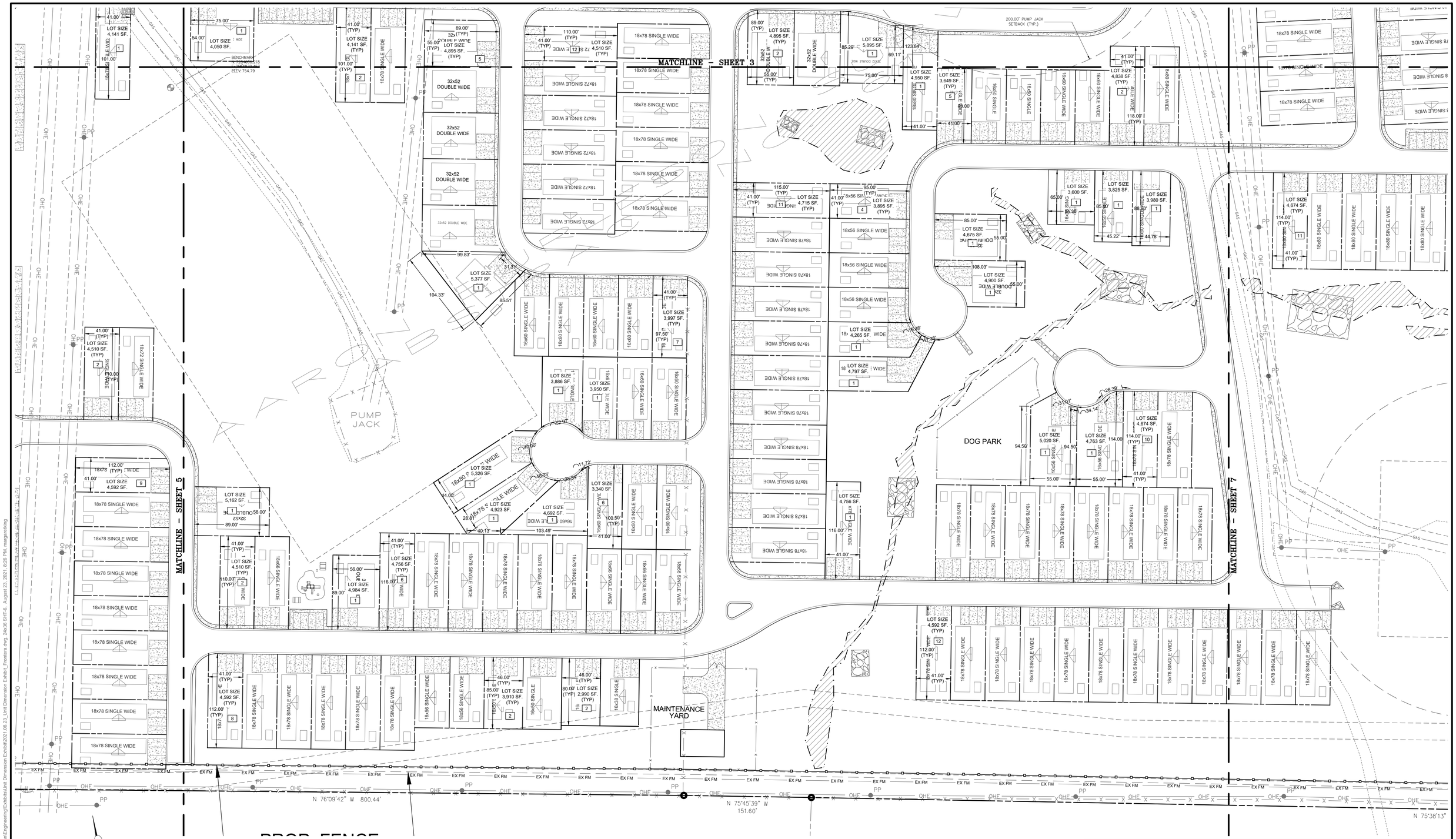
August 23, 2021

SHEET 5 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

P:\070383 - Metra Properties\070383-01-001 (ENG) - Sherman\Engineering\Exhibits\Unit Dimension Exhibit\2021.08.23_Unit Dimension Exhibit_Frontera.dwg, 24x36 SHT-5, August 23, 2021, 8:26 PM, margaretking



X NUMBER OF LOTS PER BLOCK

FRONTERA MANUFACTURED HOME COMMUNITY UNIT DIMENSIONS EXHIBIT

2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman

© 2021 Bowman Consulting Group, Ltd.

1120 S. Capital of Texas Hwy. • Building 3, Suite 220 • Austin, Texas 78746
Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

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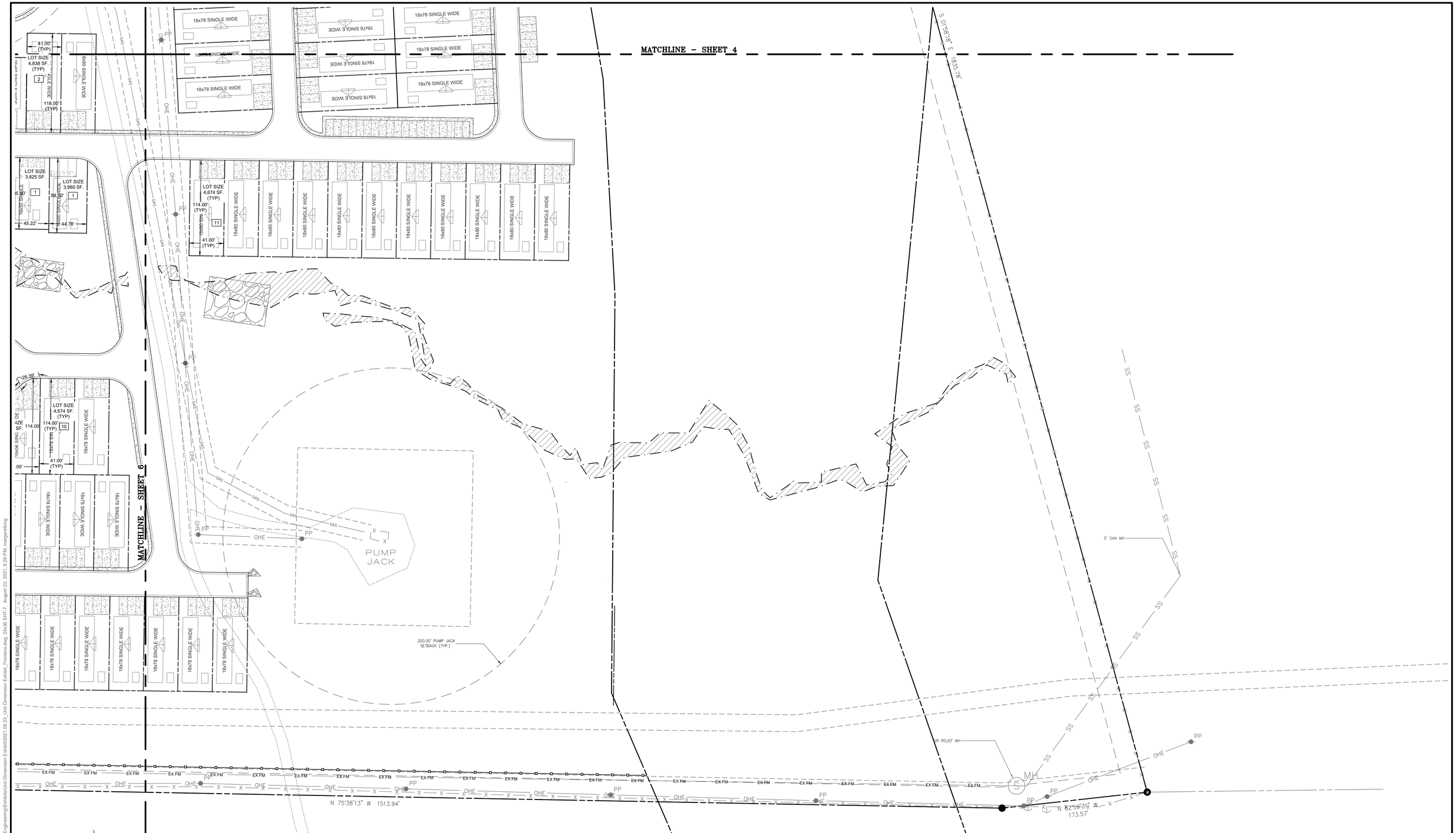
August 23, 2021

SHEET 6 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

P:\070383 - Metra Properties\070383-01-001 (ENG) - Sherman\Engineering\Exhibits\Unit Dimension Exhibit\2021.08.23_Unit Dimension Exhibit_Frontera.dwg, 24x36 SHT-6, August 23, 2021, 8:26 PM, margaretking



X NUMBER OF LOTS PER BLOCK

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August 23, 2021

SHEET 7 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

P:\070383 - Metra Properties\070383-01-001 (ENG) - Sherman\Engineering\Exhibits\Unit Dimension Exhibit\2021.08.23_Unit Dimension Exhibit_Frontera.dwg, 24x36 SHT-7, August 23, 2021, 8:26 PM, margaretking

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Ventura Verde, LLC
3705 Lakeview Pkwy., Ste. 209
Rowlett, TX 75088

Marley Phillips
3705 Lakeview Pkwy., Ste. 209
Rowlett, TX 75088

Bowman
1120 S. Capital of Texas Highway
Building 3, Ste. 220
Austin, TX 78746

Dear Applicants,

The request for a zone change and site plan approval for Frontera Manufactured Home Community under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District located at 2708 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-H (Manufactured Housing) District, the Fence Ordinance, the Sign Ordinance, the Residential Tree and Landscaping Ordinance and the Manufactured Housing, Mobile Homes and Travel Trailers Ordinance. (*Chapter 14, Exhibit A, Sec. 6.11; Sec. 7(13), Sec. 7(14), Sec. 17; Chapter 3, Article 3.09).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
7. Internal streets shall be privately owned, built and maintained.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering:

10. Platting of the property is required. (*Code of Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
11. Annexation into the City of Sherman required.
12. 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)*
13. Internal water and sewer lines will be privately owned and maintained.
14. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
15. The location of the trash receptors must be approved by the Public Works Department.
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 1804 NORTH U.S. HIGHWAY 75**

The request of Sherman PAG1, LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows;

Planning and Zoning Commission

Replat approval of part of Lot 1, James Plaza Addition.

Background:

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

The following items have been approved for the property:

- December 4, 2006 - Specific Use Permit to allow automobile sales and repair (Ord. 5433).
- November 21, 2006 - Variance/Exception to allow shade structures with a 10' front setback and to not require a screening device adjacent to a residentially zoned district.
- March 5, 2007 - Specific Use Permit to allow automobile sales and repair.(Ord 5449)
- May 22, 2007 - Variance to allow overhead doors facing the highway.
- June 17, 2013 - Specific Use Permit to allow Used Automobile Sales, Service, Tire Sales and Service, and Light Mechanical Work (Ord 5778).
- July 19, 2021 - Specific Use Permit to allow Use Automobile Sales (Ord. 6396)

The owner would like to plat the property into one lot for commercial development of the automobile sales.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman PAG 1, LLC (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

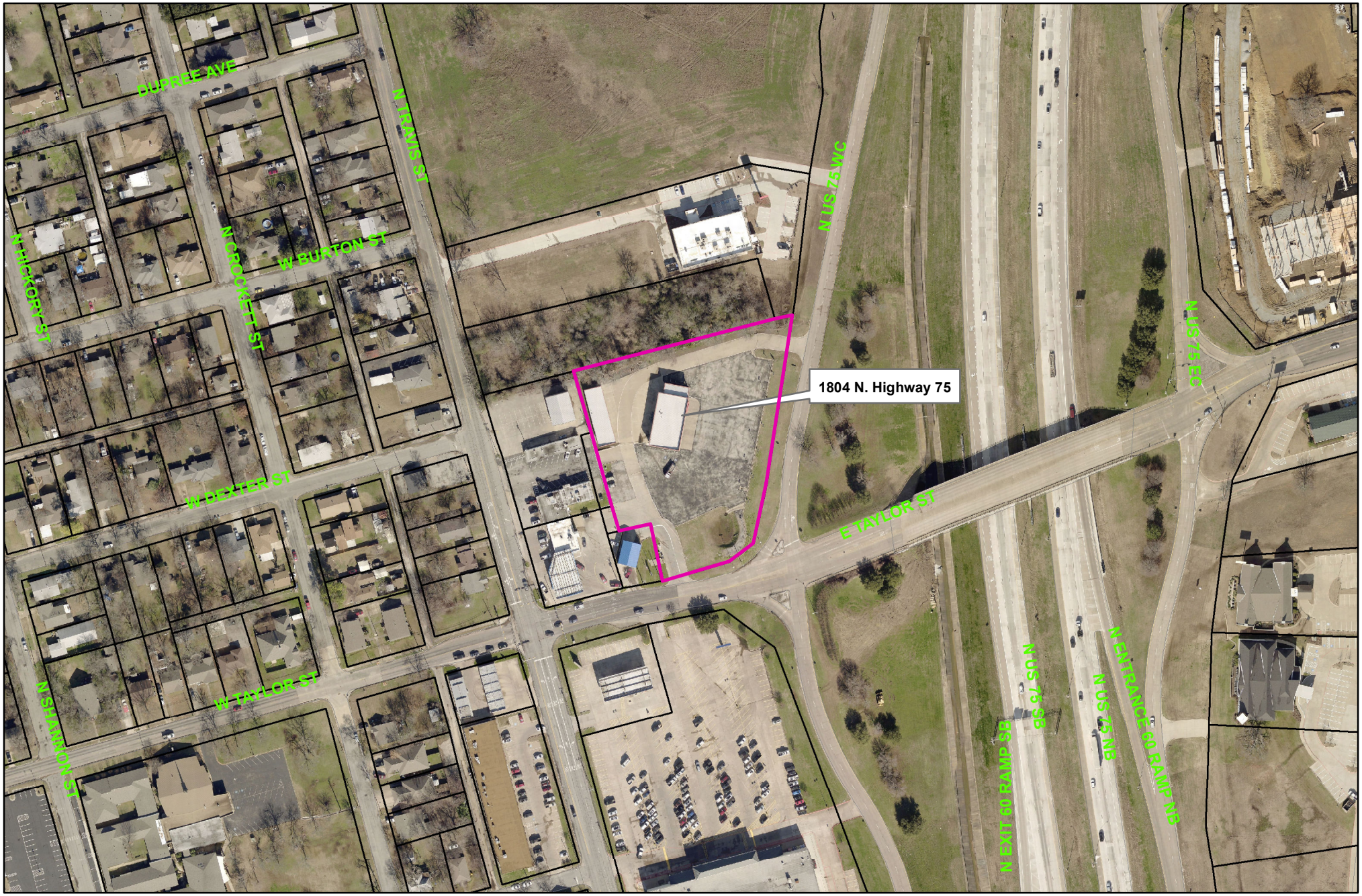
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Replat part of Lot 1, James Plaza Addition
Staff Review Letter



1804 North U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 222 ft

Zoning - 1804 North U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

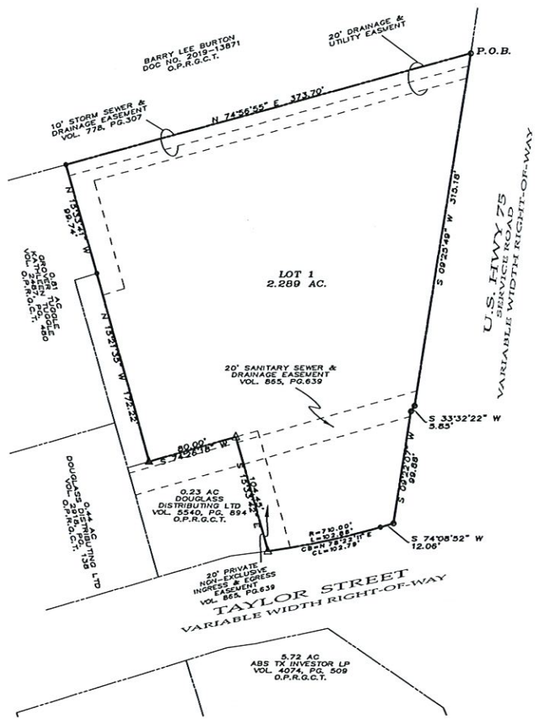
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



RE PLAT

REPLAT OF PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION

BEING A REPLAT OF PART OF LOT 1, BLOCK 1 OF THE JAMES PLAZA ADDITION IN VOLUME 13, PAGE 60, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 2.289 ACRES

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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft

OWNERS/DEVELOPER
SHERMAN PAGI LLC.
203 DOUGLAS AVE.
WOODWAY, TEXAS 76712

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

8-24-2021

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot 1, of the final plat of James Plaza Addition, an addition to the City of Sherman, Grayson County, Texas,Plat recorded in Volume 13, Page 60, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at hte northeast cornr of sold Lot 1 in the west Right-of-Way of U.S. Hwy 75;

Thence with sold west Right-of-Way of U.S. Hwy 75 the following calls and distances:

South 09°25'49" West, a distance of 315.18 feet to a found 1/2" steel rod;
South 33°32'22" West, a distance of 5.85 feet to a found 1/2" steel rod;
South 09°22'07" West, a distance of 99.88 feet to a found concrete monument;
South 74°08'52" West, a distance of 12.06 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 710.00 feet, (chord bears South 78°22'11" West, a distance of 102.79 feet) an arc length of 102.88 feet to a set 1/2" steel rod;
Thence North 15°33'42" West, with the west line of sold Lot 1 a distance of 104.45 feet to a found P/K nail;
Thence South 74°26'18" West, a distance of 80.00 feet to a found X cut in concrete;
Thence North 15°21'35" West, over and across sold Lot 1 a distance of 172.22 feet to a set 1/2" steel rod;
Thence North 15°33'41" West, a distance of 99.74 feet to a set 1/2" steel rod;
Thence North 74°56'55" East, with the north line of sold Lot 1 a distance of 373.70 feet to the Point-of-Beginning and containing 2.289 acres of land.

ACCEPTANCE

Approved this _____ day of _____,2021, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

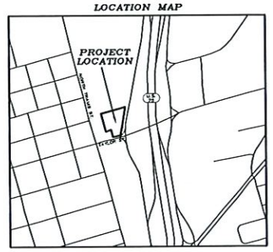
KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SHERMAN PAGI LLC, do hereby adopt this plat designating the hereinabove property as REPLAT OF PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____,2021.

_____ SHERMAN PAGI LLC
TODD BEHRINGER

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 TODD BEHRINGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of , 2021.

_____ Notary Public in and for the State of Texas

~ 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.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of_____ ,2021.

_____ Clerk, City of Sherman, Texas

RE PLAT

REPLAT OF PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION

BEING A REPLAT OF PART OF LOT 1, BLOCK 1 OF THE JAMES PLAZA ADDITION IN VOLUME 13, PAGE 60, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 2.289 ACRES

OWNERS/DEVELOPER
SHERMAN PAGI LLC.
203 DOUGLAS AVE.
WOODWAY, TEXAS 76712

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

8-24-2021

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Sherman PAG1, LLC
203 Douglas Ave.
Woodway, TX 76712

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Part of Lot 1, Block 1, James Plaza Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Name of addition to be renamed and showing as "Being a Replat of…"
2. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. The width of the pavement for streets shall be shown on the plat.
5. Graphically show the edge of pavement on drawing.
6. Dedicate a 15' Utility Easement along US Hwy. 75 Service Road and Taylor Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. 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*
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

911 OSPREY DRIVE

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

Board of Adjustments

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

Background:

The property is located at 911 Osprey Drive off Quail Run Road in southwest Sherman off FM 1417 (Heritage Parkway). The property is zoned an R-1 (One-Family Residential) District.

The lot is located in a cul-de-sac and is an irregular shaped lot; the owners have multiple plans to fit odd lots, however, none will fit this lot due to the 25' rear building line. The owners are requesting a variance to allow the left rear of the home to be 16' 11" from the property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Riverside Homebuilders, LTD (Owner)
Coleen Gray Turner (Representative)
Terry G. Hawkins (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

12

Objections Received:

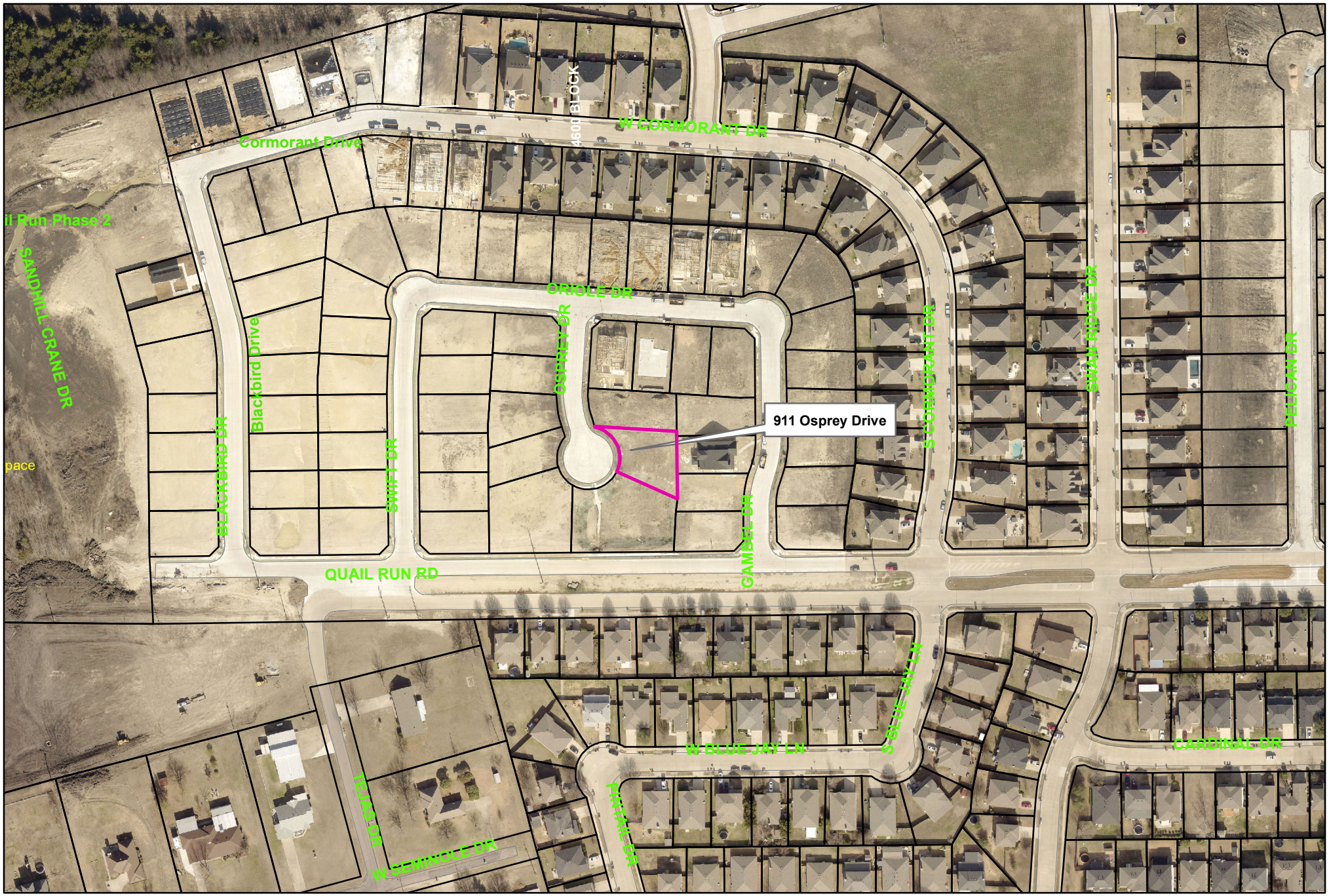
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter



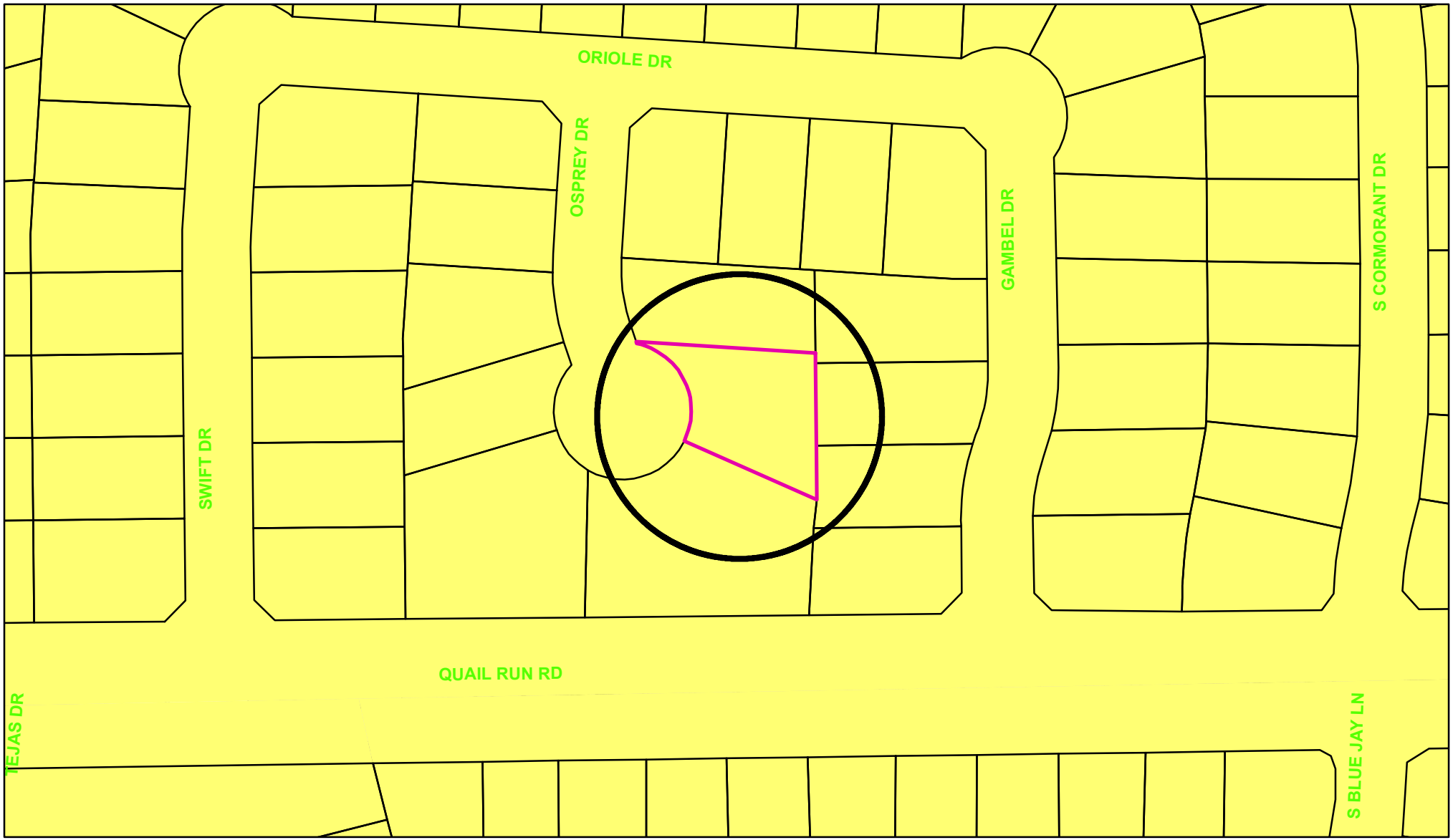
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

911 Osprey Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 911 Osprey Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

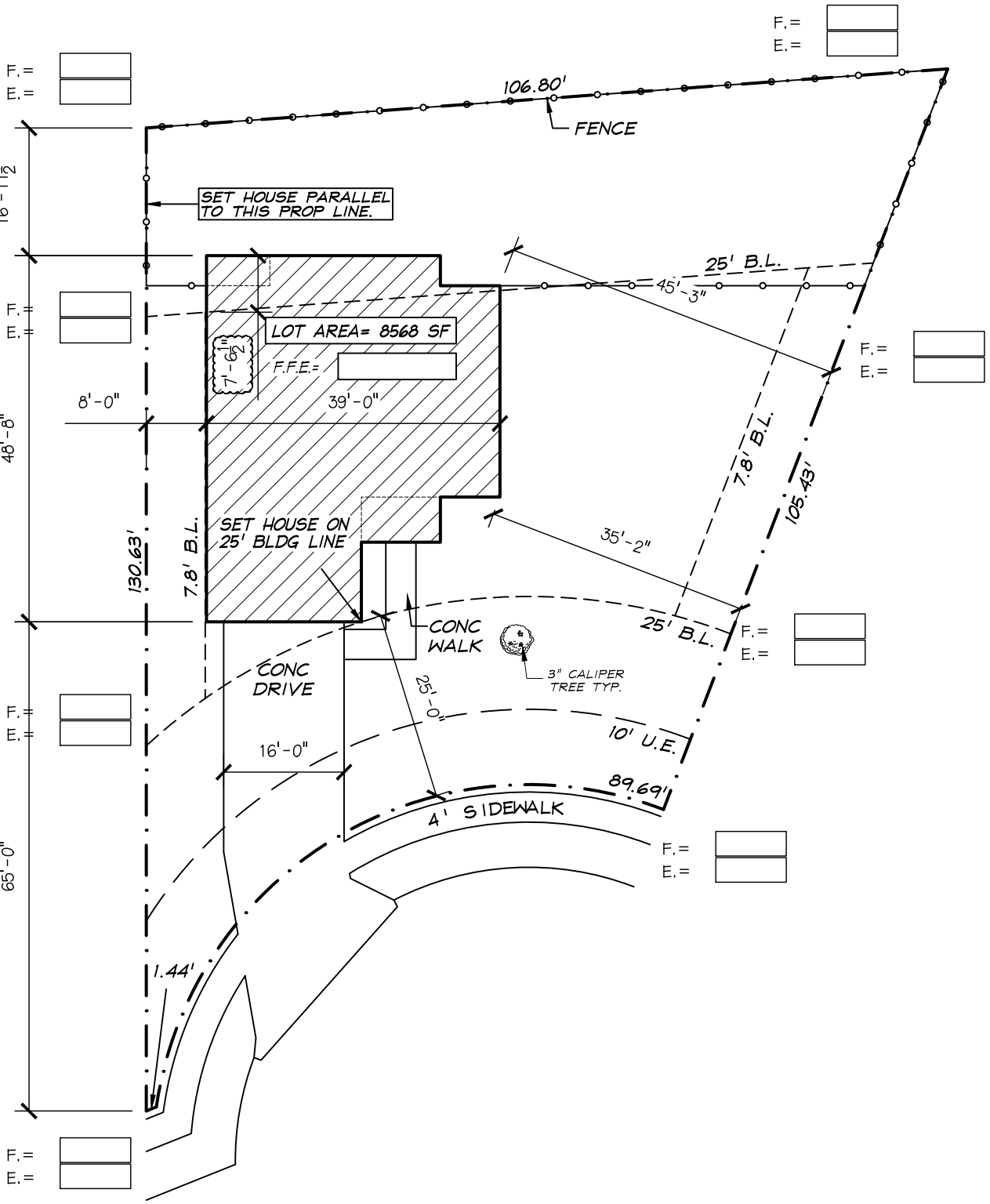
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

911 Osprey Drive



JOB NO. 210579	SUBDIV. QUAIL RUN PHASE 1	FLATWORK:		
DATE: 2-4-2021	ADDRESS: OSPREY DRIVE		CITY WALK: 285	TOTAL SOD: 6323
7-27-2021	LOT: 10		APPROACH: 309	TOTAL SLAB: 1624
8-12-2021	BLOCK: A		DRIVEWAY: 537	LOT COVERAGE: 19%
	CITY: SHERMAN STATE: TEXAS		LEAD WALK: 85	
	COUNTY: GRAYSON		FENCE (L.F.) 216	
	NAME: SPEC			
	PLAN: BRILEY 'A' L/H			
DRAWN BY: RAFAEL				

REGISTERED ARCHITECT
TERRY G. HAWKINS
13649
STATE OF TEXAS

2-4-2021

OSPREY DRIVE

PLOT PLAN 1"=20.0'

NOTE: ALL LOT DIMENSIONS, SETBACKS, AND EASEMENTS TO BE VERIFIED BY CITY FOR PERMIT PRIOR TO CONSTRUCTION.

FLATWORK CALCULATIONS ASSUME:
18'0" WIDE CONCRETE DRIVE TO GARAGE:
FRONT APPROACH - ASSUME 5'0" CURB RADIUS
REAR APPROACH - ASSUME 2'0" FLARE
11'0" PROPERTY LINE TO CURB
PATIOS AND PORCHES NOT IN FLATWORK CALCULATIONS

N

No.10 DESIGN GROUP
214 N. WALNUT CREEK DRIVE MANSFIELD TEXAS 76063

8/12/2021 - RAFAEL
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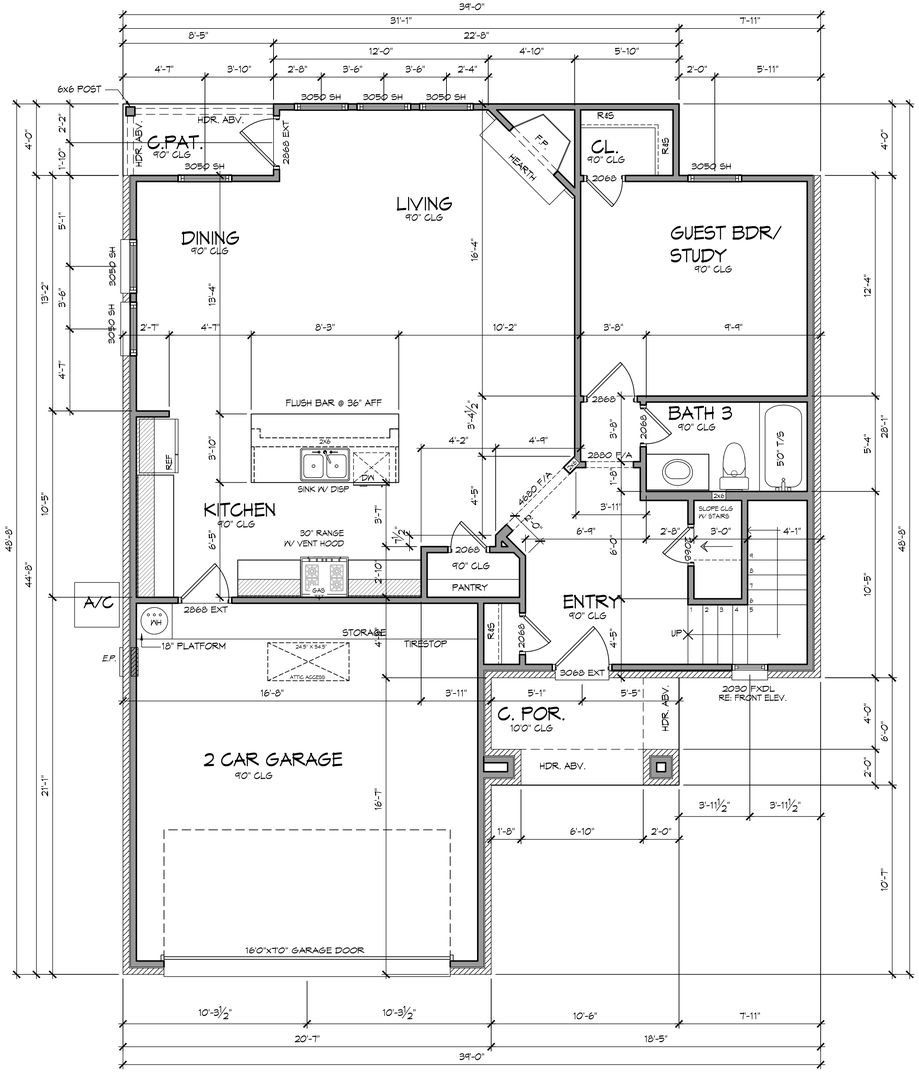

LOWER FLOOR PLAN

1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

1/19/21

REGISTERED ARCHITECT
JEFFREY G. HARRIS
STATE OF TEXAS
13641

BRILEY

RIVERSIDE HOMEBUILDERS

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL EXTERIOR ELEVATIONS TO BE BRICK FROM FOUNDATION TO BE 6'-1".
4. ALL EXTERIOR DOORS & OPENINGS TO BE 4" FROM PERPENDICULAR WALL.
5. ALL GLAZING WITHIN 24" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
7. ALL EXTERIOR WALLS TO BE 4" BRICK OVER 2" AIR SPACE OVER 1/2" SHEATHING OVER 2X6 STUD FRAME W/ R-19 BATT INSULATION UNLESS NOTED OTHERWISE.
8. PROVIDE 110V WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT MOST 1 DOOR LOCATIONS.

BUYER SHALL REVIEW PLANS CAREFULLY

RE WILL BE BUILDING YOUR HOME IN SUBSTANTIAL
CONFORMANCE WITH THESE PLANS EXCEPT AS SUPERSEDED
BY THE CHANGES ADDED ON ANOTHER SET OF PLANS OR
BY THE CHANGES NOTED ON THE CONTRACT. ADDITIONALLY
TO DATE BUYER ACKNOWLEDGES THAT INDIVIDUAL
DIMENSIONS WILL VARY. RIVERSIDE HOMEBUILDERS RESERVES
THE RIGHT TO MAKE CHANGES AS NECESSARY TO COMPLY TO
LOCAL BUILDING CODES, ARCHITECTURAL REVIEW
COMMITTEE REQUIREMENTS, MATERIAL AVAILABILITY AND
FIELD CONDITIONS.
BUYERS INITIALS: _____

ELECTRICAL LEGEND

110 V. DUPLEX	VENT/LIGHT	80 CFM	SMOKE DET.
220 V.	DIRECT L. CAN		FAN ONLY
LIGHT SWITCH	CABLE TV		FAN & LT. KIT
PHONE JACK	WALL MT.LT.		1'X4', 2'X4' LED FLUOR.
SURFACE MT.LT.	DBL. FLOOD LT.		STRIP AS NOTED
RECESSED CAN LT.	GAS		CARBON MONOXIDE ALARM

INITIAL WALK THROUGH, AGREED AND ACCEPTED:

BUYER _____ DATE _____ SUPERINTENDENT / SALES CONSELOR

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

No.19 DESIGN GROUP
2191 N. MAIN ST. CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1324
FAX 817.477.3383

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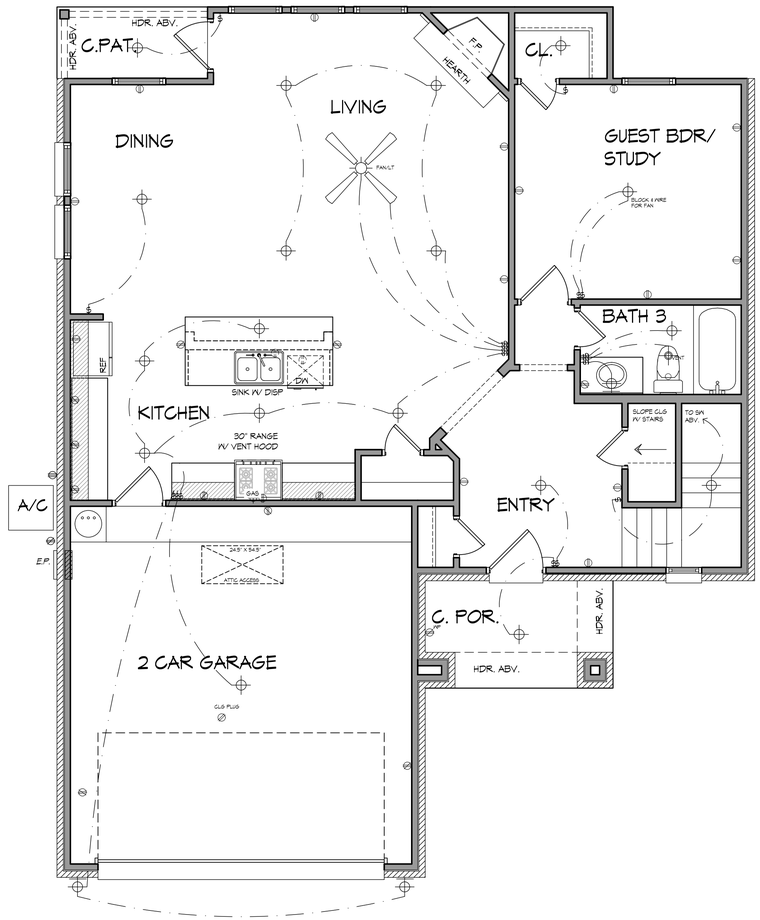

LOWER FLOOR PLAN - ELECTRICAL
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

ELECTRICAL LEGEND

110 V.DUPLEX		VENT/LIGHT		SMOKE DET.	
220 V.		DIRECT'L CAN		FAN ONLY	
LIGHT SWITCH		CABLE TV		FAN & LT. KIT	
PHONE JACK		WALL MT.LT.		1"x4.2"x4' 4"x4' FLUOR. STRIP AS NOTED	
SURFACE MT.LT.		DBL. FLOOD LT.		CARBON MONOXIDE ALARM	
RECESSED CAN LT.		GAS			

BUYER SHALL REVIEW PLANS CAREFULLY

WE WILL BE BUILDING YOUR HOME IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS EXCEPT AS SUPERSEDED BY THE FEATURE ADDENDUM AND ANY OTHER ADDITIONAL ADDENDUMS APPROVED IN WRITING BY RIVERSIDE HOMEBUILDERS TO DATE. BUYER ACKNOWLEDGES THAT INDIVIDUAL DIMENSIONS WILL VARY. RIVERSIDE HOMEBUILDERS RESERVES THE RIGHT TO MODIFY CONSTRUCTION TO CONFORM TO LOCAL BUILDING CODES, ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS, MATERIAL AVAILABILITY AND FIELD CONDITIONS.

BUYERS INITIALS: _____

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT WET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2x6 STUDS.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
8. PROVIDE 110V WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT WDW. & DOOR LOCATIONS.

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1329 FAX 817.477.3853

RIVERSIDE HOMEBUILDERS

BRILEY

REGISTERED ARCHITECT
TERRY G. HAMMONS
3649
STATE OF TEXAS

1/19/21

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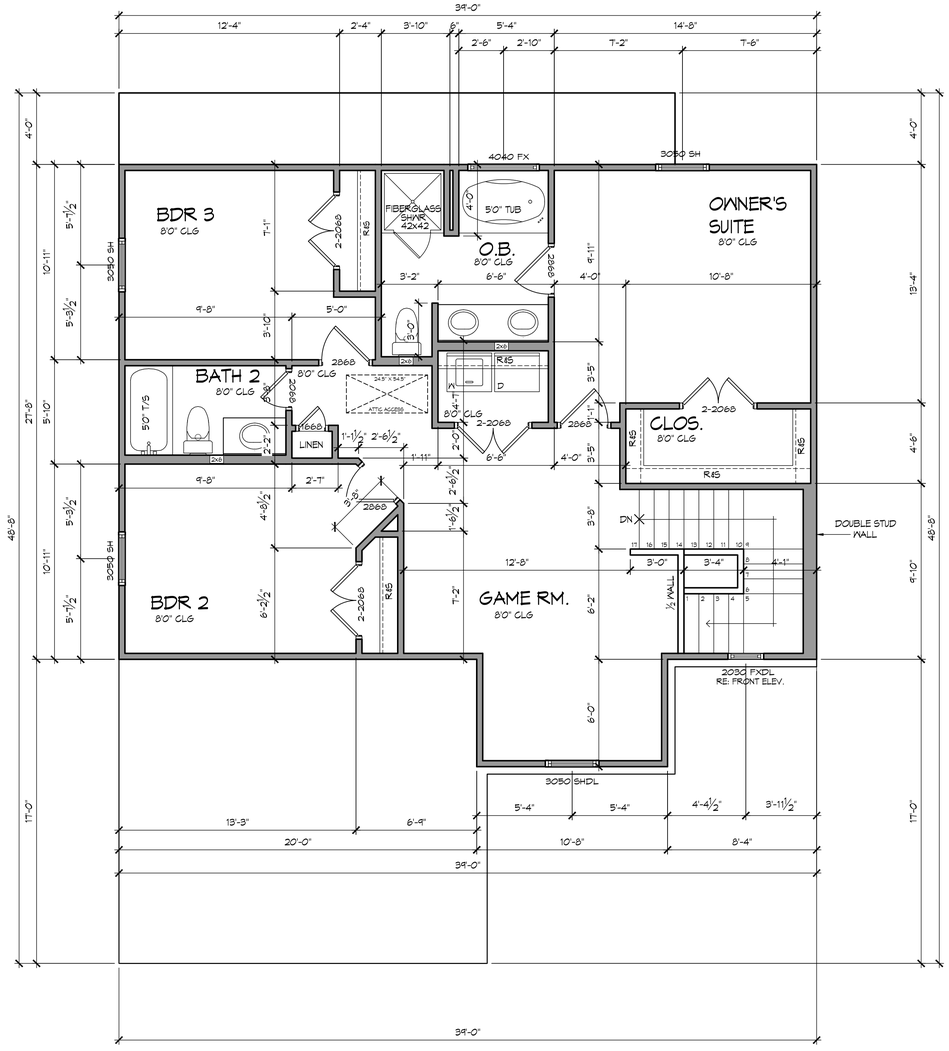

UPPER FLOOR PLAN
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

ELECTRICAL LEGEND

110 V DUPLEX	VENT/LIGHT	SMOKE DET.	
220 V.	DIRECT'L CAN	FAN ONLY	
LIGHT SWITCH	CABLE TV	FAN & LT. KIT	
PHONE JACK	WALL MT.LT.	1'X4' 2'X4' 4'X4' FLUOR. STRIP AS NOTED	
SURFACE MT.LT.	DBL. FLOOD LT.	CARBON MONOXIDE ALARM	
RECESSED CAN LT.	GAS		

BUYER SHALL REVIEW PLANS CAREFULLY

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2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT PET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
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JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

1/19/21

REGISTERED ARCHITECT
TERRY G. HAMMONS
3649
STATE OF TEXAS

BRILEY

RIVERSIDE HOMEBUILDERS

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1329 FAX 817.477.3853

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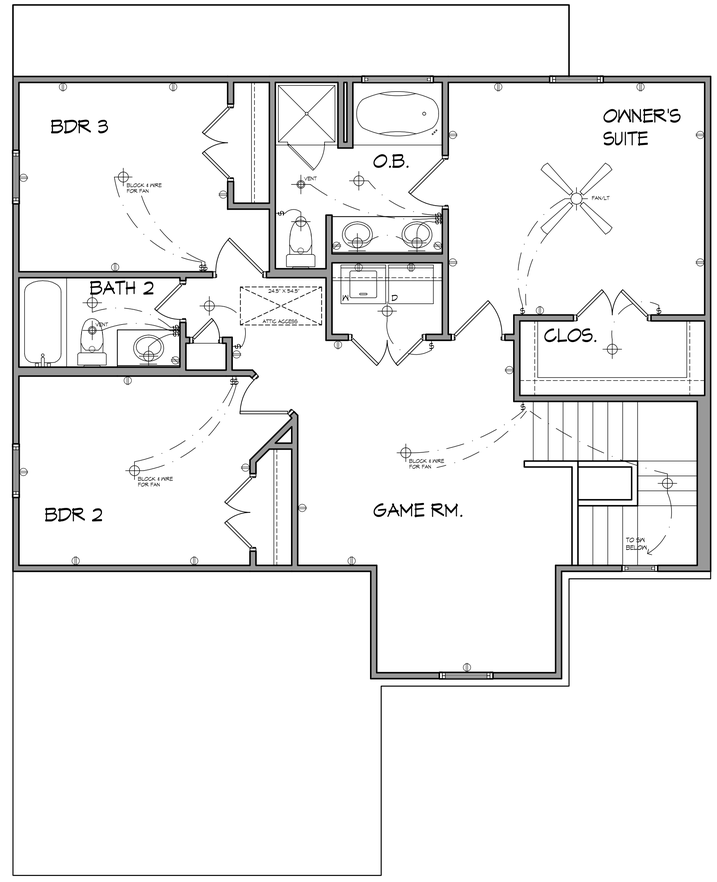

UPPER FLOOR PLAN - ELECTRICAL
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

ELECTRICAL LEGEND

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220 V.	DIRECTL CAN	FAN ONLY	
LIGHT SWITCH	CABLE TV	FAN & LT. KIT	
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RECESSED CAN LT.	GAS		

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REGISTERED ARCHITECT
TERRY G. HAMMONS
3649
STATE OF TEXAS

1/19/21

BRILEY

RIVERSIDE HOMEBUILDERS

JOB NO. 210579 STOCK NO.
DATE: 1-19-21

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

CHK. BY: JRS

No.10 DESIGN GROUP
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METRO 817.477.1329 FAX 817.477.3853

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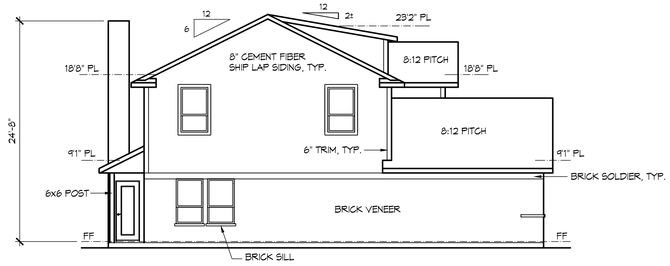
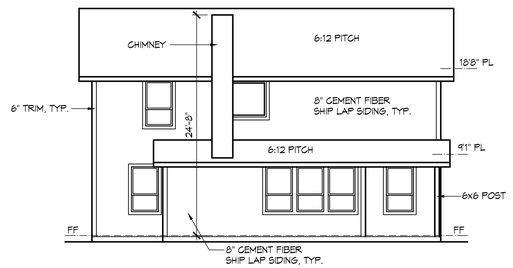


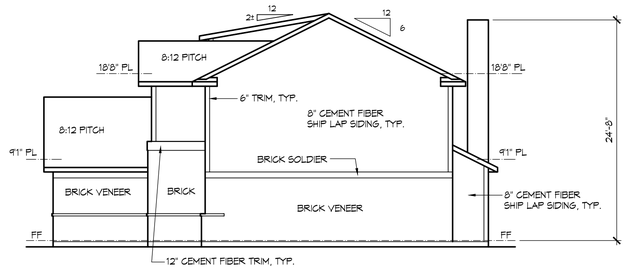
LEFT ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



REAR ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

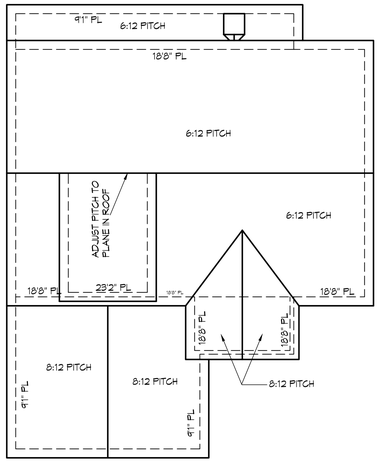


RIGHT ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

	FRONT ELEVATION	RIGHT ELEVATION	LEFT ELEVATION	REAR ELEVATION
1. Gross Area	571	697	674	576
2. Gross Area of Brick	288	358	343	0
3. Area of Brick Openings	129	0	30	0
4. Net Brick Area	159	358	313	0
5. Gross Area of Siding	283	339	331	576
6. Area of Siding Openings	31	0	48	106
7. Net Siding Area	252	339	283	470
8. Total Net Area	411	697	596	470
9. Brick %	39%	51%	53%	0%
			TOTAL BRICK COVERAGE =	38%

*ALL SIDING INDICATIONS TO BE CEMENTIOUS FIBER = 100% MASONRY



ROOF PLAN

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

OUTSIDE OF BRICK	
LIVING AREAS	SQ. FT.
COV. PORCH	63 SF
GARAGE	424 SF
COV'D PATIO	34 SF
LOWER FLOOR	1103 SF
UPPER FLOOR	1064 SF
TOTAL	2688 SF

SHEETROCK TO SHEETROCK	
AREAS	SQ. FT.
LOWER FLOOR	1028 SF
UPPER FLOOR	1016 SF
TOTAL	2044 SF

EXTERIOR FRAMING SQUARE FOOTAGE	
AREAS	SQ. FT.
LOWER FLOOR	1573 SF
UPPER FLOOR	1064 SF
TOTAL	2638 SF

EXTERIOR FRAMING INCLUDE LIVING AREA, GARAGE, AND COVERED PORCH/PATIO

A FRONT ELEVATION

1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

BRILEY

RIVERSIDE HOMEBUILDERS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

JOB NO. 210579 STOCK NO.
DATE: 1-19-21

CHK. BY: JRS

NO. 10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1324
FAX 817.477.3953

1/19/21

REGISTERED ARCHITECT
JERRY G. HANKINS
13449
STATE OF TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Riverside Homebuilders, LTD
Coleen Gray Turner
3045 Lackland Road
Ft. Worth, TX 76116

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16'11" rear setback for a single family residential dwelling in lieu of the required 25'in an R-1 (One-Family Residential) District located at 911 Osprey Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The side setback should be 9'8".
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

1717 TEXOMA PARKWAY

The request of Eisenhower Texoma LTD (Owner) and John Munson (Representative) concerning the property located at 1717 Texoma Parkway, being 5.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-2 (General Commercial) District.

Background:

The property is located at 1717 Texoma Parkway between Broughton Street and Grand Avenue. The property is zoned a C-2 (General Commercial) District. The owner is requesting a Specific Use Permit to allow a tabacco, vape, CBD store.

Adjacent Zoning:

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

Origination:

Eisenhower Texoma LTD (Owner)
John Munson (Representative)

Master Plan Designation:

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

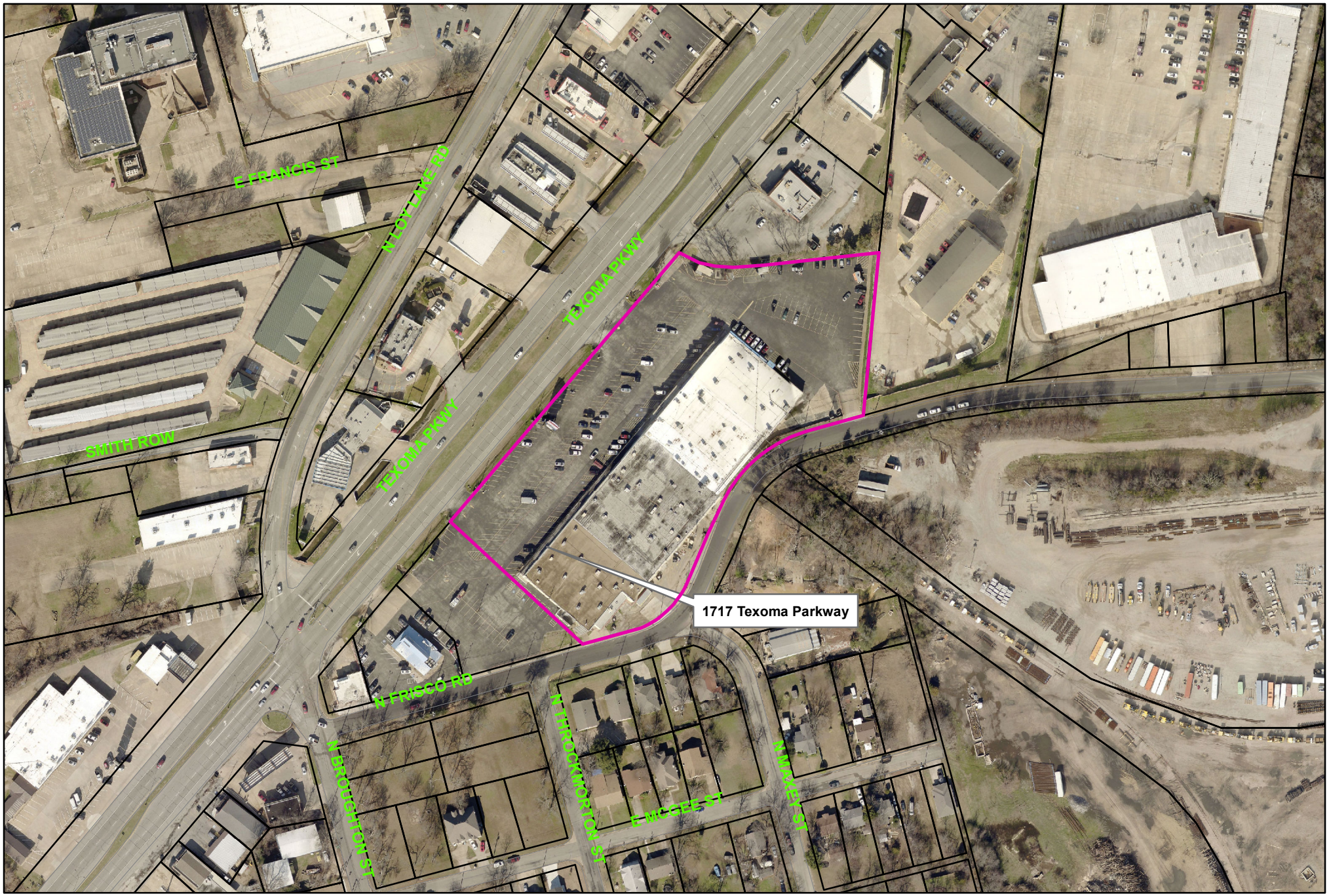
Number of notices mailed:
20

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Floor Plan
Aerial View
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1717 Texoma Parkway

NOT TO SCALE

1 in = 200 ft

Zoning - 1717 Texoma Parkway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

1717 Texoma Parkway

Exhibit B - Survey & Field Notes

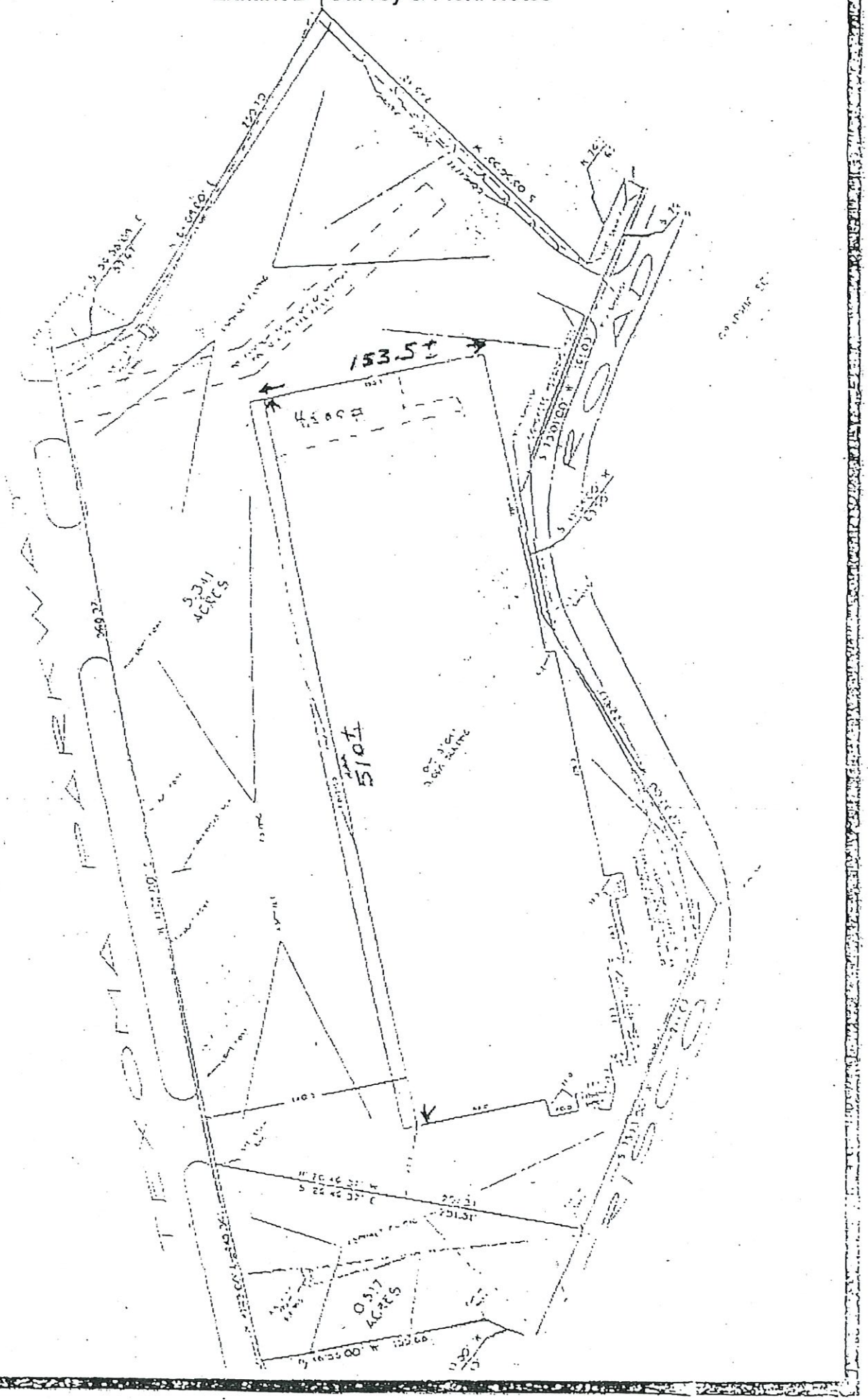
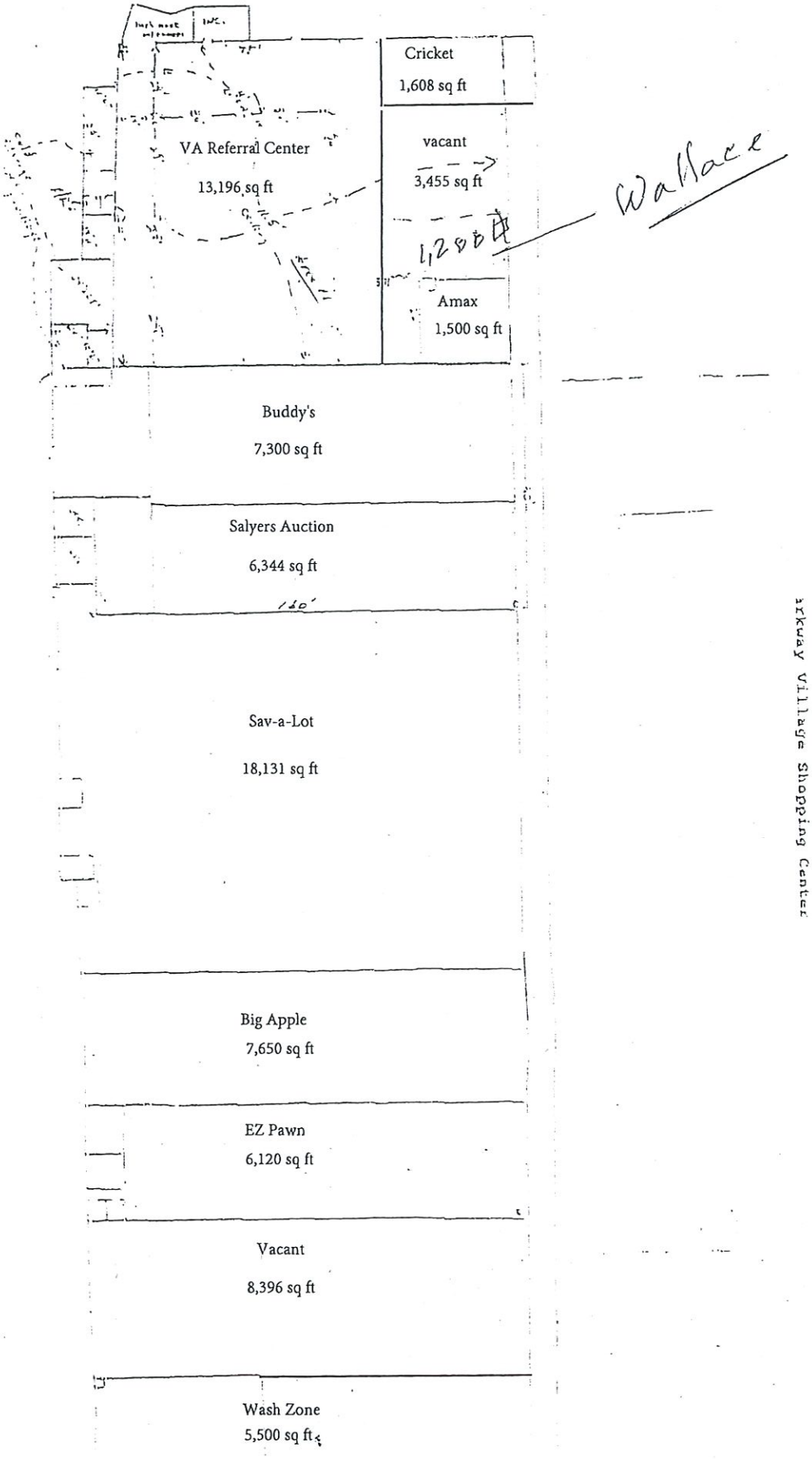
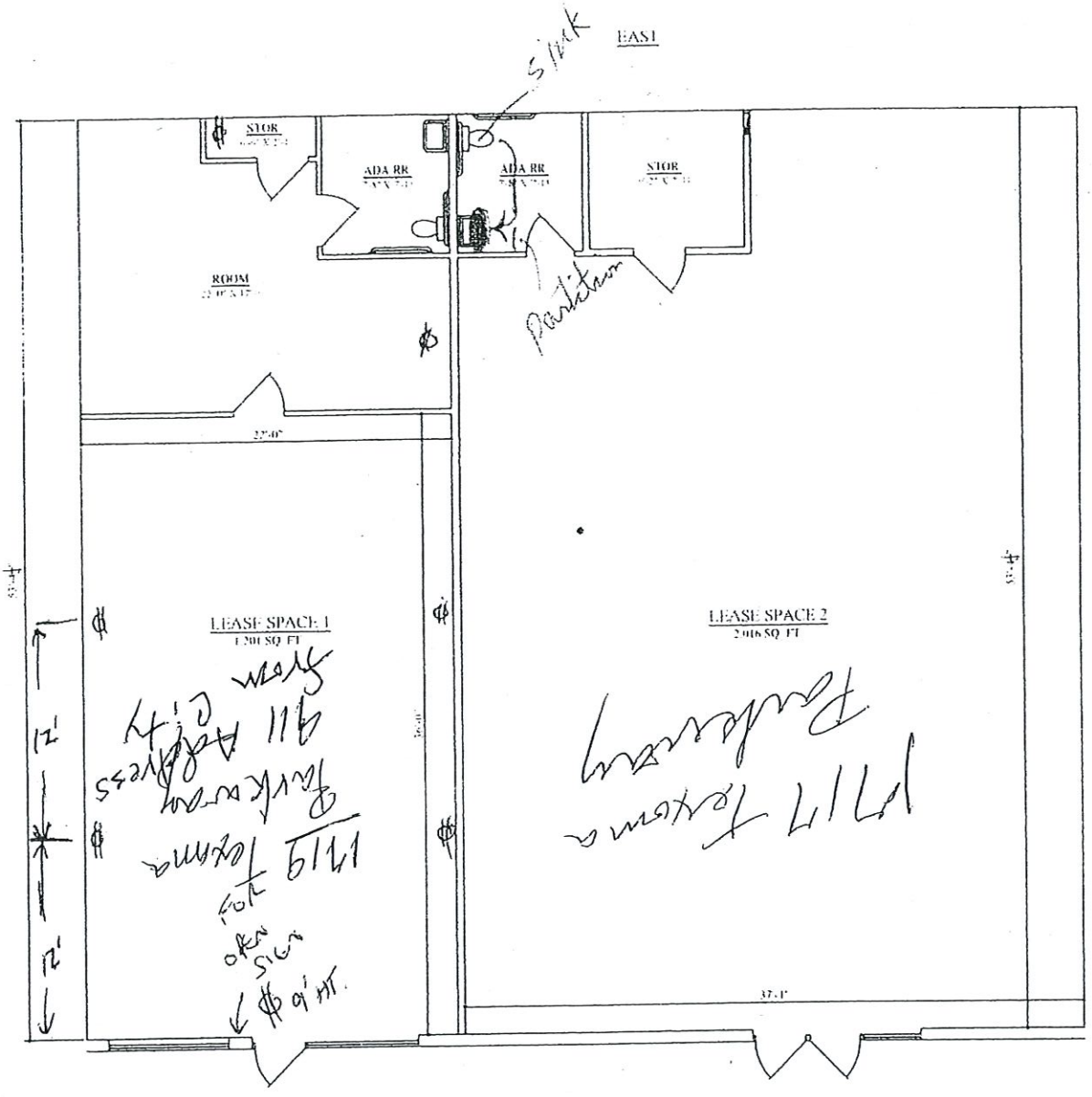


Exhibit A - Floor Plan

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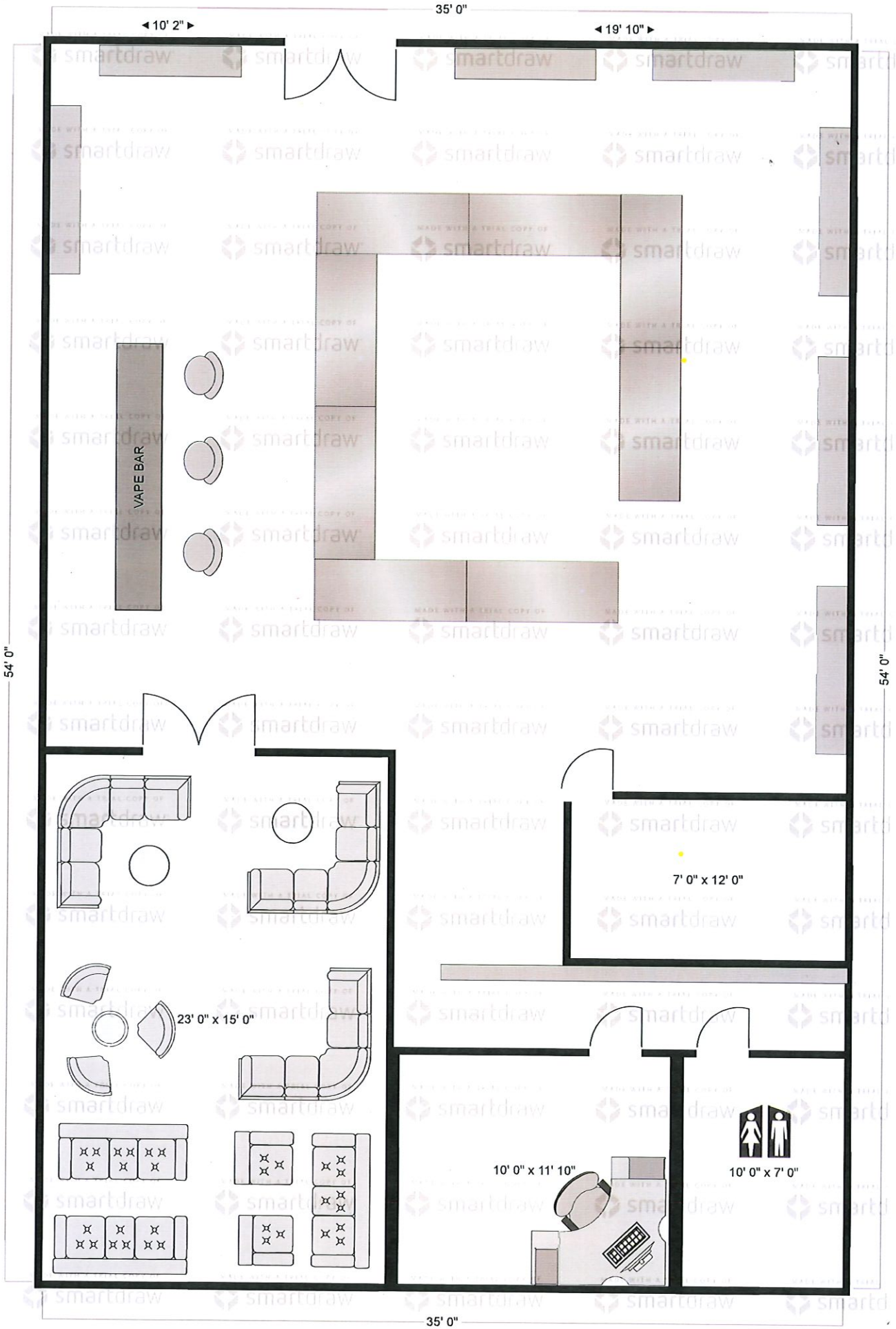
STOR
ADA RR
ADA RR
STOR
ROOM
LEASE SPACE 1
1,201 SQ. FT.
LEASE SPACE 2
2,016 SQ. FT.
WEST


35' 0"
10' 2"
19' 10"
VAPE BAR
54' 0"
54' 0"
7' 0" x 12' 0"
23' 0" x 15' 0"
10' 0" x 11' 10"
10' 0" x 7' 0"
35' 0"

Google Maps 1739 Texoma Pkwy

Aerial

Imagery ©2019 Google, Map data ©2019 Google 50 ft

1739 Texoma Pkwy

Sherman, TX 75090

M93V+VM Sherman, Texas

Photos

At this location

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Eisenhower Texoma, LTD
John Munson
2402 W. Morton St., Ste. 101
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-2 (General Commercial) District located at 1717 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
6. Sells, gives or causes to be sold or given an electronic cigarette or e-cigarette or liquid nicotine to another person who intends to deliver it to someone who is younger than18 years of age is prohibited.
7. Vendor assisted sales required; self-service merchandising prohibited.
8. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
9. Must comply with the City of Sherman Smoking Ordinance *(Chapter 8.06)*
10. Hours of operation must comply with all City of Sherman Ordinances.
11. The property must be properly maintained in a state of good repair and neat appearance.
12. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(8)).*
13. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The

brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(10)).*

14. 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.
15. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
16. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
17. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

1719 TEXOMA PARKWAY

The request of Eisenhower Texoma LTD (Owner) and John Munson (Representative) concerning the property located at 1719 Texoma Parkway, being 5.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Lending/Finance Office (Loan Office) in a C-1 (Retail Business) District.

Background:

The property is located at 1719 Texoma Parkway between Broughton Street and Grand Avenue. The property is zoned a C-2 (General Commercial) District.

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

Adjacent Zoning:

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

Origination:

Eisenhower Texoma LTD (Owner)
John Munson (Representative)

Master Plan Designation:

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

Number of notices mailed:

20

Objections Received:

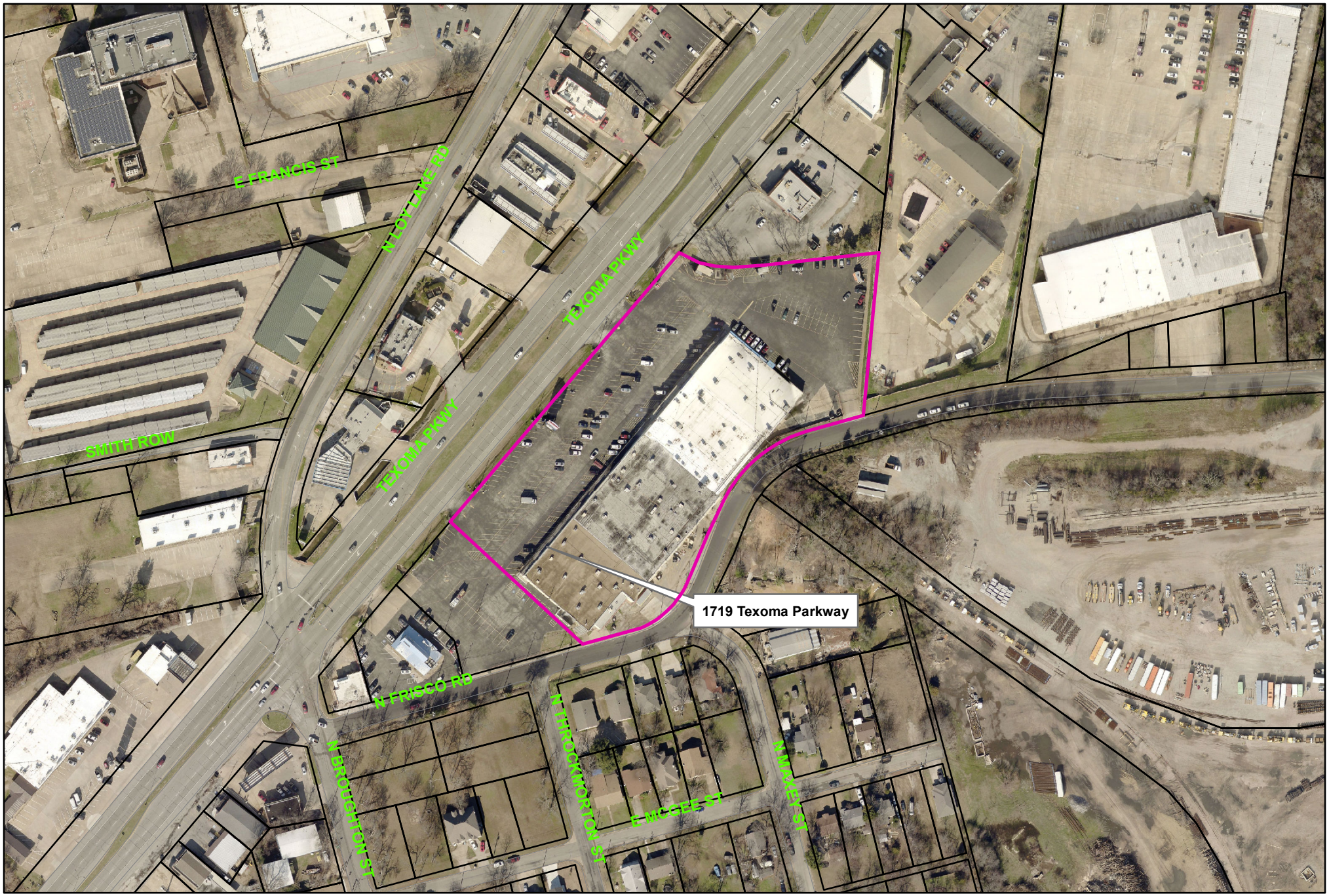
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Floor Plan
Aerial View
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1719 Texoma Parkway

NOT TO SCALE

1 in = 200 ft

Zoning - 1719 Texoma Parkway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

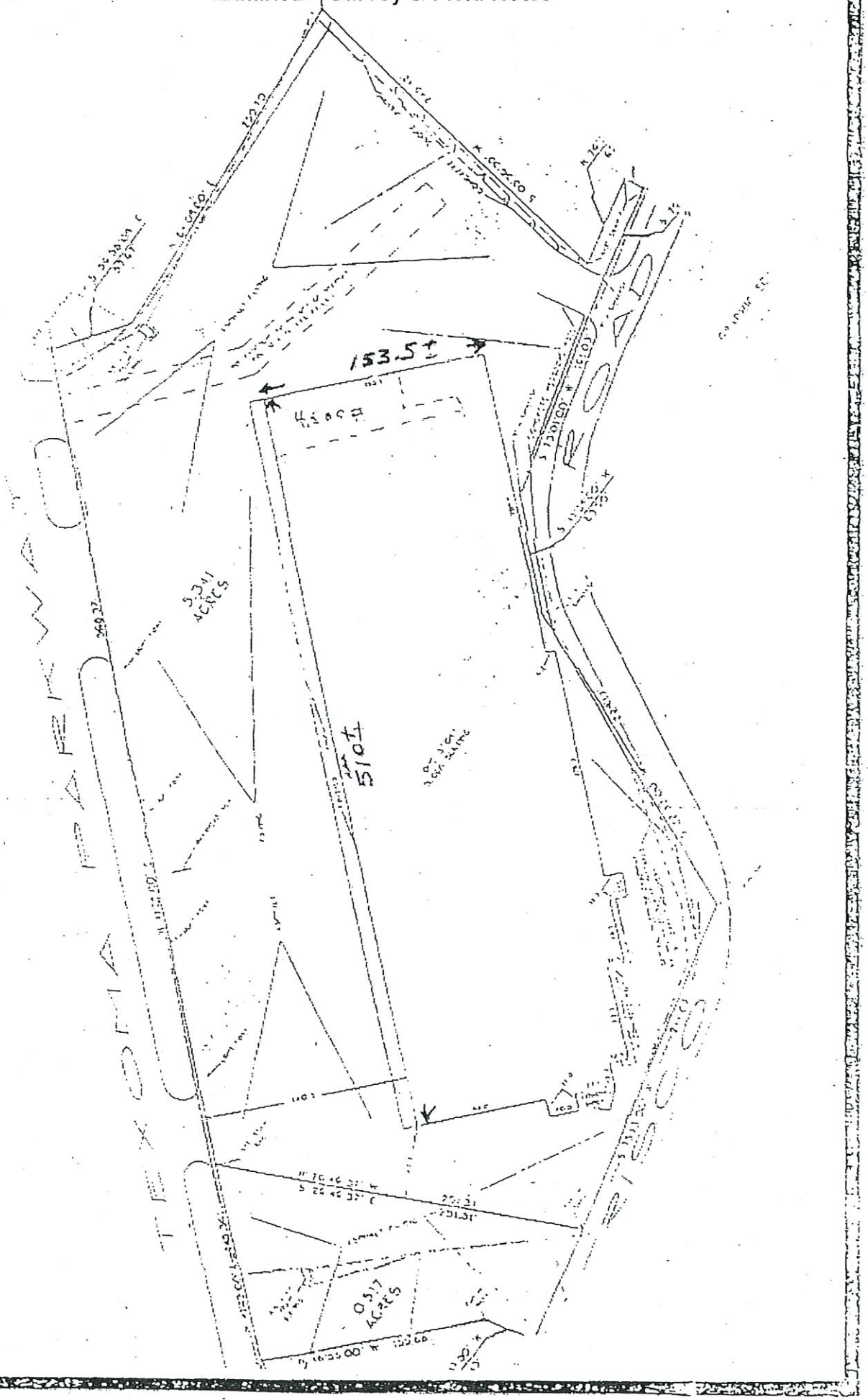
City of Sherman, Texas
Development Services Department

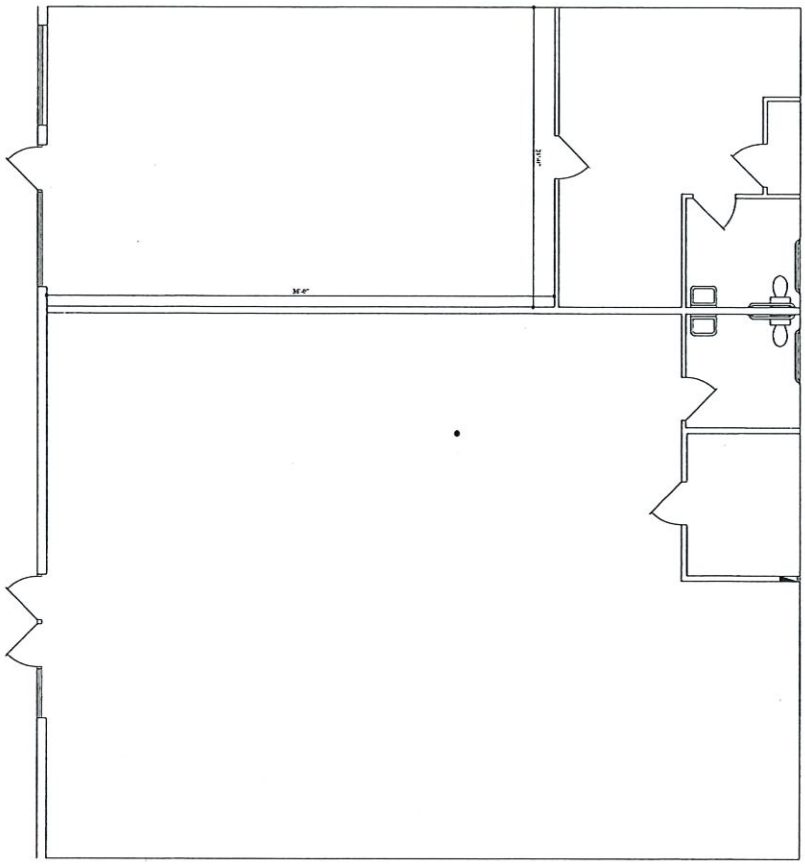
NOT TO SCALE

1 in = 200 ft

1719 Texoma Parkway

Exhibit B - Survey & Field Notes





SHEET NUMBER:

A-1

A CUSTOM REMODEL FOR:

FLOOR PLAN

ISSUANCES

DATE: AUG 2011
DESIGNED BY: EDDY HUBERY
DRAWN BY: TERRY TOBIAS

SCALE: 1/4" = 1'-0"

H & H
DRAFTING AND DESIGN
305 W. WOODARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 463-9770 FAX: (903) 463-3613

Google Maps 1739 Texoma Pkwy

Aerial

Imagery ©2019 Google, Map data ©2019 Google 50 ft

1739 Texoma Pkwy

Sherman, TX 75090

M93V+VM Sherman, Texas

Photos

At this location

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Eisenhower Texoma, LTD
John Munson
2402 W. Morton St., Ste. 101
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Lending/Finance Office (Loan Office) in a C-1 (Retail Business) District located at 1719 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(8)).*
7. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(10)).*
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 permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use

permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

10. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
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.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

810 EAST MULBERRY STREET

The request of Tobar Properties LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property at 810 East Mulberry Street, being 0.164 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 19 and 20, Block 14, Chaffin's First Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' width in an R-1 (One-Family Residential) District

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 14, Lot 19R, being a Replat of Lots 19 & 20, Block 14, Chaffin's First Addition.

Background:

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

The owner would like to Replat the property into one 50' wide lot for residential development.

Adjacent Zoning:

C-1 (Retail Business) District
M-2 (Heavy Manufacturing) District

Origination:

Tobar Properties LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

14

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Chaffin's First Addition Replat Lot 19R, Block 14
Staff Review Letter

---

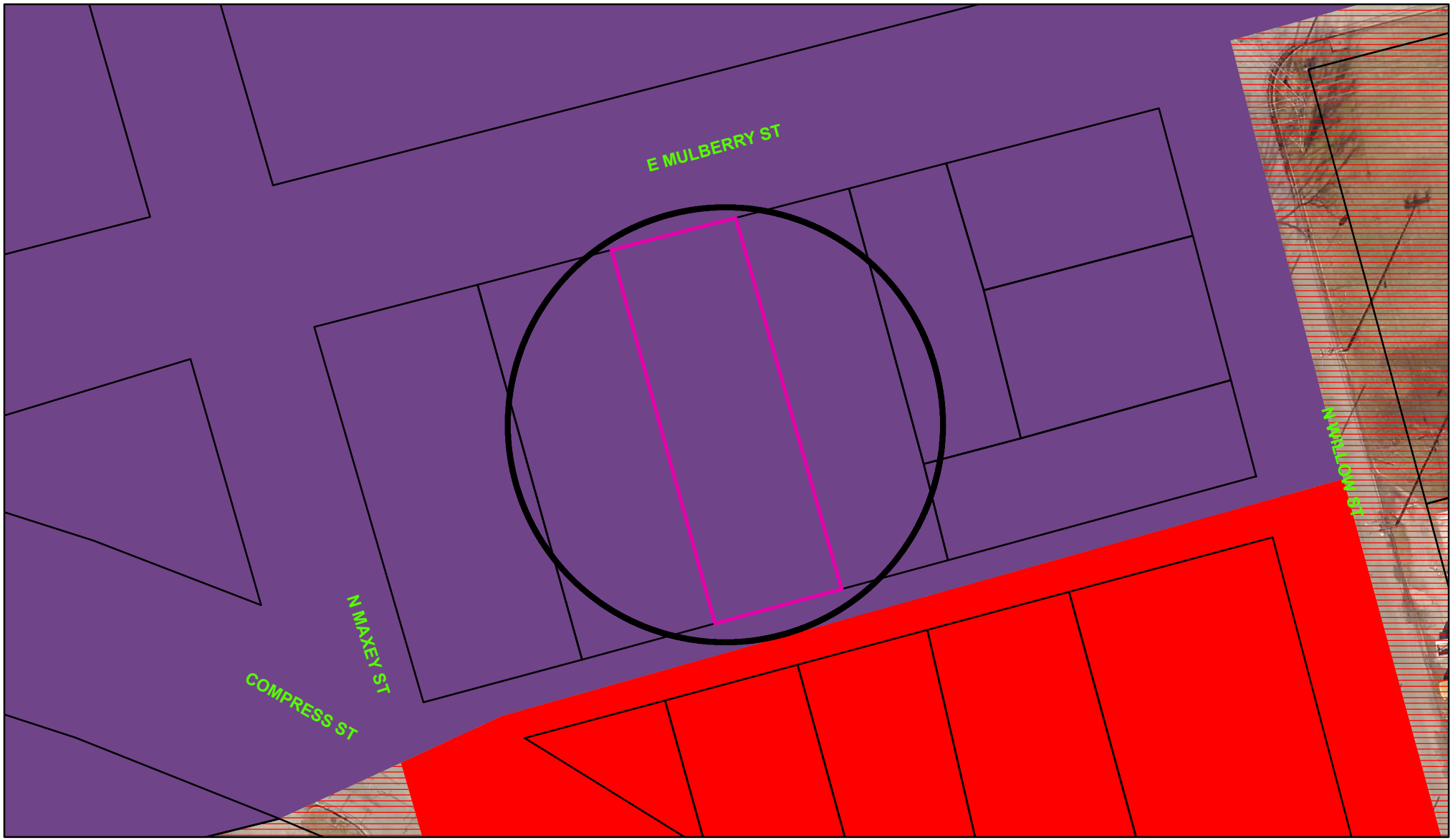
810 East Mulberry Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 810 East Mulberry Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

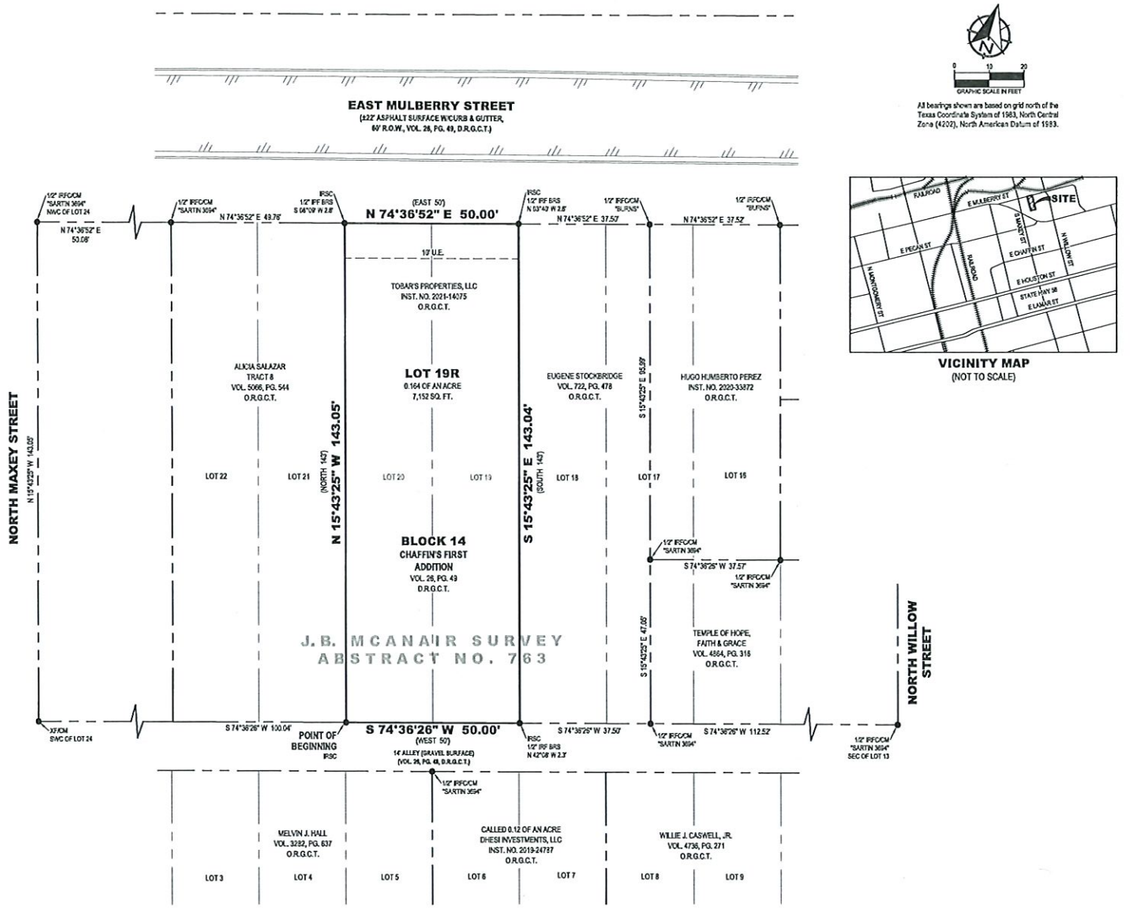
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 50 ft

810 East Mulberry Street



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT
●	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE FOUND
XF	'X' SCRIBED IN CONCRETE FOUND
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is with in "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

REPLAT OF CHAFFIN'S FIRST ADDITION
BLOCK 14, LOT 19R
BEING A REPLAT OF LOTS 19 & 20, BLOCK 14
CHAFFIN'S FIRST ADDITION
0.164 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Grayson County, Texas

OWNER/DEVELOPER:
Tobar's Properties, LLC
Mario Tobar
635 Preston Meadows Road
Sherman, TX 75092-6913

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 08/24/2021	Project No. 21-0259.1 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TOBAR'S PROPERTIES, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lots 19 and 20 in Block 14 of Chaffin's First Addition, according to the plat thereof recorded in Volume 26, Page 49, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2021-14075, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the southwest corner of said Lot 20, common to the southeast corner of Lot 21 in said Block 14, and on the northerly line of a 14-foot alley in said Block 14, and from which an 'X' in concrete found for the southwest corner of Lot 24 in said Block 14 bears South 74°36'26" West, a distance of 100.04 feet;

THENCE North 15°43'25" West, with the westerly line of said Lot 20, and with the easterly line of said Lot 21, a distance of 143.05 feet to a Capped Iron Rod set for the northwest corner of said Lot 20, common to the northeast corner of said Lot 21, and on the southerly right-of-way line of East Mulberry Street, and from which a found 1/2-inch iron pipe bears South 66°09' West, a distance of 2.6 feet;

THENCE North 74°36'52" East, with the northerly line of said Lot 20, and with the northerly line of aforesaid Lot 19, and with the southerly right-of-way line of said East Mulberry Street, a distance of 50.00 feet to a Capped Iron Rod set for the northeast corner of said Lot 19, common to the northwest corner of Lot 18 in aforesaid Block 14, and from which a found 1/2-inch iron rod bears North 03°40' West, a distance of 2.6 feet;

THENCE South 15°43'25" East, with the easterly line of said Lot 19, and with the westerly line of said Lot 18, a distance of 143.04 feet to a Capped Iron Rod set for the southeast corner of said Lot 19, common to the southwest corner of said Lot 18, and on the northerly line of aforesaid 14-foot alley, and from which a found 1/2-inch iron rod bears North 42°08' West, a distance of 2.3 feet;

THENCE South 74°36'26" West, with the southerly line of said Lot 19, and with the southerly line of aforesaid Lot 20, and with the northerly line of said 14-foot alley, a distance of 50.00 feet to the POINT OF BEGINNING and enclosing 0.164 of an acre (7,152 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TOBAR'S PROPERTIES, LLC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF CHAFFIN'S FIRST ADDITION, BLOCK 14, LOT 19R**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: TOBAR'S PROPERTIES, LLC

By: _____
Mario Tobar

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Mario Tobar**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF CHAFFIN'S FIRST ADDITION, BLOCK 14, LOT 19R**, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

REPLAT OF CHAFFIN'S FIRST ADDITION
BLOCK 14, LOT 19R
BEING A REPLAT OF LOTS 19 & 20, BLOCK 14
CHAFFIN'S FIRST ADDITION
0.164 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
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OWNER/DEVELOPER:
Tobar's Properties, LLC
Mario Tobar
635 Preston Meadows Road
Sherman, TX 75092-6913

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 08/24/2021	Project No. 21-0259.1 Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Tobar's Properties, LLC
Attn: Mario Tobar
635 Preston Meadows Road
Sherman, TX 75092-6913

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Chaffin's First Addition, Block 14, Lot 19R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition name to be simplified and be shown as "Being a Replat of…"
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
4. Remove directions (East and North) from Mulberry and Maxey Streets on drawing and in metes and bounds description.
5. The City of Sherman does not maintain alleys.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

* **2324 TEXOMA PARKWAY**

The request of Karl Klement Properties, Inc. (Owner), Underwood Drafting and Surveying (Surveyor), and ASM Architects, Inc. (Architect) concerning the property at 2324 Texoma Parkway, being 0.727 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

A. Site plan approval for a Roy's Wash-N-Dry
B. Final plat approval of Klement Addition

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Karl Klement Properties, Inc. (Owner)
Underwood Drafting and Surveying (Surveyor)
ASM Architects, Inc. (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Klement Addition
Site Plan
Building Elevations
Staff Review Letter - Plat
Staff Review Letter - Site Plan

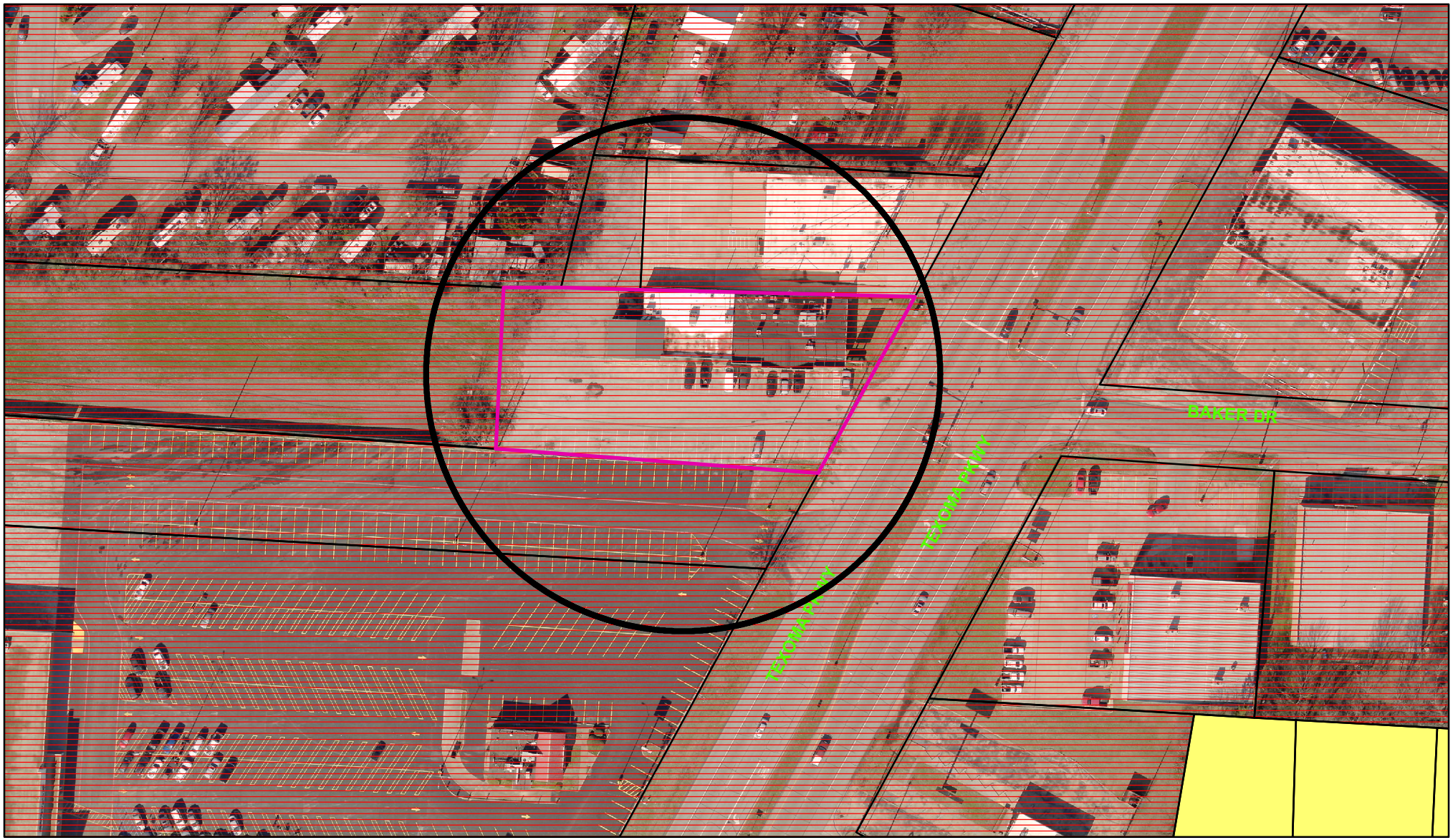
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2324 Texoma Parkway

NOT TO SCALE

1 in = 122 ft



Zoning - 2324 Texoma Parkway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

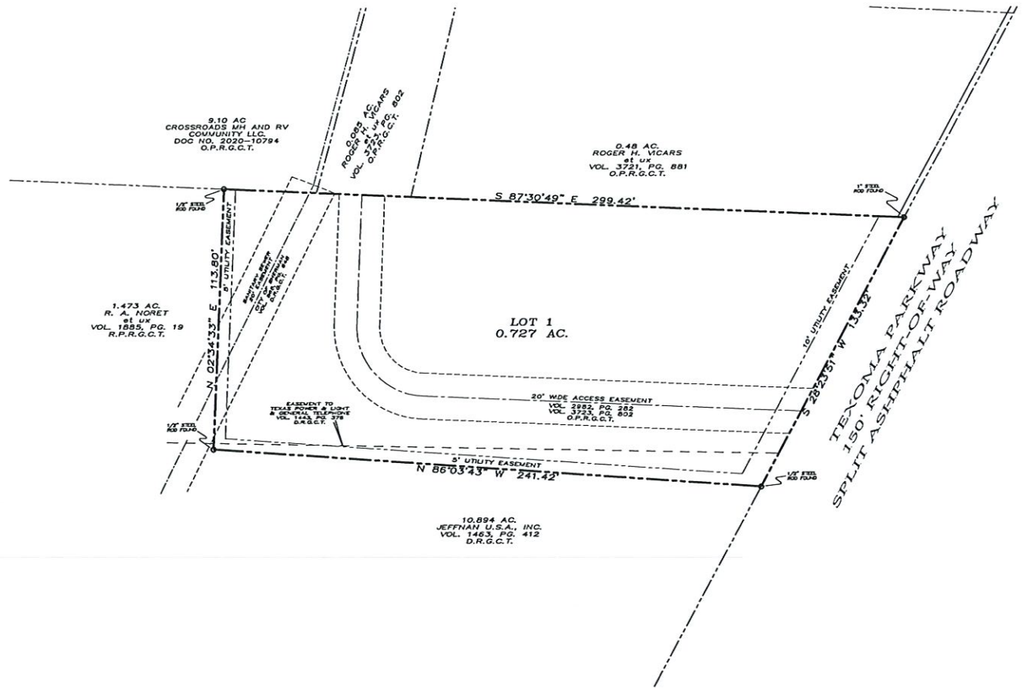
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

JOB NO. 21080747



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

FINAL PLAT

KLEMENT ADDITION

Being the same tract of land described as 0.812 acres in the Reuben Hendrix Survey, Abstract Number 504. Being in the City of Sherman, Grayson County, Texas. Containing 0.727 acres of land

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

08-25-21

OWNERS/DEVELOPER
KARL KLEMENT PROPERTIES LLC.
PO BOX 505
DECATUR, TX 76234

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

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

SHEET 1 OF 2

JOB NO. 21080747

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part f the Reuben Hendrix Survey, Abstract No. 504, and being a part of the same tract of land described as 0.812 acres conveyed by Southblaze, Inc. to Li Tseng Chen and Yuan Shun Chen by deed dated June 2, 1998, recorded in Volume 2658, Page 549, Official Public Records, Grayson County, Texas, and being that portion of said 0.812 acres land described as 0.728 acres and referred to as Tract One in said Volume 2658, Page 549, and being more particularly described by metes and bounds as follows:

Beginning at a 1" steel rod found maintaining the most Easterly Northeast corner of the said 0.812 and the Northeast corner of said Tract One, said rod also maintaining the Southeast corner of the same tract of land described as 0.48 acres conveyed by Sarkis J. Kechejian Trust to Roger H. Vicars et ux by deed dated August 18, 2004, recorded in Volume 3721, Page 881, said Official Public Records, and being in the West right-of-way line of Texoma Parkway;

Thence South 28°23'51" West with said West right-of-way line a distance of 133.32 feet to a 1/2" steel rod found maintaining the Southeast corner of both said 0.812 acre tract and Tract One and the Northeast corner of the same tract of land described as 10.894 acres conveyed by Clark Development Company-Sherman to Jeffnan U.S.A., Inc. by deed dated February 8, 1979, recorded in Volume 1241, Page 495, Deed Records, Grayson County, Texas;

Thence North 86°03'43" West with the North line of the said 10.894 acre tract a distance of 241.42 feet to a 1/2" steel rod found maintaining the Southwest corner of both said 0.812 acre tract and Tract One and the Southeast corner of the same tract of land described as 1.473 acres conveyed by Roswell Cinemas, Inc. to R. A. Noret et ux by deed dated December 31, 1986, recorded in Volume 1885, Page 19, Real Property Records, Grayson County, Texas;

Thence North 02°34'33" East a distance of 113.80 feet to a 1/2" steel rod found maintaining the Northwest corner of both said 0.812 acre tract and Tract One and the Northeast corner of the said Noret tract in the South line of the same tract of land described as 9.15 acres conveyed by Gary Ray Wilson and Vickie Lynn Wilson, Successor Trustees to Gary Ray Wilson and Vickie Lynn Wilson by deed dated May 28, 2015, recorded in Document No. 2020-10794, said Official Public Records;

Thence South 87°30'49" East, at a distance of 40.56 feet passing a point at the base of a metal corner post maintaining the Southeast corner of the said 9.15 acre tract and the Southwest corner of the same tract of land described as 0.085 acres referred to as Tract Two in said Volume 2658, Page 549 and conveyed by said Sarkis J. Kechejian Trust to said Roger H. Vicars et ux by deed dated August 18, 2004, recorded in Volume 3723, Page 802, said Official Public Records, and continuing, at a distance of 82.30 feet passing a 1/2" steel rod found maintaining the Southeast of the said 0.085 acre tract and the Southwest corner of the said 0.48 acre tract and continuing for a total distance of 299.42 feet to the Point-of-Beginning and containing 0.727 acres of land more or less.....

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, KLEMENT ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2021.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KARL KLEMENT PROPERTIES LLC, do hereby adopt this plat designating the herein above property as the KLEMENT ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2021.

_____
KARL KLEMENT

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, KARL KLEMENT known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

ACCEPTANCE

Approved this _____day of _____, 2021, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ 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.

FINAL PLAT

KLEMENT ADDITION

Being the same tract of land described as 0.812 acres in the Reuben Hendrix Survey, Abstract Number 504. Being in the City of Sherman, Grayson County, Texas. Containing 0.727 acres of land

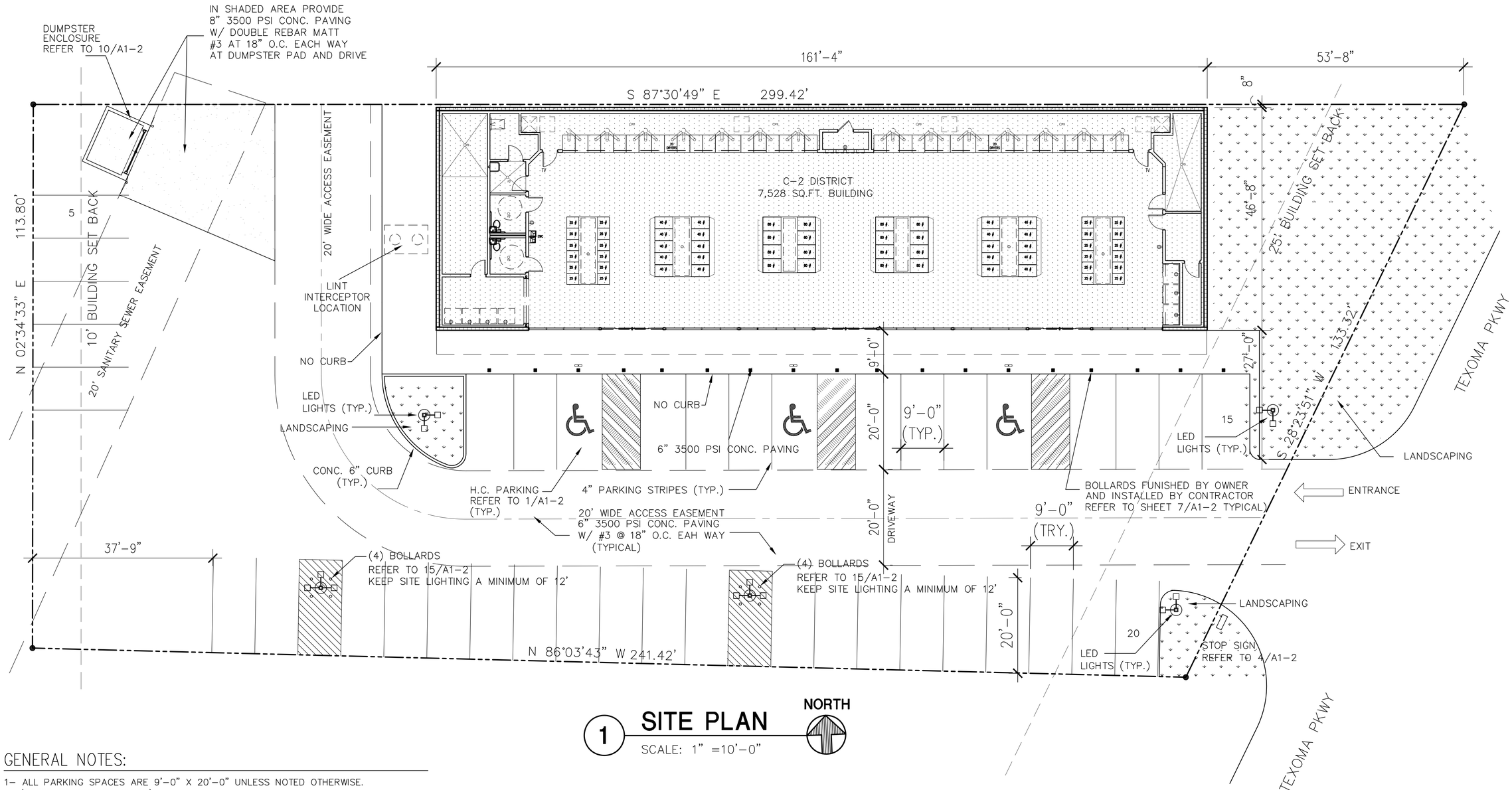
08-25-21

OWNERS/DEVELOPER
KARL KLEMENT PROPERTIES LLC.
PO BOX 505
DECATUR, TX 76234

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

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

SHEET 2 OF 2



1 SITE PLAN

SCALE: 1" =10'-0"

GENERAL NOTES:

1- ALL PARKING SPACES ARE 9'-0" X 20'-0" UNLESS NOTED OTHERWISE. (REFER TO CIVIL DRAWINGS)

2- REFER TO SHEET A1-2 FOR SITE DETAILS.

3- REFER TO CIVIL DRAWINGS FOR SITE DIMENSIONS AND ADDITIONAL DETAILS.

4- REFER TO CIVIL DRAWINGS FOR SITE CONCRETE PAVING THICKNESS.

5- ALL DRIVES ARE 24'-0" MIN. (REFER TO CIVIL DRAWINGS)

6- COORDINATE FINAL LANDSCAPING IRRIGATION SLEEVES LOCATIONS WITH LANDSCAPE CONTRACTOR.
COORDINATE AND PROVIDE ELECTRICAL TO LANDSCAPE IRRIGATION CONTROL SYSTEM.

7- ALL LANDSCAPING SLEEVING IS PART OF CONTRACT.

8- ALL PAVING JOINTS SEALANT SHALL BE SELF LEVELING SILICONE.

LAND DATA

LAND AREA — 31,685 SQUARE FT. (0.727 ACRE)

HARD SURFACE DATA

HARD SURFACE AREA — 21,399 SQUARE FT.

LANDSCAPE DATA

LANDSCAPE AREA — 2,758 SQUARE FT.

FAR DATA (FLOOR TO AREA RATIO)

FLOOR AREA 7,528 S.F. ÷ 31,685 S.F. = 0.2375 (23.75%)

CURRENT ZONING USE C-2

PROPOSED USE ZONING USE C-2

PARKING DATA

PARKING SPACES — 37 SPACES
HANDICAP SPACES — 03 SPACES
TOTAL — 40 SPACES

BUILDING AREA DATA

FLOOR AREA 7,528 S.F.

REQUIRED PARKING SPACE

FLOOR AREA 7,528 S.F. ÷ 200 SQ. FT. PER PARKING SPACE = 38 PARKING SPACE REQUIRED
40 PARKING SPACE PROVIDED
2 HANDICAP PARKING REQUIRED AS PER TABLE 208.2 AS PER (TAS)
3 HANDICAP PARKING PROVIDED

ASM ARCHITECTS, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

17000 PRESTON RD.
SUITE 322
DALLAS, TEXAS 75248
PHONE (972)267-0588
FAX (972)713-7955

REGISTERED ARCHITECT ASGHAR MOHKAMKAR 12940 STATE OF TEXAS

ISSUED 07/20/21

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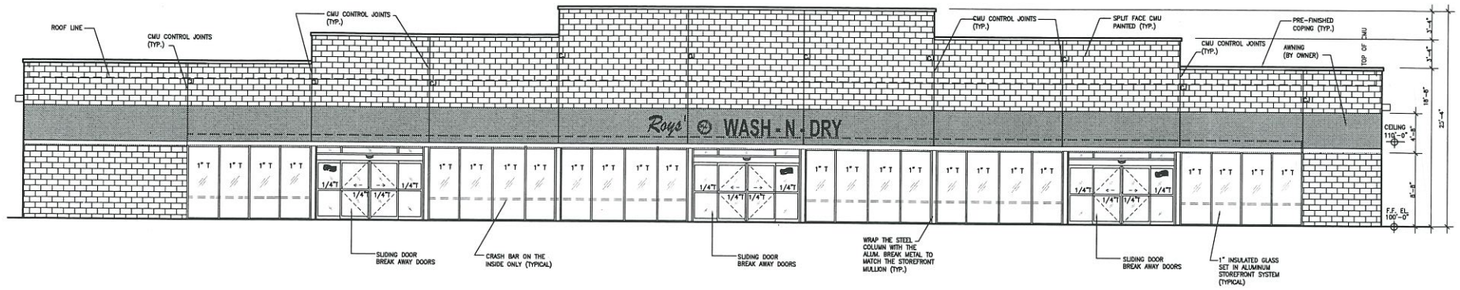
NEW FACILITY FOR:
ROY'S WASH-N-DRY #17
2324 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

REVISIONS

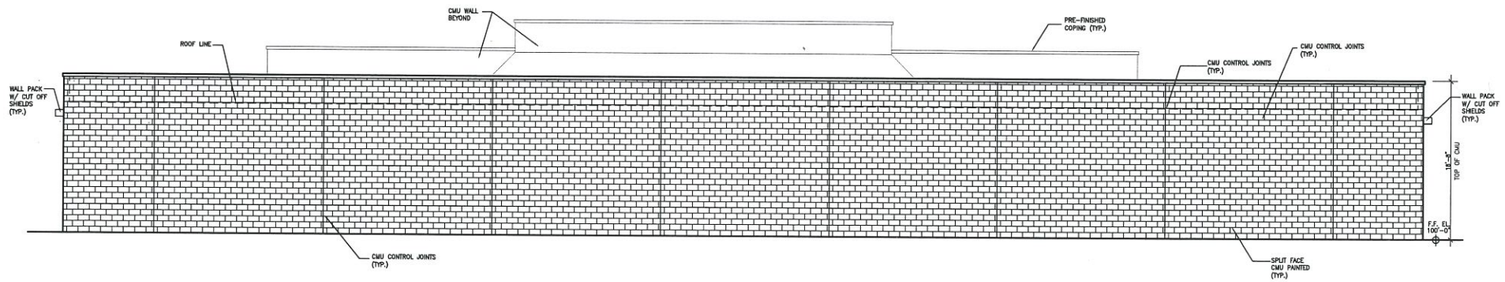
NO	DESCRIPTION	DATE

ISSUE DATE: 07/20/21
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 2009
SHEET TITLE: SITE PLAN
DWG. NO.: A1-1



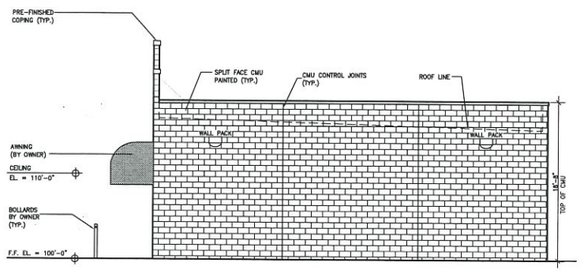
1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



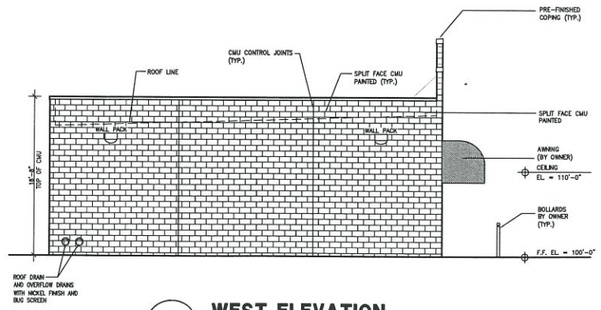
2 NORTH ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 WEST ELEVATION

SCALE: 1/8"=1'-0"

ASM ARCHITECTS, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

17000 PRESTON RD.
SUITE 322
DALLAS, TEXAS 75248
PHONE (972)267-0588
FAX (972)713-7955

REGISTERED ARCHITECT ASGHAR MOHAMMAD 12940 STATE OF TEXAS

ISSUED 07/20/21

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NEW FACILITY FOR:
ROY'S WASH-N-DRY #17
2324 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

REVISIONS

NO	DESCRIPTION	DATE

ISSUE DATE: 07/20/21
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 2009
SHEET TITLE:
EXTERIOR ELEVATIONS

DWG. NO.:
A3-1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Karl Klement Properties, LLC
P.O. Box 505
Decatur, TX 76234

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Klement Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat.
2. Graphically show edge of pavement of Texoma Parkway on drawing.
3. City Engineering Department to be provided with filed copy of Access Easement on property to the north of subject property to ensure full access.
4. No permanent structures will be permitted within any easements.
5. Shared Access Easement does not meet Fire Lane requirements. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
6. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Texoma Community Center
902 Cottonwood
Sherman, TX 75090

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Tori Dyess
902 Cottonwood
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District located at 2310 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7 (13), Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(2))*
6. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
7. The Specific Use Permit is limited to the applicant Texoma Community Center.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. 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.
10. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use

may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

11. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 3232 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 3232 Northgate Drive, being Lots 1 & 2, Block 2, Northgate Business Park Phase 1, as follows;

Planning and Zoning Commission

Replat approval of Lots 1 & 2 of Northgate Business Park, Phase One.

Background:

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

Adjacent Zoning:

Blalock Industrial Park

Origination:

Sherman Economic Development Corporation (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

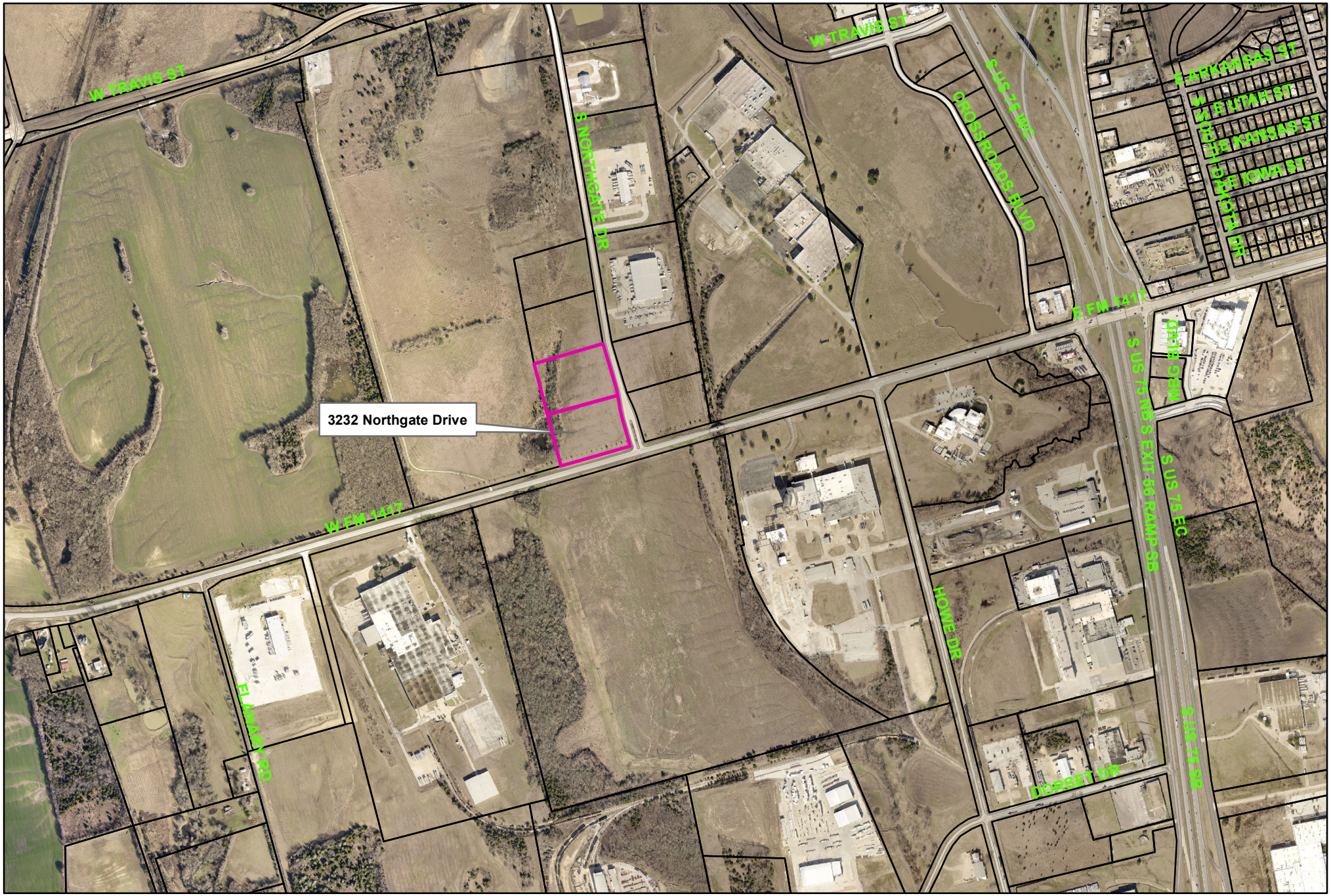
Attachments

Location Map

Zoning Map

Replat Lots1 & 2 Northgate Business Park Phase 1

Staff Review Letter



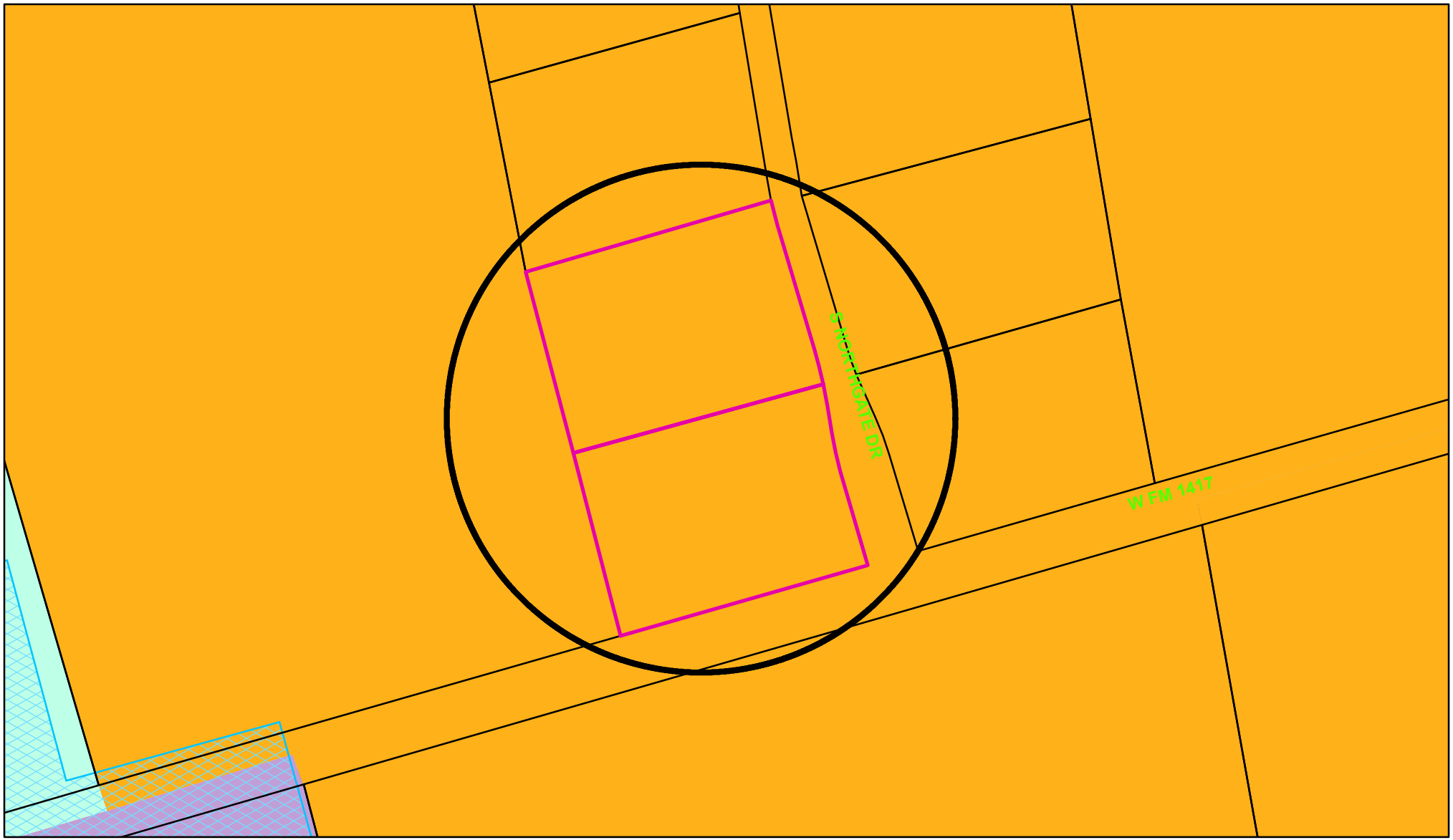
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3232 Northgate Drive

NOT TO SCALE

1 in = 978 ft



Zoning - 3232 Northgate Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

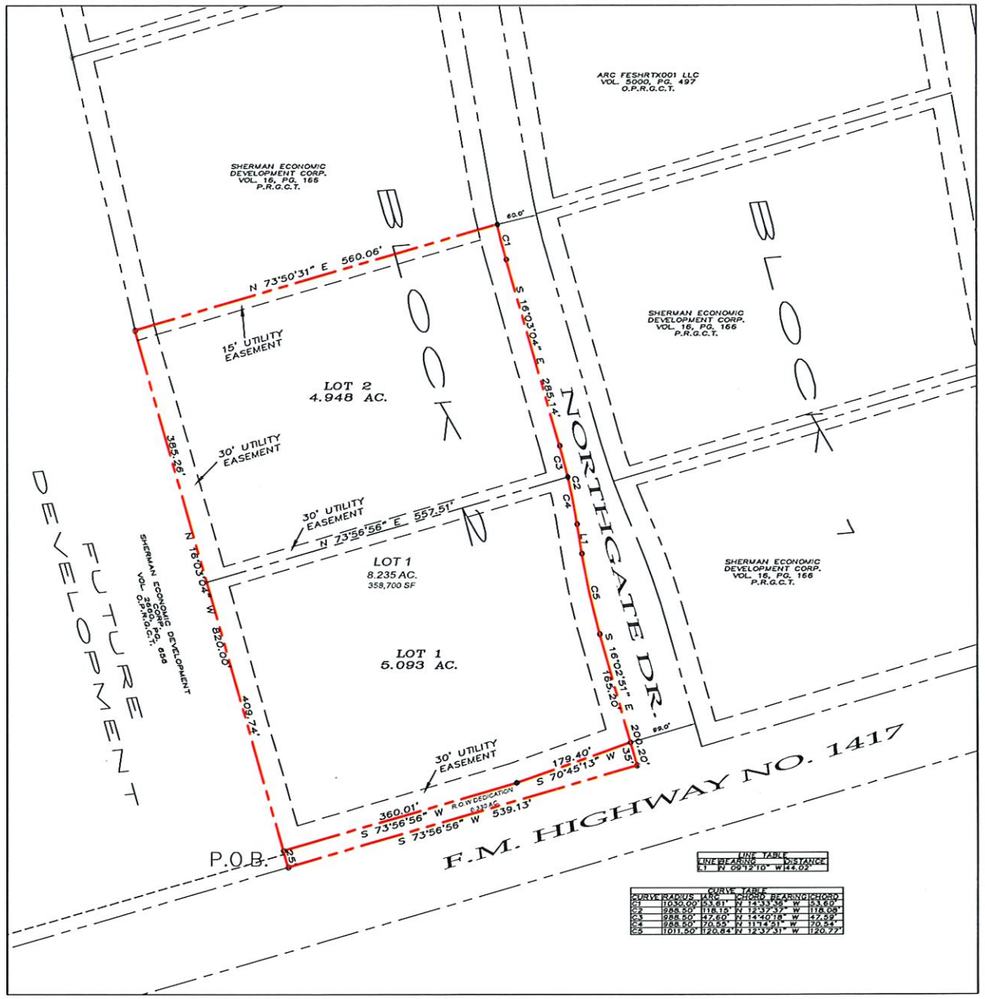
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 300 ft



REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE

BEING A REPLAT OF LOT 1 AND 2, BLOCK 2 OF THE NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 10.371 ACRES

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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 WASHINGTON STE. 102.
SHERMAN, TEXAS 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

8-24-2021

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being Lots 1 and 2, Block 2, Northgate Business Park, Phase 1, an addition to the City of Sherman Texas as recorded in Volume 16, Page 166, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southwest corner of said Lot 1;

Thence North 16°03'04" West with the west line of said addition, a distance of 820.00 feet to a found 1/2" steel rod at the northwest corner of said Lot 2;

Thence North 73°50'31" East with the north line of said Lot 2, a distance of 560.06 feet to a found 1/2" steel rod at the northeast corner of said Lot 2, in the west right-of-way line of Northgate Drive;

Thence with said west right-of-way line as follows:
with a curve to the left having a radius of 1,030.00 feet, (chord bears South 12°57'03" East, 111.41 feet) an arc length of 111.46 feet to a set 1/2" steel rod,
South 16°03'04" East, a distance of 285.14 feet to a set 1/2" steel rod,
with a curve to the right having a radius of 988.50 feet, (chord bears South 12°37'37" East, 118.08 feet) an arc length of 118.15 feet to a set 1/2" steel rod,
South 09°12'10" East, a distance of 44.02 feet to a set 1/2" steel rod,
with a curve to the left having a radius of 1,011.50 feet, (chord bears South 12°37'31" East, 120.77 feet) an arc length of 120.84 feet to a set 1/2" steel rod'
South 16°02'51" East, a distance of 200.20 feet to a found 1/2" steel rod at the southeast corner of said Lot 1;

Thence South 73°56'56" West, a distance of 539.13 feet to the Point of Beginning and containing 10.371 acres of land.

ACCEPTANCE

Approved this _____ day of _____,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

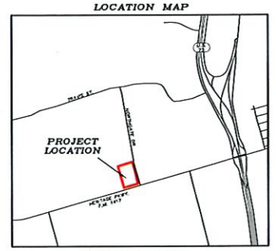
KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SHERMAN ECONOMIC DEVELOPMENT CORPORATION. do hereby adopt this plat designating the hereinabove property as REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE, 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 some. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of_____,2021.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION(KENT SHARP)

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 KENT SHARP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2021.

Notary Public in and for
the State of Texas

~ 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.*

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of_____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of_____, 2021.

Clerk, City of Sherman, Texas

REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE

BEING A REPLAT OF LOT 1 AND 2, BLOCK 2 OF THE NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 10.371 ACRES

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 WASHINGTON STE. 102.
SHERMAN, TEXAS 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

8-24-2021

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Sherman Economic Dev. Corp.
307 Washington Ste. 102
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 1 and 2 of Northgate Business Park, Phase One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat.
2. Graphically show edge of pavement for FM 1417 and Northgate Drive on drawing.
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. 30' Drainage and Utility Easement between existing Lots 1 & 2 to remain in original location per original plat in Vol. 16, Pg. 166, PRGCT. Existing storm sewer utility lies in middle of existing easement.
6. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

4001 WEST O.B. GRONER ROAD

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

Planning and Zoning Commission

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

Background:

The property is located at 4001 West O.B. Groner Road, the northwest corner of O.B. Groner Road and South FM 1417 (Heritage Parkway). The property is zoned an M-1 (Light Manufacturing) District.

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

Adjacent Zoning:

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

Origination:

Bob Tesch Investments, LLC (Owner)
Robert Tesch (Applicant)
Matt Gilbertson, Pape-Dawson Engineers, Inc. (Civil Engineer)
Pierce-Murray Land Solutions (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

1

Objections Received:

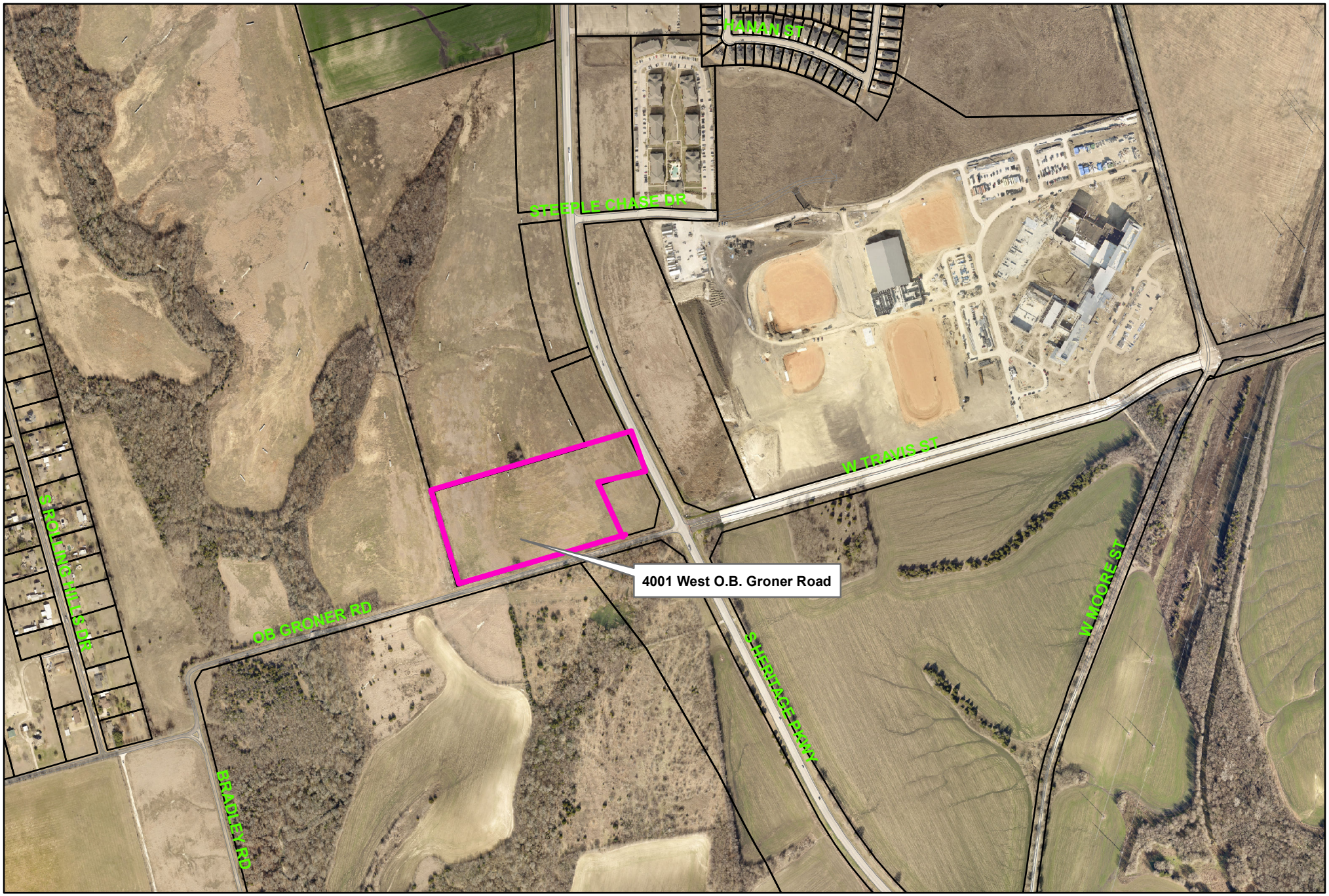
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Building Elevations
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

4001 West O.B. Groner Road

NOT TO SCALE

1 in = 700 ft

Zoning - 4001 West O.B. Groner Road

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

4001 West O.B. Groner Road

PAPE-DAWSON ENGINEERS

July 21, 2021

Mr. Rob Rae, Director
City of Sherman
Development Services
220 W. Mullberry
Sherman, TX 75091

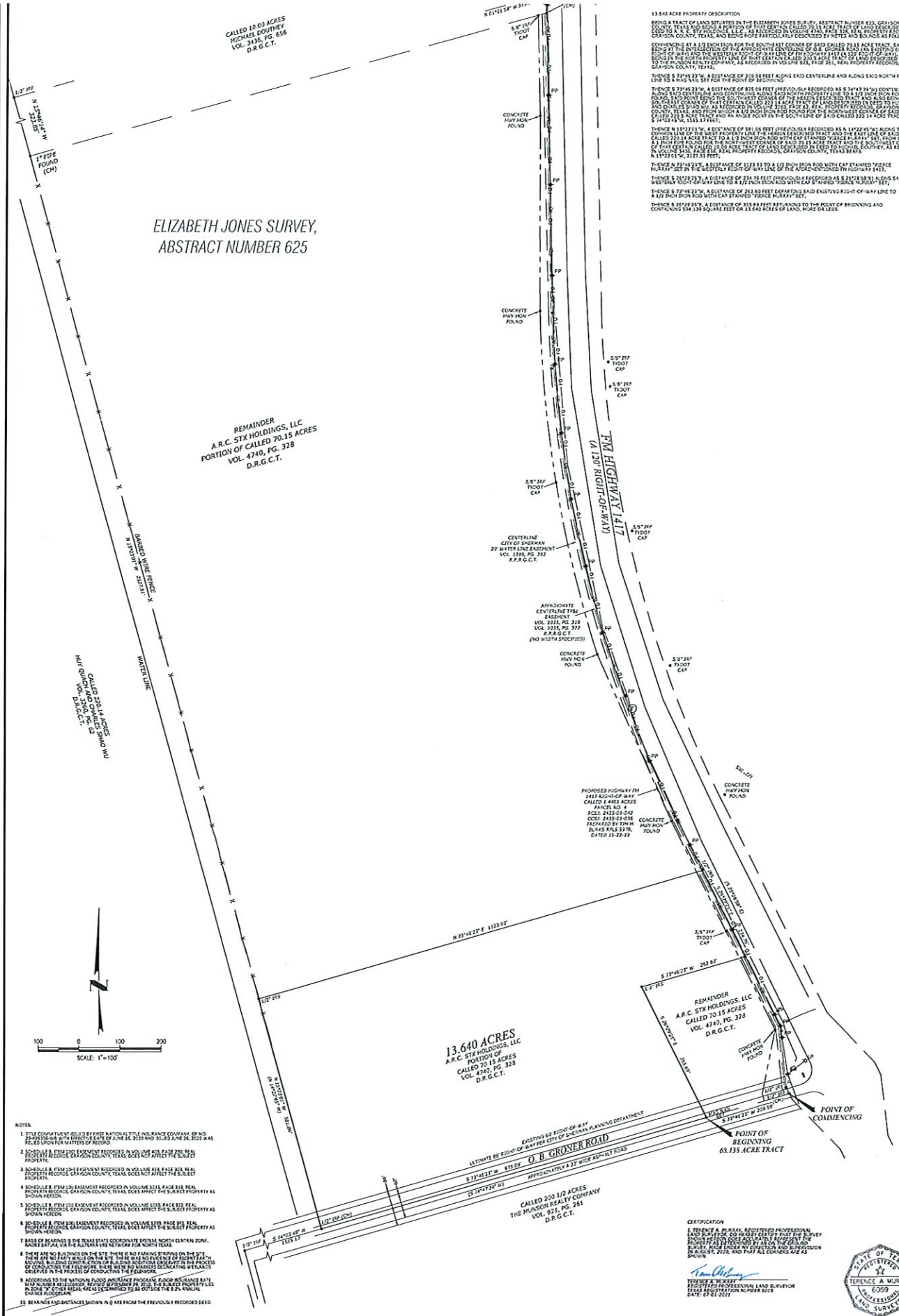
Re: Sherman Heights – Multi-Family Zoning Application
Project Narrative

Bob Tesch Investments, LLC, Owner and Applicant, requests rezoning for the 13.6-acre property from M-1 to R-2. The applicant desires to rezone this property to create a Multi-Family development at the northwest corner of FM1417 and O.B. Groner Rd as displayed in the conceptual site plan provided with this application. The use being proposed is Multi Family (R-2), with the product being traditional multi-level apartments. Throughout the development there will be amenities and landscaped open space.

The required submittal items for the zoning application have been submitted for review. Should you have any questions please do not hesitate to contact me or Bob Tesch.

Sincerely,

Matt Gilbertson, P.E.
Senior Project Manager – Pape-Dawson Engineers



13.640 ACRE PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 70.15 ACRE TRACT OF LAND DESCRIBED IN DEED TO A. R. C. STX HOLDINGS, LLC., AS RECORDED IN VOLUME 4740, PAGE 328, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID CALLED 70.15 ACRE TRACT, SAID IRON ROD BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF OLD FISHER ROAD (NO EASTERLY OR WESTERLY RIGHT-OF-WAY LINE FOUND OR ESTABLISHED) AND THE NORTH PROPERTY LINE OF THAT CERTAIN CALLED 200.5 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE MUNSON REALTY COMPANY, AS RECORDED IN VOLUME 925, PAGE 261, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS;

THENCE S 23°45'27" W, A DISTANCE OF 252.69 FEET ALONG SAID CENTERLINE AND ALONG SAID NORTH PROPERTY LINE TO A PK NAIL SET FOR THE POINT OF BEGINNING;

THENCE S 23°45'27" W, A DISTANCE OF 975.09 FEET (PREVIOUSLY RECORDED AS S 24°49'35" W) CONTINUING ALONG SAID CENTERLINE AND ALONG SAID NORTH PROPERTY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PIERCE HURRAY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 220.14 ACRE TRACT OF LAND DESCRIBED IN DEED TO HUY QUACH AND CHARLES SHAO WU, AS RECORDED IN VOLUME 3260, PAGE 62, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AND FROM WHICH A 1/2" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 200.5 ACRE TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF SAID CALLED 220.14 ACRE TRACT BEARS S 24°03'48" W, 1328.37 FEET;

THENCE N 65°31'51" W, A DISTANCE OF 841.06 FEET (PREVIOUSLY RECORDED AS N 64°29'46" W) ALONG THE COMMON LINE OF THE WEST PROPERTY LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST SIDE OF SAID CALLED 220.14 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE H. MURRAY" SET, FROM WHICH A 1 INCH PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 70.15 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL DOUTHEY, AS RECORDED IN VOLUME 3436, PAGE 656, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS BEARS N 33°24'48" W, 2127.33 FEET;

THENCE N 23°45'27" E, A DISTANCE OF 1139.93 TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FM HIGHWAY 1417;

THENCE S 24°29'57" E, A DISTANCE OF 234.76 FEET (PREVIOUSLY RECORDED AS S 25°29'58" E) ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 23°45'27" W, A DISTANCE OF 252.69 FEET, EXPARTING SAID EXISTING RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 24°29'57" E, A DISTANCE OF 355.69 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 594,139 SQUARE FEET OR 13.640 ACRES OF LAND, MORE OR LESS.

NOTES:

1. TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, GF NO. 22-GF2736-NAB, WITH EFFECTIVE DATE OF JUNE 26, 2020 AND ISSUED JUNE 26, 2020 WAS RELIED UPON FOR MATTERS OF RECORD.
2. SCHEDULE B, ITEM 10(E) EASEMENT RECORDED IN VOLUME 433, PAGE 290, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
3. SCHEDULE B, ITEM 10(H) EASEMENT RECORDED IN VOLUME 433, PAGE 305, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
4. SCHEDULE B, ITEM 10(I) EASEMENT RECORDED IN VOLUME 3235, PAGE 339, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
5. SCHEDULE B, ITEM 10(J) EASEMENT RECORDED IN VOLUME 3235, PAGE 322, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
6. SCHEDULE B, ITEM 10(K) EASEMENT RECORDED IN VOLUME 1390, PAGE 392, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
7. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NA2011), VIA RTK OBSERVATIONS FOR GRAYSON COUNTY, TEXAS.
8. THERE ARE NO BUILDINGS ON THE SITE. THERE IS NO PARKING STRIPING ON THE SITE. THERE ARE NO FACTS VISIBLE ON THE SITE THAT WOULD INDICATE THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS. THERE IS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THERE WERE NO MARKERS INDICATING CEMETERIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 48181C0320F, REVISED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY LIES IN ZONE "X" (OTHER AREAS) AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. BEARINGS AND DISTANCES SHOWN IN () ARE FROM THE PREVIOUSLY RECORDED DEED.

CERTIFICATION

I, TERENCE A. MURRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON DOES ACCURATELY REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION ON AUGUST, 2019, AND THAT ALL CORNERS ARE AS SHOWN.

TERENCE A. MURRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6059
DATE: 07-01-2021

STATE OF TEXAS
REGISTERED
TERENCE A MURRAY
6059
PROFESSIONAL
LAND SURVEYOR

LEGEND

IRF	IRON ROD FOUND
IRS	1/2" IRON ROD STAMPED "PIERCE MURRAY" SET
CM	CONTROLLING MONUMENT
	CLIMATE
PP	POWER POLE
	WATER VALVE
T	TELEPHONE MANHOLE
	PIPELINE MARKER
LP	LIGHT POLE

PAPE-DAWSON ENGINEERS

PIERCE-MURRAY LAND SOLUTIONS
Surveying & Mapping

A BOUNDARY SURVEY OF A 13.640 ACRE TRACT SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS

13.640 ACRE PROPERTY DESCRIPTION

BEING a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, Grayson County, Texas and being a portion of that certain called 70.15 acre tract of land described in deed to A. R. C. STX HOLDINGS, L.L.C., as recorded in Volume 4740, Page 328, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron for the southeast corner of said called 70.15 acre tract, said iron being at the intersection of the approximate centerline of O.B. Groner Road (an existing 60 foot Right-of-Way) and the westerly Right-of-Way line of FM Highway 1417 (a 120' Right-of-Way), also being in the north property line of that certain called 200.5 acre tract of land described in deed to The Munson Realty Company, as recorded in Volume 925, Page 261, Real Property Records, Grayson County, Texas;

THENCE S 73°46'23"W, a distance of 209.98 feet along said centerline and along said north property line to a Mag Nail set for the POINT OF BEGINNING:

THENCE S 73°46'23"W, a distance of 975.09 feet (previously recorded as S 74°47'39"W) continuing along said centerline and continuing along said north property line to a 1/2 inch iron rod found, said point being the southwest corner of the herein described tract and also being the southeast corner of that certain called 220.14 acre tract of land described in deed to Huy Quach and Charles Shao Wu, as recorded in Volume 3260, Page 62, Real Property Records, Grayson County, Texas, and from which a 1/2 inch iron rod found for the northwest corner of said called 220.5 acre tract and an angle point in the south line of said called 220.14 acre tract bears S 74°03'48"W, 1585.17 feet;

THENCE N 15°23'01"W, a distance of 581.06 feet (previously recorded as N 14°22'45"W) along the common line of the west property line the herein described tract and the east line of said called 220.14 acre tract to a 1/2 inch iron rod with cap stamped "Pierce Murray" set, from which a 1 inch pipe found for the northwest corner of said 70.15 acre tract and the southwest corner of that certain called 10.00 acre tract of land described in deed to Michael Douthey, as recorded in Volume 3436, Page 656, Real Property Records, Grayson County, Texas bears N 15°23'01"W, 2127.51 feet;

THENCE N 73°46'23"E, a distance of 1123.93 to a 1/2 inch iron rod with cap stamped "Pierce Murray" set in the westerly Right-of-Way line of the aforementioned FM Highway 1417;

THENCE S 26°29'25"E, a distance of 234.76 feet (previously recorded as S 25°28'58"E) along said westerly Right-of-Way line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 73°46'23"W, a distance of 262.60 feet departing said existing Right-of-Way line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 26°29'25"E, a distance of 355.69 feet returning to the Point of Beginning and containing 594,139 square feet or 13.640 acres of land, more or less.

TABULATIONS

SITE AREA: 13.600 AC. / 592,416 SF
CURRENT ZONING: R-A, M-1
PROPOSED ZONING: R-2

GROSS SF OF EACH STRUCTURE:
BUILDING A: 25,800 SF
BUILDING B: 28,500 SF
LEASING/CLUB: 6,000 SF
DETATCHED GARAGE:1,400 SF

UNIT TABULATION:
1 BEDROOM: 120 UNITS (45.45%)
2 BEDROOM: 144 UNITS (54.55%)
TOTAL: 264 UNITS
@ 19.41 UNITS/ACRE

PARKING TABULATION:
402 SURFACE PARKING
102 CARPORT PARKING
24 DETACHED GARAGE
528 TOTAL PARKING
@ 2.00 PARKING/UNIT
@ 1.29 PARKING/BED

*528 PARKING REQUIRED (2.0 P/UNIT)

HARD SURFACE AREA: 300,000 SF
LANDSCAPED AREA: 185,816 SF
FLOOR TO AREA RATIO: 0.505

PREMIER SHERMAN SITE PLAN #3

Sherman, Texas

21183/ 08.24.2021
Premier Multifamily

SCALE 1/60"= 1'-0"

HEDK ARCHITECTS

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HEDK ARCHITECTS

PREMIER SHERMAN SCHEMATIC ELEVATION

Sherman, Texas

21183 / 08.24.2021
Premier Multifamily

SCALE 3/32"= 60'-0"

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ARCHITECTS

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PREMIER SHERMAN SCHEMATIC ELEVATION

Sherman, Texas

21183 / 08.24.2021
Premier Multifamily

SCALE 3/32"= 60'-0"

0 10

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Bob Tesch Investments, LLC
6950 TPC Drive, Ste. 110
McKinney, TX 75070

Pierce-Murray Land Solutions
800 Tallyho Circle
Tyler, TX 75730

Pape-Dawson Engineers
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Dear Applicants,

The request for zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District located at 4001 West O.B. Groner Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1.1 (FM Highway 1417) Overlay District, the Screening Ordinance, Sign Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.2, Sec. 7(13), Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. No building shall exceed the height of 45 feet unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
8. Setback along FM 1417 (Heritage Parkway) should be 40'. (*Chapter 14, Exhibit A, Sec. 6.4)*
9. Site Table is not complete. (*Chapter 14, Exhibit A, Sec. 7(12))*
10. All finishes shall be masonry or masonry veneer, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding (including carports/garages) unless an exception is approved.
11. Need to show fire lanes on site plan.
12. The setback shall be twice the height of the highest point on the building above grade along the north property line. (*Chapter 14, Exhibit A, Sec. 6.13.2*
13. The approval of the site plan shall be effective for a period of (2) years from the date of approval

and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

14. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

15. Platting of the property is required. (*Code of Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
16. Right of Way dedications along O.B. Groner and FM 1417 will be required with platting. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1))*
17. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
18. The location of the trash receptors must be approved by the Public Works Department.
19. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*
20. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
21. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).)*
22. Permanent structures will not be permitted within existing or platted easements.
23. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 1523 SOUTH AUSTIN STREET**

The request of Texas Platinum Homes LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1523 South Austin Street, being 0.295 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lot 3, Block 2, Mayhew Addition, as follows;

Planning and Zoning Commission

Replat approval of Holley Trades Addition, a Replat of Lot 3, Block 2, Mayhew Addition.

Background:

The property is located at 1523 South Austin Street, the northeast corner of Austin and Staples Streets. The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-2 (General Commercial) District

Origination:

Texas Platinum Homes LLC (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

28

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Holley Trades Addition
Staff Review Letter

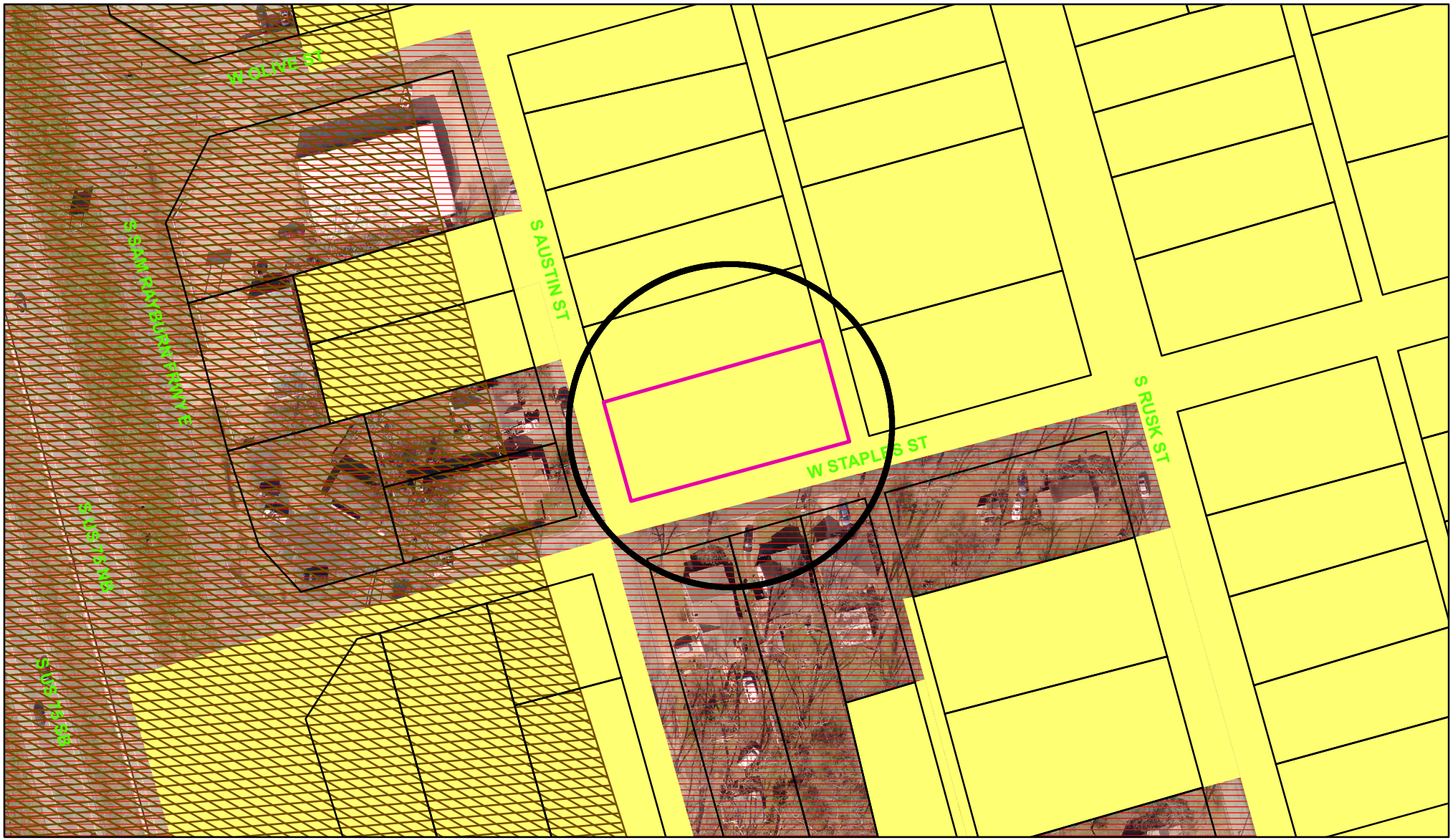
Sherman
CLASSIC TOWN. BROAD HORIZON.

1523 South Austin Street

NOT TO SCALE

City of Sherman, Texas
Development Services Department

1 in = 147 ft



Zoning - 1523 Austin Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1523 South Austin Street

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

REPLAT

HOLLEY TRADES ADDITION

Being Lot 3, Block 2 in the Mayhew Addition, Volume 221 Page 393. Being in the City of Sherman, Grayson County, Texas. Containing 0.295 acres of land

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

08-25-21

OWNERS/DEVELOPER
TEXAN PLATINUM HOMES, LLC
2013 S. POLARIS
DENISON, TX 75020

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

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 3 in Mayhew's Addition, Recorded in Volume 221–393 Deed Records, Grayson Coutny, Texas and being a part of Sam Blagg Survey, Abstract No. 56 conveyed to Texan Platinum Homes, LLC. as recorded in Document Number 2019–3383, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found ½" steel rod at the intersection of the North Right–of–Way of Staples Avenue and the East Right–of–Way of Austin Street and being at the Southwest corner of said Lot 3;

Thence North 15°58'51" West with said East Right–of–Way a distance of 77.78 feet to a found ½" steel rod;

Thence North 74°32'59" East with the south line of a tract of land conveyed to Mary Speakman, Recorded in Volume 5523, Page 202 of said Official Public Records a distance of 165.44 feet to a set ½" steel rod in the west line of a 20' alley;

Thence South 15°39'20" East with the West line of said 20' alley a distance of 77.78 feet to a set ½" steel rod;

Thence South 74°32'59" West with said North Right–of–Way of Staples Avenue a distance of 165.00 feet to the Point of Beginning and containing 0.295 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY TRADES ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____ 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ ,2021.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, TEXAN PLATINUM HOMES, LLC, do hereby adopt this plat designating the hereinabove property as the HOLLEY TRADES ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____,2021.

_____
TEXAN PLATINUM HOMES LLC (JOSHUA HOLLEY)

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, JOSHUA HOLLEY known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

ACCEPTANCE

Approved this _____ day of _____,2021, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ 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.

REPLAT

HOLLEY TRADES ADDITION

Being Lot 3, Block 2 in the Mayhew Addition, Volume 221 Page 393. Being in the City of Sherman, Grayson County, Texas. Containing 0.295 acres of land

08-25-21

OWNERS/DEVELOPER
TEXAN PLATINUM HOMES, LLC
2013 S. POLARIS
DENISON, TX 75020

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

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

Sherman
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STAFF REVIEW LETTER

September 9, 2021

Texan Platinum Homes, LLC
2013 S. Polaris
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Holley Trades Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition Name shall read as Final Plat.
2. Graphically show edge of pavement on drawing.
3. Show Point of Beginning on drawing.
4. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
5. Dedicate a 5' Right of Way Dedication along Staples Avenue and Austin Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
6. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. Sewer main must be extended in accordance with City criteria within Staples Avenue to serve proposed Lot 1. *Code of Ordinances Chapter 13, Sec. 13.07.282*
8. Civil Engineering plans for sanitary sewer shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
9. Three Party Agreement required for Public Infrastructures.
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
11. Add zip code to Surveyor block.
12. The City of Sherman does not maintain alleys.
13. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

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 Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
15. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 2000-2300 BLOCKS WEST MOORE STREET**

The request of Artisan Development Company, Inc. (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 blocks of West Moore Street, being 36.570 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Pebblebrook, Phase 4.

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Artisan Development Company, Inc. (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

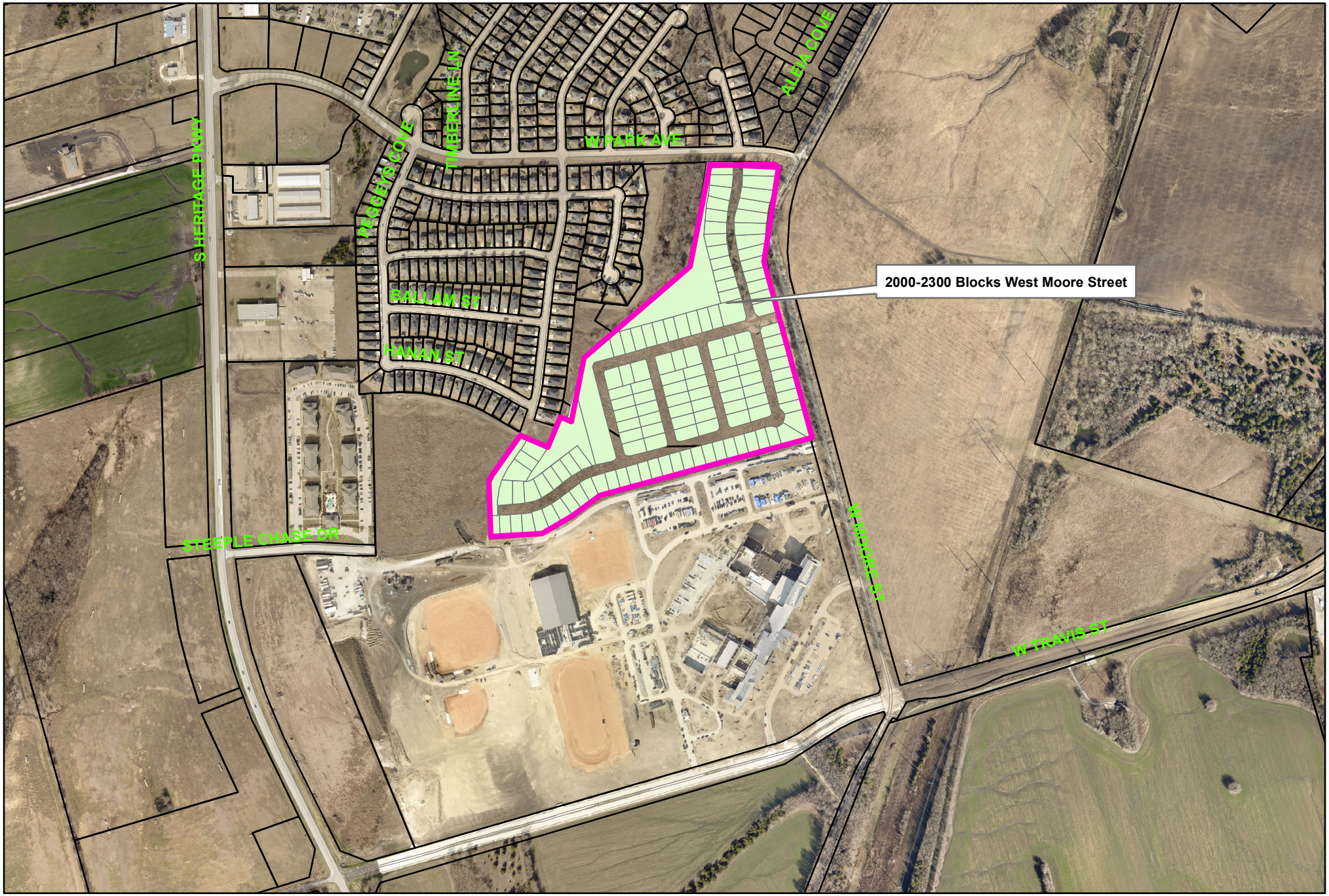
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Preliminary Plat - Pebblebrook Phase 4
Staff Review Letter



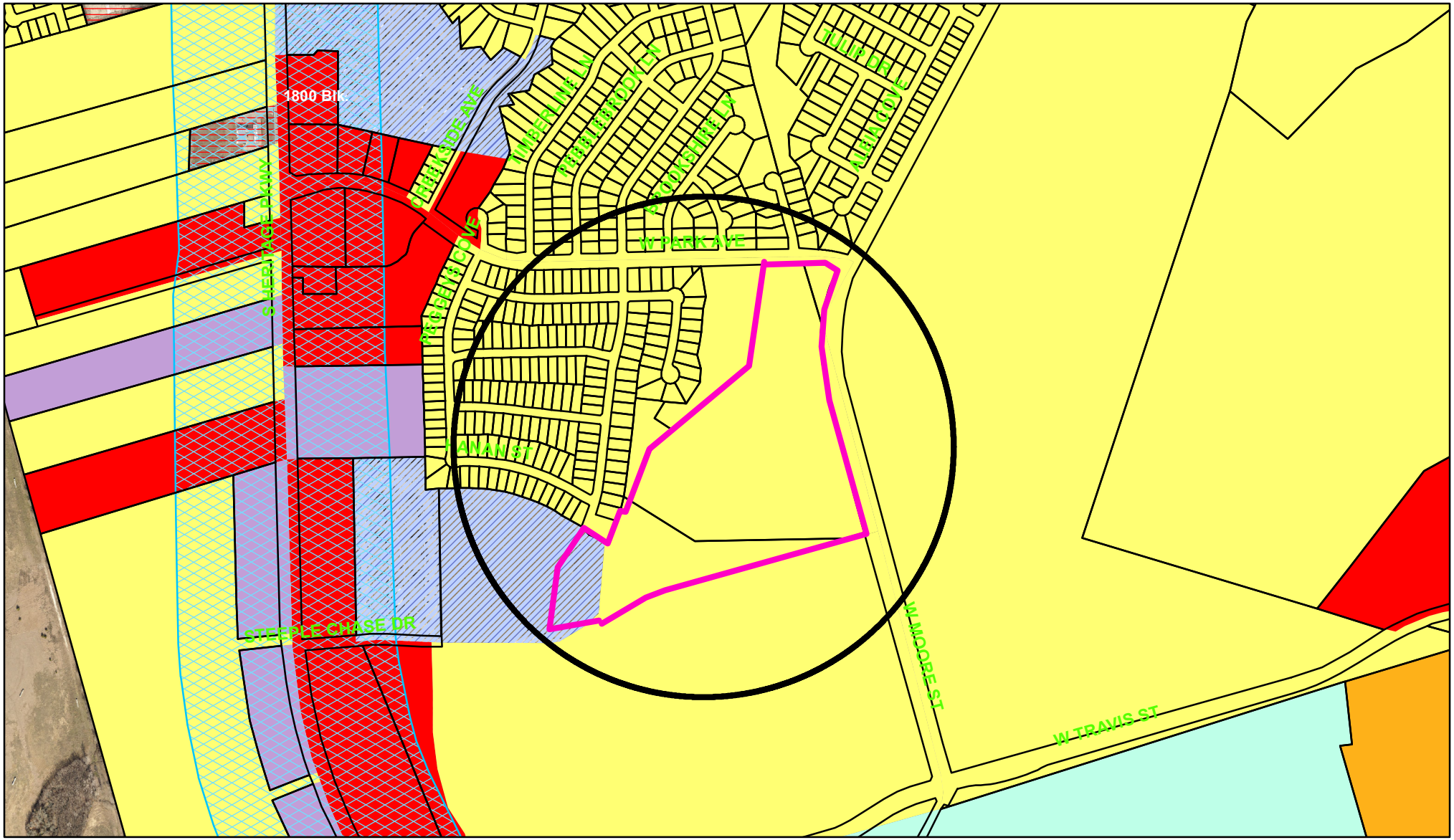
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2000-2300 Blocks West Moore Street

NOT TO SCALE

1 in = 667 ft



Zoning - 2000-2300 Blocks West Moore Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

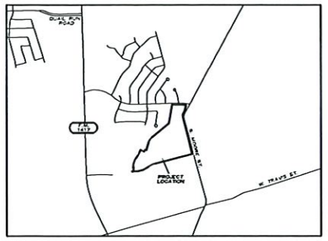
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 751 ft

JOB NO. 21080753

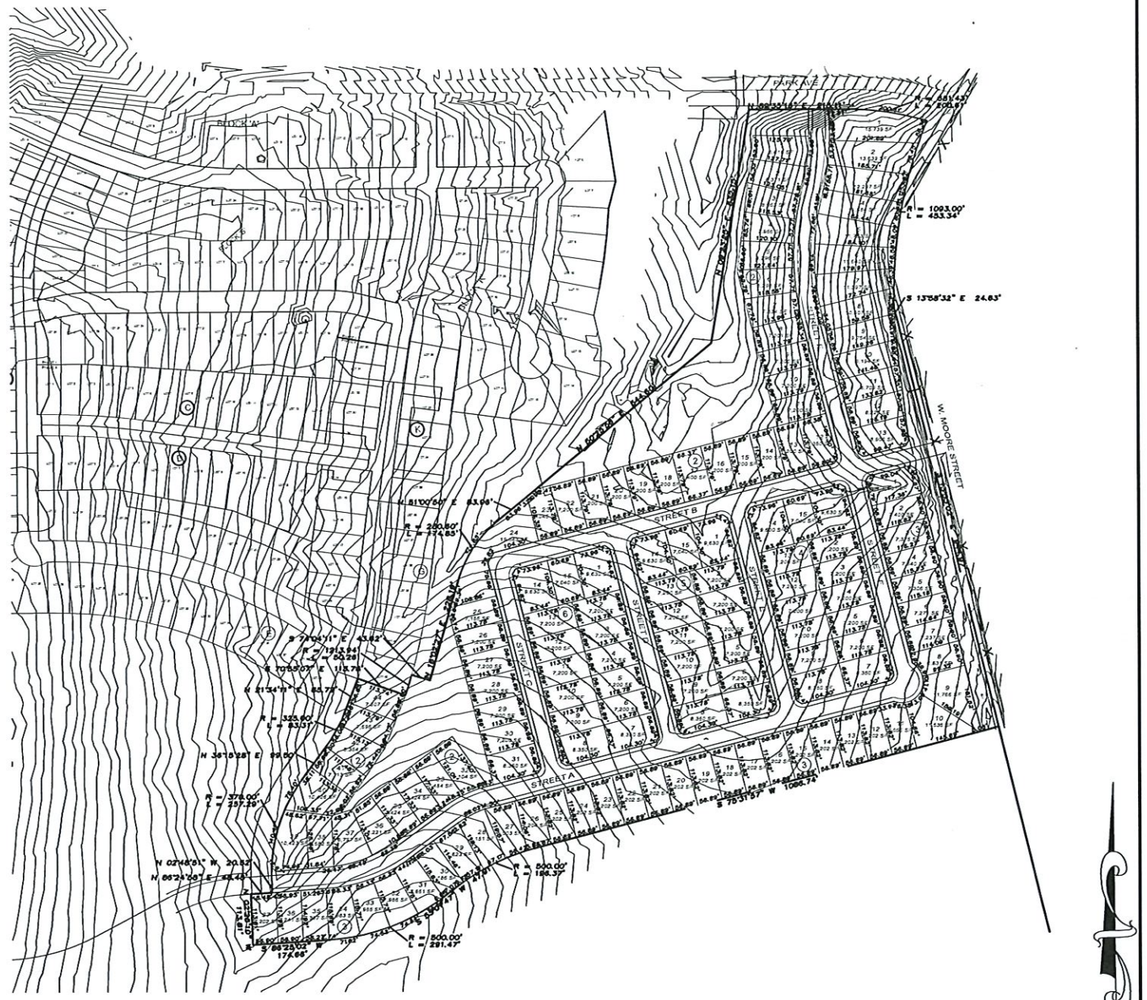
LOCATION MAP



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract One and Tract Seven as conveyed to Artisan Development Company, Inc. and recorded in Document Number 2019-21767 and all that 0.757 acre tract of land conveyed toArtisan Development Company, Inc. and recorded in Document No. 2021-5916 , Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the northeast corner of said 0.757 acre tract, said rod being at the intersection of the south right-of-way line of Park Ave. and the west right-of-way line of Moore Street
Thence with a tangent curve to the left having a radius of 1,093.00 feet, (chord bears South 10°06'11" West, 450.10 feet) an arc length of 453.34 feet to a set 1/2" steel rod;
Thence South 13°58'32" East, a distance of 25.97 feet to a set 1/2" steel rod;
Thence South 13°53'02" East, a distance of 996.58 feet to a set 1/2" steel rod;
Thence South 75°31'57" West, a distance of 1,146.11 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 500.00 feet, (chord bears South 64°16'52" West, 195.11 feet) an arc length of 196.37 feet to a set 1/2" steel rod;
Thence South 53°01'47" West, a distance of 50.53 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 500.00 feet, (chord bears South 69°43'14" West, 287.36 feet) an arc length of 291.47 feet to a set 1/2" steel rod
Thence South 86°25'02" West, a distance of 184.21 feet to a set 1/2" steel rod;
Thence North 02°26'10" West, a distance of 120.03 feet to a set 1/2" steel rod;
Thence North 86°24'58" East, a distance of 51.10 feet to a set 1/2" steel rod;
Thence North 02°48'51" West, a distance of 21.64 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 370.00 feet, (chord bears North 16°20'30" East, 252.14 feet) an arc length of 257.29 feet to a set 1/2" steel rod;
Thence North 36°15'28" East, a distance of 104.93 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 325.00 feet, (chord bears North 28°54'50" East, 83.09 feet) an arc length of 83.31 feet to a set 1/2" steel rod;
Thence North 21°34'11" East, a distance of 90.40 feet to a set 1/2" steel rod;
Thence South 70°55'07" East, a distance of 119.97 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the left having a radius of 1,213.94 feet, (chord bears North 17°45'40" East, 50.26 feet) an arc length of 50.26 feet to a set 1/2" steel rod;
Thence South 74°04'11" East, a distance of 46.01 feet to a set 1/2" steel rod;
Thence North 16°02'27" East, a distance of 240.65 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 280.60 feet, (chord bears North 33°13'19" East, 172.03 feet) an arc length of 174.85 feet to a set 1/2" steel rod;
Thence North 51°00'50" East, a distance of 88.55 feet to a set 1/2" steel rod;
Thence North 50°25'56" East, a distance of 574.34 feet to a set 1/2" steel rod;
Thence North 09°23'25" East, a distance of 561.21 feet to a set 1/2" steel rod;
Thence North 89°35'16" East, a distance of 226.85 feet to a set 1/2" steel rod;
Thence with a curve to the right having a radius of 681.43 feet, (chord bears South 81°58'42" East, 199.89 feet) an arc length of 200.61 feet to the Point-of-Beginning and containing 36.570 acres of land.



100 0 50 100 200 400

~ GENERAL NOTES ~

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY THE CITY OF SHERMAN AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR
8. SEWER SERVICE TO BE PROVIDED THE CITY OF SHERMAN
9. WATER WILL BE PROVIDED BY THE CITY OF SHERMAN
10. LAND WILL BE USED FOR RESIDENTIAL USE
11. ROADS TO BE MAINTAINED BY THE CITY OF SHERMAN

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes

Chairman, City of Sherman Planning and Zoning Commission

Date

PRELIMINARY PLAT OF
PEBBLEBROOK, PHASE 4
AN ADDITION TO THE CITY OF SHERMAN, TEXAS

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract One and Tract Seven as conveyed to Artisan Development Company, Inc. and recorded in Document Number 2019-21767 and all that 0.757 acre tract of land conveyed toArtisan Development Company, Inc. and recorded in Document No. 2021-5916 , Official Public Records, Grayson County, Texas containing 36.570 acres of land.

OWNERS/DEVELOPER
ARTISAN DEVELOPMENT CO. INC.
3928 MAGGIES MDW
DENTON, TEXAS 76210

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

ENGINEER
LEN MCMANUS, PE
77 FM 3356
VAN ALSTYNE, TEXAS 75495

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Artisan Development Co., Inc.
3928 Maggies Mdw.
Denton, TX 76210

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Len McManus, PE
77 FM 3356
Van Alstyne, TX 75495

Dear Applicants,

The request for approval of the Preliminary Plat of Pebblebrook, Phase 4 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
2. Specific Use Permit required for patio home lots between 40' and 50' in width. *Chapter 14, Section 8, Subsection (9)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Show all metes and bounds calls on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. General Notes Number 3 should read "The City of Sherman and Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion."
7. Open areas to be assigned a Lot and Block Number.
8. Plat layout does not meet standard. Correct prior to submitting Final Plat. *Code of Ordinances Chapter 10.05, Section 5*
9. The width of the right-of-way and pavement for streets shall be shown on the plat.
10. Southridge Lane right of way to be dedicated by separate instrument shown on plat.
11. Dedicate a 15'x15' Right of Way corner clip on all proposed corner lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*

12. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
13. 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

1317 SOUTH SAM RAYBURN FREEWAY

The request of Cross Development (Owner) Caliber Collision (Tenant), Tahir Diwan (Representative) and Cree Industrial Arts (Sign Contractor) concerning the property located at 1317 South Sam Rayburn Freeway, being 0.58 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 1' setback for a freestanding sign in lieu of the required 40' in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District.

Background:

The property is located at 1317 South Sam Rayburn Freeway between Dulin and Olive Streets. The property is zoned a C-2 (General Commercial) District. The owner is requesting a variance for a freestanding sign, 1' from the front property line.

The following items have been approved for the property

- Exception/Variance to allow a metal exterior façade in lieu of the required masonry with a 2' side yard setback in lieu of the required 5', and a 4' rear setback in lieu of the required 15' for additions to existing buildings - August 20, 2013.
- Exception to allow a metal building in lieu of required masonry. P&Z limited to 1 year - March 19, 2019
- Exception to allow overhead doors facing the highway. P&Z Limited to glass panel aluminum doors - March 19, 2019
- Amending a Specific Use Permit to allow an Automobile Body Repair Shop for Sherman Collision Repair - April 15, 2019 (Ord 6204)

Adjacent Zoning:

R-1 (One-Family Residential) District
C-2 (General Commercial) District

Origination:

Cross Development (Owner)
Caliber Collision (Tenant)
Tahir Diwan (Representative)
Cree Industrial Arts (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Sign Elevations
Staff Review Letter

1317 South Sam Rayburn Freeway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 293 ft

Zoning - 1317 South Sam Rayburn Freeway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

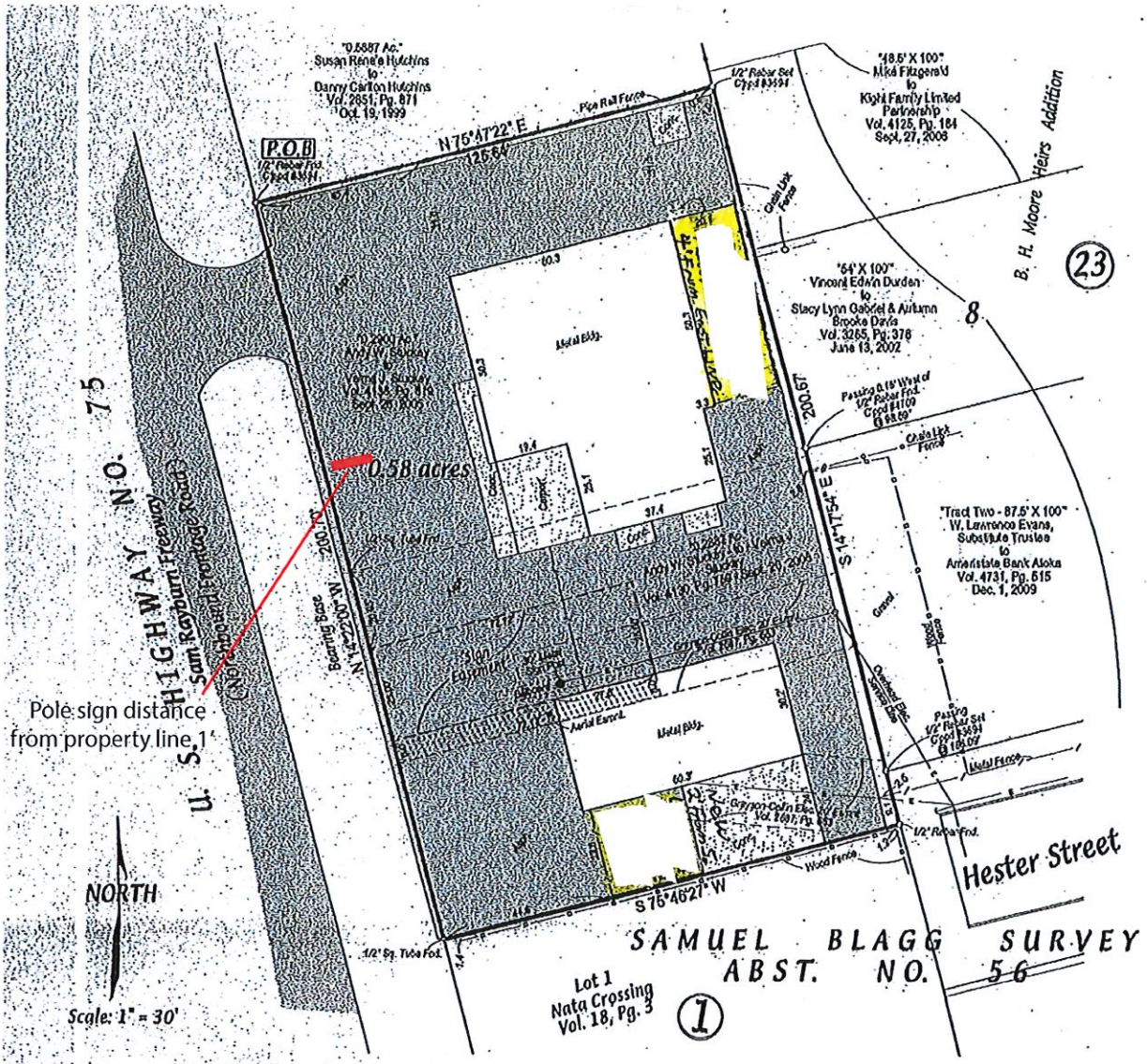
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1317 South Sam Rayburn Freeway



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 * Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 * Fax: (903) 868-2970
Email - msartin@gcecisp.com

SURVEY FOR: KELLY BAKER

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 26th day of January, 2010 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements on said property are known as **1317 S. SAM RAYBURN FRWY., SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

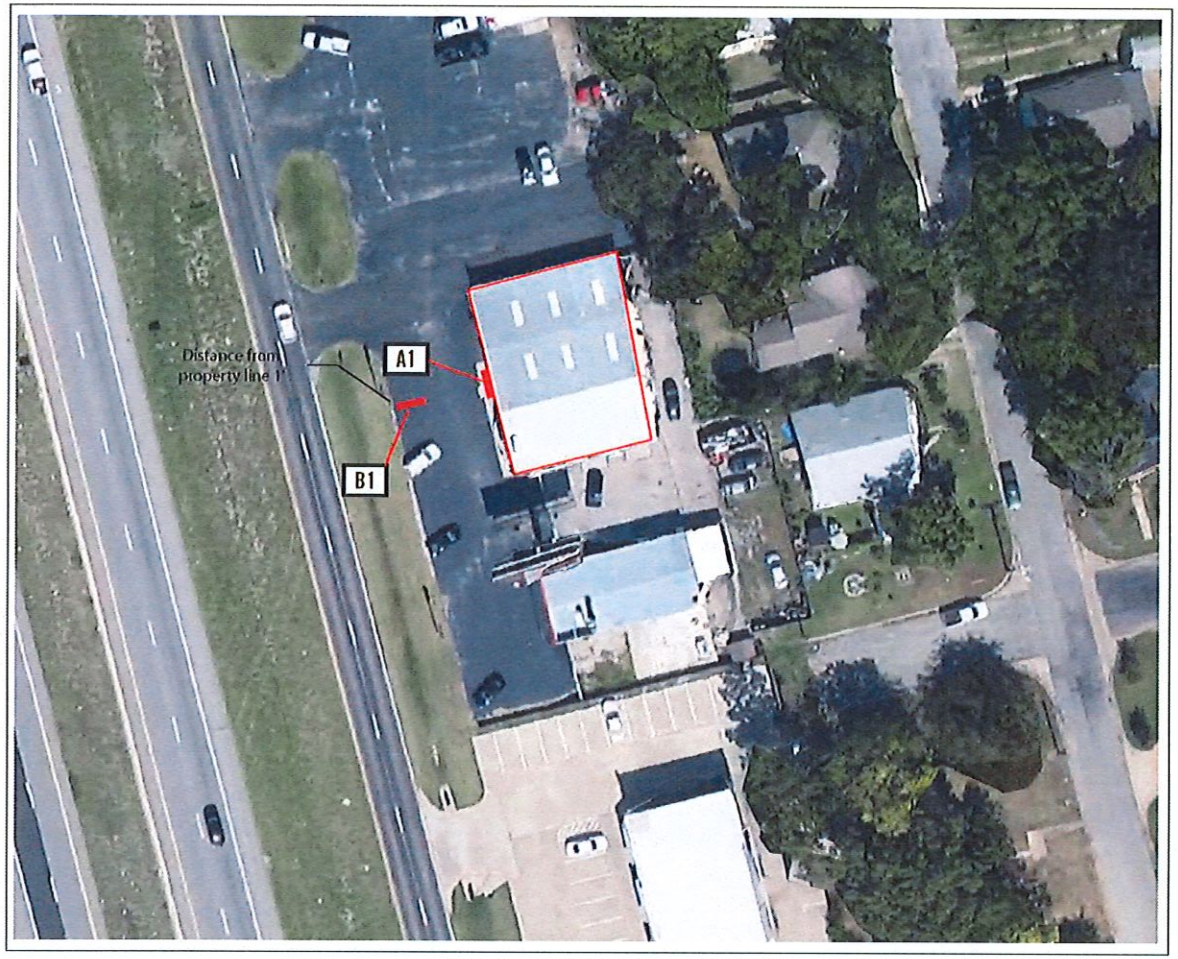
THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

Marshall Sartin R.P.L.S. # 3694

1317-75C.dcs

SITE PLAN - EXISTING & PROPOSED SIGNAGE - CODE SYNOPSIS



Main Building

Existing Signage		Proposed Signage		
X1	Wall Cabinet	A1	36" Channel Letters	61
Existing sq ft	TBD sq ft	Proposed sq ft	61 sq ft	
Allowable sq ft	300 sq ft (all signs)	Allowable sq ft	300 sq ft (all signs)	

Freestanding

Existing Signage		Proposed Signage		
		B1	New Pole Sign	50
Existing sq ft	0 sq ft	Proposed sq ft	50 sq ft	
Allowable sq ft	300 sq ft (all signs)	Allowable sq ft	300 sq ft (all signs)	

Code Synopsis C-2 Zone

Building signage

The maximum area of any wall sign shall be three hundred (300) square feet.
In no case, shall a wall sign exceed 20% of any single wall.a

Freestanding signage

Max 300 sq ft.
Sign height shall not exceed fifty (50) feet above the centerline of the thoroughfare, access road or facing street.

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

CLIENT

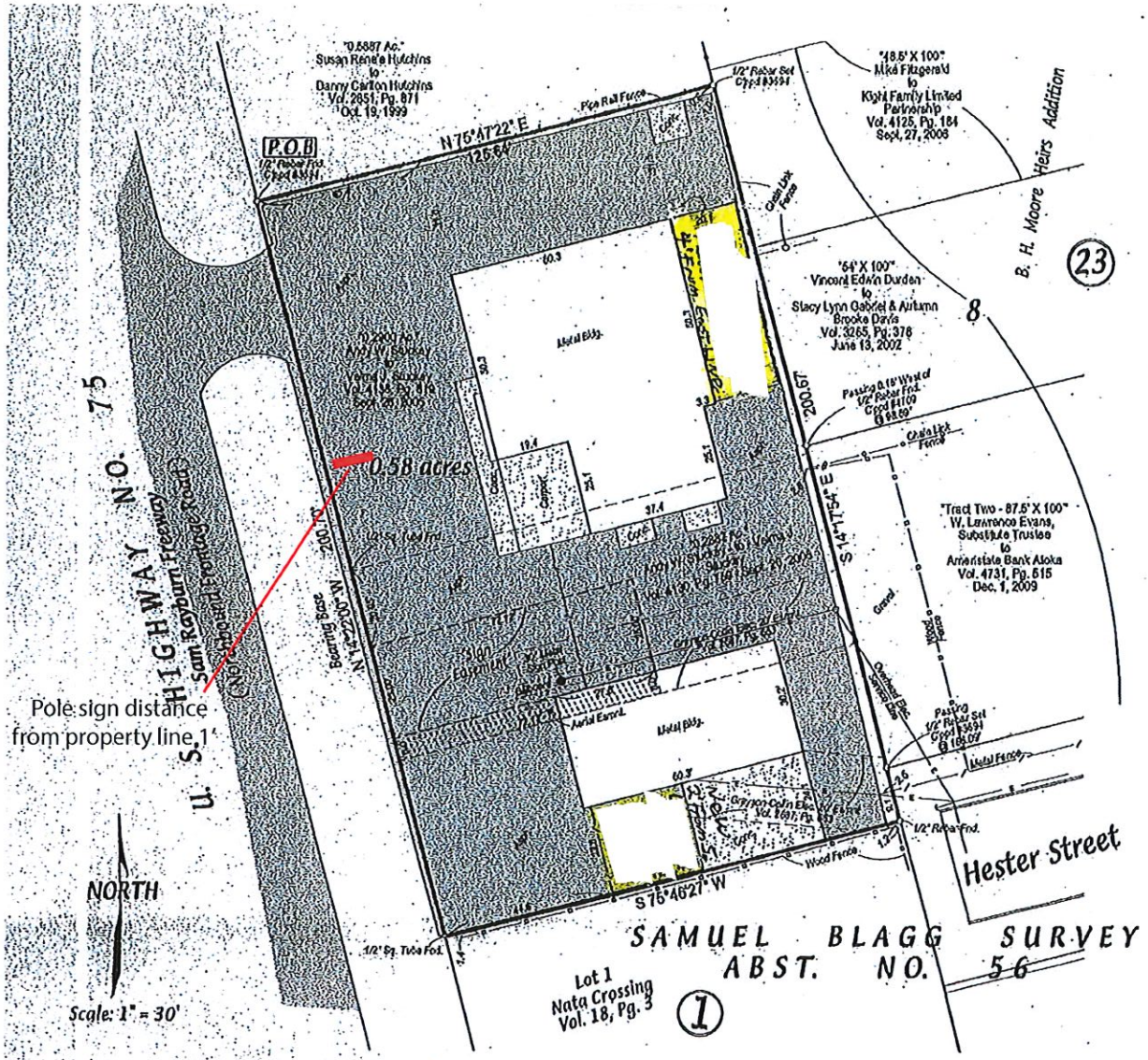
CALIBER COLLISION
Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

Job #	20884
Date	Aug 5 2021
Drawn by	Zach

REVISIONS: 1 2 3 4 5 6

APPROVAL

REV 1 | SHEET 2



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 • Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 • Fax: (903) 868-2970
Email - insartin@gcecisp.com

SURVEY FOR: KELLY BAKER

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 26th day of January, 2010 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

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Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

Rev 1

CALIBER COLLISION

Proposed Signage Package

CREE INDUSTRIAL ARTS

WEST ELEVATION

A1 36" CHANNEL LETTERS - 61 SQ FT

Exterior Paint

Elevation Color
Nomadic Desert
SW 6107

Proposed Rendering

INSTALL INSTRUCTIONS

Building signage

Install signs per visual illustration of sign placement.
Do not install per grade to bottom of sign measurement

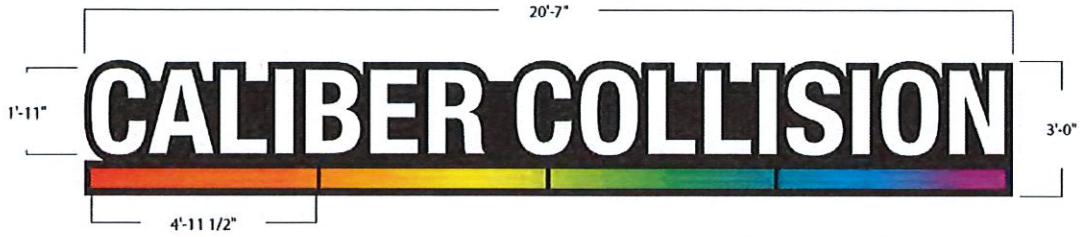
Wall Signs will pull 8 amps each sign and will need to be on a 120v/ 20amp breaker per sign.

Placment of j-box behind wall centered between the words "Caliber & Collision" above the hard deck.

We will need access to back wall above the deck for wiring sign.

CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT	CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090	Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6	APPROVAL	REV 1 / SHEET 3B

CHANNEL LETTERS - ELEVATIONS



A1 — 1/5 36" Channel Letters - Linear
SCALE: 1/2" = 1'-0"

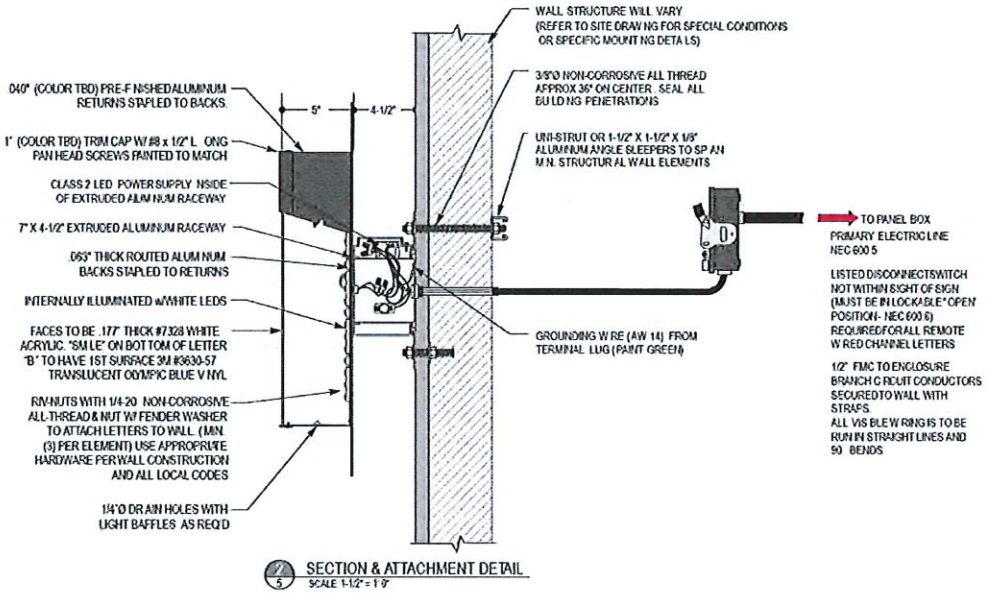
SPECIFICATIONS

EST ELECTRIC REQ'D	120V - 9 AMPS
EST. WEIGHT	150 lbs.

TOTAL BOXED 61 Sq. Ft.

COLORS/FINISHES

DP-1 Digital Print Corp. Logo Stripe w/ 3m Vinly Overlay
T-1 Mathews Black



2/5 SECTION & ATTACHMENT DETAIL
SCALE 1-1/2" = 1'-0"

ELECTRIC SIGN SECTION
No. 00000000
SECTION 1 OF 6

Listing Marks shall be on each letter and transformer enclosure.
Typical UL label shown...
Sign shall be listed by a qualified electrical testing laboratory

LISTED SIGN OR SIGN SECTION NEC 600.3
* ALL ELECTRIC SIGNS SHALL BE LISTED & INSTALLED IN CONFORMANCE WITH THAT LISTING.
* CHANNEL LETTERS WITH LED'S POWER SUPPLY AND DISCONNECT SWITCH ACCEPTABLE FOR DAMP OR DRY LOCATIONS

NOTE
CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE

PRIMARY ELECTRIC HOOK UP BY SIGN INSTALLER WHERE ALLOWED BY LOCAL CODE. PROVIDED POWER IS LOCATED IN THE VICINITY OF THE SIGN AT TIME OF INSTALL.

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749
LISTED

CLIENT: CALIBER COLLISION

Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

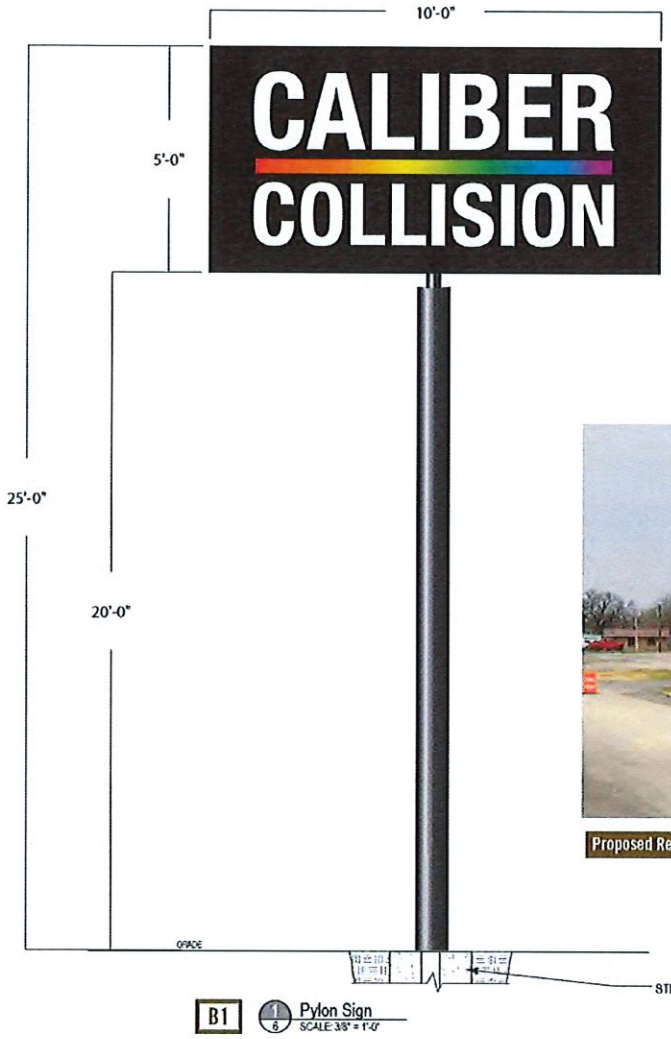
Job #	20884
Date	Aug 5 2021
Drawn by	Zach

REVISIONS: 1 2 3 4 5 6

APPROVAL

REV 1 | SHEET 4

FREESTANDING POLE SIGN

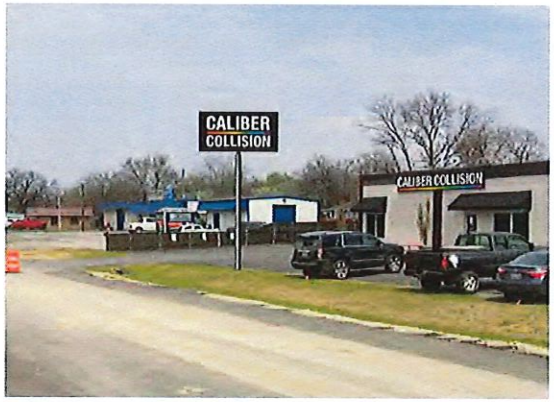


B1 — 1/6 Pylon Sign
SCALE: 3/8" = 1'-0"

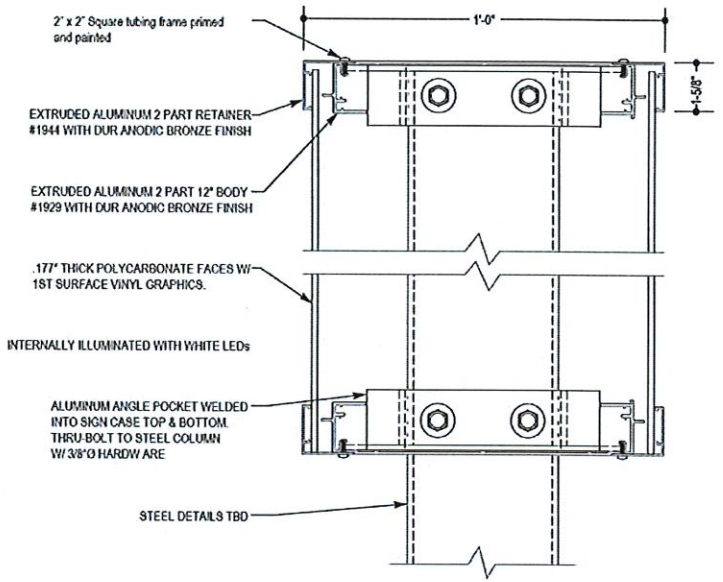
50 Sq. Ft.

Face / Copy:

White flex material with digitially printed faces printed graphics.



Proposed Rendering



2/6 Section Thru Cabinet
SCALE 3" = 1'-0"

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

115 ULT WIND SPEED
90 BASIC/DESIGN WIND SPEED

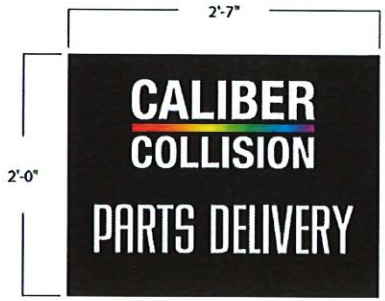
EST. ELECTRIC REQ'D: 120V - 2.4 AMPS

GENERAL NOTES:

1) MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI
2) CONCRETE DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-08 PER FBC 2010
3) CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR 4 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FT AND THE POLE IS ADEQUATELY BRACED AGAINST WIND LOADS FOR 4 DAYS - THE BOX MAY BE INSTALLED THE SAME DAY THE FOOTING IS POURED)
4) FOR PIER AND CAISSON FOOTINGS, CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH (BACKFILL IS ACCEPTABLE)
5) MAINTAIN A MINIMUM OF 4" COVER BETWEEN BOTTOM OF SUPPORT POLE AND BOTTOM OF CONCRETE FOOTING ON ALL DIRECT BURIAL FOOTINGS. UNLESS OTHERWISE NOTED IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CIMA NETWORK FOR DESIGN MODIFICATION.
6) IF CLAY, SILT OR ORGANIC SOIL PROPERTIES ARE PRESENT UPON EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CIMA NETWORK FOR DESIGN MODIFICATION

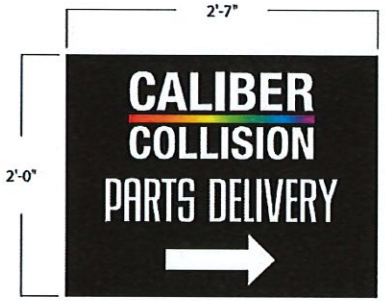
CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT
CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090
Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6
APPROVAL	REV 1 / SHEET 5

PARTS DELIVERY DIRECTIONAL

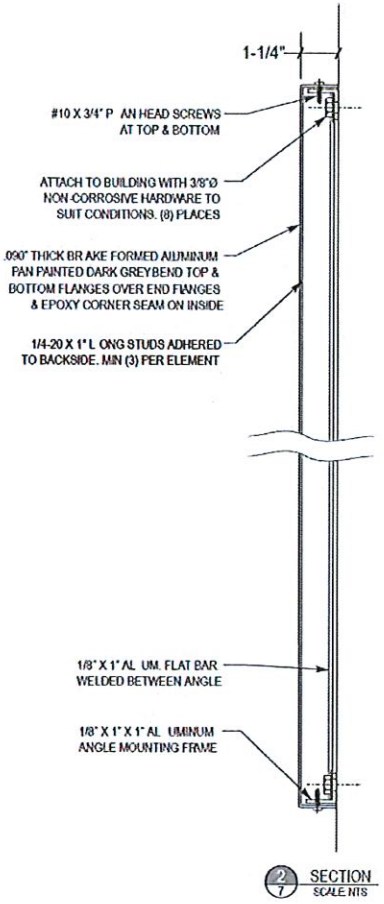


1 WALL DIRECTIONAL
SCALE: 1" = 1'-0"

QTY: (1) ONE



1 WALL DIRECTIONAL
SCALE: 1" = 1'-0"



2 SECTION
SCALE: NTS

CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT	CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090	Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6 / APPROVAL	REV 1 / SHEET 6

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010

Caliber Collision
1317 S. Sam Rayburn Freeway
Sherman, TX 75090

Taniv Diwan
702 Shepherd Dr.
Garland, TX 75042

CREE Industrial Arts
4301 W. William Cannon Rd.
Ste. 8150 #300
Austin, TX 78749

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 1' setback for a freestanding sign in lieu of the required 40' in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District located at 1317 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn) Overlay District the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec 6.13.3, Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
4. Only one freestanding sign is allowed. (*Chapter 14, Exhibit A, Sec. 7, Subsection 14(i)).*
5. Directional signs may not have advertising of the business.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(8)).*
8. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(10)).*
9. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that

progress has been made toward completion of the project for which the Specific Use Permit was approved.

10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

3001 LOY LAKE ROAD

The request of New Rays LLC (Owner), Mohammed Habib ((Representative) and Royal Bengal Construction Inc. (Contractor) concerning the property at 3001 Loy Lake Road, being part of Lot 5, Block 6, Town North Addition, as follows;

Board of Adjustments

A. Variance under Ordinance No. 2280, Sections 5, Subsection (4) and 6.13.1, Subsection (5)(a)(1) to allow a 23'7" setback from the Highway 82 property line for the Mobil Gas Station in lieu of the required 43' width in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
B. Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(2) to not require a 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
C. Variance under Ordinance No. 2280, Section 6.13.1, Subsection (5)(a)(1) to allow a 10' setback from the Highway 82 property line for a freestanding sign in lieu of the required 75' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

D. Site plan approval for an addition to the Mobil Gas Station.

Background:

The property is located at 3001 Loy Lake Road, the northeast corner of Highway 82 and Loy Lake Road; Mobil Gas Station is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner would like to add a drive-thru window on the south side of the building and a 200 square foot addition to the back of the building. The property is non-conforming with current ordinances; therefore the reason for the exceptions and variances.

Adjacent Zoning:

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

Origination:

New Rays LLC (Owner)
Mohammed Habib ((Representative)
Royal Bengal Construction Inc. (Contractor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

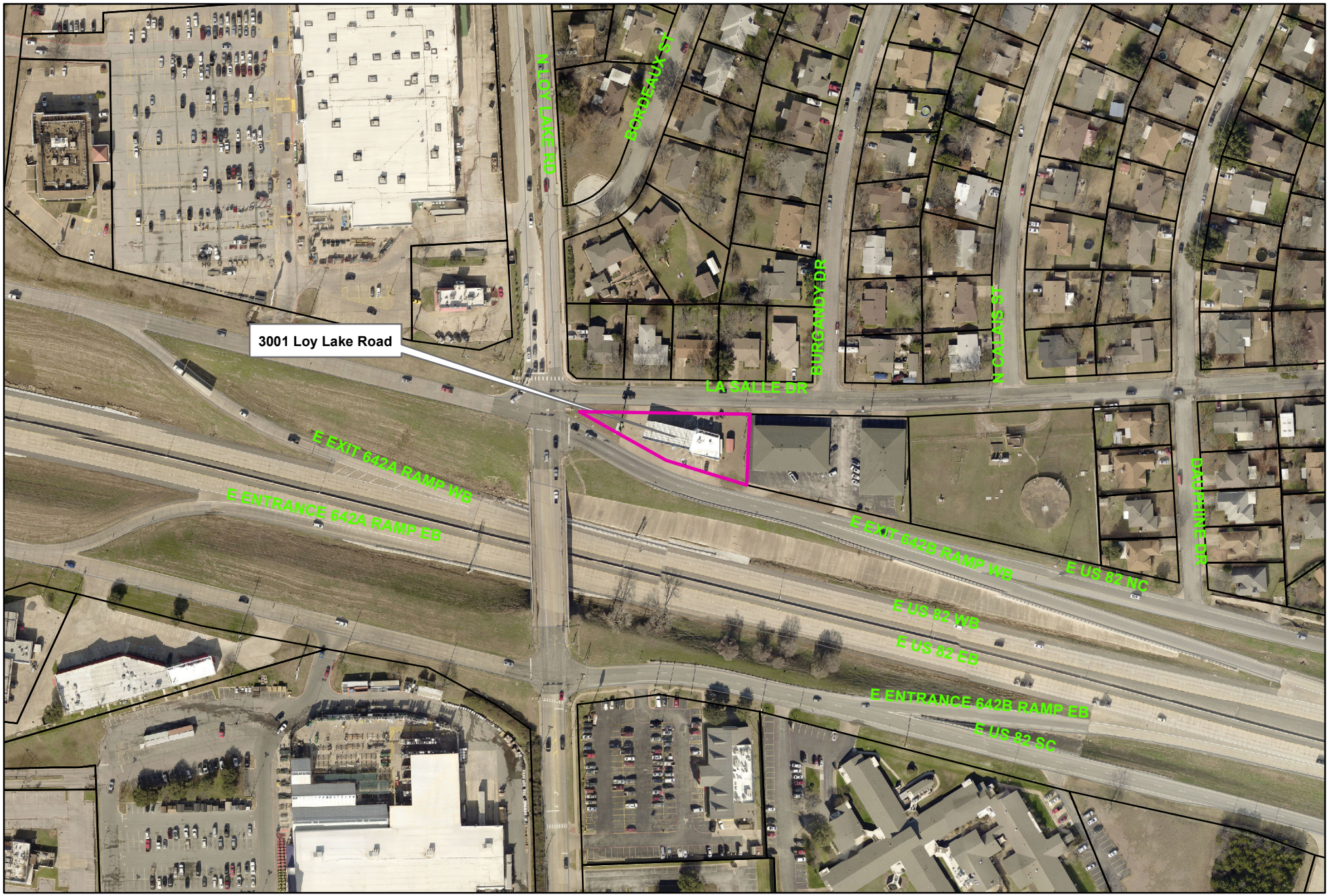
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Existing Site Plan
Proposed Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



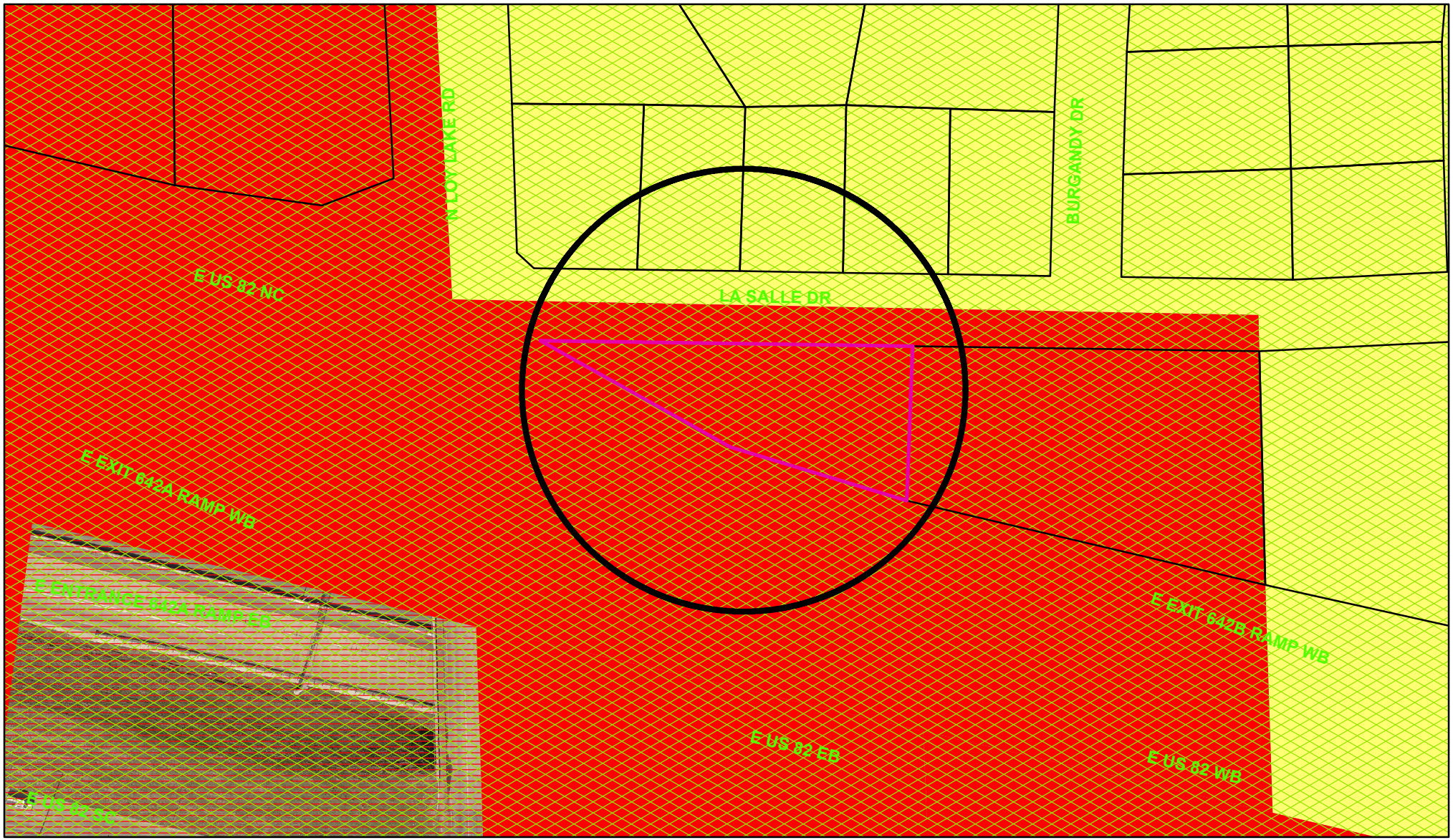
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3001 Loy Lake Road

NOT TO SCALE

1 in = 200 ft



Zoning - 3001 Loy Lake Road

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

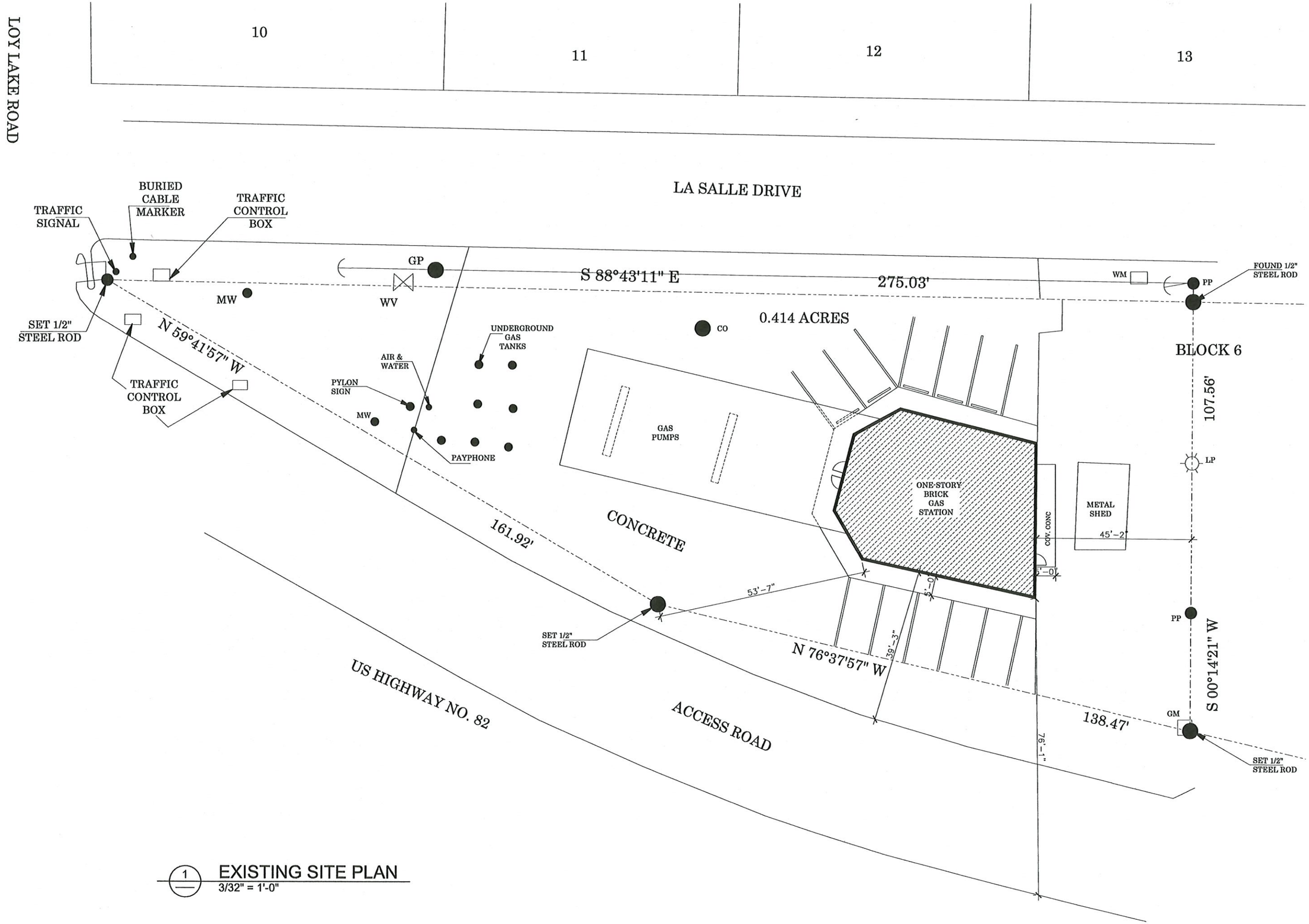
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

3001 Loy Lake Road



1 EXISTING SITE PLAN
3/32" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl2

GAS STATION

REVIS
No. Date

Drawn
Checked
Approved

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Project No.
Date
Last Revisi

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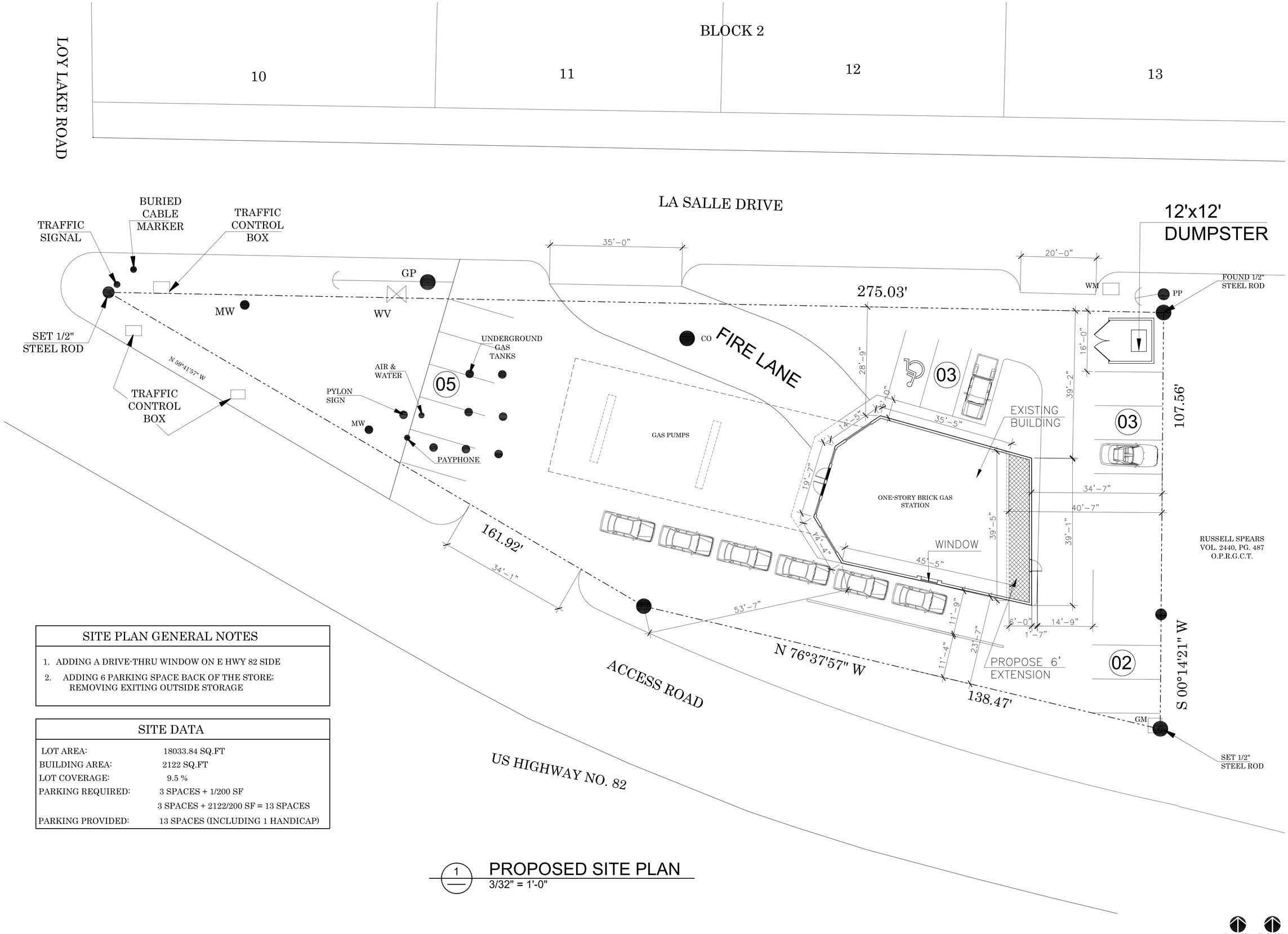


SITE PLAN GENERAL NOTES

1. ADDING A DRIVE-THRU WINDOW ON E HWY 82 SIDE
2. ADDING 6 PARKING SPACE BACK OF THE STORE: REMOVING EXITING OUTSIDE STORAGE

SITE DATA

LOT AREA:	18033.84 SQ.FT
BUILDING AREA:	2122 SQ.FT
LOT COVERAGE:	9.5 %
PARKING REQUIRED:	3 SPACES + 1/200 SF
	3 SPACES + 2122/200 SF = 13 SPACES
PARKING PROVIDED:	13 SPACES (INCLUDING 1 HANDICAP)

1 — PROPOSED SITE PLAN
3/32" = 1'-0"

PLAN NORTH TRUE NORTH

ROYAL BENGAL CONSTRUCTION INC.
DESIGN BUILD CONTRACTOR
2019 KENNETH HOPPER DR.,
MESQUITE, TX 75149
EMAIL : rbci2008@gmail.com

GAS STATION

3001 N LOY LAKE RD, SHERMAN, TX 75090

REVISIONS

No.	Date	Item

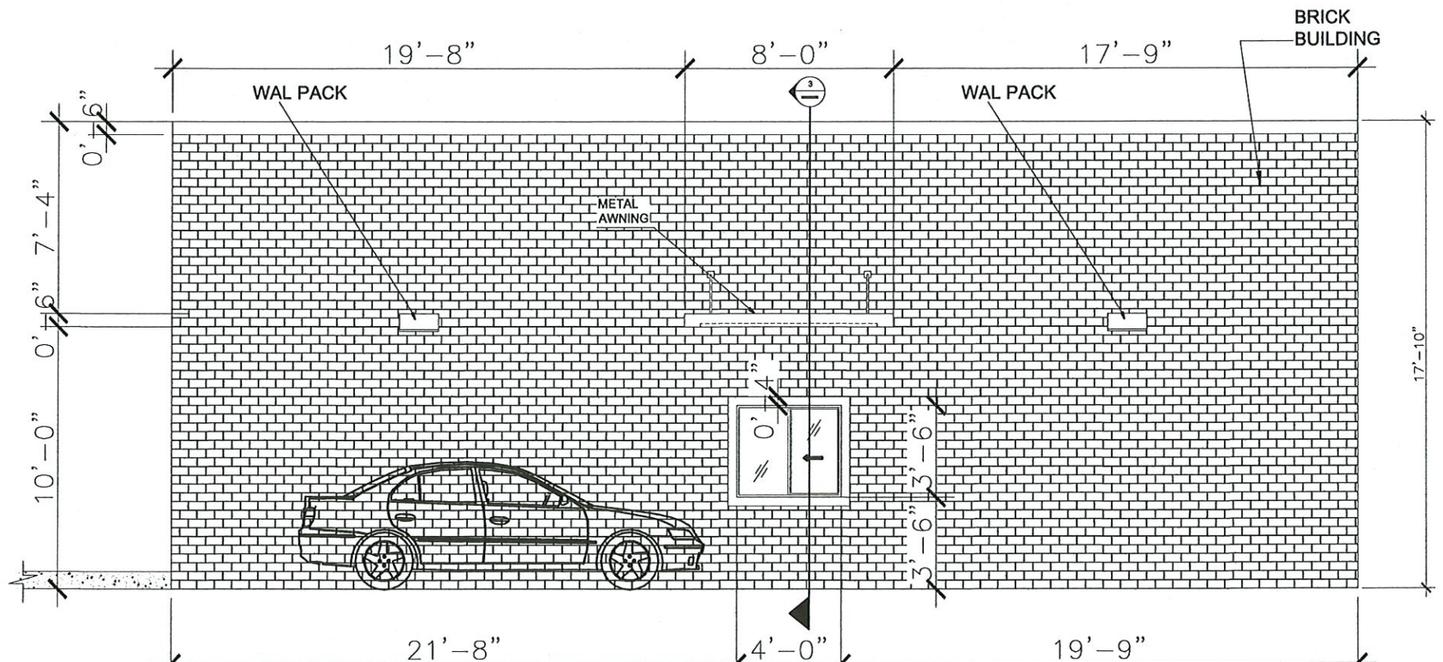
Drawn
Checked
Approved

PROPOSED SITE PLAN

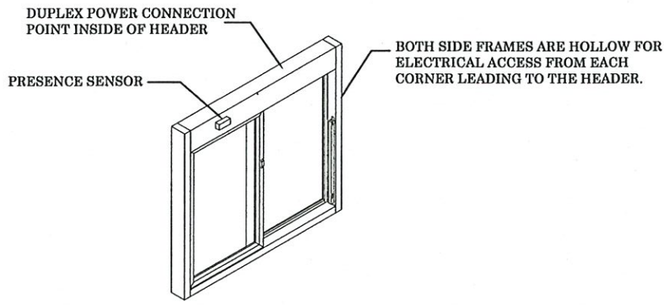
Project No.
Date
Last Revision

A101

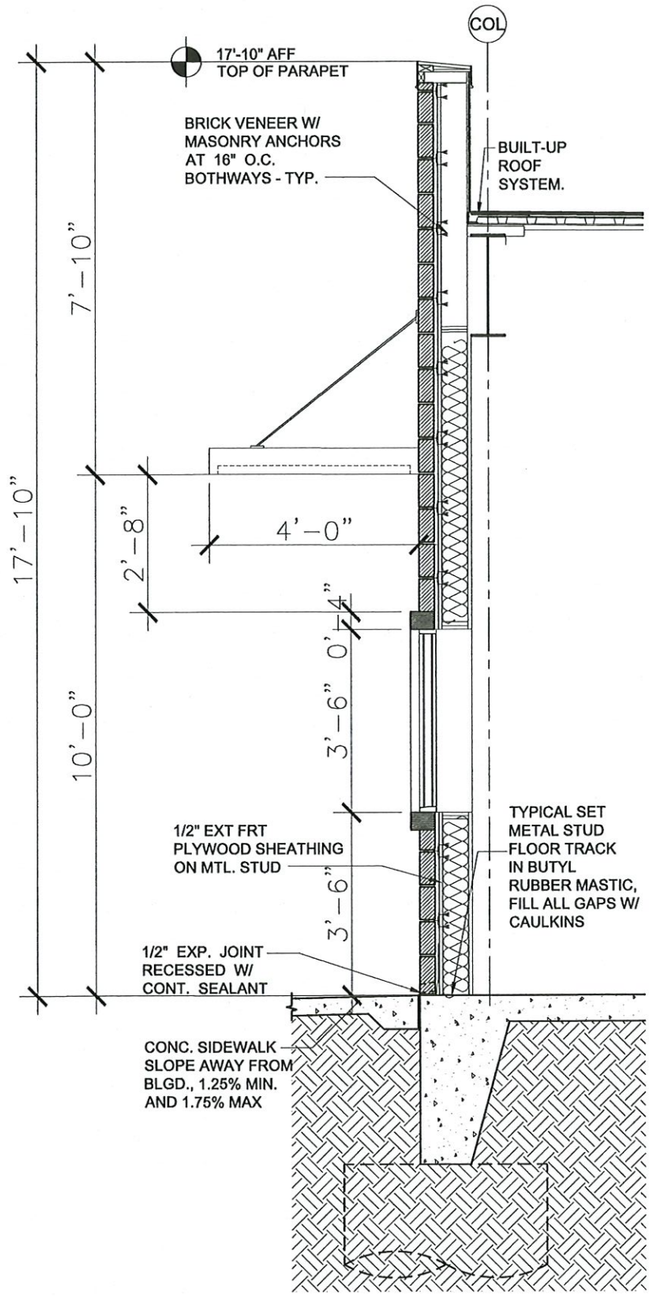
printed



1 EXTERIOR DRIVE-THRU ELEVATION: SOUTH
3/8" = 1'-0"



2 DRIVE-THRU WINDOW: ISOMETRIC
1/2" = 1'-0"



3 EXTERIOR DRIVE-THRU SECTION
3/4" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl2

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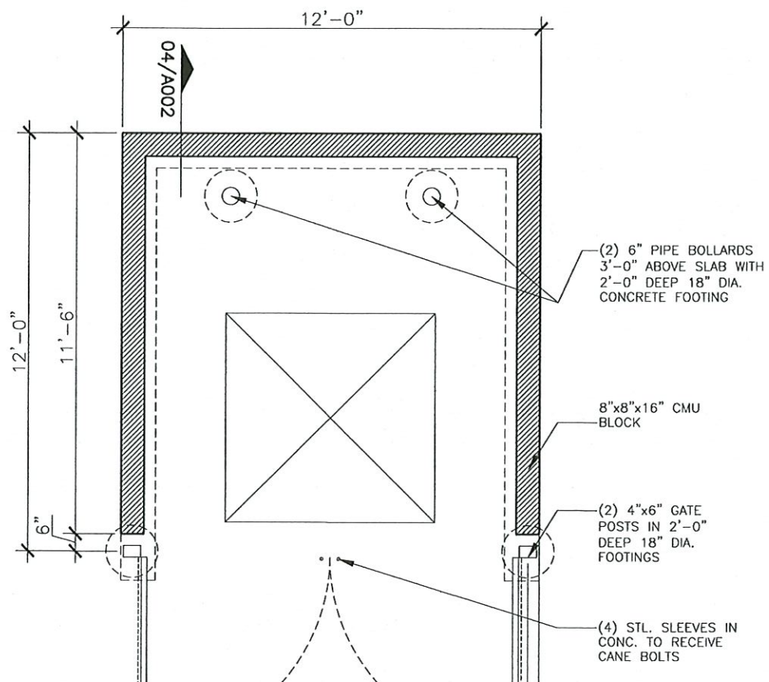
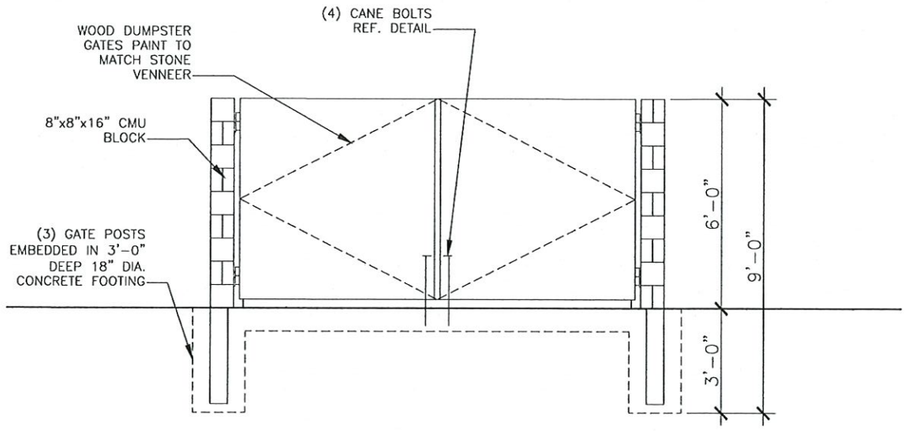
PLAN NORTH TRUE NORTH



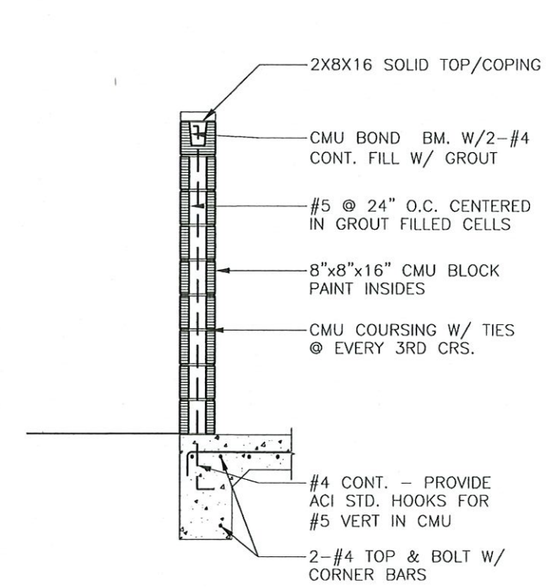
01 DUMPSTER ENCLOSURE

Scale: 1/2" = 1'-0"



03 DUMPSTER ENCLOSURE ELEVATION

Scale: 1/2" = 1'-0"



02 DUMPSTER ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"

ROYAL B
CONSTR
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbc

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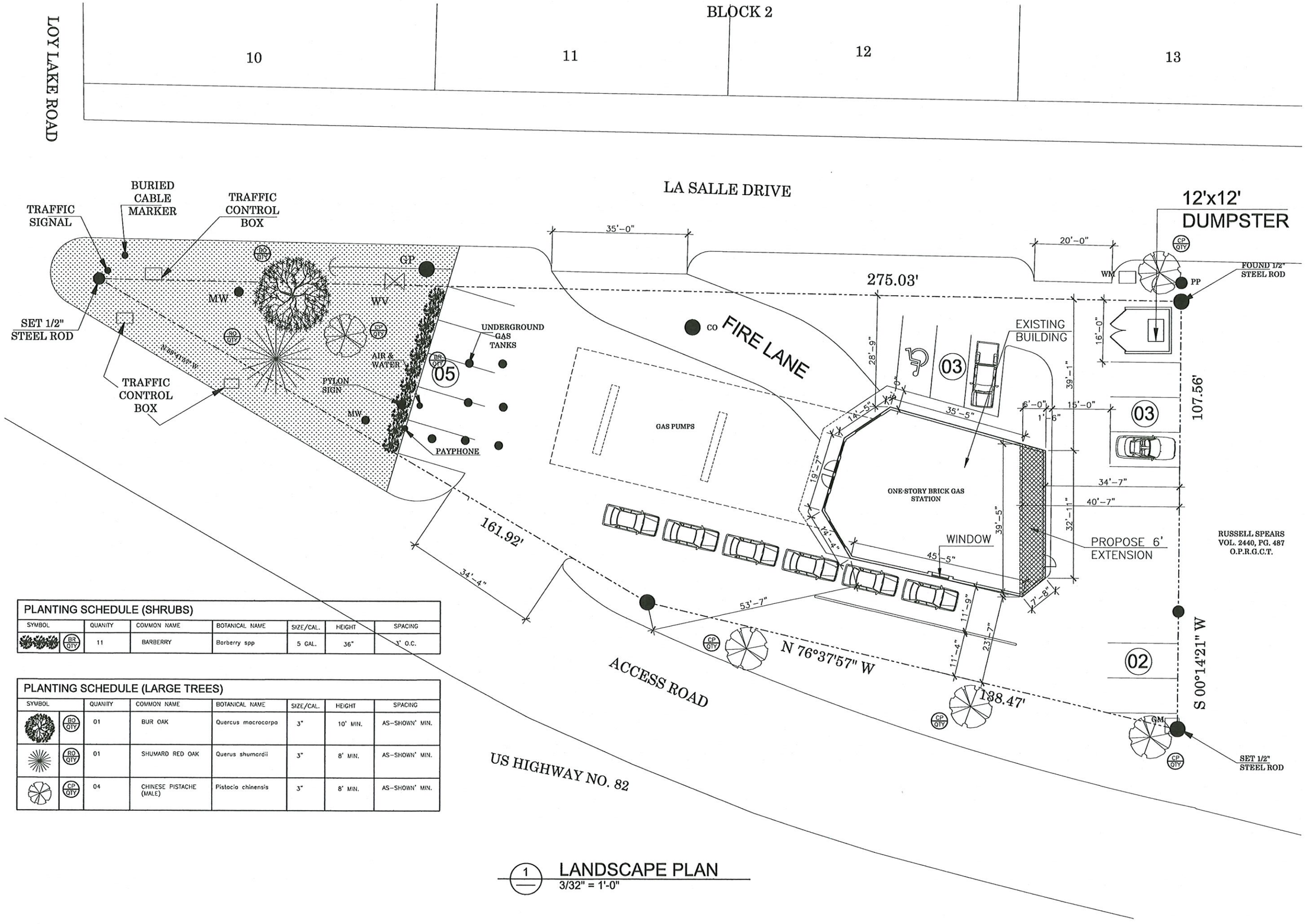

PLANTING SCHEDULE (SHRUBS)							
SYMBOL		QUANITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
	BR QTY	11	BARBERRY	Barberry spp	5 GAL.	36"	3' O.C.

PLANTING SCHEDULE (LARGE TREES)							
SYMBOL		QUANITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
	BO QTY	01	BUR OAK	Quercus macrocarpa	3"	10' MIN.	AS-SHOWN' MIN.
	RO QTY	01	SHUMARD RED OAK	Querus shumardii	3"	8' MIN.	AS-SHOWN' MIN.
	CP QTY	04	CHINESE PISTACHE (MALE)	Pistacia chinensis	3"	8' MIN.	AS-SHOWN' MIN.

1 LANDSCAPE PLAN
3/32" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl

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No. Date

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Project No.
Date
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PLAN NORTH TRUE NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

New Rays LLC
1036 Dame Carol Way
Carrollton, TX 75010

Royal Bengal Construction
2019 Kenneth Hopper Dr.
Mesquite, TX 754149

Dear Applicants,

The request for Site plan approval for an addition to the Mobil Gas Station located at 3001 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec 6.13.1, Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2, Subsection 6 (c)(ii)).*
7. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Location of sign must not block view of traffic from Hwy. 82 service road.

12. Platting of the property is required. (*Code of Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
14. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
15. The location of the trash receptors must be approved by the Public Works Department.
16. Engineering Department shows no record of public sanitary sewer access to the property. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot if evidence of public sanitary sewer serving the property cannot be produced. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)).*
17. Parking spaces do not meet City standard. They scale to be 9' x 18'. Requirement is 9' x 20'.
18. Aisle width for parking on west and east side of property should be 24 feet wide for 90 degree parking. Aisle width scales to be 22 feet wide and 14 feet wide respectively. Angled parking of 60 degrees and 45 degrees respectively would need to be used for these aisle widths.
19. Parking spot on southeast corner of site plan will not be usable when TxDOT installs a curb line along the right-of-way per their construction plans.
20. Driveway off of US 82 is not where current TxDOT plans show it to be installed. Coordination with City and TxDOT required to be permitted in location shown.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 09/21/2021

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

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

Requested Action/Proposed Use:

*** 3750 NORTH U.S. HIGHWAY 75**

The request of JMCR Sherman LLC (Owner), Eric Nunnally, The Nunnally Studio Architects (Architect) and Freeman Surveying & Mapping LLC (Surveyor) concerning the property at 3750 North U.S. Highway 75, being Lot 5A, Block 3, Replat Sherman Town Center, a Replat Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

Site Plan approval for Dutch Bros Coffee Drive-Thru Restaurant.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

JMCR Sherman LLC (Owner)
Eric Nunnally, The Nunnally Studio Architects (Architect)
Freeman Surveying & Mapping LLC (Surveyor)

Master Plan Designation:

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

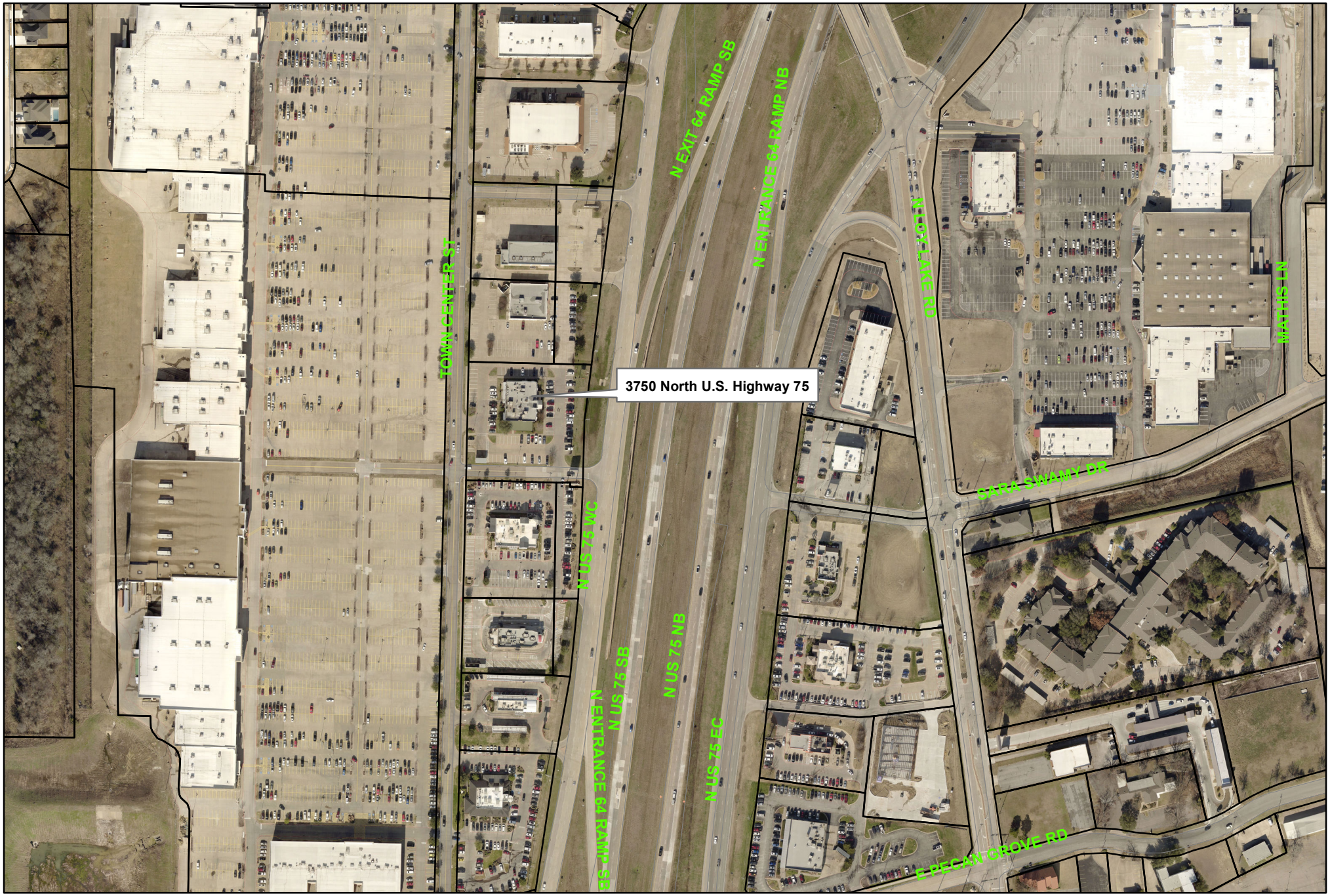
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Plat
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



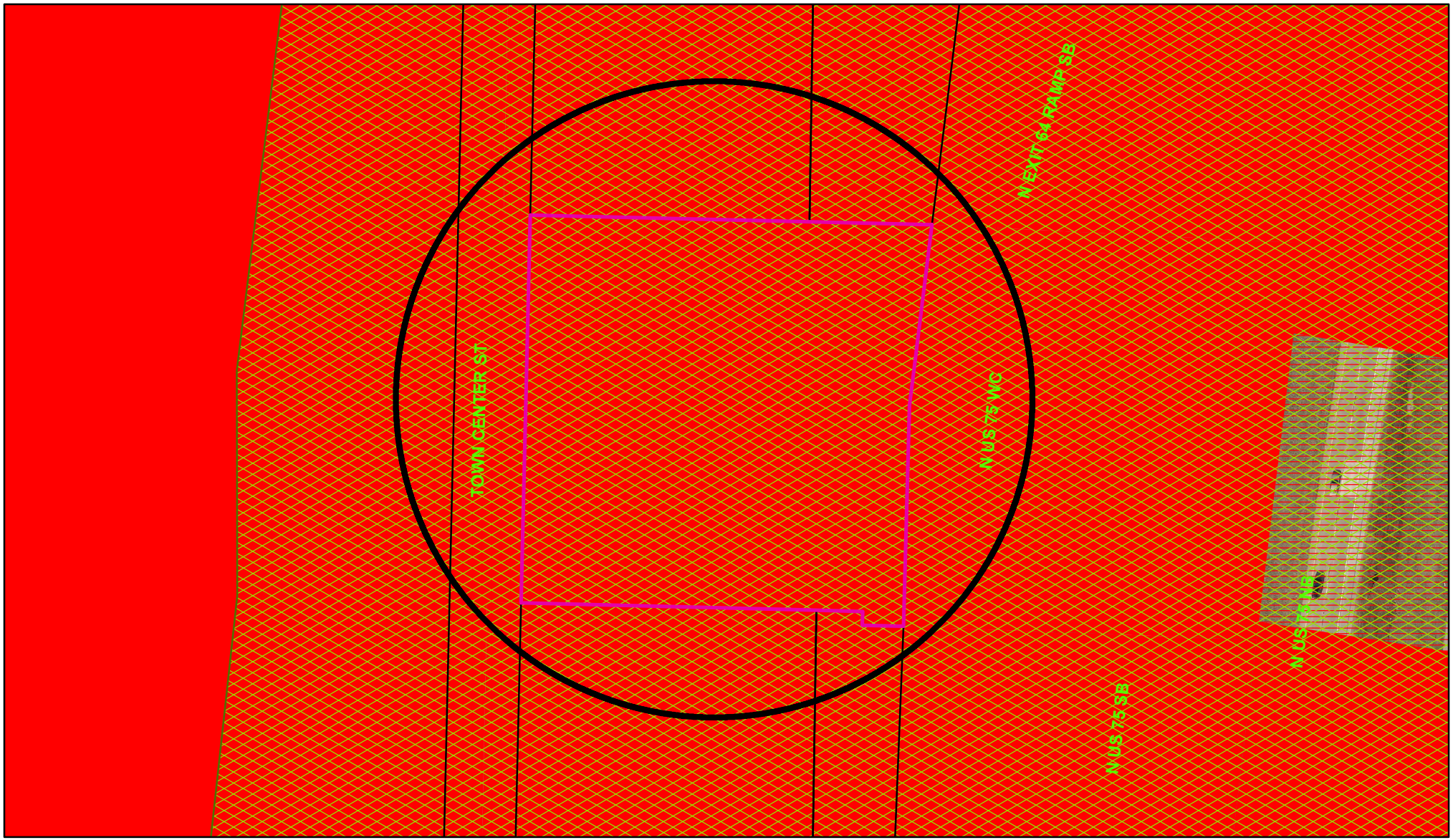
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3750 North U.S. Highway 75

NOT TO SCALE

1 in = 300 ft



Zoning - 3750 North U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
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- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

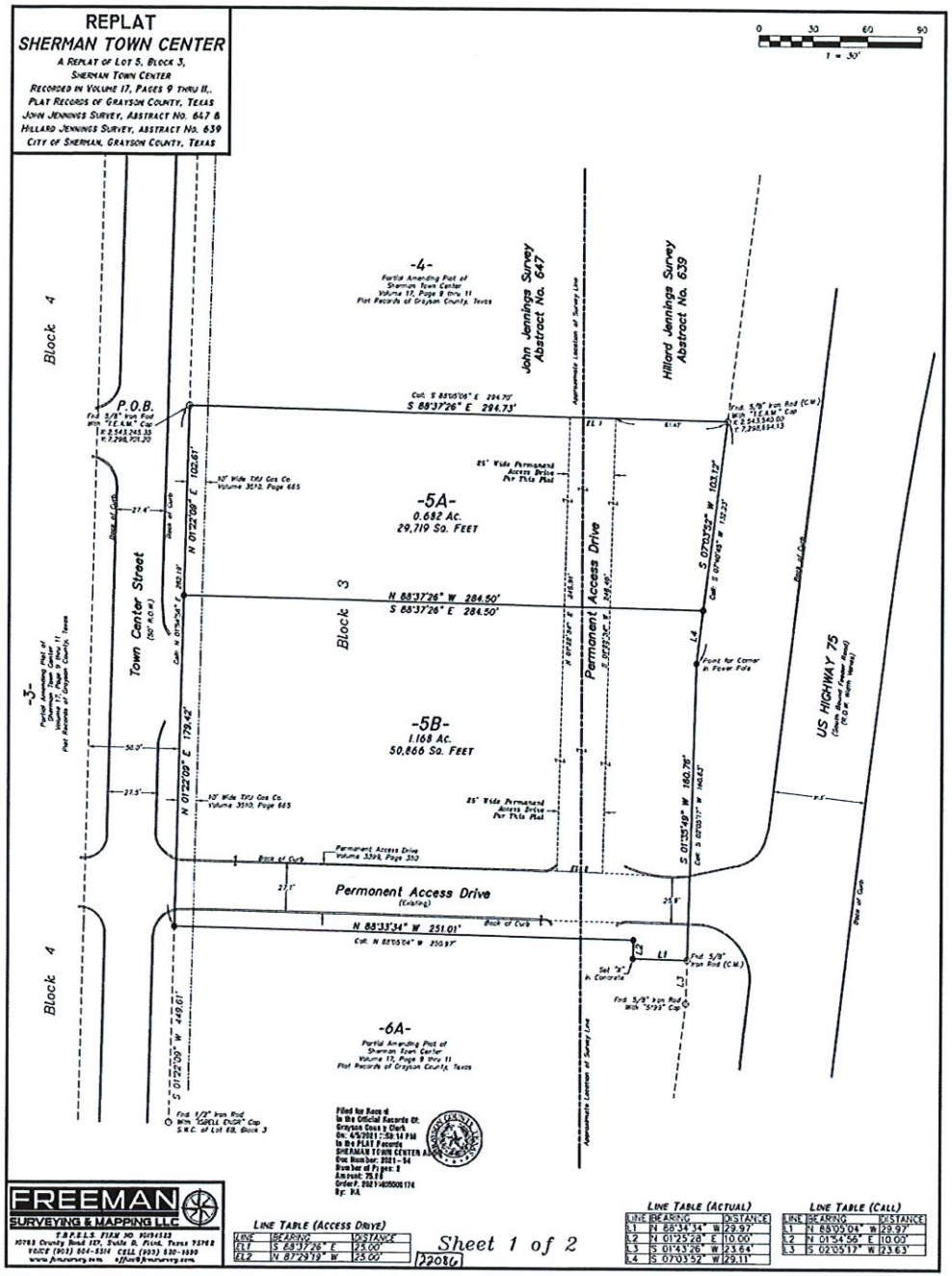
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

REPLAT
SHERMAN TOWN CENTER

A REPLAT OF LOT 5, BLOCK 3,
SHERMAN TOWN CENTER
RECORDED IN VOLUME 17, PAGES 9 THRU 11,
PLAT RECORDS OF GRAYSON COUNTY, TEXAS
JOHN JENNINGS SURVEY, ABSTRACT NO. 647 &
HILLARD JENNINGS SURVEY, ABSTRACT NO. 639
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 4/5/2021 2:59:14 PM
In the PLAT Records
SHERMAN TOWN CENTER
Doc Number: 2021-54
Number of Pages: 3
Amount: 75.00
Order#: 20210405000174
By: MA

LINE TABLE (ACCESS DRIVE)

LINE	BEARING	DISTANCE
EL1	S 88°37'26" E	25.00'
EL2	N 87°29'19" W	25.00'

LINE TABLE (ACTUAL)

LINE	BEARING	DISTANCE
L1	N 88°34'34" W	29.97'
L2	N 01°25'26" E	10.00'
L3	S 01°43'26" W	23.64'
L4	S 07°03'52" W	29.11'

LINE TABLE (CALL)

LINE	BEARING	DISTANCE
L1	N 88°05'04" W	29.97'
L2	N 01°54'56" E	10.00'
L3	S 02°09'17" W	23.63'

FREEMAN
SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 10194133
10769 County Road 127, Dublin B, Flint, Texas 75762
VOICE (903) 504-5304 CELL (903) 530-1690
www.fmsurvey.com sjf@fmsurvey.com

Sheet 1 of 2

20806

OWNER'S STATEMENT:

I, Robert Dozier, President of RAMROCK Manager, LLC, a Texas Limited Liability Company, which is the General Partner of JMCR SHERMAN, LP, an Texas Limited Partnership, (F.K.A. JMCR SHERMAN, LLC), the owner of tract of land described and shown hereon, wishing to subdivide the same, do hereby dedicate all rights of way and easements shown hereon to the use of the public forever.

JMCR SHERMAN, LP
(F.K.A. JMCR Sherman, LLC)
By: RAMROCK Manager, LLC, General Partner

ROBERT DOZIER, President of
RAMROCK Manager, LLC

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Robert Dozier, in his capacity as President of RAMROCK Manager, LLC, a Texas Limited Liability Company, which is the General Partner of JMCR SHERMAN, LP, a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Notary Public in and for the State of Texas

My Commission Expires: 01-03-2023

PLANNING AND ZONING COMMISSION APPROVAL:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this 19th Day of January, 2021 by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION:

STATE OF TEXAS:
COUNTY OF GRAYSON

Accepted by the City Council of the City of Sherman, TX

Mayor, City of Sherman, TX — 04/01/2021 DATE

CERTIFICATE OF COMPLIANCE:

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of the Replat of Lot 5, Block 3, Sherman Town Center, a Subdivision or Addition to the City of Sherman was submitted to the City Council on the 1st day of February, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 1st day of April, A.D. 2021.

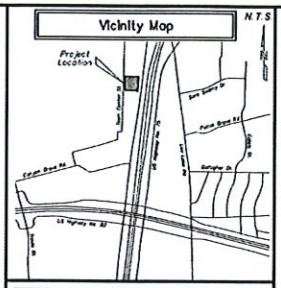
City Clerk, City of Sherman, TX

SURVEYOR'S CERTIFICATION:

I, Steven J. Freeman, III, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6330, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly found or placed under my direct supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Steven J. Freeman, III
Registered Professional Land Surveyor
State of Texas No. 6330

Vicinity Map N.T.S.



General Notes

1. Notice: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law and is subject to fines and withholding of utilities and building permits.
2. Basis of Bearings & Vertical Datum: Horizontal & Vertical positions were derived from the TopNET i-RTK Network System, Texas State Plane Coordinate System NAD 83 (2011) (Texas North Central Zone) (4202), U.S. Survey Feet, Vertical Datum of 1988, (GEOID 18) U.S. Survey Feet.
3. Electricity: This addition will be served with electrical service to be provided by Oncor Electrical Delivery Company, LLC ("Oncor").
4. Water: This addition is already served with Water provided by the City of Sherman.
5. Sanitary Sewer: This addition is already served with Sanitary Sewer provided by the City of Sherman.
6. The owners and builders of this addition shall comply with all other local, state and federal regulations regarding developments of this type.
7. Floodplain Statement: According to FIRM Map Panel No. 48181C0160F, dated September 26, 2008, the subject tract appears to be in Zone "X", area determined to be outside the 0.2% annual chance floodplain.

METES & BOUNDS DESCRIPTION OF 1.850 ACRE OF LAND

Being 1.850 acre of land situated within the city limits of Sherman, Grayson County, Texas and being all of Lot 5, Block 3, Partial Amending Plat of Sherman Town Center, recorded in Volume 17, Page 9 thru 11, Plat Records of Grayson County, Texas, said 1.850 acre tract being more fully described as follows:

BEGINNING at a 1/2" iron rod found with cap stamped "FE&M" for the southwest corner of Lot 5, same being the southeast corner of Lot 4, Block 3 of said subdivision and being in the east right-of-way line of North Town Center Street, said S.E. area rod found for the northwest corner of that Lot having a Texas State Plane North Central Grid Value of (N 7,543,245.35, E 7,298,701.20)

THENCE North 88°37'26" East, with the north line of Lot 5 and the south line of Lot 4, a distance of 294.73 feet pulled North 88°05'06" East, 294.70 feet to a 5/8" iron rod found with cap stamped "FE&M" for the northeast corner of Lot 5, same being the southeast corner of Lot 4 and being in the west right-of-way line of U.S. Highway No. 75;

THENCE South 07°03'52" West, with the east line of Lot 5 and the west right-of-way line of U.S. Highway No. 75, at a distance of 103.13 feet passing a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner", in all a total distance of 132.71 feet pulled South 07°09'48" West, 132.71 feet to a point for corner on a light pole for an angle break;

THENCE South 49°58'19" West, continuing with the east line of Lot 5 and the west right-of-way line of U.S. Highway No. 75, a distance of 160.76 feet pulled South 50°05'17" West, 160.69 feet to a 5/8" iron rod found for the southeast corner of Lot 5 and being the most southerly northeast corner of Lot 6A, from which a 5/8" iron rod found with cap stamped "3799" for an angle break in the east line of Lot 6A bears South 02°09'17" West a distance of 23.63 feet;

THENCE, with a south line of Lot 5 and the north line of Lot 6A as follows:

1. North 88°33'34" West, a distance of 29.97 feet pulled North 88°05'04" West, 29.97 feet to a 5/8" iron rod set in the yellow cap stamped "Freeman Surveying Property Corner";
2. North 01°25'26" East, a distance of 10.00 feet pulled North 01°54'56" East, 10.00 feet to a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner";
3. North 88°33'34" West, a distance of 251.01 feet pulled North 88°05'04" West, 250.97 feet to a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner" for the southwest corner of Lot 5, same being the northwest corner of Lot 6A and being in the east right-of-way line of North Town Center Street, from which a 1/2" iron rod found for the southwest corner of Lot 6B Block 3 of said Subdivision bears South 01°22'09" West, a distance of 449.01 feet;

THENCE North 01°22'09" East, with the west line of Lot 5 and the east right-of-way line of North Town Street, at a distance of 178.42 feet passing a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner", in all a total distance of 282.03 feet pulled North 01°54'56" East, 282.04 feet to the Point of Beginning containing 1.850 Acres of Land.

Easements

Easement Exists: Easement Exists is created and defined in Mutual Access and Utility Easement and Maintenance Agreement executed by and between Sonic Drive-In of Sherman, Inc., and Sherman Town Center, Ltd., dated December 21, 1983, recorded in/under Volume 2509, Page 605 of the Real Property Records of Grayson County, Texas.

Easement Exists: Easement Exists is created and defined in Mutual Access and Utility Easement and Maintenance Agreement executed by and between Sonic Drive-In of Sherman, Inc., and Sherman Hill Commercial, Ltd., dated January 28, 1994, recorded in/under Volume 2761, Page 487 of the Real Property Records of Grayson County, Texas.

Easement Exists: Easement Exists is created and defined in Reciprocal Access and Easement Agreement executed by and between Sherman Hill Commercial, Ltd., and Sherman Town Center, Ltd., dated January 28, 1994, recorded in/under Volume 2761, Page 521 of the Real Property Records of Grayson County, Texas, as affected by Notice of Lending Relationship of Access and Easement Covenants Agreement recorded in/under Volume 3472, Page 269 of the Real Property Records of Grayson County, Texas.

Easement Exists: Easement Exists is created and defined in Declaration and Easement Agreement executed by and between Target Corporation, a Minnesota corporation, Home Depot U.S.A., Inc., a Delaware corporation, and K.S. Willow 75 Acq Lake LP, a Texas limited partnership, dated February 12, 2013, as affected by Assignment and Assumption Agreement dated February 13, 2013, recorded in/under Volume 3749, Page 780 of the Real Property Records of Grayson County, Texas, as affected by First Amendment to Declaration and Easement Agreement recorded in/under Volume 3765, Page 780 of the Real Property Records of Grayson County, Texas, and as affected by Second Amendment to Declaration and Easement Agreement recorded in/under Volume 3822, Page 426 of the Real Property Records of Grayson County, Texas.

Easement Exists: Easement Exists is created and defined in Reciprocal Access and Easement Agreement executed by and between K.S. Willow 75 Acq Lake, LP, a Texas limited partnership, and Sherman Plaza II, L.P., a Texas limited partnership, dated April 30, 2015, recorded in/under Volume 4055, Page 765 of the Real Property Records of Grayson County, Texas.

Ingress, Egress and Parking

According to Article II of the Operation and Easement Agreement recorded in Volume 3749, Page 780 of the Real Property Records of Grayson County, Texas, each party grants and conveys to each other and for the use of its Permittees, in common with others entitled to use the same, a non-exclusive easement for the passage of vehicles (but not for parking, except and except in the parking and driveway areas of the parties' tracts, in the same may from time to time be constructed and maintained by such party, and for the passage and accommodation of pedestrians over and across the parking, driveways and sidewalk areas of the parties' tracts, as the same may from time to time be constructed and maintained for such use. The easement herein established shall be appurtenant to and for the benefit of each party's tract, and shall be binding on, and inure to, each successor and Permittee of each party's tract.

In addition to the general easement referenced above the parties hereby grant and convey to each other party for its use and for the use of its Permittees, in common with others entitled to use the same, and subject to the restrictions set forth in Article II referenced above, a non-exclusive perpetual easement for the passage and accommodation of pedestrians and vehicles (but not for parking purposes), upon, over and across that portion of parties tract designated as a "Boundary Access Drive". The easement herein established shall be appurtenant to and for the benefit of each party's tract, and shall be binding on, and inure to, each successor and Permittee of each party's tract.

For a more detailed description of the Ingress, Egress and Parking described above please refer to the Operation and Easement Agreement recorded in Volume 3749, Page 780 of the Real Property Records of Grayson County, Texas.

Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 4/5/2021 2:59:14 PM
In the PLAT Records
SHERMAN TOWN CENTER
Doc Number: 2021-54
Number of Pages: 3
Amount: 75.00
Order#: 20210405000174
By: MA

PROPERTY OWNER
JMCR Sherman, LP
1401 Elm Street, Suite 4360
Dallas, Texas 75270

DRAWN BY	DCG & SJF
CHECKED BY	SJF
Field Book	458/54-56
DATE	December 17, 2020
REVISED DATE	January 6, 2021
Job No.	20-0304 (Sub Plat)

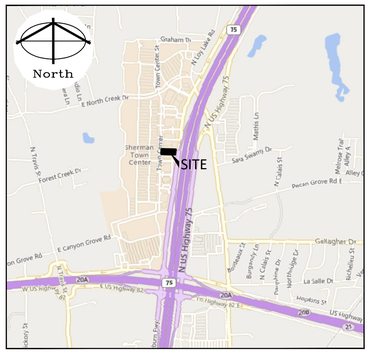
REPLAT
SHERMAN TOWN CENTER
A REPLAT OF LOT 5, BLOCK 3,
SHERMAN TOWN CENTER
RECORDED IN VOLUME 17, PAGES 9 THRU 11,
PLAT RECORDS OF GRAYSON COUNTY, TEXAS
JOHN JENNINGS SURVEY, ABSTRACT NO. 647 &
HILLARD JENNINGS SURVEY, ABSTRACT NO. 639
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

FREEMAN
SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 10194133
10769 County Road 127, Dublin B, Flint, Texas 75762
VOICE (903) 504-5304 CELL (903) 530-1690
www.fmsurvey.com sjf@fmsurvey.com

Sheet 2 of 2

E-9-428

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the look and feel of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patents, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



VICINITY MAP
NOT TO SCALE

KEYNOTES:

1. ACCESSIBLE VAN PARKING STALL W/ ACCESSIBLE PARKING ONLY SIGN (SEE SHEET C8.0 FOR DETAILS)
2. STOP BAR
3. PARKING STALL, (20' X 9') (SEE SHEET C8.0 FOR DETAILS)
4. DIRECTIONAL ARROW (SEE SHEET C8.0 FOR DETAILS)
5. ACCESSIBLE ROUTE FROM PUBLIC ROW
6. CONCRETE WHEELSTOP (SEE SHEET C8.0 FOR DETAILS)
7. TRASH ENCLOSURE, 14'X 24' MINIMUM OR AS REQUIRED BY LOCAL JURISDICTION, W/ LOCKING GATES AND SITE LIGHT (REFER TO SHEETS A9.0-A9.1 FOR DETAILS; COORD. W/ LOCAL REFUSE SERVICE PROVIDER FOR MIN. REQUIREMENTS AND CLEARANCES)
8. TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER
9. 6" PORTLAND CEMENT CONCRETE W/ TOPICAL BLACK STAIN, AT TRASH ENCLOSURE AND AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD: MIN. 60', UNLESS NOTED OTHERWISE
10. WALK-UP SERVICE WINDOW
11. 6" BOLLARD W/ DB BOLLARD COVERS, BOLLARD LOCATIONS VARY FOR INDIVIDUAL STORE DESIGNS; SEE FLOOR PLANS
12. CONC. "RUNNERS" SIDEWALK, MIN. 5' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
13. PREFERRED GREASE INTERCEPTOR LOCATION
14. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX, REFERENCE SHEET SP1.1
15. PAINT STRIPING, 10' BEFORE AND AFTER CONCRETE MEDIAN, STRIPES 4" WIDE, 24" O.C. WHITE
16. ESCAPE LANE W/ STRIPING, STRIPES 4" WIDE, 24" O.C., SAFETY WHITE
17. 6" CONCRETE CURB
18. FIRE LANE STRIPING
19. CLEARANCE BAR.

POINT COORDINATES TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
1	Property Corner	7298701.2750	2543245.3220
2	Property Corner	7298694.1260	2543539.9653
3	Property Corner	7298591.7919	2543527.2584
4	Property Corner	7298598.6949	2543242.8455
5	Corner of Building	7298647.3304	2543431.3378
6	Corner of Building	7298622.8134	2543431.7432
7	Corner of Building	7298629.0005	2543382.8789
8	Corner of Building	7298648.8976	2543387.3629
9	Trash Enclosure	7298658.8608	2543331.2037
10	Trash Enclosure	7298647.7724	2543347.8485

SITE DATA	
LOT AREA	0.682 AC./29,718 S.F.
ZONING	C-1
PROPOSED USE	DRIVE-THRU RESTAURANT
TOTAL BUILDING AREA	950 S.F.
BUILDING HEIGHT (STORIES)	1 STORY
HARD SURFACE AREA	22,604 S.F.
LANDSCAPE AREA	7,114 S.F.
FLOOR AREA RATIO	0.032 : 1
PARKING REQUIRED: (1/100 S.F.)	10
PARKING PROVIDED:	25 SPACES
ACCESSIBLE PARKING (REQ./PROVIDED)	2 / 2

20 0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

WARNING TO CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CRITICAL:

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:

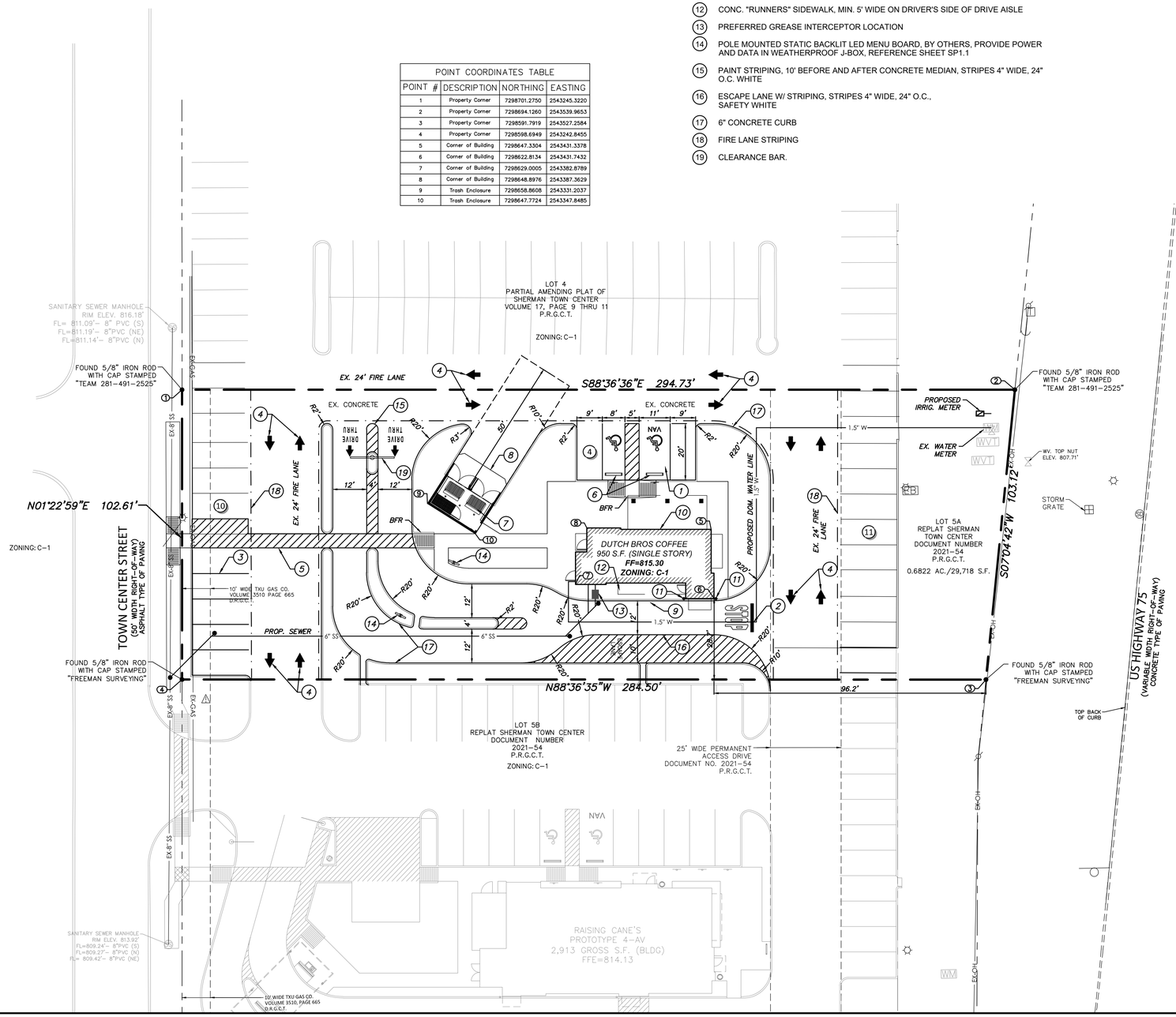
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

BENCHMARKS:
CONTROL POINT 101, (BM CP-101)
SQUARE CUT WITH "X" AT THE NORTHWEST CORNER OF AN EXISTING STORM CURB INLET, APPROXIMATELY 1,380 FEET SOUTH OF THE INTERSECTION OF TOWN CENTER STREET AND NORTH CREEK DRIVE, STORM CURB INLET ON THE WEST SIDE OF TOWN CENTER STREET AND 70.7 FEET NORTHWEST OF THE SOUTHWEST CORNER LOT 5B REPLAT SHERMAN TOWN CENTER DOCUMENT NO. 2021-54 P.R.G.C.T

NAD83 TXNC GRID COORDINATE:
N: 7,298,477.27
E: 2,543,198.02
ELEVATION = 813.97



SITE LEGEND

PROPERTY BOUNDARY	DOM — PROPOSED WATER LINE
ADJOINERS	SS — PROPOSED SANITARY SEWER LINE
BUILDING SETBACK	UE — PROPOSED UNDERGROUND ELECTRIC LINE
YARD SETBACK	EX-W — EXISTING WATER LINE
EASEMENT	EX-SS — EXISTING SEWER LINE
FIRE LANE	EX-GAS — EXISTING GAS LINE
PROPOSED CANOPY	EX-UE — EXISTING UNDERGROUND ELECTRIC LINE
PROPOSED CURB	EXISTING WATER METER
EXISTING STORM DRAIN	EXISTING FIRE HYDRANT
COORDINATE POINT	EXISTING WATER VALVE
PARKING COUNT	EXISTING SEWER MANHOLE

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
PHONE: 214.842.1588

ENGINEER

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY
FORT WORTH, TX 76107
PHONE: 817.335.1121
CONTACT: AUSTIN CARR, P.E.

PROPERTY OWNER

JMCR SHERMAN LLC
2999 TURTLE CREEK BLVD
DALLAS, TX 75219

SITE PLAN
FOR
DUTCH BROS COFFEE
LOT 5A, BLOCK 3
REPLAT SHERMAN TOWN CENTER, DOCUMENT NUMBER 2021-54
SHERMAN, GRAYSON COUNTY TEXAS
29,718 S.F./0.682 ACRES
ZONING: C-1
PROPOSED USE: DRIVE-THRU RESTAURANT

DUTCH BROS
Eric L. Nunnally Sr., AIA, NCARB, RIBA, CSI
ARCHITECT
325 N. St. Paul Street, Suite 3100
Dallas, Texas 75201
tel. 214-450-9003
fax. 866.387.7903

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG: F-11744)

Project No: DB4501
Dutch Bros Coffee - New Freestanding Store
3700 N US Hwy 75
Sherman, TX 75090
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
AUSTIN M. CARR
P.E.# 133775
DATE: August 25, 2021

Revisions:

Drawn By:	COB
Checked By:	AMC
Date:	AUGUST 25, 2021
Project #:	2021.TX4501

Sheet Name/No.
SITE PLAN
C4.0

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the"Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protectedby copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

MATERIAL COMPOSITION

FRONT ELEVATION:
- *STUCCO - 206 S.F./40%
- *MASONRY - 48 S.F./9%
- *FIBER CEMENT SIDING - 202 S.F./40%
- * GLAZING - 57 S.F./11%

RIGHT ELEVATION:
- *STUCCO - 645 S.F./73%
- *MASONRY - 124 S.F./14%
- *FIBER CEMENT SIDING - 38 S.F./4%
- * GLAZING - 74 S.F./9%

LEFT ELEVATION:
- *STUCCO - 630 S.F./68%
- *MASONRY - 82 S.F./9%
- *FIBER CEMENT SIDING - 183 S.F./20%
- * GLAZING - 26 S.F./3%

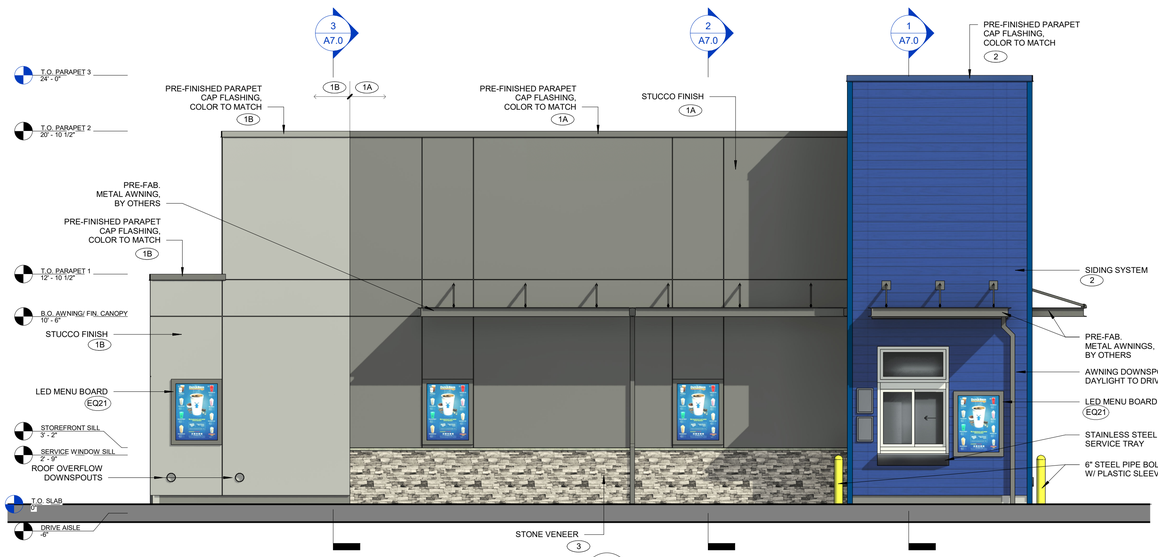
REAR ELEVATION:
- *STUCCO - 331 S.F./75%
- *MASONRY - 14 S.F./3%
- *FIBER CEMENT SIDING - 96 S.F./22%
- * GLAZING - 0 S.F.

MATERIAL MANUFACTURERS

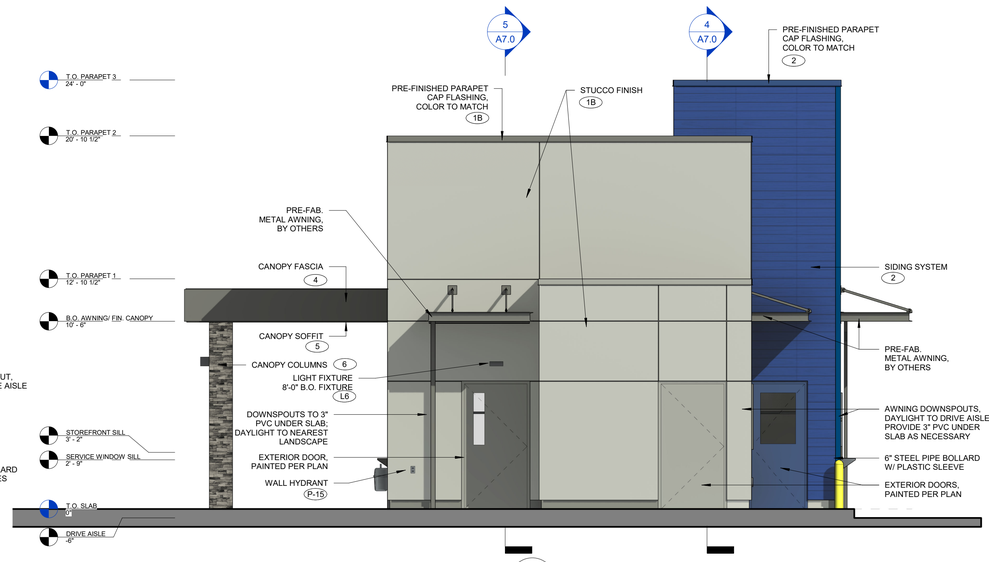
MASONRY - ELDORADO STONE
STUCCO - DRYVIT / STO CORP.
FIBER CEMENT SIDING - NICHIHA
GLAZING FRAMING/GLASS- KAWNEER/VITRO

SIDING SCHEDULE - PROTOTYPICAL w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO FINISH SYSTEM	BUILDING PRODUCTS	-----	COLOR: BLDG DB DARK GRAY
1B	STUCCO FINISH SYSTEM	BUILDING PRODUCTS	-----	COLOR: BLDG DB LIGHT GRAY
ZONE 1 (TOWER)				
2	SIDING SYSTEM	BUILDING PRODUCTS	-----	COLOR: BLDG DB BLUE
ZONE 1 (BASE)				
3	STONE VENEER AND SILL	ELDORADO STONE	-----	COLOR: REVIEW FINAL COLOR SELECTION W/ DB
ZONE 1 (FRAMEDCANOPY)				
4	FASCIA	BUILDING PRODUCTS	-----	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	ELDORADO STONE	-----	COLOR: REVIEW FINAL COLOR SELECTION W/ DB
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				

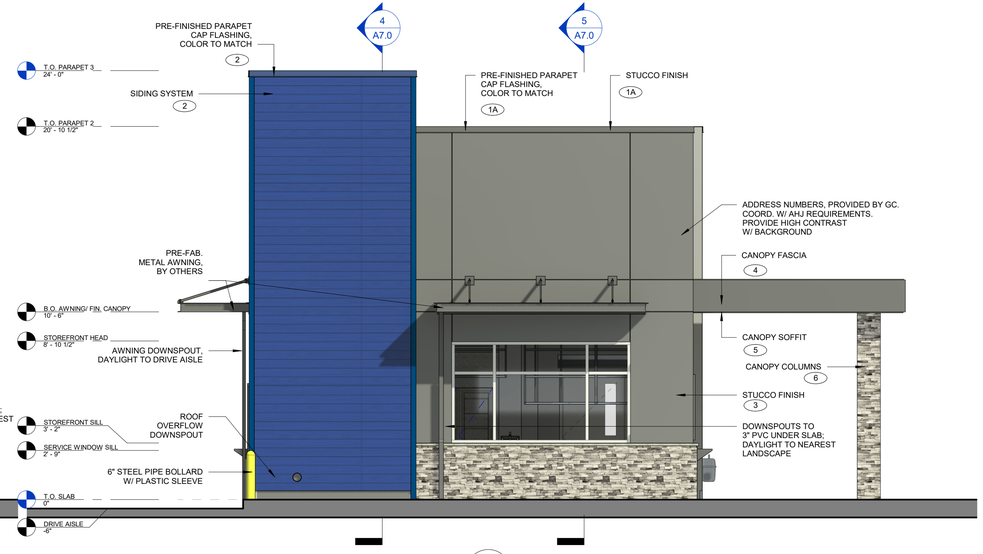


5 LEFT ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION -A1
SCALE: 1/4" = 1'-0"

3 RIGHT ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

The Nunnally Studio
Architecture | Interiors | Planning
325 N. St. Paul Street, Suite 3100
Dallas, Texas 75201
tel. 214-450-9003
fax. 866.387.7903

CONSTRUCTION DOCUMENTS

Project No: TX4501
Dutch Bros Coffee - New Freestanding Store
Sherman Town Center Block 3, Lot 5
3700 N US Hwy 75
Sherman, Texas 75090
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

REGISTERED ARCHITECT ERICH A. NUNNALLY 24874 STATE OF TEXAS

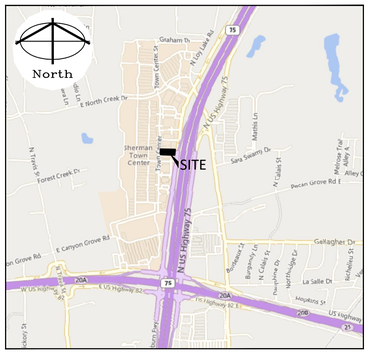
08/26/21

Revisions:

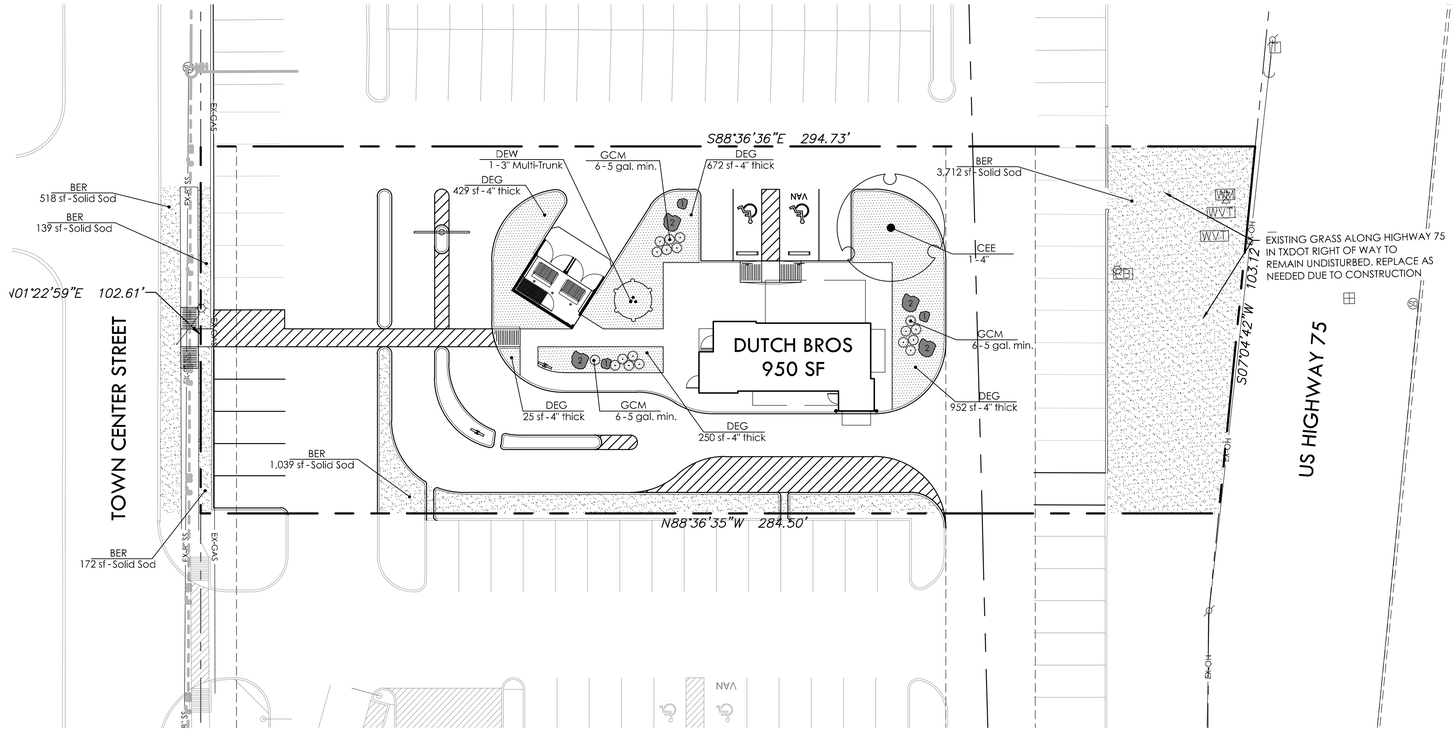
Drawn By: AC
Checked By: ELN
Date: 08/26/2021
Project #: 2021.TX4501

Sheet Name/No.
BUILDING ELEVATIONS - COLOR

A6.1



VICINITY MAP
NOT TO SCALE



LANDSCAPE DATA CHART

ZONED C-1 / RETAIL BUSINESS
OVERLAY DISTRICT 75 & 82
SITE AREA 29,718 SF
BUILDING AREA 950 SF
NET SITE AREA 28,768 SF

	REQUIRED	PROVIDED
10' BUFFER STRIP ADJACENT INTERSTATE 75	10'	31 - 41'

PLANT SCHEDULE

LARGE TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.
	1	CEDAR ELM	ULMUS CRASSIFOLIA	4"	B&B OR CONT
SMALL TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CAL.**	**CONT.**
	1	DESERT WILLOW	CHILOPSIS LINEARIS LINEARIS	3" MULTI-TRUNK	45 GAL
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HEIGHT**
	12	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL. MIN.	18"-20"
ROCK/GRAVEL	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HEIGHT**
	2,053 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	NA
SOD/SEED	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HEIGHT**
	5,579 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA
STEEL EDGING, 1/4" BLACK					
1	3' x 3'	MOSS BOULDER	SOURCE: WHIZ Q STONE		
2	5' x 5'	MOSS BOULDER	SOURCE: WHIZ Q STONE		

GRAPHIC SCALE IN FEET
1" = 20'

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
PHONE: 214.842.1588

ENGINEER
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY
FORT WORTH, TX 76107
PHONE: 817.335.1121
CONTACT: AUSTIN CARR, P.E.

PROPERTY OWNER
JMCR SHERMAN LLC
2999 TURTLE CREEK BLVD
DALLAS, TX 75219

DEVELOPER

SITE PLAN
FOR
DUTCH BROS COFFEE
LOT 5A, BLOCK 3
REPLAT SHERMAN TOWN CENTER,
DOCUMENT NUMBER 2021-54
SHERMAN, GRAYSON COUNTY TEXAS
29,718 S.F./0.682 ACRES
ZONING: C-1
PROPOSED USE: DRIVE-THRU RESTAURANT

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TX REG. F-11744

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Megan Abernathy
LA#2706

Revisions:

Drawn By:	JMM
Checked By:	AMC
Date:	AUGUST 25, 2021
Project #:	2021.TX4501

Sheet Name/No.
LANDSCAPE PLAN
L1.0

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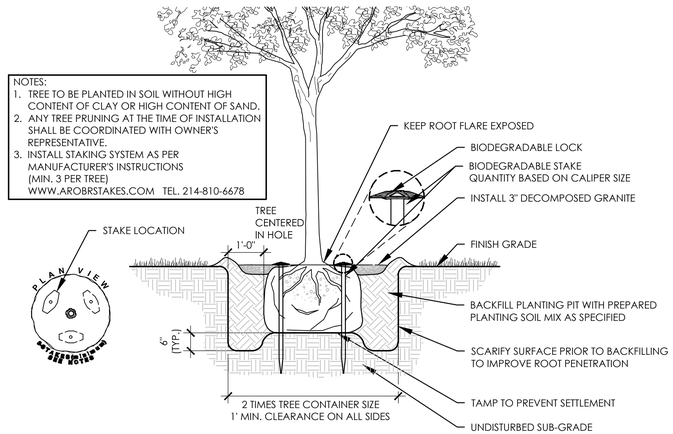
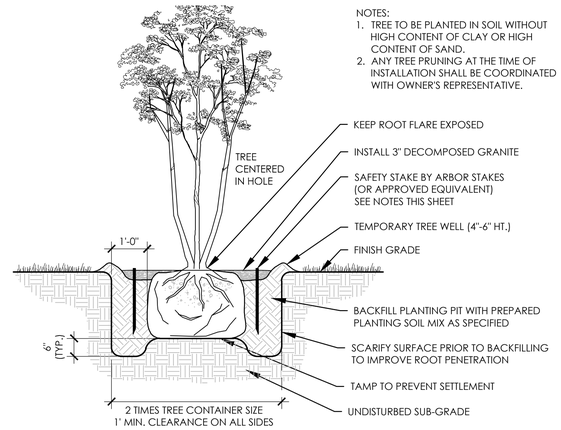
"look and feel" of the establishments

LANDSCAPE NOTES:

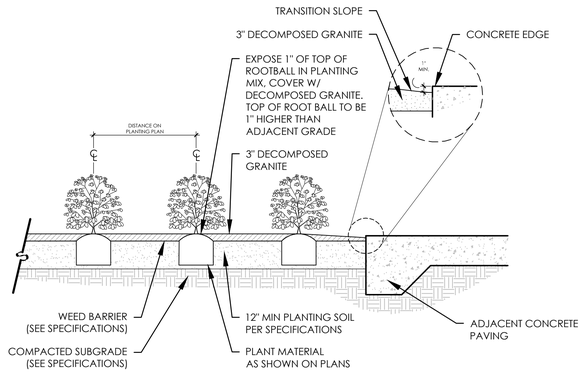
1. ORDINANCE PLAN MAY REQUIRE REVISIONS WHEN TREE SURVEY IS PROVIDED.
2. ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM, AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
3. ISOLATED PLANT MATERIAL TO RECEIVE DRIP TUBING IN A RING PATTERN AROUND THE ROOT BALL. WHERE POSSIBLE, ELIMINATE DRIP TUBING FROM LARGE AREAS VOID OF PLANT MATERIAL.
4. SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL, CONSISTING OF MANUFACTURER'S BASIC TOPSOIL, BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. MANUFACTURED SOIL SHOULD ACHIEVE PH OF 5 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILL AND AERATION.
5. AMEND MANUFACTURER'S BASIC SOIL WITH SULFUR (1-1/2 POUNDS PER CUBIC YARD), AND COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
6. IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 12 INCHES. FOR TURF AREAS, TILL 2" OF AMENDED MANUFACTURER'S SOIL MIX INTO EXISTING SUBGRADE.
   A) CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.
   B) ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
5. ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH OR DECOMPOSED GRANITE. MAINTAIN A 1FT CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
6. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
7. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
   A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.
   B) ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
8. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
9. GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION.
10. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
11. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:
   A) SATISFACTORY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
   B) SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
12. USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
13. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
   A) FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
      A)A) DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.
      A)B) STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
   B) WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
      B)A) TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
      B)B) GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
14. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
15. STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND VERTICAL ON THEIR OWN.
16. REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
17. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
18. ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
19. VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
20. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
21. INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
22. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
24. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
25. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
26. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
27. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
28. METAL EDGER: COL-MET COMMERCIAL GRADE STEEL EDGING $\frac{3}{16}$" THICK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.



A **TREE PLANTING WITH ARBOR STAKES** SCALE: 1/2" = 1'-0"

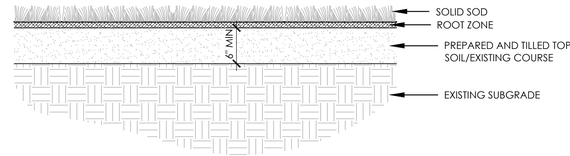


B **MULTI-TRUNK TREE PLANTING & SPACING** SCALE: 1/2"=1'-0"

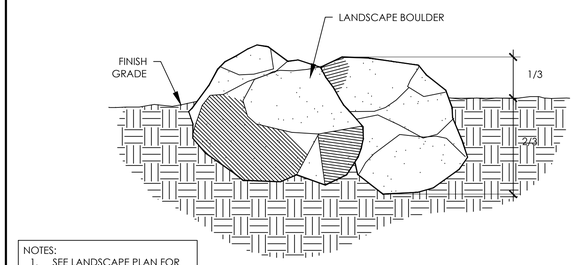


C **SHRUBS PLANTED W/DECOMPOSED GRANITE** SCALE: 1"=1'-0"

NOTES:
1. LAY THE SOD THE SAME DAY AS DELIVERY. DELAY CAN RESULT IN THE GRASS DRYING OUT AND DAMAGE TO THE ROOTS.
2. REMOVE WEEDS, TRASH AND ANY ROCKS OR CLUMPS OF SOIL LARGER THAN 3".
3. EXCAVATE EXISTING SOIL TO ALLOW FOR INSTALLATION OF QUALITY TOP SOIL AT A MINIMUM DEPTH OF 4", IN ALL AREAS TO RECEIVE SOD.
4. TILL 4" OF QUALITY TOP SOIL TO A DEPTH OF 6" IN ALL AREAS TO RECEIVE SOD.
5. FINE GRADE TILLED AND PREPPED SOIL PER GRADING PLANS TO MINIMIZE DRAINAGE ISSUES.
6. WATER SOIL UNTIL LIGHTLY MOISTENED BEFORE LAYING SOD.
7. LAY SOD ALONG SIDEWALK EDGE AND WORK OUTWARD, MAKING SURE ALL PIECES ARE ROLLED OUT IN THE SAME DIRECTION.
8. ENSURE SOD IS LEVEL WITH ADJACENT FINISH GRADE OF SIDEWALK.
9. LAY SOD IN A STAGGERED BOND PATTERN, ENSURING THAT EDGES ARE BUTTED UP TIGHTLY AGAINST EACH OTHER, LEAVING NO GAPS AT SEAMS.
10. IN AREAS OF STEEP SLOPES, USE FABRIC STAPLES TO HOLD THE SOD IN PLACE.
11. SEAM ALL EDGES BY FIRMLY ROLLING THE SOLID SOD AREA WITH A LAWN ROLLER.
12. FERTILIZE SOLID SOD USING A HIGH PHOSPHATE STARTER PER THE MANUFACTURER'S RECOMMENDATIONS.
13. WATER SOLID SOD AREA, KEEPING THE AREA MOIST FOR TWO WEEKS OR UNTIL FULLY ESTABLISHED.
14. AFTER TWO WEEKS, REPLACE ANY DEAD OR DECLINING AREAS OF SOD.

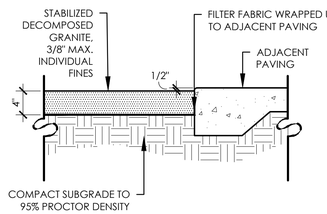


D **SOLID SOD ON PREPARED BASE** SCALE: 1" = 1'-0"



NOTES:
1. SEE LANDSCAPE PLAN FOR BOULDER SPECIFICATION AND LOCATION.
2. CONTRACTOR SHALL SUBMIT PHOTOS OF BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

E **BOULDER PLACEMENT** SCALE: 1"=1'-0"



NOTES:
1. STABILIZER TO BE A PATENTED, NON-TOXIC, ORGANIC, COLORLESS AND ODORLESS, CONCENTRATED POWDER WHICH BINDS DECOMPOSED GRANITE.
2. CONTACT: STABILIZER SOLUTIONS, INC. 1-800-336-5902, OR APPROVED EQUAL.
3. COMPACT DECOMPOSED GRANITE IN 2" LIFTS. HAND-TAMP WHEN PLACING ADJACENT TO WALLS, PLANTING AREAS, OR IRRIGATION SYSTEMS.
4. CONTRACTOR SHALL PROVIDE GRANITE SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION OF MOCK UP.

F **STABILIZED DECOMPOSED GRANITE** SCALE: 1"=1'-0"

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FOR
DUTCH BROS COFFEE
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SHERMAN, GRAYSON COUNTY TEXAS
29,718 S.F./0.682 ACRES
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DUTCH BROS Coffee

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(Mike: Ext 114)

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Revisions:

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LANDSCAPE NOTES & DETAILS
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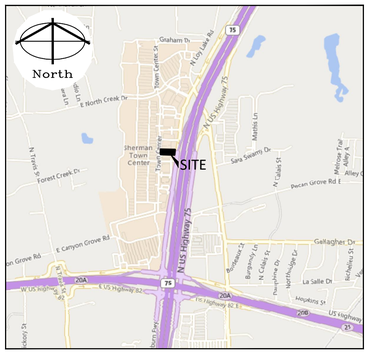
North
SITE
N US Highway 75
E North Creek Dr
Sherman Town Center
Sara Sweeny Dr
Pecan Grove Rd E
E Canyon Grove Rd
Gallagher Dr
La Salle Dr
Mountain St
Forest Creek Dr
Graham Dr
Town Center Dr
Mumk Ln
Alley Q
Alley R
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Alley E
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Alley J
Alley K
Alley L
Alley M
Alley N
Alley O
Alley P

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IRRIGATION NOTES:

1. IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC. SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.

2. VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.

3. COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.

4. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURER'S CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE SYSTEM.

5. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.

6. WORK MUST BE GUARANTEED FOR TWO YEARS.

7. IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.

8. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.

9. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.

10 MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.

11. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.

13. PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<65>> PSI. IF THE STATIC PRESSURE IS LESS THAN <<65>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.

14. ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.

15. THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.

16. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.

17. ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.

18. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.

19. ALL WIRING SHALL BE RATED FOR DIRECT BURIAL.

INSPECTION NOTES:

1. HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.

2. HEADS SHALL NOT SPRAY ON WALLS OR FENCES.

3. HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.

4. NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES, NO SWIMMING POOL USE OR FOUNTAINS.

5. CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPALITY.

6. FOR FINAL INSPECTION, IRRIGATOR'S REPRESENTATIVE MUST BE PRESENT.

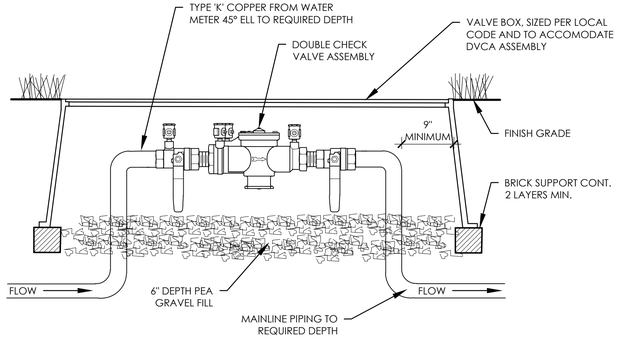
NETAFIM NOTES:

1. AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.

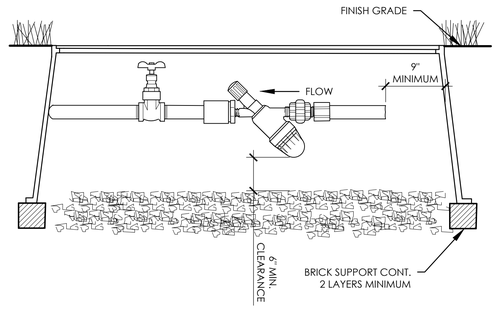
2. FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.

3. THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.

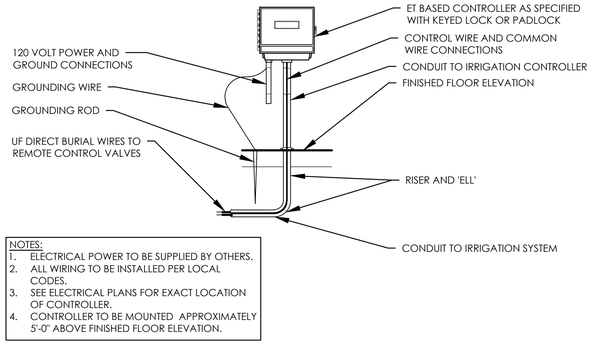
4. IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.



A **DOUBLE CHECK VALVE ASSEMBLY** SCALE: NTS

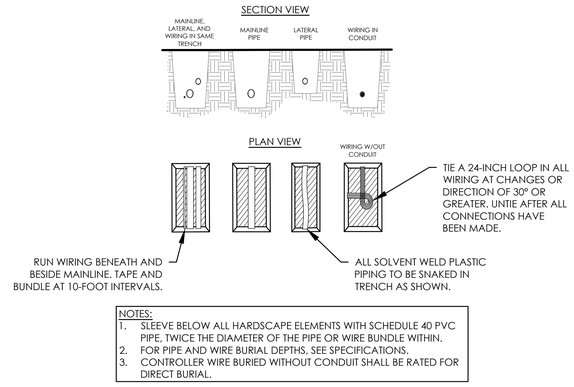


B **WYE STRAINER** SCALE: NTS



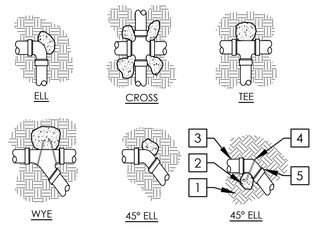
NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

C **WALL MOUNT CONTROLLER** SCALE: NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC PIPE, TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS.
3. CONTROLLER WIRE BURIED WITHOUT CONDUIT SHALL BE RATED FOR DIRECT BURIAL.

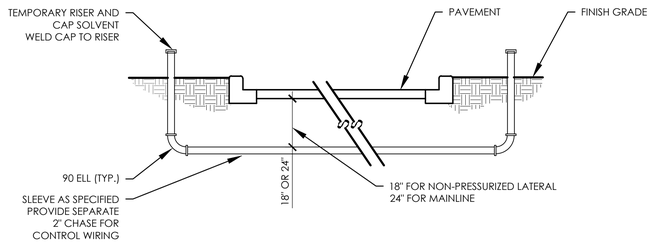
D **PIPE AND WIRE TRENCHING** SCALE: NTS



NOTES:
1. SUPPLY LINES 2-1/2" IN DIAMETER OR LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

1. UNDISTURBED SOIL (TYP.)
2. CONCRETE THRUST BLOCK (TYP.)
3. PIPE (TYP.)
4. REBAR BENT AROUND FITTING (TYP.)
5. FITTING (TYP.)

E **THRUST BLOCK** SCALE: NTS



F **SLEEVE INSTALLATION** SCALE: NTS

SITE PLAN
FOR
DUTCH BROS COFFEE
LOT 5A, BLOCK 3
REPLAT SHERMAN TOWN CENTER, DOCUMENT NUMBER 2021-54
SHERMAN, GRAYSON COUNTY TEXAS
29,718 S.F./0.682 ACRES
ZONING: C-1
PROPOSED USE: DRIVE-THRU RESTAURANT

DUTCH BROS Coffee

Eric L. Nunnally Sr., AIA, NCARB, RIBA, CSI
ARCHITECT
325 N. St. Paul Street, Suite 3100
Dallas, Texas 75201
tel. 214-450-9003
fax. 866.387.7903

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(M-F/8a-5p) F-1114

Project No: DB4501
Dutch Bros Coffee - New Freestanding Store
3700 N US Hwy 75
Sherman, TX 75090
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Janel M. Moody
L.I.#20529

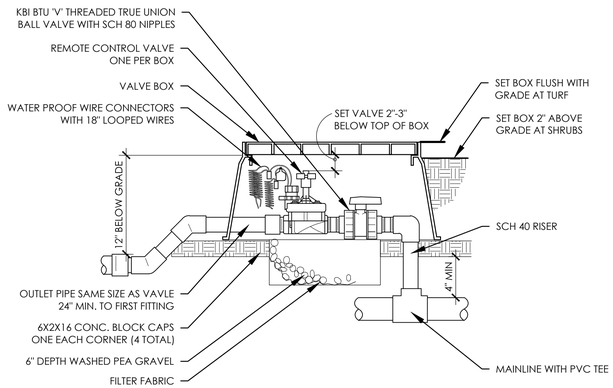
Revisions:

Drawn By: JMM
Checked By: AMC
Date: AUGUST 25, 2021
Project #: 2021.TX4501

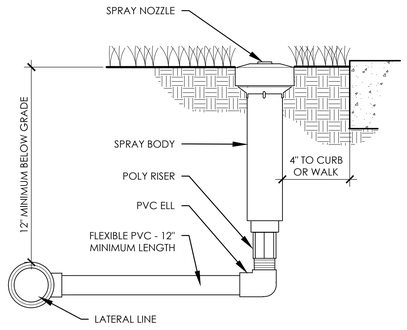
Sheet Name/No.
IRRIGATION NOTES & DETAILS
L2.1

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the look and feel " of the establishments and products, all text, images, dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

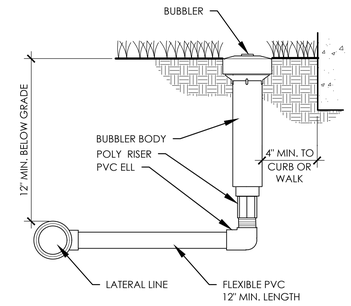
"Materials ") are owned by and/or licensed by DB Franchising USA, LLC and are protectedby copyright, trademark, trade



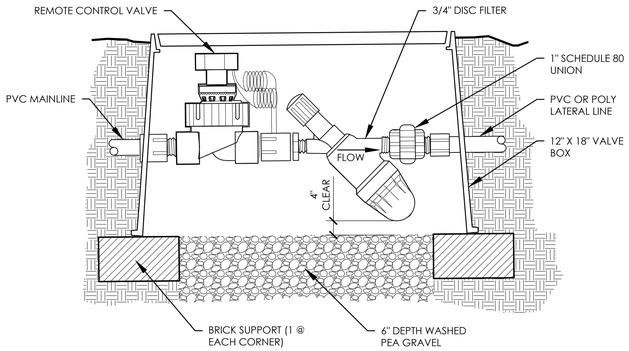
A **ELECTRIC REMOTE CONTROL VALVE** SCALE: NTS



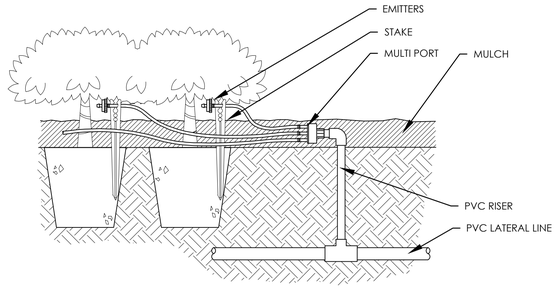
B **ROTARY SPRAY HEAD** SCALE: NTS



C **POP UP BUBBLER** SCALE: NTS

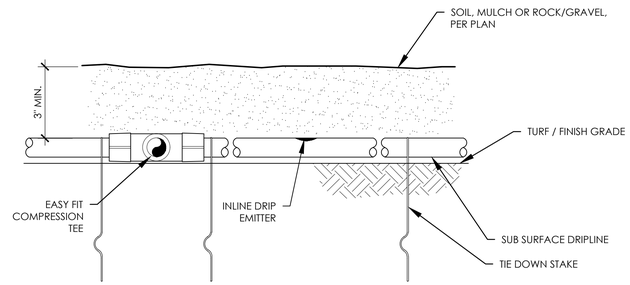


D **DRIP REMOTE CONTROL VALVE** SCALE: NTS

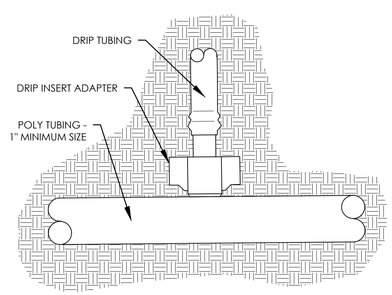


E **DRIP MULIT-PORT EMITTER** SCALE: NTS

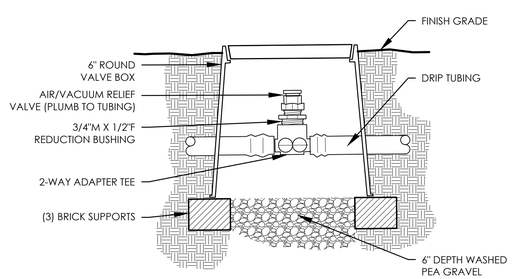
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



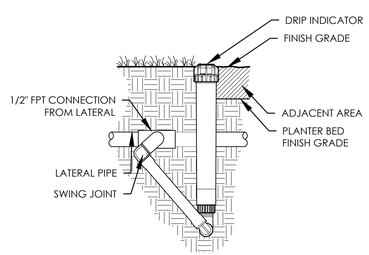
F **DRIP TUBING INSTALLATION** SCALE: NTS



G **DRIP START CONNECTION** SCALE: NTS



H **DRIP AIR/VACUUM RELIEF VALVE** SCALE: NTS



I **DRIP INDICATOR ON SWING JOINT** SCALE: NTS

SITE PLAN
FOR
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DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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(TX REG: F-11744)

Project No: DB4501
Dutch Bros Coffee - New Freestanding Store
3700 N US Hwy 75
Sherman, TX 75090
for: Dutch Bros Coffee
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Janel M. Moody
L.I.#20529

Revisions:

Drawn By:	JMM
Checked By:	AMC
Date:	AUGUST 25, 2021
Project #:	2021.TX4501

Sheet Name/No.
IRRIGATION DETAILS
L2.2

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

JMCR Sherman LLC
2515 McKinney Ave. Ste. 1350
Dallas, TX 75201

Dunaway Associates LLC
550 Bailey
Ft. Worth, TX76107

Eric Nunnally
325 N. Saint Paul St., Ste. 3100
Dallas, TX 75201

Freeman Surveying & Mapping LLC
10763 CR 127, Ste. D
Flint, TX 75762

Dear Applicants,

The request for Site plan approval for Dutch Bros Coffee Drive-Thru Restaurant located at 3750 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 21, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec 6.13.1, Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2, Subsection 6 (c)(ii)).*
7. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Stacking for eight cars shall be provided for the drive-thru window. (*Chapter 14, Exhibit A, Sec. 6.6, Subsection 4)*
9. The mutual access easement shall remain open at all times.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
14. Civil Engineering plans shall be provided to the Engineering Department for review and approval. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
15. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
16. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **34.**

Meeting Date: 09/21/2021

Prepared By: Patsy Reeves, Development Services Coordinator

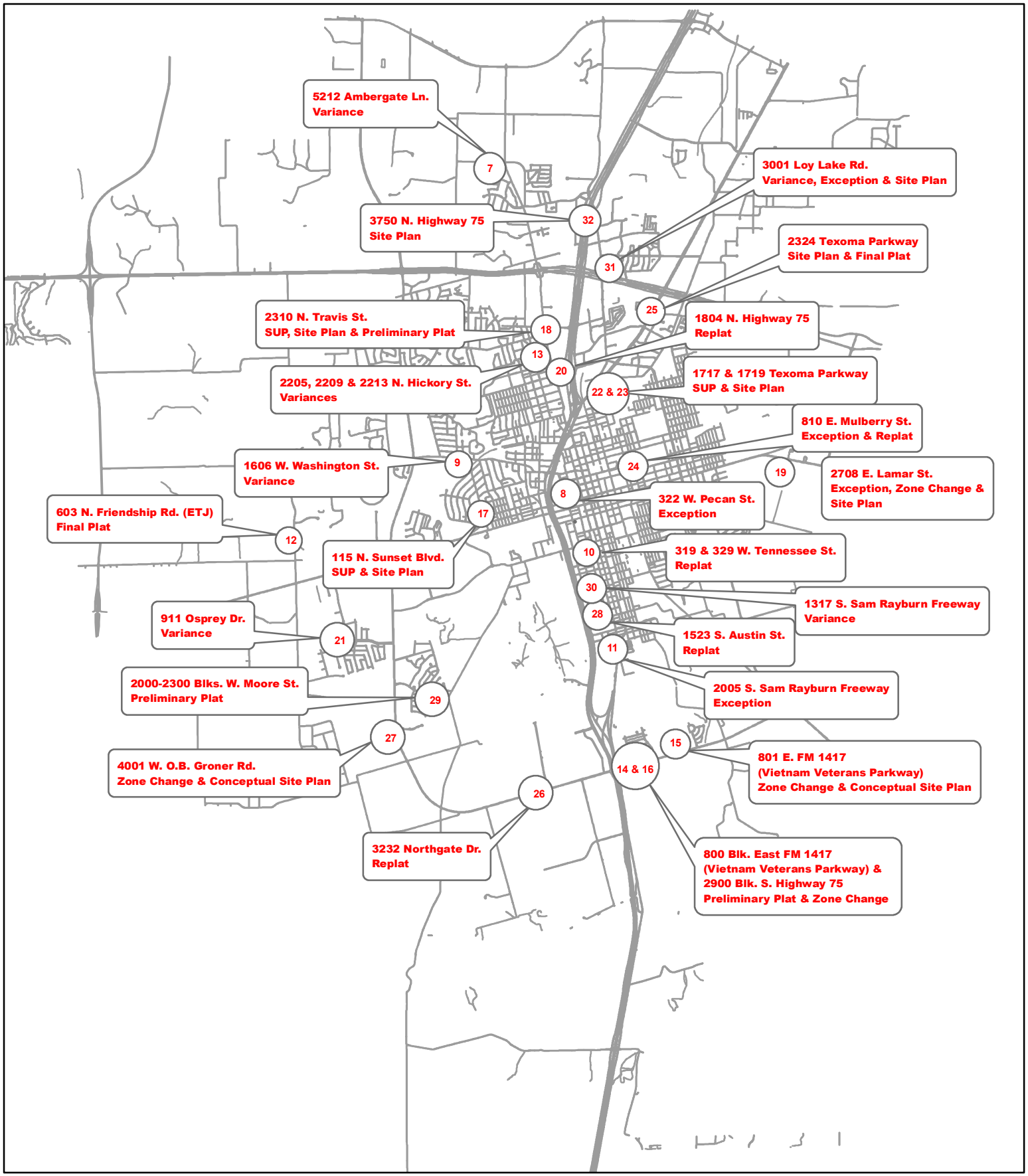
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
September 21, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N

NOT TO SCALE

1 inch = 7,000 feet