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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 20, 2022 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **MINUTES OF THE REGULAR AUGUST 16, 2022 PLANNING AND ZONING COMMISSION MEETING WILL BE REVIEWED AND ADDRESSED AT THE OCTOBER 18, 2022 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 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. * **809 AND 811 NORTH BRANCH STREET**
The request of Habitat for Humanity (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 809 and 811 North Branch Street, being 0.209 acres in the J.B. McAnair Survey, Abstract Number 763 and being all of Lot 3 and part of Lot 4, Block 2 of Hall and Jones Addition, as follows:
Planning and Zoning Commission
Replat approval of Hall & Jones Addition, Block 2, Lot 3R

8. * **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction, being 5.000 acres in the John McClenihan Survey, Abstract Number 789, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swindell Addition Lots 1 and 2.

9. * **2200 NORTH HICKORY STREET**

The request of Steadman Investments (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.296 acres in the J.B. McAnair Survey, Abstract Number 763 and being all of Lot 12R in Block 3 of the Replat of Shannon Heights Addition, as follows:

Planning and Zoning Commission

Replat approval of Shannon Heights Addition Block 3, Lots 12R-1 & 12R-2.

10. * **700 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin (Owner), Andy Griffin (Developer) and Cox Land Surveying Co. (Surveyor) concerning the property located in the 700 Block Farmington Road, being 2.288 acres in the William Martin Survey, Abstract Number 765, in Sherman's Extra Territorial Jurisdiction, as follows:

Planning and Zoning Commission

Final Plat approval of Bexley Addition, Lot 1, Block 1.

11. * **401 EAST HIGHWAY 82**

The request of Walmart Real Estate Business Trust (Owner), Crystal Walker, Benchmark Group (Representative), Kimley-Horn and Associates (Engineer) and Fred D. Ostrosky (Architect) concerning the property located at 401 East Highway 82, being Lot 1B, Block 1 of Wal-Mart Addition Section 1, Replat 1A and 1B, Block 1, as follows:

Planning and Zoning Commission

Site Plan approval of Wal-Mart Canopy addition.

12. * **3400-4000 BLOCKS WEST LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract Number 1209, as follows:

Planning and Zoning Commission

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

13. * **304 SOUTH LOVING AVENUE**

The request of Lopresti Family Living Revocable Trust (Owner), Anthony Lopresti (Representative) and Underwood Drafting & Surveying (Surveying) concerning the property located at 304 South Loving Avenue, being 0.347 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Lopresti Addition.

14. * **700 BLOCK EAST LAMBERTH**

The request of Ameristate Bank (Owner), Ron Westervelt (Representative) and Underwood Drafting & Surveying (Surveying) concerning the property located in the 700 Block East Lamberth, being 3.209 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 4, Block 1 of Dr. J.H. Carraway's Sub-Division, as follows:

Planning and Zoning Commission

Replat approval of Ameristate Central Plaza, Phase 2.

15. * **600 NORTH TRAVIS STREET**

The request of Cadence Bank (Owner), Stephens Daniel (Representative), Daniel Design Studio (Architect) and Helvey-Wagner Inc. (Surveyor) concerning the property located at 600 North Travis Street, being 0.985 acres in the J.B. McAnair Survey, Abstract No. 763 and also being part of Block 6, George W. Bond's 1st Supplement, as follows:

Planning and Zoning Commission

A. Replat of a part of Block 6, George W. Bond's 1st Supplement.
B. Site Plan approval of BancorpSouth Sherman Branch Bank.

16. * **2100 EAST LAMAR STREET**

The request of Wyldewood Homes (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, being 12.995 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Gap.

17. **3209 TEXOMA PARKWAY (AN EMAIL WAS RECEIVED FROM KARIS SMITH, SPIARS ENGINEERING & SURVEYING, ON SEPTEMBER 12, 2022, AT 9:45 A.M. REQUESTING TO TABLE THIS ITEM)**

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

Planning and Zoning Commission

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

18. **200-600 BLOCKS LUELLA ROAD**

The request of Lennar Homes of Texas Land and Construction, LTD. (Owner) and Kimley-Horn and Associates, Inc.(Surveyor/Engineer) concerning the property located in the 200-600 Blocks Luella Road, being 47.694 acres in the Sharrod Dunman Survey, Abstract Number 329, as follows:

Planning and Zoning Commission

Final Plat approval of Luella Crossing Phase 1.

19. **222 AND 224 WEST HOUSTON STREET**

The request of Jeff Wilson (Owner), Hal Hinton (Tenant/Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 222 and 224 West Houston Street, being part of Lot 10, Block 4, OTP Sherman and also being part of Lot 7, Block X Allen S B Addition, as follows:

Planning and Zoning Commission

Amendment to the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar Lounge in a C-1 (Retail Business) District.

20. **2700 TEXOMA PARKWAY, SUITE B**

The request of Double Tree Properties LP (Owner), Kevin Talbert (Tenant/Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2700 Texoma Parkway, Suite B, being 0.982 in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Vape and Novelty Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

21. **500-600 BLOCKS KREAGER ROAD**

The request of Craig Calhoun, Sweet Cow Holdings (Prospective Buyer), Todd Young, Young Enterprises LP (Owner), JBI Partners (Engineer), HHS Residential (Developer) and Helvey-Wagner Surveying (Surveyor), concerning the property located in the 500-600 Blocks Kreager Road, being 20.11 acres in the Frank Richards Survey, Abstract No. 1044, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a multi-family development in an R-1 (One-Family Residential) District.
B. Zone Change approval under Ordinance No. 2280, Section 12, from an RA (Single Family Agricultural) District to an R-1 (One-Family Residential) District.

22. **4312 TEXOMA PARKWAY**

The request of Chris Martin (Owner), Rex Huddleston (Prospective Buyer), Tatchio and Associates Architects (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at in the W.F. Patterson Survey, Abstract 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 20 parking spaces for a Mini-Warehouse in lieu of the required 60 spaces in a C-2 (General Commercial) District.

Planning and Zoning Commission

B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse in a C-2 (General Commercial) District.
C. Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.
D. Replat approval of Mandy's Addition.

23. **2210 OAK CREEK DRIVE**

The request of Ryan Stoll, Own Decoy Holdings LLC (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 2210 Oak Creek Drive, being Lot 18, Block 1, Turtle Creek South Addition, Section Two, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side yard setback in lieu of the required 9.54' in an R-1 (One-Family Residential) District.

24. **521 SOUTH RUSK STREET (AN EMAIL WAS RECEIVED FROM DEVON LEWIS ON SEPTEMBER 13, 2022 AT 9:21 A.M. REQUESTING TO TABLE THIS ITEM)**

The request of Devon Lewis, Nelta LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 521 South Rusk Street, being 0.183 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family residence in an R-1 (One-Family Residential) District.

25. **1950 NORTH GRAND AVENUE**

The request of Interproperty Holdings (Owner) and Ryan Lux (Tenant) concerning the property located at 1950 North Grand Avenue, being 5.73 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center in an M-1 (Light Manufacturing) District.

26. **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of GOW Properties, LLC (Owner) and Gilco Contracting, Inc (Representative) concerning the property in the 200 Block South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Board of Adjustment

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District.

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

The request of RCICD Heritage Ranch LLC (Owners) and Glenn Midkiff (Representative) concerning the property located in the 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82, being 184.573 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121, as follows:

Board of Adjustment

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in a PD (Planned Development) District/ O-1.1 (F.M. Highway 1417) Overlay District/ O-1 (75 & 82) Overlay District.

28. **6121 NORTH HIGHWAY 75**

The request of Saad Hussan (Owner), Quikverse (Tenant), Global Signs (Sign Contractor) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property at 6121 North Highway 75, being Lot 2R, Block A, Dr Swamy Addition, Replat Lots 2 & 3, Block A, as follows:

Board of Adjustment

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

29. **1009 HOLIDAY DRIVE**

The request of Maria Zarate (Owner), Brandon Mendez-Zarate (Representative) and William Davis Finney (Surveyor) concerning the property at 1009 Holiday Drive, being Lot 3, Block B, Casa Linda Third Addition, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' front setback for an existing carport in lieu of the required 25' in an R-1 (One-Family Residential) District.

30. **2100-2200 BLOCKS NORTH TRAVIS STREET**

The request of Brad Tidwell (Owner), Baca Studio (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 2100-2200 Blocks North Travis Street, being 2.809 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 2, Replat of Lot 3, Block 2, Independence Square Addition, Section Three, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.13.1, Subsection (4)(b) to allow Metal Siding as indicated by the Site Plan in lieu of the required masonry, masonry veneer, or concrete siding in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.

31. **8100 SOUTH HIGHWAY 75**

The request of Nalin Ratnaike (Owner), Joshua Holley, Holley Jolly Homes, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 8100 South Highway 75, being Lot 2R, of the Replat of Lots 1 and 2, Davidson Addition consisting of 5.913 acres in, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District to an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

32. **120 SOUTH CROCKETT STREET**

The request of Maurice Sowell and Ryan Chavez (Owner), Michael Smith (Tenant) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 120 South Crockett Street, being 3,801 square feet and being part of Lots 5 and 6, Block 4 of the Original Town Plat, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar and Whiskey Lounge in a C-1 (Retail Business) District.

33. **2800 AND 2803 ORCHID DRIVE; 2903 AND 2911 TULIP DRIVE; AND 2802, 2810, 2912 CLOVER DRIVE**

The request of Wyldewood Homes, LLC (Owner), Nolan Pike (Representative) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the properties at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition, as follows:

Board of Adjustment

A. Variances under Ordinance No. 2280, Section 6.3, Subsection (1) allow a 20' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for the following lots:

Lot 1, Block E
Lot 5, Block D
Lot 7, Block D
Lot 18, Block E
Lot 16, Block E
Lot 10, Block E

B. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for the following lot:

Lot 18, Block D

34. **OTHER BUSINESS**

Approve the 2023 Planning and Zoning Commission and Board of Adjustment Calendar.

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

36. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment 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 15, 2022 at 4:00 P.M. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of September, 2022
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 09/20/2022

Prepared By: Kerri Turner, Development Services Coordinator

Issue:

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

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

List of Agenda Items:

7. * **809 AND 811 BRANCH STREET**

The request of Habitat for Humanity (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 809 and 811 Branch Street, being 0.209 acres in the J.B. McAnair Survey, Abstract Number 763 and being all of Lot 3 and part of Lot 4, Block 2 of Hall and Jones Addition, as follows:

Planning and Zoning Commission

Replat approval of Hall & Jones Addition, Block 2, Lot 3R

8. * **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction, being 5.000 acres in the John McClenihan Survey, Abstract Number 789, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swindell Addition Lots 1 and 2.

9. * **2200 NORTH HICKORY STREET**

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Planning and Zoning Commission

Replat approval of Shannon Heights Addition Block 3, Lots 12R-1 & 12R-2.

10. * **700 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin (Owner), Andy Griffin (Developer) and Cox Land Surveying Co. (Surveyor) concerning the property located in the 700 Block Farmington Road, being 2.288 acres in the William Martin Survey, Abstract Number 765, in Sherman's Extra Territorial Jurisdiction, as follows:

Planning and Zoning Commission

Final Plat approval of Bexley Addition, Lot 1, Block 1.

11. * **401 EAST HIGHWAY 82**

The request of Walmart Real Estate Business Trust (Owner), Crystal Walker, Benchmark Group (Representative), Kimley-Horn and Associates (Engineer) and Fred D. Ostrosky (Architect) concerning the property located at 401 East Highway 82, being Lot 1B, Block 1 of Wal-Mart Addition Section 1, Replat 1A and 1B, Block 1, as follows:

Planning and Zoning Commission

Site Plan approval of Wal-Mart Canopy addition.

12. * **3400-4000 BLOCKS WEST LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract Number 1209, as follows:

Planning and Zoning Commission

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13. * **304 SOUTH LOVING AVENUE**

The request of Lopresti Family Living Revocable Trust (Owner), Anthony Lopresti (Representative) and Underwood Drafting & Surveying (Surveying) concerning the property located at 304 South Loving Avenue, being 0.347 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

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Planning and Zoning Commission

Replat approval of Ameristate Central Plaza, Phase 2.

15. * **600 NORTH TRAVIS STREET**

The request of Cadence Bank (Owner), Stephens Daniel (Representative), Daniel Design Studio (Architect) and Helvey-Wagner Inc. (Surveyor) concerning the property located at 600 North Travis Street, being 0.985 acres in the J.B. McAnair Survey, Abstract No. 763 and also being part of Block 6, George W. Bond's 1st Supplement, as follows:

Planning and Zoning Commission

A. Site Plan approval of BancorpSouth Sherman Branch Bank.
B. Replat of a part of Block 6, George W. Bond's 1st Supplement.

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The request of Wyldewood Homes (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, being 12.995 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Gap.

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **809 AND 811 NORTH BRANCH STREET**

The request of Habitat for Humanity (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 809 and 811 North Branch Street, being 0.209 acres in the J.B. McAnair Survey, Abstract Number 763 and being all of Lot 3 and part of Lot 4, Block 2 of Hall and Jones Addition, as follows:

Planning and Zoning Commission

Replat approval of Hall & Jones Addition, Block 2, Lot 3R

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Habitat for Humanity (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:

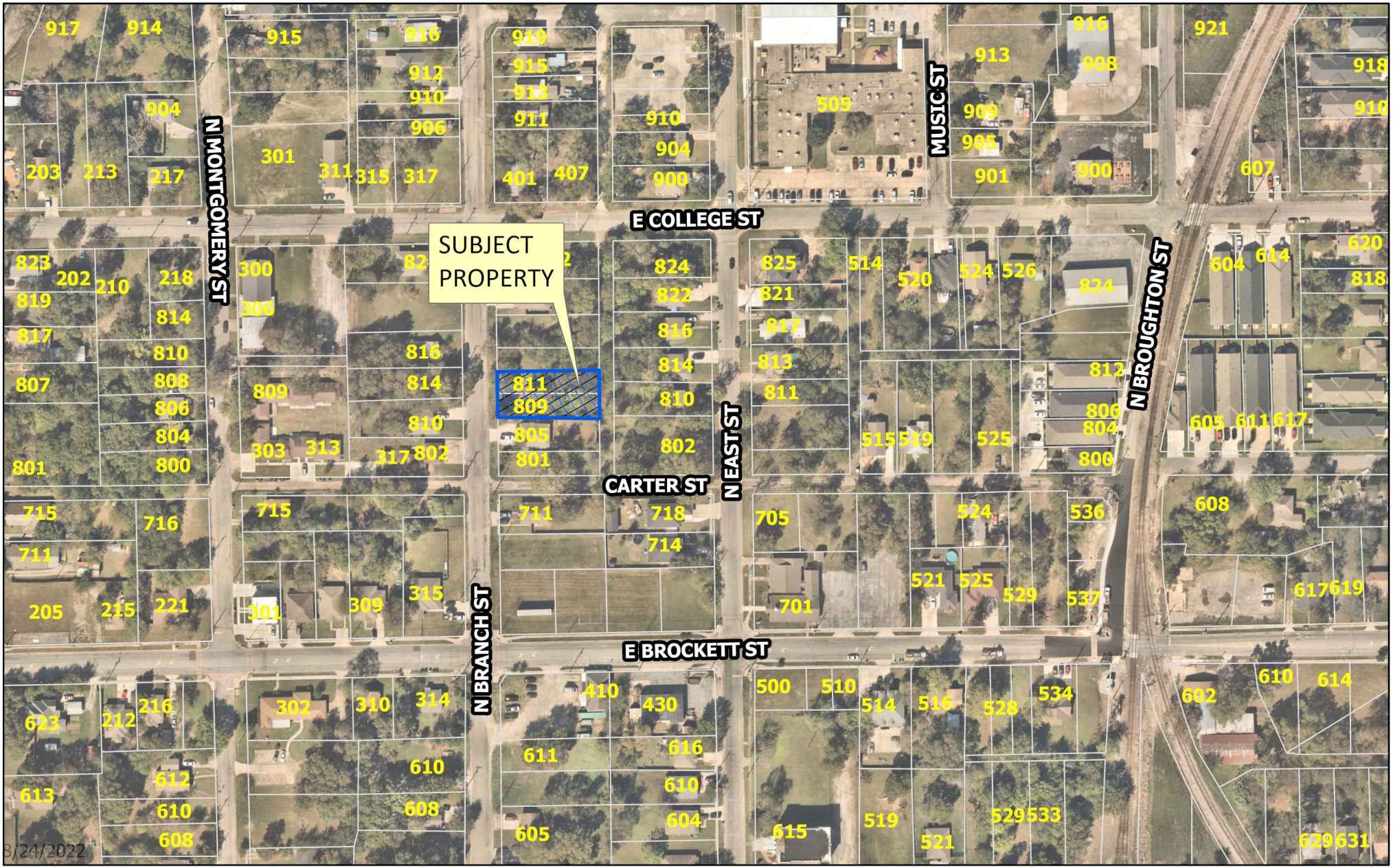
51

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Land Description
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

809 and 811 N Branch

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W E
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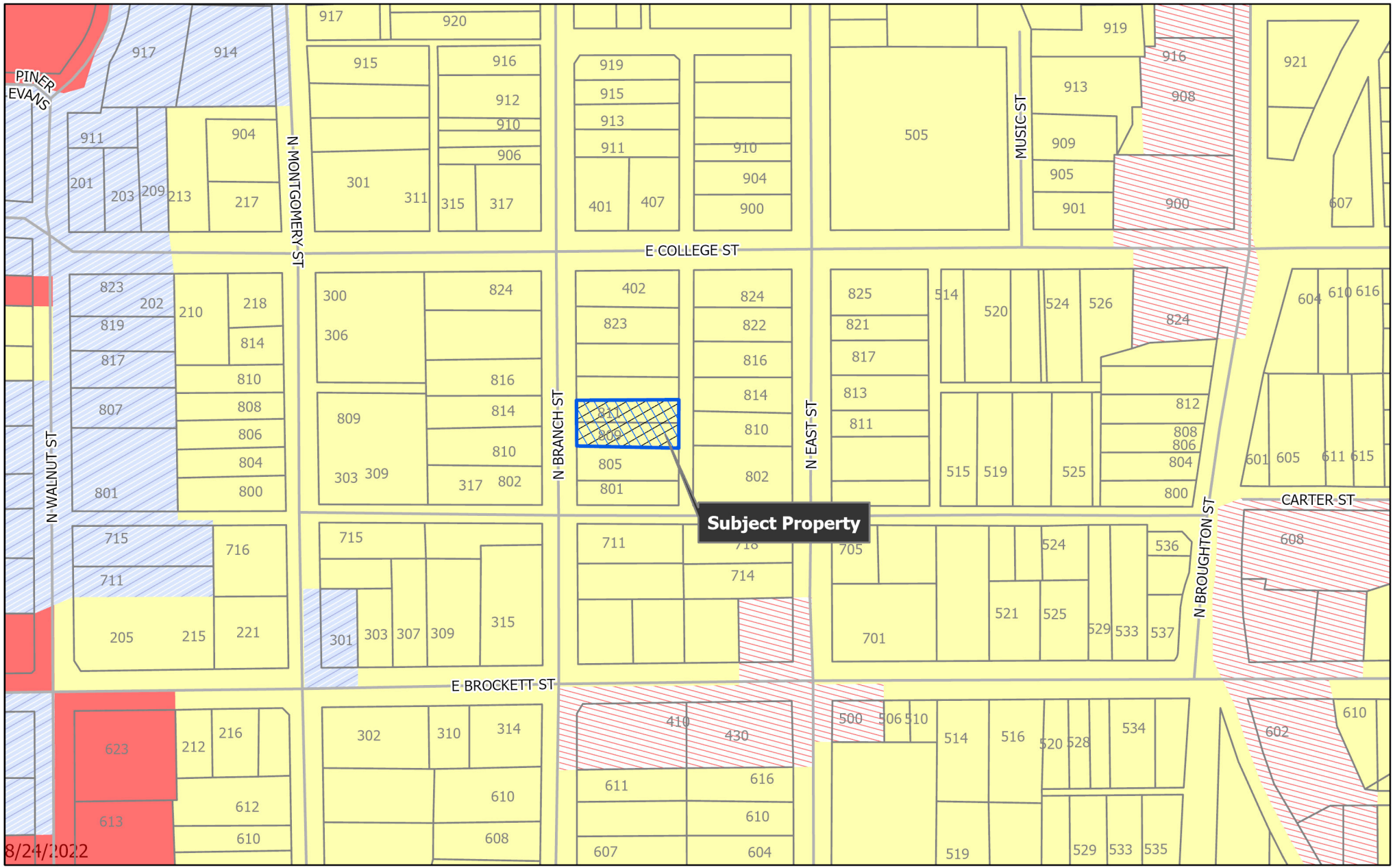
Date: 8/24/2022 8:36 AM

Scale: 1:2,266



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

809 and 811 N Branch

N
W E
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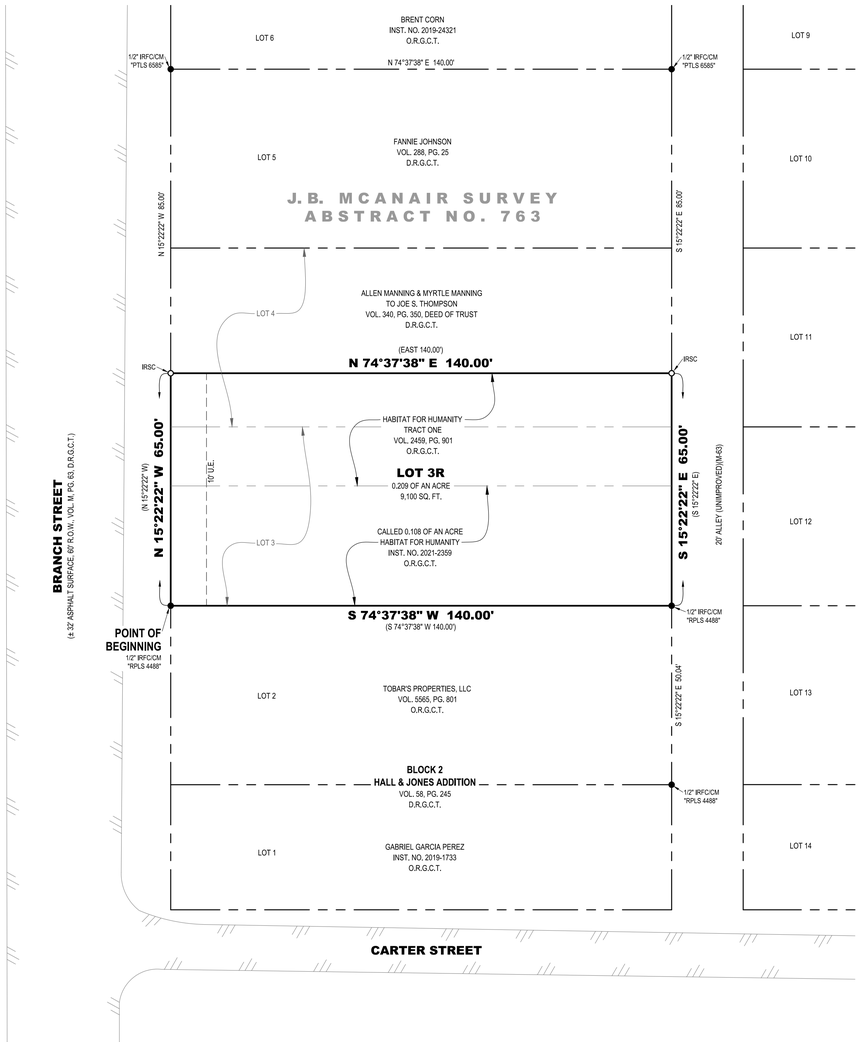
Scale: 1:2,254

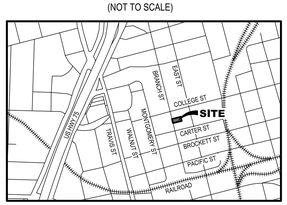
Date: 8/24/2022 8:36 AM

809 AND 811 BRANCH 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)



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND W/PLASTIC CAP	VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT	———	BOUNDARY LINE
( )	DEED OR PLAT CALL	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY	- - - -	ADJOINER LINE
		//////	ASPHALT

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 HALL & JONES ADDITION
BLOCK 2, LOT 3R
BEING A REPLAT OF ALL OF LOT 3 & PART OF LOT 4, BLOCK 2
HALL & JONES ADDITION
0.209 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091-2725
Contact: Frank Ventura

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"=20'	Project No. 20-0699.1
10194175	Checked by: CRN	Date: 08/08/2022	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS HABITAT FOR HUMANITY OF GRAYSON COUNTY 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 Lot 3 and part of Lot 4 in Block 2 of Hall and Jones Addition, according to the plat thereof recorded in Volume 58, Page 245, Deed Records, Grayson County, Texas, and being all of a tract of land described as Tract One in the deed to Habitat for Humanity, recorded in Volume 2459, Page 901, Official Records, Grayson County, Texas, and being all of a called 0.108 of an acre tract of land described in the deed to Habitat for Humanity of Grayson County, recorded in Instrument No. 2021-2359, Official Records, and being more particularly described as follows:

BEGINNING at a at a 1/2-inch iron rod with a plastic cap stamped "RPLS 4488" found for the southwest corner of said 0.108 acre tract, common to the southwest corner of said Lot 3, and common to the northwest corner of Lot 2 in said Block 2, and on the easterly right-of-way line of Branch Street;

THENCE North 15°22'22" West, with the westerly line of said 0.108 acre tract, and with the westerly line of said Lot 3, and with the easterly right-of-way line of said Branch Street, passing en route at a distance of 33.50 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for the northwest corner of said 0.108 acre tract, and continuing on said course, with the westerly line of aforesaid Habitat for Humanity Tract (2459-901), and with the westerly line of said Lot 3, and with the westerly line of aforesaid Lot 4, a total distance of 65.00 feet to a Capped Iron Rod set for the northwest corner of said Habitat for Humanity Tract (2459-901), common to the southwest corner of a tract of land described in the Deed of Trust from Allen Manning and Myrtle Manning to Joe S. Thompson, recorded in Volume 340, Page 350, said Deed Records;

THENCE North 74°37'38" East, with the northerly line of said Habitat for Humanity Tract (2459-901), and with the southerly line of said Manning Tract, and crossing said Lot 4, a distance of 140.00 feet to a Capped Iron Rod set for the northeast corner of said Habitat for Humanity Tract (2459-901), common to the southeast corner of said Manning Tract, and on the easterly line of said Lot 4, and on the westerly line of a 20-foot alley in aforesaid Block 2;

THENCE South 15°22'22" East, with the easterly line of said Habitat for Humanity Tract (2459-901), and with the easterly line of said Lot 4, and with the easterly line of aforesaid Lot 3, and with the westerly line of said 20-foot alley, passing en route at a distance of 31.50 feet a Capped Iron Rod previously set for the northeast corner of aforesaid 0.108 acre tract, and continuing on said course, with the easterly line of said 0.108 acre tract, a total distance of 65.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4488" found for the southeast corner of said 0.108 acre tract, common to the southeast corner of said Lot 3, and common to the northeast corner of aforesaid Lot 2;

THENCE South 74°37'38" West, with the southerly line of said 0.108 acre tract, and with southerly line of said Lot 3, and with the northerly line of said Lot 2, a distance of 140.00 feet to the POINT OF BEGINNING and enclosing 0.208 of an acre (9,100 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **HABITAT FOR HUMANITY OF GRAYSON COUNTY**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF HALL & JONES ADDITION, BLOCK 2, LOT 3R**, 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: HABITAT FOR HUMANITY OF GRAYSON COUNTY

By: _____
Frank Ventura, Board President

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **FRANK VENTURA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **HABITAT FOR HUMANITY OF GRAYSON COUNTY**, 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 **REPLAT OF HALL & JONES ADDITION, BLOCK 2, LOT 3R**, 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 **REPLAT OF HALL & JONES ADDITION, BLOCK 2, LOT 3R**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

BY: _____
FRANK VENTURA

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 HALL & JONES ADDITION, BLOCK 2, LOT 3R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

REPLAT OF HALL & JONES ADDITION
BLOCK 2, LOT 3R
BEING A REPLAT OF ALL OF LOT 3 & PART OF LOT 4, BLOCK 2
HALL & JONES ADDITION
0.209 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091-2725
Contact: Frank Ventura

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

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TBPLS Firm No.	Drawn by: BNH	Scale: 1"=20'	Project No. 20-0699.1
10194175	Checked by: CRN	Date: 08/08/2022	Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lot 3 and part of Lot 4 in Block 2 of Hall and Jones Addition, according to the plat thereof recorded in Volume 58, Page 245, Deed Records, Grayson County, Texas, and being all of a tract of land described as Tract One in the deed to Habitat for Humanity, recorded in Volume 2459, Page 901, Official Records, Grayson County, Texas, and being all of a called 0.108 of an acre tract of land described in the deed to Habitat for Humanity of Grayson County, recorded in Instrument No. 2021-2359, Official Records, and being more particularly described as follows:

BEGINNING at a at a 1/2-inch iron rod with a plastic cap stamped "RPLS 4488" found for the southwest corner of said 0.108 acre tract, common to the southwest corner of said Lot 3, and common to the northwest corner of Lot 2 in said Block 2, and on the easterly right-of-way line of Branch Street;

THENCE North 15°22'22" West, with the westerly line of said 0.108 acre tract, and with the westerly line of said Lot 3, and with the easterly right-of-way line of said Branch Street, passing en route at a distance of 33.50 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for the northwest corner of said 0.108 acre tract, and continuing on said course, with the westerly line of aforesaid Habitat for Humanity Tract (2459-901), and with the westerly line of said Lot 3, and with the westerly line of aforesaid Lot 4, a total distance of 65.00 feet to a Capped Iron Rod set for the northwest corner of said Habitat for Humanity Tract (2459-901), common to the southwest corner of a tract of land described in the Deed of Trust from Allen Manning and Myrtle Manning to Joe S. Thompson, recorded in Volume 340, Page 350, said Deed Records;

THENCE North 74°37'38" East, with the northerly line of said Habitat for Humanity Tract (2459-901), and with the southerly line of said Manning Tract, and crossing said Lot 4, a distance of 140.00 feet to a Capped Iron Rod set for the northeast corner of said Habitat for Humanity Tract (2459-901), common to the southeast corner of said Manning Tract, and on the easterly line of said Lot 4, and on the westerly line of a 20-foot alley in aforesaid Block 2;

THENCE South 15°22'22" East, with the easterly line of said Habitat for Humanity Tract (2459-901), and with the easterly line of said Lot 4, and with the easterly line of aforesaid Lot 3, and with the westerly line of said 20-foot alley, passing en route at a distance of 31.50 feet a Capped Iron Rod previously set for the northeast corner of aforesaid 0.108 acre tract, and continuing on said course, with the easterly line of said 0.108 acre tract, a total distance of 65.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4488" found for the southeast corner of said 0.108 acre tract, common to the southeast corner of said Lot 3, and common to the northeast corner of aforesaid Lot 2;

THENCE South 74°37'38" West, with the southerly line of said 0.108 acre tract, and with southerly line of said Lot 3, and with the northerly line of said Lot 2, a distance of 140.00 feet to the POINT OF BEGINNING and enclosing 0.208 of an acre (9,100 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Attn: Frank Ventura
Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091-2725

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Hall & Jones Addition, Block 2, Lot 3R has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction, being 5.000 acres in the John McClenihan Survey, Abstract Number 789, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swindell Addition Lots 1 and 2.

Background:

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

Adjacent Zoning:

Extra Territorial Jurrisdiction (ETJ)

Origination:

Amy Swindell (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan.

Number of notices mailed:

Not Required.

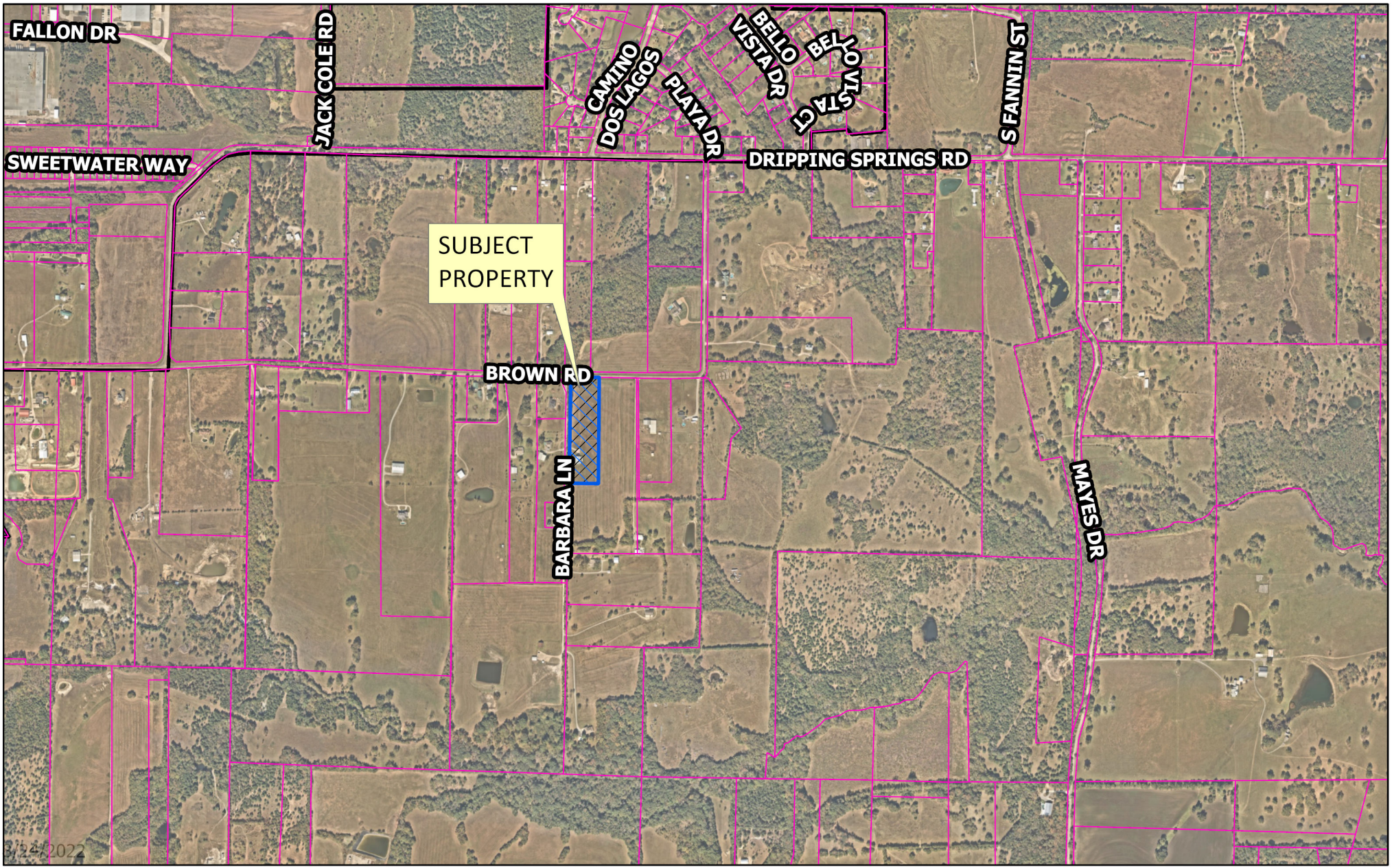
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat
Land Description
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

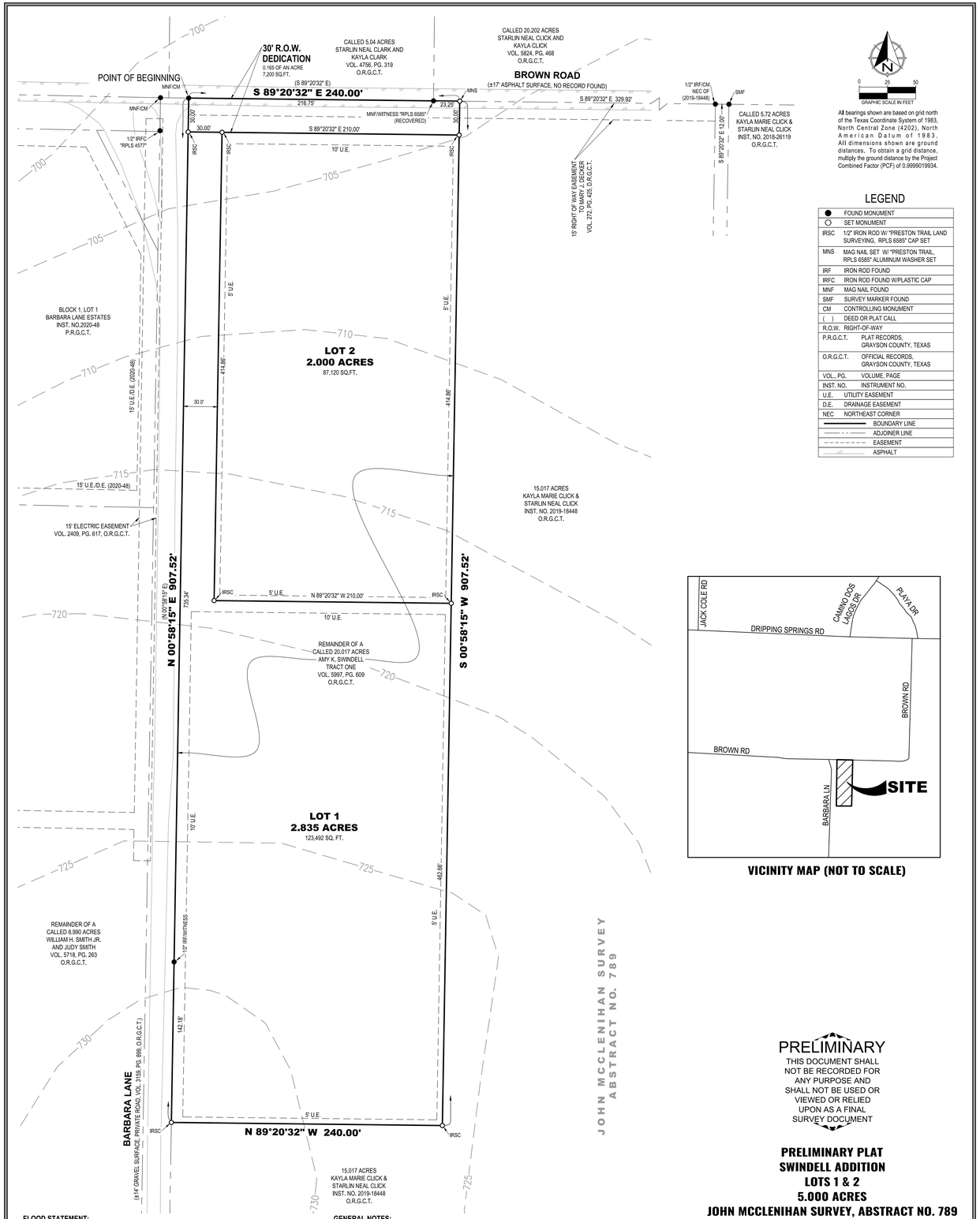
CITY OF SHERMAN

112 Barbara Ln

N
W E
S

Date: 8/24/2022 8:36 AM

Scale: 1:13,506



VICINITY MAP (NOT TO SCALE)

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999019934.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
MNF	MAG NAIL FOUND
SMF	SURVEY MARKER FOUND
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
NEC	NORTHEAST CORNER
———	BOUNDARY LINE
— · — · —	ADJOINER LINE
– – – – –	EASEMENT
//////	ASPHALT

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

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0295 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

1. Topographic Information shown per USGS 2022 Quad Map.
2. Preliminary Plat, for inspection purposes only. In no way official or approved for record purposes.

OWNER:
Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

PRELIMINARY PLAT
SWINDELL ADDITION
LOTS 1 & 2
5.000 ACRES
JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-213-0033

TBPLS Firm No. 10194175	Drawn by: LGT / Checked by: CRN	Scale: 1"=50' / Date: 08/19/2022	Project No. 17-0186.3 / Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS AMY K. SWINDELL is the owner of all of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract No. 789, Grayson County, Texas, and being the remaining portion of a called 20.017 acre tract of land described as Tract One in the deed to Amy K. Swindell recorded in Volume 5997, Page 609, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail found for the for the northwest corner of said 20.017 acre tract, common to the northeast corner of a called 1.02 acre tract of land described as Tract Two in the deed to CCS Capital, LP, recorded in Volume 4126, Page 631, said Official Records, and on the southerly line of a called 5.04 acre tract of land described in the deed to Starlin Neal Clark and Kayla Clark recorded in Volume 4756, Page 319, said Official Records, and at the intersection of the centerline of Brown Road (no record found) and the easterly line of Barbara Lane (Private Road, Volume 3159, Page 899, said Official Records);

THENCE South 89°20'32" East, with the northerly line of said 20.017 acre tract, and with the southerly line of said 5.04 acre tract, and in said Brown Road, passing en route at a distance of 216.75 feet a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" recovered for the southeast corner of said 5.04 acre tract, common to the southwest corner of a called 20.202 acre tract of land described in the deed to Starlin Neal Click and Kayla Click recorded in Volume 5824, Page 468, said Official Records, and continuing on said course with the southerly line of said 20.202 acre tract a total distance of 240.00 feet to a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" previously set for the northern-most northwest corner of a called 15.017 acre tract of land described in the deed to Kayla Marie Click and Starlin Neal Click, recorded in Instrument No. 2019-18448, said Official Records;

THENCE South 00°58'15" West, crossing said 20.017 acre tract, with a westerly line of said 15.017 acre tract, passing en route at a distance of 24.60 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for witness on the southerly side of said Brown Road, and continuing on said course a total distance of 907.52 feet to a Capped Iron rod previously set for a re-entrant corner on the northerly line of said 15.017 acre tract;

THENCE North 89°20'32" West, continuing across said 20.017 acre tract, with a northerly line of said 15.017 acre tract, a distance of 240.00 feet to a Capped Iron Rod previously set for the western-most northwest corner of said 15.017 acre tract, and on the westerly line of said 20.017 acre tract, and on the easterly line of aforesaid 1.02 acre tract, and on the easterly line of aforesaid Barbara Lane;

THENCE North 00°58'15" East, with the westerly line of said 20.017 acre tract, and with the easterly line of said 1.02 acre tract, and with the easterly line of said Barbara Lane, passing en route at a distance of 142.18 feet a 1/2-inch iron rod found for witness, and continuing on said course a total distance of 907.52 feet to the POINT OF BEGINNING and enclosing 5.000 acres (217,802 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **AMY K. SWINDELL**, does hereby adopt this plat designating the hereinbefore described property as **SWINDELL ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: AMY K. SWINDELL

By: _____
Amy K. Swindell

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Amy K. Swindell**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein,

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **SWINDELL ADDITION** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNER:
Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

PRELIMINARY PLAT
SWINDELL ADDITION
LOTS 1 & 2
5.000 ACRES
JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-213-0033

TBPLS Firm No. 10194175	Drawn by: LGT / Checked by: CRN	Scale: 1"=50' / Date: 08/19/2022	Project No. 17-0186.3 / Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract No. 789, Grayson County, Texas, and being the remaining portion of a called 20.017 acre tract of land described as Tract One in the deed to Amy K. Swindell recorded in Volume 5997, Page 609, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail found for the for the northwest corner of said 20.017 acre tract, common to the northeast corner of a called 1.02 acre tract of land described as Tract Two in the deed to CCS Capital, LP, recorded in Volume 4126, Page 631, said Official Records, and on the southerly line of a called 5.04 acre tract of land described in the deed to Starlin Neal Clark and Kayla Clark recorded in Volume 4756, Page 319, said Official Records, and at the intersection of the centerline of Brown Road (no record found) and the easterly line of Barbara Lane (Private Road, Volume 3159, Page 899, said Official Records);

THENCE South 89°20'32" East, with the northerly line of said 20.017 acre tract, and with the southerly line of said 5.04 acre tract, and in said Brown Road, passing en route at a distance of 216.75 feet a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" recovered for the southeast corner of said 5.04 acre tract, common to the southwest corner of a called 20.202 acre tract of land described in the deed to Starlin Neal Click and Kayla Click recorded in Volume 5824, Page 468, said Official Records, and continuing on said course with the southerly line of said 20.202 acre tract a total distance of 240.00 feet to a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" previously set for the northern-most northwest corner of a called 15.017 acre tract of land described in the deed to Kayla Marie Click and Starlin Neal Click, recorded in Instrument No. 2019-18448, said Official Records;

THENCE South 00°58'15" West, crossing said 20.017 acre tract, with a westerly line of said 15.017 acre tract, passing en route at a distance of 24.60 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for witness on the southerly side of said Brown Road, and continuing on said course a total distance of 907.52 feet to a Capped Iron rod previously set for a re-entrant corner on the northerly line of said 15.017 acre tract;

THENCE North 89°20'32" West, continuing across said 20.017 acre tract, with a northerly line of said 15.017 acre tract, a distance of 240.00 feet to a Capped Iron Rod previously set for the western-most northwest corner of said 15.017 acre tract, and on the westerly line of said 20.017 acre tract, and on the easterly line of aforesaid 1.02 acre tract, and on the easterly line of aforesaid Barbara Lane;

THENCE North 00°58'15" East, with the westerly line of said 20.017 acre tract, and with the easterly line of said 1.02 acre tract, and with the easterly line of said Barbara Lane, passing en route at a distance of 142.18 feet a 1/2-inch iron rod found for witness, and continuing on said course a total distance of 907.52 feet to the POINT OF BEGINNING and enclosing 5.000 acres (217,802 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Swindell Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. No City of Sherman water available to site. Property lies within Starr Water CCN.
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **2200 NORTH HICKORY STREET**

The request of Steadman Investments (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.296 acres in the J.B. McAnair Survey, Abstract Number 763 and being all of Lot 12R in Block 3 of the Replat of Shannon Heights Addition, as follows:

Planning and Zoning Commission

Replat approval of Shannon Heights Addition Block 3, Lots 12R-1 & 12R-2.

Background:

The property is located at 2200 North Hickory Street, the northwest corner of Dupree and North Hickory Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development.

The following has been approved for this location:

- July 8, 1981 - Variance to allow an accessory detached building to be converted to a dwelling on the same lot as the main structure
- April 20, 2021 - Variance to allow a 20' front setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District
- April 20, 2021 - Specific Use Permit to allow a duplex on Lots 10R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Steadman Investments (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:

137

Objections Received:

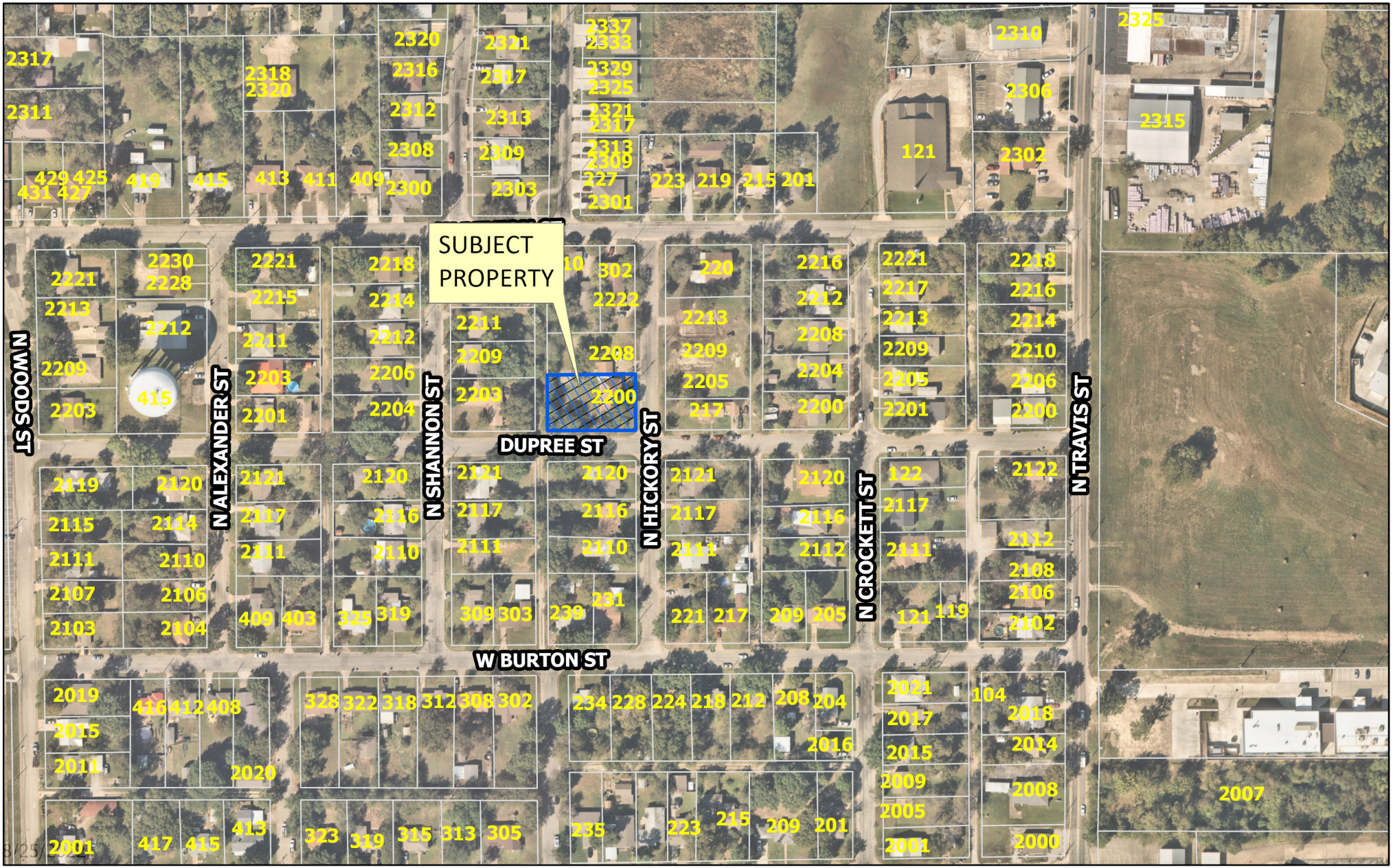
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Land Description
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

8/25/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

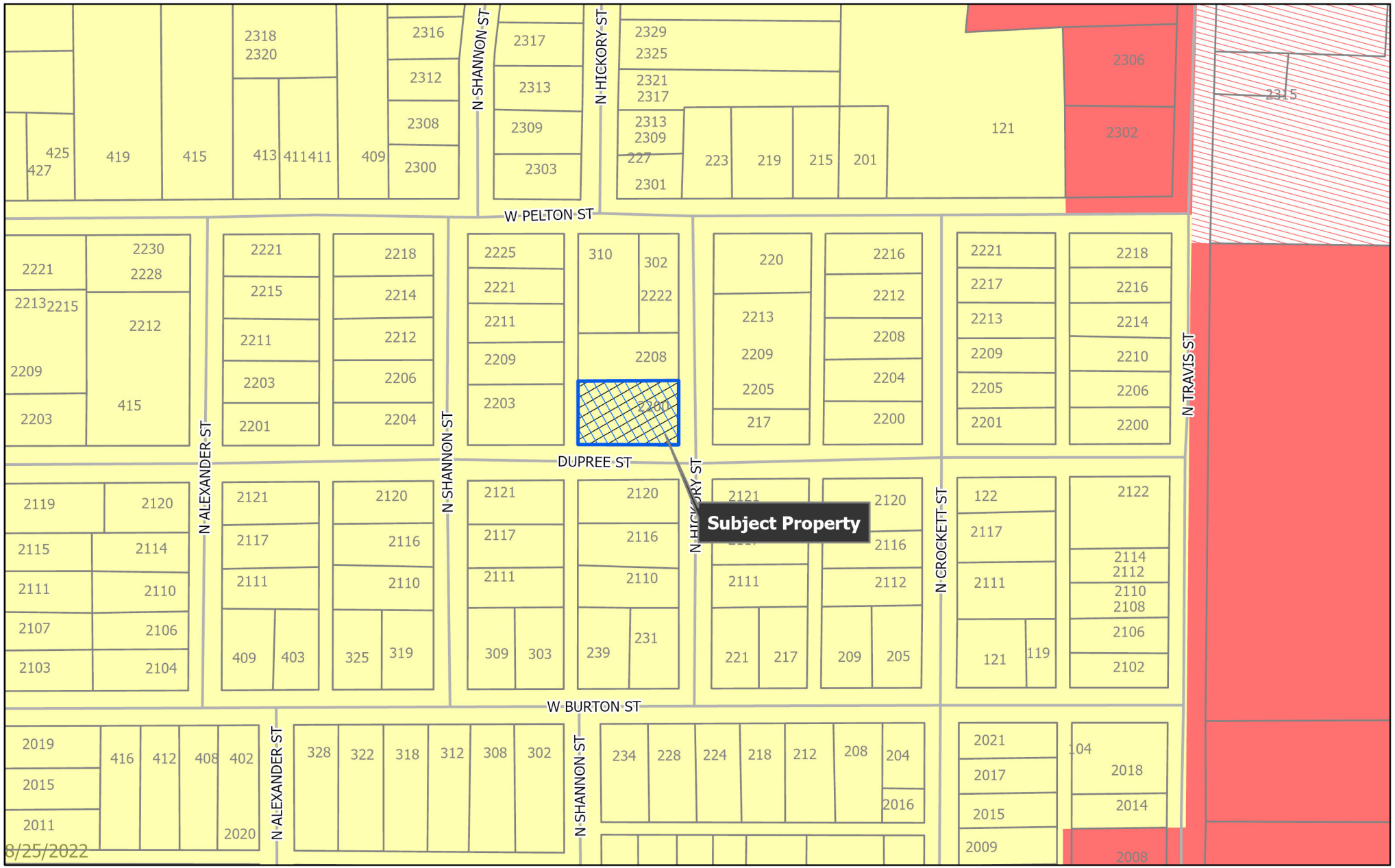
CITY OF SHERMAN

2200 N Hickory

N
W E
S

Date: 8/24/2022 9:48 AM

Scale: 1:2,578



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2200 N Hickory

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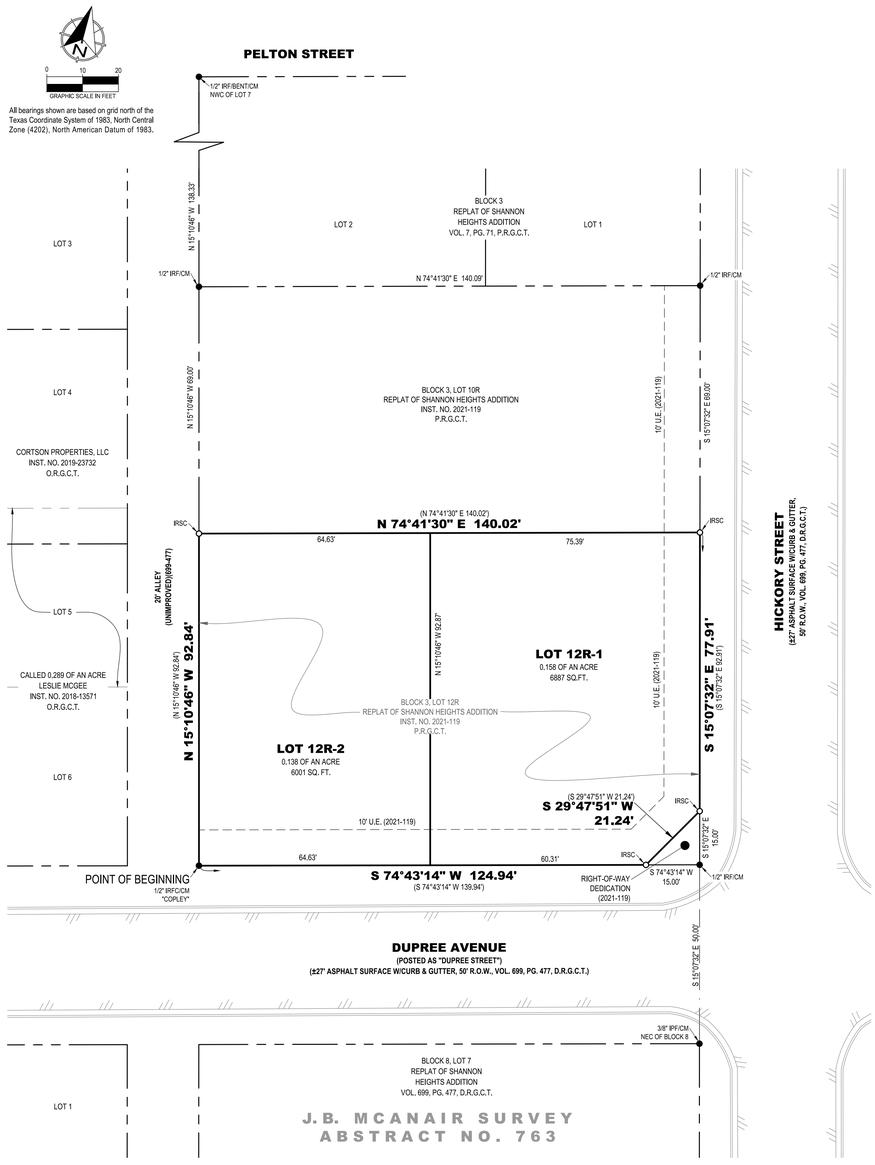
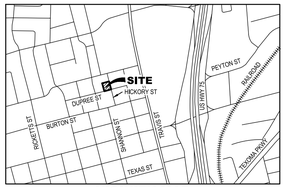
W E
S

Scale: 1:2,254

Date: 8/24/2022 9:48 AM

2200 N HICKORY





VICINITY MAP
(NOT TO SCALE)

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

LEGEND

●	FOUND MONUMENT	U.E.	UTILITY EASEMENT
○	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND		
IRFC	IRON ROD FOUND W/PLASTIC CAP	R.O.W.	RIGHT-OF-WAY
IPF	IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
XS	"X" SCRIBED IN CONCRETE SET	INST, NO,	INSTRUMENT NO.
CM	CONTROLLING MONUMENT	NEC	NORTHEAST CORNER
( )	DEED OR PLAT CALL	NWC	NORTHWEST CORNER
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
			ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER/DEVELOPER:
Steadman Investments, Inc
2200 North Hickory Street
Sherman, TX 75092
Contact: Devon Lewis
Ph: 214-687-2060

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

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 SHANNON HEIGHTS ADDITION BLOCK 3, LOTS 12R-1 & 12R-2 0.296 OF AN ACRE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 BEING ALL OF LOT 12R, BLOCK 3 REPLAT OF SHANNON HEIGHTS ADDITION City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: LGT	Scale: 1"=20'	Project No. 20-0702.2
10194175	Checked by: CRN	Date: 08/08/2022	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS STEADMAN INVESTMENTS INC 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 Lot 12R in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Instrument No. 2021-119, Plat Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said 12R, on the easterly line of a 20-foot alley way, in said Replat of Shannon Heights Addition, and on the northerly right-of-way line of Dupree Avenue;

THENCE North 15°10'46" West, with the westerly line of said Lot 12R, and with the easterly line of said Alley, a distance of 92.84 feet to 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 northwest corner of said Lot 12R, common to the southwest corner of a Lot 10R, in said Replat of Shannon Heights Addition, from which a 1/2-inch iron rod found for the northwest corner of said Lot 10R bears North 15°10'46" West, a distance of 69.00 feet;

THENCE North 74°41'30" East, with the northerly line of said Lot 12R, and with the southerly line of said Lot 10R, a distance of 140.02 feet to a Capped Iron Rod set for the northeast corner of said Lot 12R, common to the southeast corner of Lot 10R, and on the westerly right-of-way line of Hickory Street, from which a 1/2-inch iron rod found for the northeast corner of said Lot 10R bears North 15°07'32" West, a distance of 69.00 feet;

THENCE South 15°07'32" East, with the easterly line of said Lot 12R, and with the westerly right-of-way line of said Hickory Street, a distance of 77.91 feet to a Capped Iron Rod set for the eastern-most southeast corner of said Lot 12R, common to the northerly corner of a right-of-way dedication, in said Replat of Shannon Heights Addition, from which a 1/2-inch iron rod found for the southeasterly corner of said right-of-way dedication bears South 15°07'32" East, a distance of 15.00 feet;

THENCE South 29°47'51" West, with an easterly line of said Lot 12R, and with the northwesterly line of said right-of-way dedication, a distance of 21.24 feet to a Capped Iron Rod set for the southern-most southeast corner of said Lot 12R, common to the southwesterly corner of said right-of-way dedication, and on the northerly right-of-way line of aforesaid Dupree Avenue, from which a 1/2-inch iron rod found for the southeasterly corner of said right-of-way dedication bears North 74°43'14" West, a distance of 15.00 feet;

THENCE South 74°43'14" West, with the southerly line of said Lot 12R, and with the northerly right-of-way line of said Dupree Avenue, a distance of 124.94 feet to the POINT OF BEGINNING and enclosing 0.296 of an acre (12,888 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **STEADMAN INVESTMENTS INC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 12R-1 & 12R-2**, 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: STEADMAN INVESTMENTS INC

BY: _____
Devon Lewis

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Devon Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **STEADMAN INVESTMENTS INC**, 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 **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 12R-1 & 12R-2**, 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 **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 12R-1 & 12R-2**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

BY: **STEADMAN INVESTMENTS INC**

BY: _____
Devon Lewis

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 SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 12R-1 & 12R-2** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNER/DEVELOPER:
Steadman Investments, Inc
2200 North Hickory Street
Sherman, TX 75092
Contact: Devon Lewis
Ph: 214-687-2060

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

REPLAT OF SHANNON HEIGHTS ADDITION BLOCK 3, LOTS 12R-1 & 12R-2 0.296 OF AN ACRE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 BEING ALL OF LOT 12R, BLOCK 3 REPLAT OF SHANNON HEIGHTS ADDITION City of Sherman, Grayson County, Texas

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903-786-6029

TBPLS Firm No.	Drawn by: LGT	Scale: 1"=20'	Project No. 20-0702.2
10194175	Checked by: CRN	Date: 08/08/2022	Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lot 12R in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Instrument No. 2021-119, Plat Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said 12R, on the easterly line of a 20-foot alley way, in said Replat of Shannon Heights Addition, and on the northerly right-of-way line of Dupree Avenue;

THENCE North 15°10'46" West, with the westerly line of said Lot 12R, and with the easterly line of said Alley, a distance of 92.84 feet to 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 northwest corner of said Lot 12R, common to the southwest corner of a Lot 10R, in said Replat of Shannon Heights Addition, from which a 1/2-inch iron rod found for the northwest corner of said Lot 10R bears North 15°10'46" West, a distance of 69.00 feet;

THENCE North 74°41'30" East, with the northerly line of said Lot 12R, and with the southerly line of said Lot 10R, a distance of 140.02 feet to a Capped Iron Rod set for the northeast corner of said Lot 12R, common to the southeast corner of Lot 10R, and on the westerly right-of-way line of Hickory Street, from which a 1/2-inch iron rod found for the northeast corner of said Lot 10R bears North 15°07'32" West, a distance of 69.00 feet;

THENCE South 15°07'32" East, with the easterly line of said Lot 12R, and with the westerly right-of-way line of said Hickory Street, a distance of 77.91 feet to a Capped Iron Rod set for the eastern-most southeast corner of said Lot 12R, common to the northerly corner of a right-of-way dedication, in said Replat of Shannon Heights Addition, from which a 1/2-inch iron rod found for the southeasterly corner of said right-of-way dedication bears South 15°07'32" East, a distance of 15.00 feet;

THENCE South 29°47'51" West, with an easterly line of said Lot 12R, and with the northwesterly line of said right-of-way dedication, a distance of 21.24 feet to a Capped Iron Rod set for the southern-most southeast corner of said Lot 12R, common to the southwesterly corner of said right-of-way dedication, and on the northerly right-of-way line of aforesaid Dupree Avenue, from which a 1/2-inch iron rod found for the southeasterly corner of said right-of-way dedication bears North 74°43'14" West, a distance of 15.00 feet;

THENCE South 74°43'14" West, with the southerly line of said Lot 12R, and with the northerly right-of-way line of said Dupree Avenue, a distance of 124.94 feet to the POINT OF BEGINNING and enclosing 0.296 of an acre (12,888 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Attn: Devon Lewis
Steadman Investments, Inc.
2200 N. Hickory St.
Sherman, TX 75092

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Shannon Heights Addition, Block 3, Lots 12R-1 & 12R-2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Water main must be extended from Shannon to Hickory in accordance with City criteria to serve proposed Lot 12R-2. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
3. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot 12R-1. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. 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.*
5. Three Party Agreement required for Public Infrastructure.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **700 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin (Owner), Andy Griffin (Developer) and Cox Land Surveying Co. (Surveyor) concerning the property located in the 700 Block Farmington Road, being 2.288 acres in the William Martin Survey, Abstract Number 765, in Sherman's Extra Territorial Jurisdiction, as follows:

Planning and Zoning Commission

Final Plat approval of Bexley Addition, Lot 1, Block 1.

Background:

The property is located in the 700 Block Farmington Road between Flanary and Old Dorchester Roads in Sherman's Extra Territorial Jurisdiction . The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

Extra Territorial Jurrisdiction (ETJ)

Origination:

Cindy Griffin (Owner)
Andy Griffin (Developer)
Cox Land Surveying Co. (Surveyor)

Master Plan Designation:

Not included in Master Plan.

Number of notices mailed:

Not Required.

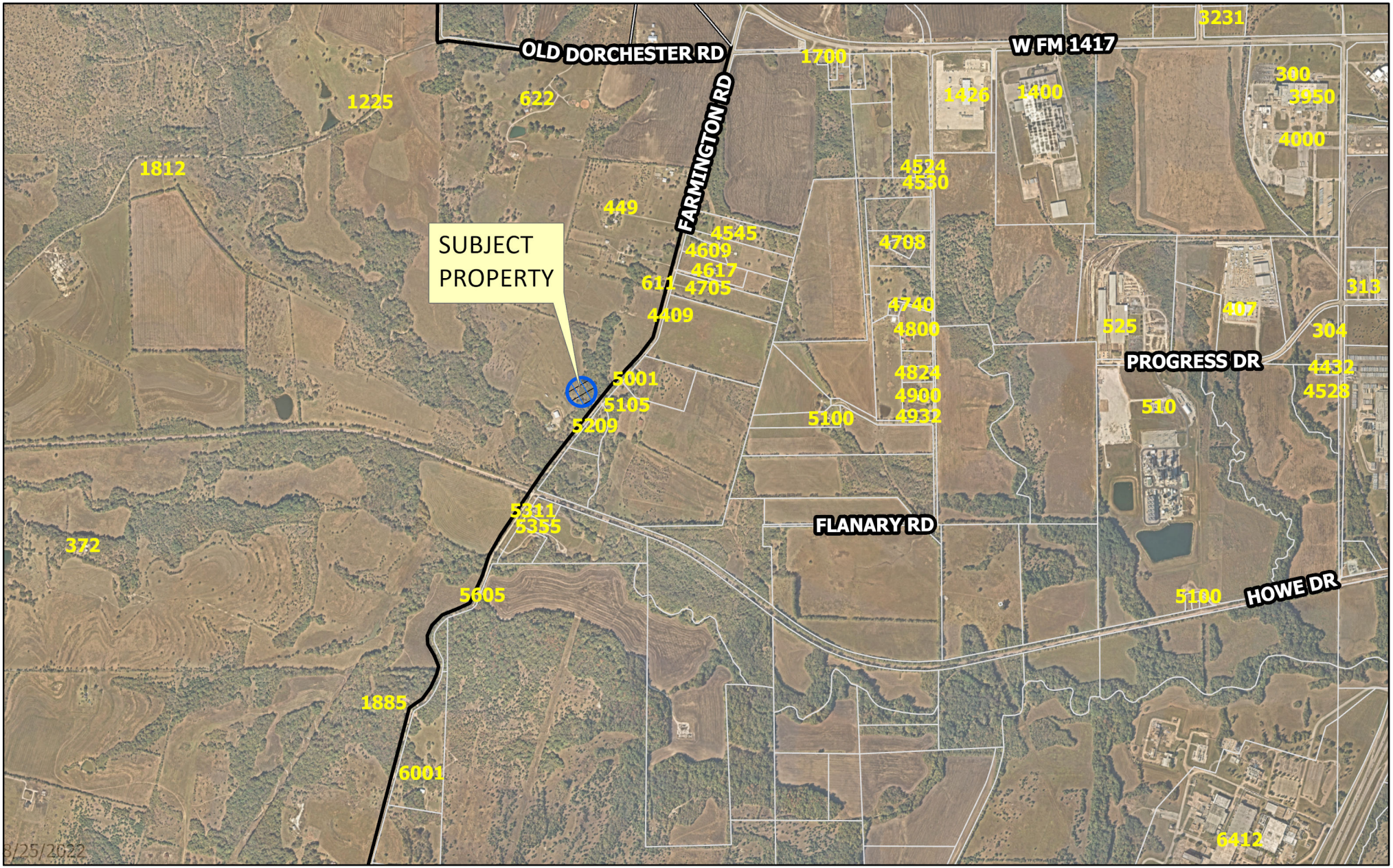
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

700 Blk Farmington

N
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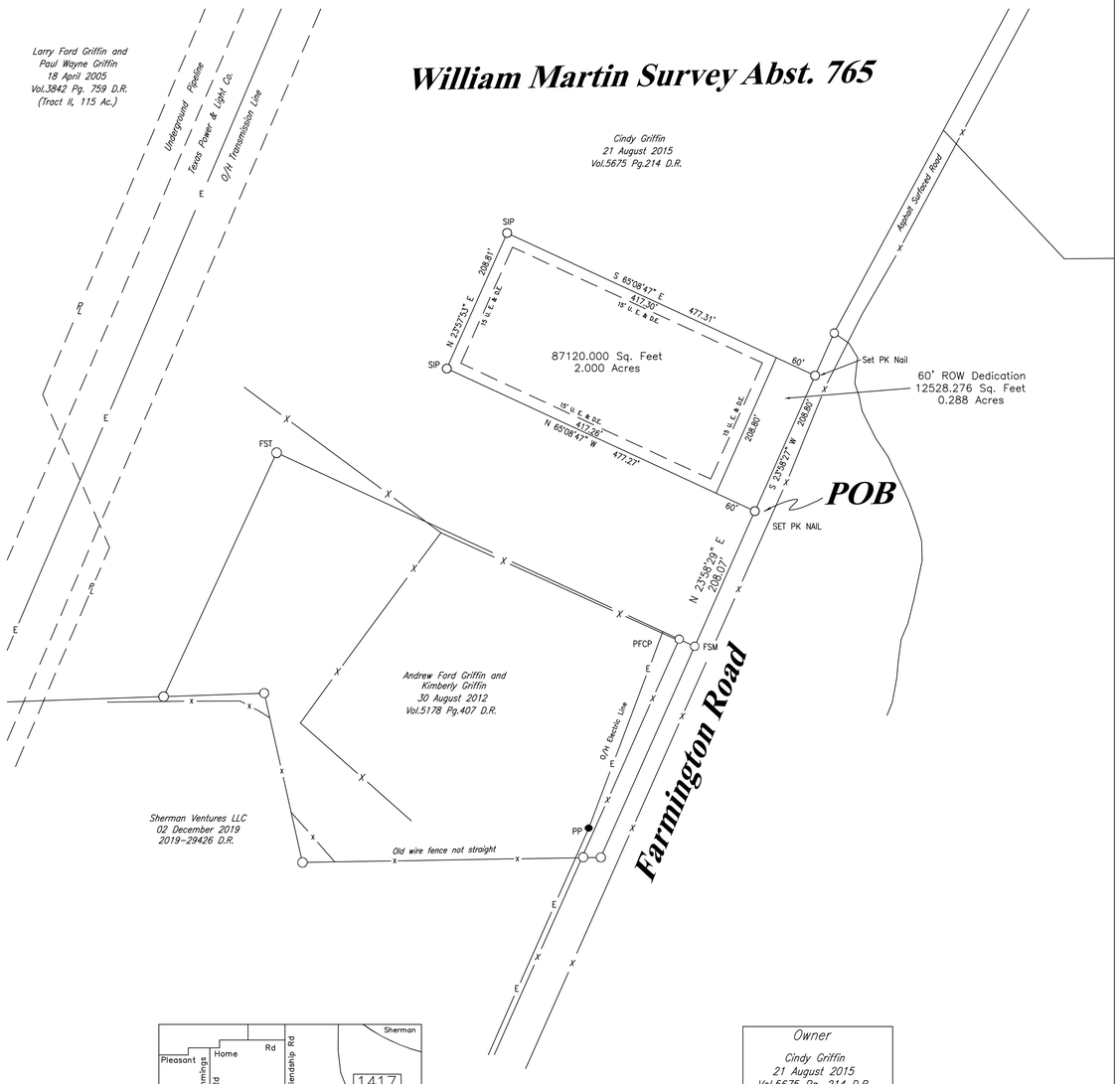
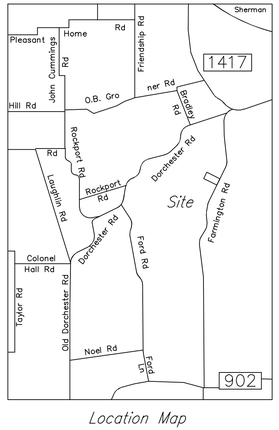
Date: 8/25/2022 9:51 AM

Scale: 1:20,860





Location Map

Owner
Cindy Griffin
21 August 2015
Vol.5675 Pg. 214 D.R.
555 Farmington Road
Sherman, Texas 75090

LEGEND

S3R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
( ) = Deed Calls
-E- = Electric Line
-T- = Telephone Line
-TV- = TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

Copyright 2019, Cox Land Surveying Co.

SCALE: 1"= 100'

COX LAND SURVEYING CO.
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

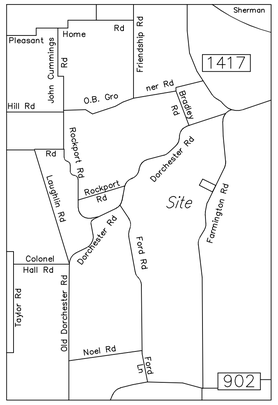
FINAL PLAT of the
Bexley Addition
Lot 1 Block One, 2.288 Acres
William Martin Survey Abst.No.765
County of Grayson
State of Texas
Sheet One

Drawn by: MJC
Check by: DKC
Job No. 22-14107-F
Firm # 10005500
Date: 26 May 2022

FINAL PLAT of the

Bexley Addition

County of Grayson State of Texas



Location Map

Acceptance

Approved this _____ day of _____, 2022, *By the City Planning Commission to the City of Sherman, Texas.*

_____ Chairman

_____ Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

_____ Mayor, City of Sherman, Texas

_____ Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Bexley Addition, an addition to the City of Sherman, Texas was submitted to the City Council on the ____ day of _____ 2022, and the City Council by formal action then and there accepted the dedication of the street, alleys,easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2022

_____ Clerk, City of Sherman, Texas

*** * OWNERS DEDICATION * ***

State of Texas
County of Grayson

Whereas I, Cindy Griffin, is the owner of that certain tract or parcel of land situated in the William Martin Survey, Abstract Number 765, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Cindy Griffin, filed 21 August 2015, and Recorded in Volume 5675 Page 214 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a set PK Nail, said nail being North 23 degrees 58 minutes 29 seconds East, a distance of 208.07 feet from the northeast corner of a tract as described in deed to Andrew Ford Griffin and Kimberly Griffin, filed 30 August 2012, and Recorded in Volume 5178 Page 407 of said Deed Records, said nail also being in Farmington Road;

Thence: North 65 degrees 08 minutes 47 seconds West, a distance of 477.27 feet to a set $\frac{1}{2}$ inch Steel Square Tubing for the southwest corner of this tract;

Thence: North 23 degrees 57 minutes 53 seconds East, a distance of 208.81 feet to a set $\frac{1}{2}$ inch Steel Square Tubing for the northwest corner of this tract;

Thence: South 65 degrees 08 minutes 47 seconds East, a distance of 477.31 feet to a set PK Nail for the northeast corner of this tract, and being on the east line of said Cindy Griffin tract, said nail also being in said Farmington Road;

Thence: South 23 degrees 58 minutes 27 seconds West, with the east line of said Cindy Griffin tract, and in said Farmington Road, a distance of 208.80 feet to the POINT OF BEGINNING and containing 2.288 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cindy Griffin does hereby adopt this plat designating the herein described property as Lot 1 Block One, of the Bexley **Addition** to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

_____ Cindy Griffin

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Cindy Griffin**, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____2022,

_____ Notary Public, State of Texas

* * * SURVEYORS CERTIFICATION * * *

KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor, do hereby state that this plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated: that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

26 May 2022

_____ Don K. Cox, Texas Registered Professional Land Surveyor Number 4577

LEGEND

S3R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
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GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

Copyright 2019, Cox Land Surveying Co.

SCALE: 1"= 100'

COX LAND SURVEYING CO.
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Bexley Addition
Lot 1 Block One, 2.288 Acres
William Martin Survey Abst.No.765
County of Grayson
State of Texas
Sheet Two

Drawn by: MJC
Check by: DKC
Job No. 22-14107-F
Firm # 10005500
Date: 26 May 2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Cindy Griffin
555 Farmington Rd.
Sherman, TX 75090

Cox Land Surveying Co.
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Final Plat of Bexley Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show ownership block on both pages of plat.
2. Dedicate a 15' Drainage & Utility Easement along street frontage of Farmington Road only. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *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: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **401 EAST HIGHWAY 82**

The request of Walmart Real Estate Business Trust (Owner), Crystal Walker, Benchmark Group (Representative), Kimley-Horn and Associates (Engineer) and Fred D. Ostrosky (Architect) concerning the property located at 401 East Highway 82, being Lot 1B, Block 1 of Wal-Mart Addition Section 1, Replat 1A and 1B, Block 1, as follows:

Planning and Zoning Commission

Site Plan approval of Wal-Mart Canopy addition.

Background:

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

The following has been approved for this location:

- August 14, 1984 - Zone Change from R-1 (One Family Residential) District to C-2 (General Commercial) District
- September 17, 1992 - Construction Code Board - To allow the encroachment into the required 60' open space
- October 12, 1993 - Variance to allow overhead doors facing a highway and to not require a screening device adjacent to residential property and to allow 2 free-standing signs
- October 12, 1983 - Zone Change from R-1 (One Family Residential) District to C-2 (General Commercial) District
- December 14, 1993 - Variance to allow trash containers without the required screening device
- June 11, 2002 - Temporary Use Permit to allow a Snow Cone Stand for 1 year
- March 11, 2003 - Temporary Use Permit to allow a Snow Cone Stand for 1 year
- April 22, 2014 - Variance to allow wall signs to total 578 square foot in lieu of 300 square feet permitted in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District

Adjacent Zoning:

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

Origination:

Walmart Real Estate Business Trust (Owner)
Crystal Walker, Benchmark Group (Representative)
Kimley-Horn and Associates (Engineer)
Fred D. Ostrosky (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:

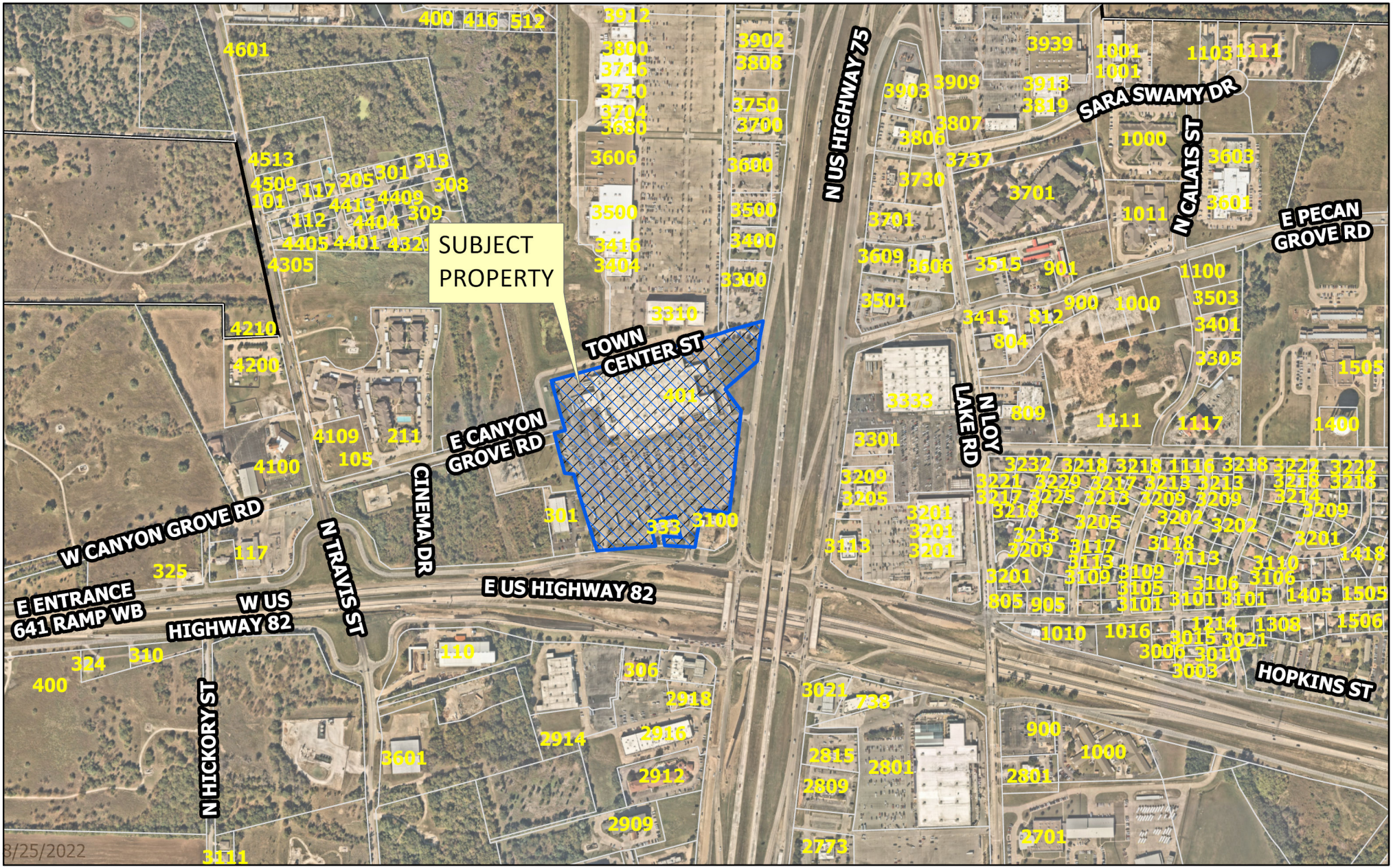
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Site Plan
Elevations
AJAX Machine w/ Canopy
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

401 E Hwy 82

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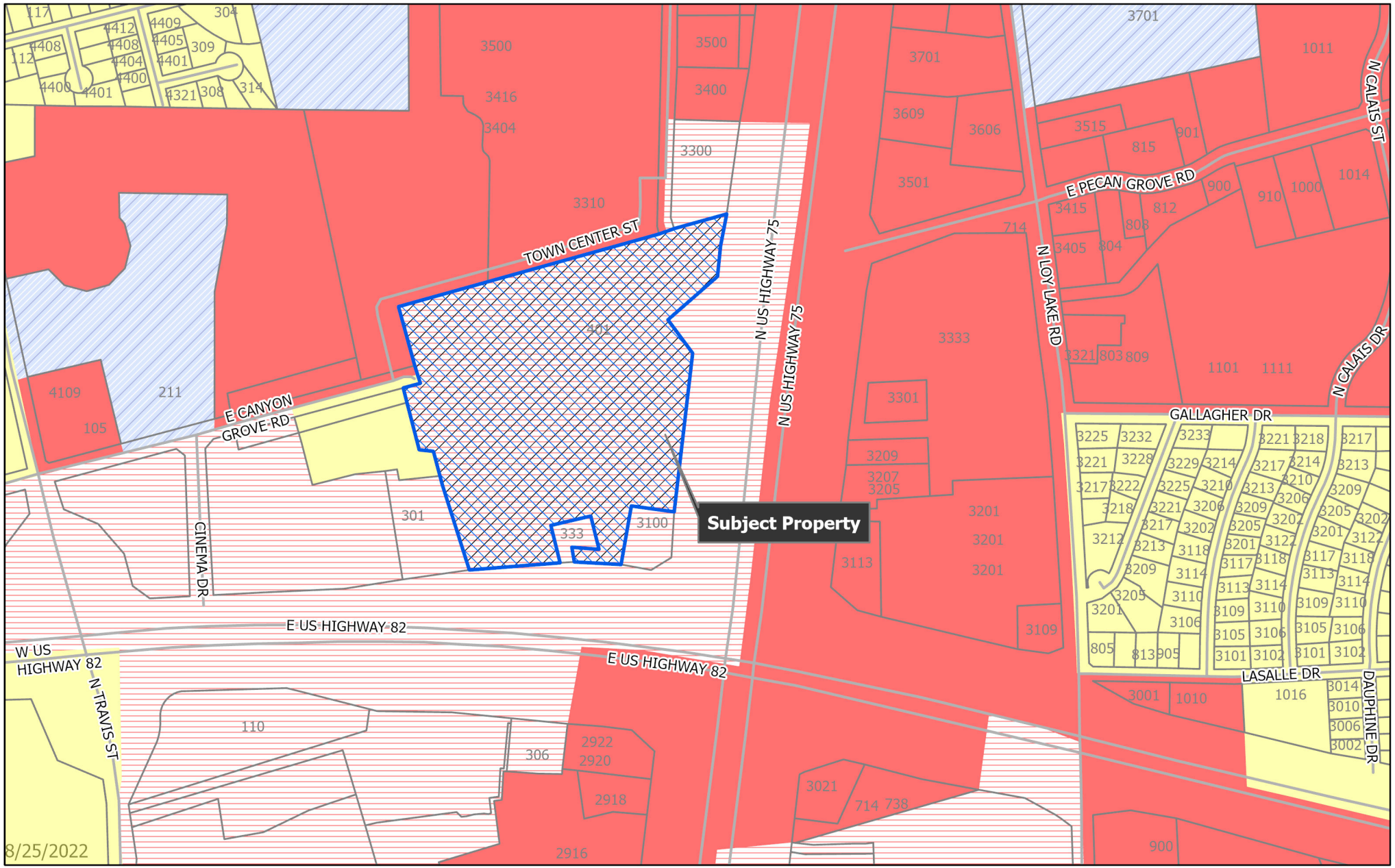
Date: 8/25/2022 9:51 AM

Scale: 1:8,544



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8/25/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

401 E Hwy 82

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W E
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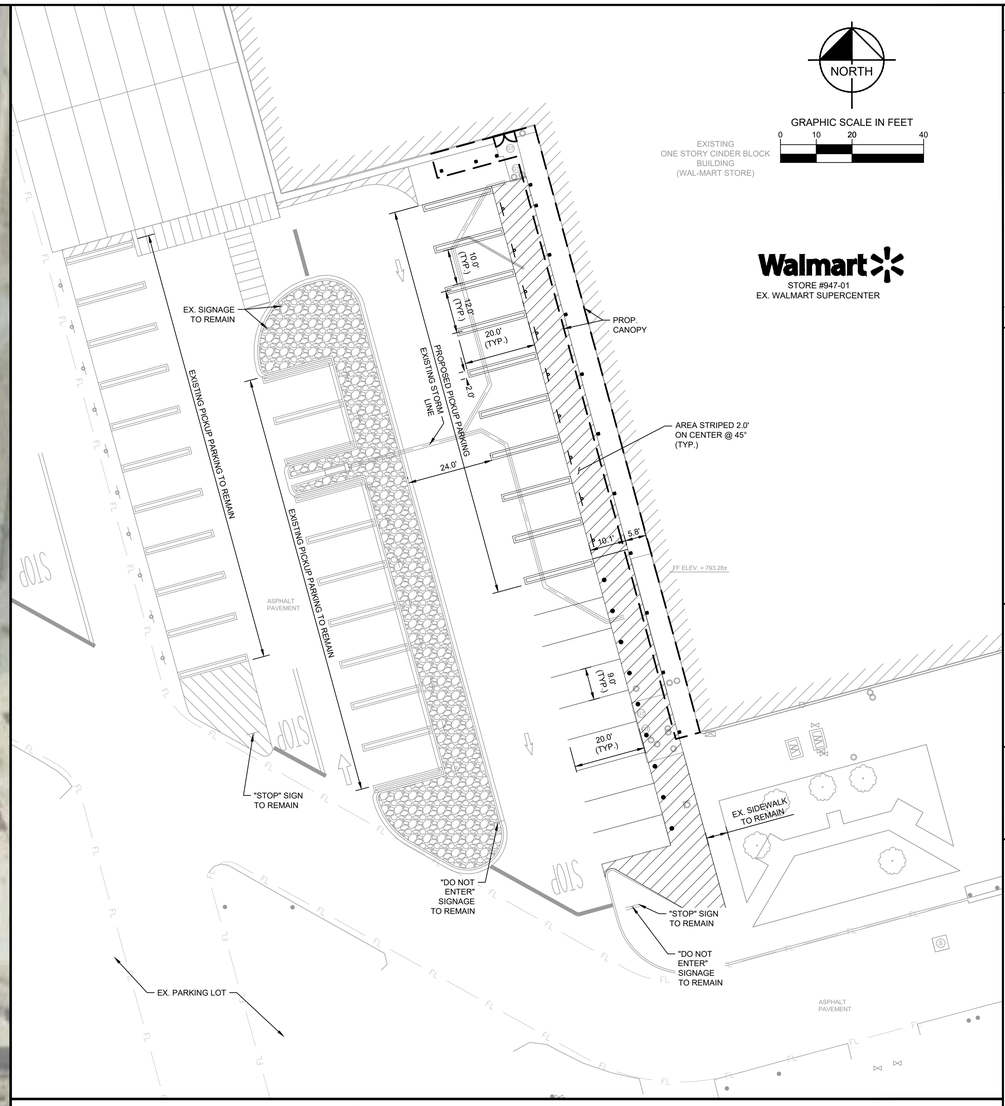
Scale: 1:5,502

Date: 8/25/2022 9:51 AM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Walmart

STORE #947-01

UNIFIED COMMERCIAL DEVELOPMENT - SITE PLAN

PLANNING AND ZONING COMMISSION
CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____,
by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman

_____
Secretary

SITE DATA SUMMARY TABLE

LOT DESIGNATION	LOT 1, BLOCK 1, WALMART ADDITION, SECTION 1
ZONING	C-1, AND US HWY 82 AND 75 OVERLAY
LOT AREA / SQ. FT. AND AC	974,280.48 SQ. FT. 22.37 AC
EX. BUILDING AREA	204,188± SQ. FT.
BASE ZONING PARKING REQUIRED	1,028 SPACES (1 SPACE / 200 SF)
EXISTING PARKING PROVIDED	1036 SPACES
TOTAL PARKING PROVIDED	1045 SPACES

LEGAL DESCRIPTION OF PROPERTY

22.37 ACRES (974,280.48 SQ. FT.)

BEING ALL OF LOT 1, BLOCK1 OF WAL-MART ADDITION, SECTION 1, AN ADDITION TO THE CITY OF SHERMAN ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 69, PLAT RECORDS GRAYSON COUNTY, TEXAS.

SITE NOTE

1. THE PURPOSE OF THIS SITE PLAN IS TO ADD A BUILDING CANOPY AND RESTRIPE FOR NEW PICKUP PARKING

THE EXISTING LANDSCAPE IS NOT BEING EFFECTED IN THE SCOPE OF WORK.

SITE PLAN

WALMART ADDITION, SECTION 1
LOT 1, BLOCK 1
22.37 ACRES
J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARATION DATE: AUGUST 11, 2022

OWNER/APPLICANT:
WAL-MART REAL ESTATE BUSINESS TRUST
2001 S.E. 10TH STREET
BENTONVILLE, ARKANSAS 72716-0550
CONTACT: COLIN HOLMES

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX. 75034
PHONE (972) 335-3580
FAX (972) 335-3779
CONTACT: CAROLYN KOCH, P.E.

No.	REVISIONS	DATE

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

DO NOT RELEASE FOR CONSTRUCTION
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer CAROLYN KOCH
P.E No. 127259 Date 08/11/2022

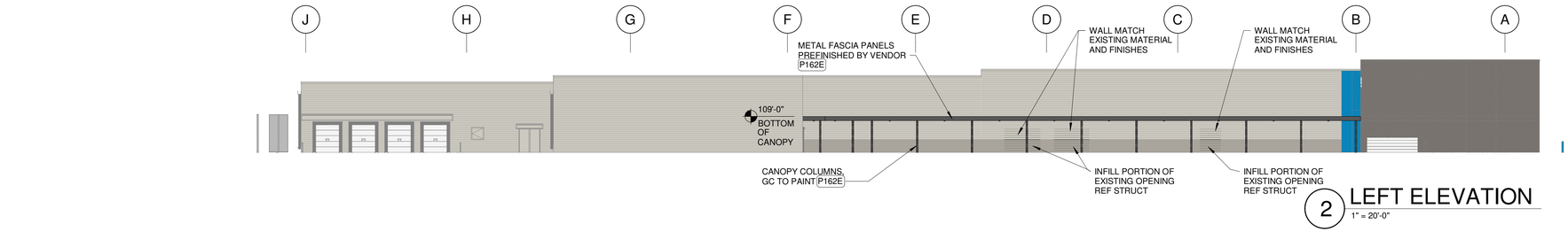
SCALE AS SHOWN
DESIGNED BY CRH
DRAWN BY CRH
CHECKED BY CAK

Walmart
STORE #947-01
BUILDING EXPANSION
401 E. US HIGHWAY 82
SHERMAN, TEXAS

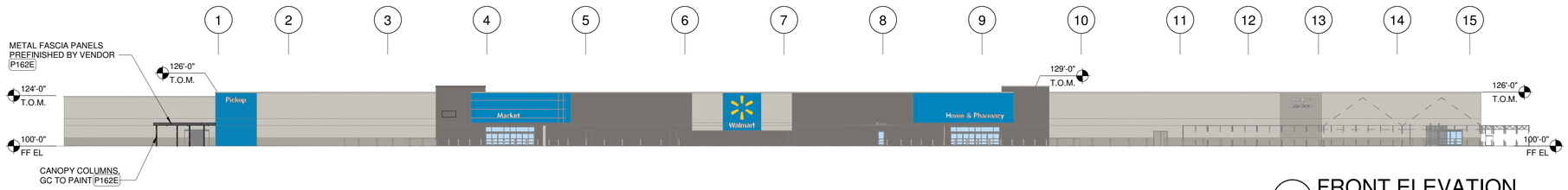
DATE 08/11/2022
PROJECT NO. 63362685
SHEET NUMBER 1 OF 1

COLOR LEGEND

P162E	BLACK GRAY



2 LEFT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 30'-0"

Frederick D. Ostrosky
ARCHITECT
479-636-5004
SUITE 3961
1805 N 2ND ST
ROGERS, AR 72756
JOB NO: 29983
DESIGNED BY: RKJ

STIPULATION FOR REUSE

CONTENTS HEREIN ISSUED WITH ITS ISSUE DATE ON 07/07/22 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR ON A LATER DATE. ANY REUSE OF THIS DRAWING FOR REFERENCE OR OTHERWISE WITHOUT THE EXPRESS CONSENT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY REPRODUCTION OF THIS DRAWING FOR REUSE BY ANY MEANS WHATSOEVER IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart

SHERMAN, TX

STORE NO: 00947

JOB NUMBER: 29983 | PROTO: 188

ISSUE BLOCK

CHECKED BY:	MZA
DRAWN BY:	RKJ
PROTO CYCLE:	06/24/22
DOCUMENT DATE:	07/07/22

EXTERIOR ELEVATIONS

SHEET: A2

7/20/2022 3:03:36 PM
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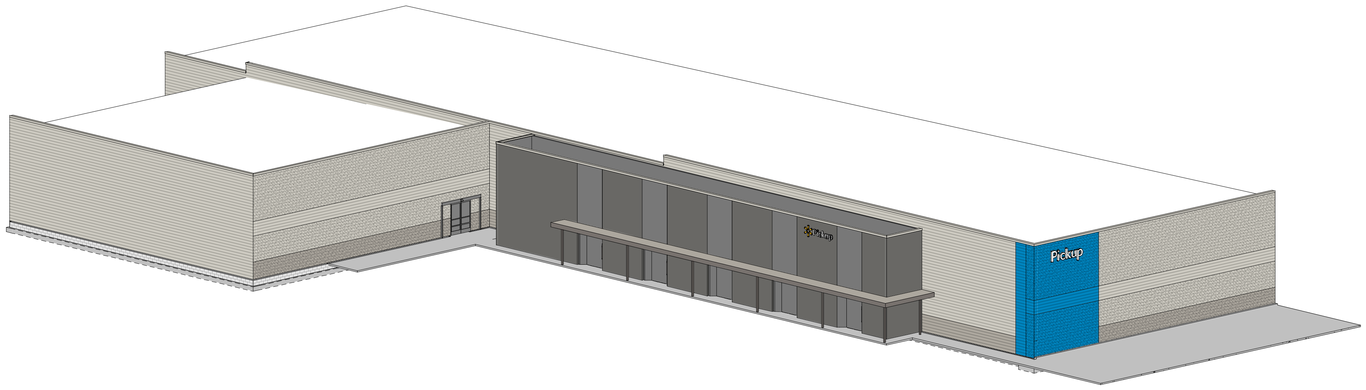
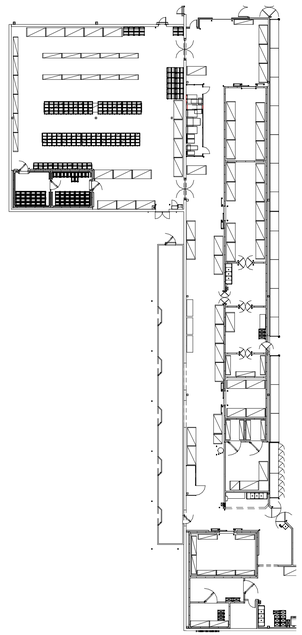
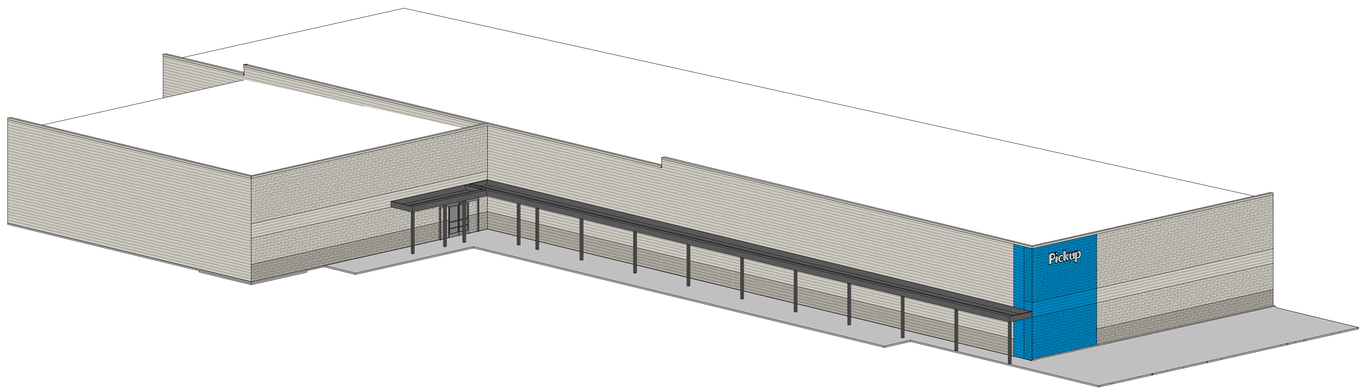
AJAX MACHINE TIMELINE:

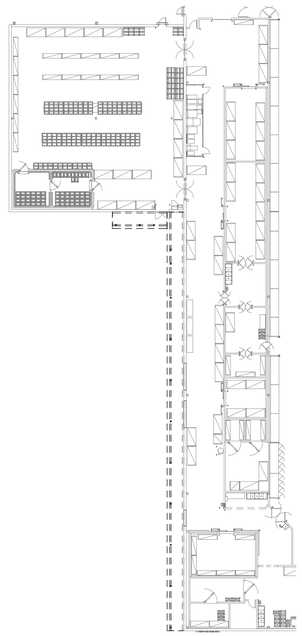
- PWO: 06/14/22
- OTP: 07/18/22
- PLANNING & ZONING COMMISSION MEETING: 09/20/22
- CITY COUNCIL MEETING: 10/17/22
- PROJECTED PERMIT APPROVAL WITH BUILDING DEPARTMENT (3WK REVIEW/COMMENTS/ 3WK REVIEW): 11/07/22
- CONSTRUCTION START: 1/02/23
- CONSTRCUTION END: 02/22/23





AJAX MACHINE EXISTING TO REMAIN





AJAX MACHINE REMOVED, NEW ASSOCIATE CANOPY ADDED

Frederick D. Ostrosky
ARCHITECT
fdo@COX.NET
479-636-5004
SUITE 3961
1805 N 2ND ST
ROGERS, AR 72756
JOB NO: 29983
DESIGNED BY: RKJ

STIPULATION FOR REUSE
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 07/07/22 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A LATER TIME. ANY REUSE OF THIS DRAWING FOR REFERENCE OR OTHERWISE BY ANY PERSON OR ENTITY REQUIRES THE SERVICES OF PROPERLY LICENSED AND REGISTERED ARCHITECTS. ANY REPRODUCTION OF THIS DRAWING IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart
SHERMAN, TX
STORE NO: 00947
JOB NUMBER: 29983 | PROTO: 188

ISSUE BLOCK

CHECKED BY:	MZA
DRAWN BY:	RKJ
PROTO CYCLE:	06/24/22
DOCUMENT DATE:	07/07/22

AJAX PROPOSAL

SHEET: 00

8/18/2022 11:39:07 AM
C:\Users\rkj\Documents\Local Saves\00947_Sherman_TX_ARCH-CSP_V39_RKJ.rvt

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Walmart Real Estate Business Trust
2608 SE J St
Bentonville, AR 72716

Kimley-Horn and Associates
6160 Warren Pkwy, STE 210
Frisco, TX 75034

Crystal Walker
Benchmark Group
1805 N 2nd St
Rogers, AR 72756

Frederick D Ostrosky
1805 N 2nd St, STE 3961
Rogers, AR 72756

Dear Applicants,

The request for a Site Plan approval of a Wal-Mart Canopy addition located at 401 East Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District/O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; 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. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Parking must be provided 1 space for every 200 square feet of gross floor space. *(Chapter 14, Exhibit A, Section 6.6 (4))*
7. All finishes shall be masonry, masonry veneer, or concrete siding. *(Chapter 14, Exhibit A, Section 6.13.1)*
8. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
10. 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.
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 Site Plan was approved.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of 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: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **3400-4000 BLOCKS WEST LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract Number 1209, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 3400-4000 Blocks West Lamberth Road, between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development). The owner would like to plat the property into one lot for a Multi-Family development.

The following has been approved for this location:

- May 17, 2022 - Planned Development approval under Ordinance No. 2280, Section 6.12, for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ).
- May 17, 2022 - Zone change approval for Hickory Hill Planned Development under Ordinance No. 2280, Section 6.12, Subsection (5)(A), and Section 12, from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District.
- August 16, 2022 - Site Plan for Hickory Hill.

Adjacent Zoning:

R-A (Single Family Agricultural) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Sherman Hickory Hill, LLC (Owner)
Dobie Development Group (Developer)
Sevan Multi-Site Solutions
Spiars Engineering, Inc. (Engineer/Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

Not Required.

Objections Received:

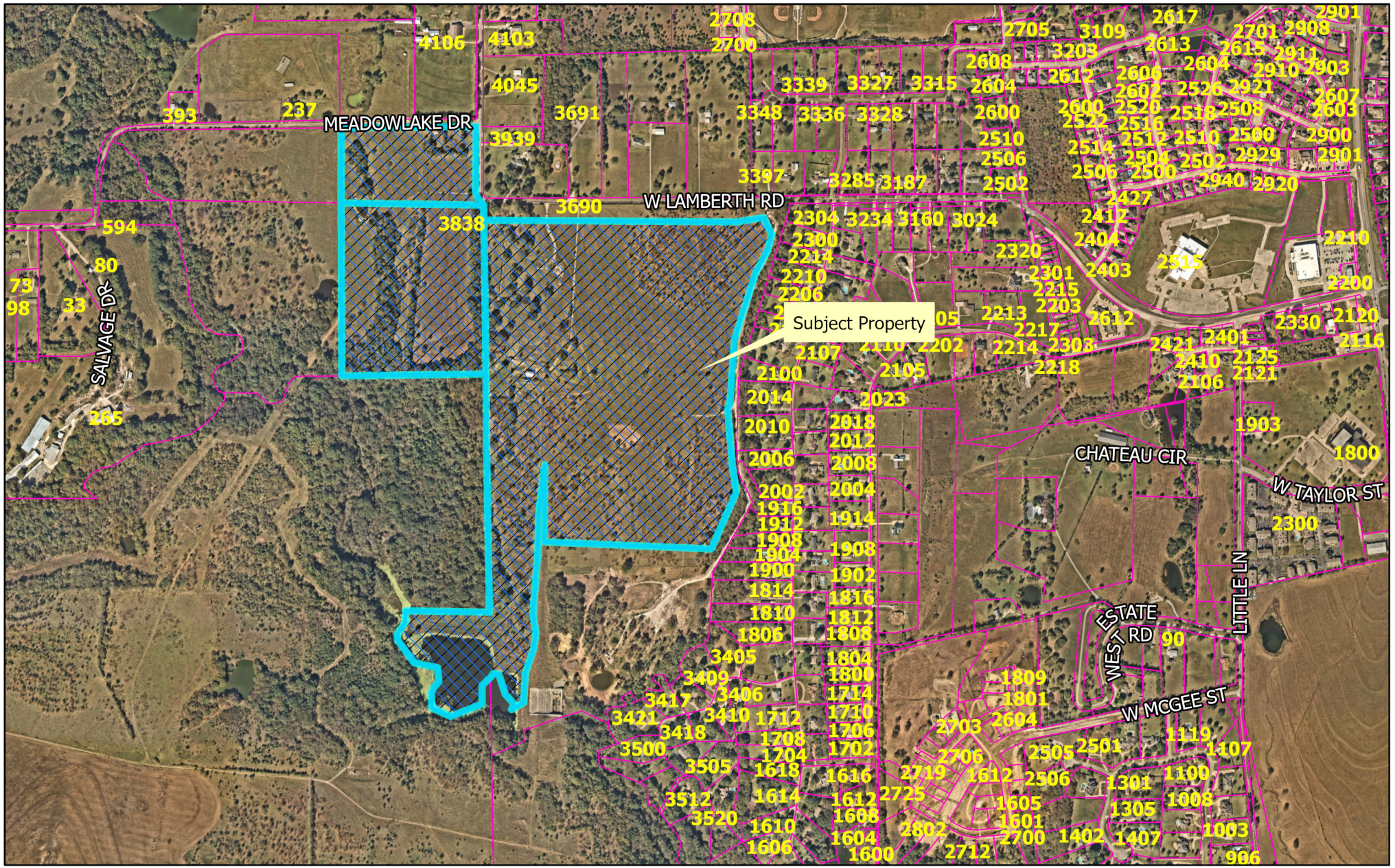
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



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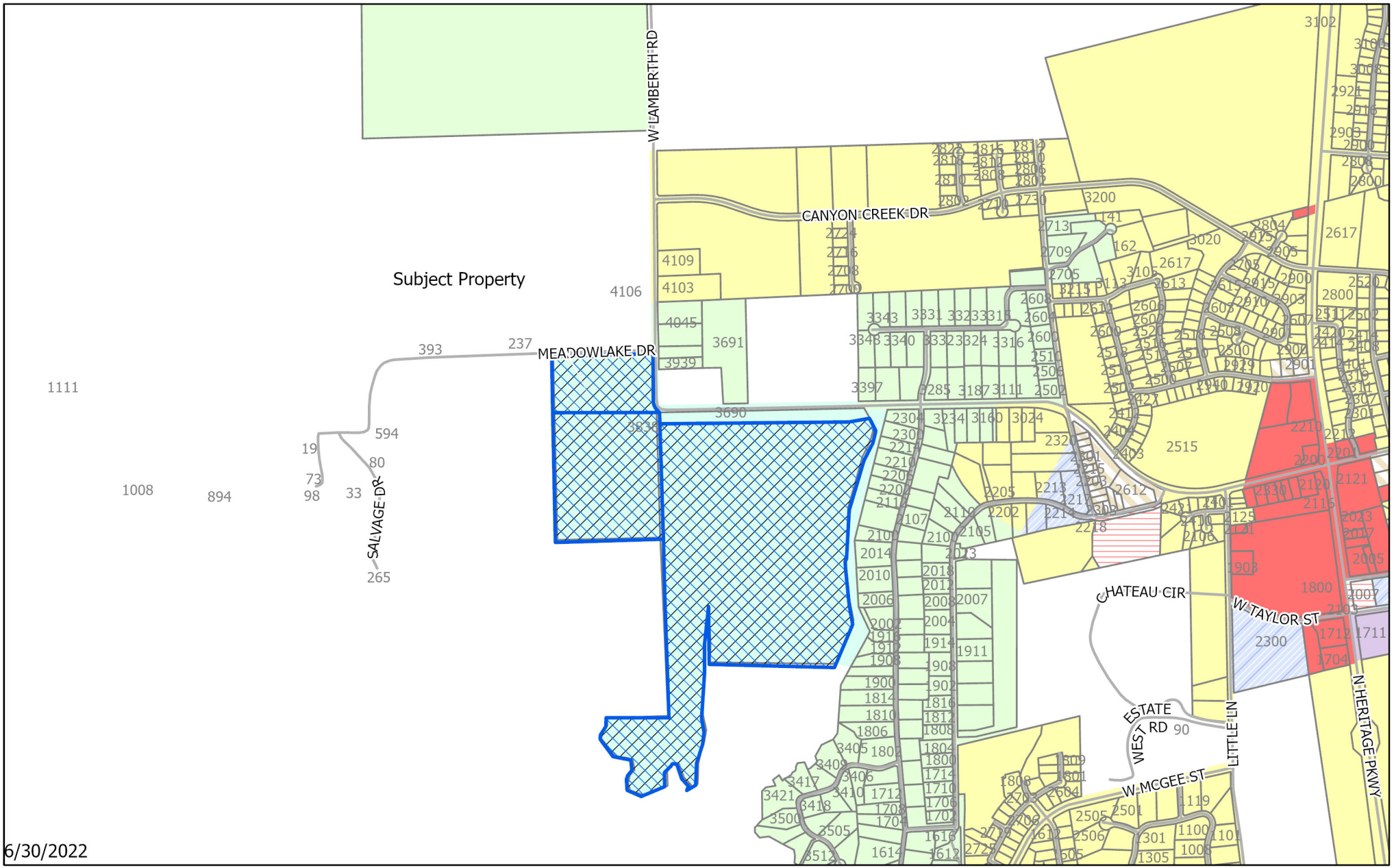
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(3400-4000 W Lamberth Rd)

Date: 4/28/2022 2:07 PM

Scale: 1:11,014



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map
(3400-4000 W Lamberth)

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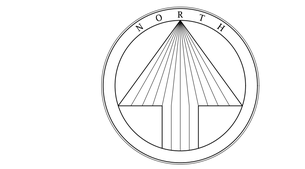
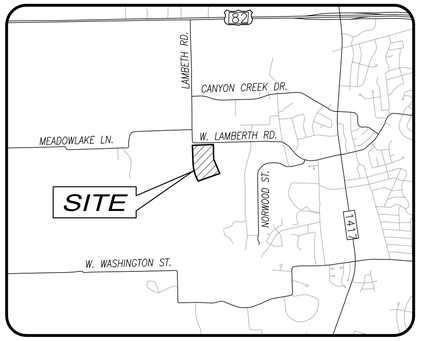
Scale: 1:14,660

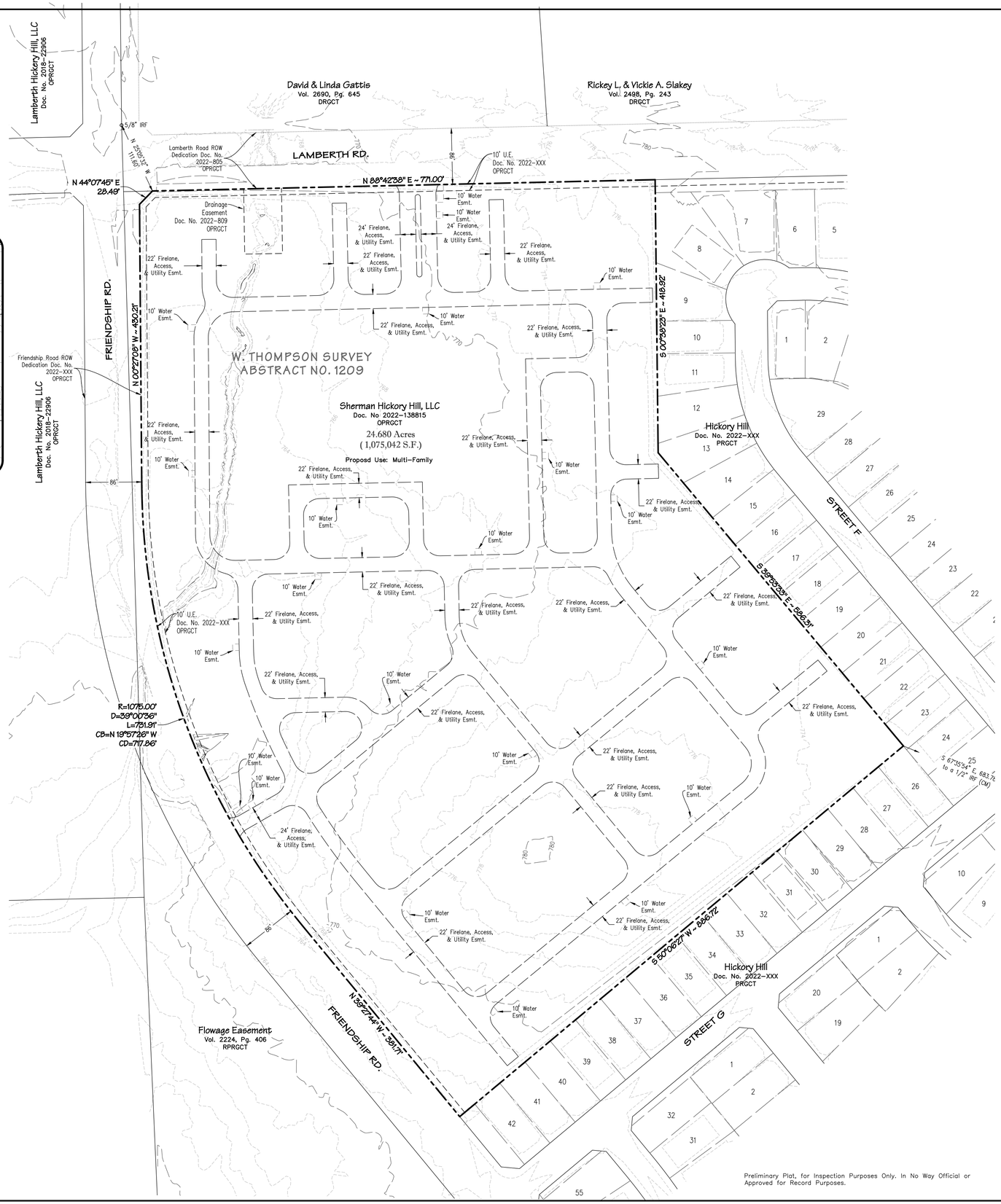
Date: 6/30/2022 10:18 AM





LOCATION MAP / KEY MAP
N.T.S.

LEGEND (Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Sherman Hickory Hill, LLC, is the owner of a portion of a tract of land conveyed to by deed recorded in Document No. 2022-138815 of the Official Public Records, Grayson County, Texas (OPRCT), situated in the W. Thompson Survey, Abstract No. 1209, City of Sherman, Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of a right-of-way dedication to the City of Sherman, recorded in Document No. 2022-805 OPRGCT, from which a 5/8" iron rod found for the northwest corner thereof bears N 25°05'32" W, 111.60 feet;

THENCE into and through said Hickery Hill tract, the following:

N 88°42'38" E, 771.00 feet;

S 00°38'23" E, 418.92 feet;

S 39°53'33" E, 586.31 feet to a point from which a 1/2" iron rod found for an easterly corner of said Hickery Hill tract bears S 67°35'54" E, 683.78 feet;

S 50°06'27" W, 886.72 feet;

N 39°27'44" W, 381.71 feet;

A tangent curve to the right having a central angle of 39°00'36", a radius of 1075.00 feet, a chord of N 19°57'26" W – 717.86 feet, an arc length of 731.91 feet;

N 00°27'08" W, 430.21 feet;

And N 44°07'45" E, 28.49 feet to the POINT OF BEGINNING with the subject tract containing 1,075,042 square feet or 24.680 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SHERMAN HICKORY HILL, LLC, do hereby adopt this plat designating the hereinabove described property as HICKORY HILL MULTIFAMILY, an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

Witness our hands at Grayson County, Texas, this _____ day of _____, 2022.

SHERMAN HICKORY HILL, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS — REGISTERED — PROFESSIONAL — LAND SURVEYOR
DARREN K. BROWN
5252

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

_____ _____
Chairman, City of Sherman Date
Planning and Zoning Commission

PRELIMINARY PLAT

HICKORY HILL MULTI FAMILY

LOT 1, BLOCK A
BEING 24.680 ACRES
IN THE
W. THOMPSON SURVEY, ABSTRACT NO. 1209
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Dobbie Development Group
Boulder, Colorado
Telephone (505) 400-7100
Contact: Jim Dobbie

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown

Scale: 1" = 80' August, 2022 SEI Job No. 22-131

Plotted by: Jabolt Plot Date: 8/23/2022 11:07 AM
Drawing: G:\2022 JOBS\22-131 Hickory Hill SFFR\CAD\Preliminary\21-131 Preliminary Plat.dwg Saved By: Jabolt Save Time: 8/23/2022 11:04:01 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Attn: Jim Dobbie
Dobbie Development Group
1220 Claremont
Boulder, CO 80305

Attn: Darren Brown
Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Hickory Hill Multifamily has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Call out and show legal corners on all inflection points. Set points if necessary. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Final Plat layout shall meet City standards. Coordinate with Engineering Department for example of required plat layout. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. P&Z Commission and City Council signature blocks do not meet standard. Corrected appropriately. *Chapter 10.05, Section 6*
5. P&Z Commission and City Council signature blocks do not meet standard. Correct appropriately on Final Plat. *Chapter 10.05, Section 6*
6. Dedicate a 15' Utility Easement along Lamberth Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Dedicate a 15' Utility Easement along Friendship Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Coordinate with Engineering Department in regards to possible additional ROW at Lamberth & Friendship intersection.
9. Verify fire requirements and code compliance with Fire Marshal. Fire Lanes are a minimum of 24' in width. *Code of Ordinances Chapter 3.02(c)*
10. Drainage structures outside of Friendship Road right of way shall be in a dedicated Drainage Easement.
11. Internal water and sewer lines will be privately owned and maintained.
12. Remove Fire lane, Access, & Utility Easement (FAU) from plat.

13. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
14. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
15. 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)*
16. 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.*
17. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
18. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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

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

Respectfully,

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

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

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **304 SOUTH LOVING AVENUE**

The request of Lopresti Family Living Revocable Trust (Owner), Anthony Lopresti (Representative) and Underwood Drafting & Surveying (Surveying) concerning the property located at 304 South Loving Avenue, being 0.347 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Lopresti Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lopresti Family Living Revocable Trust (Owner)
Anthony Lopresti (Representative)
Underwood Drafting & Surveying (Surveying)

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:

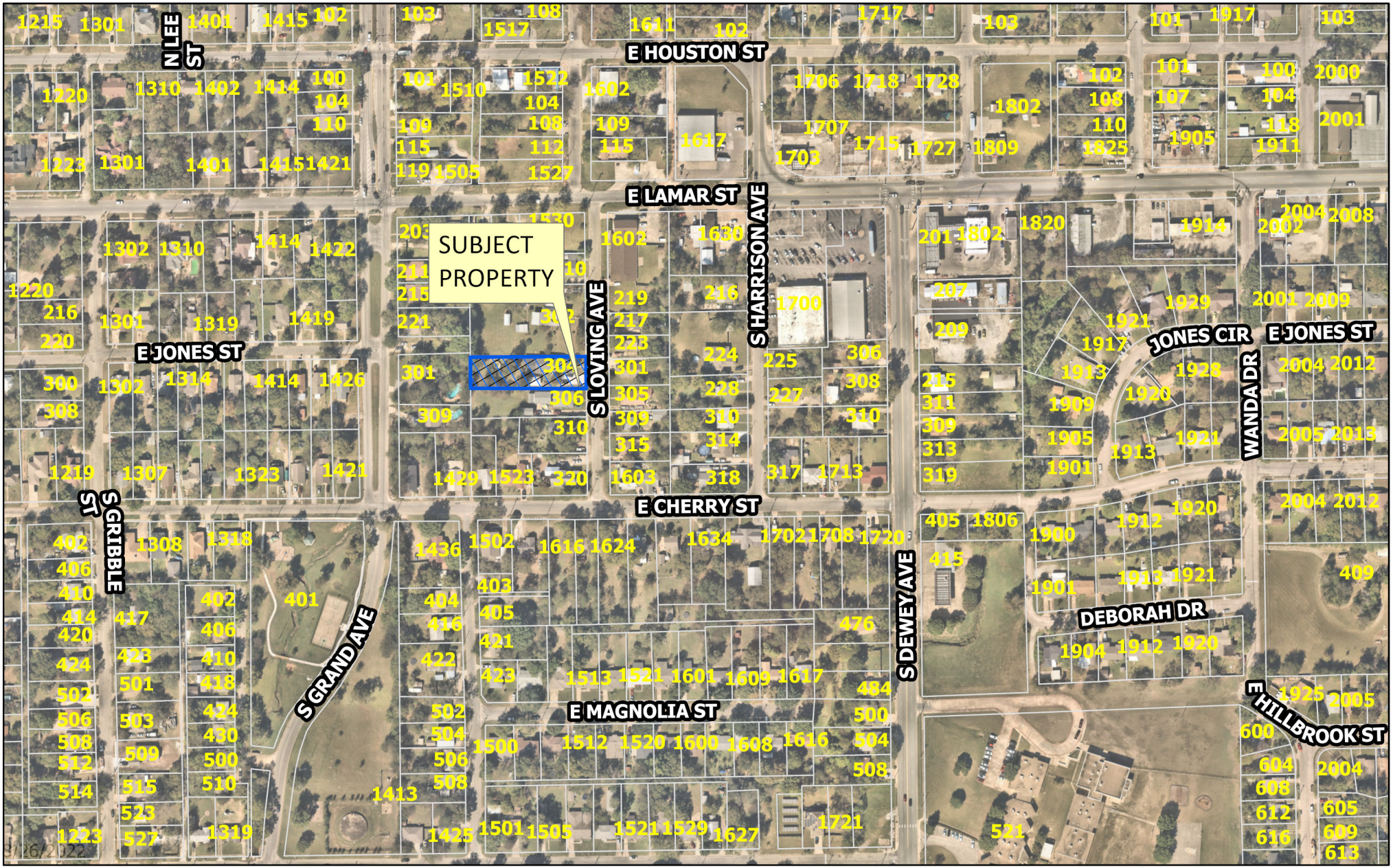
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



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3/26/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

304 S Loving

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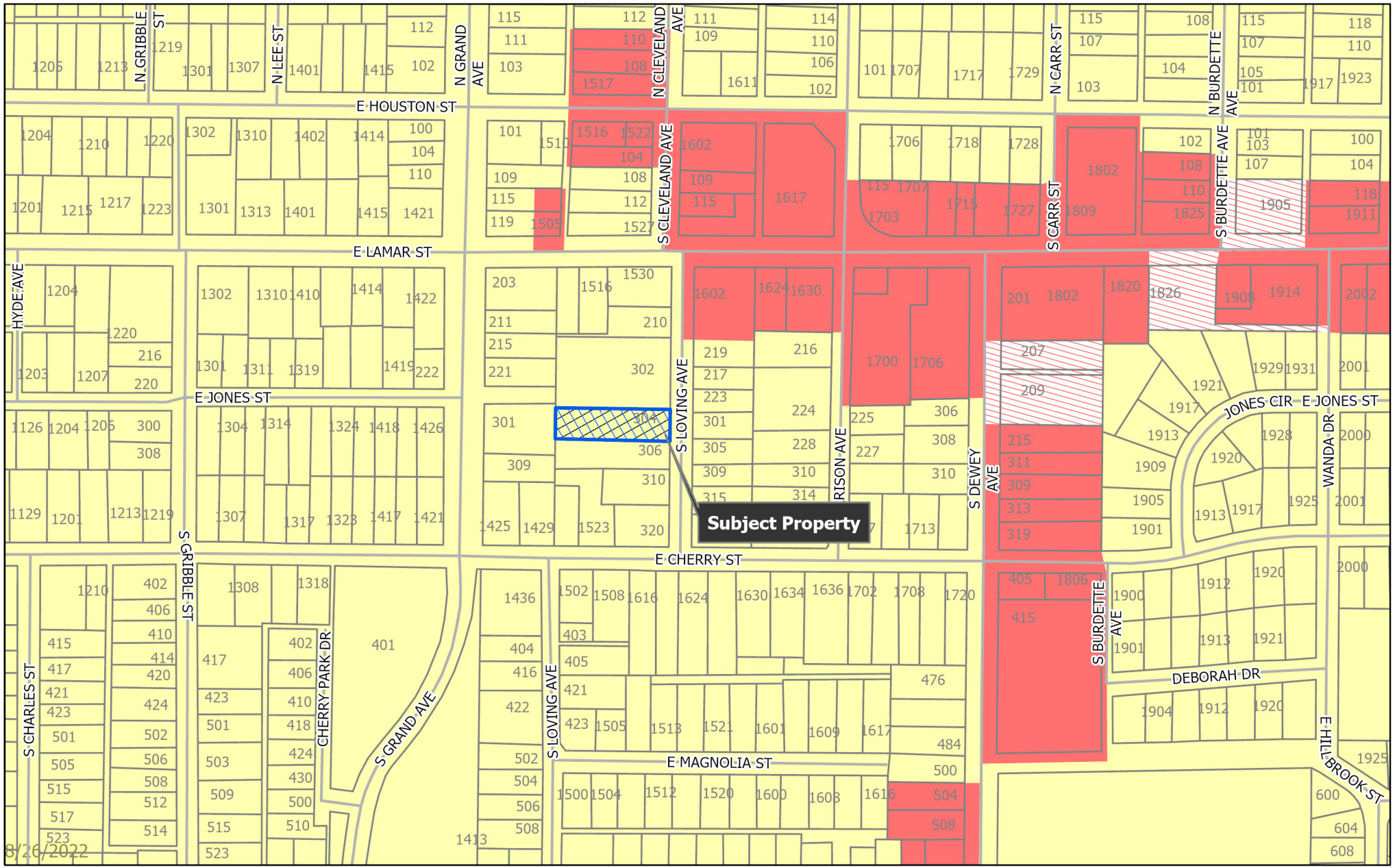
Date: 8/25/2022 4:55 PM

Scale: 1:3,500



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

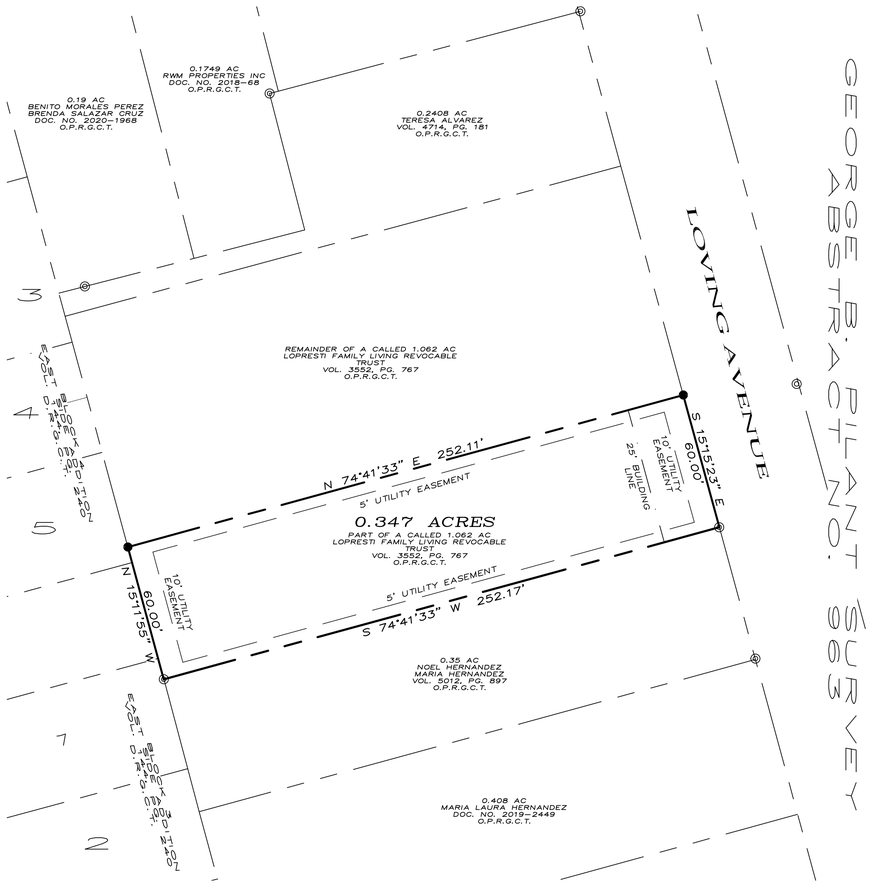
304 S Loving

N W E S

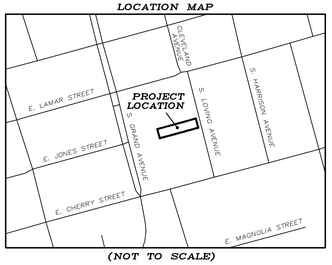
Scale: 1:3,521

Date: 8/26/2022 11:23 AM

JOB NO. 22070766



LOCATION MAP



(NOT TO SCALE)

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

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

NORTH

FINAL PLAT
LOPRESTI ADDITION
Being a part of the George B. Pilant Survey, Abstract Number 963. Being in the City of Sherman, Grayson County, Texas. Containing 0.347 acres of land

08-23-22

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
LOPRESTI FAMILY LIVING REVOCABLE TRUST
302 SOUTH LOVING AVENUE
SHERMAN, TX 75090

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

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

SHEET 1 OF 2

JOB NO. 22070766

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of George B. Pilant Survey, Abstract No. 963 and being a called 1.062 acre tract of land conveyed to Lopresti Family Living Revocable Trust as recorded in Volume 3552, Page 767, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southwest corner of said 1.062 acre tract, common to the northwest corner of a 0.35 acre tract of land described in the deed to Noel Hernandez and Maria Hernandez, recorded in Volume 5012, Page 897, said Official Public Records;

Thence North 15°11'55" West, with the westerly line of said 1.062 acre tract, a distance of 60.00 feet to a set 1/2" steel rod;

Thence North 74°41'33" East, over and across said 1.062 acre tract, a distance of 252.11 feet to a set 1/2" steel rod;

Thence South 15°15'23" East, with the easterly line of said 1.062 acre tract, a distance of 60.00 feet to a 1/2" steel rod found for the southeast corner of said 1.062 acre tract, common to the northeast corner of aforesaid 0.35 acre tract;

Thence South 74°41'33" West, with the southerly line of said 1.062 acre tract, and with the northerly line of said 0.35 acre tract, a distance of 252.17 feet to the Point of Beginning and containing 0.347 acres, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, LOPRESTI ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

ACCEPTANCE

Approved this _____ day of _____ 2022, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0229F, effective date September 29, 2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2022.

_____
ANTHONY LOPRESTI, JR.

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, ANTHONY LOPRESTI, JR. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

WITNESS MY HAND this_____day of _____, 2022.

_____
CATHERINE M. LOPRESTI

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, CATHERINE M. LOPRESTI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, ANTHONY LOPRESTI, JR. & CATHERINE M. LOPRESTI, 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 LOPRESTI ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS_____DAY OF_____, 2022

BY: ANTHONY LOPRESTI, JR & CATHERINE M. LOPRESTI

_____

_____

FINAL PLAT
LOPRESTI ADDITION
Being a part of the George B. Pilant Survey, Abstract Number 963. Being in the City of Sherman, Grayson County, Texas. Containing 0.347 acres of land

08-23-22

OWNERS/DEVELOPER
LOPRESTI FAMILY LIVING REVOCABLE TRUST
302 SOUTH LOVING AVENUE
SHERMAN, TX 75090

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

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Lopresti Family Living Revocable Trust
302 S. Loving Ave.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Lopresti Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Additional Dedication of Right of Way on Loving Avenue may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Graphically show edge of pavement on drawing.
4. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Dedicate a 10' Utility Easement along street frontage of Loving Avenue only. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 20' Sanitary Sewer Easement over centerline of existing sanitary sewer main in western portion of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Remove Building Line from plat.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 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)*

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

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

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

Respectfully,

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

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

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

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **700 BLOCK EAST LAMBERTH**

The request of Ameristate Bank (Owner), Ron Westervelt (Representative) and Underwood Drafting & Surveying (Surveying) concerning the property located in the 700 Block East Lamberth, being 3.209 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 4, Block 1 of Dr. J.H. Carraway's Sub-Division, as follows:

Planning and Zoning Commission

Replat approval of Ameristate Central Plaza, Phase 2.

Background:

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

The following has been approved for 708, 714, 722, 726, and 730 East Lamberth:

- December 11, 2001 - Zone Change from an R-1 (One Family Residential) District to C-1 (Retail Business) District

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
R-2 (Multi-Family Residential) District

Origination:

Ameristate Bank (Owner)
Ron Westervelt (Representative)
Underwood Drafting & Surveying (Surveying)

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

Staff Review Letter

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

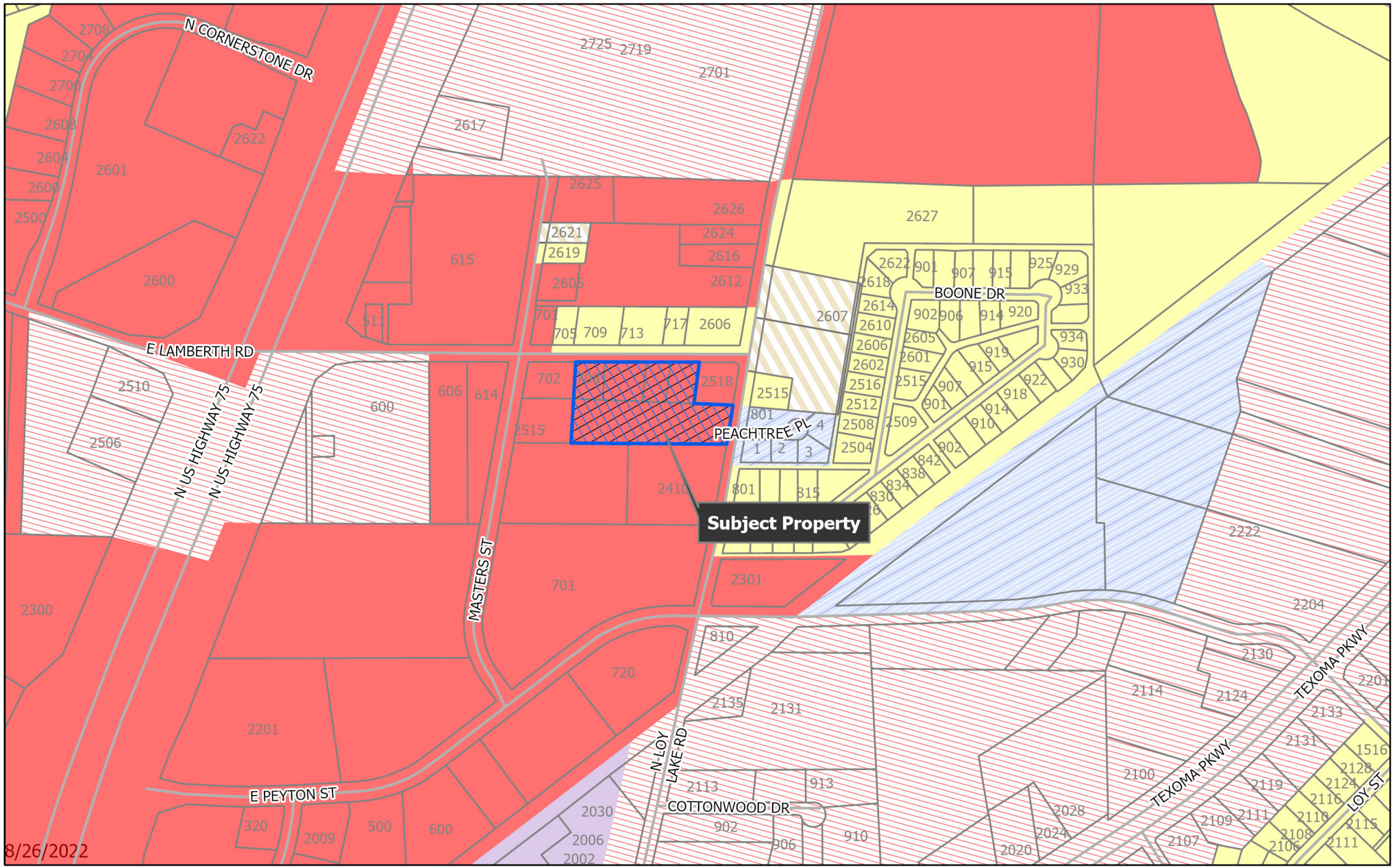
CITY OF SHERMAN

700 Blk E Lamberth

N
W E
S

Date: 8/26/2022 11:26 AM

Scale: 1:5,468



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

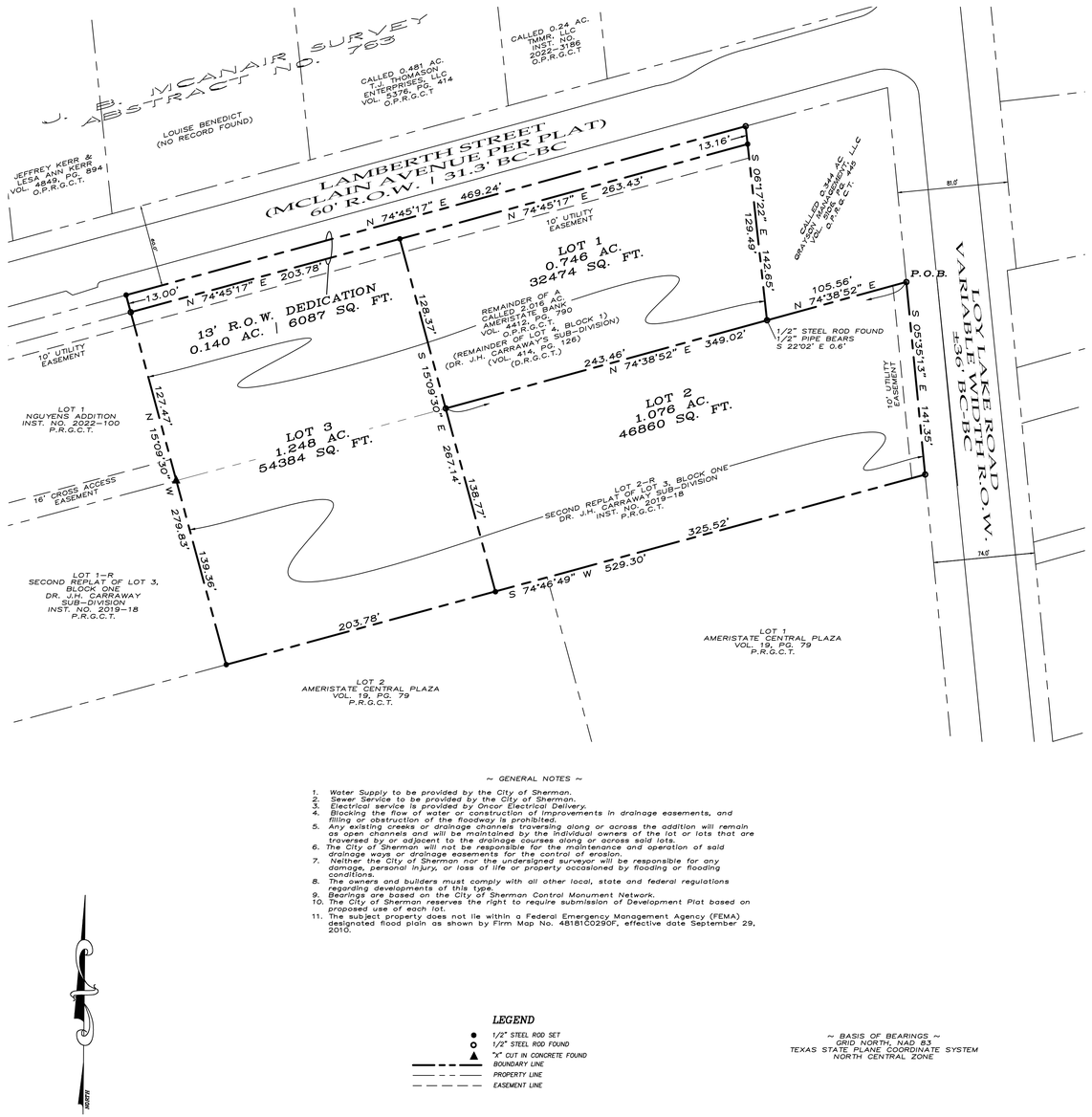
CITY OF SHERMAN
Zoning Location Map

700 Blk E Lamberth

N W E S

Scale: 1:5,502

Date: 8/26/2022 11:26 AM



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290F, effective date September 29, 2010.

NORTH

LEGEND

- ● 1/2" STEEL ROD SET
- ○ 1/2" STEEL ROD FOUND
- ▲ "X" CUT IN CONCRETE FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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

AMERISTATE CENTRAL PLAZA, PHASE 2

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision
Recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas &
All of Lot 2R of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway's Sub-Division
Recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas
Being in the City of Sherman, Grayson County, Texas.
Containing 3.209 acres of land

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 718
ATOKA OKLAHOMA, 74525

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

08-25-22

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 J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 4 in Block 1 of Dr. J.H. Carraway's Sub-Division, according to the plat thereof recorded in Volume 4412, Page 790, Deed Records, Grayson County, Texas, and (the same being the remainder of a called 2.016 acre tract of land described in the deed to Ameristate Bank, recorded in Volume 4412, Page 790, Official Public Records, Grayson County, Texas), and all of Lot 2-R of the Second Replat of Lot 3, Block One of Dr. J.H. Carraway's Sub-Division, according to the plat thereof recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said Lot 2-R, common to the southeast corner of a called 0.344 acre tract of land described in the deed to Grayson Management, LLC, recorded in Volume 5106, Page 445, said Official Public Records, and on the westerly right-of-way line of Loy Lake Road;

Thence South 05°35'13" East, with the easterly line of said Lot 2-R, and with the westerly right-of-way line of said Loy Lake Road, a distance of 141.35 feet to a 1/2" steel rod found for the southeast corner of said Lot 2-R, common to the northeast corner of Ameristate Central Plaza, according to the plat thereof recorded in Volume 19, Page 79;

Thence South 74°46'49" West, with the southerly line of said Lot 2-R, and with the northerly line of said Ameristate Central Plaza, a distance of 529.30 feet to a 1/2" steel rod set for the southwest corner of said Lot 2-R, common to the southeast corner of Lot 1-R of aforesaid the Second Replat of Lot 3, Block One of Dr. J.H. Carraway's Sub-Division;

Thence North 15°09'30" West, with the westerly line of said Lot 2-R, and with the easterly line of said Lot 1-R, passing en route at a distance of 139.36 feet an "X" in concrete found for the northwest corner of said Lot 2-R, and continuing on said course, crossing aforesaid 2.016 acre tract, and crossing aforesaid Lot 4, and with the easterly line of Lot 1 of Nguyens Addition, according to the plat thereof recorded in Instrument No. 2022-100, said Plat Records, passing en route at a distance of 266.83 feet a 1/2" steel rod found for the northeast corner of said Lot 1, and continuing on said course a total distance of 279.83 feet to a 1/2" steel rod found for the northwest corner of the herein described tract of land, common to the northeast corner of said Nguyens Addition, and on the northerly line of said 2.016 acre tract, and on the northerly line of said Lot 4, and on the southerly right-of-way line of Lamberth Street;

Thence North 74°45'17" East, with the northelry line of said 2.016 acre tract, and with the northerly line of said Lot 4, and with the southerly right-of-way line of said Lamberth Street, a distance of 469.24 feet to a 1/2" steel rod found for the northeast corner of said 2.016 acre tract, common to the northwest corner of aforesaid 0.344 acre tract;

Thence South 06°17'22" East, with the easterly line of said 2.016 acre tract, and with the westerly line of said 0.344 acre tract, and crossing said Lot 4, a distance of 142.65 feet to a 1/2" steel rod found for the southeast corner of said 2.016 acre tract, common to the southwest corner of said 0.344 acre tract, and on the southerly line of said Lot 4, and on the northerly line of aforesaid 2-R, and from which a found 1/2" pipe bears South 22°02' East, a distance of 0.6 feet;

Thence North 74°38'52" East, with the northerly line of said 2.016 acre tract, and with the southerly line of said Lot 4, and with the southerly line of said 0.344 acre tract, a distance of 105.56 feet to the Point of Beginning and containing 3.209 acres or 139,806 square feet of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, AMERISTATE CENTRAL PLAZA, PHASE 2, an addition to the City of Sherman, Texas, was submitted to the City Council on the ___day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2022.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission to the City of Sherman, Texas.

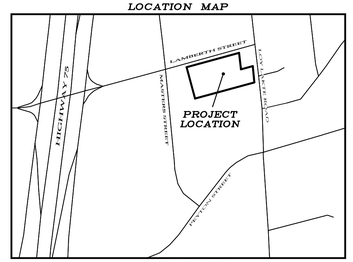
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, AMERISTATE BANK, do hereby adopt this plat designating the hereinabove property as the AMERISTATE CENTRAL PLAZA, PHASE 2, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

AMERISTATE BANK (RON WESTERVELT)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, AMERISTATE BANK, 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 AMERISTATE CENTRAL PLAZA, PHASE 2, 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 AMERISTATE CENTRAL PLAZA, PHASE 2, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2022

BY: AMERISTATE BANK (RON WESTERVELT)

BY: _____

AMERISTATE CENTRAL PLAZA, PHASE 2

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision
Recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas &
All of Lot 2R of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway's Sub-Division
Recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas
Being in the City of Sherman, Grayson County, Texas.
Containing 3.209 acres of land

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 718
ATOKA OKLAHOMA, 74525

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

08-25-22

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Ameristate Bank
P.O. Box 718
Atoka, OK 74525

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Ameristate Central Plaza, Phase 2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Right of Way Dedication along Lamberth Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate an 8' Right of Way Dedication along Loy Lake Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 15' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
5. 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.*
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **600 NORTH TRAVIS STREET**

The request of Cadence Bank (Owner), Stephens Daniel (Representative), Daniel Design Studio (Architect) and Helvey-Wagner Inc. (Surveyor) concerning the property located at 600 North Travis Street, being 0.985 acres in the J.B. McAnair Survey, Abstract No. 763 and also being part of Block 6, George W. Bond's 1st Supplement, as follows:

Planning and Zoning Commission

A. Replat of a part of Block 6, George W. Bond's 1st Supplement.
B. Site Plan approval of BancorpSouth Sherman Branch Bank.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Cadence Bank (Owner)
Stephens Daniel (Representative)
Daniel Design Studio (Architect)
Helvey-Wagner Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required.

Objections Received:

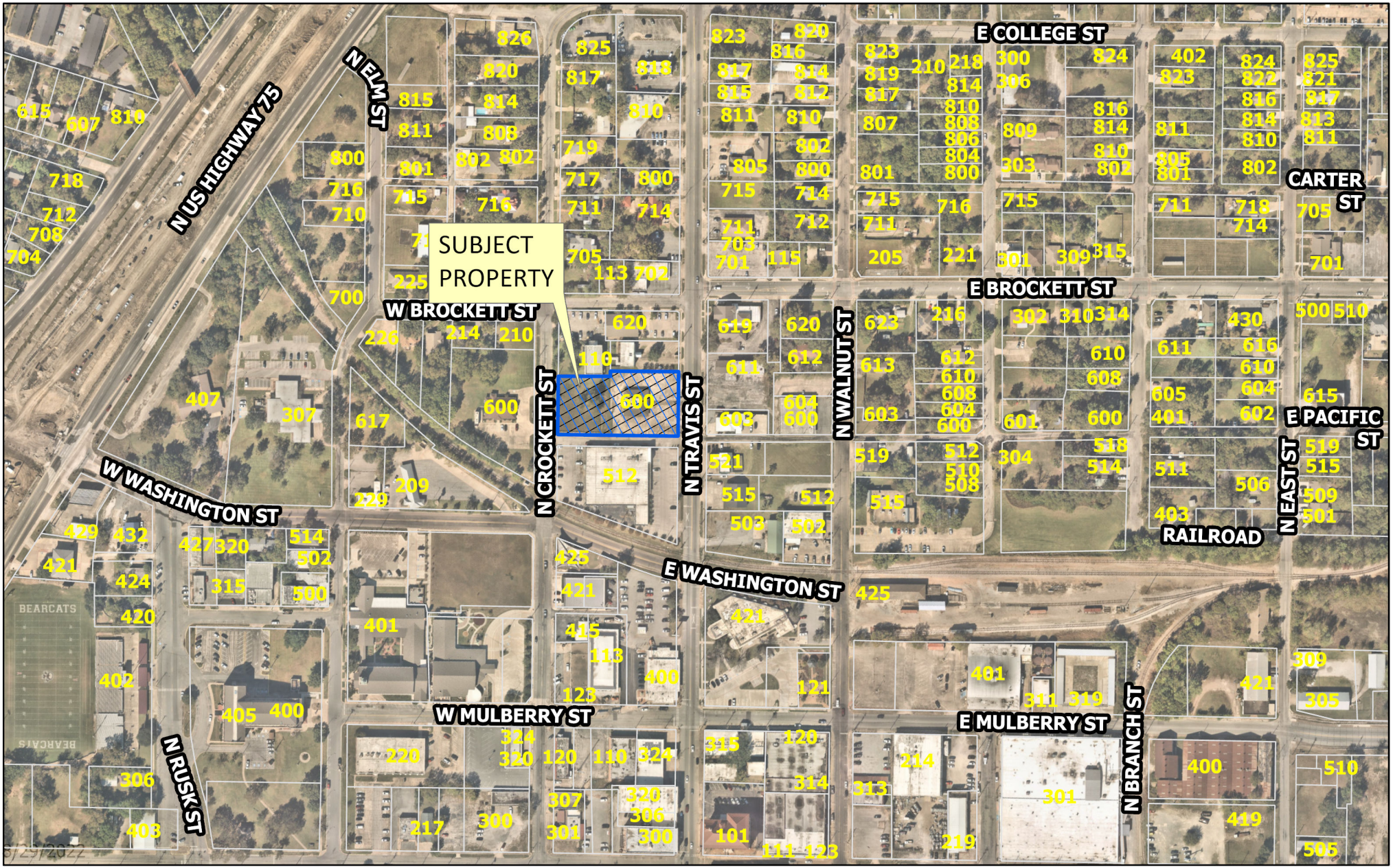
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Replat
Site Plan
Elevations
Landscape Plan
Staff Review Letter
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

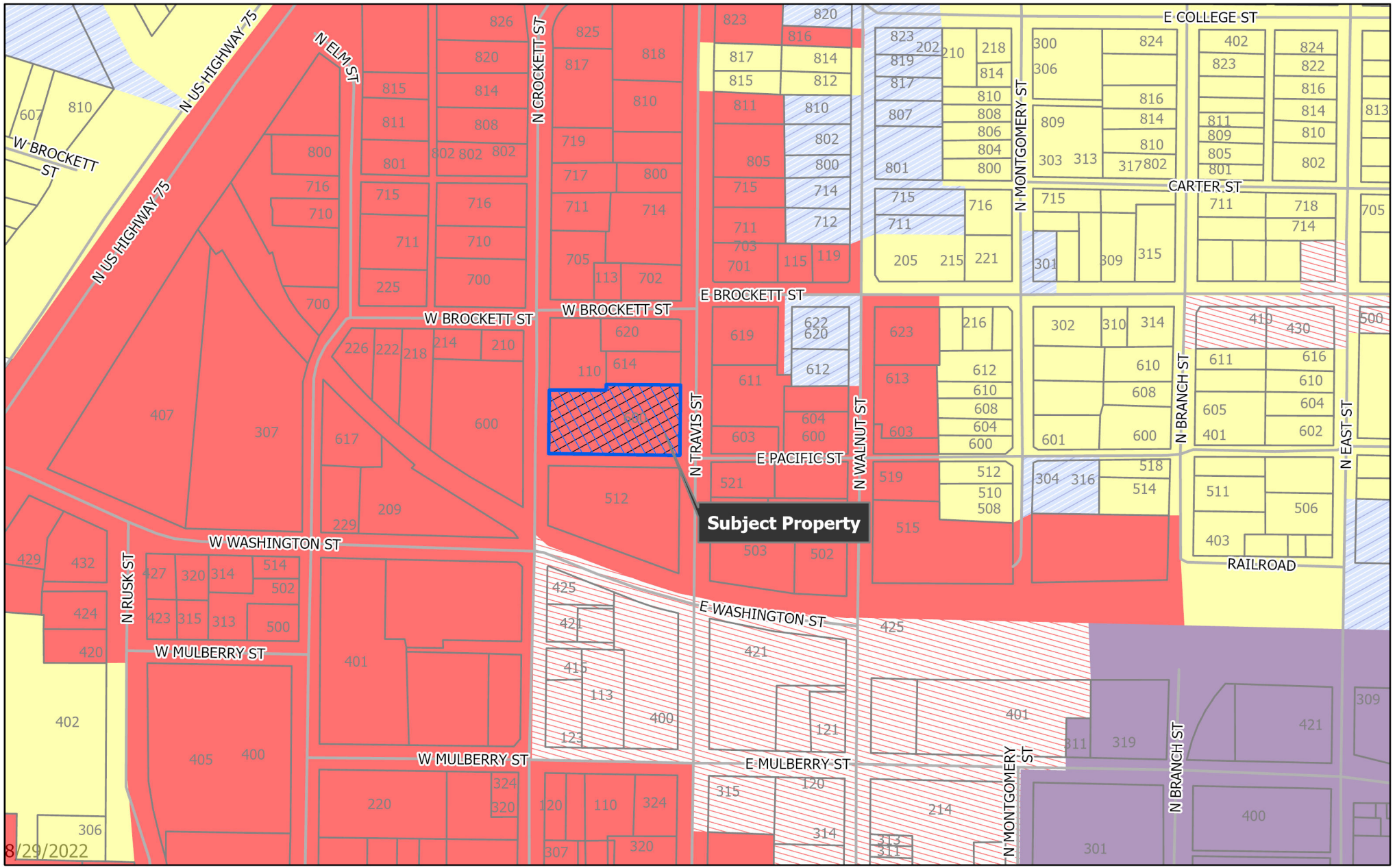
CITY OF SHERMAN

600 N Travis

N
W E
S

Date: 8/29/2022 8:17 AM

Scale: 1:3,848



8/29/2022

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

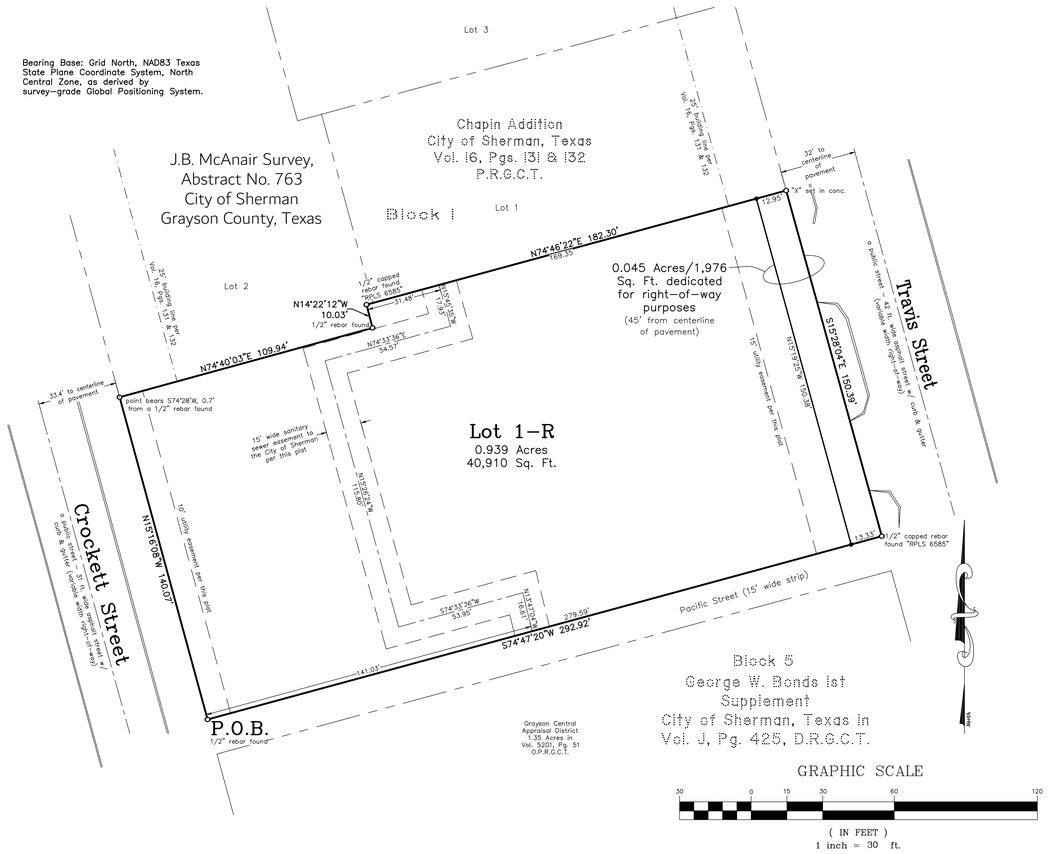
CITY OF SHERMAN
Zoning Location Map

600 N Travis

N W E S

Scale: 1:3,521

Date: 8/29/2022 8:17 AM



Replat of a part of Block 6, George W. Bond's 1st Supplement

to the City of Sherman Grayson County, Texas

0.985 Acres

in the J.B. McAnair Survey Abstract No. 763

General Notes:

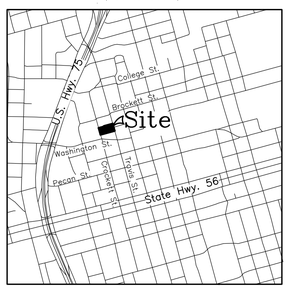
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
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 Cit of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 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.

Job No. CGS420822

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

Owner:
Cadence Bank
201 South Spring Street
Tupelo, Mississippi 38804

Vicinity Map
(not to scale)



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FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and a part of Block 6, George W. Bond's 1st Supplement to the City of Sherman, Texas as per plat of record in Volume J, Page 425, Deed Records, Grayson County, Texas and being the same 0.984 acre tract of land conveyed by Special Warranty Deed with Vendor's Lien from Thanh Q. Tran and Minh Tran Duy Quach to Cadence Bank on January 13, 2022, and recorded in Instrument No. 2022-1480, Official Public Records, Grayson County, Texas, same and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the intersection of the East line of Crockett Street, a public street, with the North line of 15 ft. wide alley known as Pacific Street, at the Southwest corner of both said Block 6 and Cadence Bank 0.984 ac.;

THENCE North 15 deg. 16 min. 08 sec. West, with the East line of said Crockett Street and the West line of said Cadence Bank 0.984 ac., a distance of 140.07 ft. to a point at the Southwest corner of Lot 2, Block 1 of Chapin Addition to the City of Sherman, Texas, recorded in Vol. 16, Pgs. 131 and 132, Plat Records, Grayson County, Texas and the most Westerly Northwest corner of said Cadence Bank 0.984 ac., **SAID** point bears South 74 deg. 28 min. West, 0.7 ft. from a 1/2 inch rebar found;

THENCE North 74 deg. 40 min. 03 sec. East, with a South line of said Lot 2 and a North line of said Cadence Bank 0.984 ac., a distance of 109.94 ft. to a 1/2 inch rebar found at the most Southerly Southeast corner of said Lot 2 and an Ell corner of said Cadence Bank 0.984 ac.;

THENCE North 14 deg. 22 min. 12 sec. West, with an East line of said Lot 2 and a West line of said Cadence Bank 0.984 ac., a distance of 10.03 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6585" at an Ell corner of said Lot 2 and the most Northerly Northwest corner of said Cadence Bank 0.984 ac.;

THENCE North 74 deg. 46 min. 22 sec. East, with a South line of both said Lot 2 and Lot 1, said Chapin Addition and a North line of said Cadence Bank 0.984 ac., a distance of 182.30 ft. to a "X" set in concrete in the West line of Travis Street, a public street, at the Southeast corner of said Lot 1 and the Northeast corner of said Cadence Bank 0.984 ac.;

THENCE South 15 deg. 28 min. 04 sec. East, with a West line of said Travis Street and an East line of said Cadence Bank 0.984 ac., a distance of 150.39 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6585" in the Intersection of the West line of said Travis Street and the North line of said Pacific Street, at the Southeast corner of said Cadence Bank 0.984 ac.;

THENCE South 74 deg. 47 min. 20 sec. West, with the North line of said Pacific Street and the South line of said Cadence Bank 0.984 ac., a distance of 292.92 ft. to the **PLACE OF BEGINNING** and containing **0.985 ACRES** and/or **42,885 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Cadence Bank, sole owner of Replat of a part of Block 6, George W. Bond's 1st Supplement to City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Authorized Representative for Cadence Bank

AVIGATION RELEASE

WHEREAS, Cadence Bank, 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 Replat of a part of Block 6, George W. Bond's 1st Supplement, 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 Replat of a part of Block 6, George W. Bond's 1st Supplement, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By:_____

By: Authorized Representative for Cadence Bank, Owner

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

This, the final plat of Replat of a part of Block 6, George W. Bond's 1st Supplement to City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of a part of Block 6, George W. Bond's 1st Supplementto City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of a part of Block 6, George W. Bond's 1st Supplement to City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of a part of Block 6, George W. Bond's 1st Supplement
to the City of Sherman Grayson County, Texas
0.985 Acres
in the J.B. McAnair Survey Abstract No. 763

Job No. CGS420822

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

Owner:
Cadence Bank
201 South Spring Street
Tupelo, Mississippi 38804

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ESI
ENGINEERING SOLUTIONS INC
1324 NORTH VETERANS BLVD. TUPELO MS 38804
PHONE 662.840.9063 FAX 662.840.9064 www.esi-ms.com

DANIEL DESIGN STUDIO
DANIEL DESIGN STUDIO, P.C.
398 E. MAIN ST., STE 209
TUPELO, MISSISSIPPI 38804
PH: (662) 260-4543

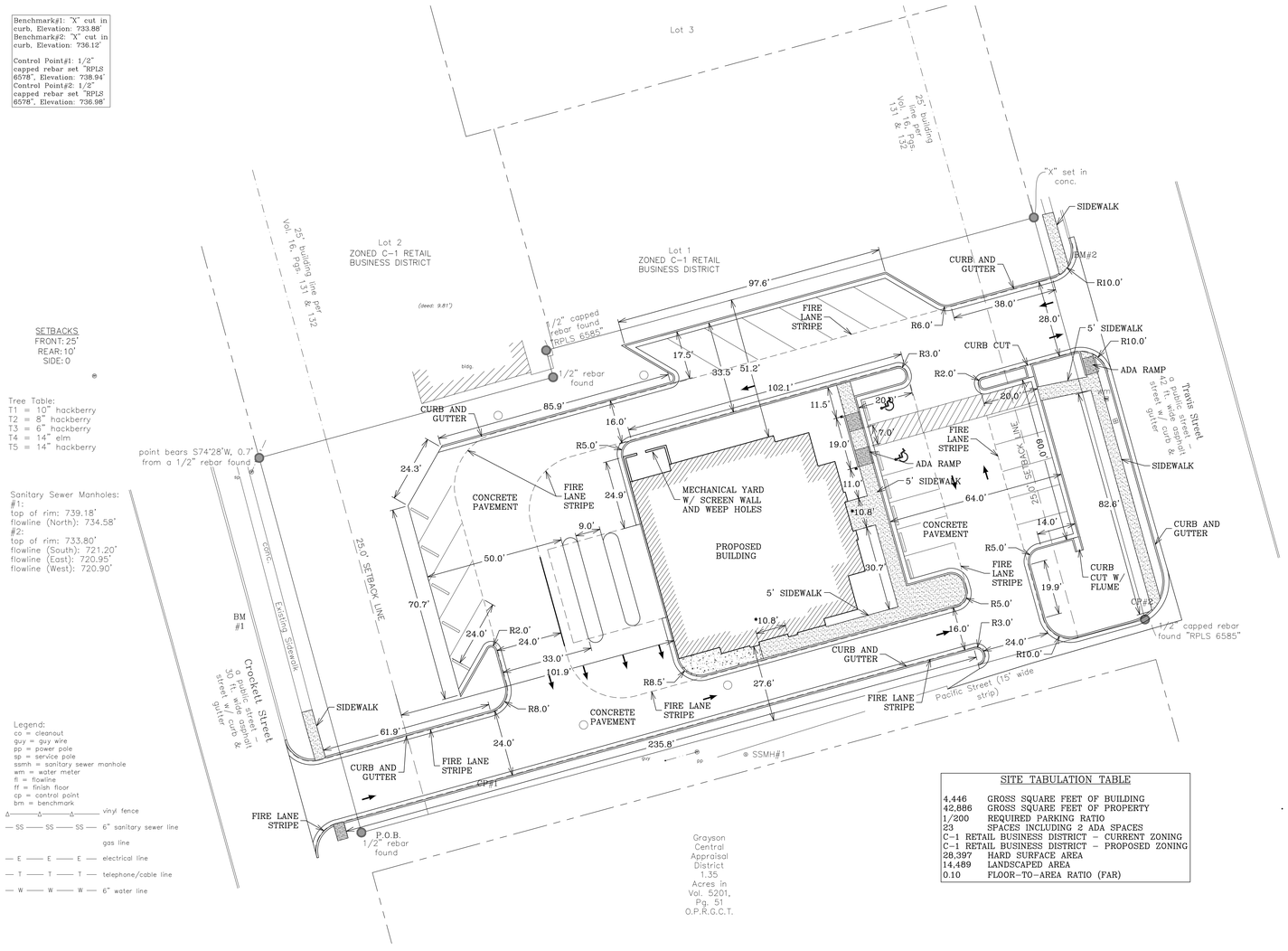
Benchmark#1: "X" cut in curb, Elevation: 733.88'
Benchmark#2: "X" cut in curb, Elevation: 736.12'

Control Point#1: 1/2" capped rebar set "RPLS 6578", Elevation: 738.94'
Control Point#2: 1/2" capped rebar set "RPLS 6578", Elevation: 736.98'

SETBACKS
FRONT: 25'
REAR: 10'
SIDE: 0

Tree Table:
T1 = 10" hackberry
T2 = 8" hackberry
T3 = 6" hackberry
T4 = 14" elm
T5 = 14" hackberry

Sanitary Sewer Manholes:
#1:
top of rim: 739.18'
flowline (North): 734.58'
#2:
top of rim: 733.80'
flowline (South): 721.20'
flowline (East): 720.95'
flowline (West): 720.90'



Legend:
co = cleanout
guy = guy wire
pp = power pole
sp = service pole
ssmh = sanitary sewer manhole
wm = water meter
fl = flowline
ff = finish floor
cp = control point
bm = benchmark

Δ——Δ——Δ—— vinyl fence
— SS — SS — SS — 6" sanitary sewer line
gas line
— E — E — E — electrical line
— T — T — T — telephone/cable line
— W — W — W — 6" water line

SITE TABULATION TABLE

4,446	GROSS SQUARE FEET OF BUILDING
42,886	GROSS SQUARE FEET OF PROPERTY
1/200	REQUIRED PARKING RATIO
23	SPACES INCLUDING 2 ADA SPACES
C-1 RETAIL BUSINESS DISTRICT - CURRENT ZONING	
C-1 RETAIL BUSINESS DISTRICT - PROPOSED ZONING	
28,397	HARD SURFACE AREA
14,489	LANDSCAPED AREA
0.10	FLOOR-TO-AREA RATIO (FAR)

A SITE PLAN
SCALE: 1"=20'

BancorpSouth
Sherman Branch Bank
(Braum Location, Sherman, Texas)

MARK	DATE	DESCRIPTION

STATE OF TEXAS
JOHN E. McGEE
94239
LICENSED PROFESSIONAL ENGINEER
7-5-22

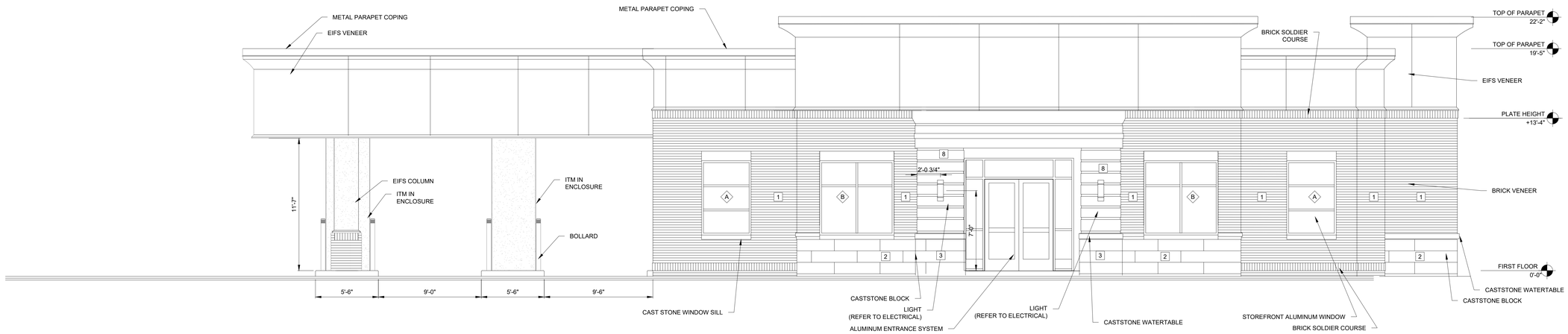
PROJECT NO.	2021811
DRAWN BY:	DW
CHECKED BY:	RH

01

SPECIFIC NOTES

1. REFER TO SHEETS A6.1 FOR WINDOW ELEVATIONS
2. PROVIDE SEALANT AT ALL WALL and ROOF PENETRATIONS
3. PROVIDE SEALANT AT ALL WINDOWS and DOOR FRAMES AT HEAD, JAMB and SILL
4. MECHANICAL LOUVERS TO MATCH BRICK COLOR

1 BUILDING ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL	PRODUCT	COLOR
- ENTRANCE SYSTEM	KAWNEER TRIFAB 451T	CLEAR ANODIZED
- EIFS - DRIVE THRU SOFFIT, CORNICE, VENEER, AND ENTRY SUROUND	DRYVIT , SYNERGY OR STO	STO BASIS OF SPECIFICATION SANDPEBBLE FINE FINISH COLOR DOVER SKY
- BRICK VENEER	COLUMBUS BRICK COMPANY COLUMBUS, MISSISSIPPI 662-328-4931	BURLINGTON
- BRICK MORTAR	US IVORY BUFF 12B	US IVORY BUFF 12B
- CAST STONE, WINDOW HEADERS, WATER TABLE, WINDOW SILLS,	READING ROCK - ROCKCAST	PEBBLE - GPB
- WINDOWS	KAWNEER TRIFAB 451T	CLEAR ANODIZED
- METAL PARAPET COPING	PREFINISHED (.032 ALUMINUM)	KYNAR PAC-CLAD BONE WHITE
- LAMB'S TONGUE	DOWNSPOUT NOZZLE	RUBBED BRONZE
- BOLLARDS	STEEL PIPE	SHERWIN WILLIAMS SW2426 (WINDFRESH WHITE)
- HOLLOW METAL DOOR & FRAME	GALVANIZED STEEL	SHERWIN WILLIAMS SW6335 (FIRED BRICK)
- METAL LOUVERS	PREFINISHED ALUMINUM OR GALVANIZED STEEL	SHERWIN WILLIAMS SW6335 (FIRED BRICK)
- METAL SCUPPERS & DOWNSPOUTS	PREFINISHED ALUMINUM OR GALVANIZED STEEL	SHERWIN WILLIAMS SW6335 (FIRED BRICK)

DANIEL DESIGN STUDIO

DANIEL DESIGN STUDIO, P.C.
398 E. MAIN ST., STE 209
TUPELO, MISSISSIPPI 38804
PH: (662) 260-4543

BancorpSouth

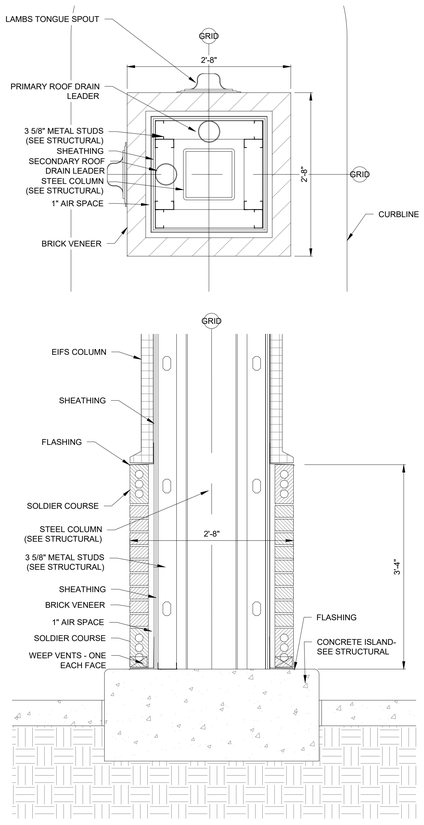
SHERMAN BRANCH BANK
(600 NORTH TRAVIS ST., SHERMAN, TEXAS)

MARK	DATE	DESCRIPTION
CD	JULY 1, 2022	CONSTRUCTION DOCUMENTS

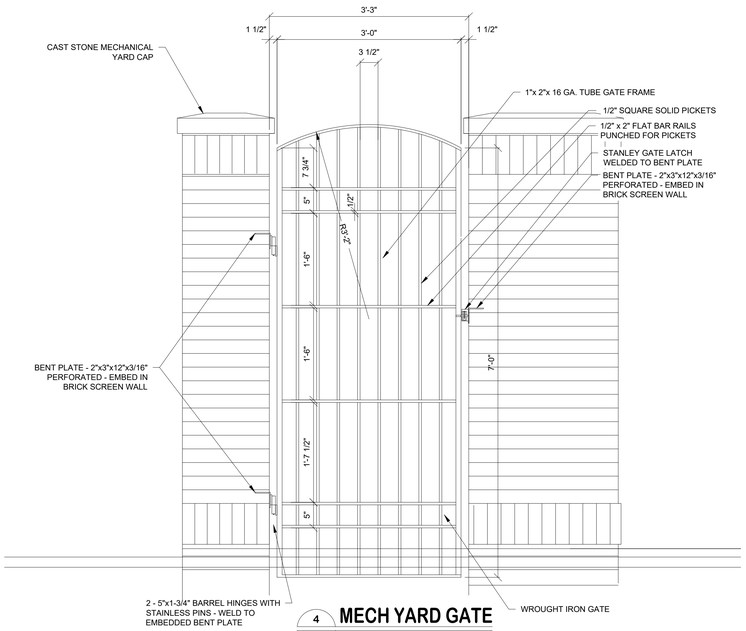
REGISTERED ARCHITECT
STEPHEN PAUL DANIEL
24113
STATE OF TEXAS
7-01-22

PROJECT NO. 2021802
DRAWN BY: KA
CHECKED BY: SPD

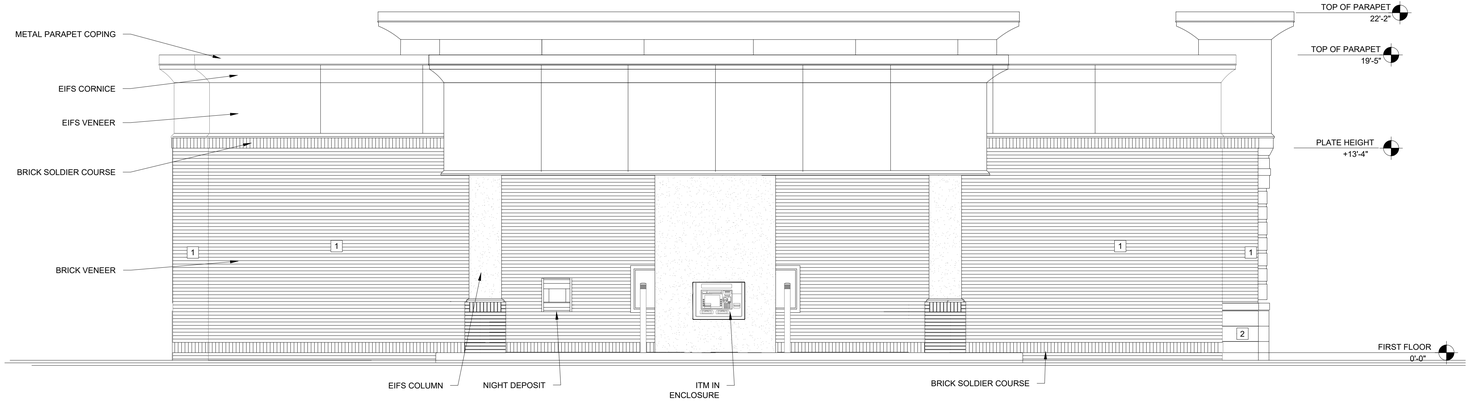
A2.1



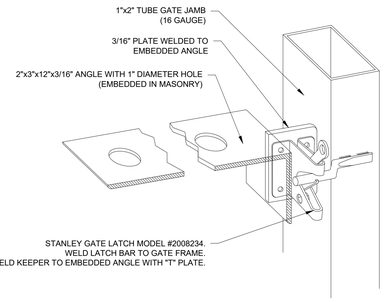
3 DRIVE THRU CANOPY COLUMN
A2.2 SCALE: 1" = 1'-0"



4 MECH YARD GATE
A2.2 SCALE: 1" = 1'-0"



1 BUILDING ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



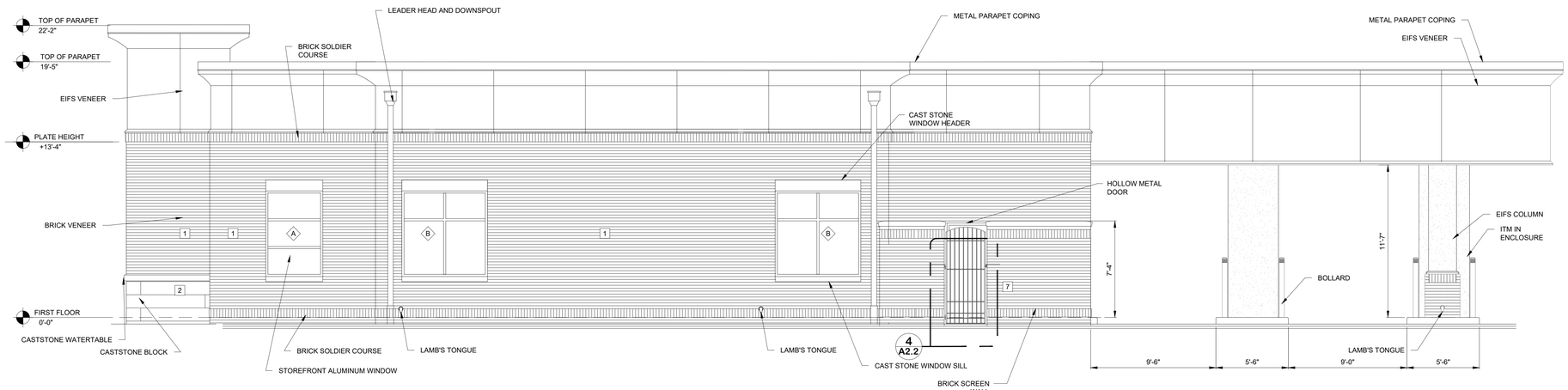
5 LATCH DETAIL
A2.2 SCALE: 6" = 1'-0"

GENERAL NOTES

1. PROVIDE EMBEDDED 2"-3" x 3" x 3/16" STEEL ANGLES IN MASONRY AS REQUIRED TO WELD BARREL HINGES and GATE LATCH KEEPER.

2. CLEAN AND DEGREASE GATE REMOVING ALL RUST and WELDING SLAG. GRIND ALL WELDS SMOOTH. SHOP PRIME GATE WITH 2 COATS OF RED OXIDE PRIMER. CLEAN and FIELD PRIME ALL EMBEDDED ANGLES WITH 2 COATS OF RED OXIDE PRIMER. PAINT THE GATE and EMBEDDED ANGLES WITH 2 COATS SHERWIN WILLIAMS SW6258 TRICORN BLACK.

3. FIELD VERIFY ALL DIMENSIONS AS REQUIRED TO COORDINATE GATE FABRICATION AND INSTALLATION WITH MASONRY OPENING. PROVIDE SHOP DRAWINGS DEFINING THE FABRICATION, ASSEMBLY and INSTALLATION OF ALL COMPONENTS. INDICATE THE FINAL SIZE OF THE GATE BASED ON FIELD VERIFIED DIMENSIONS.



2 BUILDING ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

DANIEL DESIGN STUDIO
DANIEL DESIGN STUDIO, P.C.
398 E. MAIN ST., STE 209
TUPELO, MISSISSIPPI 38804
PH: (662) 260-4543

BancorpSouth

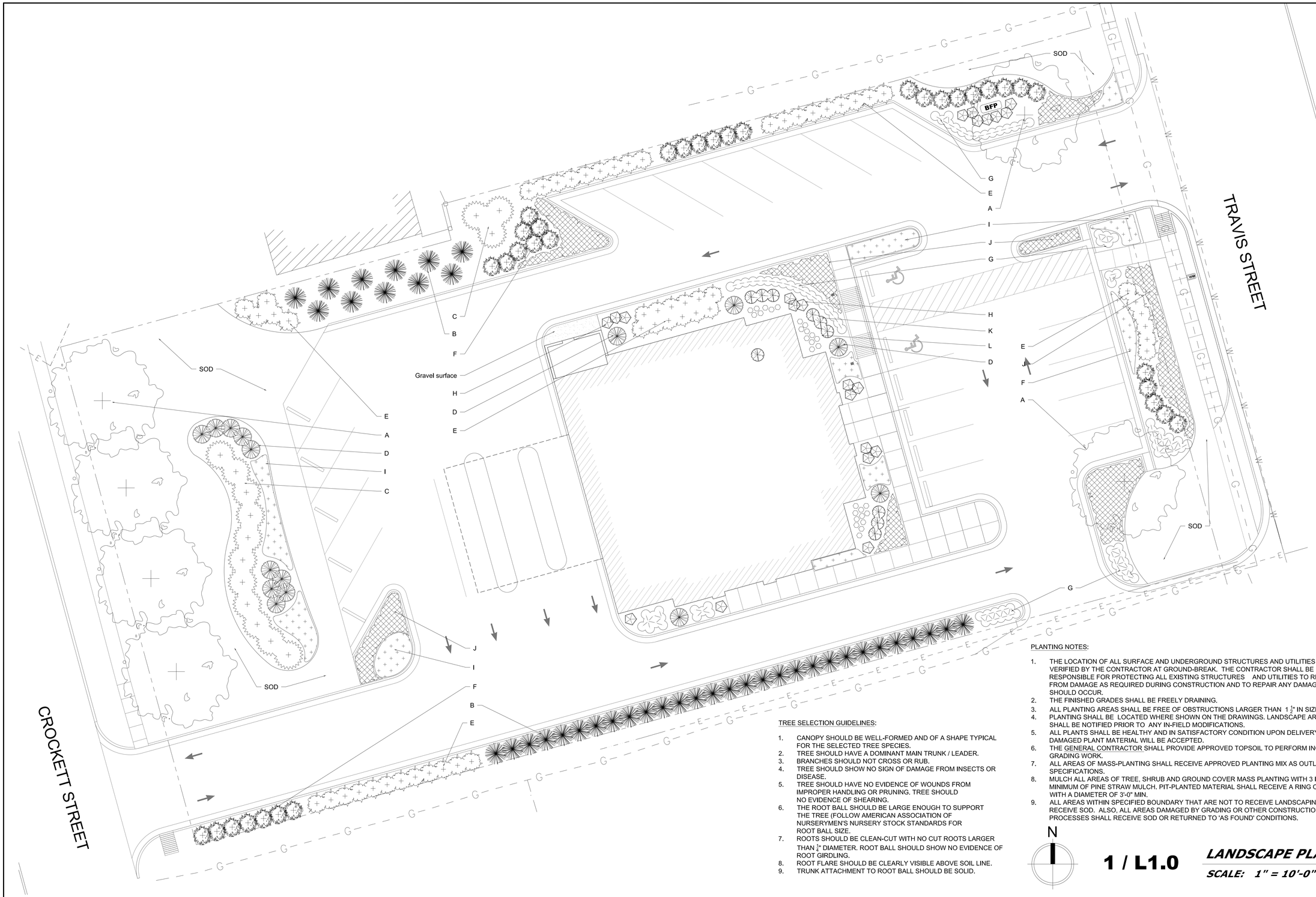
SHERMAN BRANCH BANK
(600 NORTH TRAVIS ST., SHERMAN, TEXAS)

MARK	DATE	DESCRIPTION
CD	JULY 1, 2022	CONSTRUCTION DOCUMENTS

REGISTERED ARCHITECT
STEPHEN PAUL DANIEL
24119
STATE OF TEXAS
7-01-22

PROJECT NO.	2021802
DRAWN BY:	KA
CHECKED BY:	SPD

A2.2



TREE SELECTION GUIDELINES:

1. CANOPY SHOULD BE WELL-FORMED AND OF A SHAPE TYPICAL FOR THE SELECTED TREE SPECIES.
2. TREE SHOULD HAVE A DOMINANT MAIN TRUNK / LEADER.
3. BRANCHES SHOULD NOT CROSS OR RUB.
4. TREE SHOULD SHOW NO SIGN OF DAMAGE FROM INSECTS OR DISEASE.
5. TREE SHOULD HAVE NO EVIDENCE OF WOUNDS FROM IMPROPER HANDLING OR PRUNING. TREE SHOULD NO EVIDENCE OF SHEARING.
6. THE ROOT BALL SHOULD BE LARGE ENOUGH TO SUPPORT THE TREE (FOLLOW AMERICAN ASSOCIATION OF NURSERYMEN'S NURSERY STOCK STANDARDS FOR ROOT BALL SIZE.
7. ROOTS SHOULD BE CLEAN-CUT WITH NO CUT ROOTS LARGER THAN $\frac{1}{4}$" DIAMETER. ROOT BALL SHOULD SHOW NO EVIDENCE OF ROOT GIRDLING.
8. ROOT FLARE SHOULD BE CLEARLY VISIBLE ABOVE SOIL LINE.
9. TRUNK ATTACHMENT TO ROOT BALL SHOULD BE SOLID.

PLANTING NOTES:

1. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND-BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR.
2. THE FINISHED GRADES SHALL BE FREELY DRAINING.
3. ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 $\frac{1}{2}$" IN SIZE.
4. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS. LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO ANY IN-FIELD MODIFICATIONS.
5. ALL PLANTS SHALL BE HEALTHY AND IN SATISFACTORY CONDITION UPON DELIVERY. NO DAMAGED PLANT MATERIAL WILL BE ACCEPTED.
6. THE GENERAL CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
7. ALL AREAS OF MASS-PLANTING SHALL RECEIVE APPROVED PLANTING MIX AS OUTLINED IN SPECIFICATIONS.
8. MULCH ALL AREAS OF TREE, SHRUB AND GROUND COVER MASS PLANTING WITH 3 INCHES MINIMUM OF PINE STRAW MULCH. PIT-PLANTED MATERIAL SHALL RECEIVE A RING OF MULCH WITH A DIAMETER OF 3'-0" MIN.
9. ALL AREAS WITHIN SPECIFIED BOUNDARY THAT ARE NOT TO RECEIVE LANDSCAPING SHALL RECEIVE SOD. ALSO, ALL AREAS DAMAGED BY GRADING OR OTHER CONSTRUCTION PROCESSES SHALL RECEIVE SOD OR RETURNED TO 'AS FOUND' CONDITIONS.

N

1 / L1.0

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

MATERIALS LIST

KEY	COMMON NAME	BOTANICAL CLASSIFICATION	BLOOM	MATURE SIZE	INSTALLATION SIZE	QUANTITY	SPACING
A	'October Glory' Maple	Acer rubrum 'October Glory'	-	50' ht. - 40' spread	2 1/2 inch cal., 10 to 12' ht., B&B	6	AS SHOWN
B	Taylor Juniper	Juniperus virginiana 'Taylor'	-	15' ht. - 4' spread	6' ht. min.	40	AS SHOWN
C	Oakleaf Holly	Ilex x Conaf	-	20' ht. - 8' spread	8' ht. min.	14	3'-0" o.c.
D	Cleyera	Cleyera japonica	-	10' ht. - 5' spread	15 gal. min.	15	5'-0" o.c.
E	'Autumn Carnival' Encore Azalea	Rhododendron 'Conlet'	SPRING-FALL (Pink)	3' ht. - 3.5' spread	3 gal. min.	64	4'-0" o.c.
F	'Kaleidoscope' Abelia	Abelia grandiflora 'Kaleidoscope'	SPRING-FALL (White)	3' ht. - 4' spread	3 gal. min.	35	4'-0" o.c.
G	'Crimson Fire' Dwarf Lorapetalum	Lorapetalum chinense 'Rubrum'	SPRING (Pink)	3' ht. - 3" spread	3 gal. min.	90	3'-0" o.c.
H	'Obsession' Nandina	Nandina domestica 'Seika'	-	4' ht. - 3' spread	3 gal. min.	22	2'-6" o.c.
I	'Wedding Dress' Rose	Rosa spp.	LATE SPRING-LATE FALL (White)	2' ht. - 3' spread	3 gal. min.	90	3'-0" o.c.
J	'Blue Pacific' Juniper	Juniperus chinensis 'Blue Pacific'	-	2' ht. - 4' spread	3 gal. min.	105	3'-0" o.c.
K	'Bordeaux' Yaupon	Ilex vomitoria 'Bordeaux'	-	3' ht. - 3' spread	15 gal. min.	9	3'-0" o.c.
L	Pink Muhly Grass	Muhlenbergia capillaris	-	4' ht. - 1.5' spread	3 gal. min.	28	AS SHOWN
M							
N							

DANIEL DESIGN STUDIO, P.C.
398 E. MAIN ST., STE 209
TUPELO, MISSISSIPPI 38804
PH: (662) 260-4543

BancorpSouth

SHERMAN BRANCH BANK

(600 NORTH TRAVIS ST., SHERMAN, TEXAS)

MARK	DATE	DESCRIPTION
CD	JULY 1, 2022	CONSTRUCTION DOCUMENTS
AD1	JULY 26, 2022	ADDENDUM No. ONE
RFP1	AUG. 25, 2022	REQUEST FOR PROPOSAL

PROJECT NO. 2021802
DRAWN BY:
CHECKED BY:

L1.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Cadence Bank
201 S Spring St
Tupelo, Mississippi 38804

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

Stephens Daniel
Daniel Design Studio
398 E Main St, STE 209
Tupelo, Mississippi 38804

Dear Applicants,

The request for Site Plan approval of BancorpSouth Sherman Branch Bank located at 600 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 17, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (General Commercial) District and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6 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. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Parking must be provided 1 space for every 200 square feet of gross floor space. *(Chapter 14, Exhibit A, Section 6.6 (4))*
8. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
10. Impact fees may be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Replat of the subject property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
15. Coordinate with Engineering Department regarding Drive approach on Crockett Street. Drive approach must shift to the North.
16. Alley to south of property is a platted 15' alley, not Pacific Street.
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. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Cadence Bank
201 S. Spring St.
Tupelo, MS 38804

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

Dear Applicants,

The request for approval of the Replat of a part of Block 6, George W. Bond's 1st Supplement has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. The width of the right-of-way for Crockett Street shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. The width of the right-of-way for Travis Street shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Additional Dedication of Right of Way on Crockett Street and Travis Street may be required upon verification of existing ROW. *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. Alley to south of property is a platted 15' alley, not Pacific Street. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Remove reference to alley known as Pacific Street and Pacific Street from metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
8. Three Party Agreement required for Public Infrastructure.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **2100 EAST LAMAR STREET**

The request of Wyldewood Homes (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, being 12.995 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Gap.

Background:

The property is located at 2100 East Lamar Street, the intersection of East Lamar and South Colbert Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like Final Plat approval for the Sweetwater Gap.

The following has been approved for this location:

- February 10, 1969 - Zone change from R-1 (One Family Residential) District to C-1 (Retail Business) District.
- August 21, 2007 - Zone change of 11.24 acres from R-2 (Multi-Family Residential) District and C-1 (Retail Business) District to R-1 (One Family Residential) District and 1.76 acres from C-1 (Retail Business) District and R-1 (One Family Residential) District to C-1 (Retail Business) District .
- November 16, 2021 - Zone Change from C-1 (Retail Business) District and R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District.

Adjacent Zoning:

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

Origination:

Wyldewood Homes (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Land Description
Staff Review Letter

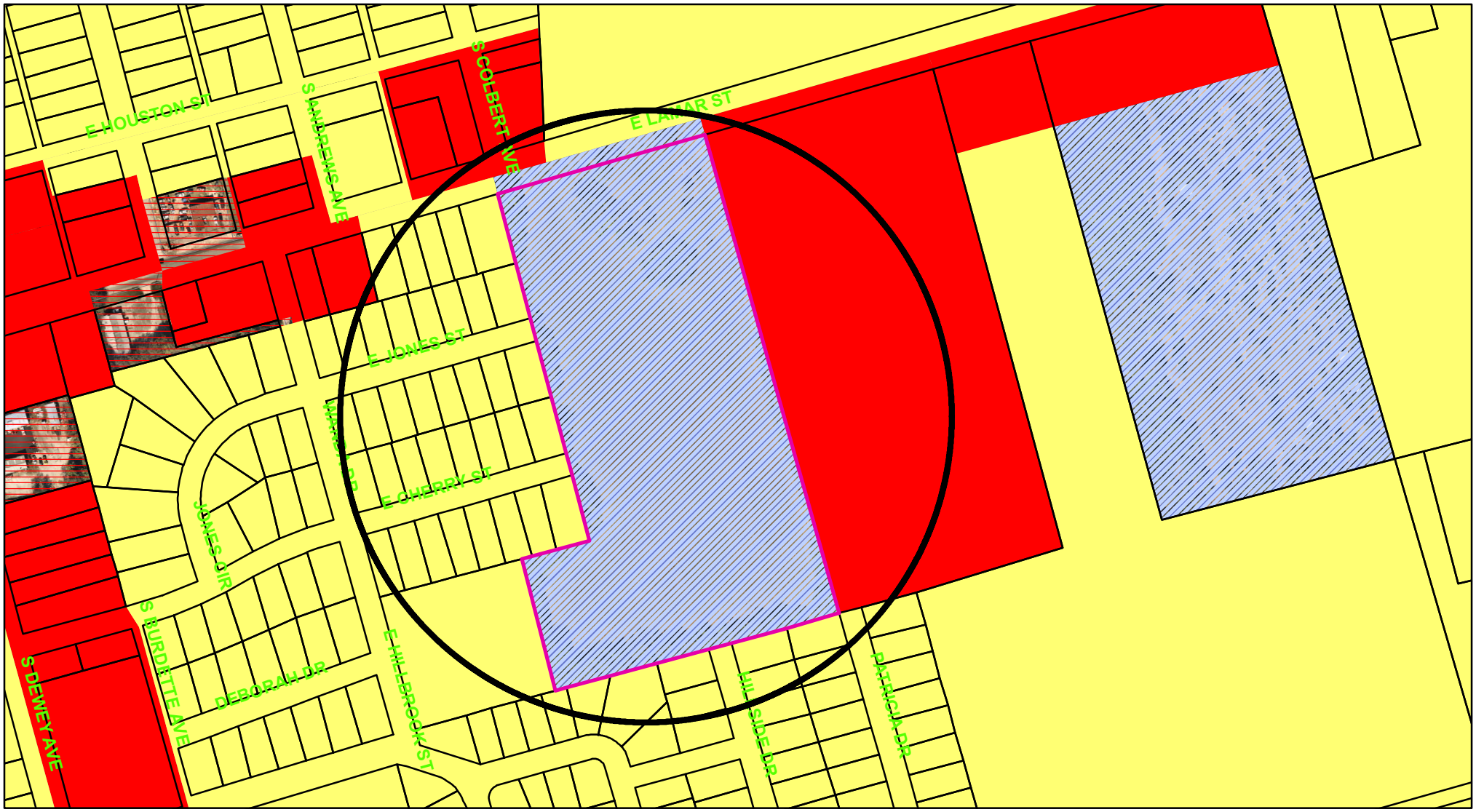
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2100 East Lamar Street

NOT TO SCALE

1 in = 300 ft



Zoning - 2100 East Lamar 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 = 300 ft

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.41'	60.00'	267°46'13"	N 31°09'49" E	86.49'
C2	196.22'	60.00'	187°22'21"	N 09°06'07" W	119.75'
C3	84.19'	60.00'	80°23'52"	S 65°13'01" E	77.45'
C4	7.07'	10.00'	40°31'34"	S 35°16'51" E	6.93'
C5	149.27'	50.00'	171°03'08"	S 29°58'55" W	99.70'
C6	7.07'	10.00'	40°31'34"	N 84°45'18" W	6.93'
C7	20.64'	50.00'	23°39'55"	S 76°18'58" E	20.49'
C8	90.34'	50.00'	103°31'15"	N 40°07'57" E	78.54'
C9	38.29'	50.00'	43°52'58"	N 33°36'09" W	37.37'

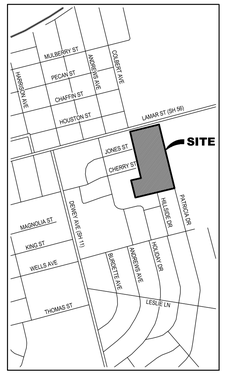
LINE	BEARING	DISTANCE
L1	S 16°41'34" W	13.95'
L2	S 60°01'05" E	17.44'
L3	S 74°58'55" W	35.00'
L4	S 29°58'55" W	21.21'
L5	N 60°01'05" W	21.21'
L6	N 29°58'55" E	21.21'
L7	S 60°01'05" E	21.21'
L8	S 29°58'55" W	21.21'
L9	N 60°01'05" W	21.21'
L10	S 60°01'05" E	21.21'
L11	S 29°58'55" W	21.21'
L12	S 60°01'05" E	21.21'
L13	N 29°58'55" E	21.21'
L14	N 60°01'05" W	15.00'

0 30 60
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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
FST	FOUND SQUARE TUBE
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ASPHALT



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 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. Access from Lots 1, 7, or 48 to Lamar Street shall not be allowed.

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

FINAL PLAT
SWEETWATER GAP
12.995 ACRES
George B. Pilant Survey, Abstract No. 963
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Wyldewood Homes LLC
P.O. Box 911688
Sherman, TX 75092

ENGINEER:
CEC Corporation
740 N. Walters Rd., Ste. 100
Allen, TX 75013
Firm Registration # F-13735
Contact: Andy Blankenship, PE
Ph: 214-304-7300

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: MIA	Scale: 1"=60'	Project No. 21-0572.2
10194175	Checked by: CRN	Date: 08/15/2022	Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS WYLDEWOOD HOMES, LLC is the owner of all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 13.00 acre tract of land described in the deed to Gary L. Matthews, recorded in Volume 5071, Page 98, Official Records, Grayson County, Texas, and being the same tract of land described in the deed to Wyldewood Homes, LLC, recorded in Instrument No. 2021-40396, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 13.00 acre tract, common to the southeast corner of a called 0.27 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 392, Deed Records, Grayson County, Texas, and common to the western-most southwest corner of a called 0.26 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 16, said Deed Records, and on the westerly line of a called 13.105 acre tract of land described in the deed to Grayson County Industry for the Handicapped, recorded in Volume 1044, Page 249, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE South 15°34'09" East, with the easterly line of said 13.00 acre tract, and with the westerly line of said 13.105 acre tract, passing 1.1-feet east of a found 1/2-inch iron pipe at a distance of 146.57 feet, and continuing on said course a total distance of 1064.13 feet to a 1/2-inch iron rod found for the southeast corner of said 13.00 acre tract, common to the southwest corner of said 13.105 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 13.00 acre tract, a distance if 654.99 feet to the southwest corner of said 13.00 acre tract, common to the southeast corner of a called 2.18 acre tract of land described in the deed to John M. Moseley and Linda K. Moseley, recorded in Volume 5271, Page 834, said Official Records, and from which a found Bois D'Arc Post in a 48-inch tree bears North 15°50' West, a distance of 1.0 feet;

THENCE North 15°50'08" West, with a westerly line of said 13.00 acre tract, and with the easterly line of said 2.18 acre tract, along or near a fence, a distance of 288.25 feet to a 1/2-inch iron rod found for the western-most northwest corner of said 13.00 acre tract, common to the northeast corner of said 2.18 acre tract;

THENCE North 75°25'10" East, with a northerly line of said 13.00 acre tract, a distance of 165.31 feet to a 1/2-inch iron rod found for a re-entrant corner on the westerly line of said 13.00 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 13.00 acre tract, passing en route at a distance of 624.52 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" previously set for the southeast corner of a tract of land described in the deed to Erica Tinajero and Gabino Tinajero, recorded in Instrument No. 2020-24365, said Official Records, and continuing on said course, with the easterly line of said Tinajero Tract, a total distance of 774.52 feet to a 1/2-inch iron rod found for the northern-most northwest corner of said 13.00 acre tract, common to the northeast corner of said Tinajero Tract, and common to the southeast corner of a called 0.196 of an acre tract of land described in the deed to State of Texas, recorded in Volume 349, Page 148, said Official Records, and common to the southwest corner of aforesaid 0.27 acre tract, and on the southerly right-of-way line of aforesaid East Lamar Street;

THENCE North 74°18'26" East, with the northerly line of said 13.00 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 483.58 feet to the POINT OF BEGINNING and enclosing 12.995 acres (566,069 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **WYLDEWOOD HOMES, LLC**, does hereby adopt this plat designating the hereinbefore described property as **SWEETWATER GAP**, 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: Wyldewood Homes, LLC

By: _____
Albert Denson, Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert Denson, 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 **SWEETWATER GAP** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **WYLDEWOOD HOMES, LLC**, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **SWEETWATER GAP**, 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 **SWEETWATER GAP**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

By: Wyldewood Homes, LLC

By: _____
Albert Denson, Owner

FINAL PLAT
SWEETWATER GAP
12.995 ACRES
George B. Pilant Survey, Abstract No. 963
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Wyldewood Homes LLC
P.O. Box 911688
Sherman, TX 75092

ENGINEER:
CEC Corporation
740 N. Walters Rd., Ste. 100
Allen, TX 75013
Firm Registration # F-13735
Contact: Andy Blankenship, PE
Ph: 214-304-7300

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: MIA	Scale: 1"=60'	Project No. 21-0572.2
10194175	Checked by: CRN	Date: 08/15/2022	Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 13.00 acre tract of land described in the deed to Gary L. Matthews, recorded in Volume 5071, Page 98, Official Records, Grayson County, Texas, and being the same tract of land described in the deed to Wyldewood Homes, LLC, recorded in Instrument No. 2021-40396, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 13.00 acre tract, common to the southeast corner of a called 0.27 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 392, Deed Records, Grayson County, Texas, and common to the western-most southwest corner of a called 0.28 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 16, said Deed Records, and on the westerly line of a called 13.105 acre tract of land described in the deed to Grayson County Industry for the Handicapped, recorded in Volume 1044, Page 249, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE South 15°34'09" East, with the easterly line of said 13.00 acre tract, and with the westerly line of said 13.105 acre tract, passing 1.1-feet east of a found 1/2-inch iron pipe at a distance of 146.57 feet, and continuing on said course a total distance of 1064.13 feet to a 1/2-inch iron rod found for the southeast corner of said 13.00 acre tract, common to the southwest corner of said 13.105 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 13.00 acre tract, a distance if 654.99 feet to the southwest corner of said 13.00 acre tract, common to the southeast corner of a called 2.18 acre tract of land described in the deed to John M. Moseley and Linda K. Moseley, recorded in Volume 5271, Page 834, said Official Records, and from which a found Bois D'Arc Post in a 48-inch tree bears North 15°50' West, a distance of 1.0 feet;

THENCE North 15°50'08" West, with a westerly line of said 13.00 acre tract, and with the easterly line of said 2.18 acre tract, along or near a fence, a distance of 288.25 feet to a 1/2-inch iron rod found for the western-most northwest corner of said 13.00 acre tract, common to the northeast corner of said 2.18 acre tract;

THENCE North 75°25'10" East, with a northerly line of said 13.00 acre tract, a distance of 165.31 feet to a 1/2-inch iron rod found for a re-entrant corner on the westerly line of said 13.00 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 13.00 acre tract, passing en route at a distance of 624.52 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" previously set for the southeast corner of a tract of land described in the deed to Erica Tinajero and Gabino Tinajero, recorded in Instrument No. 2020-24365, said Official Records, and continuing on said course, with the easterly line of said Tinajero Tract, a total distance of 774.52 feet to a 1/2-inch iron rod found for the northern-most northwest corner of said 13.00 acre tract, common to the northeast corner of said Tinajero Tract, and common to the southeast corner of a called 0.196 of an acre tract of land described in the deed to State of Texas, recorded in Volume 349, Page 148, said Official Records, and common to the southwest corner of aforesaid 0.27 acre tract, and on the southerly right-of-way line of aforesaid East Lamar Street;

THENCE North 74°18'26” East, with the northerly line of said 13.00 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 483.58 feet to the POINT OF BEGINNING and enclosing 12.995 acres (566,069 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Wyldewood Homes, LLC
P.O. Box 911688
Sherman, TX 75092

Attn: Andy Blankenship, PE
CEC Corporation
740 N. Watters Rd., Ste. 100
Allen, TX 75013

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Sweetwater Gap has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
2. Dedicate a 15' Utility Easement along Lamar Street (SH 56). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a 20'x20' Right of Way corner clip on Northwest 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)*
4. Cul-de-sac or hammerhead easement may be required on final plat of West end of Deborah Drive.
5. Proposed Lot 7 and Lot 48 will not be granted a driveway off of Lamar Street. Drive approach will only be permitted off of Hillside Court.
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Three Party Agreement required for Public Infrastructure.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

3209 TEXOMA PARKWAY (AN EMAIL WAS RECEIVED FROM KARIS SMITH, SPIARS ENGINEERING & SURVEYING, ON SEPTEMBER 12, 2022, AT 9:45 A.M. REQUESTING TO TABLE THIS ITEM)

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

Planning and Zoning Commission

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

Background:

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

The following has been approved for this location:

- Zone Change from C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District

Adjacent Zoning:

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

Origination:

Charlie Nicholas, Sherman NEC Texoma & 82 LP (Owner)
NE Development (Developer)
Spiars Engineering, Inc. (Engineer/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:

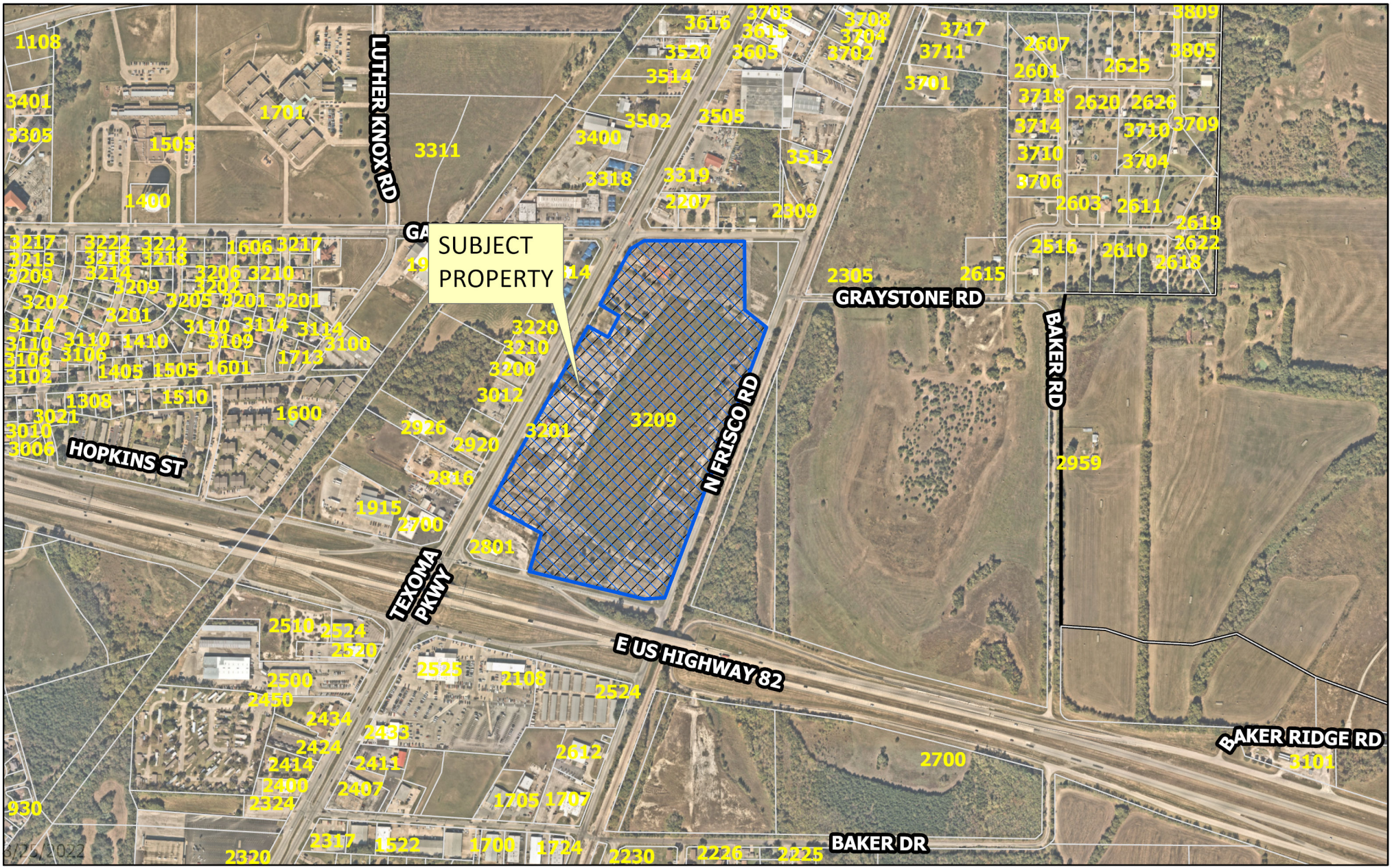
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

8/25/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

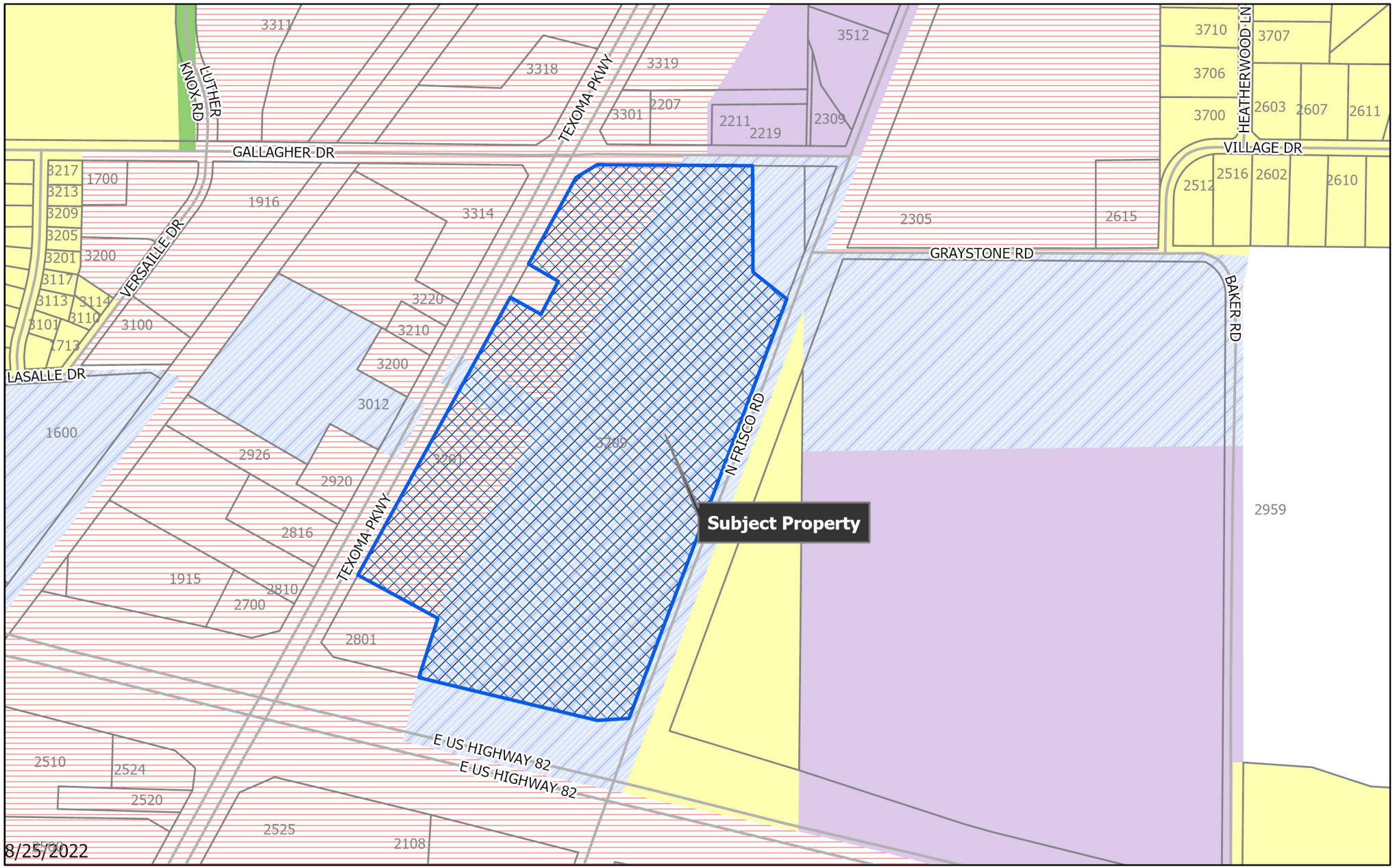
CITY OF SHERMAN

3209 Texoma Parkway

N
W E
S

Date: 8/25/2022 9:51 AM

Scale: 1:8,544



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

3209 Texoma Parkway

N
W E
S

Scale: 1:5,502

Date: 8/25/2022 9:51 AM

GALLAGHER DRIVE
a Public Street – 37 ft. wide Concrete Curb & Gutter (partially) w/Asphalt Paving
Variable width Public ROW

S 89°45'33" E ~ 550.02'

CDS Kim, Inc.
Vol. 3676, Pg 265
DRGCT

David Pierce
Doc. No. 2018-3838
OPRGCT

20' Utility Esmt.
to the City of Sherman
Vol. 1626, Pg. 426 DRGCT

7.5' R.O.W. DEDICATION

5' R.O.W. DEDICATION

10' Utility Easement

H. JENNINGS SURVEY
ABSTRACT NO. 639
R. HENDRIX SURVEY
ABSTRACT NO. 504

1/2" CIRF

S 83°22'44" W ~ 367.26'

1/2" IRF
(CM)

TEXOMA PARKWAY (S.H. 91)
a Public Street – 101 ft. wide concrete curb & Gutter (partially) w/Asphalt Paving
Variable width Public ROW

N 28°36'27" E
140.00'

S 61°23'33" E
15.00'

S 28°36'27" W
15.00'

S 61°23'33" E ~ 285.00'

35'

35'

N 61°23'33" W ~ 285.00'

N 61°23'33" W
15.00'

S 28°36'27" W
15.00'

Utility Esmt. Right of Way
to the City of Sherman
Vol. 1147, PG. 341 DRGCT

remainder of
Sherman NEC Texoma & 82, LP
Doc. No. 2021-6422 OPRGCT

N 28°36'27" E ~ 601.99'

Easement to General Telephone
Company of the Southwest
Vol. 1555, Pg. 217, DRGCT

26' Mutual Access, Drainage,
Water, and Wastewater Easement

S 60°56'43" E
3.88'

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

N 21°07'43" E
53.01'

Easement to General
Telephone Company of the
Southwest
Vol. 1266, Pg. 62 DRGCT

QT South, LLC
Inst. No. 2022-7993 OPRGCT

K. HENDRIX SURVEY
ABSTRACT NO. 504

1/2" IRF

N 18°20'02" E
213.35'

N 15°59'52" E
86.56'

Conc. Mon.
Fnd. (CM)

N 70°20'16" W ~ 364.41'

Conc.
Mon.
Fnd.

1/2" CIRF

POINT OF
BEGINNING

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

N 76°24'13" W ~ 641.68'

U.S. HIGHWAY 82
A Public Highway – 23 ft Wide
w/Asphalt Paving
Variable width Public ROW

Lot 1, Block B
31.117 Ac.
(1,355,470 S.F.)

Wastewater Easement

Channel Easement
to the State of Texas
Vol. 556, Pg. 482 DRGCT

Drainage Easement

Drainage and
Wastewater Easement

Drainage and
Wastewater Easement

10' Utility Easement

5' R.O.W. DEDICATION

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

3/8" IRF

S 85°16'45" W
109.27'

Conc.
Mon.
Fnd.

R. HENDRIX SURVEY
ABSTRACT NO. 504

S. MCGLOTHLIN SURVEY
ABSTRACT NO. 811

MAG Nail Fnd.

FRISCO ROAD
a Public Street – 37 ft. wide Concrete Curb & Gutter (partially) w/Asphalt Paving
a called 50' Public ROW

S 20°39'08" W ~ 2074.27'

N

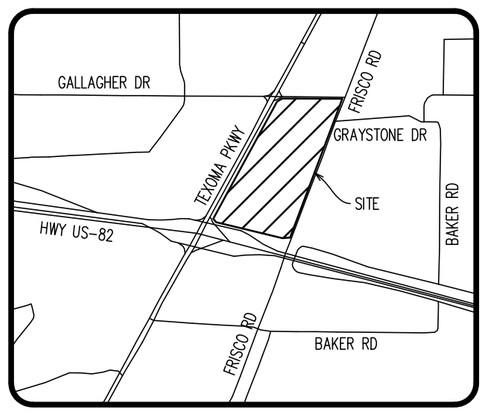
100 0 50 100 200

1 inch = 100 ft.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND

○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
MADWWE	MUTUAL ACCESS, DRAINAGE, WATER, AND WASTEWATER EASEMENT
WE	WATER EASEMENT



LOCATION MAP
1" = 2000'

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Scale: 1" = 100' September, 2022 SEI Job No. 21-309

Plotted by: ksmith Plot Date: 9/2/2022 5:01 PM
Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat.dwg Saved By: Ksmith Save Time: 9/2/2022 3:42:27 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being a portion of a tract conveyed to Sherman NEC Texoma & 82, LP, according to the deed recorded in Document Number 2021–6422, Official Public Records, Grayson County, Texas (OPRGCT, with the subject tract being more particularly described as follows:

BEGINNING at a point found for the southwest corner of the subject tract, and also being the southeast corner of a tract conveyed to QT South, LLC, according to the document recorded in Inst. No. 2022–7993 OPRGCT, and also being in the northern line of US Highway 82, a variable width public right–of–way, from which a concrete monument found for the northern end of a corner clip of the north line of said US Highway 82 and Texoma Parkway (also known as State Highway 91) bears N 70°20'16" W, 364.41 feet;

THENCE N 15°59'32" E, 86.56 feet;

THENCE N 18°20'02" E, 213.35 feet;

THENCE N 21°07'43" E, 53.01 feet to the northeast corner of said QT tract;

THENCE S 60°56'43" E, 3.88 feet;

THENCE N 28°36'27" E, 601.99 feet;

THENCE N 61°23'33" W, 285.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE N 61°23'33" W, 15.00 feet to a point on the east line of Texoma Parkway,;

THENCE N 28°36'27" E, 140.00 feet along the east line thereof;

THENCE S 61°23'33" E, 15.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE S 61°23'33" E, 285.00 feet;

THENCE N 28°36'27" E, 960.31 feet to the northwest corner of the subject tract, and also being in the south line of Gallagher Drive, a variable width public right–of–way, from which a 1/2 inch iron rod found for the southern end of the corner clip of Texoma Parkway and Gallagher Road bears S 83°22'44" W, 367.26 feet;

THENCE S 89°45'33" E, 550.02 feet to a point for corner at the intersection of said south line and the west line of Frisco Road, a called 50 foot public right–of–way;

THENCE S 20°39'08" W, 2074.27 feet along the west line of Frisco Road to a concrete monument found at the north end of a corner clip at the intersection of said west line of Frisco Road and the north line of said US Highway 82;

THENCE S 85°16'45" W, 109.27 feet to a 3/8 inch iron rod found at the south end of said corner clip;

THENCE N 76°24'13" W, 641.68 feet to the POINT OF BEGINNING with the subject tract containing 1,355,469.97 square feet or 31.117 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SHERMAN NEC TEXOMA & 82, LP, do hereby adopt this plat designating the hereinabove described property as SHERDEN MALL, an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

SHERMAN NEC TEXOMA & 82, LP

By: Sherman NEC Texoma & 82, LP

By: Sherman NEC Texoma & 82, GP, LLC
its General Partner

By: _____
James F. Duggan, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared James F. Duggan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Sherman, Texas.

Dated this the _____ day of _____, 2022.

PRELIMINARY , FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

Approved this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ Chairman

_____ Secretary

Approved this _____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____ Mayor, City of Sherman, Texas

_____ Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Sherden Mall an Addition to the City of Sherman, Texas, was submitted to the City council of Sherman, Texas, on the _____ day of _____, 20_____, and the city Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove and subscribed.

WITNESS MY HAND THIS _____ DAY OF _____ , 20_____, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat.dwg Saved By: Ksmith Save Time: 9/2/2022 3:42:27 PM Plotted by: ksmith Plot Date: 9/2/2022 5:01 PM

GALLAGHER DRIVE
a Public Street – 37 ft. wide Concrete Curb & Gutter (partially) w/Asphalt Paving
Variable width Public ROW

S 89°45'33" E ~ 550.02'

David Pierce
Doc. No. 2018-3838
OPRGCT

CDS Kim, Inc.
Vol. 3676, Pg 265
DRGCT

20' Utility Esmt.
to the City of Sherman
Vol. 1626, Pg. 426 DRGCT

7.5' R.O.W. DEDICATION

5' R.O.W. DEDICATION

10' Utility Easement

S 83°22'44" W ~ 367.26'

1/2" CIRF

1/2" IRF
(CM)

H. JENNINGS SURVEY
ABSTRACT NO. 639
R. HENDRIX SURVEY
ABSTRACT NO. 504

MAG Nail Fnd.

26' Mutual Access, Drainage, Water, Wastewater Easement

remainder of
Sherman NEC Texoma & 82, LP
Doc. No. 2021-6422 OPRGCT

N 28°36'27" E ~ 960.31'

1/2" CIRF

MAG Nail Fnd.

Utility Esmt. Right of Way
to the City of Sherman
Vol. 1147, PG. 341 DRGCT

1/2" CIRF

Easement to General
Telephone Company
of the Southwest
Vol. 1266, Pg. 62
DRGCT

Channel Easement
to the State of Texas
Vol. 556, Pg. 482 DRGCT

TEXOMA PARKWAY (S.H. 91)
a Public Street – 101 ft.wide concrete curb & Gutter (partially) w/Asphalt Paving
Variable width Public ROW

S 61°23'33" E
15.00'

S 28°36'27" W
15.00'

S 61°23'33" E ~ 285.00'

N 28°36'27" E
140.00'

35'

35'

N 61°23'33" W ~ 285.00'

N 61°23'33" W
15.00'

S 28°36'27" W
15.00'

Utility Esmt. Right of Way
to the City of Sherman
Vol. 1147, PG. 341 DRGCT

remainder of
Sherman NEC Texoma & 82, LP
Doc. No. 2021-6422 OPRGCT

N 28°36'27" E ~ 601.99'

Easement to General Telephone
Company of the Southwest
Vol. 1555, Pg. 217, DRGCT

26' Mutual Access, Drainage, Water, and Wastewater Easement

S 60°56'43" E
3.88'

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

N 21°07'43" E
53.01'

Easement to General
Telephone Company of the
Southwest
Vol. 1266, Pg. 62 DRGCT

QT South, LLC
Inst. No. 2022-7993 OPRGCT

R. HENDRIX SURVEY
ABSTRACT NO. 504

N 18°20'02" E
213.35'

N 15°59'32" E
86.56'

1/2" IRF

Conc. Mon.
Fnd. (CM)

N 70°20'16" W ~ 364.41'

Conc.
Mon.
Fnd.

1/2" CIRF

POINT OF
BEGINNING

Lot 1, Block B
31.117 Ac.
(1,355,470 S.F.)

Drainage Easement

Drainage and
Wastewater Easement

Drainage and
Wastewater Easement

10' Utility Easement

5' R.O.W. DEDICATION

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

Conc.
Mon.
Fnd.

3/8" IRF

S 85°16'45" W
109.27'

N 76°24'13" W ~ 641.68'

10' Pipeline ROW Esmt. to
Texas Pipeline Company
Vol. 1229, Pg. 790 DRGCT
Vol. 1137, Pg. 9 DRGCT

U.S. HIGHWAY 82
A Public Highway – 23 ft Wide
w/Asphalt Paving
Variable width Public ROW

R. HENDRIX SURVEY
ABSTRACT NO. 504

S. MCGLOTHLIN SURVEY
ABSTRACT NO. 818

FRISCO ROAD
a Public Street – 37 ft. wide Concrete Curb & Gutter (partially) w/Asphalt Paving
a called 50' Public ROW

S 20°39'08" W ~ 2074.27'

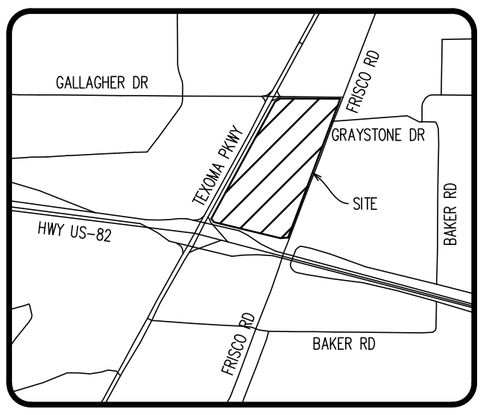
N

100 0 50 100 200

1 inch = 100 ft.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
FADUE	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
WE	WATER EASEMENT



LOCATION MAP
1" = 2000'

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

EASEMENT
ABANDONMENT PAGE

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Scale: 1" = 100' September, 2022 SEI Job No. 21-309

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat.dwg Saved By: Ksmith Save Time: 9/2/2022 3:42:27 PM Plotted by: ksmith Plot Date: 9/2/2022 5:01 PM

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

200-600 BLOCKS LUELLA ROAD

The request of Lennar Homes of Texas Land and Construction, LTD. (Owner) and Kimley-Horn and Associates, Inc.(Surveyor/Engineer) concerning the property located in the 200-600 Blocks Luella Road, being 47.694 acres in the Sharrod Dunman Survey, Abstract Number 329, as follows:

Planning and Zoning Commission

Final Plat approval of Luella Crossing Phase 1.

Background:

This item was tabled at the August 16, 2022 meeting. The property is located in the 200-600 Blocks Luella Road, south of FM 1417 (Heritage Parkway) and west of Luella Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 229 lots for residential development.

The following has been approved for this location:

- April 19, 2022 - Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.
- April 19, 2022 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
PD (Planned Development

Origination:

Lennar Homes of Texas Land and Construction, LTD. (Owner)
Kimley-Horn and Associates, Inc.(Surveyor/Engineer)

Master Plan Designation:

Not included in the Master Plan.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

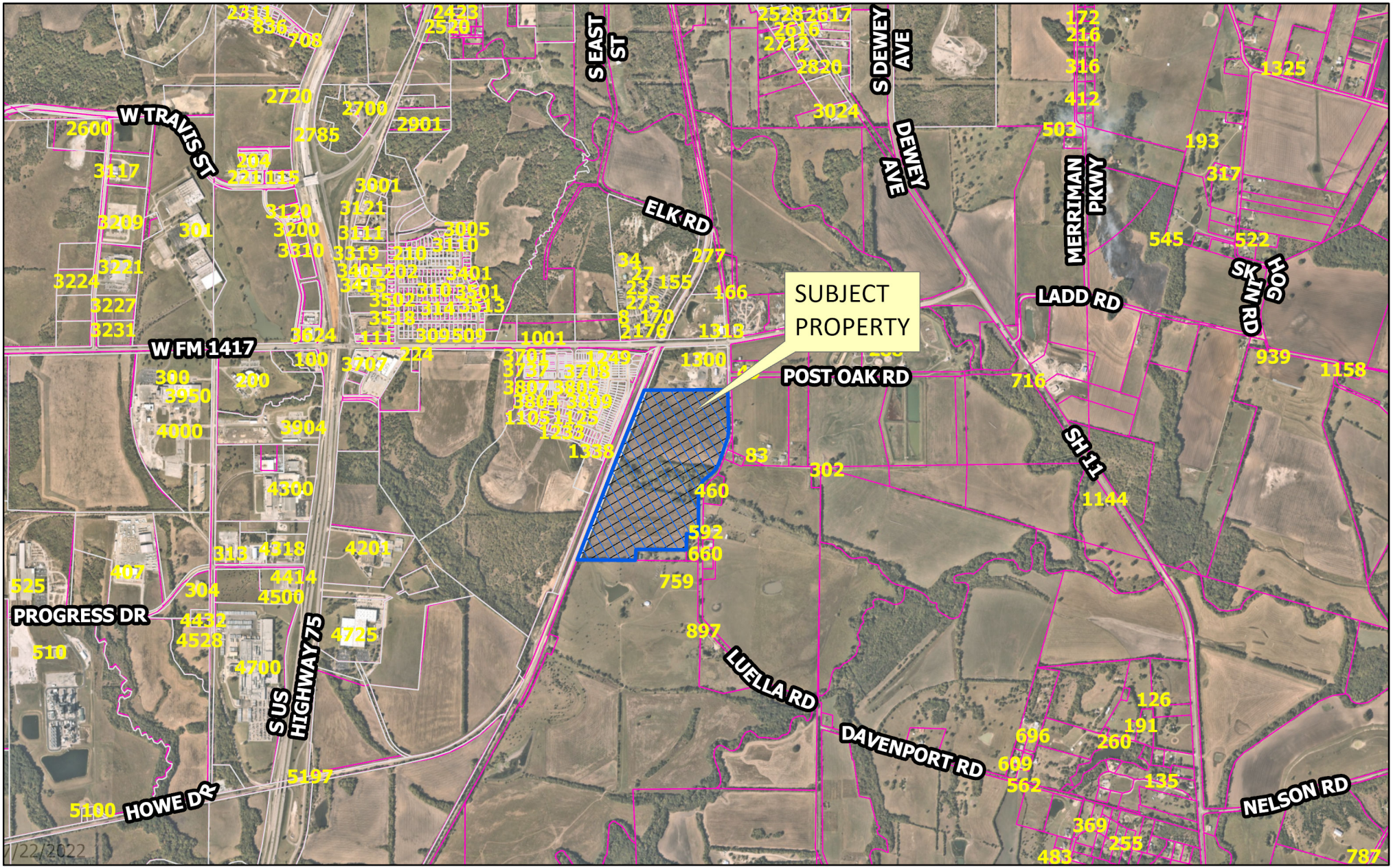
Yes

Staff Recommendation:

Staff has recommended denial of the Luella Crossing Phase 1 Final Plat based on items not addressed from the Preliminary Plat Staff Review Letter. The applicant submitted a revised final plat, but it was received after the due date to receive modifications to the final plat subject to Chapter 10, Exhibit A, Subsection 4(B)(2)(a) in the City of Sherman Code of Ordinances. Engineering has reviewed the late submittal and most of the Staff Review items have been addressed.

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

7/22/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

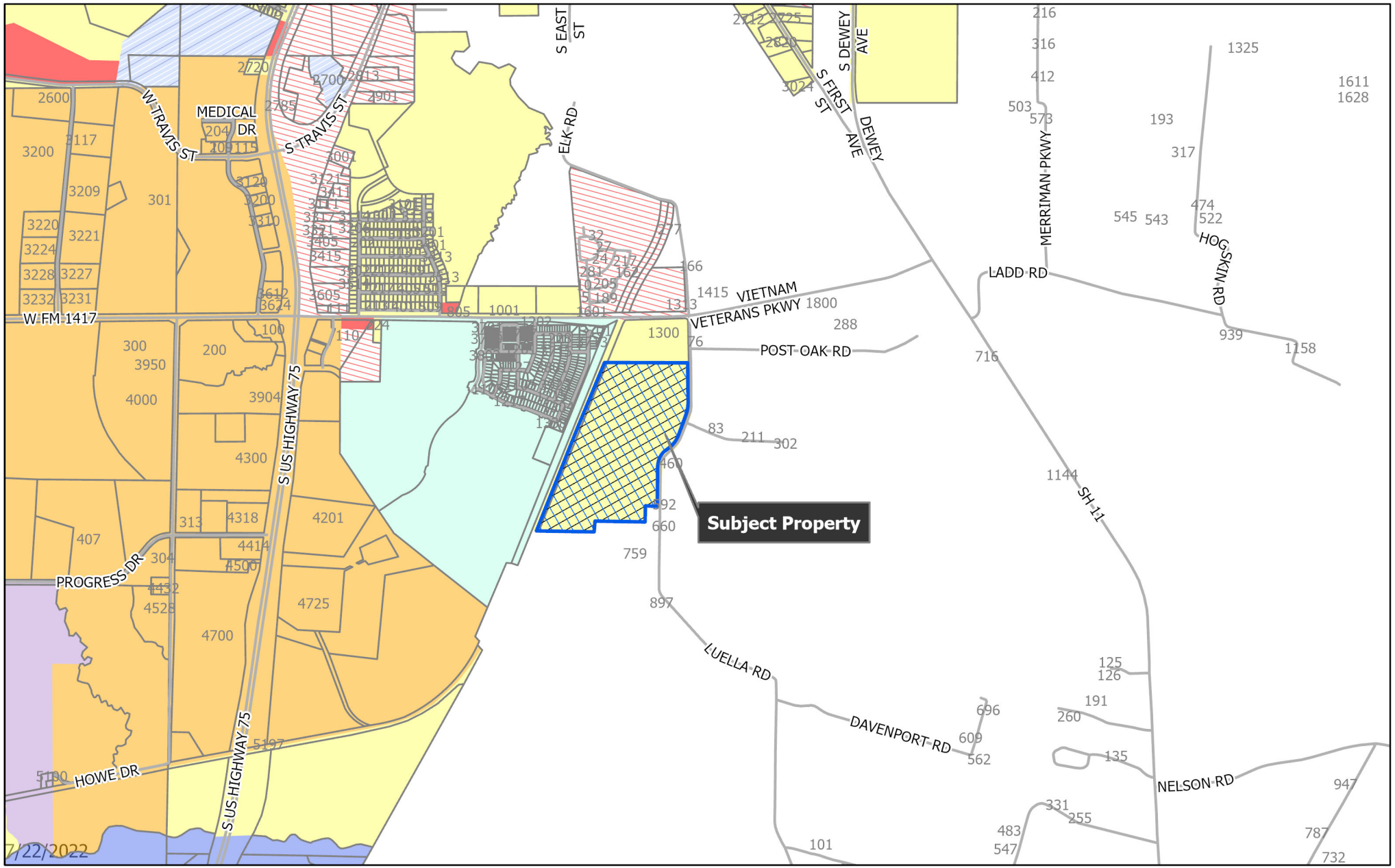
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(200-600 Luella Rd)

N
W E
S

Date: 7/22/2022 11:34 AM

Scale: 1:25,137



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map
(200-600 Luella Rd)

N W E S

Scale: 1:25,186

Date: 7/22/2022 11:34 AM

CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
D.R.G.C.T.

1" IRF
BRS: S81°36'11"W, 1.64'

N73°57'37"E 529.25'

1X-HOA

BLOCK A
32

BLOCK A
1X-HOA

PORTION OF
CALLED 96.216 ACRES
HMI-SHERMAN 2 LLC
INST. NO. 2021-32639
O.P.R.G.C.T.

BEL-AIR VILLAGE PHASE 1
DOC. NO. 2021-117
P.R.G.C.T.

AQUA LANE

BLOCK F
1-HOA

BURLINGTON NORTHERN SANTA FE RAILROAD
(225' R.O.W.)

SALTON LANE

RAINY DRIVE

SELAWIK STREET

CHAMPLAIN WAY

BLOCK I

BLOCK G

BLOCK A
1X-HOA

BLOCK A
1X-HOA

BLOCK I

BLOCK I

PONTCHARTRAIN PARKWAY

MATCH LINE - SEE SHEET No. 6

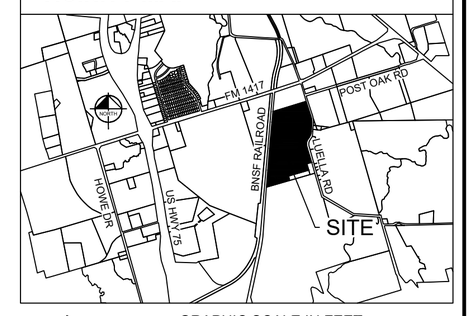
MATCH LINE
SEE SHEET No. 3

MATCH LINE - SEE SHEET No. 2

N6°41'12"E 1315.90'

VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET
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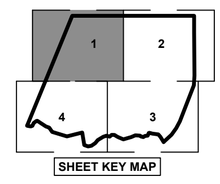
1" = 60' @ 24X36



SHEET KEY MAP

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 4 FOR LINE AND CURVE TABLE

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
LUELLA CROSSING
PHASE 1

BLOCK A, LOTS 1X, 2-76; BLOCK C, LOTS 1X, 2-13;
BLOCK D, LOTS 1-12, 13X, 14-41; BLOCK E, LOTS 1-26; BLOCK G, LOTS 1-31; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28; BLOCK J, LOTS 1X, 2-5

229 RESIDENTIAL LOTS
4 HOA LOTS

47.694 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	July 2022	063451852	1 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
D.R.G.C.T.

N74°23'40"E 1351.65'
1308.65'

BLOCK A
1X-HOA

S73°57'37"W 664.22'

P.O.B.

BLOCK A
1X-HOA

BLOCK E

BLOCK D

BLOCK A
1X-HOA

BLOCK C

BLOCK D

BLOCK E

ERIE DRIVE

HURON LANE

MEAD LANE

ONTARIO WAY

SUPERIOR PLACE

LUELLA ROAD
(NO RECORD FOUND)

PROPOSED CL OF LUELLA ROAD

RIGHT OF WAY DEDICATION
1.453 ACRES
(63,271 SQ.FT)

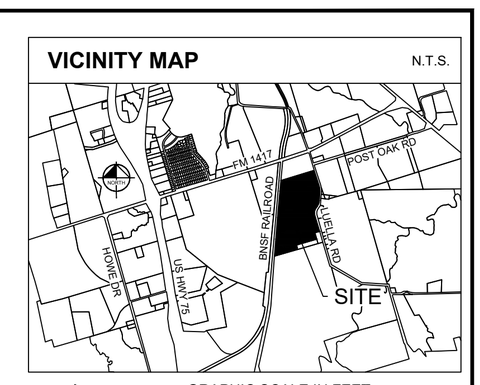
JOHN KITCHEN SURVEY,
ABST. NO. 673

CALLED TRACT 1
MICHAEL LEE BELL
VOL. 2371, PG. 17
O.P.R.G.C.T.

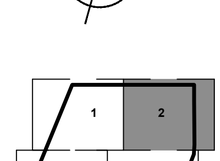
MATCH LINE - SEE SHEET No. 1

MATCH LINE - SEE SHEET No. 3

PONTCHARTRAIN PARKWAY



GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36



SHEET KEY MAP

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
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INST. NO.	INSTRUMENT NUMBER
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D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 1 FOR GENERAL NOTES
SEE SHEET No. 4 FOR LINE AND CURVE TABLE

FINAL PLAT
LUELLA CROSSING
PHASE 1

BLOCK A, LOTS 1X, 2-76; BLOCK C, LOTS 1X, 2-13;
BLOCK D, LOTS 1-12, 13X, 14-41; BLOCK E, LOTS 1-26; BLOCK G, LOTS 1-31; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28; BLOCK J, LOTS 1X, 2-5

229 RESIDENTIAL LOTS
4 HOA LOTS

47.694 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

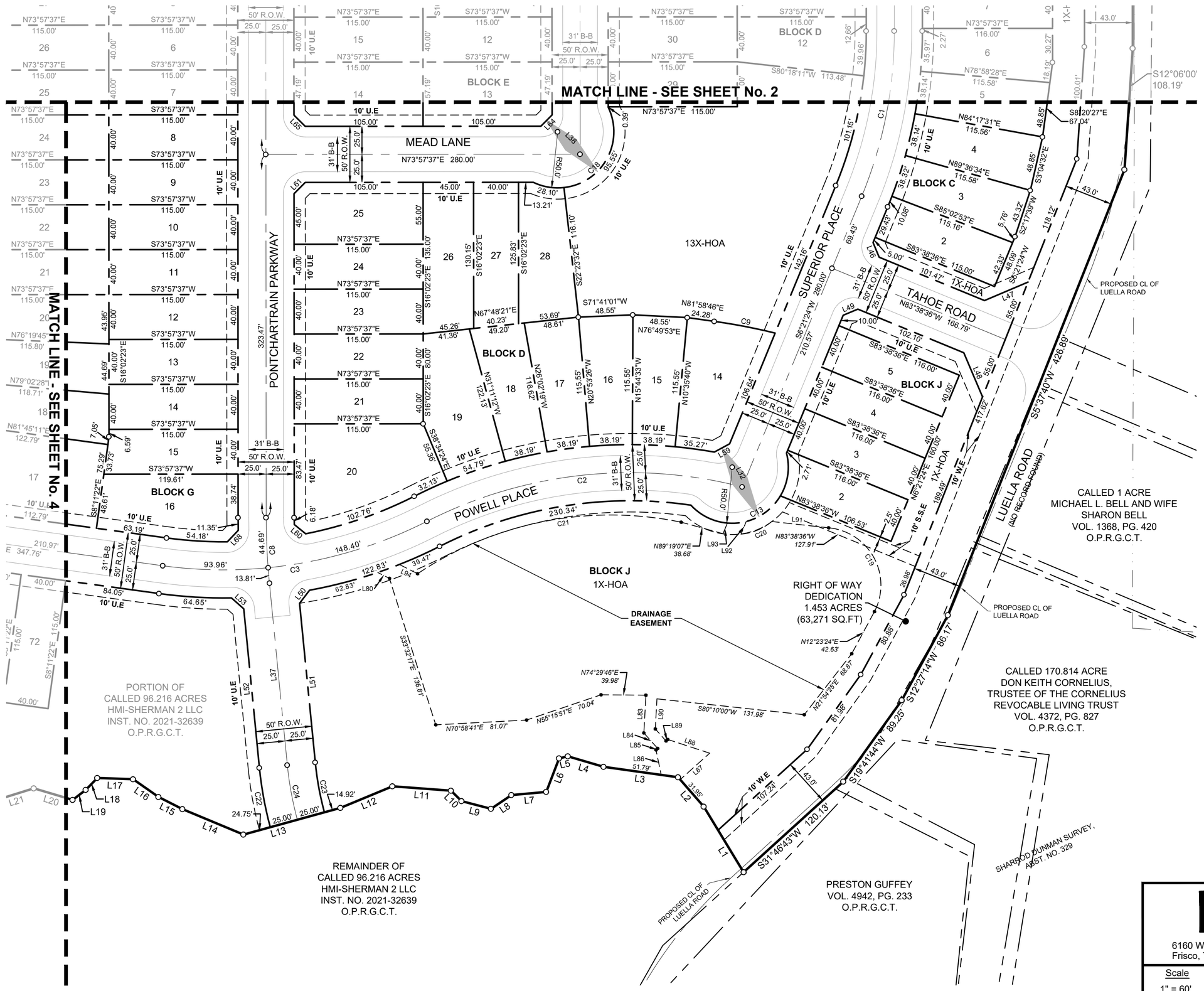
Tel. No. (972) 335-3580
FIRM # 10193822

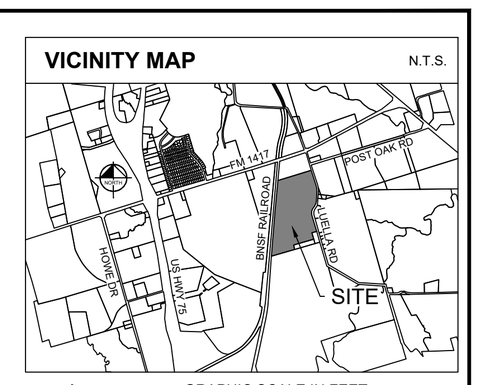
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	July 2022	063451852	2 OF 5

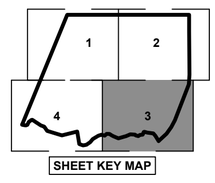
OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\063451852-LUELLA CROSSING - SHERMAN\DWG\FINAL PLATS\063451852 PHASE 1 FP.DWG PLOTTED BY SKEETERS, CODY 7/21/2022 12:01 PM LAST SAVED 7/21/2022 11:16 AM







LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 1 FOR GENERAL NOTES
SEE SHEET No. 4 FOR LINE AND CURVE TABLE

FINAL PLAT
LUELLA CROSSING
PHASE 1

BLOCK A, LOTS 1X, 2-76; BLOCK C, LOTS 1X, 2-13;
BLOCK D, LOTS 1-12, 13X, 14-41; BLOCK E, LOTS 1-26; BLOCK G, LOTS 1-31; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28; BLOCK J, LOTS 1X, 2-5

229 RESIDENTIAL LOTS
4 HOA LOTS

47.694 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	July 2022	063451852	3 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
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McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

MATCH LINE - SEE SHEET No. 1
MATCH LINE - SEE SHEET No. 3
BLOCK H
BLOCK I
BLOCK A
1X-HOA
TOLEDO BEND TRAIL
RAINY DRIVE
SELAWIK STREET
POWELL PLACE
BURLINGTON NORTHERN SANTA FE RAILROAD
(225' R.O.W.)
PORTION OF
CALLED 96.216 ACRES
HMI-SHERMAN 2 LLC
INST. NO. 2021-32639
O.P.R.G.C.T.
REMAINDER OF
CALLED 96.216 ACRES
HMI-SHERMAN 2 LLC
INST. NO. 2021-32639
O.P.R.G.C.T.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 1 FOR GENERAL NOTES
SEE SHEET No. 4 FOR LINE AND CURVE TABLE

FINAL PLAT
LUELLA CROSSING
PHASE 1

BLOCK A, LOTS 1X, 2-76; BLOCK C, LOTS 1X, 2-13;
BLOCK D, LOTS 1-12, 13X, 14-41; BLOCK E, LOTS 1-26; BLOCK G, LOTS 1-31; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28; BLOCK J, LOTS 1X, 2-5

229 RESIDENTIAL LOTS
4 HOA LOTS

47.694 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	July 2022	063451852	4 OF 5

OWNER / APPLICANT:
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260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°14'52"W	68.33'
L2	N57°05'48"W	34.72'
L3	S81°57'22"W	67.04'
L4	N89°35'07"W	33.17'
L5	S60°59'13"W	8.04'
L6	S04°58'47"W	32.03'
L7	S68°50'50"W	31.12'
L8	S40°02'31"W	21.95'
L9	S88°39'01"W	27.13'
L10	N61°17'42"W	13.23'
L11	S78°16'01"W	52.32'
L12	S51°27'25"W	50.12'
L13	S58°37'12"W	89.67'
L14	N83°21'57"W	58.86'
L15	N79°08'41"W	23.93'
L16	N71°01'16"W	27.58'
L17	S76°03'08"W	31.93'
L18	S28°15'02"W	14.79'
L19	S36°32'03"W	14.71'
L20	N89°29'50"W	36.12'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S56°43'55"W	37.05'
L22	S43°08'36"W	71.63'
L23	S23°26'07"W	43.59'
L24	S39°53'43"W	52.50'
L25	S64°45'43"W	37.91'
L26	N86°23'55"W	43.70'
L27	S62°50'06"W	10.63'
L28	S37°24'57"W	36.96'
L29	S09°07'22"W	33.78'
L30	S53°44'18"W	17.22'
L31	S80°39'36"W	18.65'
L32	S43°03'02"E	19.75'
L33	S51°41'23"W	21.21'
L34	N61°02'23"W	21.21'
L35	N28°57'37"E	21.21'
L36	S73°57'37"W	59.42'
L37	N21°37'33"W	162.82'
L38	S61°02'23"E	28.28'
L39	N61°02'23"W	21.21'
L40	N28°57'37"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L41	N03°05'01"E	38.12'
L42	N06°02'53"W	37.83'
L43	N14°02'41"W	38.62'
L44	S61°01'37"E	42.42'
L45	N28°57'37"E	14.14'
L46	N38°38'36"W	14.14'
L47	S50°59'32"W	42.16'
L48	S39°00'28"E	42.70'
L49	N51°21'24"E	14.14'
L50	N21°21'04"E	14.63'
L51	N21°37'33"W	142.37'
L52	S21°37'33"E	142.37'
L53	S64°36'10"E	14.63'
L54	N61°02'23"W	14.14'
L55	S28°57'37"W	14.14'
L56	N61°02'23"W	14.14'
L57	S28°58'23"W	42.44'
L58	S61°02'23"E	14.14'
L59	S45°35'43"W	15.49'
L60	N66°48'59"W	13.10'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N28°57'37"E	14.14'
L62	N28°57'37"E	14.14'
L63	N61°02'23"W	14.14'
L64	N28°57'37"E	14.14'
L65	S61°02'23"E	14.14'
L66	S28°57'37"W	14.14'
L67	N61°02'23"W	14.14'
L68	N27°37'01"E	14.11'
L69	S53°11'22"E	14.14'
L70	S28°57'37"W	14.14'
L71	N61°02'23"W	14.14'
L72	N36°48'38"E	14.14'
L73	S38°18'37"E	14.14'
L74	S51°41'23"W	14.14'
L75	N38°18'37"W	14.14'
L76	N28°57'37"E	14.14'
L77	S61°02'23"E	14.14'
L78	S28°57'37"W	14.14'
L79	S73°26'35"E	7.45'
L80	N79°13'37"W	11.68'

LINE TABLE		
NO.	BEARING	LENGTH
L81	S10°46'23"W	3.19'
L82	S86°32'21"W	12.77'
L83	S12°51'11"E	33.73'
L84	S57°51'11"E	18.45'
L85	S32°08'49"W	2.00'
L86	S27°51'11"E	22.71'
L87	N32°08'49"E	35.24'
L88	N87°51'11"W	39.36'
L89	N32°08'49"E	2.00'
L90	N12°51'11"W	26.88'
L91	S80°19'31"W	50.97'
L92	S06°21'24"W	12.21'
L93	S06°21'24"W	10.19'
L94	N79°13'37"W	18.17'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°23'47"	386.00'	150.88'	N04°50'29"W	149.92'
C2	41°21'36"	400.00'	288.75'	S67°46'29"W	282.52'
C3	34°42'57"	400.00'	242.36'	N64°27'09"E	238.67'
C4	14°52'45"	800.00'	207.75'	N89°15'00"E	207.17'
C5	22°43'46"	400.00'	158.68'	N04°40'30"W	157.64'
C6	7°51'01"	800.00'	109.61'	N12°06'52"W	109.52'
C7	22°43'46"	518.00'	205.49'	N85°19'30"E	204.15'
C8	5°35'10"	600.00'	58.50'	S18°49'58"E	58.48'
C9	5°51'30"	540.00'	55.21'	S84°54'31"W	55.19'
C10	15°20'39"	377.00'	100.96'	N81°37'57"E	100.66'
C11	14°52'45"	659.00'	171.14'	N89°15'00"E	170.66'
C12	163°44'23"	50.00'	142.89'	N61°02'23"W	98.99'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	151°54'22"	50.00'	132.56'	N45°26'24"E	97.01'
C14	163°44'23"	50.00'	142.89'	S38°18'37"E	98.99'
C15	163°44'23"	50.00'	142.89'	S28°57'37"W	98.99'
C16	163°44'23"	50.00'	142.89'	N61°02'23"W	98.99'
C17	163°44'23"	50.00'	142.89'	S28°57'37"W	98.99'
C18	141°41'02"	50.00'	123.64'	N28°57'37"E	94.46'
C19	112°07'28"	51.28'	100.34'	N44°40'34"W	85.08'
C20	34°55'13"	49.36'	30.09'	N51°38'14"E	29.62'
C21	45°29'21"	309.47'	245.70'	S62°56'41"W	239.30'
C22	9°29'05"	325.00'	53.80'	S26°22'05"E	53.74'
C23	9°26'08"	275.00'	45.29'	S26°20'37"E	45.24'
C24	9°27'44"	300.00'	49.54'	S26°21'25"E	49.49'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following tract of land:

BEING a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, Grayson County, Texas, and being a portion of a called 96.216-acre tract of land, described in a General Warranty Deed to HMI-Sherman 2, LLC, as recorded in Instrument No. 2021-32639 of the Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 96.216-acre tract and the southeast corner of a called 21.05-acre tract of land, described in a Warranty Deed to Grayson County, Texas, as recorded in Volume 888, Page 591 of the Deed Records of Grayson County, Texas, same being in an asphalt road known as Luella Road, an apparent public use road, no record found;

THENCE in a southerly direction, along the easterly line of said 96.216-acre tract and generally along the center of said Luella Road, the following:

South 15°36'01" East, a distance of 183.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°00'51" East, a distance of 478.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°06'00" East, a distance of 108.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°37'40" West, a distance of 426.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°27'14" West, a distance of 86.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°41'44" West, a distance of 89.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°46'43" West, a distance of 120.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 96.216-acre tract and said Luella Road and crossing said 96.216-acre tract, and along the centerline of a creek, the following:

North 47°14'52" West, a distance of 68.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 57°05'48" West, a distance of 34.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°57'22" West, a distance of 67.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
North 89°35'07" West, a distance of 33.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°59'13" West, a distance of 8.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°58'47" West, a distance of 32.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°50'50" West, a distance of 31.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 40°02'31" West, a distance of 21.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°39'01" West, a distance of 27.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°17'42" West, a distance of 13.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°16'01" West, a distance of 52.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°27'25" West, a distance of 50.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 58°37'12" West, a distance of 89.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°21'57" West, a distance of 58.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°08'41" West, a distance of 23.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 71°01'16" West, a distance of 27.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 76°03'08" West, a distance of 31.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°15'02" West, a distance of 14.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°32'03" West, a distance of 14.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°29'50" West, a distance of 36.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 56°43'55" West, a distance of 37.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°08'36" West, a distance of 71.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°26'07" West, a distance of 43.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°53'43" West, a distance of 52.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°45'43" West, a distance of 37.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°23'55" West, a distance of 43.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°06'01" West, a distance of 141.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°09'01" West, a distance of 175.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°37'16" West, a distance of 170.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°00'06" West, a distance of 57.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°27'23" West, a distance of 39.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°36'30" West, a distance of 114.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°50'06" West, a distance of 10.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 37°24'57" West, a distance of 36.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
South 09°07'22" West, a distance of 33.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 53°44'18" West, a distance of 17.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°39'36" West, a distance of 18.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°45'52" West, a distance of 24.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 96.216-acre tract, same also being on the easterly line of the Burlington Northern Santa Fe Railroad 225' wide right of way;

THENCE North 06°41'12" East, along the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, a distance of 1,315.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 96.216-acre tract and the southwest corner of aforesaid 21.05-acre Grayson County, Texas tract;

THENCE North 74°23'40" East, along the northerly line of said 96.216-acre tract, the southerly line of said 21.05-acre tract, a distance of 1,351.65 feet to the **POINT OF BEGINNING** and containing 47.694 acres (2,077,537 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LUELLA CROSSING PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 **LUELLA CROSSING PHASE 1**, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, AD, 2022.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

FINAL PLAT
LUELLA CROSSING
PHASE 1

BLOCK A, LOTS 1X, 2-76; BLOCK C, LOTS 1X, 2-13;
BLOCK D, LOTS 1-12, 13X, 14-41; BLOCK E, LOTS 1-26; BLOCK G, LOTS 1-31; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28; BLOCK J, LOTS 1X, 2-5

229 RESIDENTIAL LOTS
4 HOA LOTS

47.694 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	July 2022	063451852	5 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 12, 2022

Updated September 15, 2022

Attn: Annie Hepner, P.E.
Lennar Homes of Texas
Land and Construction, LLC
1707 Market Place Blvd., Ste. 100
Irving, TX 75063

Attn: Michael Carlisle, P.E.
Kimley-Horn & Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Luella Crossing, Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Recommend denial of Final Plat approval due to Preliminary Plat Staff Review Letter items not being addressed on Final Plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(A)(2)*
2. Correct Match Lines on Page 1 of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Dedicate a 45' Right of Way Dedication along Luella Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along Luella Road. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)
5. Dedicate a 15'x15' Right of Way corner clip on all street intersecting corners of proposed Lots. Provided corner clips are not sufficient. *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. Rainy Drive and Tahoe Road shall be renamed. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
7. Remove 10' Water Easement from dedicated ROW for Luella Road.
8. Ownership and Maintenance of X-HOA lots to be indicated on final plat.
9. Drainage Easement on Lot 1X-HOA, Block J to be shown as a Private Drainage Easement.
10. 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*
11. Specific Use Permit required if proposed lots are to be patio home lots. *Chapter 14, Section 8, Subsection (9)*
12. Some lots do not meet minimum patio home requirements of 40' in width at street frontage and 45' in width at street frontage for corner lots.

13. Signature and Dedication blocks on final plats shall meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
14. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
15. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
16. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
17. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
18. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
22. 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)*
23. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

222 AND 224 WEST HOUSTON STREET

The request of Jeff Wilson (Owner), Hal Hinton (Tenant/Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 222 and 224 West Houston Street, being part of Lot 10, Block 4, OTP Sherman and also being part of Lot 7, Block X Allen S B Addition, as follows:

Planning and Zoning Commission

Amendment to the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar Lounge in a C-1 (Retail Business) District.

Background:

The property is located at 222 and 224 West Houston Street between South Elm and South Crockett Streets and is zoned C-1 (Retail Business) District. The owner is requesting approval to extend his Cigar Lounge to 224 West Houston Street as well as the existing location at 222 West Houston Street.

The following has been approved for 222 West Houston:

- October 22, 2019 - Specific Use Permit to allow a cigar lounge in a C-1 (Retail Business) District/Central Business District.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Jeff Wilson (Owner)
Hal Hinton (Tenant/Representative)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

24

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Floor Plan 224 W Houston
Narrative
Staff Review Letter

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3/22/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

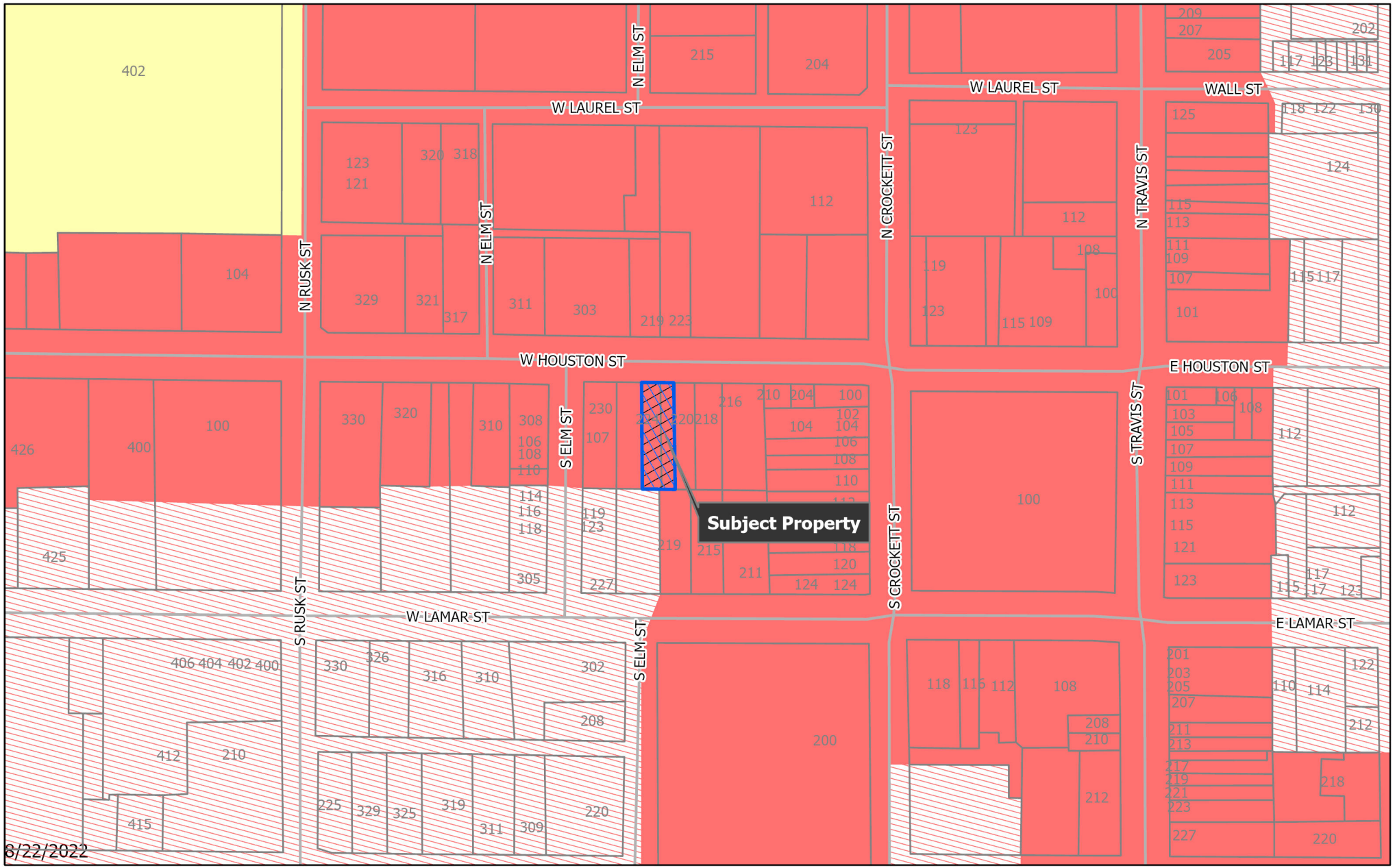
CITY OF SHERMAN

222 224 W Houston

N
W E
S

Date: 7/29/2022 1:37 PM

Scale: 1:1,216



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8/22/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

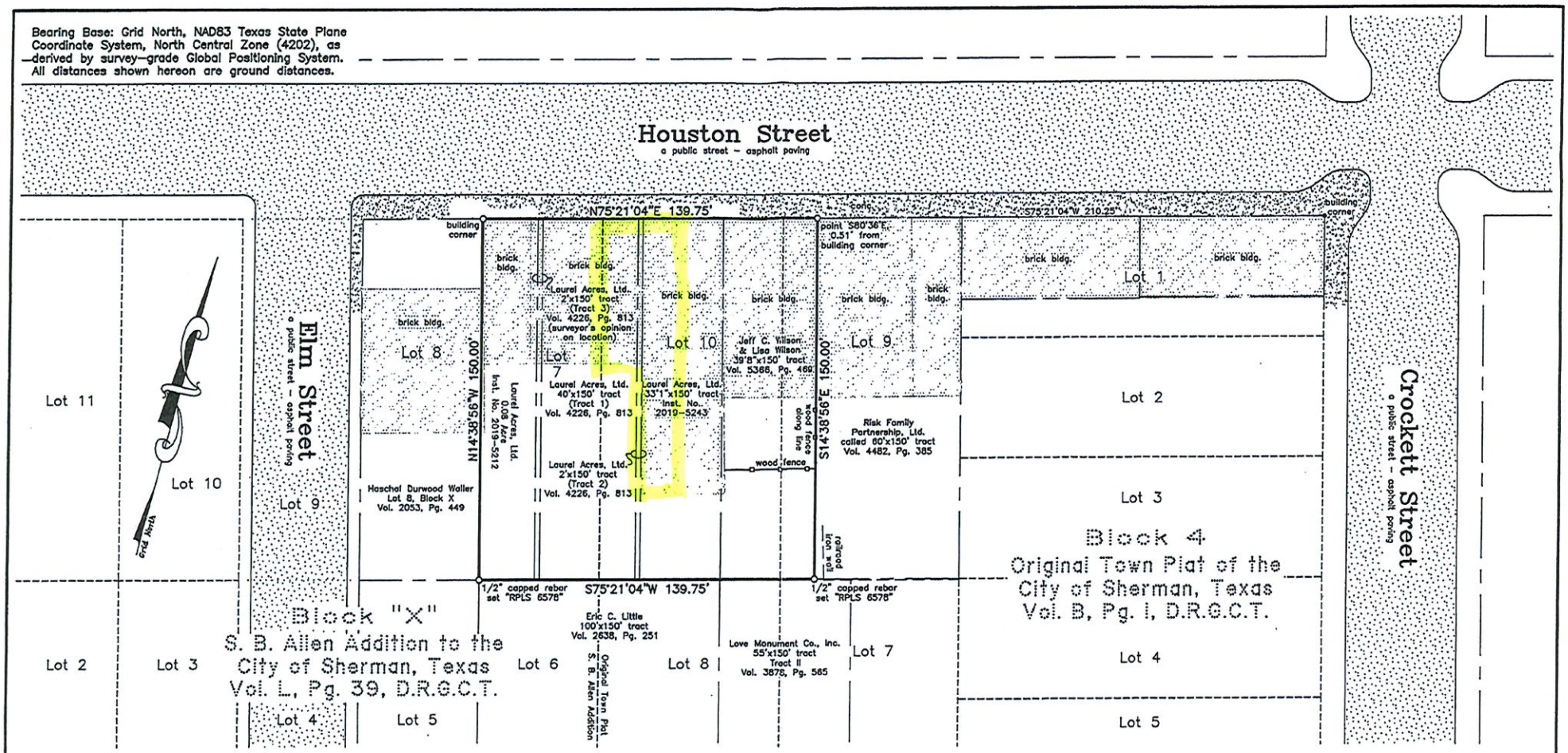
222 224 W Houston

N W E S

Scale: 1:2,254

Date: 7/29/2022 1:37 PM

222 & 224 W Houston St



Owner: Jeff C. Wilson & Lisa Wilson and Laurel Acres, Ltd.

Address: 218-226 W. Houston Street Sherman, Texas

Job No. BGS210519

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, <Lender> and <Title Co.> and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

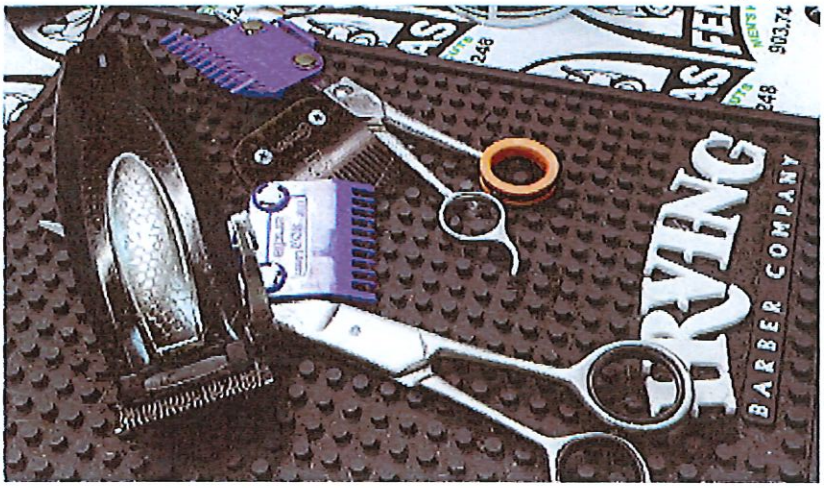
Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: May 8, 2019

S:\Land Projects R2\Port-Block-4-OTP-Sherman-and-Block-X-S-B-Allen-Addition\Drawings\218-226-W-Houston-Sherman.dwg 5/13/2019 9:41 AM

NBS Drafting & Design
219
223
W Houston St
56
Pickles & Pottery
Pottery store
224 W Houston St,
Sherman, TX 75090
X
224
Houston
S Elm St
Spanky's Pawn Shop
Pawn shop
220
Google
Imagery ©2022 Maxar Technologies, Map data ©2022

Google Maps Fellas Men's Hair

Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft



Fellas Men's Hair

4.9 ★ ★ ★ ★ ★ (58)

Barber shop

Directions Save Nearby Send to your phone Share

SEE SCHEDULE

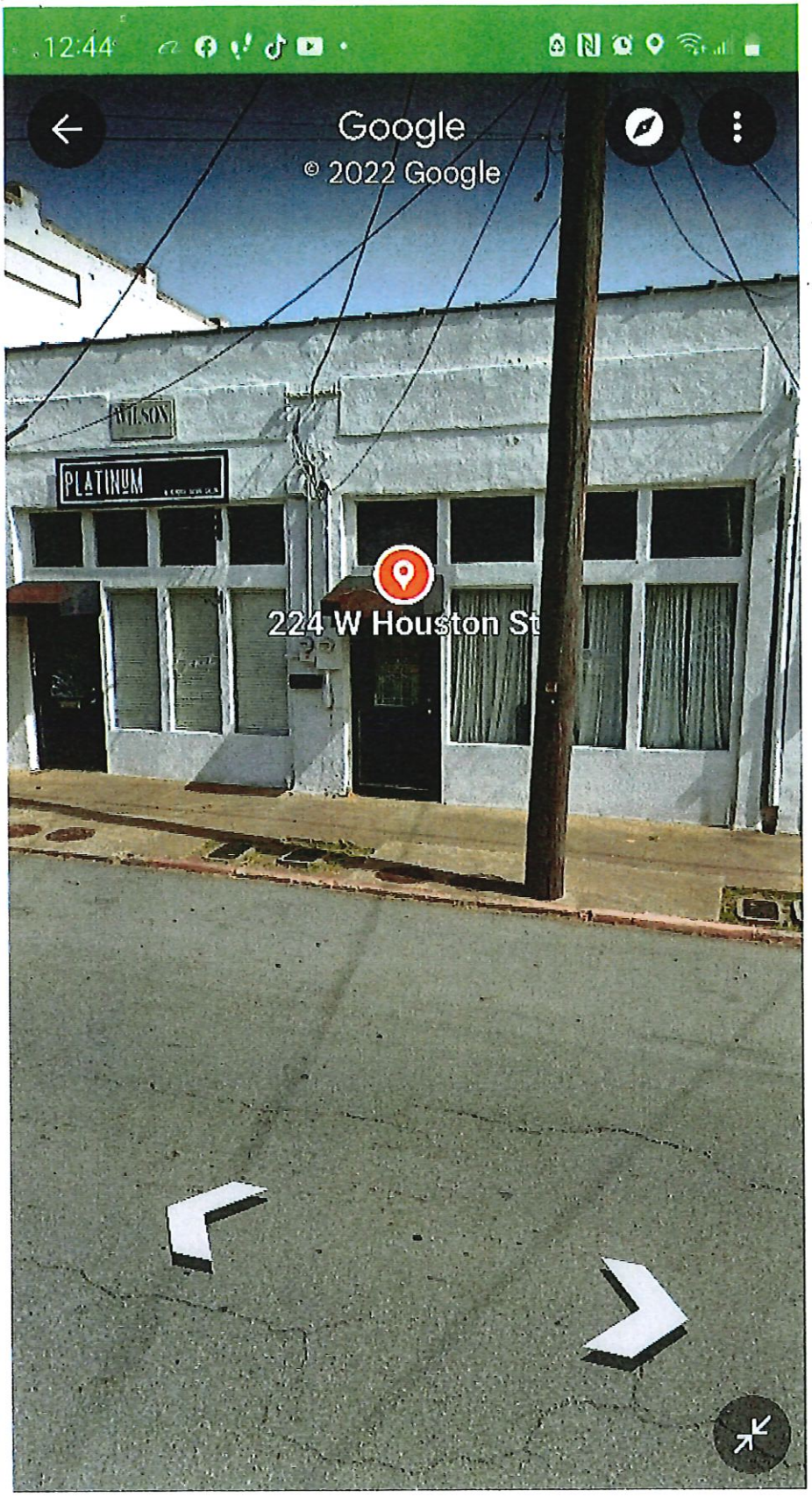
222 W Houston St, Sherman, TX 75090

J9PQ+9C Sherman, Texas

PLATINUM

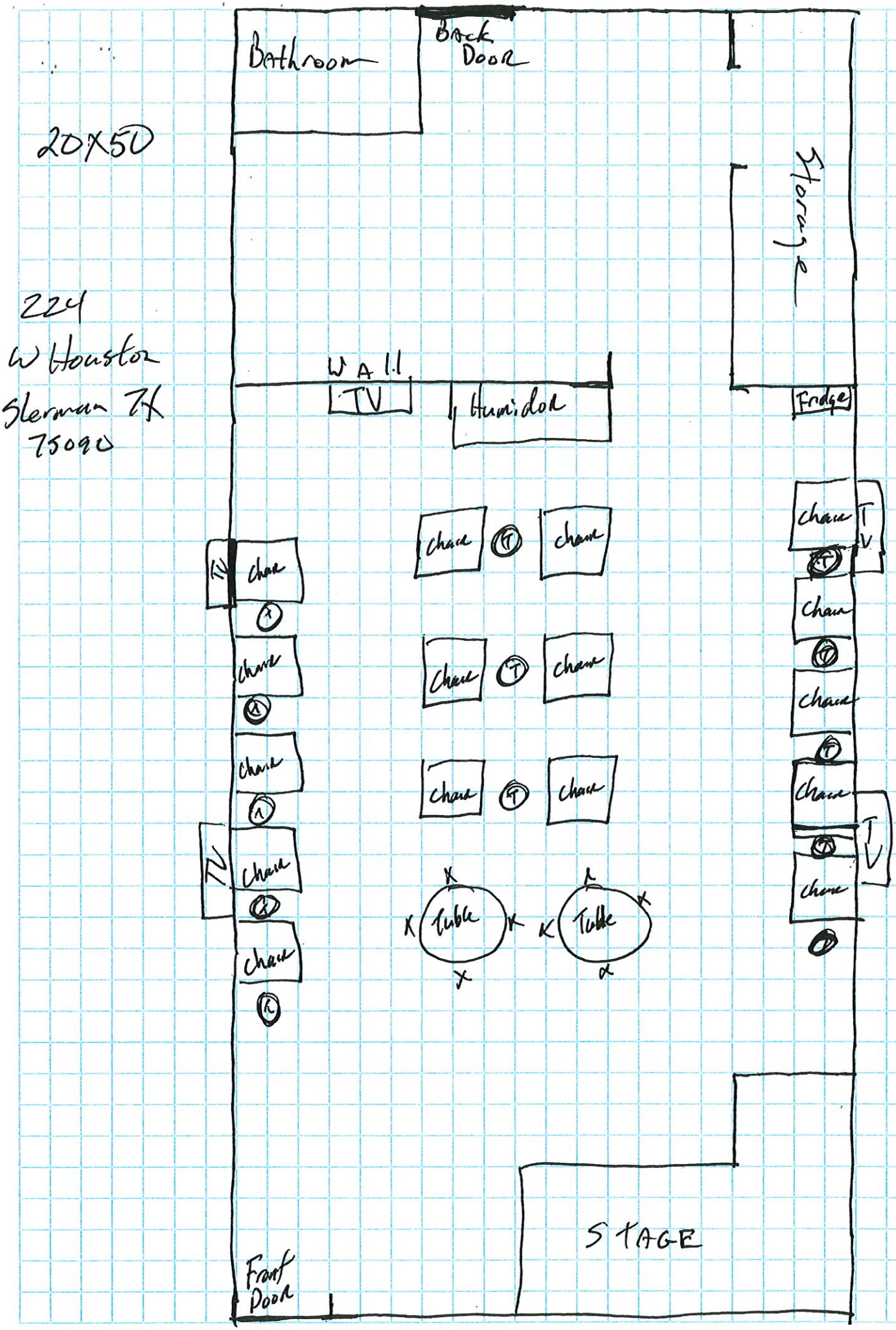
FEL AS

Sonja's Place



224 W Houston St

Sherman, TX 75090 · 0 ft


20X50
224
W Houston
Sherman TX
75090
Bathroom
Back Door
Storage
WALL
TV
Humidor
Fridge
Chair
Table
STAGE
Front Door

THE DESIGN AND INTENTION OF

SMOKE REPUBLIC

1. A CIGAR LOUNGE GEARED TO THE CIGAR AFICIONADO.

2. A PLACE TO GARNER CONVERSATION AND EXCHANGE IDEAS.

3. A 3RD PLACE FOR THE THOSE WHO ENJOY A GREAT CIGAR AND WANT TO LEARN MORE ABOUT THEM.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Jeff Wilson
225 N Crockett St
Sherman, TX 75090

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

Hal Hinton
222 W Houston
Sherman, TX 75090

Dear Applicants,

The request for an Amendment to the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar Lounge in a C-1 (Retail Business) District located at 222 and 224 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (General Commercial) District and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6 and Sec. 17).*
2. 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.
3. 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.
4. 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))*
5. 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.
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 the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2700 TEXOMA PARKWAY, SUITE B

The request of Double Tree Properties LP (Owner), Kevin Talbert (Tenant/Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2700 Texoma Parkway, Suite B, being 0.982 in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Vape and Novelty Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 2700 Texoma Parkway, Suite B, the northwest intersection of Highway 82 and Texoma Parkway . The owner is requesting a Specific Use Permit to allow Area 42: Vapors and Oddities in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

The goal of Area 42 is to bring reliable, quality and flavorful tobacco alternatives to the residents of Sherman, Texas. They also intend to provide a market that has been largely unserviced, pop culture collectibles, games and oddities. Because their products are for adults only, they will maintain a policy of 18 years old and up on site to keep children safe and peace of mind for their patrons.

The following has been approved for 2700 Texoma Parkway:

- January 8, 1980 - Variance to allow a 18' setback in lieu of 25'
- October 14, 1986 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- February 8, 2005 - Specific Use Permit to allow the operation of a private club and commercial amusement center in C-1 (Retail Business) District and O-1 (75-82 Overlay) District

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Double Tree Properties LP (Owner)
Kevin Talbert (Tenant/Representative)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Narrative
Floor Plan
Staff Review Letter

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2700 Texoma Parkway

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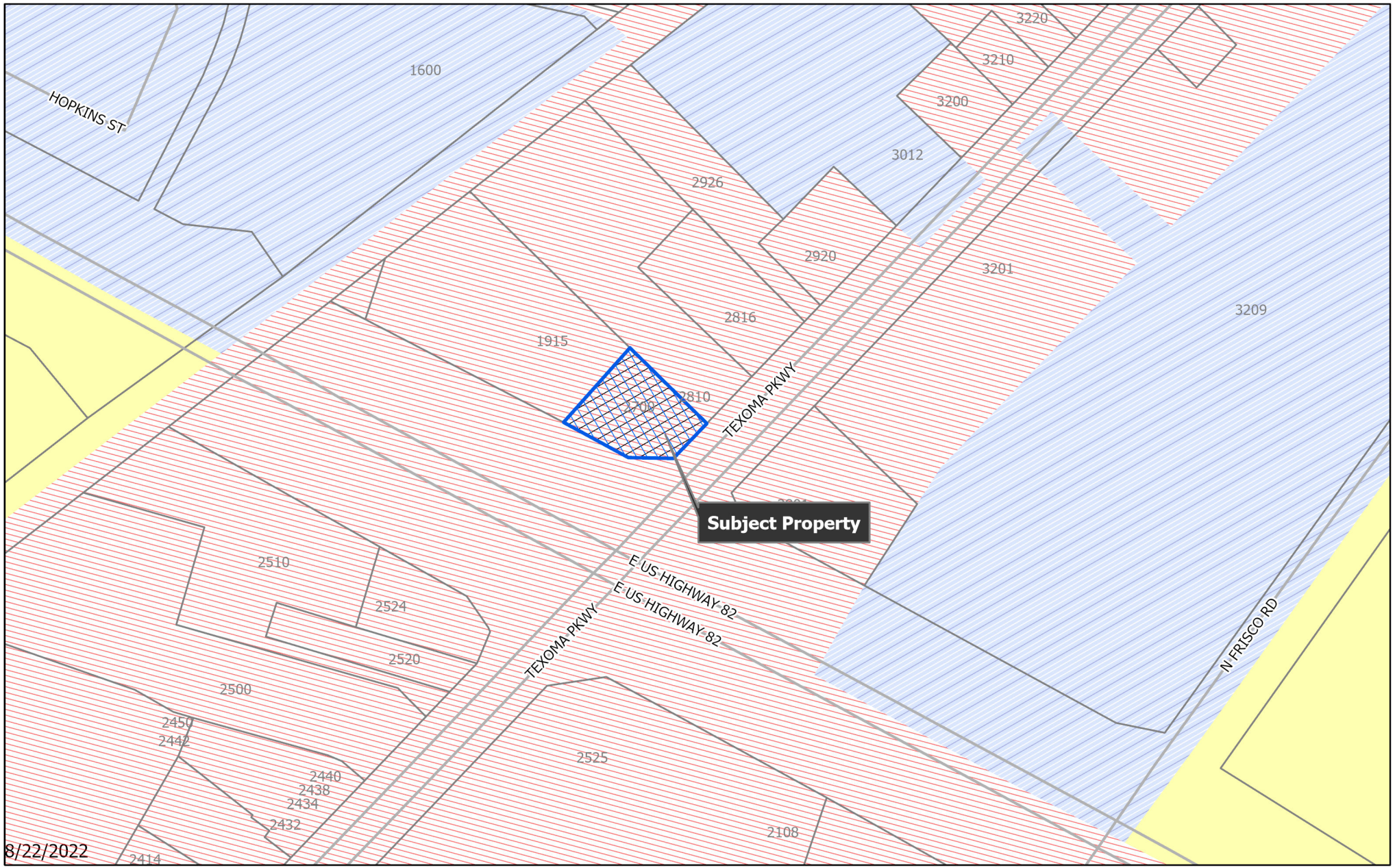

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2700 Texoma Parkway

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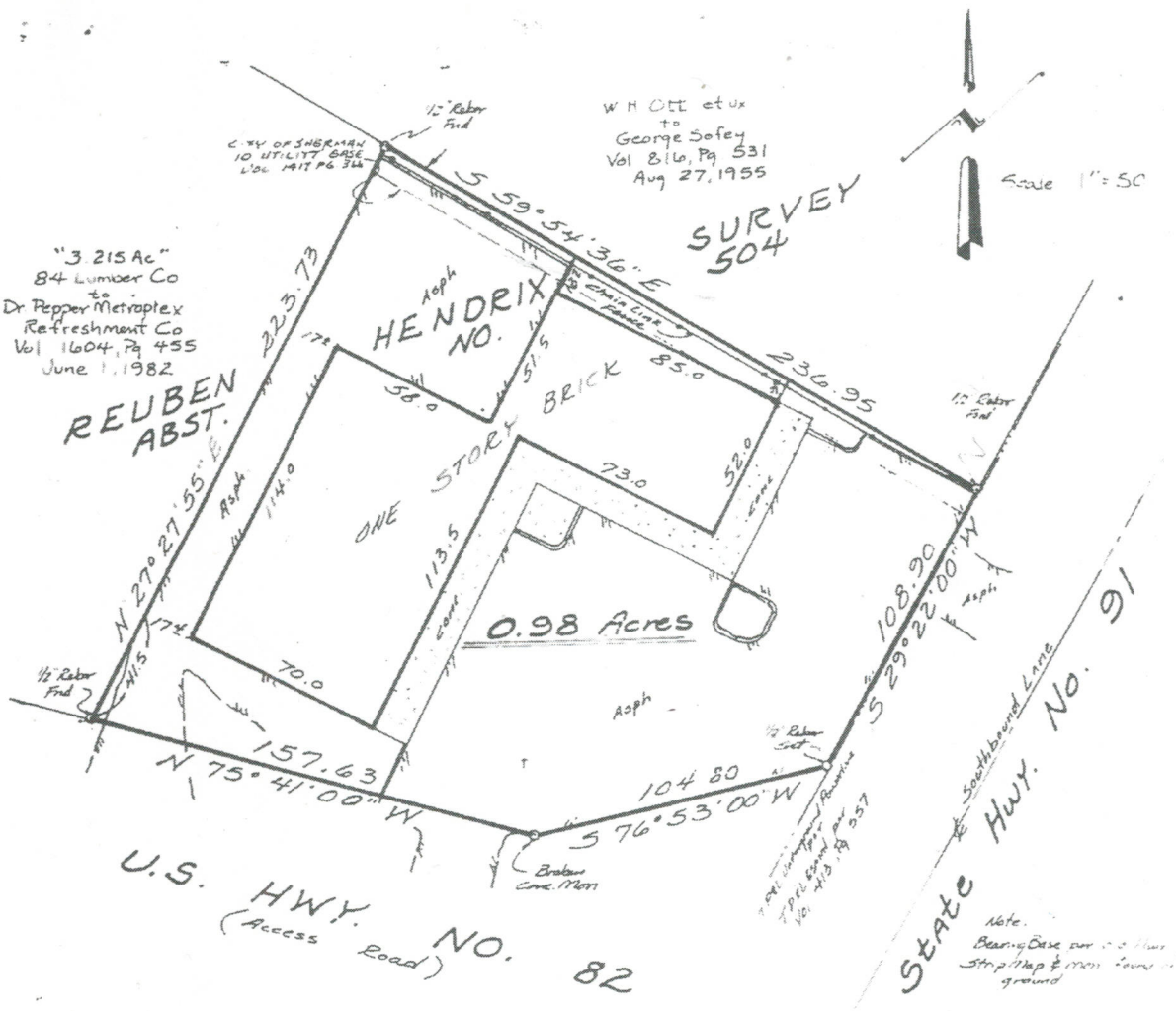
Scale: 1:3,521

Date: 8/22/2022 4:46 PM

2700 Texoma Pkwy Ste. B



SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

JOE V. HAWN, JR., TRUSTEE
SAFECO LAND TITLE OF TARRANT
Survey for: SECURITY UNION TITLE INSURANCE COMPANY

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 6 th day of November, 1995 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as **2700 TEXOMA PARKWAY, 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.

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
GRAYSON COUNTY

Marshall Sartin, R.P.L.S. No. 3694

According to the FIRM Flood Insurance Rate Map of Grayson County, Texas, and Incorporated Areas, Map No. 4818[illegible]0025 Effective date July 17, 1995, the property shown hereon is not in a flood hazard area. This statement does not reflect any type of flood study by this firm, and shall not create liability on the part of the surveyor.

Site Aerial

Cash America Pawn
ONE & ONLY
A-2
AREA 42 VAPORS + ODDITIES
Elara Caring
Google

Area 42: Vapors and Oddites

07.22.2022

—

K. Talbert
Perfectly Normal Company LLC
4520 Texoma Parkway Suite K
Sherman, Tx 75090

Overview

The goal of Area 42 is to bring reliable, quality, and flavorful tobacco alternatives to the residents of Sherman, Texas. We also intend to provide for a market that has been largely underserviced, pop culture collectibles, games and oddities. Because our products are for adults and adults only we will be maintaining a policy of 18 years of age and up onsite. This is not only to keep children safe but also for the peace of mind of our patrons.

Goals

1. Open a brand new Vapor and Collectibles shop in the Sherman Area
2. Service our customers with the finest and most interesting products available

Specifications

The site has been selected and placed under lease at 2700 Texoma Parkway. This is mere blocks from our current location but is much large to allow for the expansion of the current inventory at “Texoma Vapors”.

Milestones

I. Renovation

The current space is currently being renovated to allow for a lounge, retail shelving, and a “secret” gaming lounge to be used for rentals at patrons request. This will allow our patrons to have a space for card games, board games, or roleplaying games when their home facilities are less ideal for use.

II. Rejuvination

Vaping as an industry has tried to define itself as a culture. We look more to break that mold and let it be what it is. A habit. We are mere vendors servicing the habits we ourselves and others enjoy. Our new focus will be bringing quality products to those who do vape… in large collectibles, toys, oddities for a more adult audience. By adult we mean high end. Some figures and statues cost well into the hundreds of

dollars. Once approved our customers will be able to not only purchase their weekly nicotine, but Thor's Hammer, Captain America's shield, The Hellfire club shirt from Stranger Things or even a collection of figures and cards from their favorite anime.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Double Tree Properties LP
515 W Main St, STE 104
Allen, TX 75013

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

Kevin Talbert
1904 Deborah Dr
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 a Vape and Novelty Shop in a C-2 (General Commercial) District located at 2700 Texoma Parkway, Suite B has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General commercial) District/O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 7(14), Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Parking shall be provided for one space per 200 square feet of gross floor area. *(Chapter 14, Exhibit A, 8(5)(a))*
7. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
8. 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 than 18 years of age is prohibited.
9. Vendor assisted sales required; self-service merchandising prohibited.
10. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
11. Must comply with the City of Sherman Smoking Ordinance *(Chapter 8.06)*
12. Hours of operation must comply with all City of Sherman Ordinances.

13. The property must be properly maintained in a state of good repair and neat appearance.
14. 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))*
15. 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))*
16. 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.
17. 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.
18. 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.
19. 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))*
20. 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.
21. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of 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 **21.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

500-600 BLOCKS KREAGER ROAD

The request of Craig Calhoun, Sweet Cow Holdings (Prospective Buyer), Todd Young, Young Enterprises LP (Owner), JBI Partners (Engineer), HHS Residential (Developer) and Helvey-Wagner Surveying (Surveyor), concerning the property located in the 500-600 Blocks Kreager Road, being 20.11 acres in the Frank Richards Survey, Abstract No. 1044, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a multi-family development in an R-1 (One-Family Residential) District.
B. Zone Change approval under Ordinance No. 2280, Section 12, from an RA (Single Family Agricultural) District to an R-1 (One-Family Residential) District.

Background:

The property is located in the 500-600 Blocks Kreager Road between Plainview Road and Highway 131 in Sherman's Extra Territorial Jurisdiction (ETJ). Upon Annexation into the City of Sherman, the owner is requesting a Specific Use Permit and Site Plan approval to allow the Horizon at Sherman, a multi-family development in an R-1 (One-Family Residential) District and a Zone Change from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.

Horizon at Sherman will be a neighborhood of single-family homes developed in an auto court concept. Typically, each auto court contains 9 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garage of each home. In those instances where the auto court design cannot be utilized, the homes will front the adjacent private street.

The homes will not be greater than two stories in height and will either have two, three, or four bedrooms, which is plan dependent. The homes will range in size from 1,137 square feet to 1,917 square feet. The average size home in Horizon at Sherman will be 1,529 square feet. Each of the homes will have a fenced yard.

What sets Horizon at Sherman apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will all be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood. These homes will not be sold individually.

Adjacent Zoning:

SF-1 (Single-Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Craig Calhoun, Sweet Cow Holdings (Prospective Buyer)
Todd Young, Young Enterprises LP (Owner)
JBI Partners (Engineer)
HHS Residential (Developer)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not in the Master Plan.

Number of notices mailed:

11

Objections Received:

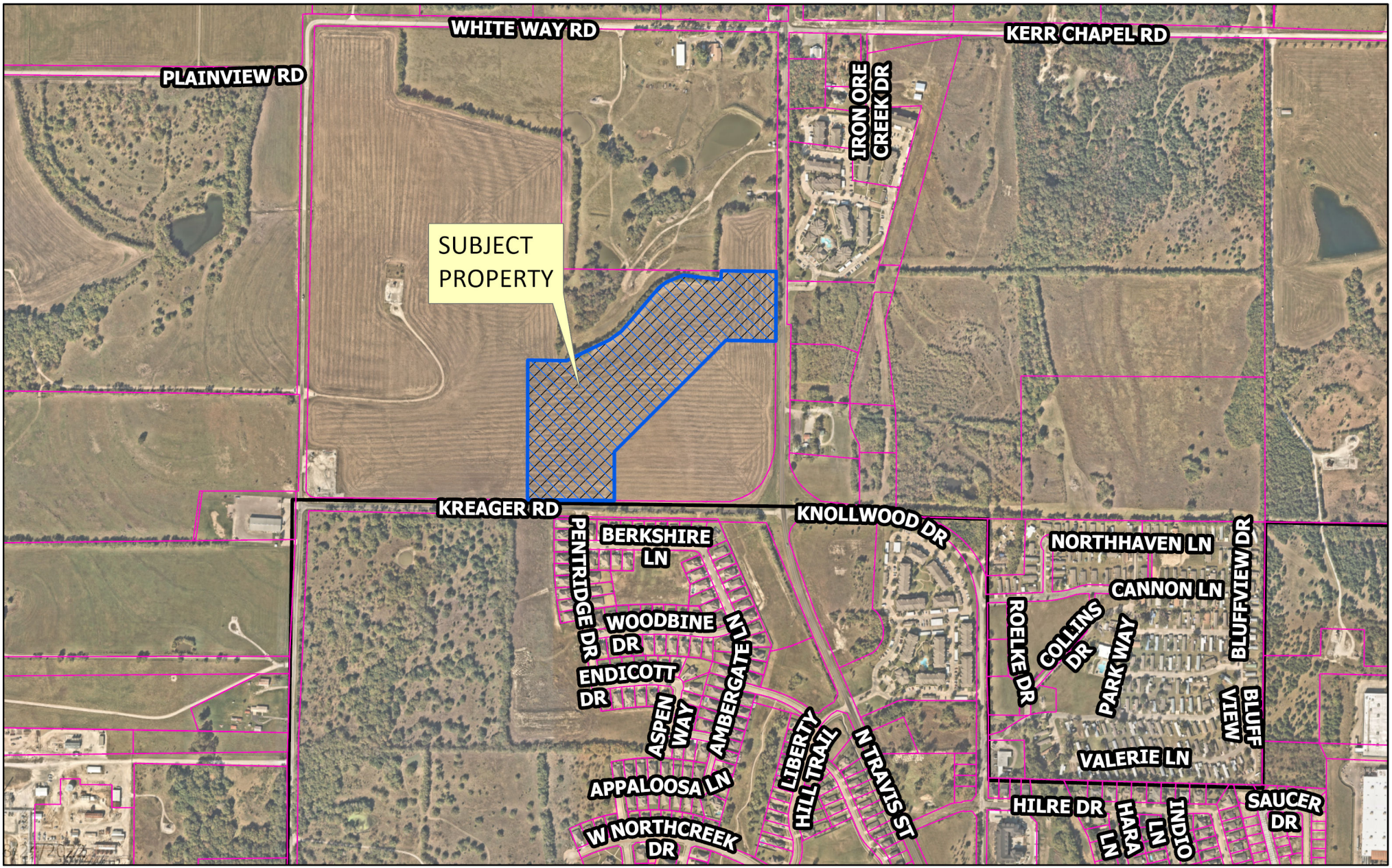
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Sign Photo
Survey
Annexation Exhibit
Development Plan
Illustrative Plan
Auto Court Plan
Narrative
Boundary Exhibit
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

Kreager Rd and FM 131

N
W E
S

Date: 8/22/2022 5:01 PM

Scale: 1:8,644

500-600 BLKS KREAGER RD

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.48'	N75°43'47"E
L2	236.85'	N63°52'45"E
L3	76.70'	N54°28'49"E
L4	119.34'	N42°17'24"E
L5	196.40'	N40°19'06"E
L6	54.15'	N53°09'33"E
L7	98.27'	N68°19'01"E
L8	206.10'	S83°34'43"E
L9	64.25'	N05°06'01"E

Frank Richards Survey
Abstract No. 1044
Grayson County, Texas

Grid North

Scale:
1"=200'

1/2" capped rebar set "RPLS 6578"

pass 1/2" capped rebar set "RPLS 6578" @ 328.91'

S89°30'19"E
378.91'

P.O.B.
PK nail with flasher set

angle point in fence

angle point in fence

fence corner

10' wide General Telephone Company of the Southwest easement in Vol. 1093, Pg. 37

wire fence

easement to T.P.&L. in Vol. 857, Pg. 375 (no width stated) power pole tele. ped.

S00°29'41"W
296.73'

N89°30'19"W
50.00'

1/2" capped rebar set "RPLS 6578"

PK nail with flasher set

S00°29'41"W
100.88'

1/2" capped rebar set "RPLS 6578"

N89°30'19"W
307.51'

1/2" capped rebar set "RPLS 6578"

remainder of the W. K. White, Jr. & Ernestine T. White 118.169 Acres Vol. 1889, Pg. 55

angle point in fence

angle point in fence

angle point in fence

angle point in fence

1/2" capped rebar set "RPLS 6578"

S89°30'19"E
212.28'

angle point in fence
fence corner

wire fence

power pole
power pole
power pole

F. M. Highway No. 131

State of Texas - 1.404 acres
Vol. 861, Pg. 367

20.11 Acres

part of the W. K. White, Jr. & Ernestine T. White
118.169 Acres in Vol. 1889, Pg. 55

S45°38'25"W
861.05'

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

14.84 Acres

part of the W. K. White, Jr. & Ernestine T. White
118.169 Acres
Vol. 1889, Pg. 55

N00°47'08"E
800.27'

1/2" capped rebar set "RPLS 6578"

S00°47'08"W
307.51'

power pole
power pole
power pole
power pole
power pole

20' easement to XTO Energy, Inc. in Inst. No. 2017-15213

pass 1/2" capped rebar set "RPLS 6578" @ 30'

pass 1/2" capped rebar set "RPLS 6578" @ 277.51'

Atmos gas lines as marked on the ground

30' easement to Bi-Stone Fuel Co. in Vol. 1170, Pg. 467

Atmos Gas markers

tele. ped.

power pole

power pole

tele. ped.

power pole

N89°21'02"W
195.35'

N89°12'52"W
278.39'

N89°12'52"W
828.13'

PK nail with flasher set

1/2" capped rebar found "Westwood"

PK nail with flasher set

mag nail with flasher found

20' easement to GTE in Vol. 1050, Pg. 163

Stonehollow Homes, LLC
156.904 Acres
Vol. 5466, Pg. 40

Kreager Road

a public road - asphalt paving

Easement Certification per title commitment provided by Lawyers Title referenced as GF No. 1901552200150, Effective Date of February 27, 2022 and issued on April 4, 2022:

10(g). The location of easement to Texas Power & Light Co. in Vol. 857, Pg. 375, D.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(i). The location of easement to the General Telephone Company in Vol. 1093, Pg. 37, D.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(j). The 15 ft. wide easement to Dynegy Midstream Services, Inc. in Vol. 2769, Pg. 218, O.P.R.G.C.T. is released per Inst. No. 2022-14216, O.P.R.G.C.T.; therefore, DOES NOT AFFECT the subject property.

10(k). The location of 20 ft. wide easement to XTO Energy, Inc. in Inst. No. 2017-15213, O.P.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(q). The location of 30 ft. wide easement to Bi-Stone Fuel Co. in Vol. 1170, Pg. 467, R.P.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(r). The location of 50 ft. wide easement to Lone Star Gas Company in Vol. 1202, Pg. 240, D.R.G.C.T. DOES AFFECT subject property. The exact location of said easement is along with an underground pipeline, which was not detectable during the course of this survey.

10(s). The easement to The Texas Pipe Line Company in Vol. 772, Pg. 157, D.R.G.C.T. is released per Inst. No. 2022-14216, O.P.R.G.C.T., therefore DOES NOT AFFECT subject property.

10(t). The location of right-of-way to Standard Oil Company of Texas in Vol. 816, Pg. 387, D.R.G.C.T. DOES AFFECT subject property; however, the exact location of said easement cannot be determined with available information.

10(u). The location of 20 ft. wide easement to General Telephone Company of the Southwest in Vol. 1050, Pg. 163, D.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(v). he location of easement to Grayson-Collin Electric Cooperative in Vol. 429, Pg. 15, D.R.G.C.T cannot be determined with available information.

Owner: Young Enterprises, LP

Buyer: Sweet Cow Holdings, LLC

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify to: Young Enterprises, LP (Seller), Sweet Cow Holdings, LLC (Buyer) and Fidelity National Title Company that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Maps for Grayson County, Texas, Map No. 48181C0275 F & 48181C0280 F, Revised Date: September 29, 2010.

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

Kate A. Wagner, R. P. L. S. No. 6578
Boundary Survey: July 12, 2018
Updated per title commitment: May 25, 2022

Job No. BGS520522

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

LOCATION MAP
NOT TO SCALE

WILLIAM KELLER WHITE, JR., MARY LU AYCOCK, AND KIMBERLY ANN SMITH
VOL. 3785, PG. 624
O.P.R.G.C.T

DESCRIPTION OF LAND
(PART OF CALLED 118.169 ACRES)
VOL. 1889, PG. 55
O.P.R.G.C.T.

10' EASEMNET TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST
VOL. 1093, PG. 37

EASEMENT TO T.P.&L.
VOL. 857, PG. 375

POINT OF BEGINNING

N05°06'01"E 64.25'
S89°30'19"E 378.91'
N68°19'01"E 98.27'
S83°34'43"E 206.10'
N53°09'33"E 54.15'
N40°19'06"E 196.40'
N42°17'24"E 119.34'
N54°28'49"E 76.70'
N75°43'47"E 25.48'
N63°52'45"E 236.85'
S89°30'19"E 212.28'
S00°29'41"W 296.73'
N89°30'19"W 50.00'
S00°29'41"W 100.88'
N89°30'19"W 307.51'
S45°38'25"W 861.05'
N00°47'08"E 800.27'
S00°47'08"W 307.51'
N89°21'02"W 195.35'
N89°12'52"W 278.39'

20.11 ACRES
875,975 S.F.

YOUNG ENTERPRISES, L.P.
(CALLED 20.11 ACRES)
INST. NO. 2018-25815
O.P.R.G.C.T.

40' ACCESS EASEMENT
50' ACCESS EASEMENT
30' ACCESS EASEMENT

LOT 1
LOT 2
LOT 3
LOT 4

TRAVIS PLAZA SUBDIVISION
VOL. 21, PG. 68
O.P.R.G.C.T.

F.M. HIGHWAY NO. 131 (TRAVIS STREET)

RIGHT OF WAY DEED TO STATE OF TEXAS
CALLED 1.404 ACRES VOL. 881, PG. 367 O.P.R.G.C.T.

WILLIAM KELLER WHITE, JR., MARY LU AYCOCK, AND KIMBERLY ANN SMITH
VOL. 3785, PG. 624
O.P.R.G.C.T

DESCRIPTION OF LAND
(PART OF CALLED 118.169 ACRES)
VOL. 1889, PG. 55
O.P.R.G.C.T.

20' EASEMENT TO XTO ENERGY, INC.
INST. NO. 2017-15213

30' EASEMENT TO BI-STONE FUEL CO.
VOL. 1170, PG. 467

20' EASEMENT TO GTE
VOL. 1050, PG. 163

KREAGER ROAD

KNOLLWOOD ROAD

ASTORIA HOMES, LLC
(CALLED 100.8320 ACRES)
VOL. 2020, PG. 30762

AUSTIN LANDING PHASE 3
STONEHOLLOW HOMES, LLC
VOL. 2018, PG. 43

ASTORIA HOMES, LLC
(CALLED 3.828 ACRES)
VOL. 2020, PG. 30762

JBM INTERESTS, LLC
(CALLED 7.369 ACRES)
VOL. 2019, PG. 12725

ZONING LEGAL
(20.11 ACRES)

BEING a parcel of land located in Grayson County, Texas, a part of the Frank Richards Survey, Abstract Number 1044, and being all of that called 20.11 acres described in deed to Young Enterprises, L.P. as recorded in Document Number 2018-25815, Official Public Records of Grayson County, Texas, and being further described as follows:

BEGINNING at the northeast corner of said 20.11 acre tract;

THENCE along the east line of said 20.11 acre tract as follows;
South 00 degrees 29 minutes 41 seconds West, 296.73 feet to a point for corner;
North 89 degrees 30 minutes 19 seconds West, 50.00 feet to a point for corner;
South 00 degrees 29 minutes 41 seconds West, 100.88 feet to a point for corner;
North 89 degrees 30 minutes 19 seconds West, 307.51 feet to a point for corner;
South 45 degrees 38 minutes 25 seconds West, 861.05 feet to a point for corner;
South 00 degrees 47 minutes 08 seconds West, 307.51 feet to a point at the southeast corner of said 20.11 acre tract;

THENCE along the south line of said 20.11 acre tract as follows;
North 89 degrees 12 minutes 52 seconds West, 278.39 feet to a point for corner;
North 89 degrees 21 minutes 02 seconds West, 195.35 feet to a point at the southwest corner of said 20.11 acre tract;

THENCE North 00 degrees 47 minutes 08 seconds East, 800.27 feet to a point at the northwest corner of said 20.11 acre tract;

THENCE along the north line of said 20.11 acre tract as follows:
South 89 degrees 30 minutes 19 seconds East, 212.28 feet to a point for corner;
North 75 degrees 43 minutes 47 seconds East, 25.48 feet to a point for corner;
North 63 degrees 52 minutes 45 seconds East, 236.85 feet to a point for corner;
North 54 degrees 28 minutes 49 seconds East, 76.70 feet to a point for corner;
North 42 degrees 17 minutes 24 seconds East, 119.34 feet to a point for corner;
North 40 degrees 19 minutes 06 seconds East, 196.40 feet to a point for corner;
North 53 degrees 09 minutes 33 seconds East, 54.15 feet to a point for corner;
North 68 degrees 19 minutes 01 seconds East, 98.27 feet to a point for corner;
South 83 degrees 34 minutes 43 seconds East, 206.10 feet to a point for corner;
North 05 degrees 06 minutes 01 seconds East, 64.25 feet to a point for corner;
South 89 degrees 30 minutes 19 seconds East, 378.91 feet to the point of BEGINNIG and containing 875,975 square feet or 20.11 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXISTING ZONING: VACANT/SHERMAN ETJ
PROPOSED ZONING: R-1

100 50 0 100 200
1" = 100' - 0"

ANNEXATION EXHIBIT

HORIZON AT SHERMAN

20.11 ACRES OUT OF THE
FRANK RICHARDS SURVEY, ABSTRACT NO. 1044

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YOUNG ENTERPRISES INC — OWNER
P.O. Box 517
Sherman, TX 75091

HHS RESIDENTIAL — APPLICANT/DEVELOPER
10930 West Sam Houston Parkway North (432) 556-9985
Suite 100
Houston, Texas 77064
Contact: Mayson Meier

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

August 22, 2022

Drawing: H:\Projects\HHR020-Sherman\Phase 1\Planning\dwg\HHR020-Zoning Plan.dwg Saved By: kpugh Save Time: 8/22/2022 8:40 AM
Plotted by: kpugh Plot Date: 8/22/2022 9:07 AM

WILLIAM KELLER WHITE, JR., MARY LU AYCOCK, AND KIMBERLY ANN SMITH
VOL. 3785, PG. 624
O.P.R.G.C.T

DESCRIPTION OF LAND
(PART OF CALLED 118.169 ACRES)
VOL. 1889, PG. 55
O.P.R.G.C.T.

ZONED: SHERMAN ETJ
LAND USE: VACANT

845

22'
27'
24'
18'
15' MIN
REAR YARD
16'
15' MIN
SIDE YARD
5'
5' MIN
SIDE YARD
24'
50'
10'
32'
17'
DETENTION
AMENITY
CENTER
DETENTION
50'
32'
835
840
20' LANDSCAPE BUFFER
25' MIN
FRONT YARD
5' MIN
SIDE YARD

F.M. HIGHWAY NO. 131 (TRAVIS STREET)

RIGHT OF WAY DEED TO STATE OF TEXAS
CALLED 1.404 ACRES VOL. 861, PG. 367 O.P.R.G.C.T.

845
840
835
830

WILLIAM KELLER WHITE, JR., MARY LU AYCOCK, AND KIMBERLY ANN SMITH
VOL. 3785, PG. 624
O.P.R.G.C.T

DESCRIPTION OF LAND
(PART OF CALLED 118.169 ACRES)
VOL. 1889, PG. 55
O.P.R.G.C.T.

ZONED: SHERMAN ETJ
LAND USE: VACANT

30' EASEMENT TO
BI-STONE FUEL CO.
VOL. 1170, PG. 467

KREAGER ROAD
50

LOCATION MAP
NOT TO SCALE

EXISTING ZONING: VACANT/SHERMAN ETJ
PROPOSED ZONING: R-1

NEIGHBORHOOD DATA:

BUILDING TYPE	COUNT
1X (2 BEDROOM):	46
1 (3 BEDROOM):	15
2 (3 BEDROOM):	27
3 (4 BEDROOM):	38
4 (4 BEDROOM):	30
TOTAL:	156

GROSS ACREAGE: 20.11 ACRES
NET DEVELOPABLE: 19.6 ACRES±

8.0 HOMES/ NET AC

60 30 0 60 120
1" = 60' - 0"

EXHIBIT C
DEVELOPMENT PLAN

HORIZON AT SHERMAN

20.11 ACRES OUT OF THE
FRANK RICHARDS SURVEY, ABSTRACT NO. 1044

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YOUNG ENTERPRISES INC — OWNER
P.O. Box 517
Sherman, TX 75091

HHS RESIDENTIAL — APPLICANT/DEVELOPER
10930 West Sam Houston Parkway North Suite 100
Houston, Texas 77064
(432) 556-9985
Contact: Mayson Meier

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7676
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

August 22, 2022

Plotted by: kpugh Plot Date: 8/22/2022 9:09 AM
Drawing: H:\Projects\HHR020-Sherman\Phase 1\Planning\dwg\HHR020-Zoning Plan.dwg Saved By: kpugh Save Time: 8/22/2022 9:08 AM

0 50 100 200
1"=100'

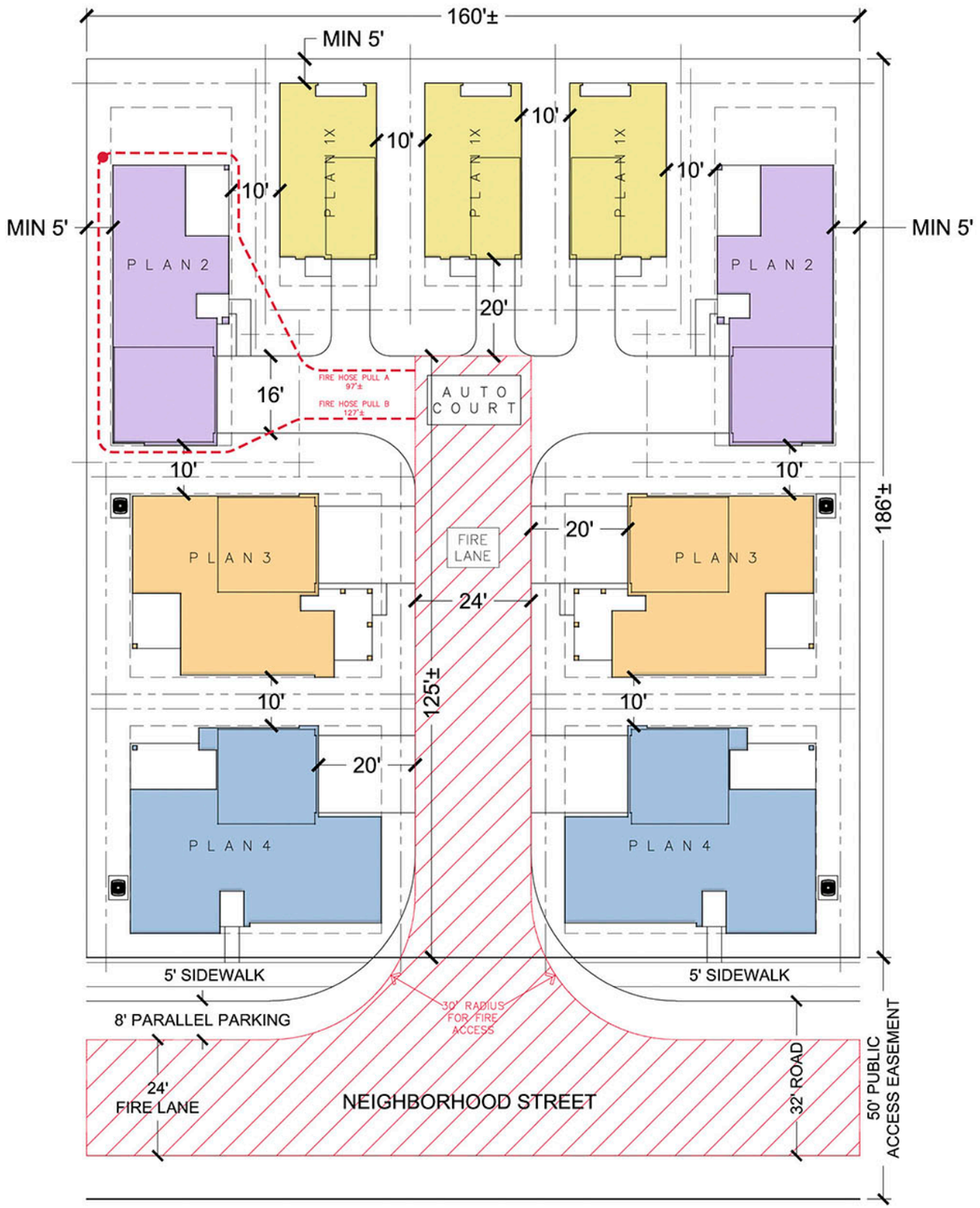
N

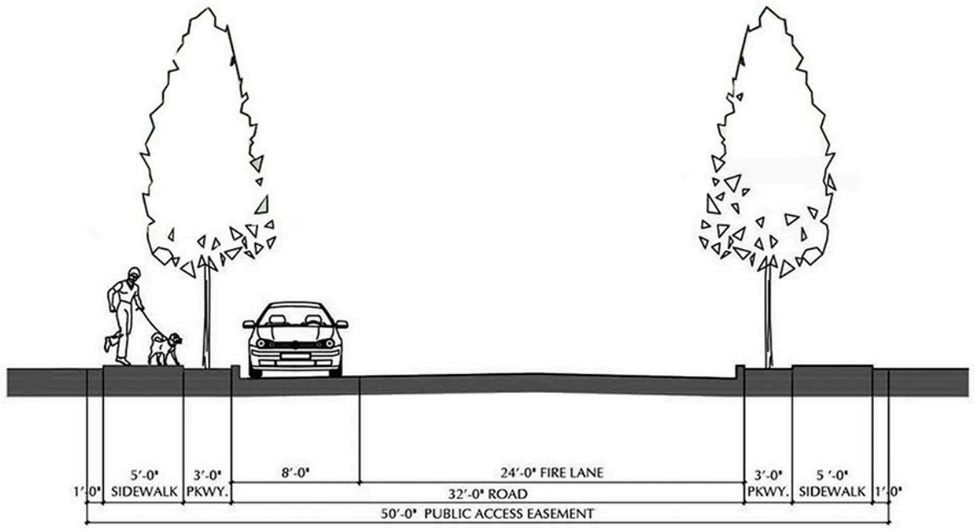
AUG 22, 2022
HHR020

HORIZON AT SHERMAN

ILLUSTRATIVE PLAN
SHERMAN, TEXAS

JBI PARTNERS





TYPICAL NEIGHBORHOOD STREET SECTION

AUG 22, 2022 NOT TO SCALE
HHR020

HORIZON AT SHERMAN

EXHIBIT D
AUTO COURT PLAN
SHERMAN, TEXAS

JBI PARTNERS

EXHIBIT "B"
DEVELOPMENT STANDARDS

HORIZON AT SHERMAN

PURPOSE

The development standards outlined below are created to provide design criteria for the development of the Horizon at Sherman neighborhood. Horizon at Sherman will be a neighborhood of single-family homes developed in an auto court concept. Typically, each auto court contains 9 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garage of each home. In those instances where the auto court design cannot be utilized, the homes will front the adjacent private street.

The homes will not be greater than 2 stories in height and will either have 2, 3, or 4 bedrooms, which is plan dependent. The homes will range in size from 1,137 square feet to 1,917 square feet. The average size home in Horizon at Sherman will be 1,529 square feet. Each of the homes will have a fenced yard.

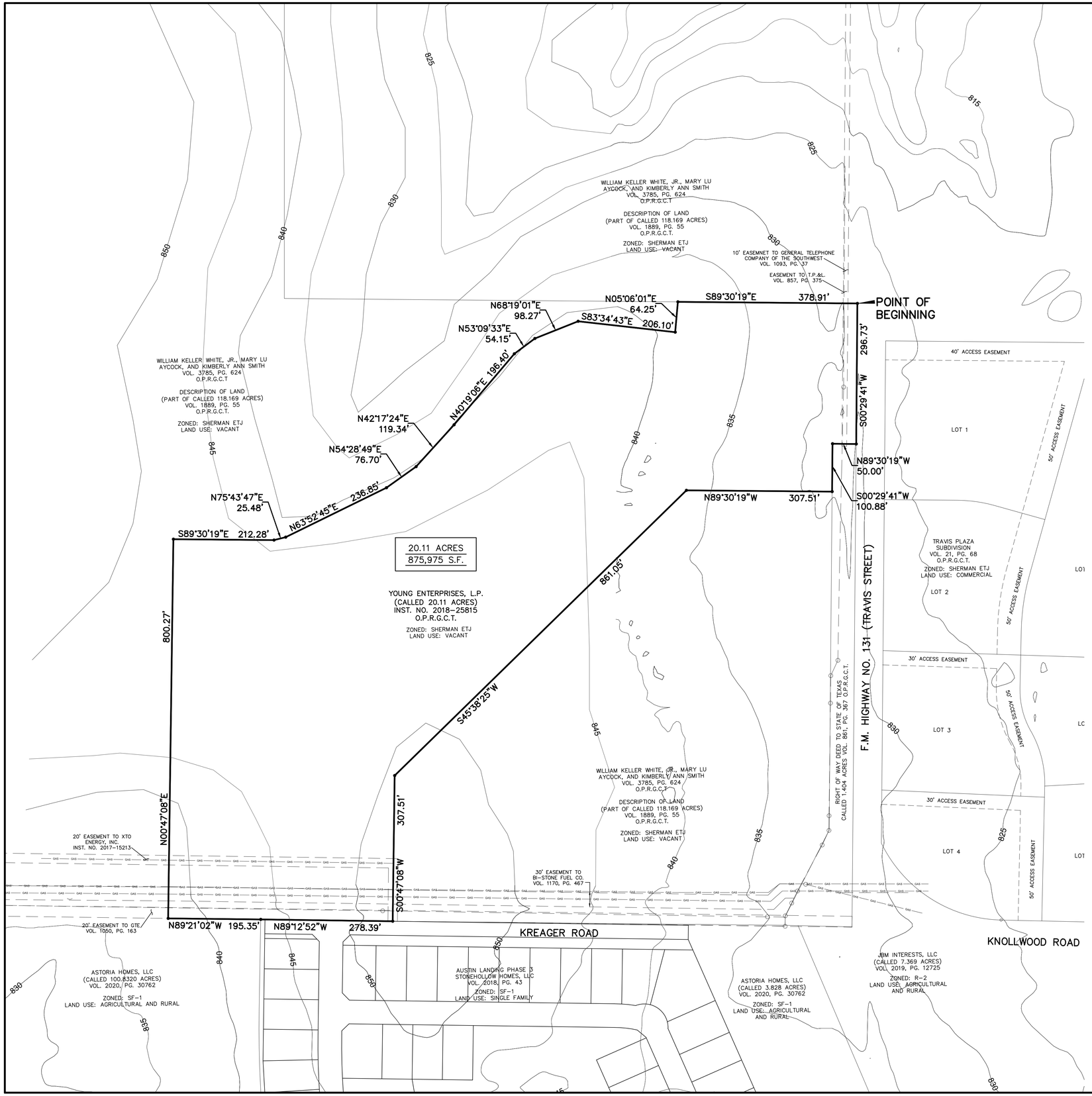
What sets Horizon at Sherman apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They all will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood. These homes will not be sold individually.

DEVELOPMENT STANDARDS

A. The design and development of the Horizon at Sherman neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
B. The design and development of the auto courts shall take place in accordance with the attached Auto Court Plan (Exhibit D).
C. In the event of a conflict between the written text and the illustrations provided, the written text contained herein shall control.
D. The maximum number of homes in the Horizon at Sherman neighborhood shall be 156.
E. Exterior construction. One hundred percent (100%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, cementitious siding, or combination thereof.
F. Screening:
    1. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the east and south property lines of the site where those property lines are coincident with adjacent roads.
    2. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along all other property lines of the site not referenced in (1) above.
    3. Landscape Buffer: As depicted on Exhibit C (Development Plan), a minimum 20' wide landscape buffer shall be provided along the east property line of the site.

The landscaping within the buffer shall include at a minimum, 3” caliper shade trees at a ratio of 1 tree for every 50’ of frontage. Additionally, minimum 5-gallon shrubs shall be provided at a ratio of 10 shrubs for every 50’ of frontage. The trees and shrubs may be placed in a nonformal pattern and/or in natural groupings.

All landscaping with the neighborhood, including that in the buffer, shall be irrigated with an underground irrigation system.



LOCATION MAP
NOT TO SCALE

ZONING LEGAL
(20.11 ACRES)

BEING a parcel of land located in Grayson County, Texas, a part of the Frank Richards Survey, Abstract Number 1044, and being all of that called 20.11 acres described in deed to Young Enterprises, L.P. as recorded in Document Number 2018-25815, Official Public Records of Grayson County, Texas, and being further described as follows:

BEGINNING at the northeast corner of said 20.11 acre tract;

THENCE along the east line of said 20.11 acre tract as follows;
South 00 degrees 29 minutes 41 seconds West, 296.73 feet to a point for corner;
North 89 degrees 30 minutes 19 seconds West, 50.00 feet to a point for corner;
South 00 degrees 29 minutes 41 seconds West, 100.88 feet to a point for corner;
North 89 degrees 30 minutes 19 seconds West, 307.51 feet to a point for corner;
South 45 degrees 38 minutes 25 seconds West, 861.05 feet to a point for corner;
South 00 degrees 47 minutes 08 seconds West, 307.51 feet to a point at the southeast corner of said 20.11 acre tract;

THENCE along the south line of said 20.11 acre tract as follows;
North 89 degrees 12 minutes 52 seconds West, 278.39 feet to a point for corner;
North 89 degrees 21 minutes 02 seconds West, 195.35 feet to a point at the southwest corner of said 20.11 acre tract;

THENCE North 00 degrees 47 minutes 08 seconds East, 800.27 feet to a point at the northwest corner of said 20.11 acre tract;

THENCE along the north line of said 20.11 acre tract as follows:
South 89 degrees 30 minutes 19 seconds East, 212.28 feet to a point for corner;
North 75 degrees 43 minutes 47 seconds East, 25.48 feet to a point for corner;
North 63 degrees 52 minutes 45 seconds East, 236.85 feet to a point for corner;
North 54 degrees 28 minutes 49 seconds East, 76.70 feet to a point for corner;
North 42 degrees 17 minutes 24 seconds East, 119.34 feet to a point for corner;
North 40 degrees 19 minutes 06 seconds East, 196.40 feet to a point for corner;
North 53 degrees 09 minutes 33 seconds East, 54.15 feet to a point for corner;
North 68 degrees 19 minutes 01 seconds East, 98.27 feet to a point for corner;
South 83 degrees 34 minutes 43 seconds East, 206.10 feet to a point for corner;
North 05 degrees 06 minutes 01 seconds East, 64.25 feet to a point for corner;
South 89 degrees 30 minutes 19 seconds East, 378.91 feet to the point of BEGINNIG and containing 875,975 square feet or 20.11 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXISTING ZONING: VACANT/SHERMAN ETJ
PROPOSED ZONING: R-1

100 50 0 100 200
1" = 100' - 0"

EXHIBIT A
BOUNDARY EXHIBIT

HORIZON AT SHERMAN

20.11 ACRES OUT OF THE
FRANK RICHARDS SURVEY, ABSTRACT NO. 1044

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YOUNG ENTERPRISES INC — OWNER
P.O. Box 517
Sherman, TX 75091

HHS RESIDENTIAL — APPLICANT/DEVELOPER
10930 West Sam Houston Parkway North (432) 556-9985
Suite 100
Houston, Texas 77064
Contact: Mayson Meier

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

August 22, 2022

Drawing: H:\Projects\HHR020-Sherman\Phase 1\Planning\dwg\HHR020-Zoning Plan.dwg Saved By: kpugh Save Time: 8/22/2022 9:08 AM
Plotted by: kpugh Plot Date: 8/22/2022 9:08 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Todd Young/ Young Enterprises
PO Box 517
Sherman, TX 75091

JBI Partners
2121 Midway Rd, STE 300
Carrollton, TX 75006

Craig Calhoun
Sweet Cow Holdings
2301 Vail Dr.
McKinney, TX 75070

HHS Residential
10930 W Sam Houston Pkwy N
Houston, TX 77064

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

Dear Applicants,

The request for a Zone Change approval under Ordinance No. 2280, Section 12, from an R-A (Single-family Agricultural) District to a R-1 (One-Family Residential) District and a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-family development in an R-1 (One-Family Residential) District located in the 500-600 Blocks Kreager Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) & (14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Building Setbacks are the following *(Chapter 14, Exhibit A, Section 6.4(1)):*
    a. 25 feet from FM 131 (Travis Street)
    b. 25 feet from Kreager Road
    c. Minimum 7 feet on the side yards, with a sum of 23 feet of both sides.
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 (13) & (14), Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. 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 6.3 & Section 7, Subsection 10(b))*
7. Impact fees may be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

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.

Engineering:

12. Annexation of the subject property required.
13. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
14. Dedication of Right of Way Dedication along Kreager Road and Travis Street will be required upon platting in regards to Grayson County/City of Sherman Thoroughfare Plan. *(Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5))*
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
16. Internal water and sewer lines will be privately owned and maintained.
17. The location of the trash receptors must be approved by the Public Works Department.
18. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
19. Water main must be extended in accordance with City criteria to serve proposed development. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G))*
20. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
21. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15)*
22. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of 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, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

4312 TEXOMA PARKWAY

The request of Chris Martin (Owner), Rex Huddleston (Prospective Buyer), Tatchio and Associates Architects (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at in the W.F. Patterson Survey, Abstract 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 20 parking spaces for a Mini-Warehouse in lieu of the required 60 spaces in a C-2 (General Commercial) District.

Planning and Zoning Commission

B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse in a C-2 (General Commercial) District.
C. Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.
D. Replat approval of Mandy's Addition.

Background:

The property is located at 4312 Texoma Parkway, the southwest corner of North Frisco Road and Texoma Parkway. The owner is requesting approval for a Specific Use Permit and Site Plan to allow a Self-Storage; a Zone Change from M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; and a Variance for 20 parking spaces and Replat approval for Mandy's Addition.

The following has been approved for this location:

- December 12, 2000 - Specific Use Permit to allow living quarters in a C-2 (General Commercial) District
- June 11, 2002 - Variance to allow a 10' truck barrier with a 7' front setback in lieu of 25' required in a C-2 (General Commercial) District

- February 22, 2011 - Specific Use Permit to allow the conversion of the self service portion of an existing carwash into a Climate Controlled Storage Facility in an M-1 (Light Manufacturing) District
- May 17, 2016 - Site plan approval for an additional storage facility for Mandy's Mini Storage
- June 20, 2017 - Variance to allow a 6' wrought iron fence on the front property line along Texoma Parkway in lieu of the required 25' in a M-1 (Light Manufacturing) District.

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District

Origination:

Chris Martin (Owner)
Rex Huddleston (Prospective Buyer)
Tatchio and Associates Architects (Architect)
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:

13

Objections Received:

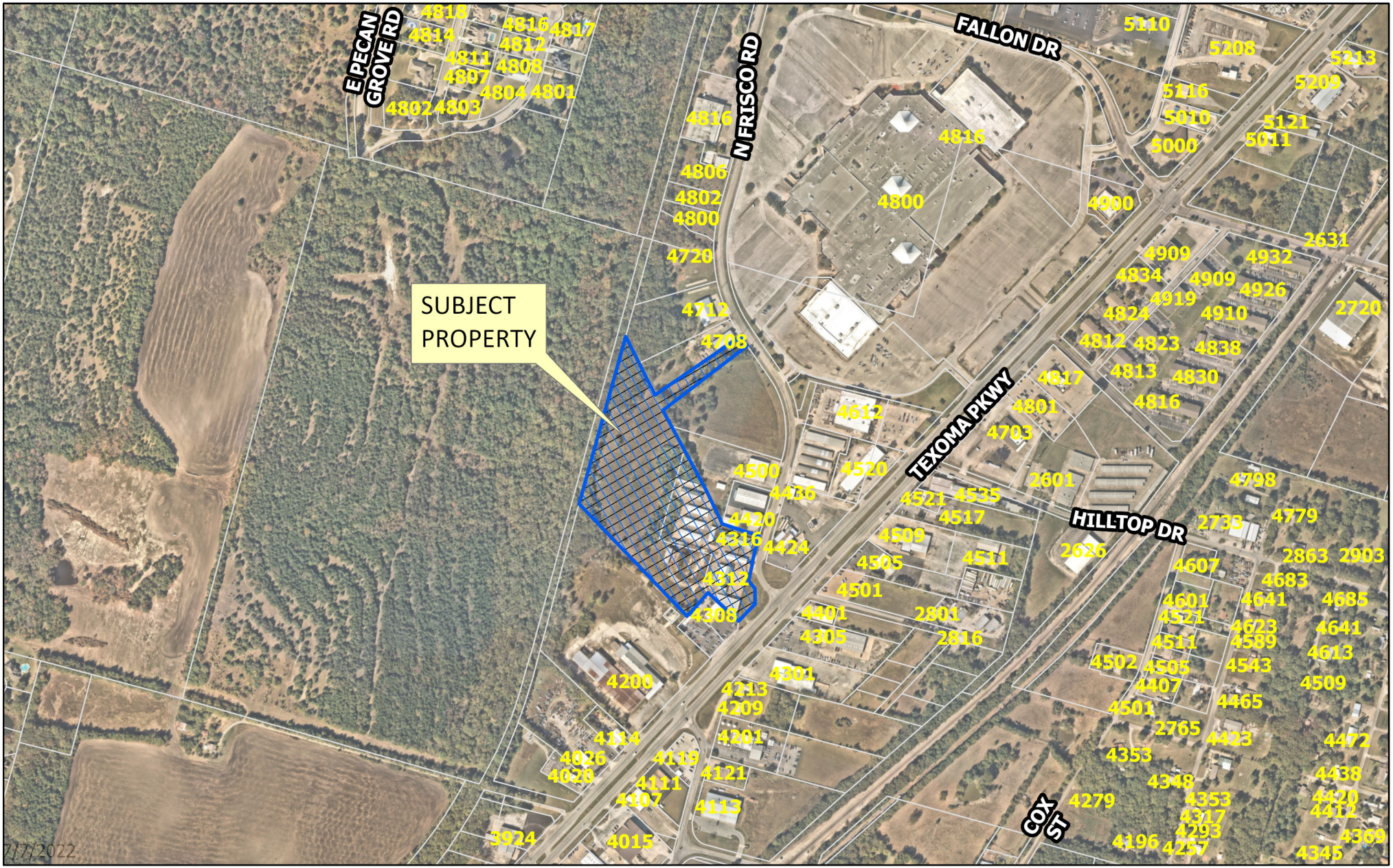
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Floor Plan & Elevations
Photos
Staff Review Letter
Staff Review Letter



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7/7/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(4312 Texoma Parkway)

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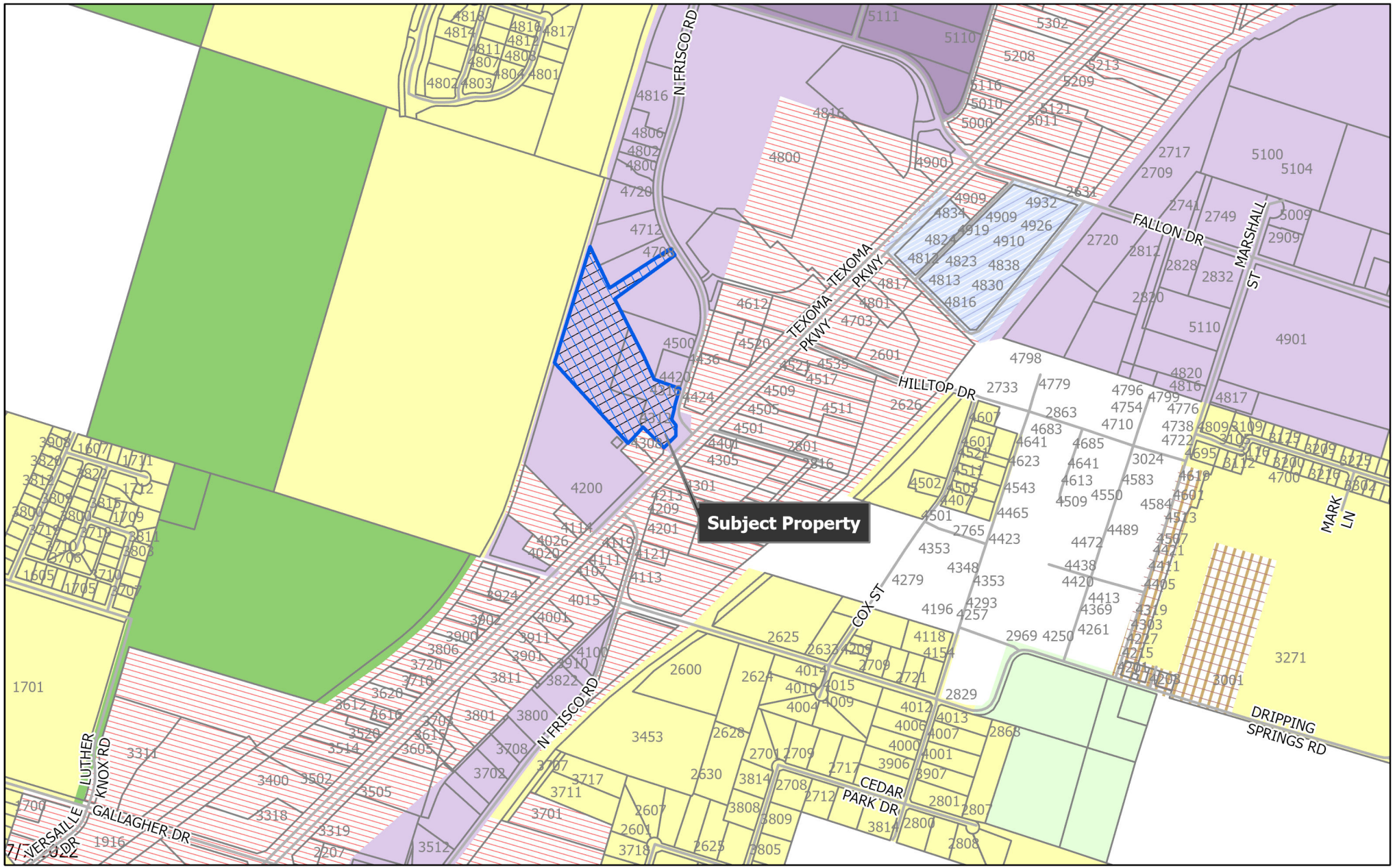
Scale: 1:7,234



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map
(4312 Texoma Parkway)

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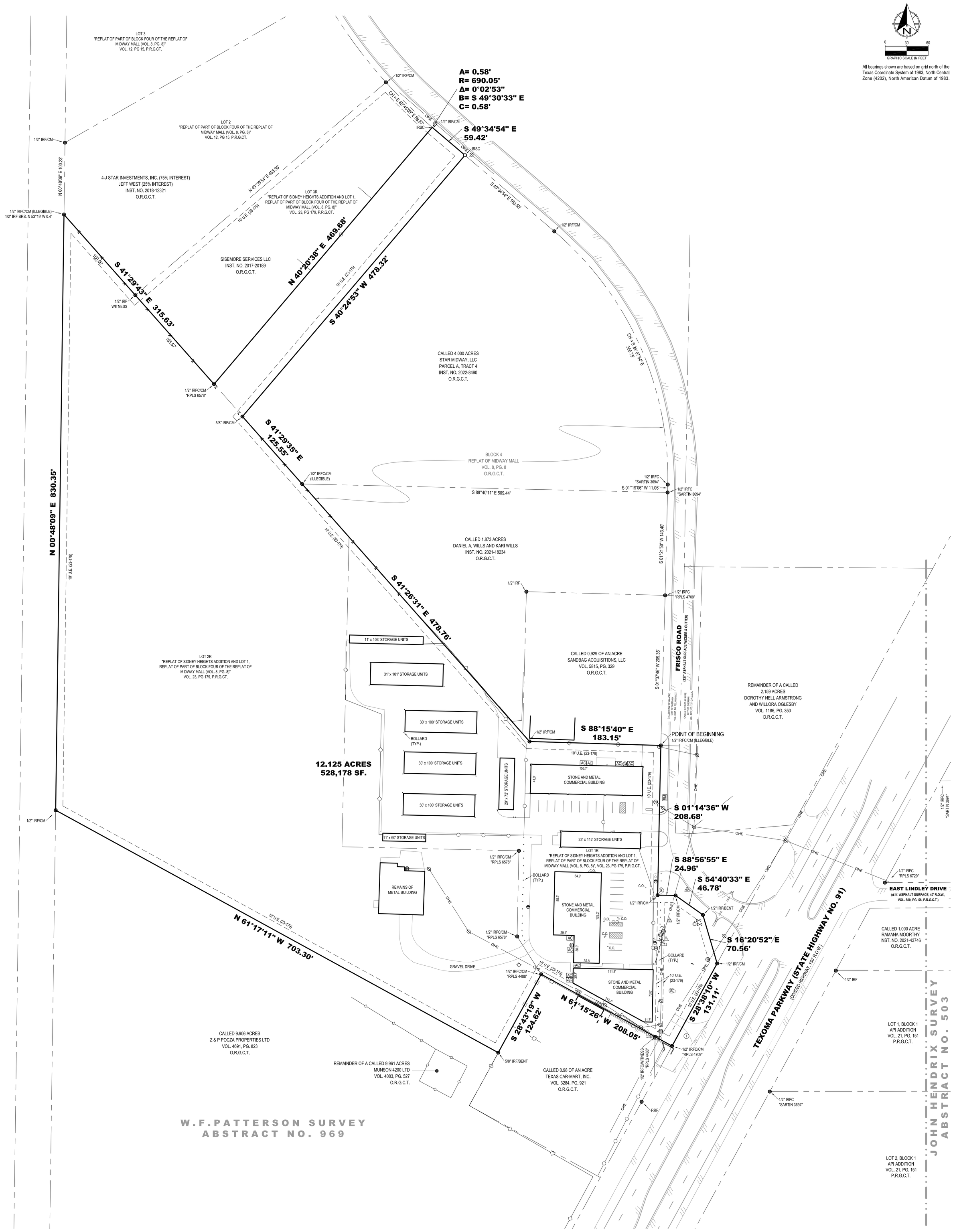
Date: 7/7/2022 11:04 AM

4312 TEXOMA PKWY

EXHIBIT A



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Certify to: RH2 Capital, LLC; Christopher Edward Martin, Katharine G. Martin, Texan Title Insurance Company, Red River Title Company;

This is to certify that this map or plat and the survey on which is it based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, 8, and 1(a) of Table A thereof.

The fieldwork was completed on July 19, 2022.

Date of Plat or Map: July 21, 2022.

Chris R. Noah, R.P.L.S. 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

ALTA/NSPS LAND TITLE SURVEY
21.125 ACRES (528,178 SQUARE FEET)
LOTS 1R AND 2R
"REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (VOL. 8, PG. 8)"
4312 Texoma Parkway, 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: MIA Checked by: CRN	Scale: 1"=60' Date: 07/22/2022	Project No. 22-0347 Sheet No. 1 of 2

4312 TEXOMA PARKWAY

BEING all of that certain tract or parcel of land situated in the W.F. Patterson Survey, Abstract No. 969, City of Sherman, Grayson County, Texas, and being all of Lots 1R and 2R in the "Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8)" according to the plat thereof recorded in Volume 23, Page 179, Plat Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with illegible plastic cap found for the northern-most northeast corner of said Lot 1R, common to the southeast corner of a called 0.929 of an acre tract of land described in the deed to Sandbag Acquisitions, LLC, recorded in Volume 5815, Page 329, Official Records of Grayson County, Texas, common the southwest corner of a called 0.122 of an acre tract of land described in the deed to City of Sherman recorded in Volume 2637, Page 732, Official Records of Grayson County, Texas, and common to the northwest corner of a called 0.119 of an acre tract of land described in the deed to City of Sherman recorded in Volume 2645, Page 182, said Official Records, and on the westerly line of Frisco Road;

THENCE in a southerly direction with the easterly line of said Lot 1R, and with the westerly line of said Frisco Road, the following Four (4) courses:

1. South 01°14'36" West, with the westerly line of said 0.119 acre tract, a distance of 208.68 feet to a 1/2-inch iron rod found for corner;

2. South 88°56'55" East, a distance of 24.96 feet to a 1/2-inch iron rod found for corner;

3. South 54°40'33" East, a distance of 46.78 feet to a bent 1/2-inch iron rod found for corner;

4. South 16°20'52" East, a distance of 70.56 feet to a 1/2-inch iron rod found for corner on the westerly right-of-way line of Texoma Parkway (State Highway No. 91)

THENCE South 28°38'10" West, continuing with the easterly line of said Lot 1R, and with the westerly right-of-way line of Texoma Parkway, a distance of 131.11 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4709" found for the southeast corner of said Lot 1R;

THENCE North 61°15'26" West, with the southerly line of said Lot 1R, passing en route at a distance of 26.93 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the northeast corner of a called 0.98 of an acre tract of land described in the deed to Texas Car-Mart, Inc., recorded in Volume 3284, Page 921, said Official Records, and continuing on said course a total distance of 208.05 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the southwest corner of said Lot 1R, common to the northwest corner of said 0.98 acre tract, and common to a salient corner on the easterly line of aforesaid Lot 2R;

THENCE South 28°43'19" West, with an easterly line of said Lot 2R, and with the westerly line of said 0.98 acre tract, a distance of 124.62 feet to a bent 5/8-inch iron rod found for the southeast corner of said Lot 2R, common to the northern-most northeast corner of a called 9.906 acre tract of land described in the deed to Z & P Pocza Properties LTD., recorded in Volume 4691, Page 823, said Official Records;

THENCE North 61°17'11" West, with the southerly line of said Lot 2R, and with the northerly line of said 9.906 acre tract, a distance of 703.30 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2R, common to the northwest corner of said 9.906 acre tract, and on the easterly line of the abandoned M. K. & T. Railroad Right-of-way (no record found);

THENCE North 00°48'09" East, with a westerly line of said Lot 2R, and with the said railroad right-of-way, a distance of 830.35 feet to 1/2-inch iron rod with plastic cap (illegible) found for the western-most northwest corner of said Lot 2R, common to the southwest corner of Lot 2 in the "Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8)" according to the plat thereof recorded in Volume 12, Page 15, said Plat Records;

THENCE South 41°29'43" East, with a northerly line of said Lot 2R, and with the southerly line of said Lot 2, passing en route at a distance of 150.06 feet 1/2-inch iron rod found for the westerly corner of Lot 3R in aforesaid "Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8)", and continuing on said course with the southerly line of said Lot 3R, a total distance of 315.63 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6578" found the southerly corner of said Lot 3R, common to a re-entrant corner on the northerly line of said Lot 2R;

THENCE North 40°20'38" East, with a westerly line of said Lot 2R, and with the easterly line of said Lot 3R, a distance of 469.68 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northern-most northwest corner of said Lot 2R, common to the northeast corner of said Lot 3R, and on the westerly line of aforesaid Frisco Road, and at the beginning of a non-tangent curve to the left having a delta angle of 00°02'53", a radius of 690.00 feet, and a chord bearing and distance of South 49°30'33" East, 0.58 feet;

THENCE in an easterly direction, with a northerly line of said Lot 2R, and with the westerly line of said Frisco Road, and with said curve to the left, an arc distance of 0.58 feet to a 1/2-inch iron rod found for corner;

THENCE South 49°34'54" East, continuing with a northerly line of said Lot 2R, and the westerly line of said Frisco Road, a distance of 59.42 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northern-most northeast corner of said Lot 2R, common to the northerly corner of a called 4.000 acre tract of land described as Parcel A, Tract 4, in the deed to Star Midway, LLC, recorded in Instrument No. 2022-8490, said Official Records;

THENCE South 40°24'53" West, with an easterly line of said Lot 2R, and with the westerly line of said 4.000 acre tract, a distance of 478.32 feet to a 5/8-inch iron rod found a re-entrant corner on the easterly line of said Lot 2R, common to the westerly corner of said 4.000 acre tract;

THENCE South 41°29'35" East, with a northerly line of said Lot 2R, and with the southwesterly line of said 4.000 acre tract, a distance of 125.55 feet to a 1/2-inch iron rod with plastic cap (illegible) found for the southwest corner of said 4.000 acre tract, common to the northwest corner of a called 1.873 acre tract of land described in the deed to Daniel A. Wills and Kari Wills recorded in Instrument No. 2021-18234, said Official Records;

THENCE South 41°26'31" East, with a northerly line of said Lot 2R, and with a northerly line of aforesaid Lot 1R, and with the southwesterly line of said 1.873 acre tract, a distance of 478.76 feet to a 1/2-inch rod found for a re-entrant corner on the northerly line of said Lot 1R, common to the southwest corner of aforesaid 0.929 acre tract;

THENCE South 88°15'40" East, continuing with a northerly line of said Lot 1R, and with the southerly line of said 0.929 acre tract, a distance of 183.15 feet to the POINT OF BEGINNING and enclosing 12.125 acres (528,178 square feet) of land, more or less.

LOT 2 MANDY'S ADDITION

10' U.E. (23-179) 10' B.L. (M-1)

LOT 2R
"REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (VOL. 8, PG. 8)"
VOL. 23, PG 179, P.R.G.C.T.

CALLED 1.873 ACRES
DANIEL A. WILLS AND KARI WILLS
INST. NO. 2021-18234
O.R.G.C.T.

(S 41°28'55" E 479.38')
S 41°26'31" E 478.76'
379.91'
10' U.E. (23-179) 10' B.L. (M-1)

BUILDING E
11' x 103' STORAGE UNITS

BUILDING F
31' x 101' STORAGE UNITS

CONCRETE

10' B.L. (M-1) N 01°18'49" E 431.59' 10' B.L. (M-1)

BUILDING G
30' x 100' STORAGE UNITS

BUILDING H
30' x 100' STORAGE UNITS

CONCRETE

BUILDING I
30' x 100' STORAGE UNITS

12.125 ACRES
528,178 SF.

BUILDING J
20' x 72' STORAGE UNITS

BUILDING ON ADJACENT TRACT

CALLED 0.929 OF AN ACRE
SANDBAG ACQUISITIONS, LLC
VOL. 5815, PG. 329
O.R.G.C.T.

CALLED 0.122 OF AN ACRE
CITY OF SHERMAN
VOL. 2637, PG. 732, O.R.G.C.T.

S 01°21'50" W 143.40'
S 01°37'46" W 209.35'

FRISCO ROAD
(27' ASPHALT SURFACE W/CURB & GUTTER)

REMAINDER OF A CALLED 2.159 ACRES
DOROTHY NELL ARMSTRONG AND WILLORA OGLESBY
VOL. 1186, PG. 350
D.R.G.C.T.

CALLED 0.212 OF AN ACRE
CITY OF SHERMAN
VOL. 2637, PG. 727, O.R.G.C.T.

(S 88°23'03" E 183.75')
S 88°15'40" E
183.15'

10' U.E. (23-179) 10' B.L. (M-1)
AC AC 156.7' AC G AC

STONE AND METAL COMMERCIAL BUILDING
BUILDING A
41.0'

15' B.L. (M-1) 10' U.E. (23-179)

BM

(S 01°30'52" W 208.91')
S 01°14'36" W
208.68'

13 EXISTING PARKS

CONCRETE

25'-8"

10'-0"

BUILDING B
23' x 112' STORAGE UNITS

LOT 1R
"REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (VOL. 8, PG. 8)", VOL. 23, PG 179, P.R.G.C.T.

CALLED 0.119 OF AN ACRE
CITY OF SHERMAN
VOL. 2645, PG. 182, O.R.G.C.T.

S 88°56'55" E
24.96' (S 88°46'22" E 24.95')

S 54°40'33" E
46.78' (S 54°41'36" E 46.81')

EAST LINDLEY DRIVE
("14' ASPHALT SURFACE, 40' R.O.W.,
VOL. 580, PG. 56, P.R.G.C.T.)

CALLED 1.000 ACRE
RAMANA MOORTHY
INST. NO. 2021-43746
O.R.G.C.T.

24'-8" 4'-0" 165'-0" 4'-6 17/32" 24'-0" 20'-0" 32'-4"

BUILDING M
NEW BUILDING
21,050 S.F.
130'-0"

BUILDING K RELOCATED 11'X 60'

BUILDING L 11X60 ADDITION

BUILDING N 28' X 185' 2,700 S.F.

C.O.

BUILDING C
STONE AND METAL COMMERCIAL BUILDING
64.9' 88.2' 126.2'

10 PARKS

C.O. C.O. C.O.

18" RCP

4 NEW PARKS
29.1' 38.6' 35.8'

CONCRETE

111.5'

BUILDING D
STONE AND METAL COMMERCIAL BUILDING
73.0'

S 16°20'52" E
70.56' (S 16°19'06" E 70.49')

15' B.L. (M-1) 10' U.E. (23-179)

S 28°38'10" W
131.11'
(S 28°39'42" W 131.05')

TEXOMA PARKWAY (STATE HIGHWAY NO. 91)
(DIVIDED HIGHWAY, 150' R.O.W.)

10' U.E. (23-179) 10' B.L. (M-1)
(N 61°12'17" W 703.99')
N 61°17'11" W 703.30'

10' U.E. (23-179) 10' B.L. (M-1)

S 28°43'19" W
124.62'
(S 28°45'37" W 124.42')

BUILDING ON ADJACENT TRACT
(FACE OF BUILDING 1.6' SOUTH OF LINE
AC UNIT 1.7' NORTH OF LINE)

10' U.E. (23-179) 10' B.L. (M-1)
AC 112.7'

N 61°15'26" W 208.05'
(N 61°16'25" W 207.95')

11.7'

C.O. 26.93'

1 REMAINDER OF A CALLED 9.961 ACRES
MUNSON 4200 LTD
VOL. 4003, PG. 527
O.R.G.C.T.

CELL TOWER

CALLED 0.98 OF AN ACRE
TEXAS CAR-MART, INC.
VOL. 3284, PG. 921
O.R.G.C.T.

CALLED 9.900 ACRES
Z & P POCZA PROPERTIES LTD
VOL. 4691, PG. 823
O.R.G.C.T.

BUILDING	A	B	C	D	E	F	G	H	I	J	K	L	M	N
							37,400 S.F. EXISTING BUILDINGS					20,700 S.F. NEW BUILDINGS		
OCCUPANCY CLASS:	OFF/STOR	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1	S-1
CONSTRUCTION TYPE:	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B	II-B
ALLOWABLE HEIGHT:	55'	55'	55'	55'	55'	55'	55'	55'	55'	55'	55'	55'	55'	55'
ALLOWABLE AREA:	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	82,500	37,500
BUILDING HEIGHT:	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'	18'	18'
BUILDING AREAS SQ. FT.	5,348	2,576	7,207	5,333	1,333	5,331	5,000	5,000	5,000	1,440	960	960	21,060	2,700
FIRE SPRINKLER SYSTEM REQUIRED:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO
NUMBER OF REQUIRED EXITS:	2	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A

DIMENSION CONTROL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

W.F.PATTERSON SURVEY
ABSTRACT NO. 969

JOHN HENDRIX SURVEY
ABSTRACT NO 503

LOT 2, BLOCK 1
API ADDITION
VOL. 21, PG. 151
P.R.G.C.T.

LOT 1, BLOCK 1
API ADDITION
VOL. 21, PG. 151
P.R.G.C.T.

1 09/12/2022 MODIFIED BUILDING M, ADDED BUIDING N, MODIFIED FIRE LANE AND REVISED BUILDING TABLE AS REQUIRED

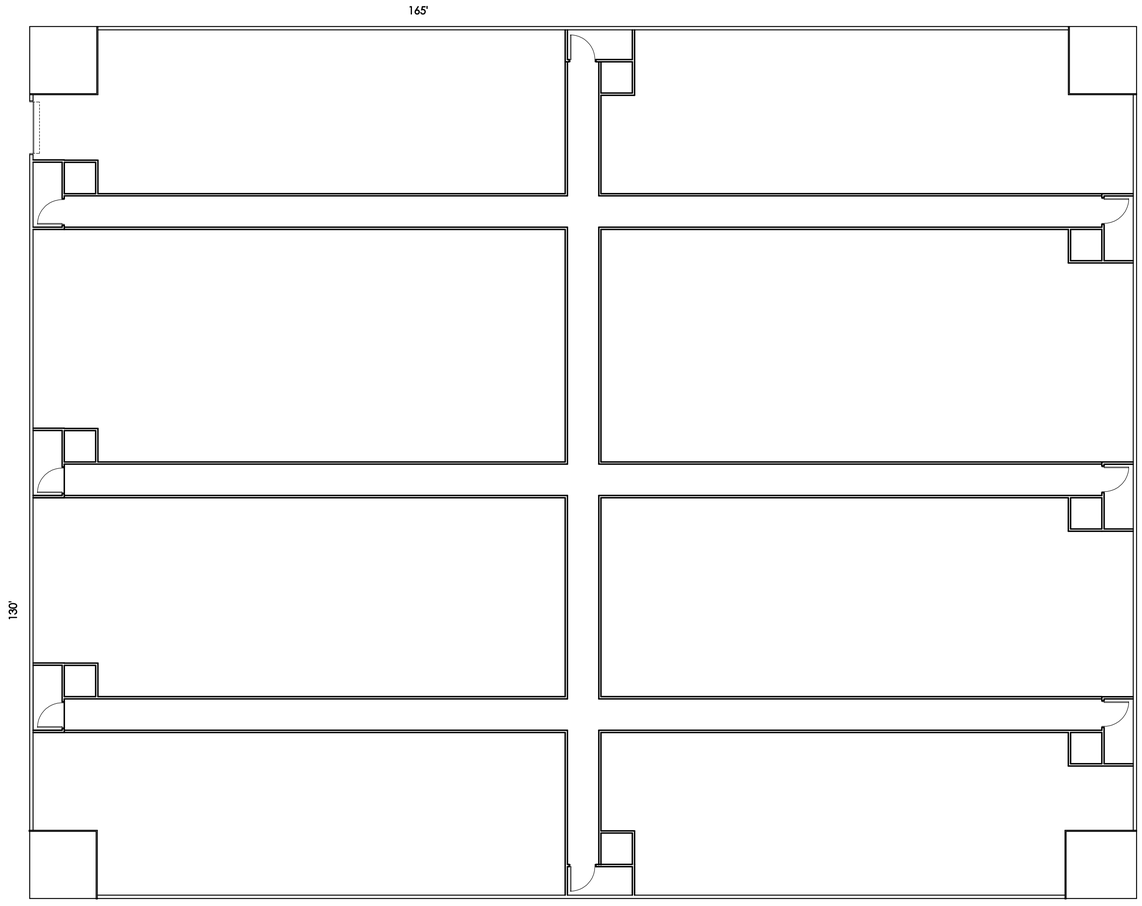
A NEW SELF STORAGE FACILITY FOR
MANDY'S STORAGE
SHERMAN, TX

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

DATE: 8/23/2022
202122
PROJECT NO.
C-1
SHEET NO.

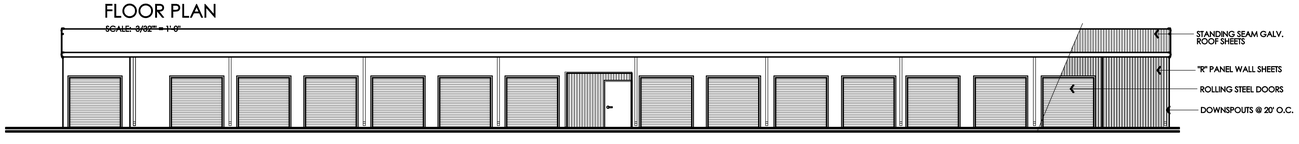
TATCHIO AND ASSOCIATES ARCHITECT P.O. Box 2062 Sherman, Texas 75091 (903) 893-8399 (903) 893-8308 FAX roderickatchio@gmail.com

T:\202122 MANDY STOR ADDITION\202122 a1 site plan4.dwg 9/12/2022 5:16 PM



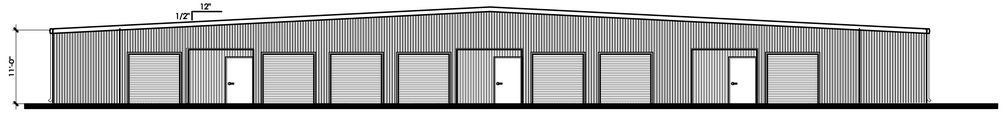
FLOOR PLAN

SCALE: 3/32"" = 1'-0"



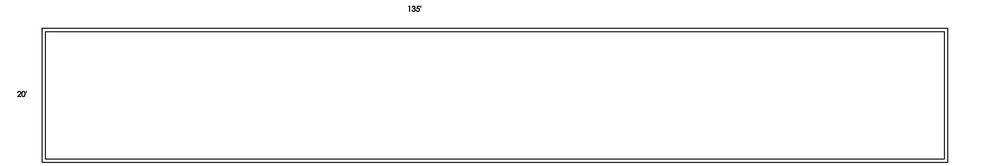
SOUTH ELEVATION (NORTH SIMILAR)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (WEST SIMILAR)

SCALE: 3/32"" = 1'-0"



FLOOR PLAN BUILDING N

SCALE: 3/32"" = 1'-0"

WEST ELEVATION

SCALE: 3/32"" = 1'-0"

SOUTH ELEVATION

SCALE: 3/32"" = 1'-0"

9/13/2022 11:27 AM T:\202122 MANDY STOR ADDITION\202122 floor plan.aec

A NEW SELF STORAGE FACILITY FOR

MANDY'S STORAGE

SHERMAN, TX

PRELIMINARY NOT FOR CONSTRUCTION

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

DATE: 8/23/2022

202122 PROJECT NO.

A-1 SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 893-8399 (903) 893-8308 FAX rodericktatchio@gmail.com

VIDEO SURVEILLANCE
(903) 892-8870
ON-SITE MANAGER
Mandy's
Mini-Storage
CLIMATE CONTROLLED

21-28
DOOR HOURS
7 AM - 9 PM
9-20
DOOR HOURS
7 AM - 9 PM
1-8
DOOR HOURS
7 AM - 9 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER AMENDMENT (SIGNS)

September 13, 2022

Christopher Edward Martin
4312 Texoma Pkwy
Sherman, TX 75091

Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX 75076

RH2 Capital Partners
Rex Huddleston
PO Box 600628
Dallas, TX 75360

Tatchio & Associates Architect
PO Box 2062
Sherman, TX 75091

Dear Applicants,

The request for Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 20 parking spaces for a Mini-Warehouse in lieu of the required 60 spaces, Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District located at 4312 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission and the Board of Adjustment on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General commercial) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per 1,000 square foot, unless a variance is granted; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).*
5. The maximum height of the building shall not exceed 35'. (*Chapter 14, Exhibit A, Sec. 6.7)*
6. The trash dumpster will need to be located inside the main building area.
7. 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.
8. The property must be properly maintained in a state of good repair and neat appearance.
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.
13. All non-conforming signs must be removed or made to conform with all ordinances of the City of Sherman. *(Chapter 14, Exhibit A, Sec. 7(6) and Sec. 7(14))*

Engineering:

14. Replat of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
15. 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))*
16. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
17. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

Rob Rae
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 12, 2022

Christopher Edward Martin
Katherine G. Martin
4312 Texoma Parkway
Sherman, TX 75090

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Mandy's Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 20, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. The width of the right-of-way for Frisco Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Dedication of Right of Way Dedication along Frisco Road may be required upon verification of existing right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
4. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
5. 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.*
6. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2210 OAK CREEK DRIVE

The request of Ryan Stoll, Own Decoy Holdings LLC (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 2210 Oak Creek Drive, being Lot 18, Block 1, Turtle Creek South Addition, Section Two, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side yard setback in lieu of the required 9.54' in an R-1 (One-Family Residential) District.

Background:

The property is located at 2210 Oak Creek Drive between Monte Cristo and Alpine Drives and is zoned R-1 (One-Family Residential) District. The owner is requesting approval to allow a 6' side yard setback in lieu of the required 9.54'.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

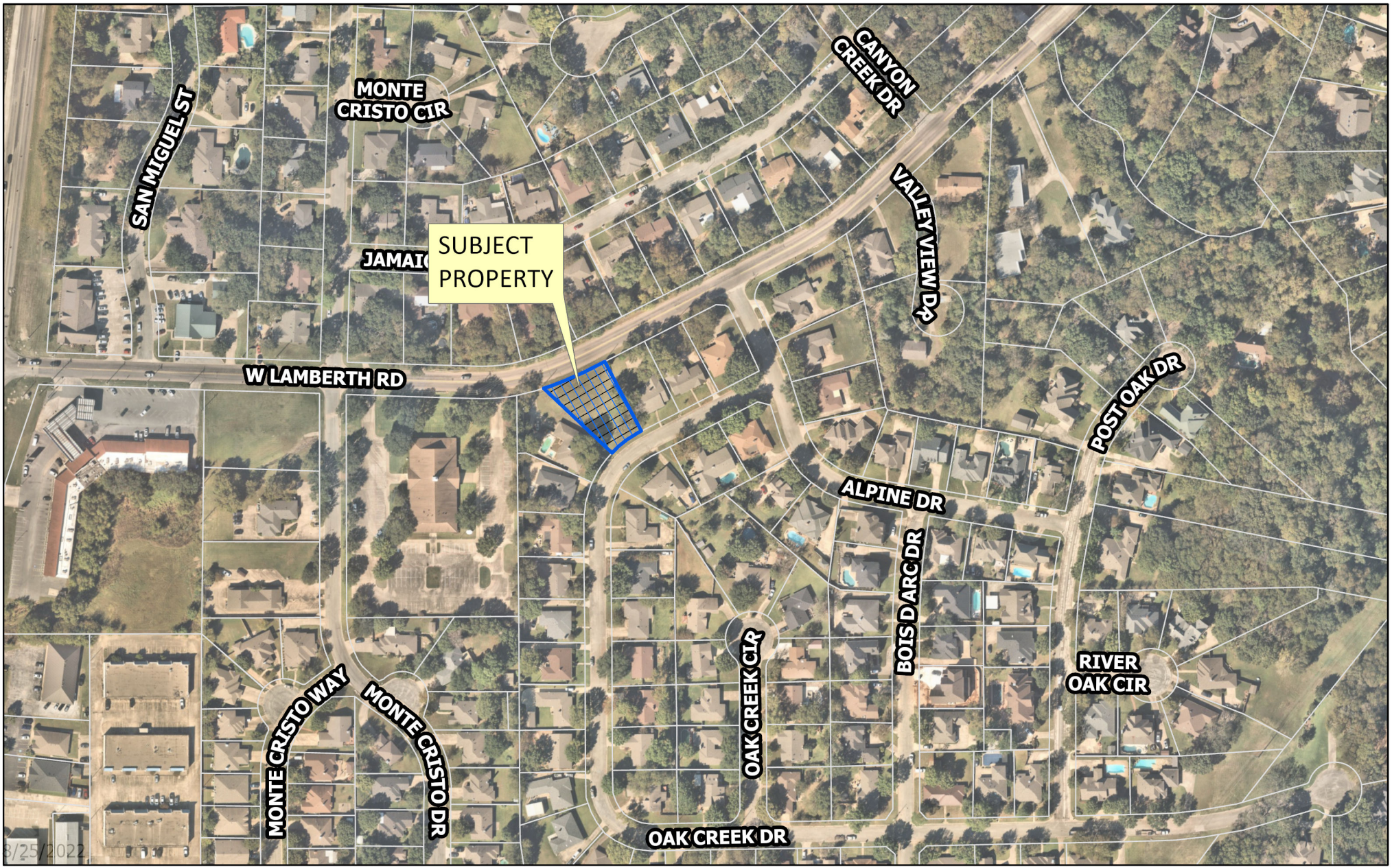
22

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Photo
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2210 Oak Creek

N
W E
S

Date: 8/25/2022 9:02 AM

Scale: 1:2,933

8/25/2022

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2210 Oak Creek

N W E S

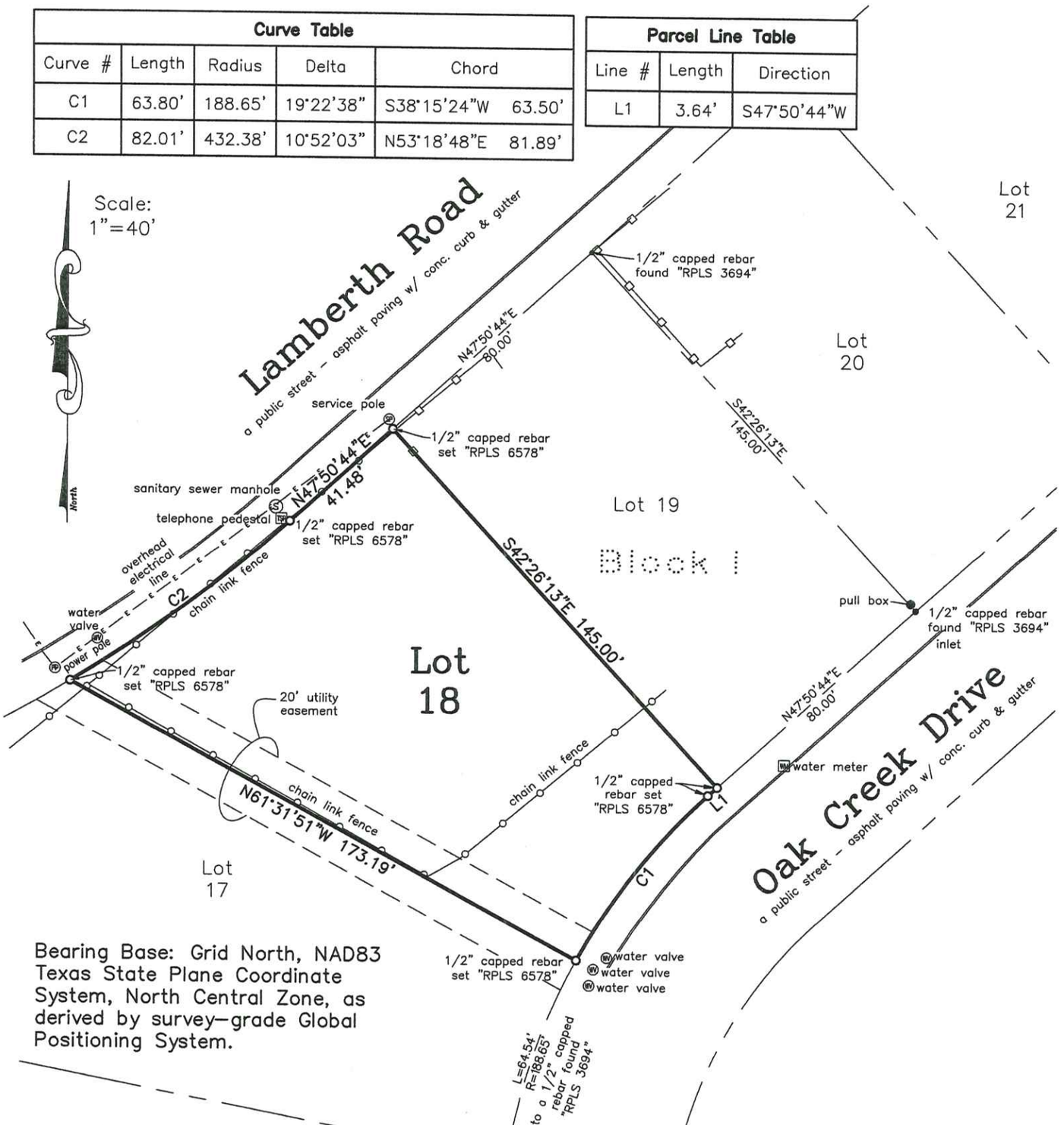
Scale: 1:2,254

Date: 8/25/2022 9:02 AM

2210 OAK CREEK DR

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	63.80'	188.65'	19°22'38"	S38°15'24"W 63.50'
C2	82.01'	432.38'	10°52'03"	N53°18'48"E 81.89'

Parcel Line Table		
Line #	Length	Direction
L1	3.64'	S47°50'44"W



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

Owner: Thomas C. McKee, Jr., Individually and as Trustee

Buyer: Alan Scheibmeir

Address: _____ Oak Circle Drive
Sherman, Texas

This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 18, Block 1 of Turtle Creek South Addition, Section Two to the City of Sherman, Texas, as per plat of record in Volume 5, Page 31, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

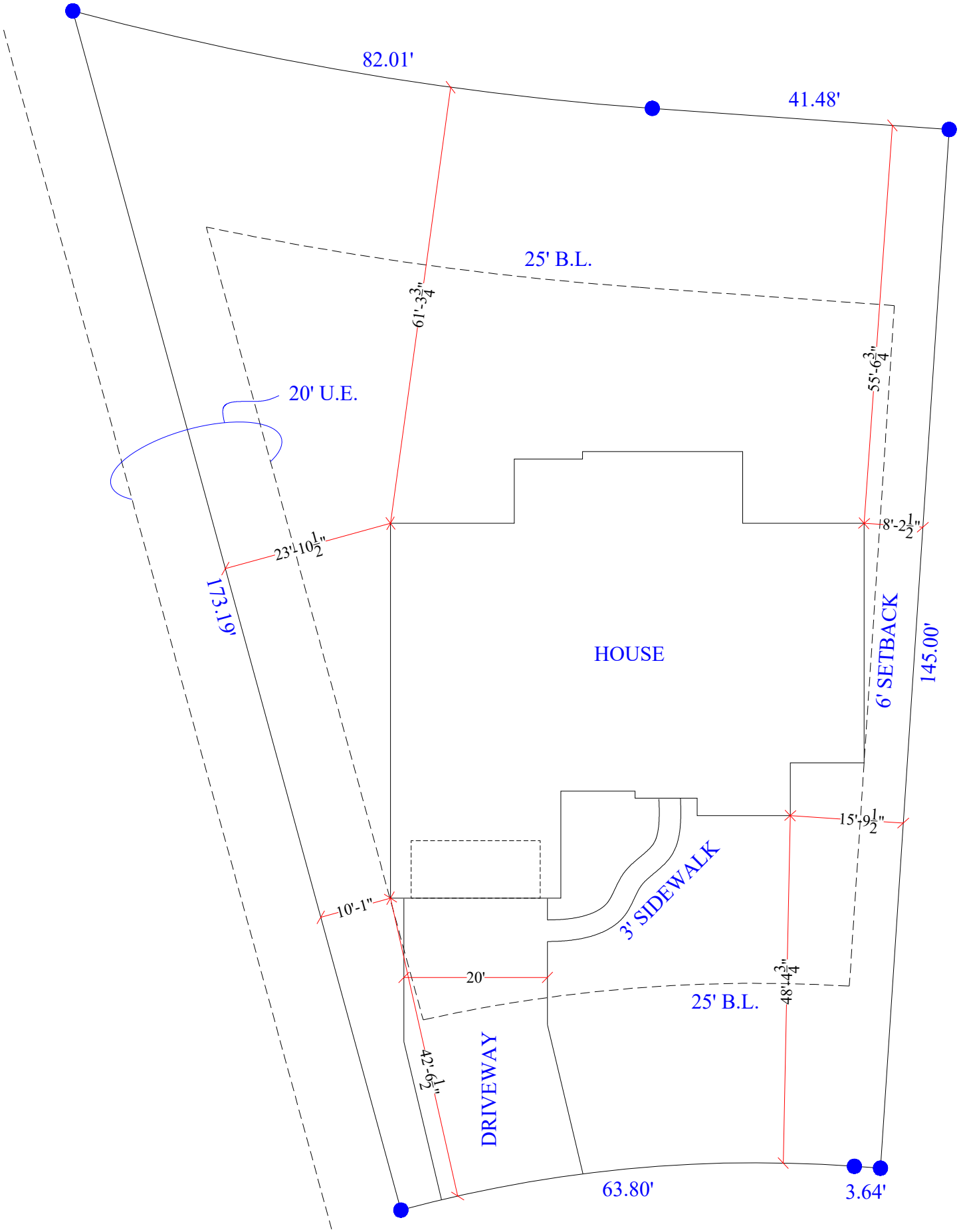
Job No. AGD820222

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

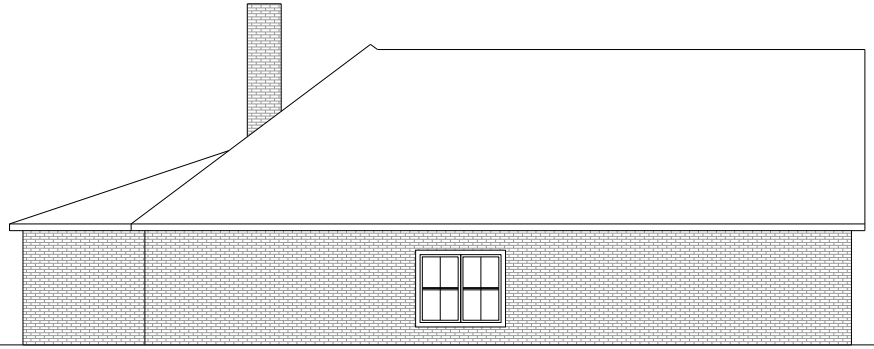
STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: February 28, 2022

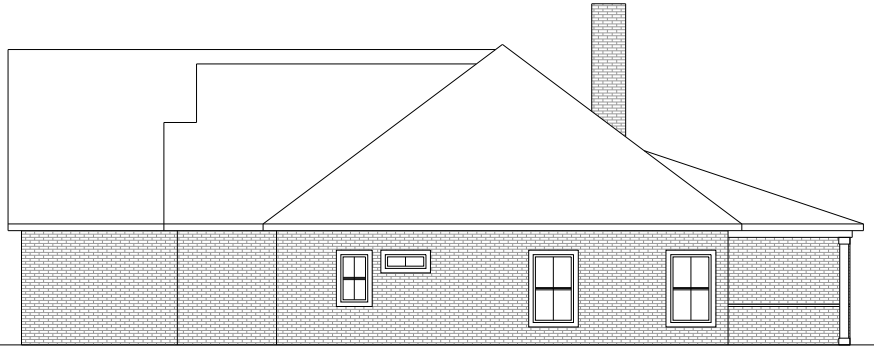
Z:\Shared Projects\Land Projects R2\Lots-18-and-19-Blk-1-Turtle-Crk-Addition\Civil 3D\Lot-18-Survey.dwg Layout: Legal-Portrait Plot Date Feb 28 22 Time: 11:42 AM


82.01'
41.48'
25' B.L.
61'-3 3/4"
55'-6 3/4"
20' U.E.
23'-10 1/2"
8'-2 1/2"
173.19'
HOUSE
6' SETBACK
145.00'
15'-9 1/2"
10'-1"
3' SIDEWALK
20'
48'-4 3/4"
25' B.L.
42'-6 1/2"
DRIVEWAY
63.80'
3.64'

FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BACK ELEVATION

Oak Creek Dr.

Write a description for your map.

82.01'

41.48'

25' B.L.

61'-3¾"

55'-6¾"

20' U.E.

8'-2½"

23'-10½"

173.19'

HOUSE

6' SETBACK

144.00'

15'-9½"

1' SIDEWALK

10'-1"

20'

18'-3¾"

25' B.L.

42'-6¾"

DRIVEWAY

63.80'

3.64'

Google Earth

Image Landsat / Copernicus

Oak Creek Dr

60 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Ryan Stoll
Own DeCoy Holding, Inc
1312 W Shepherd Dr
Sherman, TX 75092

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

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side yard setback in lieu of the required 9.54' in an R-1 (One-Family Residential) District located at 2210 Oak Creek Drive has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(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.

Engineering:

7. Permanent structures will not be permitted to encroach into any easements.

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

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

Respectfully,

Rob Rae
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: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

521 SOUTH RUSK STREET (AN EMAIL WAS RECEIVED FROM DEVON LEWIS ON SEPTEMBER 13, 2022 AT 9:21 A.M. REQUESTING TO TABLE THIS ITEM)

The request of Devon Lewis, Nelta LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 521 South Rusk Street, being 0.183 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family residence in an R-1 (One-Family Residential) District.

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Devon Lewis, Nelta LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

29

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Floor Plan
Elevations
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

8/25/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

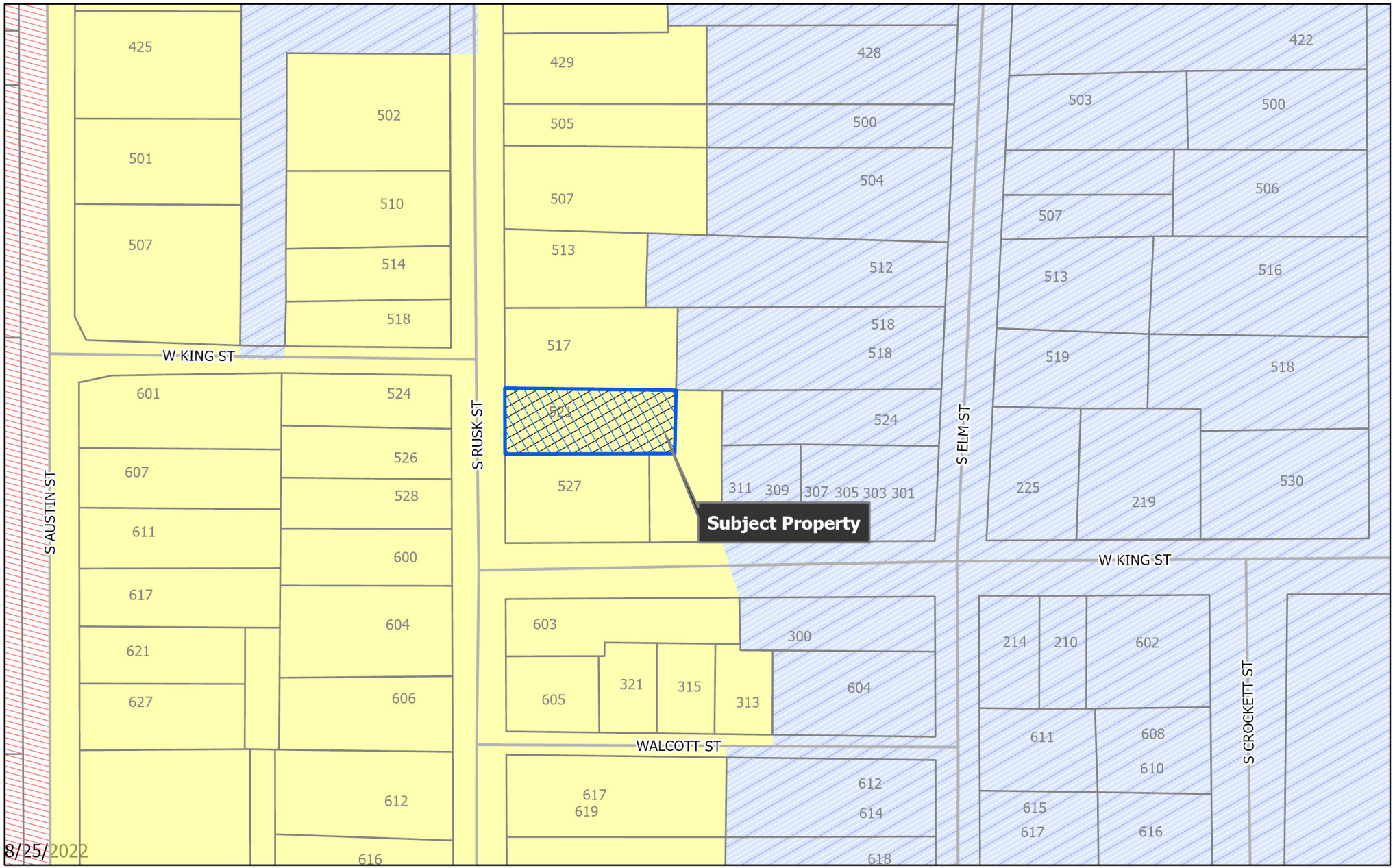
CITY OF SHERMAN

521 S Rusk

N
W E
S

Date: 8/25/2022 9:02 AM

Scale: 1:3,338



8/25/2022

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

521 S Rusk

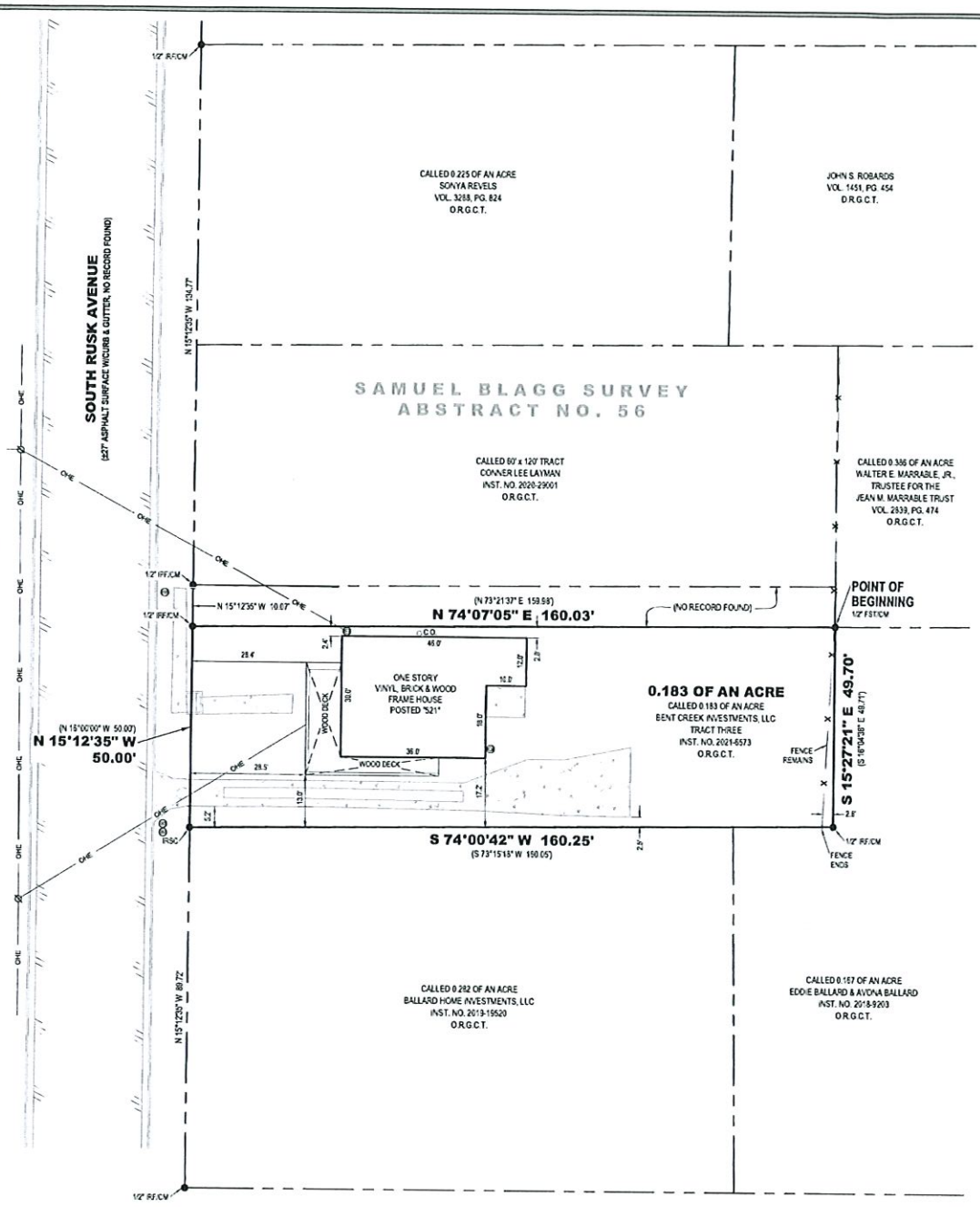
N W E S

Scale: 1:1,442

Date: 8/25/2022 9:02 AM

521 S RUSK

521
ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-597-7777
Sep 2, 2022 at 1:31 PM



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 Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 0.183 of an acre tract of land described as Tract Three in the deed to Bent Creek Investments, LLC, recorded in Instrument No. 2021-6573, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch square tube found for the northeast corner of said 0.183 acre tract, common to the southwest corner of a called 0.386 of an acre tract of land described in the deed to Walter E. Marrable, Jr., Trustee for the Jean M. Marrable Trust, recorded in Volume 2839, Page 474, said Official Records, and common to the northern-most northwest corner of a called 0.167 of an acre tract of land described in the deed to Eddie Ballard and Avona Ballard, recorded in Instrument No. 2018-9203, said Official Records;

THENCE South 15°27'21" East, with the easterly line of said 0.183 acre tract, and with a westerly line of said 0.167 acre tract, a distance of 49.70 feet to a 1/2-inch iron rod found for the southeast corner of said 0.183 acre tract, and at the re-entrant corner on the northerly line of said 0.167 acre tract;

THENCE South 74°00'42" West, with the southerly line of said 0.183 acre tract, and with a northerly line of said 0.167 acre tract, and with the northerly line of a called 0.282 of an acre tract of land described in the deed to Ballad Home Investments, LLC, recorded in Instrument No. 2019-19520, said Official Records, a distance of 160.25 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of said 0.183 acre tract, common to the northwest corner of said 0.282 acre tract, and on the apparent easterly right-of-way line of South Rusk Street (no record found);

THENCE North 15°12'35" West, with the westerly line of said 0.183 acre tract, and with the easterly right-of-way line of said South Rusk Street, a distance of 50.00 feet to a 1/2-inch iron rod found for the northwest corner of said 0.183 acre tract, and from which a 1/2-inch iron pipe found for the southwest corner of a called 60-foot by 120-foot tract of land described in the deed to Conner Lee Layman, recorded in Instrument No. 2020-29001, said Official Records, bears North 15°12'35" West, a distance of 10.07 feet;

THENCE North 74°07'05" East, with the northerly line of said 0.183 acre tract, a distance of 160.03 feet to the POINT OF BEGINNING and enclosing 0.183 of an acre (7,983 square feet) of land, more or less.

LEGEND

●	FOUND MONUMENT
●	SET MONUMENT
IRSC	1/2" IRON ROD W "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
FST	FOUND SQUARE TUBE
IPF	IRON PIPE FOUND
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.
E	ELECTRIC METER
	UTILITY POWER POLE
G	NATURAL GAS METER
W	WATER METER
C.O	CLEAN OUT
	BOUNDARY LINE
	ADJOINER LINE
x	WIRE FENCE
	ASPHALT
OHE	OVERHEAD ELECTRIC/UTILITY

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

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: Bent Creek Investments, LLC; Devon Lewis;

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 04/12/2021, 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

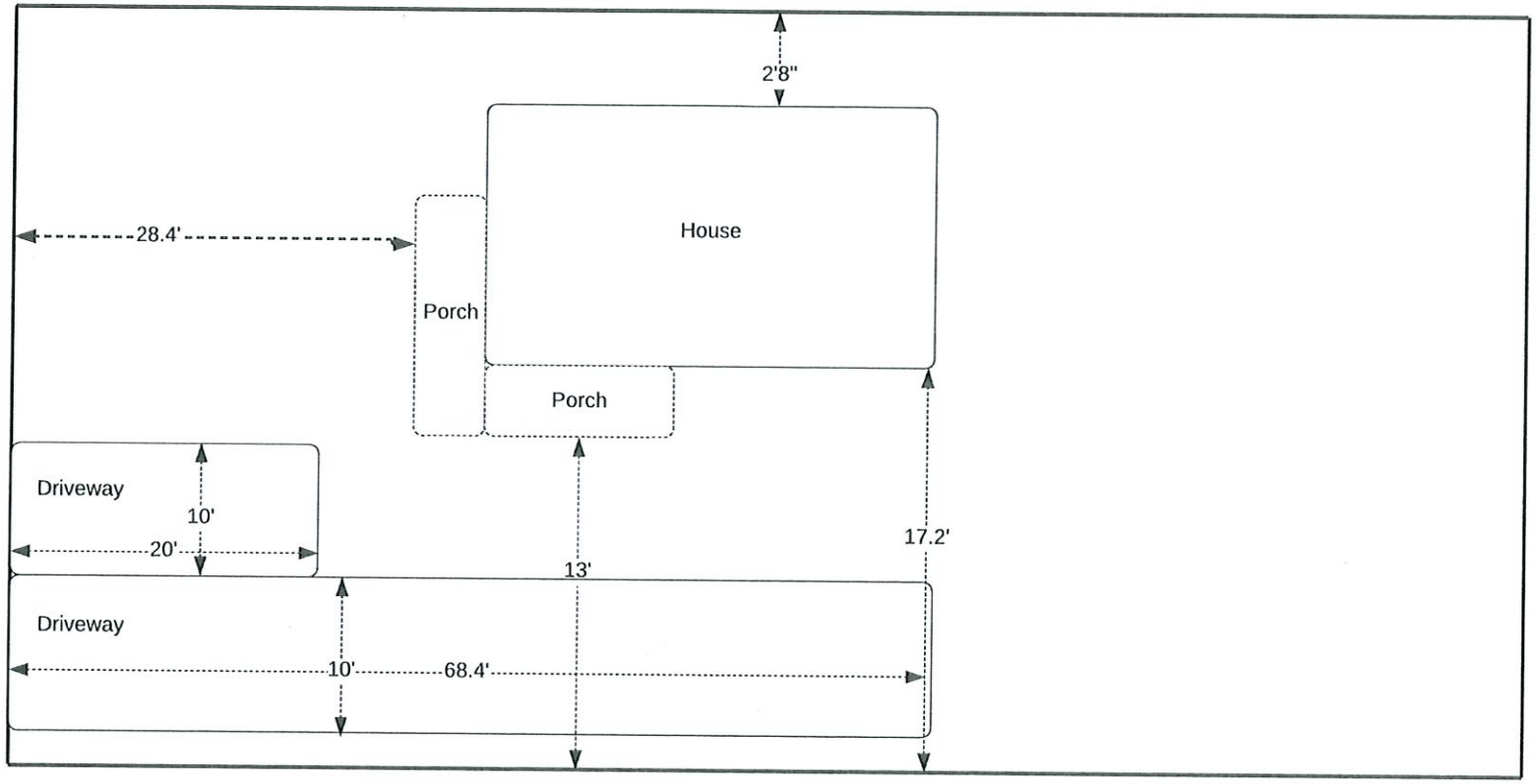
TITLE SURVEY
0.183 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
521 South Rusk Avenue, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

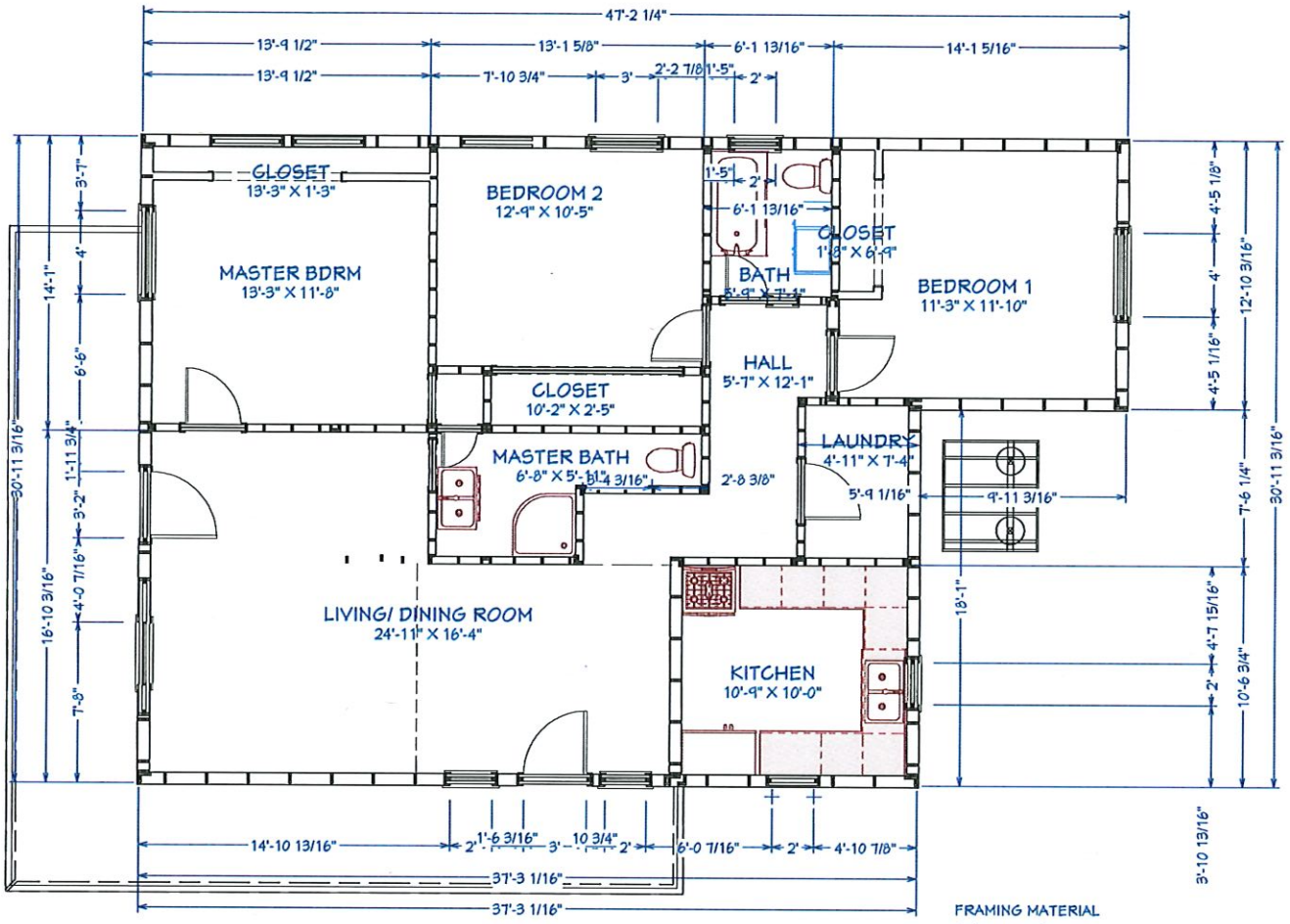
TBPLS Firm No.	Drawn by: BNH	Scale: 1"=20'	Project No. 210219
10194175	Checked by: CRN	Date: 04/16/2021	Sheet No. 1 of 1

521 Rusk

Devon Lewis | June 15, 2022



FIRST FLOOR



FRAMING MATERIAL
2x4 spruce-pine

LIVING AREA
1623 SQ FT

Main Floor

1st Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: SHEET TITLE

PROJECT DESCRIPTION: PROJECT

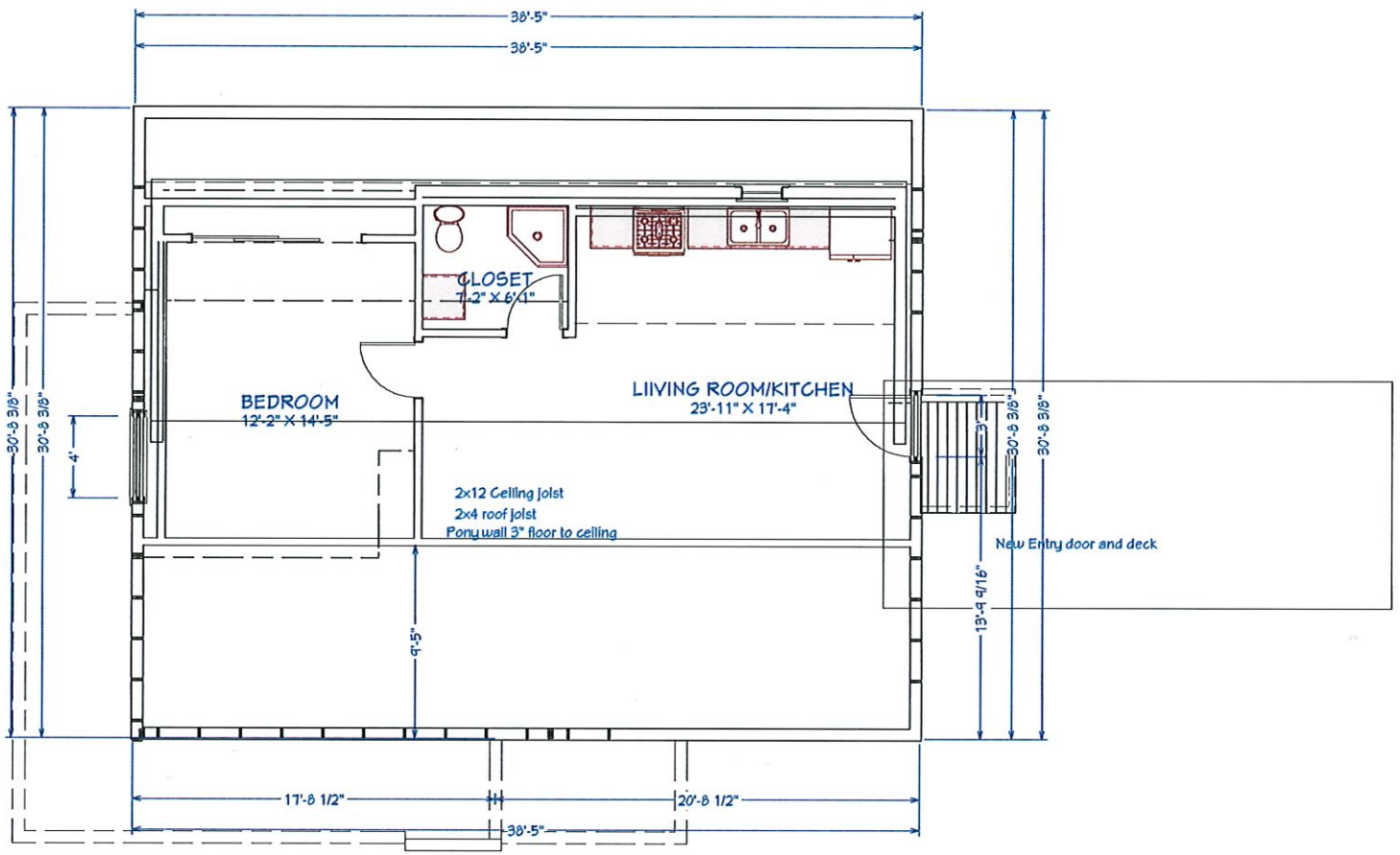
DRAWINGS PROVIDED BY: DESIGNER

DATE:

SCALE:

SHEET: A-1

Second floor Unit



LIVING AREA
1179 SQ FT

2nd Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: SHEET TITLE

PROJECT DESCRIPTION: PROJECT

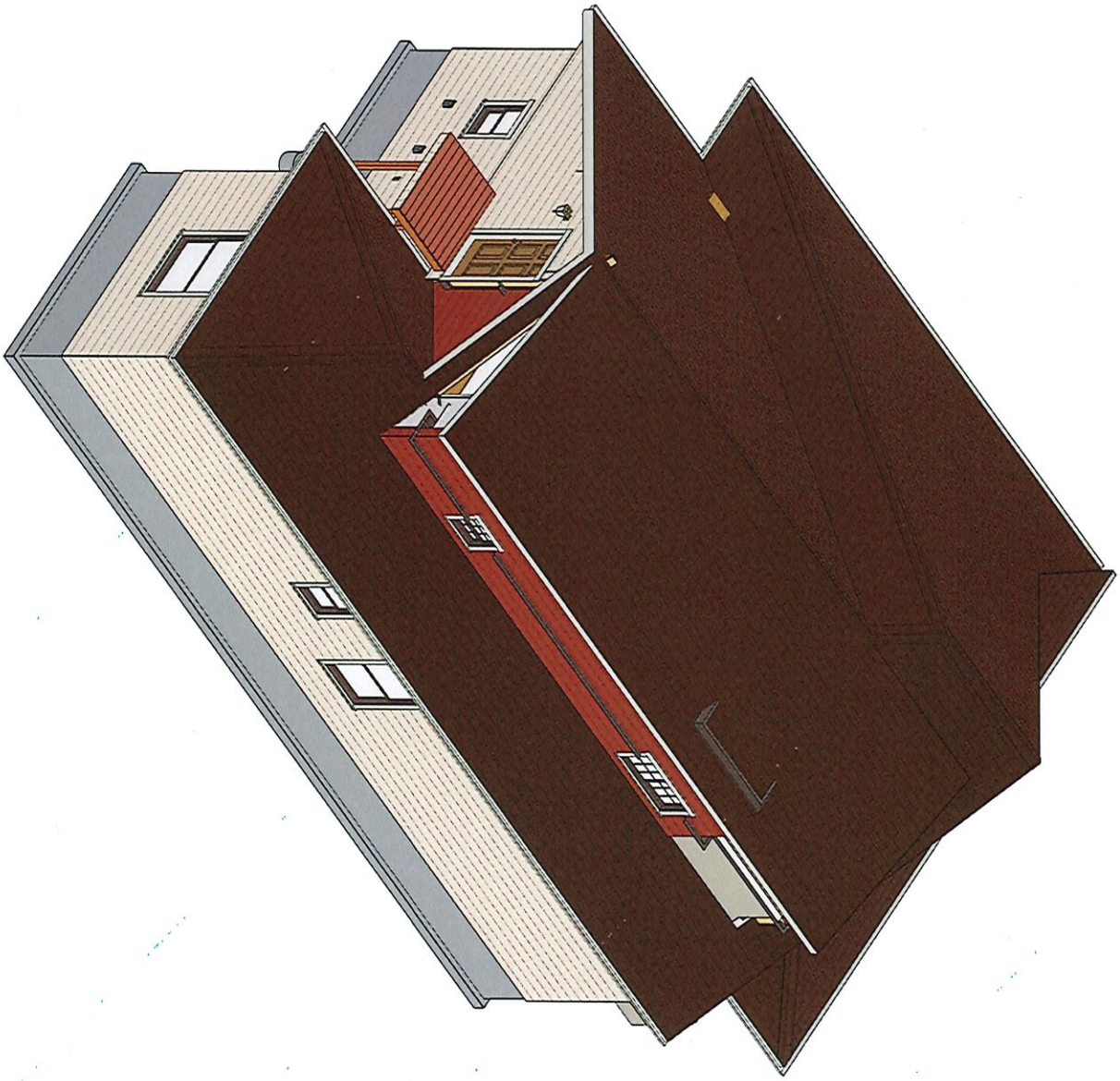
DRAWINGS PROVIDED BY: DESIGNER

DATE:

SCALE:

SHEET:

A-1



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A-1			DESIGNER	PROJECT	SHEET TITLE

NO.	DESCRIPTION	BY	DATE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Nelta LLC
Devon Lewis
7750 N MacArthur Blvd, # 120246
Irving, TX 75063

Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX 75076

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 Multi-Family residence in an R-1 (One-Family Residential) District located at 521 South Rusk Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
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.

Engineering:

12. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

Rob Rae
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, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1950 NORTH GRAND AVENUE

The request of Interproperty Holdings (Owner) and Ryan Lux (Tenant) concerning the property located at 1950 North Grand Avenue, being 5.73 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center in an M-1 (Light Manufacturing) District.

Background:

The property is located at 1950 North Grand Avenue between Texoma Parkway and North Frisco Road and is zoned M-1 (Light Manufacturing) District. The owner is requesting a Specific Use Permit and Site Plan approval to allow Glitch's Arcade, a Commercial Amusement Center.

Glitch's Arcade will operate as a for-profit business in Sherman, Texas, engaging the community with excellence in entertainment by combining a nostalgic 1980's and 1990's atmosphere and an arcade gaming environment with great food and drinks.

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District

Origination:

Interproperty Holdings (Owner)
Ryan Lux (Tenant)

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:

11

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Demised Premises
Site Plan
Elevations
Narrative
Staff Review Letter

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

8/26/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

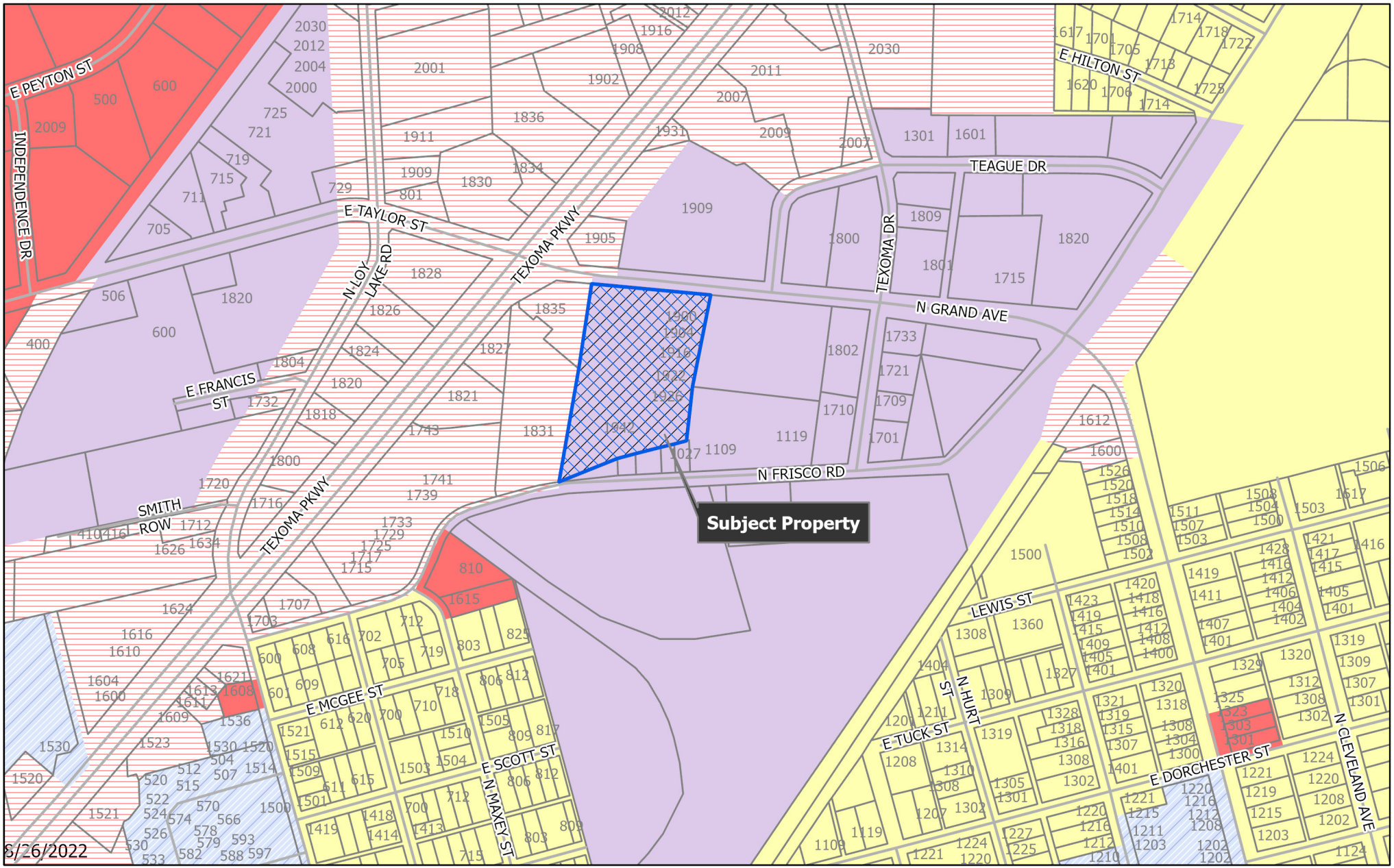
CITY OF SHERMAN

1950 N Grand

N
W E
S

Date: 8/25/2022 4:55 PM

Scale: 1:8,544



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

1950 N Grand

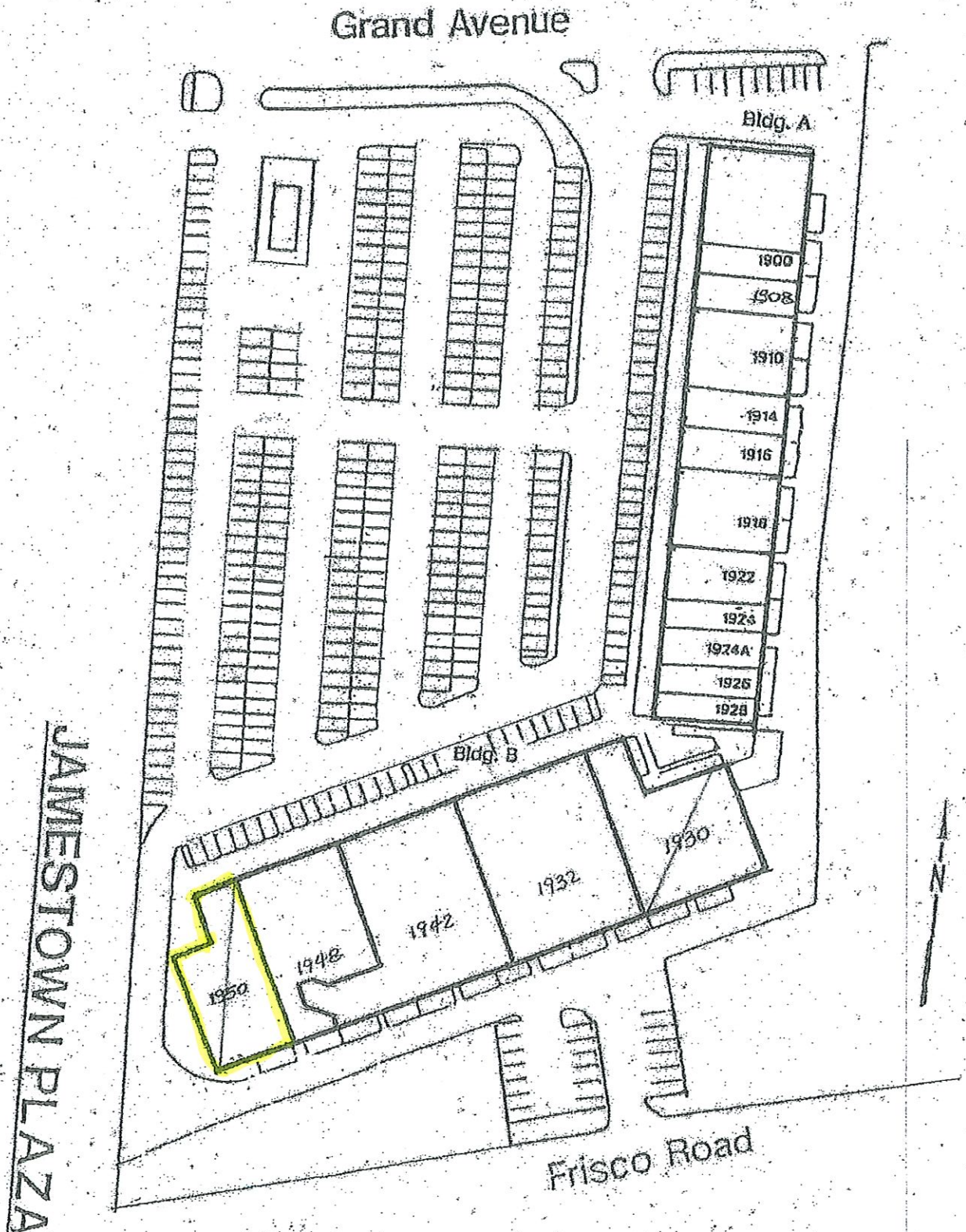
N W E S

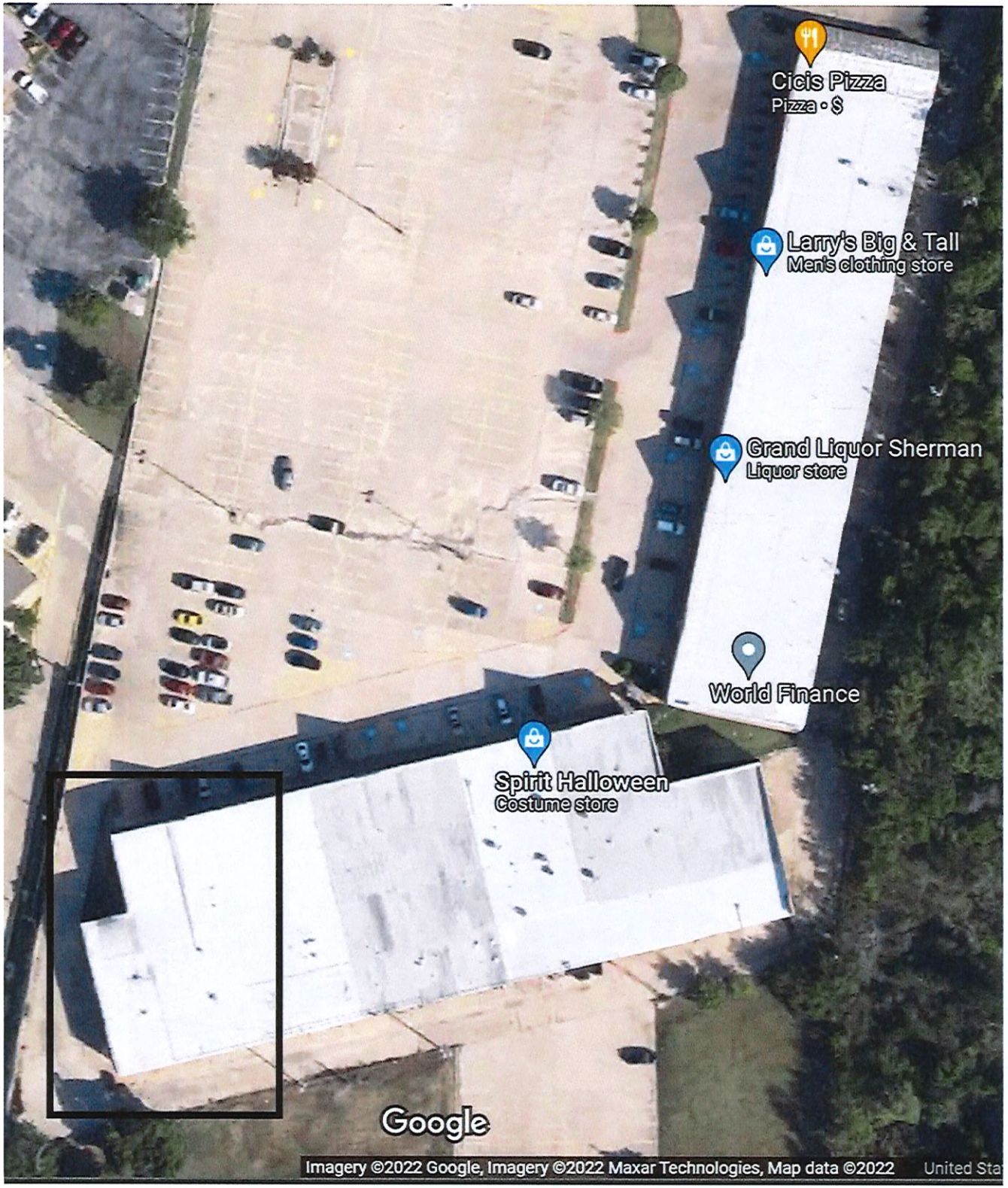
Scale: 1:5,502

Date: 8/25/2022 4:55 PM

1950 N GRAND

EXHIBIT "A"
DEMISED PREMISES

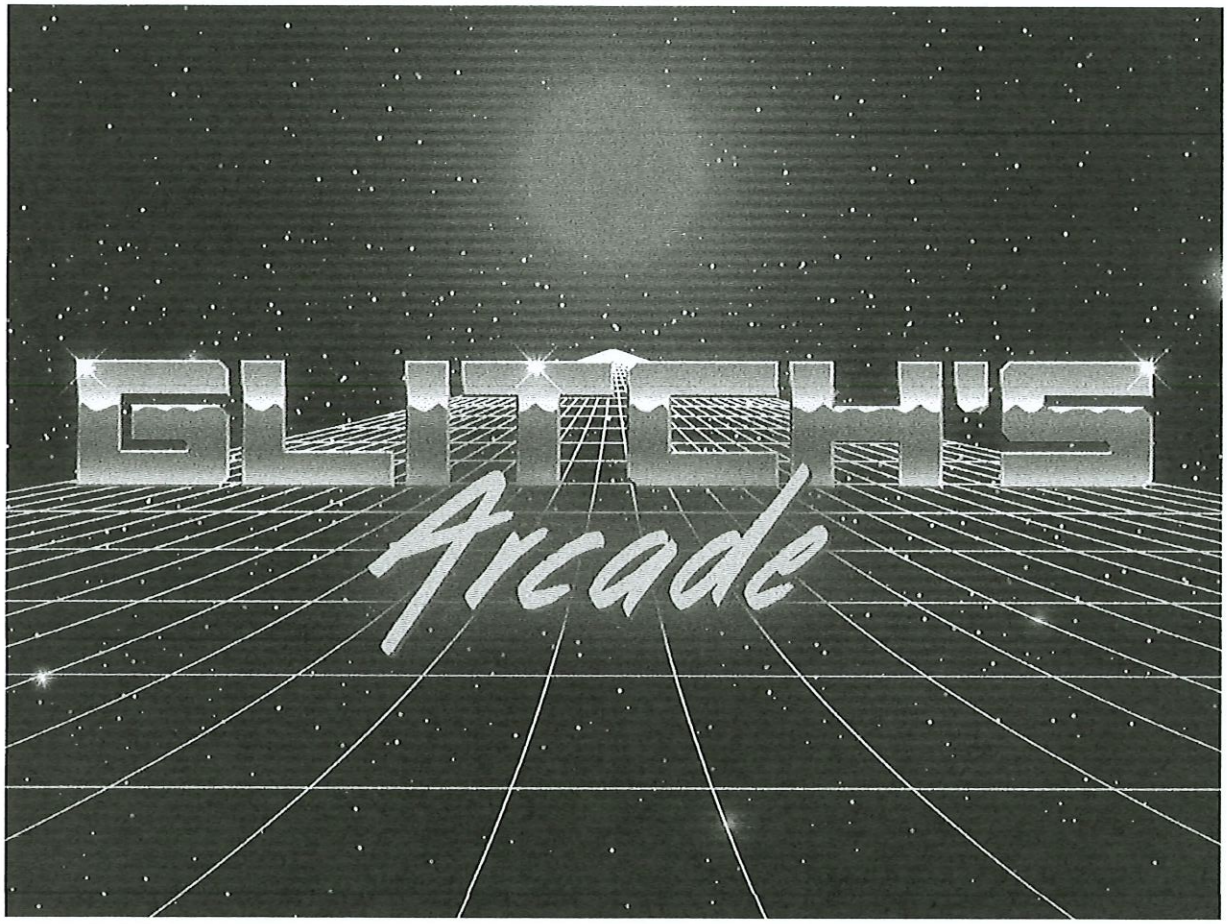



Cicis Pizza
Pizza • $
Larry's Big & Tall
Men's clothing store
Grand Liquor Sherman
Liquor store
World Finance
Spirit Halloween
Costume store
Google
Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, Map data ©2022

Glitch's Arcade

Ryan Lux, Player 1

Sherman, TX
(903) 357-9106
www.glitchsarcade.com (under construction)



1 Business Overview

Glitch's Arcade will operate as a for profit business in Sherman, Texas, engaging the community with excellence in entertainment by combining a nostalgic 1980's and 90's atmosphere and arcade gaming environment with great food and drinks.

2 Target Market

According to the US Census, there are over 65,000 residents in the Sherman/Denison area. When combined with the surrounding communities, the population served reaches over 150,000 people. Given the retro feel Glitch's Arcade will provide, we anticipate our primary demographic to be adults, aged 25-50 years old, although we also anticipate customers of all age ranges. Using Census age data, we estimate roughly half of the area's population to be 25-50 years old, providing a primary customer base of approximately 75,000 people.

3 Management Team

Glitch's Arcade will be a Limited Liability Company solely owned by Ryan Lux. Ryan will serve as President and General Manager for the company. He has extensive experience in sales and marketing and has a proven track record in managing highly successful teams. He was a store manager and regional manager for Rent 1st, a rent to own company, and received several awards for top sales, top growth, and top profit in the company. His leadership and training also led to several of his assistant managers being promoted to run stores of their own. Ryan is veteran of the US Army and has instilled the characteristics he learned there into his business approach. He is a dedicated husband, father, and grandfather and is an active member of the Sherman community and his church.

4 Economic Impact

Glitch's Arcade will open with 3 full time employees and 4-5 part time employees. Full time employees will have a starting salary range or \$10-\$12, plus tips. Part time bar employees will start out at \$7.25 hourly plus tips. All other part time floor or kitchen employees will start at \$9.00 hourly. This projects to produce a total annual income, including benefits provided, of \$137,658.

Sherman
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Development Services

STAFF REVIEW LETTER

September 13, 2022

Interproperty Holdings
25 Highland Park Village #100-748
Dallas, TX 75205

Ryan Lux
2713 Rolling Hills Dr
Sherman, TX 75092

Dear Applicants,

The request for Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center in an M-1 (Light Manufacturing) District located at 1950 North Grand Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).*
5. 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.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. (Chapter 14, Exhibit A, Sec. 8 (5)(b))
9. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of 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: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of GOW Properties, LLC (Owner) and Gilco Contracting, Inc (Representative) concerning the property in the 200 Block South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Board of Adjustment

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District.

Background:

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

The owner is requesting a Temporary Use Pemit and Site Plan approval to allow a Concrete Batch Plant to produce concrete for the Paving Improvements of the Estates at Baker Park Phase 1 project in the City of Sherman. These improvements include, but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block C, Lots 20-32 for plant equipment and material stockpiles. Upon completion of the Estates at Baker Park Phase 1 project, the plant will be removed.

The following has been approved for this location:

- November 17, 2020 - Zone Change from C-1 (Retail Business) District to R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:
GOW Properties, LLC (Owner)
Gilco Contracting, Inc (Representative)

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.

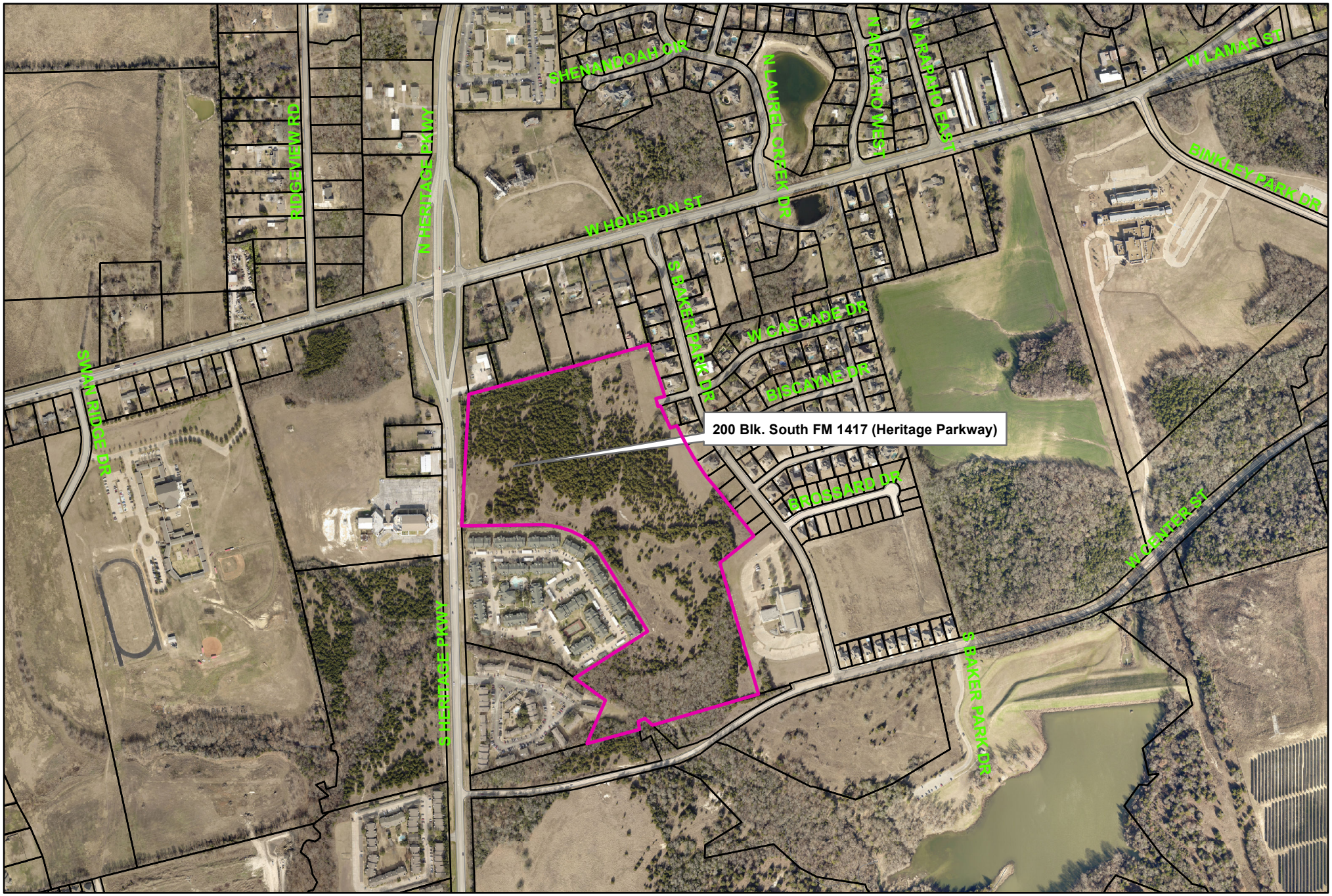
Number of notices mailed:
37

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Grading Plan
Narrative
Staff Review Letter



Sherman
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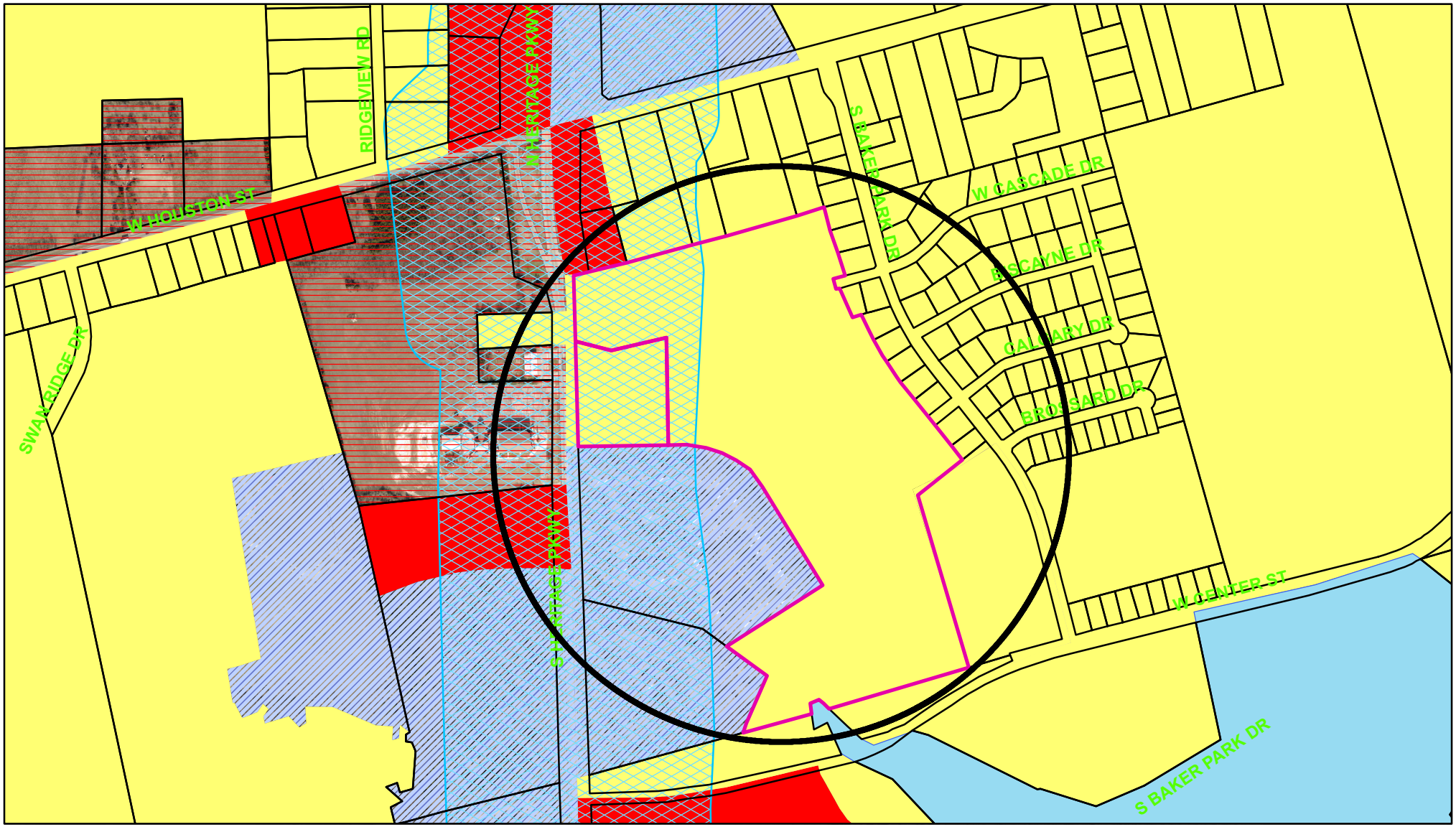
City of Sherman, Texas
Developmental Services Department

200 Block South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 722 ft



Zoning - 200 Block South FM 1417 (Heritage Parkway)

Legend

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

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

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

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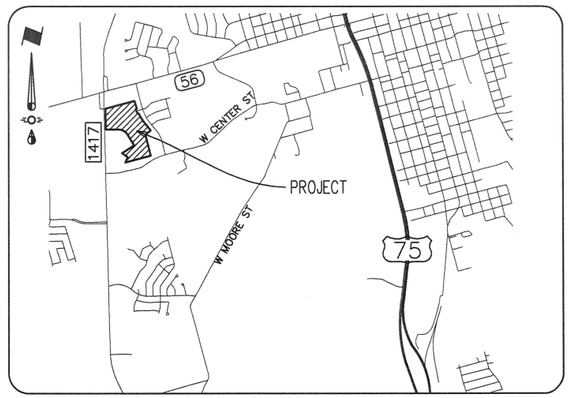
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 600 ft

200 BLOCK S FM 1417

CONSTRUCTION PLANS
FOR
ESTATES AT BAKER PARK PHASE 1
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS



Vicinity Map
N.T.S.

Design Speed: 30 MPH

INDEX OF DRAWINGS

1-2	Final Plat
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22	Drainage Area Map
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25-35	Storm Sewer Plan & Profile
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38-40	Water Plan
41-46	Sanitary Sewer Profiles
47	Erosion Control Plan
48	Sediment Pond Plan
49	Erosion Control Details
50-58	City Details

PREPARED BY:

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Tim Spiars • tim.spiars@spiarsengineering.com

STATE OF TEXAS
LAUREN A. HELMBERGER
133976
LICENSED PROFESSIONAL ENGINEER
9.20.21

The standard sheets specifically identified in this plan set have been issued by me and are applicable to this project.

Name, P.E. Date

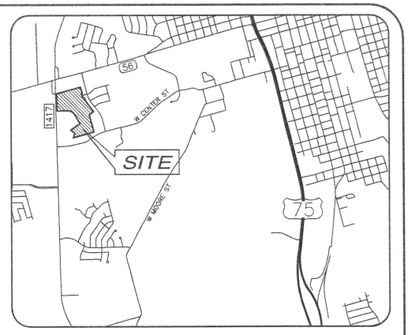
PREPARED FOR:
STONEHOLLOW HOMES
200 Adriatic Parkway, Suite 105
McKinney, Texas 75072
Telephone (214) 872-0346
Contact: Ryan Hayes

20-173 ESTATES AT BAKER PARK PHASE 1

Plotted by: Scott Plot Date: 9/20/2021 11:37 AM
Drawing: G:\2020 JOBS\20-173 Estates at Baker Park\CAD\20-173.dwg Saved By: LukeH8 Save Time: 9/14/2021 10:38:17 PM

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	15.92'	433.01'	15.91'	N 76°29'56" E	2°06'21"
BC2	24.59'	375.00'	24.58'	N 75°41'36" E	3°45'25"
BC3	35.27'	205.00'	35.23'	N 70°00'40" E	9°51'29"

Boundary Line Table		
Line #	Length	Direction
BL1	14.14'	N 43°39'25" E
BL2	95.22'	N 01°20'35" W
BL3	50.00'	N 88°39'25" E
BL4	14.01'	N 26°31'07" E
BL5	29.75'	S 19°01'45" E
BL6	14.26'	S 61°48'05" E
BL7	6.82'	N 77°34'19" E
BL8	13.33'	N 73°48'54" E
BL9	3.16'	N 74°56'25" E



LOCATION MAP / KEY MAP
N.T.S.

10 0 5 10 20
1 inch = 10 ft.

N O R T H

=plant site

PARKHAVEN ADDITION PHASE TWO
Vol. 8, Pg. 63 PRGCT

James A. Giarraputo & Norma Giarraputo
Vol. 3863, Pg. 20 RPRGCT

CASCADE DRIVE

BAKER PARK DRIVE
60' ROW – VOL. 1418, PG. 65

PARKHAVEN ADDITION SECTION FOUR
Vol. 9, Pg. 46 PRGCT

CALGARY DRIVE

PARKHAVEN ADDITION PHASE THREE
Vol. 8, Pg. 135 PRGCT

Toy Corley, et al
Doc. No. 2020-3665 RPRGCT

Earl F. Hickey & wife, Debra L. Hickey
Vol. 3559, Pg. 795 RPRGCT

Boren Thomas Bragg
Vol. 5899, Pg. 832 RPRGCT

Michael D. Daniel, et al
Vol. 4982, Pg. 331 RPRGCT

E. JONES SURVEY ABSTRACT NO. 625

PHASE 2

Lot 2, Block X

Lot 1, Block X

Lot 4, Block X

Lot 3, Block X

Lot 1, Block I

Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 RPRGCT

City of Sherman
Vol. 1288, Pg. 850 RPRGCT

305 S. FM 1417, LLC
Vol. 3548, Pg. 836 RPRGCT

FARM TO MARKET ROAD 1417
Var. width ROW

POINT OF BEGINNING

S 24°59'04" E 188.88'

S 58°25'52" E 484.18'

S 51°54'22" W 246.88'

S 14°48'54" E – 800.08'

N 32°17'55" W – 488.01'

S 76°19'53" E 43.38'

S 76°10'08" W – 618.46'

S 13°45'05" W – 367.25'

N 54°58'08" W – 291.80'

N 22°45'54" E – 217.05'

N 57°47'52" E – 656.89'

S 68°47'58" W – 471.72'

N 74°20'44" E – 625.00'

N 74°20'28" E – 62.34'

N 68°56'39" E 195.03'

N 07°22'58" W 110.18'

N 15°01'06" W 124.00'

N 77°52'40" E 111.57'

N 19°01'45" W 179.60'

N 70°58'15" E 50.00'

R=175.00'
D=23°52'26"
L=71.30'
CB=N 85°49'25" E
CD=71.40'

R=225.00'
D=6°54'54"
L=25.95'
CB=S 85°41'49" E
CD=25.83'
N 01°00'44" E – 50.00'

R=1271.44'
D=15°18'45"
L=339.80'
CB=S 30°46'00" E
CD=338.79'

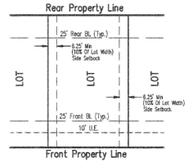
R=371.93'
D=58°44'21"
L=381.30'
CB=N 61°48'52" W
CD=364.82'

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, Lots 1–4, Block X, Detention Pond, and Median to be owned and maintained by the H.O.A.
5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 6.2 (R–1 Zoning).
6. Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
7. Finished floor elevation shall be at least 2 feet above the 100–year floodplain.
8. No part of the subject tract is located in a 100 year FEMA Floodplain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.



STANDARD LOT DETAIL
62.5' LOT

Lot Summary	Phase 1	Phase 2	Total
62.5' LOT TYPE	79	64	143

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UE	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT–OF–WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT

FLOODPLAIN NOTE

100-Year Floodplain Delineation Per Cardinal Strategies Report Titled Estates at Baker Park Flood Study, Dated May 12, 2021.

FINAL PLAT

ESTATES AT BAKER PARK

79 LOTS & 3 COMMON AREAS
31.687 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 1 OF 2

OWNER / APPLICANT
STONEHOLLOW HOMES
200 Adriatic Parkway, Suite #105
McKinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Lauren Helmberger

Scale: ######### September, 2020 SEI Job No. 20-173

Plotted By: Heidi R Plot Date: 9/30/2020 11:37 AM
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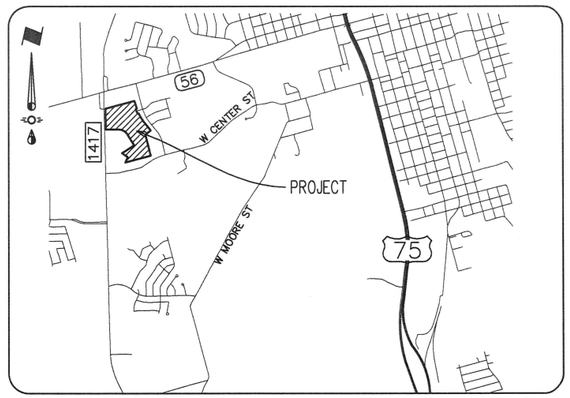
CONSTRUCTION PLANS
FOR
ESTATES AT BAKER PARK PHASE 1
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS



Vicinity Map
N.T.S.

Design Speed: 30 MPH

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PREPARED BY:

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Tim Spiars • tim.spiars@spiarsengineering.com

STATE OF TEXAS
LAUREN A. HELMBERGER
133976
LICENSED PROFESSIONAL ENGINEER
9.20.21

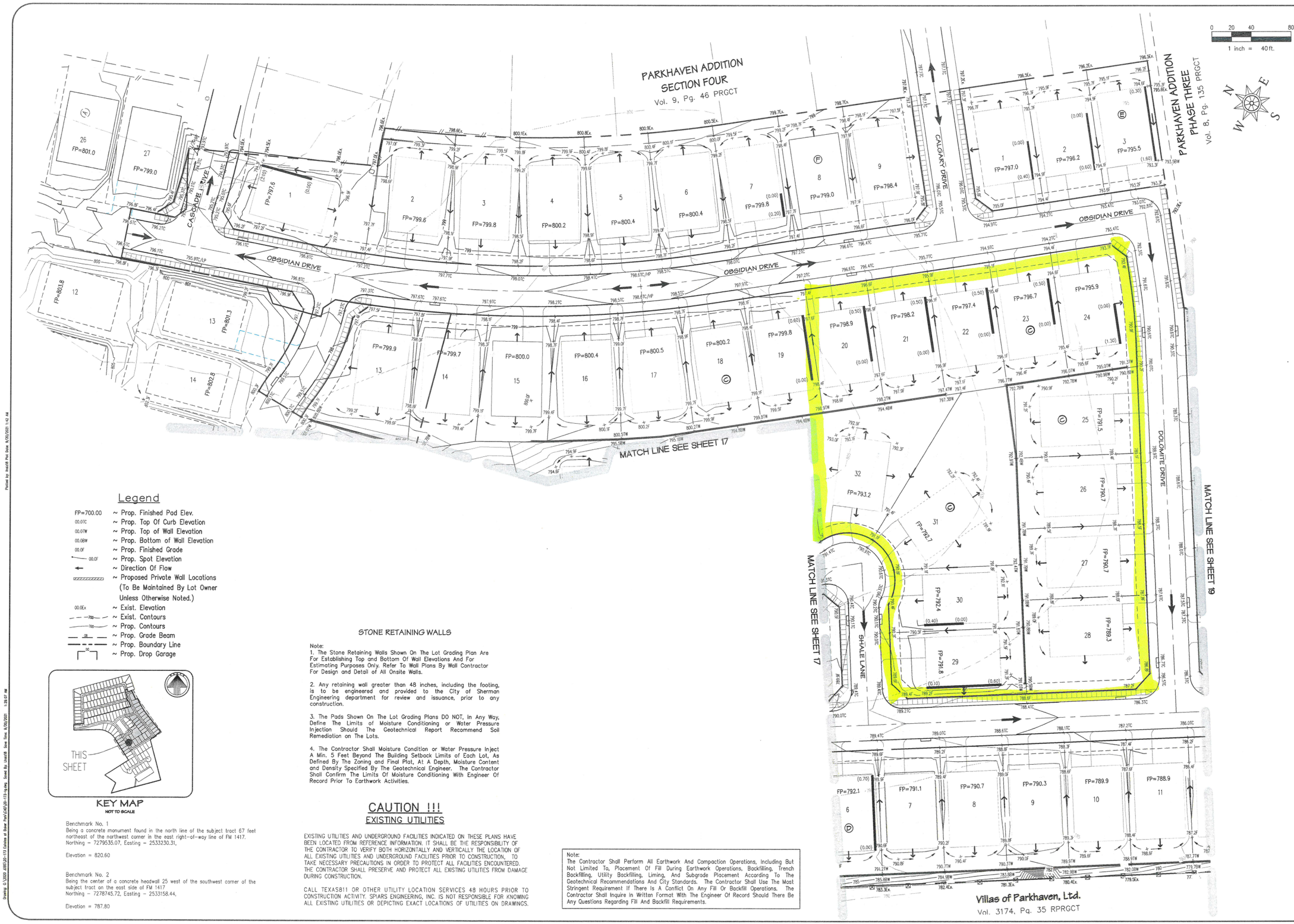
The standard sheets specifically identified in this plan set have been issued by me and are applicable to this project.

Name, P.E. Date

PREPARED FOR:
STONEHOLLOW HOMES
200 Adriatic Parkway, Suite 105
McKinney, Texas 75072
Telephone (214) 872-0346
Contact: Ryan Hayes

20-173 ESTATES AT BAKER PARK PHASE 1

Plotted by: Scott Plot Date: 9/20/2021 11:37 AM
Drawing: G:\2020 JOBS\20-173 Estates at Baker Park\CAD\20-173.dwg Saved By: LaurenH Save Time: 9/14/2021 10:38:17 PM



Legend

FP=700.00	~ Prop. Finished Pad Elev.
00.0TC	~ Prop. Top Of Curb Elevation
00.0TW	~ Prop. Top of Wall Elevation
00.0BW	~ Prop. Bottom of Wall Elevation
00.0F	~ Prop. Finished Grade
00.0F	~ Prop. Spot Elevation
	~ Direction Of Flow
	~ Proposed Private Wall Locations (To Be Maintained By Lot Owner Unless Otherwise Noted.)
00.0Ex	~ Exist. Elevation
700	~ Exist. Contours
700	~ Prop. Contours
GB	~ Prop. Grade Beam
	~ Prop. Boundary Line
DG	~ Prop. Drop Garage

KEY MAP
NOT TO SCALE

Benchmark No. 1
Being a concrete monument found in the north line of the subject tract 67 feet northeast of the northwest corner in the east right-of-way line of FM 1417.
Northing = 7279535.07, Easting = 2533230.31,

Elevation = 820.60

Benchmark No. 2
Being the center of a concrete headwall 25 west of the southwest corner of the subject tract on the east side of FM 1417
Northing = 7278745.72, Easting = 2533158.44,

Elevation = 787.80

STONE RETAINING WALLS

Note:
1. The Stone Retaining Walls Shown On The Lot Grading Plan Are For Establishing Top and Bottom Of Wall Elevations And For Estimating Purposes Only. Refer To Wall Plans By Wall Contractor For Design and Detail of All Onsite Walls.

2. Any retaining wall greater than 48 inches, including the footing, is to be engineered and provided to the City of Sherman Engineering department for review and issuance, prior to any construction.

3. The Pads Shown On The Lot Grading Plans DO NOT, In Any Way, Define The Limits of Moisture Conditioning or Water Pressure Injection Should The Geotechnical Report Recommend Soil Remediation on The Lots.

4. The Contractor Shall Moisture Condition or Water Pressure Inject A Min. 5 Feet Beyond The Building Setback Limits of Each Lot, As Defined By The Zoning and Final Plat, At A Depth, Moisture Content and Density Specified By The Geotechnical Engineer. The Contractor Shall Confirm The Limits Of Moisture Conditioning With Engineer Of Record Prior To Earthwork Activities.

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Note:
The Contractor Shall Perform All Earthwork And Compaction Operations, Including But Not Limited To, Placement Of Fill During Earthwork Operations, Backfilling, Trench Backfilling, Utility Backfilling, Liming, And Subgrade Placement According To The Geotechnical Recommendations And City Standards. The Contractor Shall Use The Most Stringent Requirement If There Is A Conflict On Any Fill Or Backfill Operations. The Contractor Shall Inquire In Written Format With The Engineer Of Record Should There Be Any Questions Regarding Fill And Backfill Requirements.

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-21121 • TBLPS No. F-10043100 • www.spiarseng.com

STATE OF TEXAS
LAUREN A. HELMBERGER
133976
LICENSED
PROFESSIONAL ENGINEER
Lauren Helmberger
10.20.21

ESTATES AT BAKER PARK PHASE 1
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
GRADING PLAN 2 of 5

Revisions	Date

Scale: 1"=40'H, 1"=5'V
Drawn By: CB
Checked By: TCS
Sheet 18
SEI No. 20-173

Plotted by: Mark Plot Date: 9/20/2021 1:42 PM
Drawing: G:\2020 JOBS\20-173 Estates at Baker Park\CAD\20-173-Hydro Saved By: Mark Date Time: 9/20/2021 1:29:07 PM

August 18, 2022

City of Sherman

Attn: Kerri Turner

Development Services Coordinator

Re: Temporary Concrete Batch Plant

Estates at Baker Park Ph. 1

Mrs. Turner,

Gilco Contracting, Inc. would like to set up a Temporary Concrete Batch Plant to produce concrete for the Paving Improvements of the Estates at Baker Park Phase 1 project in the City of Sherman. These improvements include but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block C, Lots 20-32 for plant equipment and material stockpiles. Upon completion of the Estates at Baker Park Phase 1 project the plant will be removed.

Please let me know if you need any additional information.

Sincerely,

Emma Turner

Emma Turner

Administrative Coordinator

(254) 396-4397

6331 Southwest Blvd.
Benbrook, Texas 76132
Office: 817.735.1600
Fax: 817.735.1613

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

GOW Properties
1575 Heritage Dr #103
McKinney, TX 75069

Gilco Contracting Inc
6331 Southwest Blvd
Benbrook, TX 76132

Dear Applicants,

The request for Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District located in the in the 200 Block South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District / O-1.1 (F.M. Highway 1417) Overlay District. (*Chapter 14, Exhibit A, Sec. 6.3 and Sec. 6.13.2)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). (Chapter 14, Exhibit A, Section 7, Subsection 10(h))
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. (*Chapter 14, Exhibit A, Sec. 8(4))*
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

Engineering:

11. All Stormwater BMPs must be maintained as required by approved SWPP Plan for development.

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)*

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

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

Respectfully,

Rob Rae
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, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

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

The request of RCICD Heritage Ranch LLC (Owners) and Glenn Midkiff (Representative) concerning the property located in the 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82, being 184.573 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121, as follows:

Board of Adjustment

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in a PD (Planned Development) District/ O-1.1 (F.M. Highway 1417) Overlay District/ O-1 (75 & 82) Overlay District.

Background:

The property is located in the 3500-4500 Blocks of North FM 1417 (Heritage Parkway) and the 600-1900 Blocks West Highway 82; the north side of Highway 82 between Travis Street and FM 1417 (Heritage Parkway) and the east side of FM 1417 (Heritage Parkway).

The owner is requesting a Temporary Use Permit and Site Plan approval to allow a Concrete Batch Plant. The batch plant will produce concrete for paving new residential roads for the subdivision called Heritage Ranch Ph 1.

Adjacent Zoning:

R-A (Single Family Agricultural) District
SF-1 (Single Family Residential) District
R-1 (One Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

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

Number of notices mailed:

37

Objections Received:

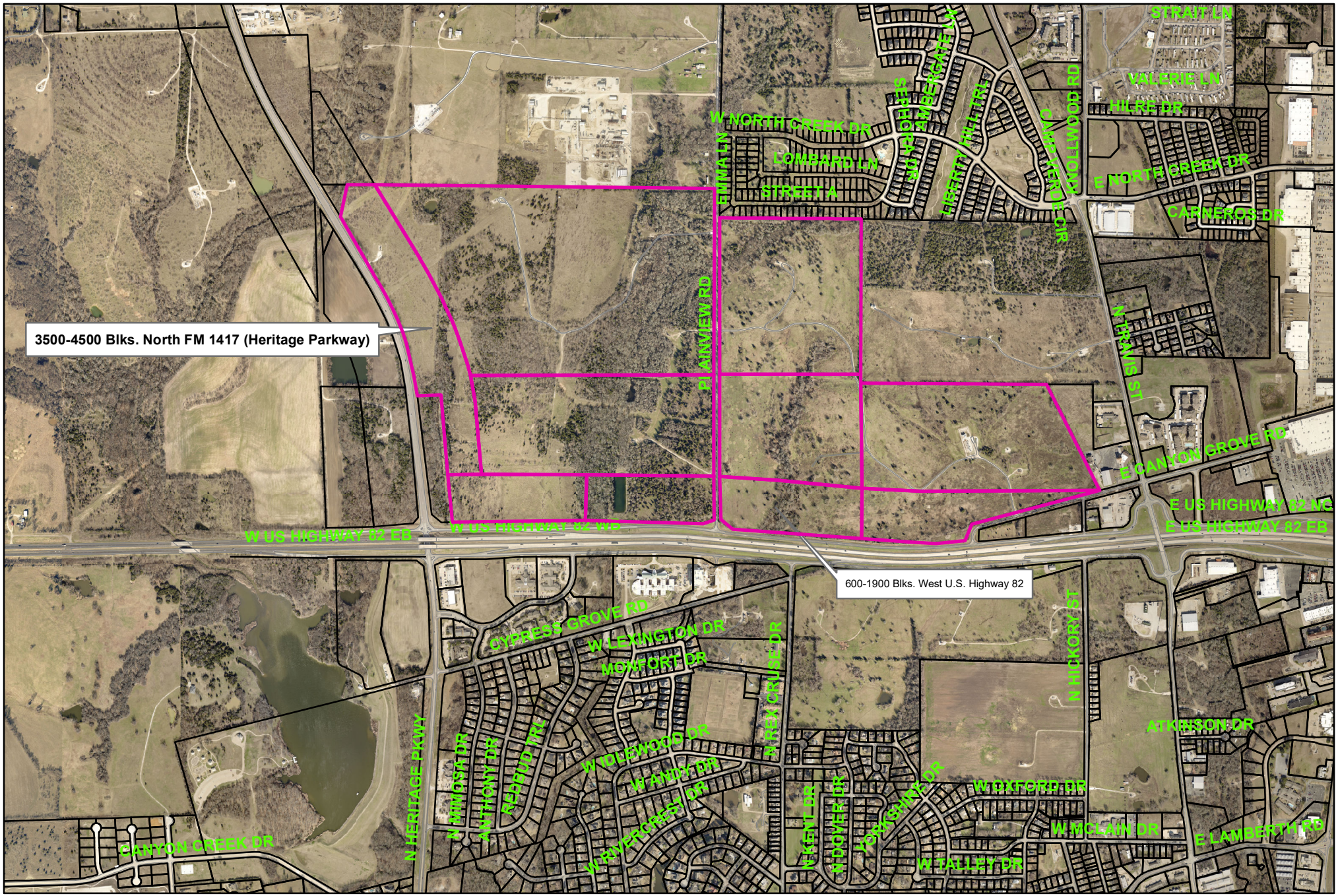
0

Development Review Meeting:

No

Attachments

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



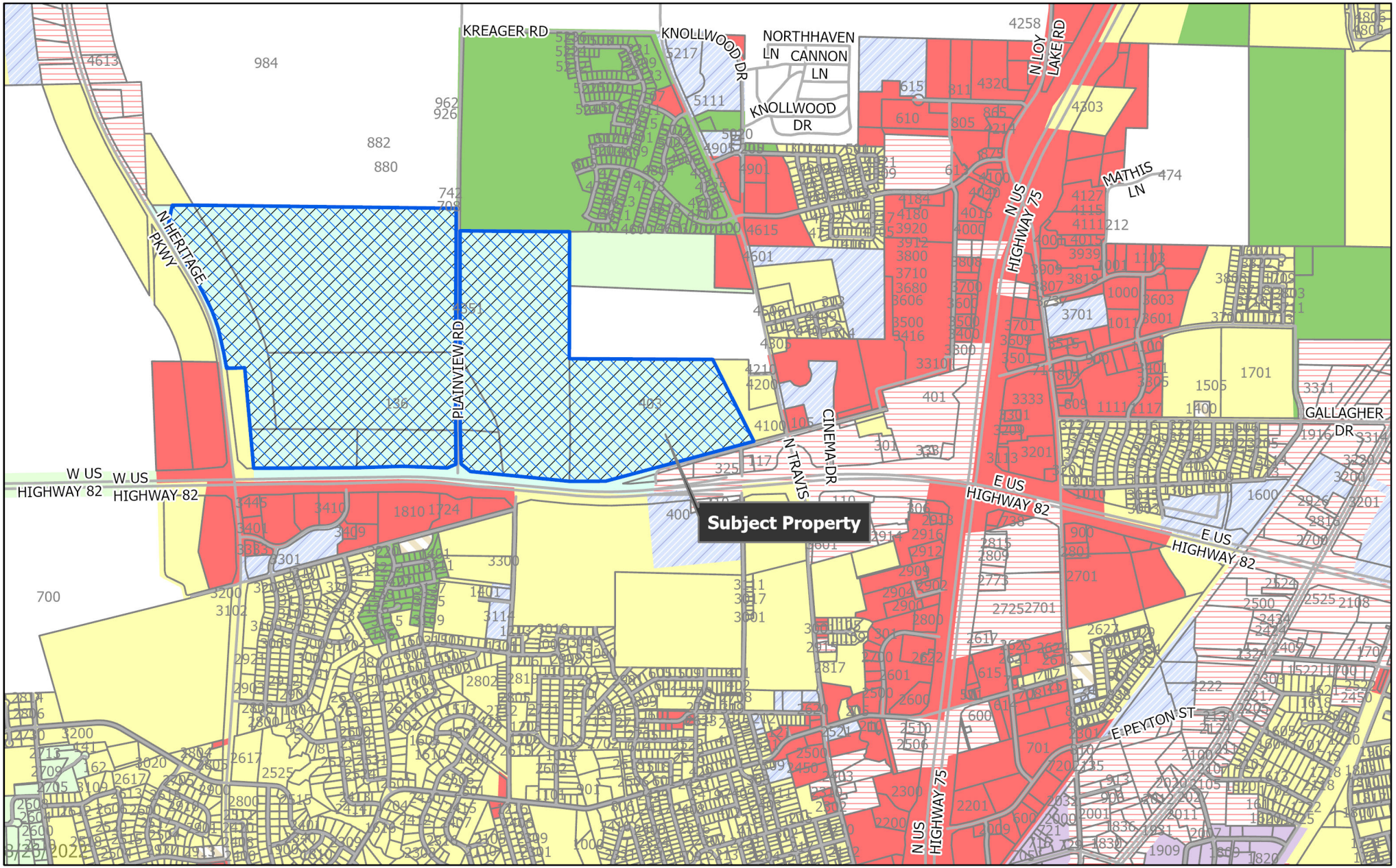
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3500-4500 Blks. North FM 1417 (Heritage Parkway) & 600-1900 Blks. West U.S. Highway 82

NOT TO SCALE

1 in = 1,300 ft



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

3500-4500 N FM 1417
600-1900 U S Hwy 82 W

N
W E
S

Scale: 1:20,988

Date: 8/26/2022 11:26 AM

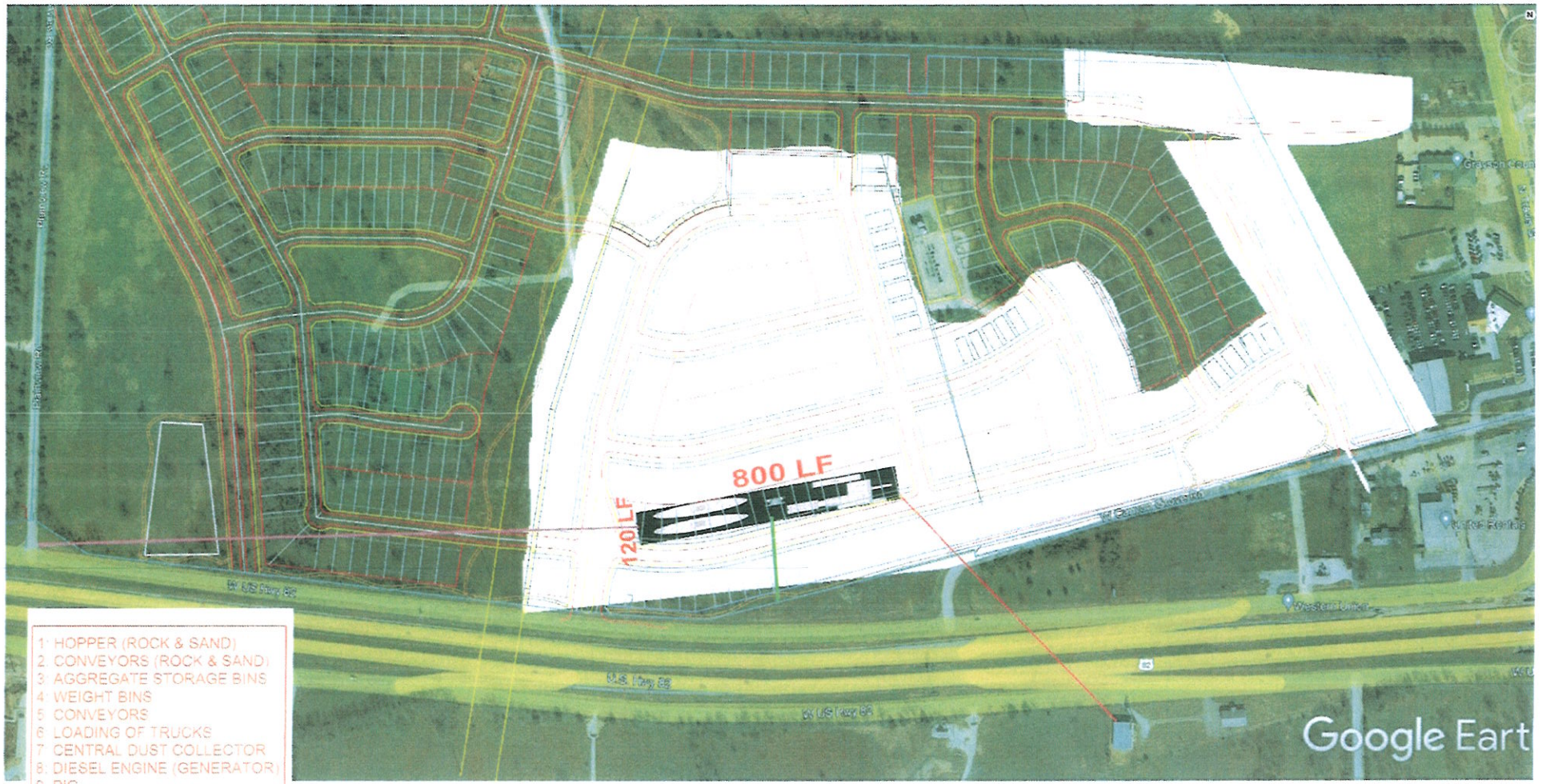
3500-4500 N Fm 1417 and 600-1900 W US 82

Heritage Ranch Ph 1, Sherman, Texas

Closest intersection Plainview Rd & Hwy 82, West 1731 Ft

Closest structure 885 FT South East

Closest property line 234 South



GM
CONSTRUCTIONTX

August 25, 2022

City of Sherman
Development Services
PO Box 1106
Sherman, Texas 75091

Project Narrative for Temporary Use Permit

GM Construction TX is requesting a temporary permit to set a concrete batch plant. The batch plant will produce concrete for paving new residential roads for the subdivision called Heritage Ranch Ph 1. See attached map for location.

Sincerely,
GM Construction TX

Glenn Midkiff
President

www.gmconstructiontx.com
(214) 629-8035 • gmidkiff@gmconstructiontx.com
PO Box 851, Prosper, Texas 75078-0851

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

RCICD Heritage Ranch, LLC
9550 John W Elliott Dr #106
Frisco, TX 75033

Glenn Midkiff
PO Box 851
Prosper, TX 75078-0851

Dear Applicants,

The request for Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in a PD (Planned Development) District/ O-1.1 (F.M. Highway 1417) Overlay District/ O-1 (75 & 82) Overlay District located in the 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82 has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the PD (Planned Development) District / O-1.1 (F.M. Highway 1417) Overlay District / O-1 (75 & 82) Overlay District. (*Chapter 14, Exhibit A, Sec. 6.12, Sec. 6.13.2 and Sec. 6.13.1)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). (Chapter 14, Exhibit A, Section 7, Subsection 10(h))
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. (*Chapter 14, Exhibit A, Sec. 8(4))*
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
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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. All Stormwater BMPs must be maintained as required by approved SWPP Plan for development.
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)*

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

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

Respectfully,

Rob Rae
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, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

6121 NORTH HIGHWAY 75

The request of Saad Hussan (Owner), Quikverse (Tenant), Global Signs (Sign Contractor) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property at 6121 North Highway 75, being Lot 2R, Block A, Dr Swamy Addition, Replat Lots 2 & 3, Block A, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.13.4, Subsection (11) and Section 7, Subsection (14)(i)(1) to allow an additional 91 square foot, 10’ tall monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12’ tall and 25’ setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

Background:

The property is located at 6121 North U.S. Highway 75, the southeast corner of FM 691 and Highway 75. The property is zoned C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

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

This same request was denied by the Board of Adjustment at the December 14, 2021 meeting.

The following has been approved for the property:

- May 17, 2021 - Specific Use Permit to allow a carwash. (Ordinance 6380).
- December 14, 2021 - Variance under Ordinance No. 2280, Section 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) to allow a 403.7 square foot, 75’ tall freestanding sign, 40’ from the Highway 75 property line in lieu of the required 100’ setback and the allowed 300 square foot, 50’

tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Saad Hussan (Owner)
Quikverse (Tenant)
Global Signs (Sign Contractor)
Helvey-Wagner Surveying, Inc (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.

Number of notices mailed:

3

Objections Received:

0

Development Review Meeting:

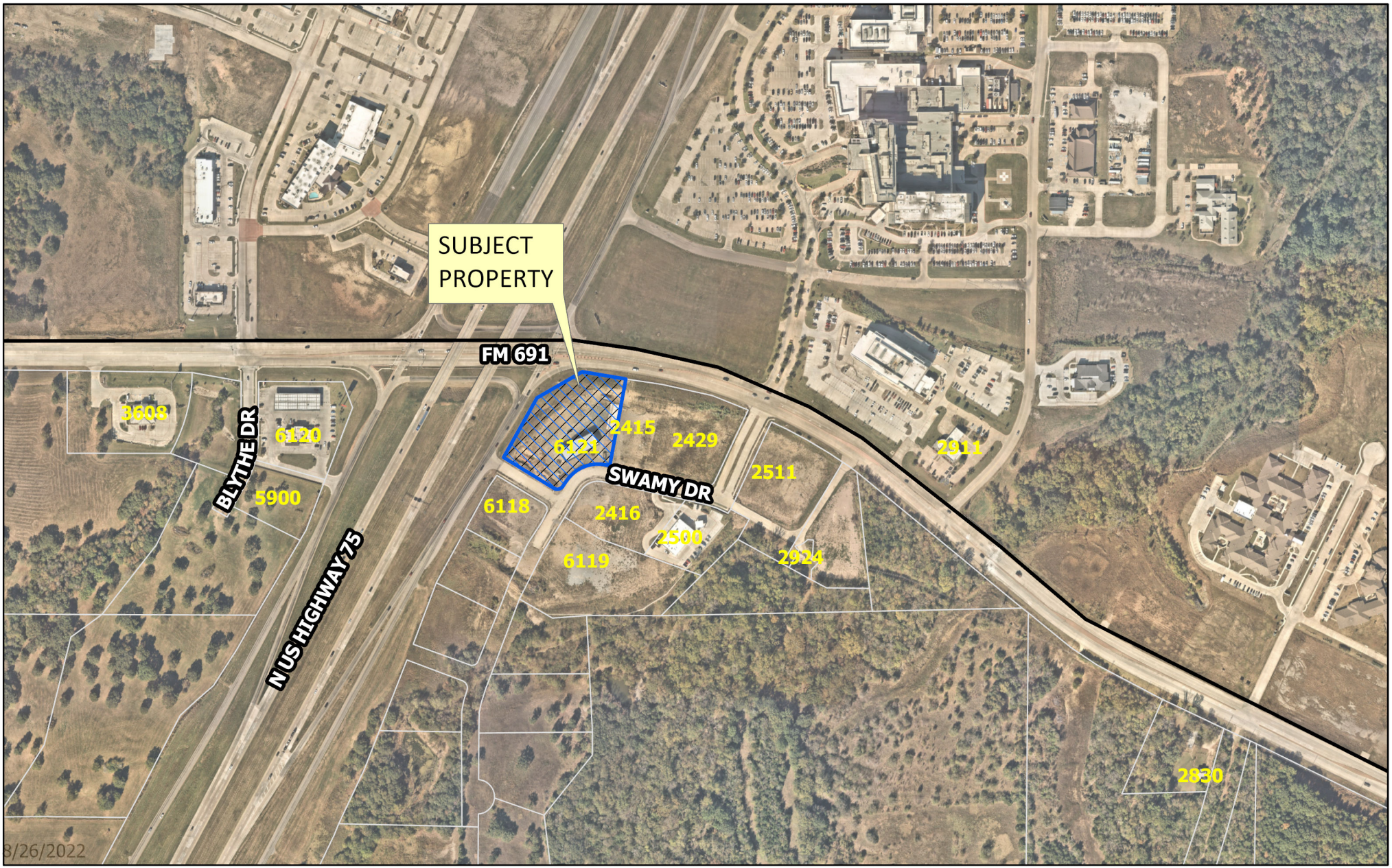
No

Staff Recommendation:

Staff recommends that if a variance is granted for an additional freestanding sign, that it conform to the FM 691 Overlay District sign regulations for Monument/ground signs. The regulation includes 25 feet setback, 12 feet in height, 65 square feet in face area.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Site Plan Photo
Elevations
Proposed Sign Elevation from December 14, 2021 Meeting
Narrative
Grading Plan
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

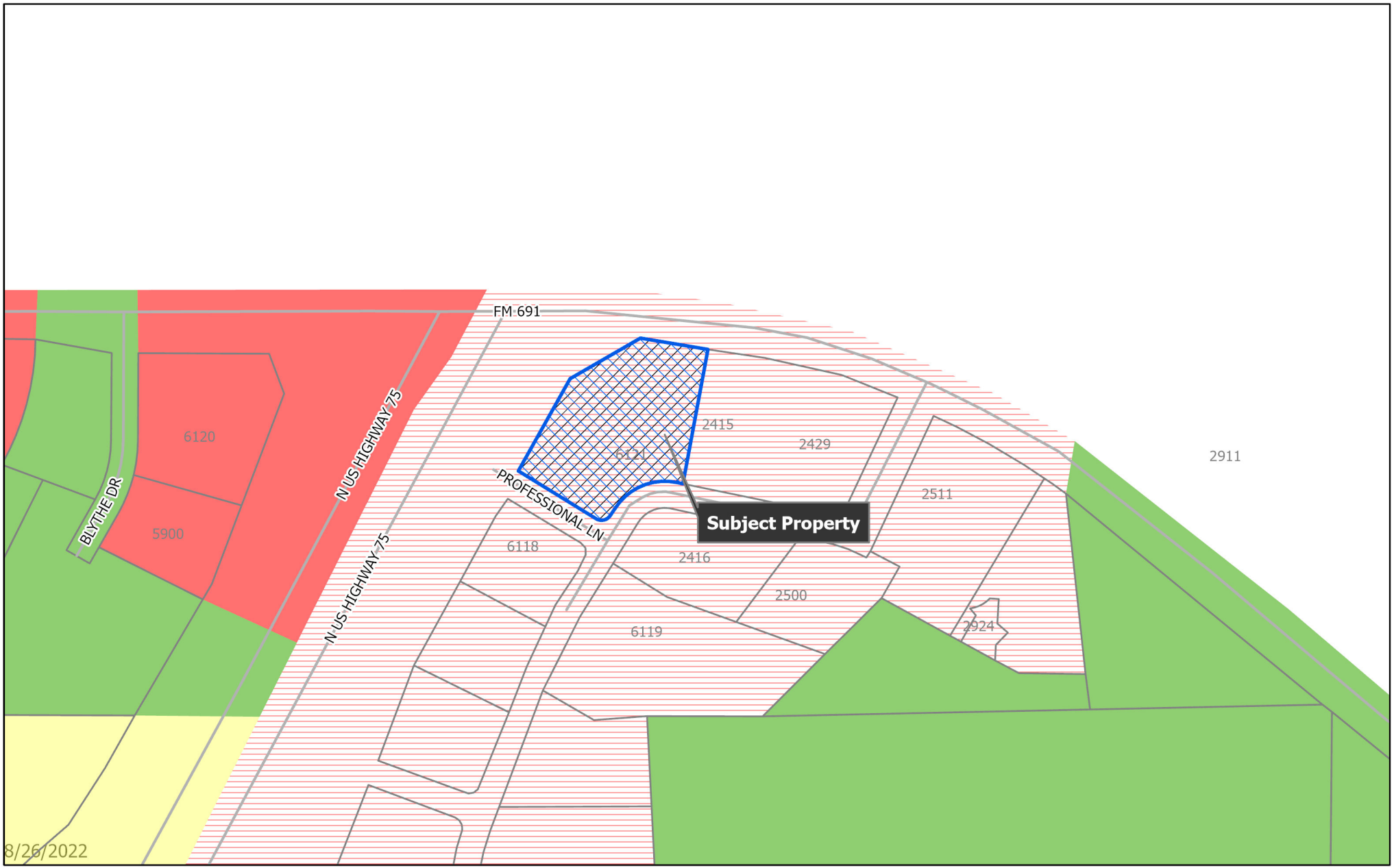
CITY OF SHERMAN

6121 N Hwy 75

N
W E
S

Date: 8/26/2022 3:21 PM

Scale: 1:5,468



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

6121 N Hwy 75

N
W E
S

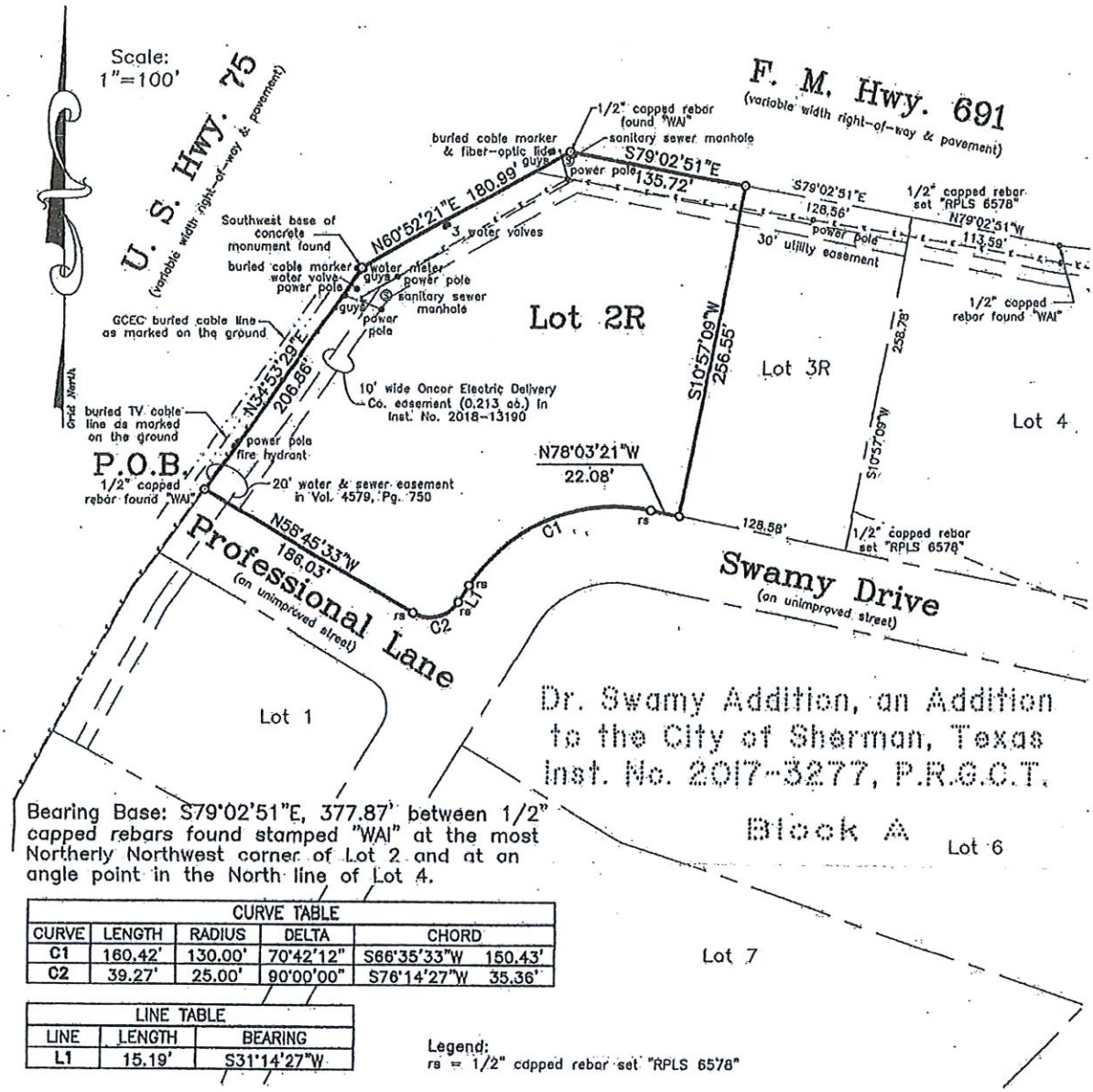
Scale: 1:3,521

Date: 8/26/2022 3:21 PM

6121 N HWY 75

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229
Sep 2, 2022 at 11:02 AM

Job No. AGS41818



Bearing Base: S79°02'51"E, 377.87' between 1/2" capped rebars found stamped "WAI" at the most Northerly Northwest corner of Lot 2 and at an angle point in the North line of Lot 4.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	160.42'	130.00'	70°42'12"	S66°35'33"W	150.43'
C2	39.27'	25.00'	90°00'00"	S76°14'27"W	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.19'	S31°14'27"W

Legend:
rs = 1/2" capped rebar set "RPLS 6578"

Owner: One Ganesha, LTD.

Buyer: Aziz Ul Hassan Family Limited Partnership

This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct to the best of my knowledge and belief shown hereon.

Legal Description is as follows: Lot 2R, Replat of Lots 2 and 3, Block A, Dr. Swamy Addition to the City of Sherman, Texas, as per plat of record in Document No. 2018-103, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date: September 29, 2010.

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

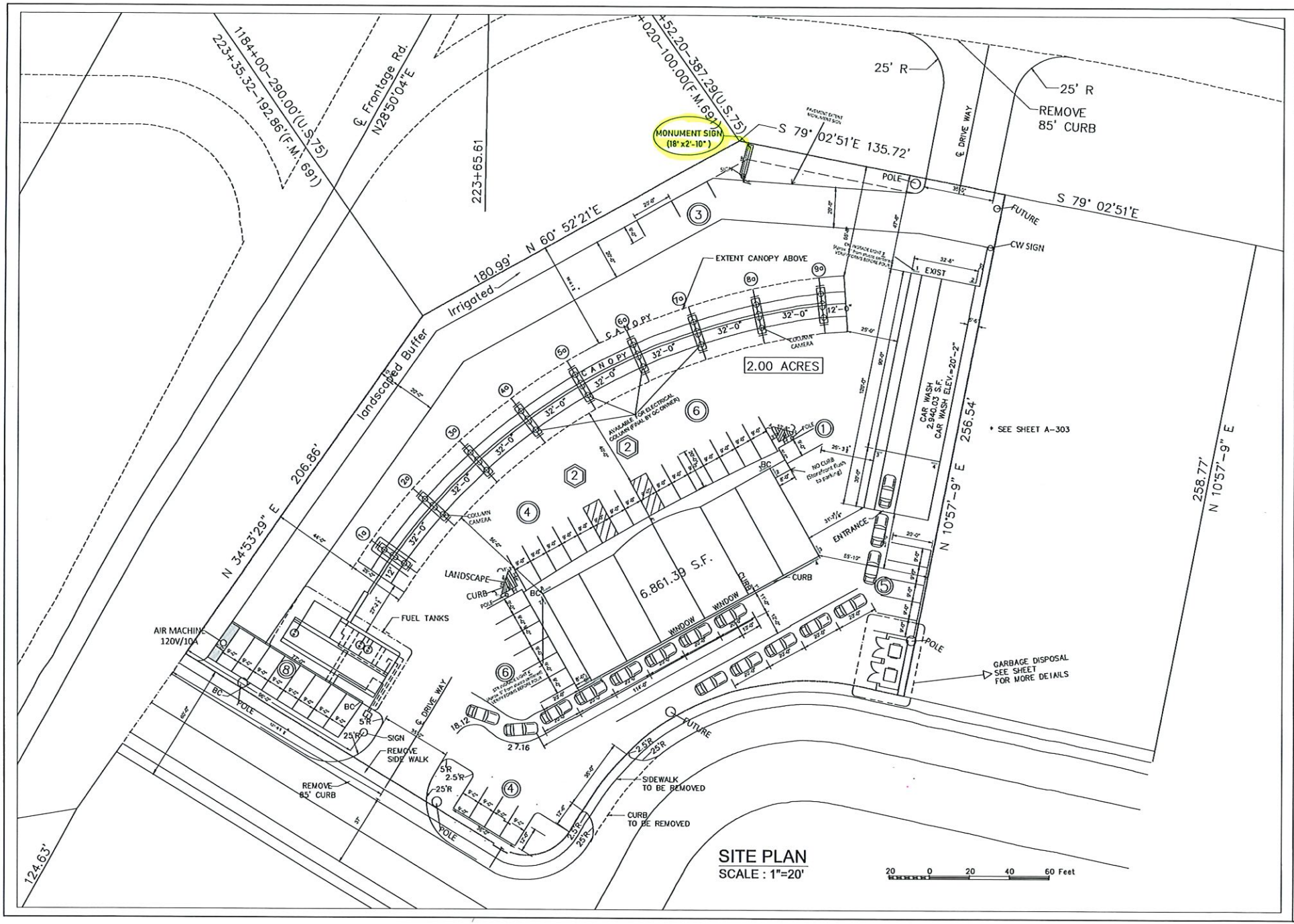
STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

Kate A. Wagner, R.P.L.S. No. 6578

Copyright Date: August 17, 2018

C-1.00

S:\Land Projects R2\City-of-Sherman-Stake-Bore-US-75-at-FM-691\dwg\Replat-of-Lots-2-and-3-Dr-Swamy-Addition.dwg Layout: Legal-Portrait Lot And Block Plat Date: Oct 3 18 Time: 10:58 AM



SITE PLAN

SCALE : 1"=20'

20 0 20 40 60 Feet

Owner Name :
Quikverse Corporation

COMMERCIAL / NEW CONSTRUCTION
FOR
QUIKVERSE #1

REVISION

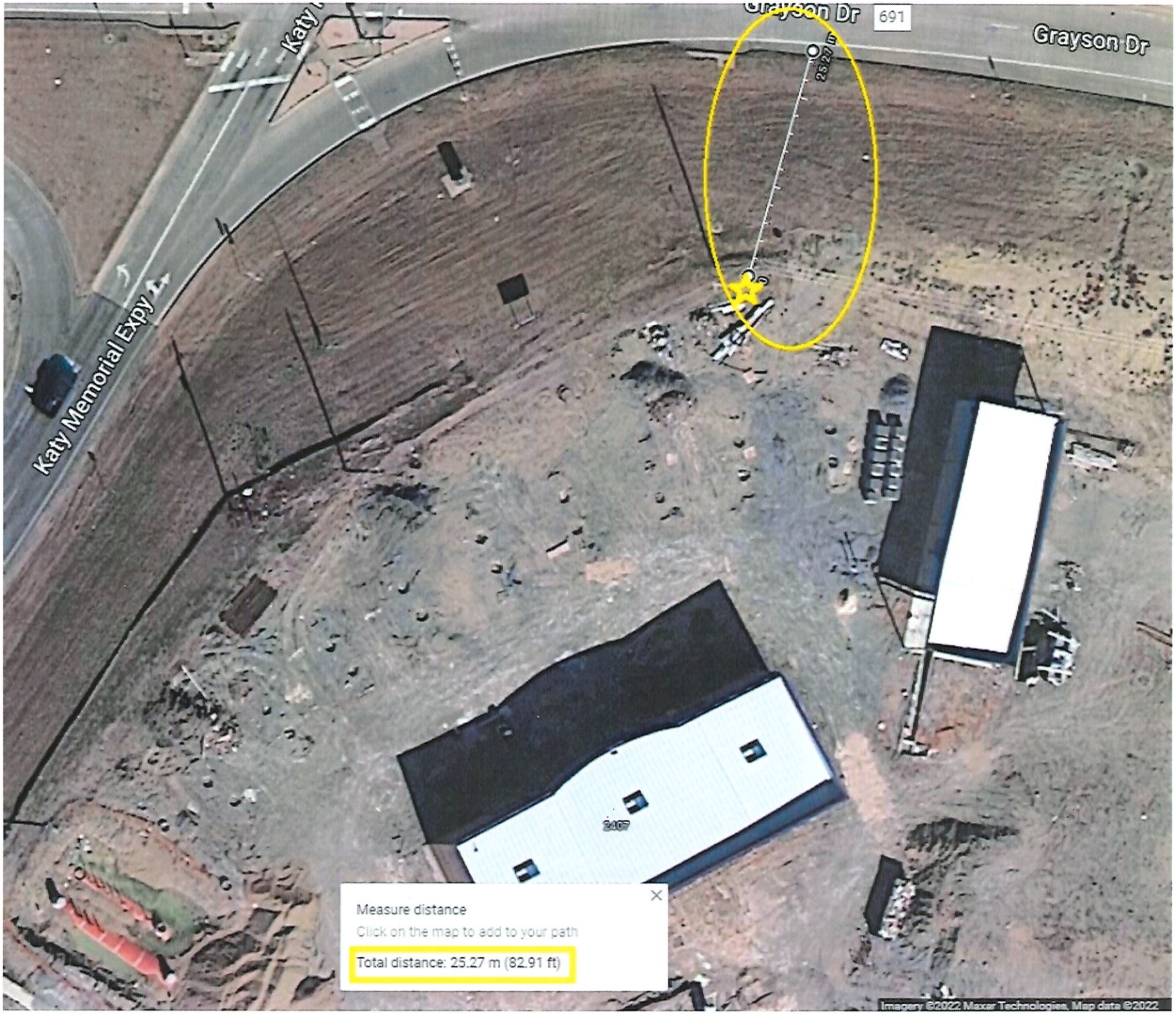
No	Description	Date

Drawing Title :
SITE PLAN

Project Number :
Date : 03.01.2022
Drawn by :
Drawn by : Check by:
Sheet Size : A1 (36"x24")

A-101

Scale : As indicated


Grayson Dr
691
Grayson Dr
25.27 m
Katy Memorial Expy
2407
Measure distance
Click on the map to add to your path
Total distance: 25.27 m (82.91 ft)
Imagery ©2022 Maxar Technologies, Map data ©2022

QUIKVERSE - STORE #1

MONUMENT SIGN

Scale 3/8"=1'-0"

91.0 SQ.FT.

LISTED

ELECTRIC SIGN

ELECTRICAL REQUIREMENTS -
(1) 120 VOLT/20 AMP CIRCUIT NEEDED
SECONDARY SIGN LOAD: 4 AMPS

SCOPE OF WORK:

Manufacture & Install (1) D/F monument sign w/ vinyl graphics & (5) D/F LED price signs as shown.

MONUMENT

- aluminum cabinet.
- masonry to be brick.
- cap/cover to be w/ brushed aluminum painted to match reynobond - colorweld LF

CABINET

- aluminum painted to match reynobond - colorweld LF
- trim to be 2".
- panels to be white acrylic.
- (3M) sultan blue, tangerine orange, light european blue, black, vivid green & turquoise vinyl applied to surface.
- (5) D/F white LED gas price signs w/ bla.
- LED's for internal illumination.

COLORS:

- 3M 3630-137 EUROPEAN BLUE
- 3M TANGERINE PANTONE 1575 C
- 3M 3630-236 TURQUOSE
- 3M 3630-147 LIGHT EUROPEAN BLUE
- 3M 3630-22 BLACK
- 3M 3630-156 VIVID GREEN
- Cap/cover MATCH REYNOBOND COLORWELD LF
- CABINET - PANTONE 2767 C
- MATTHEWS SATIN CHARCOAL
- WHITE ACRYLIC

GLOBAL SIGNS INC.
LET US HELP BUILD YOUR IMAGE
5105 E. CALIFORNIA PKWY. FORT WORTH, TEXAS 76028 - 817.834.1123

DRAWING: 9307D
REVISION: 4
DATE: 7-8-21
SALES: KRISTIAN BAKER
ART: KRISTIAN BAKER

PROJECT:
QUIKVERSE
6121 N. US 75
SHERMAN, TX 75090

CUSTOMER SIGNATURE:

This drawing is the property of Global Signs Inc and has been furnished in confidence for bidding purposes only. No part of this drawing shall be replicated, duplicated, distributed, made available to others or used to any other extent; without written permission from Global Signs Inc. Any individual, company, firm or corporation who receives this document; however obtained, is to adhere to these restrictions. Failure to comply could result in the appropriate legal action being taken.

This drawing is conceptual only & for convenience of reference. It should not be relied upon as an exact representation of sizes, materials or colors used for signage.

QUIKVERSE - STORE #1

MONUMENT SIGN

Scale 3/8"=1'-0"

104.0 SQ.FT.

LISTED

ELECTRIC SIGN

(1) 120 VOLT/20 AMP CIRCUIT NEEDED
SECONDARY SIGN LOAD: 4 AMPS

SCOPE OF WORK:

Manufacture & Install (1) D/F monument sign w/ vinyl graphics & (5) D/F LED price signs as shown.

MONUMENT

- aluminum cabinet.
- masonry to be brick.
- cap/cover to be w/ brushed aluminum painted to match reynobond - colorweld LF

CABINET

- aluminum painted to match reynobond - colorweld LF
- trim to be 2".
- panels to be white acrylic.
- (3M) sultan blue, kumquat orange, light european blue, black, vivid green & turquoise vinyl applied to surface.
- (5) D/F white LED gas price signs w/ bla.
- LED's for internal illumination.

COLORS:

- 3M 3630-137 EUROPEAN BLUE
- 3M 3630-74 KUMQUAT ORANGE
- 3M 3630-236 TURQUOSE
- 3M 3630-147 LIGHT EUROPEAN BLUE
- 3M 3630-22 BLACK
- 3M 3630-156 VIVID GREEN
- Cap/cover MATCH REYNOBOND COLORWELD LF
- CABINET - PANTONE 2767 C
- MATTHEWS SATIN CHARCOAL
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This drawing is conceptual only & for convenience of reference. It should not be relied upon as an exact representation of sizes, materials or colors used for signage.

December 14, 2021
Proposed Sign

5105 E. California Parkway
Fort Worth, TX 76119
Phone: 817.834.1123
Email: contact@globalsignsinc.com
TX Contractor License #18048
Date: August, 17th 2022

REQUESTED ACTION/PROPOSED USE:

6121 N. U.S. HIGHWAY 75

The request of Saad Hussan (Owner), Quikverse (Tenant), Rick Robertson (Representative) and Kristian Baker (Surveyor) concerning the property located at 6121 North U.S. Highway 75, being 2.00 acres in the W.S. Thunnan Survey, Abstract No. 1265, as follows:

To whom it may concern.

This letter is to clarify, with the utmost importance, the requirement that the monument presented is the smallest the sign can be per the signage placement. As it stands, the visible signage area is 91 sqft. The most prominent letter is the logo, 15", while the rest of the letters are only 6.5".
The gas price numbers are at 10."

According to TxDot: Legibility is the maximum distance at which a motorist can first correctly identify letters and words on a sign. A short message with a large font has greater legibility than a longer message with a smaller font.

Current guidelines recommend the following minimum distances for visibility and Legibility based on a character height of 18 inches:
Visibility = 2,600 feet

Realistic Legibility = 800 feet for normal daylight conditions and 600 feet for nighttime conditions at 18 inches.

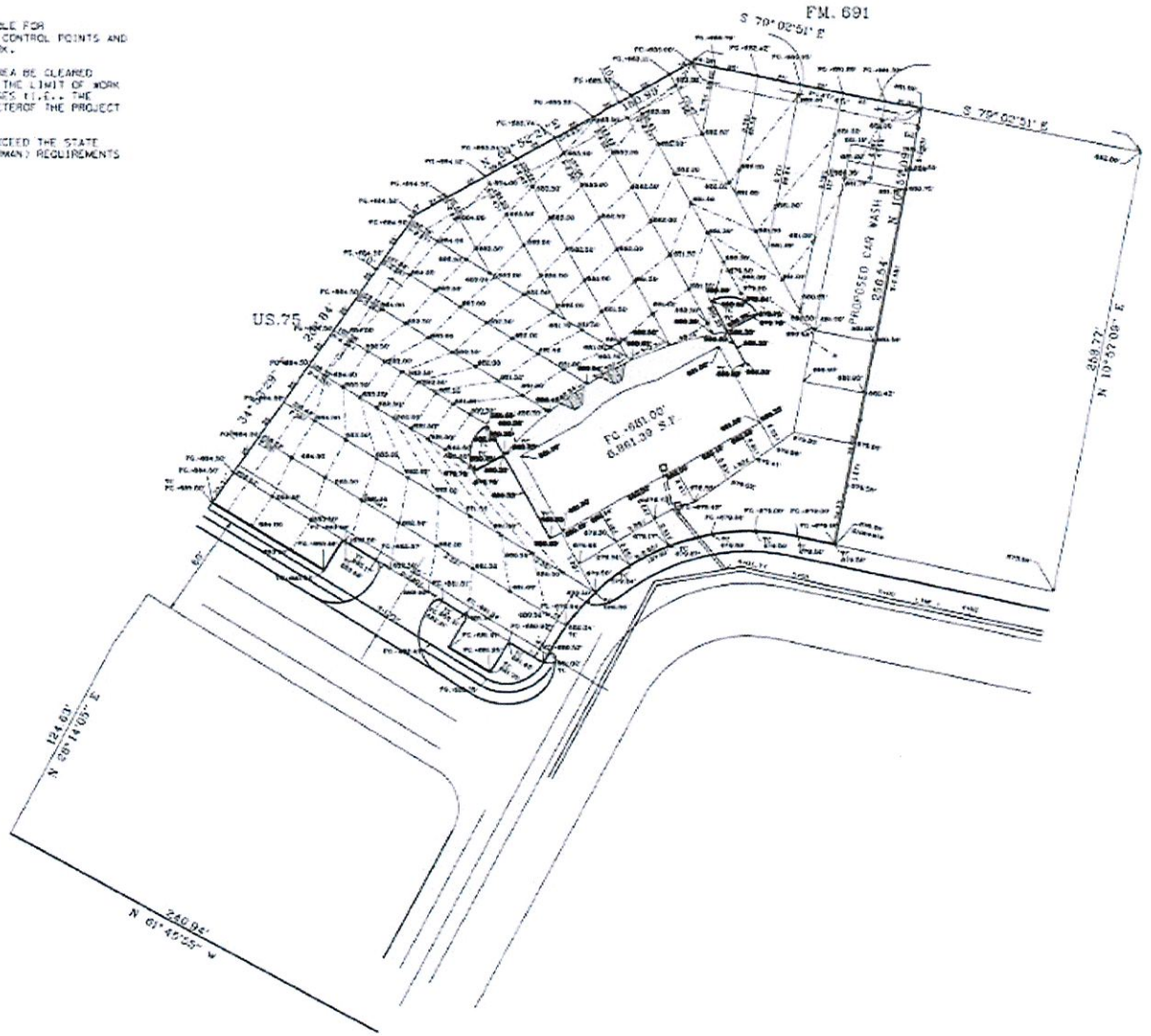
The letters are significantly smaller than 18 inches, and the sign already sits back over 80' from the road as it curves around, making visibility limited at even 1000'.

Not to mention other competitors along the same road already has the signage we are requesting.

- Global Signs Inc.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
2. THE LIMIT OF WORK LINE FOR THE AREA BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES (I.E., THE GRADING LIMITES AROUND THE PERIMETEROF THE PROJECT AREA).
3. ALL CONSTRUCTION SHALL MEET OR EXCEED THE STATE AND LOCAL MUNICIPAL (CITY OF SHERMAN) REQUIREMENTS AND SPECIFICATIONS.



OVERALL - GRADING PLAN

DRAWING DESCRIPTION	Overall - Grading Plan
PROJECT	Quikverse Super Center 50'-0"X150'-0"
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US HWY 75,Sherman, TX 75090
Date/08/27/20	Scale: None A-105

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

September 13, 2022

Saad Hassan
201 S Dewey
Sherman, TX 75090

Global Signs Inc.
5105 E California Pkwy
Ft. Worth, TX 76028

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

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.13.4, Subsection (11) and Section 7, Subsection (14)(i)(1) to allow an additional 91 square foot, 10' tall monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall with a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District located at 6121 North U.S. Highway 75 has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7, Sec. 6.13.1, Sec. 7 (14) and Sec. 17).*
2. 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)).*
3. 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)).*
4. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
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. Location of sign must be approved by all City and franchise utility providers.
8. Require Encroachment Easement Agreement to be approved by City Council and filed of record with Grayson County prior to construction.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1009 HOLIDAY DRIVE

The request of Maria Zarate (Owner), Brandon Mendez-Zarate (Representative) and William Davis Finney (Surveyor) concerning the property at 1009 Holiday Drive, being Lot 3, Block B, Casa Linda Third Addition, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' front setback for an existing carport in lieu of the required 25' in an R-1 (One-Family Residential) District.

Background:

The property is located at 1009 Holiday Drive between Linda Lane and South Dewey Avenue and is zoned R-1 (One-Family Residential) District .

The owner is requesting a Variance to allow an existing carport 5' from the front property line.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Maria Zarate (Owner)
Brandon Mendez-Zarate (Representative)
William Davis Finney (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
Survey
Site Plan
Narrative
Deed - Home Purchase Date
Grayson CAD - Carport Build Date
Property Inspection Report
Violation Letter
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

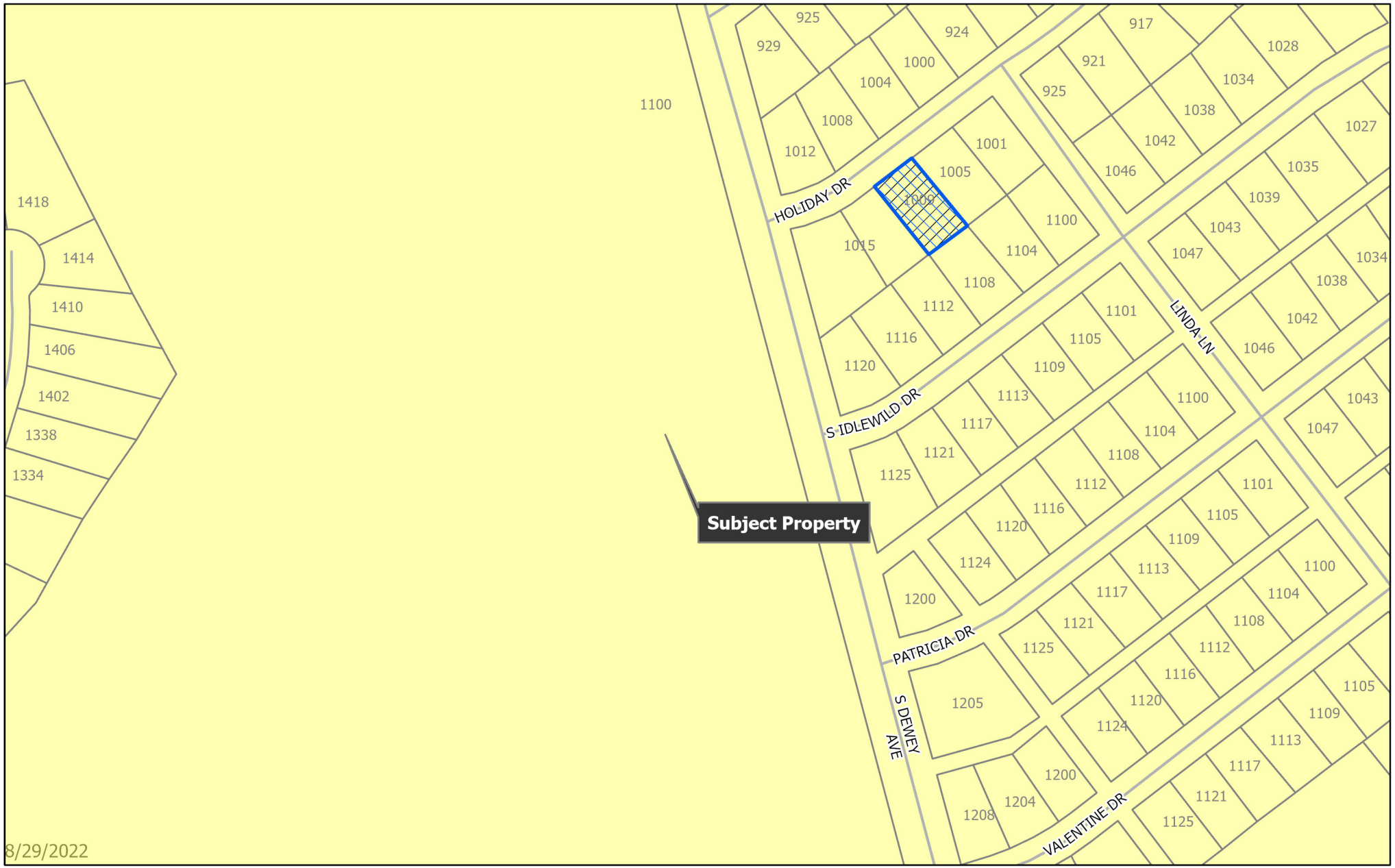
CITY OF SHERMAN

1009 Holiday

N
W E
S

Date: 8/29/2022 8:17 AM

Scale: 1:6,012



8/29/2022

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

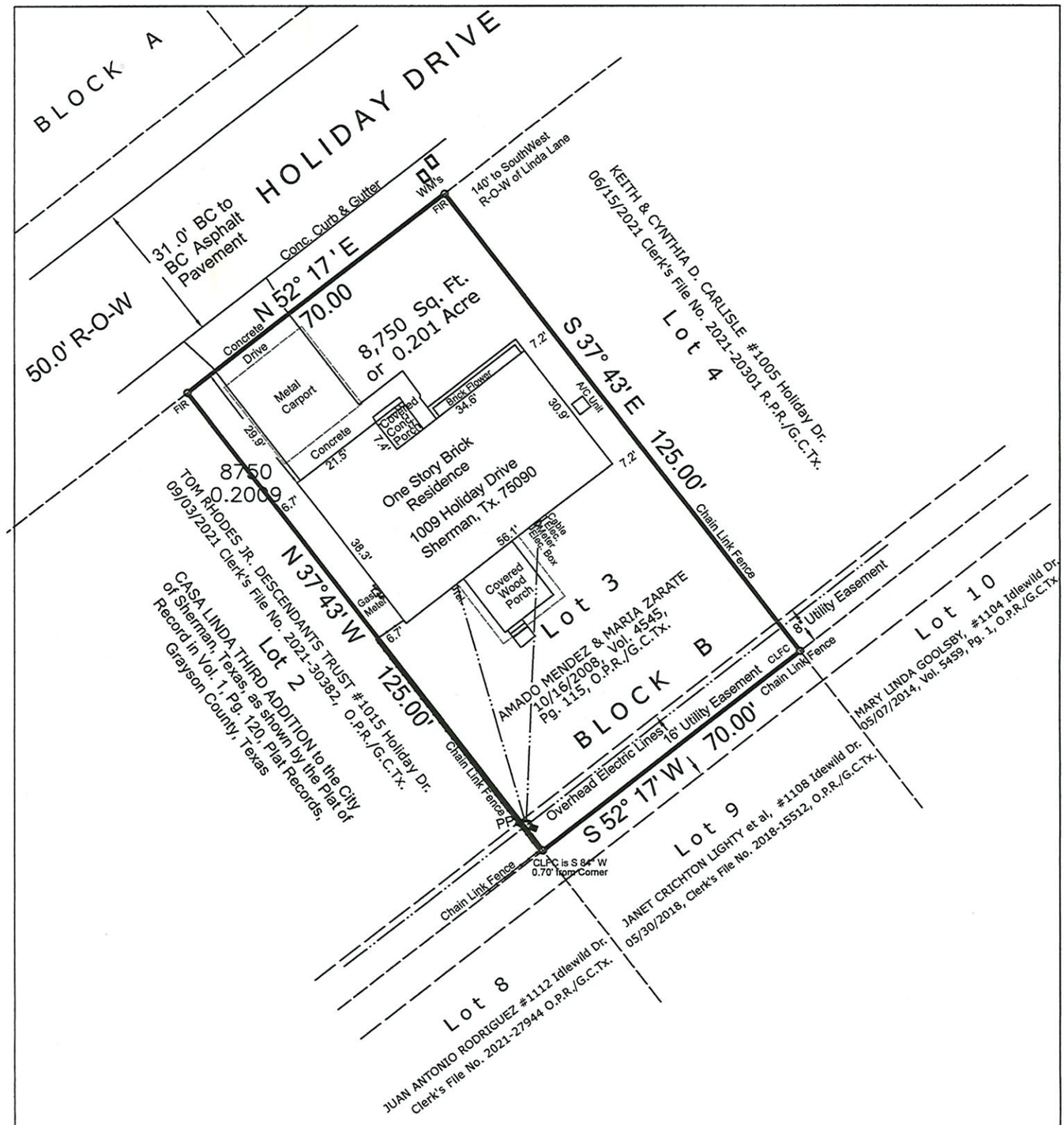
1009 Holiday

N
W E
S

Scale: 1:2,254

Date: 8/29/2022 8:17 AM

1009 HOLIDAY DR



THIS LOT IS WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP MUMBER 48181C0290F, FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 29, 2010. 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.

THIS SURVEY IS FOR THE BENEFIT OF BRANDON MENDEZ ZARATE and MARIA ZARATE, and certifies that I, William Davis Finney, Tx.R.P.L.S. #3941, have prepared, July 12, 2022, a careful and accurate survey on the ground, of property located at #1009 Holiday Drive, Sherman, Grayson County, Texas, 75090, Being Lot 3 in Block "B", of Casa Linda Third Addition, an Sdditon to the City of Sherman, Texas, as shown by Plat of record in Volume 1, Page 120, Plat Records, Grayson County, Texas, and that there are no (visible) encroachments, conflicts, protrusions, or easements, except as shown hereon.

LEGEND

PC = PLAT CALL
S.I.R. = SET IRON ROD
F.I.R. = FOUND IRON ROD
CONC. = CONCRETE
O.P.R./G.C.Tx. = OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
P.R./G.C.Tx. = PLAT RECORDS GRAYSON COUNTY, TEXAS
BC = BACK OF CURB
PP = POWER POLE
GW = GUY WIRE ANCHOR
WM = WATER METER

N

STATE OF TEXAS
REGISTERED
WILLIAM DAVIS FINNEY
3941
PROFESSIONAL
LAND SURVEYOR

Graphic Scale: 1' = 30"

0 10 30 60

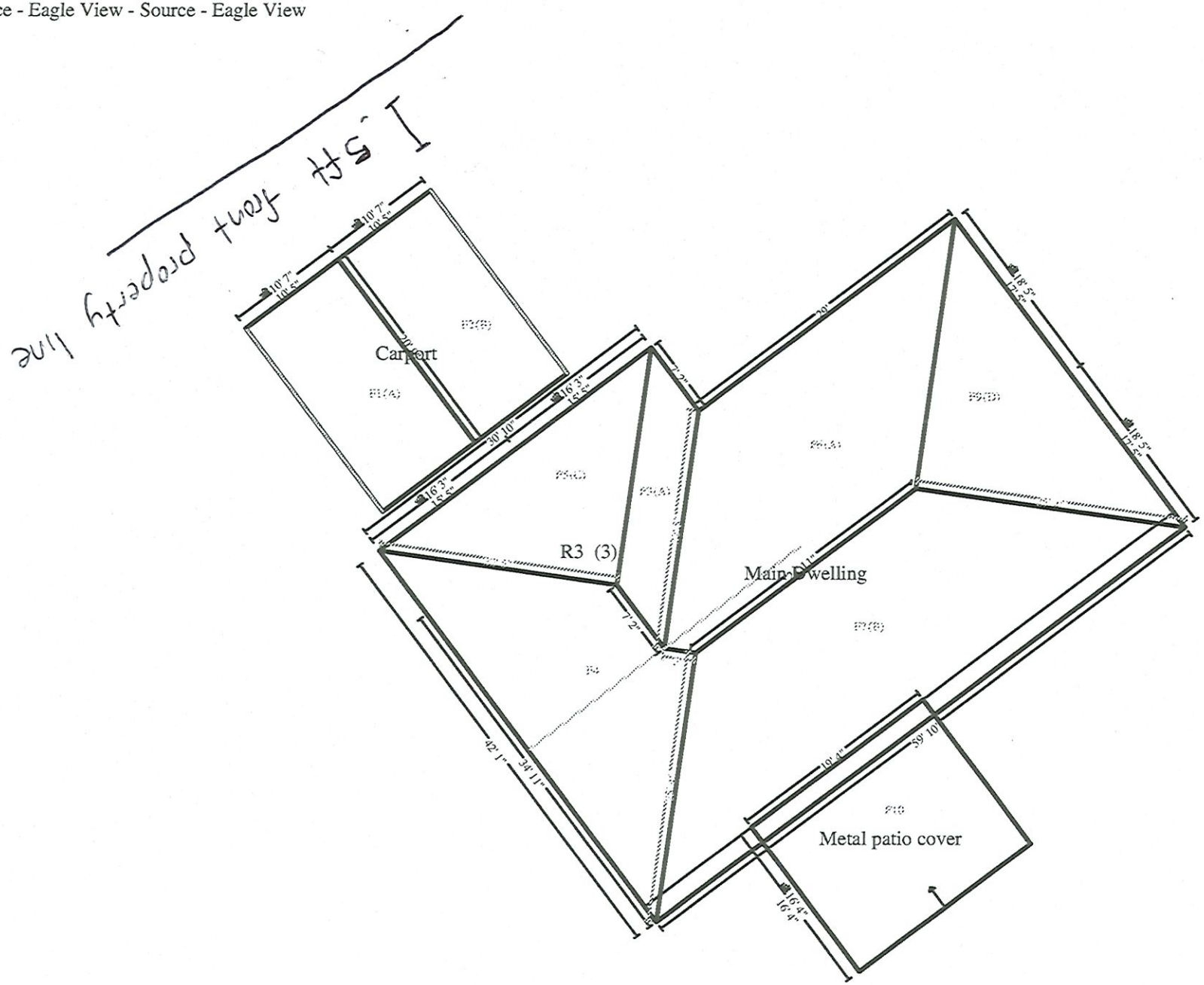
BASIS OF BEARINGS:

GRID NORTH U. S. STATE PLANE 1983
TEXAS NORTH CENTRAL ZONE 4202 (CONUS)
PER ALLTERRA CENTRAL NETWORK
LINKED WITH TRIMBLE GPS RTK RECEIVER.

SURVEY SKETCH OF LOT 3 , IN BLOCK "B", OF CASA LINDA THIRD ADDITION AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY THE PLAT OF RECORD IN VOLUME 1, PAGE 120, PLAT RECORDS, GRAYSON COUNTY, TEXAS LOCATED AT NUMBER 1009 HOLIDAY DRIVE, SHERMAN, TEXAS 75090

DATA LAND SERVICES REGISTERED PROFESSIONAL LAND SURVEYING
TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYING FIRM REGISTRATION LICENSE NUMBER 10183900
P. O. BOX 2110, FORNEY, TEXAS, 75126
Ph. (972) 564-6166 datalandservices@yahoo.com
Cell (903) 815-2769 hlfinney@verizon.net

Job No.:	42380	Scale:	1" = 30'
Drawn by:	W.D.F.	Date:	JULY 12, 2022



N

Source - Eagle View

14 14 001393 ZSXSA8HW31 CF0601P2 15 [ ] 001393

Project Narrative Carport Variance/Exception

Following a recent storm, our home has undergone roof repairs, including replacing and reinforcing aluminum sheets on our longstanding carport. A few days later, on June 10th, 2022, we received a notice from the City of Sherman that our carport was built without a permit as per City Ordinance, Chapter 14, section 8, subsection 2.

We purchased the home in October 2008 with the carport included, as described in the Casa Linda 3rd block on Plat records volume 4545 page 115. The carport in violation was built in 2006 as per graysonappraisal.org. The carport currently stands at 15 feet from the setback.

During these past 14 years, we were not made aware of any violations from the city. During this period, the existing carport has not caused any issue to our neighbors or disrupted the flow of daily activities in any way, shape, or form. It is this ordinary, everyday existence of this modest car-port, we believe contributed to the city's negligence & nonperception of its legal status during its 16-year standing. As property owners, we have been paying our property taxes, calculated by our homes' assessed value, where the carport has been part of the equation for the past 14 years. Following this untimely and surprising notice, amidst a plethora of other home expenses, we are filing an Exception/Variance in hopes that we will be permitted to keep our long-standing, beloved carport in its place.

DATE: October 16, 2008

GRANTOR: DORAN A. BAKER, a single man

GRANTEE AND GRANTEE'S MAILING ADDRESS: AMADO MENDEZ and MARIA ZARATE , 1009 Holiday Drive, Sherman, Texas 75090

CONSIDERATION: TEN AND NO/100 DOLLARS ($10.00) and the further consideration and delivery by Grantee of one certain promissory note of even date herewith in the principal sum of EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($82,500.00) payable to the order of DORAN A. BAKER, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of DORAN A. BAKER and by a first-lien deed of trust of even date from Grantee to J. DON GORDON, Trustee.

PROPERTY (including any improvements): Being Lot 3 in Block "B" of Casa Linda Third Addition, an Addition to the City of Sherman, Texas, as shown by Plat of Record in Volume 1, Page 120, Plat Records, Grayson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all outstanding minerals, mineral leases, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, and shown of record in the hereinabove mentioned County and State; and also to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are applicable and enforceable against the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Doran A. Baker

DORAN A. BAKER

Comm. Expires 10-31-12

PREPARED IN THE LAW OFFICE OF AND
AFTER RECORDING RETURN TO:
HYNDS & GORDON, P. C.
500 N. Sam Rayburn Freeway, Suite 200
Sherman, Texas 75092
P. O. Box 1257
Sherman, TX 75091-1257
903/892-1807 (phone)
903/893-2015 (fax)

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CAD	Central Appraisal District	$165,661	$86,298
CSH	City of Sherman	$165,661	$86,298
GRA	Grayson County	$165,661	$53,166
JRC	Jr College	$165,661	$86,298
SSH	Sherman School District	$165,661	$46,298

Property Improvement - Building

Description: Residential **Type:** Residential **State Code:** A1 **Living Area:** 1,432.00sqft **Value:** $117,892

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	3V	Brick on Wood	1964	1,432.00
P2	OPEN PORCHES - FLOOR,ROOF,POSTS	*		1964	35.00
G4	ATTACHED GARAGE - FINISHED INTERIOR,FLOOR,DOOR	*		1964	420.00
P2	OPEN PORCHES - FLOOR,ROOF,POSTS	*		1964	240.00

Description: SITE IMPS **Type:** Residential **State Code:** A1 **Living Area:** 0.00sqft **Value:** $3,480

Description: CAR PORT **Type:** Residential **State Code:** A1 **Living Area:** 0.00sqft **Value:** $5,964

Type	Description	Class CD	Year Built	SQFT
C	DETACHED CARPORT	C6A	2006	400.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RESID	Residential	0.2009	8,750.00	70.00	125.00	$38,325	$0

Property Inspection Report

Property inspection completed by CIS Group powered by Navigator

CIS GROUP

xterior Comments:
l90433707 - Exterior Hazards
nusual Hazards
omments:

oof Conditions
omments:

xterior
omments:

remises
omments:

eating/Cooling
omments:

lectrical
omments:

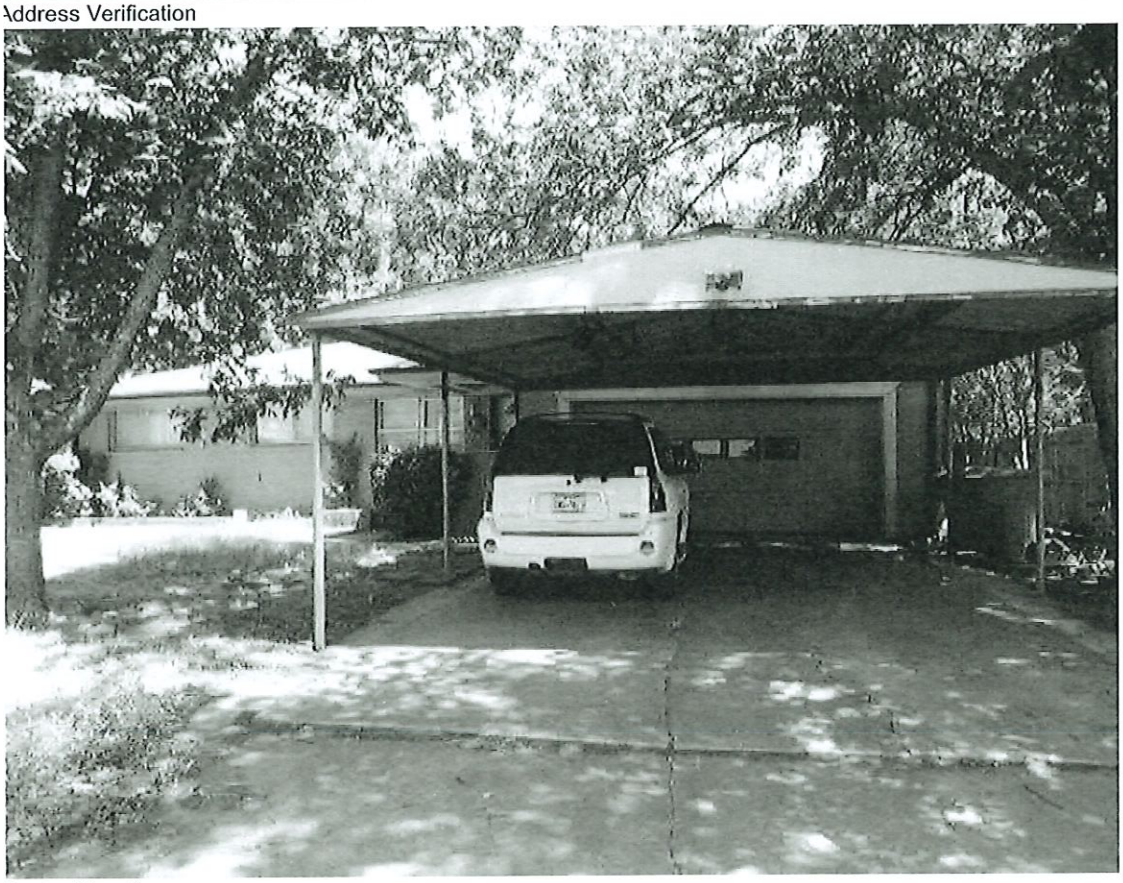
Right Front of Dwelling

Property Inspection Report

Property inspection completed by CIS Group powered by Navigator

CIS GROUP

Address Verification

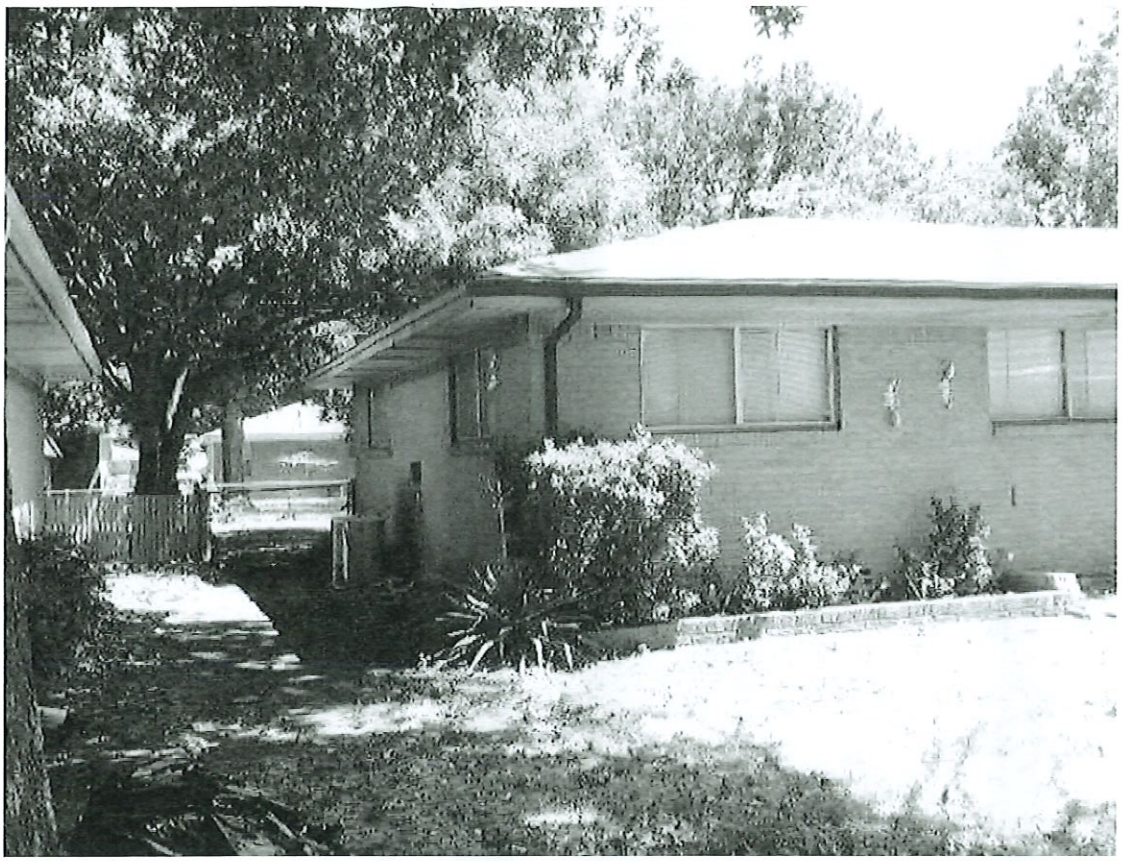


Front of Dwelling

Property Inspection Report

Property inspection completed by CIS Group powered by Navigator

CIS GROUP



Left Front of Dwelling

Roof

Sherman
CLASSIC TOWN. BROAD HORIZON.

June 10, 2022

Amado Mendez and Maria Zarate
1009 Holiday Drive
Sherman, TX, 75090

Certified Mail:
70190700000006151171

NOTICE OF CARPORT CONSTRUCTED/INSTALLED WITHOUT PERMITS

Dear Owner/Occupant,

It has come to the attention of the City of Sherman that a carport was installed without a permit at 1009 Holiday Drive in Sherman, Texas. The structure will need to be removed or a permit will be required for the structure per City Ordinance, Chapter 14, Section 8, Subsection 2, Building permits required. The front setback requirements for structures at this location is 25 feet. If the carport encroaches on this front setback, it will need to be removed. The setback is measured from the front property line, not the curb.

This letter is official notice to immediately remove the violations, so as to be in conformance with the ordinances of the City of Sherman. If you have not removed the violation by June 24th, 2022, the City will assess a $2000.00 per day penalty per our zoning ordinance (Code of Ordinances, Chapter 14, Exhibit A, Section 15).

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229.

Respectfully,

Rob Rae, AICP
Director of Development Services

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Maria & Brandon Zarate
1009 Holiday Dr.
Sherman, TX 75090

William Davis Finney
PO Box 2110
Forney, TX 75126

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' front setback for an existing carport in lieu of required 25' in an R-1 (One-Family Residential) District located at 1009 Holiday Drive has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. 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))*
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
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 **30.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2100-2200 BLOCKS NORTH TRAVIS STREET

The request of Brad Tidwell (Owner), Baca Studio (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 2100-2200 Blocks North Travis Street, being 2.809 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 2, Replat of Lot 3, Block 2, Independence Square Addition, Section Three, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 6.13.1, Subsection (4)(b) to allow Metal Siding as indicated by the Site Plan in lieu of the required masonry, masonry veneer, or concrete siding in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.

Background:

The property is located in the 2100-2200 Blocks North Travis Street between East Lamberth Road and East Taylor Street. The owner is requesting a Variance to allow architectural metal siding as indicated by the Site Plan.

The following has been approved for this location:

- May 17, 2022 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a mini-warehouse (Self Storage) in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.
- May 17, 2022 - Variance under Ordinance No. 2280, Section 6.6, Subsection (6)(b) to allow 0.83 square feet Floor Area Ratio (FAR) in lieu of the required 0.5 square feet in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.
- May 17, 2022 - Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 21 parking spaces in lieu of the required 102 parking spaces for a mini-warehouse in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.

Adjacent Zoning:

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

Origination:

Brad Tidwell (Owner)
Baca Studio (Representative/Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

36

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Schematic Design
Elevations
Photo
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

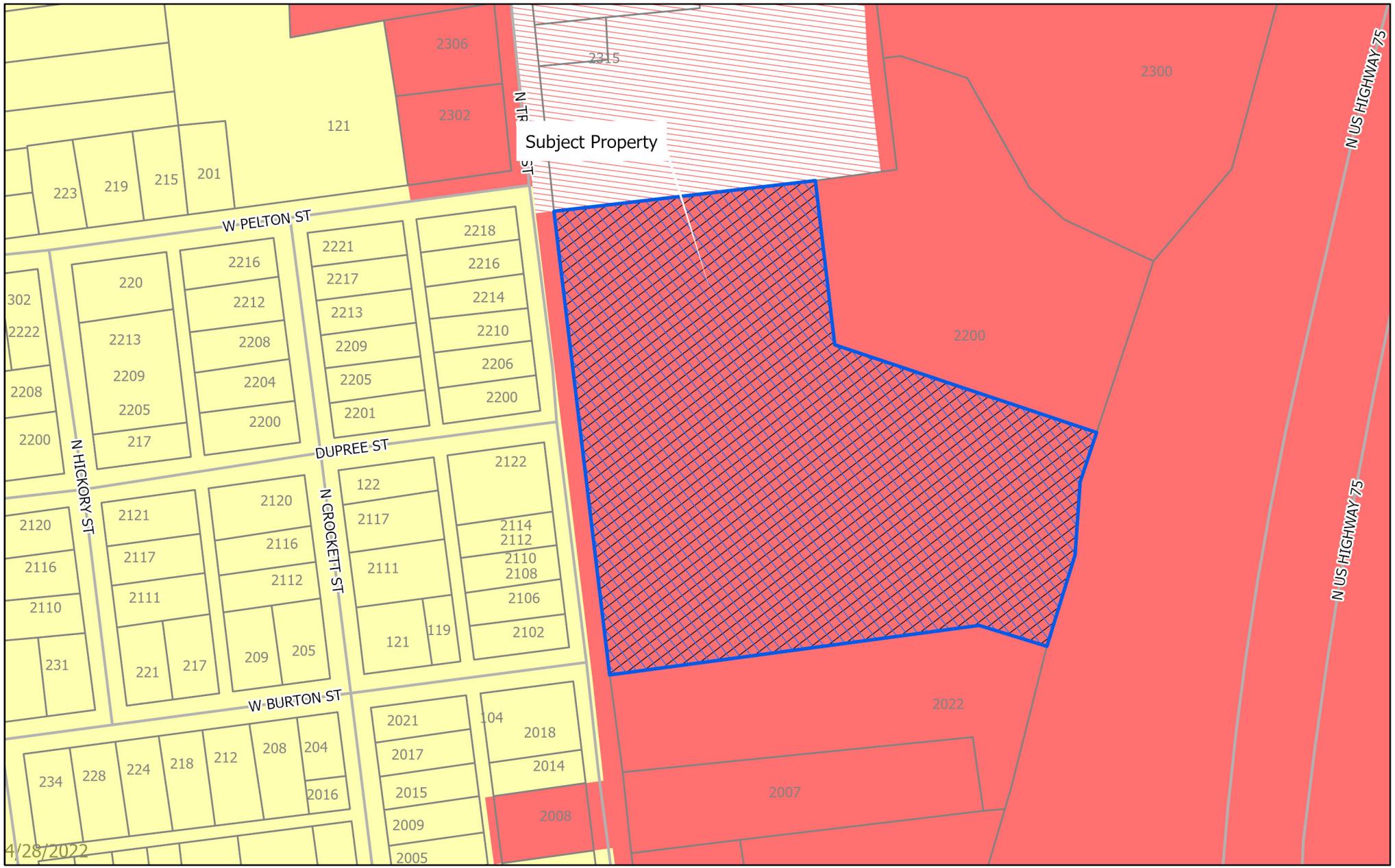
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(2100-2200 N Travis St)

N
W E
S

Date: 4/28/2022 10:07 AM

Scale: 1:2,887



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map
(2100-2200 N Travis St)

N
W E
S

Scale: 1:2,306

Date: 4/28/2022 10:07 AM

2100-2200 N TRAVIS

TITLE DESCRIPTION

Being Lot 2, Replat of Lot 3, Block 2, INDEPENDENCE SQUARE ADDITION SECTION THREE, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, an Addition to the City of Sherman, Grayson County, Texas, as shown by Plat of record in Clerk's File Number 2020–90, Plat Records, Grayson County, Texas.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Chapin Title Company Commitment GF No. 322088, effective date March 13, 2022.

10f. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record under Clerk's File Number 2020–90, Plat Records, Grayson County, Texas.

10g. Sanitary Sewer easements to the City of Sherman as recorded in Volume 865, Page 640 and in Volume 866, Page 11, of the Real Property Records of Grayson County, Texas.

PARTIALLY RELEASED; REMAINDER AFFECTS TJE SUBJECT TRACT AS SHOWN;

10h. Easement to the City of Sherman as recorded in Volume 1744, Page 687 of the Real Property Records of Grayson County, Texas.

DOES NOT AFFECT THE SURVEYED PROPERTY;

10i. General easement and right of way grant dated September 10, 1955 from C. L. Burton and wife, Lucy J. Burton to Lone Star Gas Company recorded in Volume 821, Page 61 Deed Records of Grayson County, Texas, as thereafter partially released by Partial Release of Easement from Lone Star Gas Company dated October 1, 1975, recorded in Volume 1323, Page 594 of the Real Property Records of Grayson County, Texas and Amendment in Volume 5406, Page 664, of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN; ALSO BLANKET EASEMENT ~ AFFECTS BY RIGHTS OF INGRESS AND EGRESS.

10j. Encroachment easement along South boundary as shown in Document No. 20021–6578 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10k. Ordinance abandoning portion of Sanitary Sewer Easement filed November 19, 2013 in Volume 5390, Page 75 of the Official Public Records of Grayson County, Texas.

A PORTION APPLIES TO THE SUBJECT TRACT. ABANDONMENT OF PORTION OF EASEMENT IN VOLUME 865, PAGE 640.

10l. Channel Easement and any rights thereto along North, South, and East boundaries, and 20 ft. drainage and along South boundary and a 25ft. building set back line along West and East boundary as shown in plat recorded in Document No. 2020–90 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10m. Reciprocal Utility Easements as described in Document No. 2020–24289 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10n. Reciprocal Easement for access to property adjacent to US Hwy 75 as described in Document No. 2017–17212 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

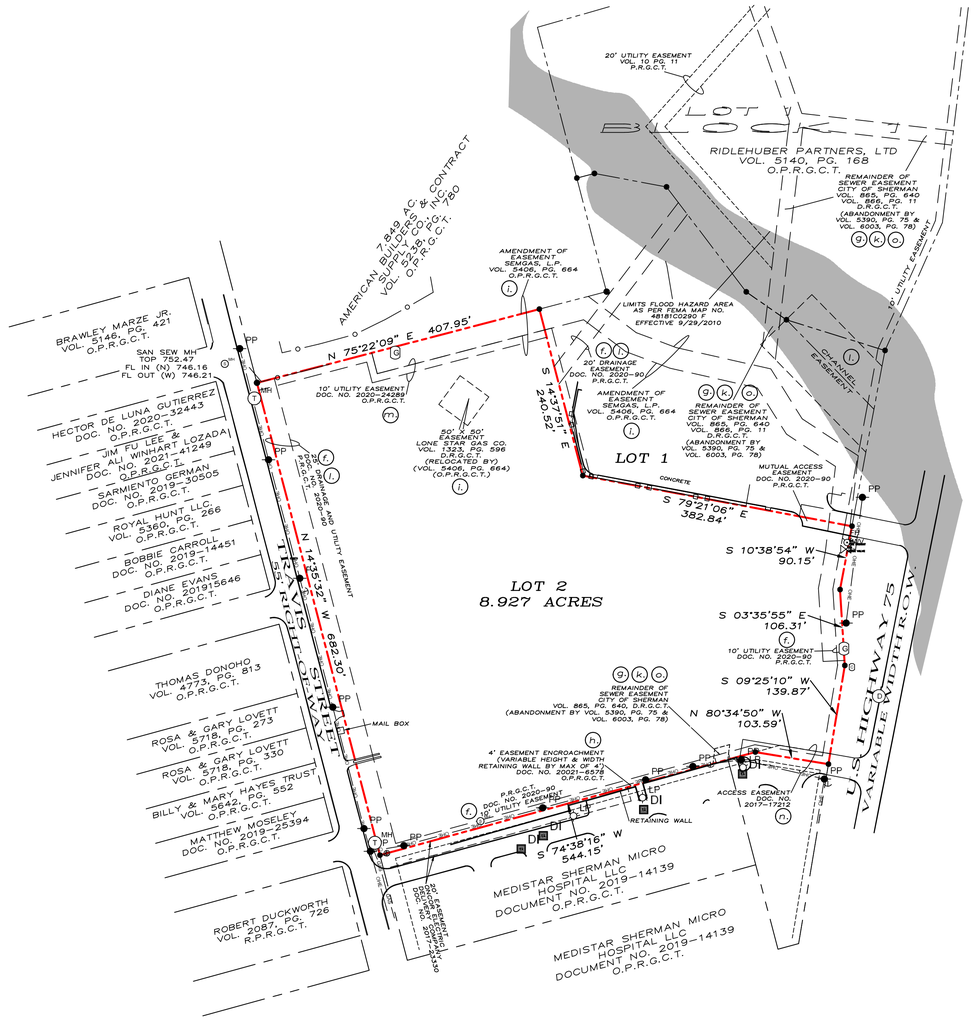
10o. Remainder of Sewer Easement containing manhole to surface as shown on Plat of Lot 2, In Block 2 of INDEPENDENCE SQUARE ADDITION, SECTION 3 in Volume 24 Page 78 of the Plat Records of Grayson County, Texas, and as shown by Abandonment of part of easement recorded in Volume 5390, Page 75 and in Volume 6003, Page 78 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10p. The surveyed property is subject to an Affidavit of Russell Charles Spears concerning relocation of SemGas pipeline across the Eastern portion of the property dated 9–2–2020, recorded as Document Number 2020–24285 of the Official Public Records of Grayson County, Texas.

GENERAL NOTES

1. The property has a total area of 8.927 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract has direct access to U.S. Highway 75, a public highway maintained by the State of Texas.



DATUM STATEMENT

Measurements used in this survey were taken in reference to the City of Denison Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based on upon the North American Vertical Datum of 1988 (NAVD 88), (CORS96 Adjustment) utilizing GEOID09 to determine orthometric heights.

The bearings shown on this survey are related to Grid North.

FLOOD STATEMENT

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0290 F, which bears an effective date of September 29, 2010.

LEGEND OF SYMBOLS & ABBREVIATIONS

P.O.B.	POINT OF BEGINNING	WV	WATER VALVE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS,	PP	POWER POLE
VOL.	VOLUME	LP	LIGHT POLE
PG.	PAGE	GM	GAS METER
ROW	RIGHT–OF–WAY	GM	GAS MANHOLE
●	1/2" STEEL ROD SET	TMH	TELEPHONE MANHOLE
◎	1/2" STEEL ROD FOUND	T	TELEPHONE PEDESTAL
W	WATER METER	DI	DRAINIAGE INLET
SMH	SANITARY SEWER MANHOLE	C	CABLE MARKER
FH	FIRE HYDRANT		BOUNDARY LINE
G	GAS LINE MARKER		PROPERTY LINE
			EASEMENT LINE
			STOCKAID FENCE
		OHE	OVERHEAD ELECTRIC LINE

CERTIFICATION

To:
Oakview Capital Partners, LLC;
Declaration of Trust by and between Post Oak, Inc. and Charles A. Spears, Trustee;
Fidelity National Title Insurance Company;
Chapin Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items not specified of Table A thereof.

The fieldwork was completed on March 17, 2022
Date of Plat or Map: March 22, 2022

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

STATE OF TEXAS · REGISTERED · DOUGLAS W. UNDERWOOD · 4709 · PROFESSIONAL · LAND SURVEYOR

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Sheet 1 of 1

		Revisions	Date
Date	03/22/22	ITEM 1. REVISED	04/04/2022
Dwn. By	BNH		
Aprvd. By	DWU		
Dwg. No.	22020210		
Scale	1" = 100'		

ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465–2151
FAX (903)465–2152

Project Location
Grayson County

Project Address
2200 U.S. Highway 75
City of Sherman

Project Name

Prepared For:
OAKVIEW CAPITAL PARTNERS, LLC

Job Number 22020210

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22020210

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 2, Replat of Lot 3, Block 2, Independence Square Addition, Section Three, according to the plat thereof recorded in Instrument No. 2020-90, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set previously for the northwest corner of said Lot 2, and on the easterly right-of-way line of Travis Street;

Thence North 75°22'09" East, with the northerly line of said Lot 2, a distance of 407.90 feet to a 1/2" steel rod previously set for the northern-most northeast corner of said Lot 2;

Thence South 14°37'51" East, with an easterly line of said Lot 2, a distance of 240.50 feet to a previously set 1/2" steel rod;

Thence South 24°05'54" West, crossing said Lot 2, a distance of 81.40 feet to a point;

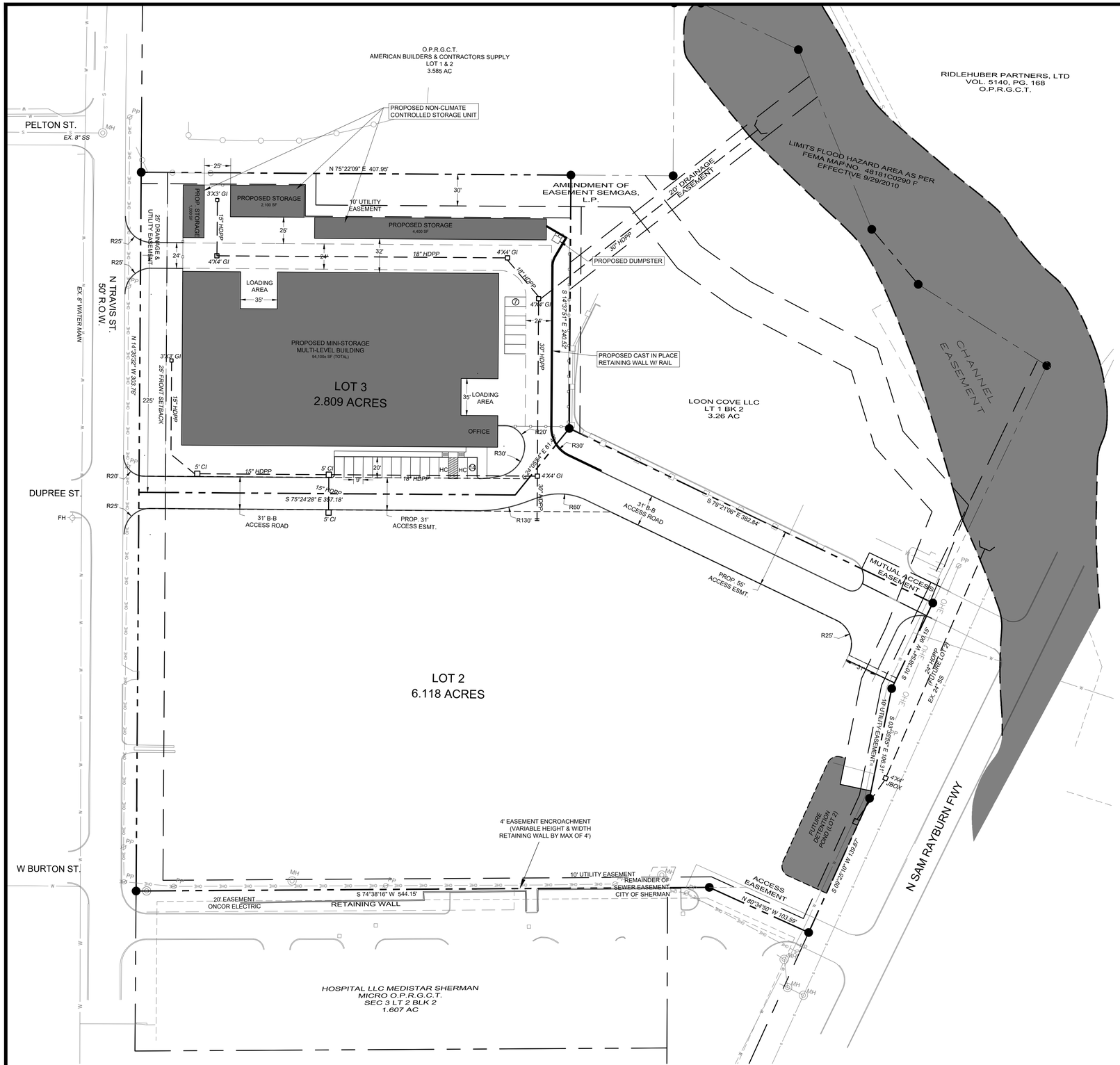
Thence South 75°24'28" West, continuing across said Lot 2, a distance of 357.18 feet to the southwest corner of the herein described tract of land, and on the westerly line of said Lot 2, and on the easterly right-of-way line of aforesaid Travis Street;

Thence North 14°35'32" West, with the westerly line of said Lot 2, and with the easterly right-of-way line of said Travis Street, a distance of 303.76 feet to the Point-of-Beginning and containing 2.809 acres of land, more or less.....

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

4/19/2022

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152



50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- S — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- EASEMENT
- PROPERTY LINE

SITE DATA

SITE DATA:

GROSS/NET SITE AREA	122,360 SF
ZONING	C-1
PROPOSED USE	MINI SELF STORAGE

BUILDING DATA:

BUILDING HEIGHT	2 STORY
BUILDING AREA(GROSS)	101,600 SF
FLOOR AREA	0.83

NOTE:
1. TYPICAL PARKING SPACE DIMENSIONS 9'x20' UNLESS OTHERWISE SHOWN.

GENERAL NOTES

1. EXISTING ZONING: C-1
2. NUMBER OF LOTS: 1
3. SETBACKS: FRONT: 25'
   BACK: 10'
   SIDE: 0'
4. BUILDING HEIGHT: <45'
5. MINIMUM LOT SIZE: N/A
6. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
7. MIN. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
8. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
12. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
13. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
14. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
15. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
16. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
17. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
18. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
19. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
20. LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
21. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
22. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
23. BUILDING FACADE MATERIALS INCLUDE BRICK AND FIBER CEMENT SIDING WITH AN ASPHALT SHINGLE ROOF.
24. SIGNS BY SEPARATE PERMIT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 4/21/22. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

PROPOSED SITE PLAN
MIN SELF STORAGE

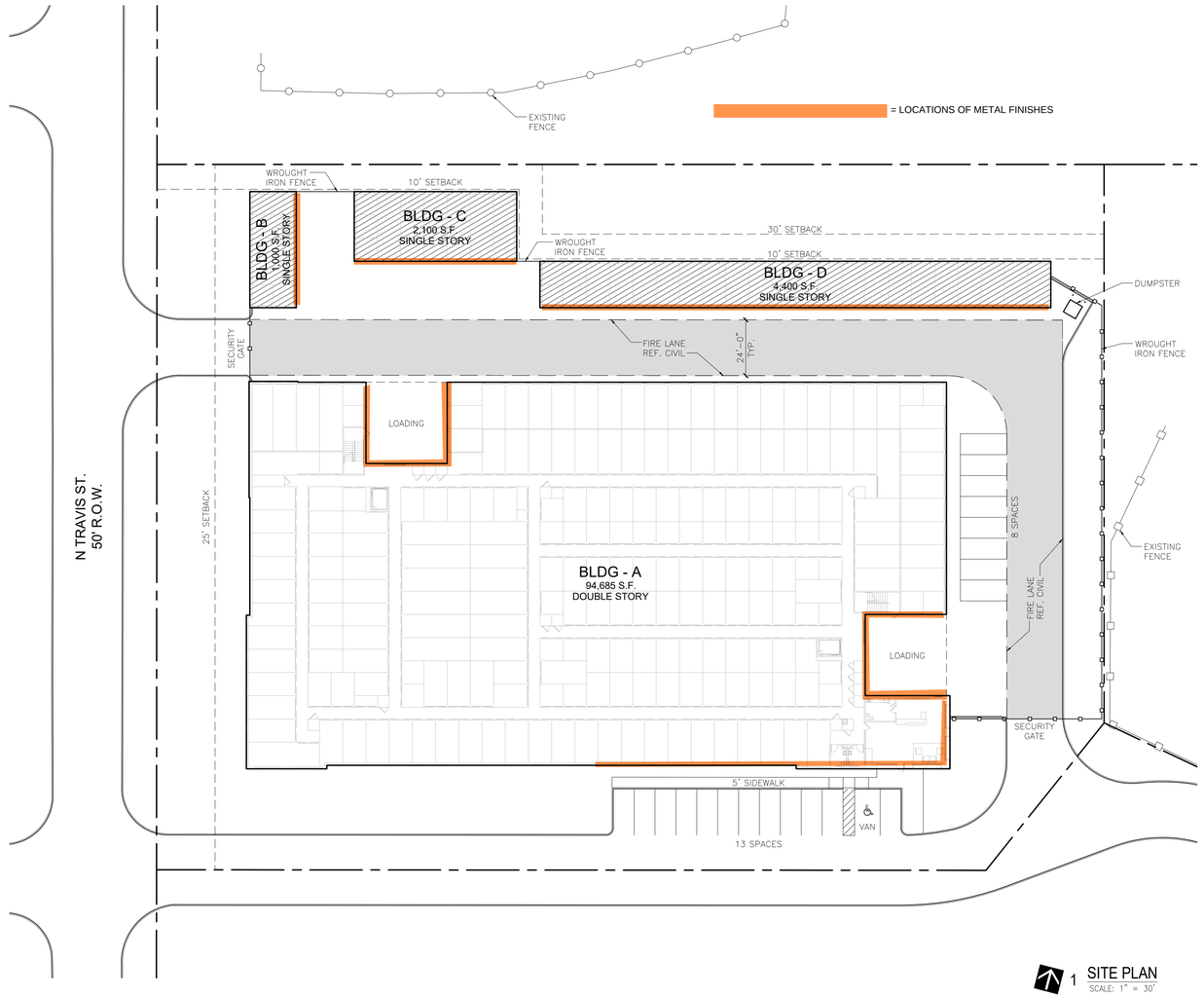
OAK VIEW CAPITAL PARTNERS
PROPOSED MINI SELF STORAGE
SHERMAN, TEXAS

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	MAR. 2022
JOB NO.	OVCP

STEPHENS ENGINEERING
P.O BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
1



1 SITE PLAN
SCALE: 1" = 30'

site plan

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

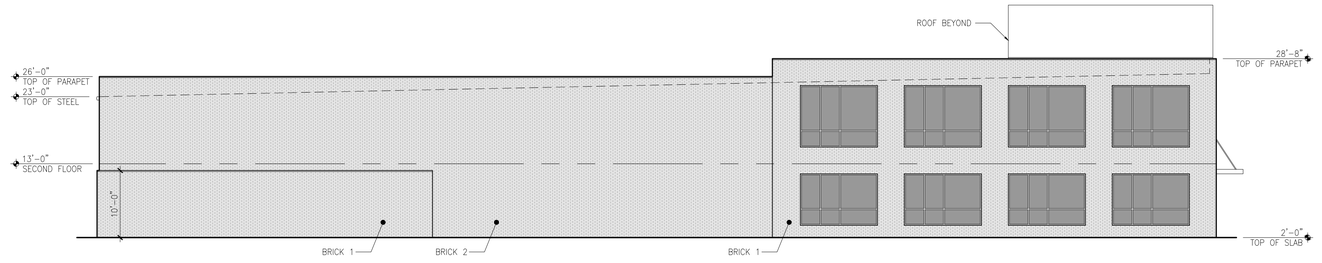
Oakview Storage - Sherman

North Travis Steet
Sherman, Texas

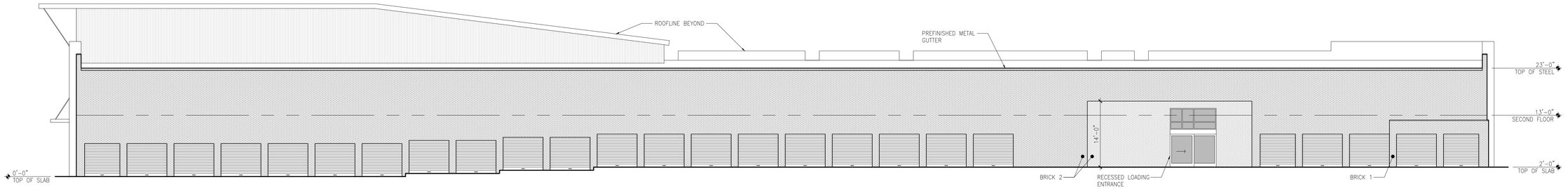
PROJECT NUMBER
2222

DATE
07.28.2022

SHEET NUMBER
A1.0



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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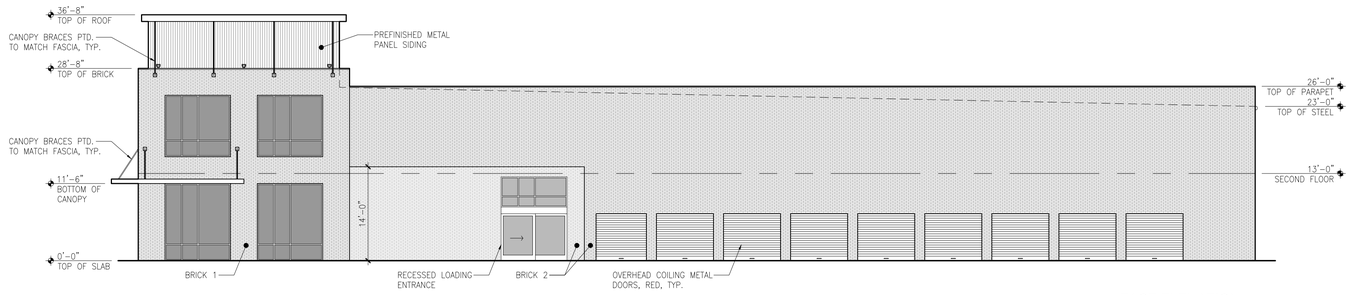

2 EAST ELEVATION
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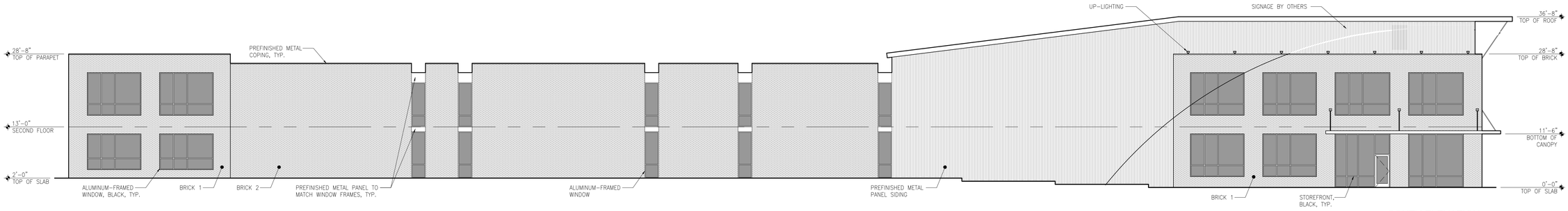


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

bldg a - exterior elevations

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

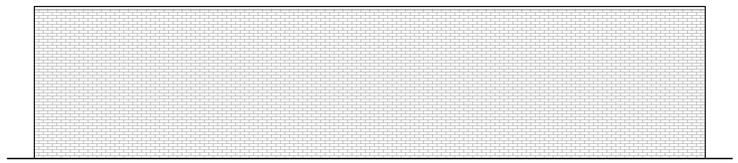
Oakview Storage - Sherman

North Travis Steet
Sherman, Texas

PROJECT NUMBER
2222

DATE
07.28.2022

SHEET NUMBER
A4.0



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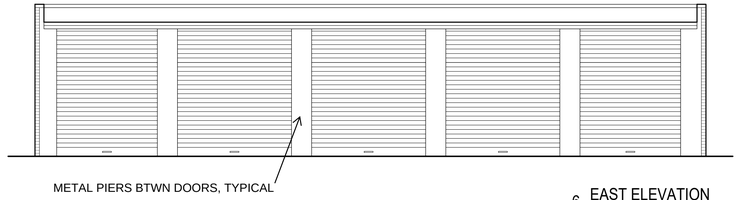
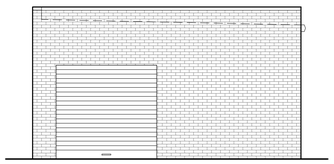
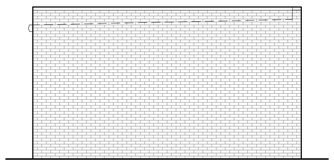
SCALE: 3/16" = 1'-0"



6 EAST ELEVATION
SCALE: 3/16" = 1'-0"

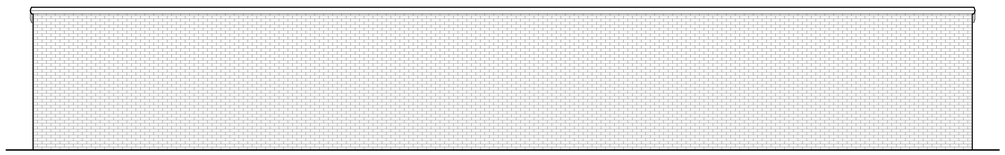


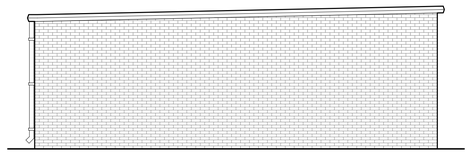
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



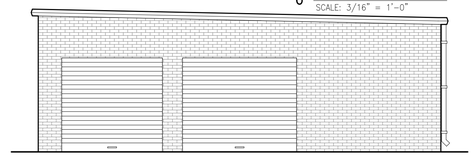
5 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING B ELEVATIONS

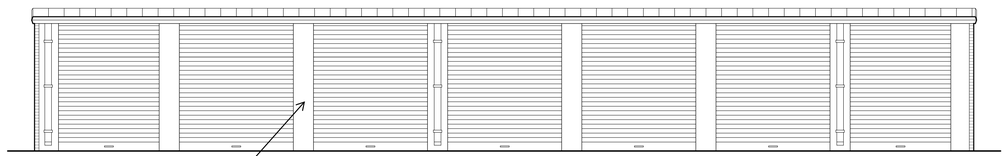




4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

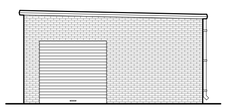


5 WEST ELEVATION
SCALE: 3/16" = 1'-0"

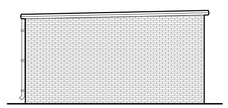


BUILDING C ELEVATIONS

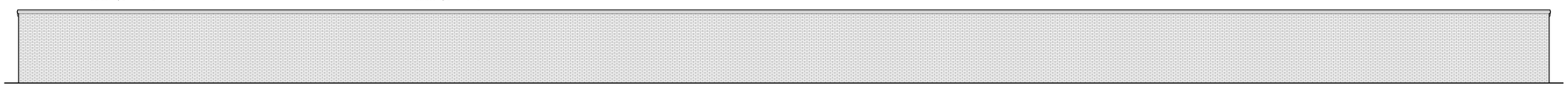
3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING D ELEVATIONS

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Oakview Storage - Sherman

North Travis Steet
Sherman, Texas

PROJECT NUMBER
2222

DATE
07.28.2022

SHEET NUMBER
A4.1

Storage
BACA

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Brad Tidwell
178 Jellico Cir
Southlake, TX 76092

Underwood Drafting & Surveying Inc
3404 Interurban Rd
Denison, TX 75021

Baca Studios
100 N Travis #500
Sherman, TX 75090

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.13.1, Subsection (4)(b) to allow Metal Siding as indicated by the Site Plan in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District located in the 2100-2200 Blocks North Travis Street has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Exterior building wall finishes shall be masonry, or masonry veneer, or concrete siding, unless a variance is granted. *(Chapter 14, Exhibit A, Sec. 6.13.1(4)(b))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. 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.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

6. Finalization and filing of proposed Replat of Lot 2 of Independence Square Addition, Section 3, known as Oak View Sherman Addition, required prior to building permit being issued. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
7. 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))

8. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
9. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

Rob Rae
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 City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

8100 SOUTH HIGHWAY 75

The request of Nalin Ratnaike (Owner), Joshua Holley, Holley Jolly Homes, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 8100 South Highway 75, being Lot 2R, of the Replat of Lots 1 and 2, Davidson Addition consisting of 5.913 acres in, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District to an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 8100 South Highway 75 between East Shepherd and Ponderosa Roads. The owner is requesting a Zone Change and Site Plan approval from a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District to an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District to build 5 duplexes on the property. In the future, once water and sewer are in closer proximity, they plan to expand with additional housing units.

Adjacent Zoning:

C-1 (Retail Business) District
M-1 (Light Manufacturing) District
M-1.5 (Medium Manufacturing) District

Origination:

Nalin Ratnaike (Owner)
Joshua Holley, Holley Jolly Homes, LLC (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

4

Objections Received:

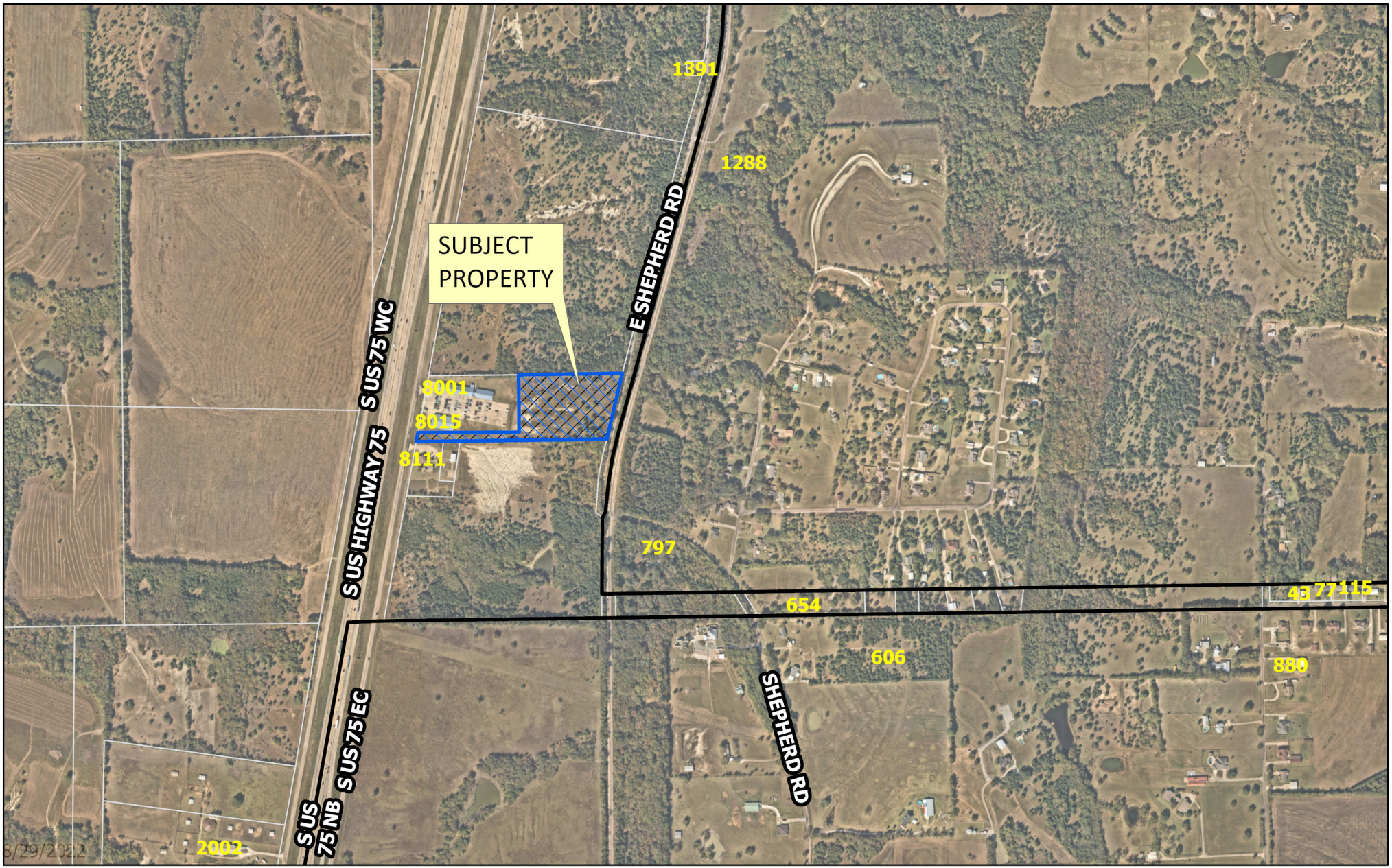
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Narrative
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

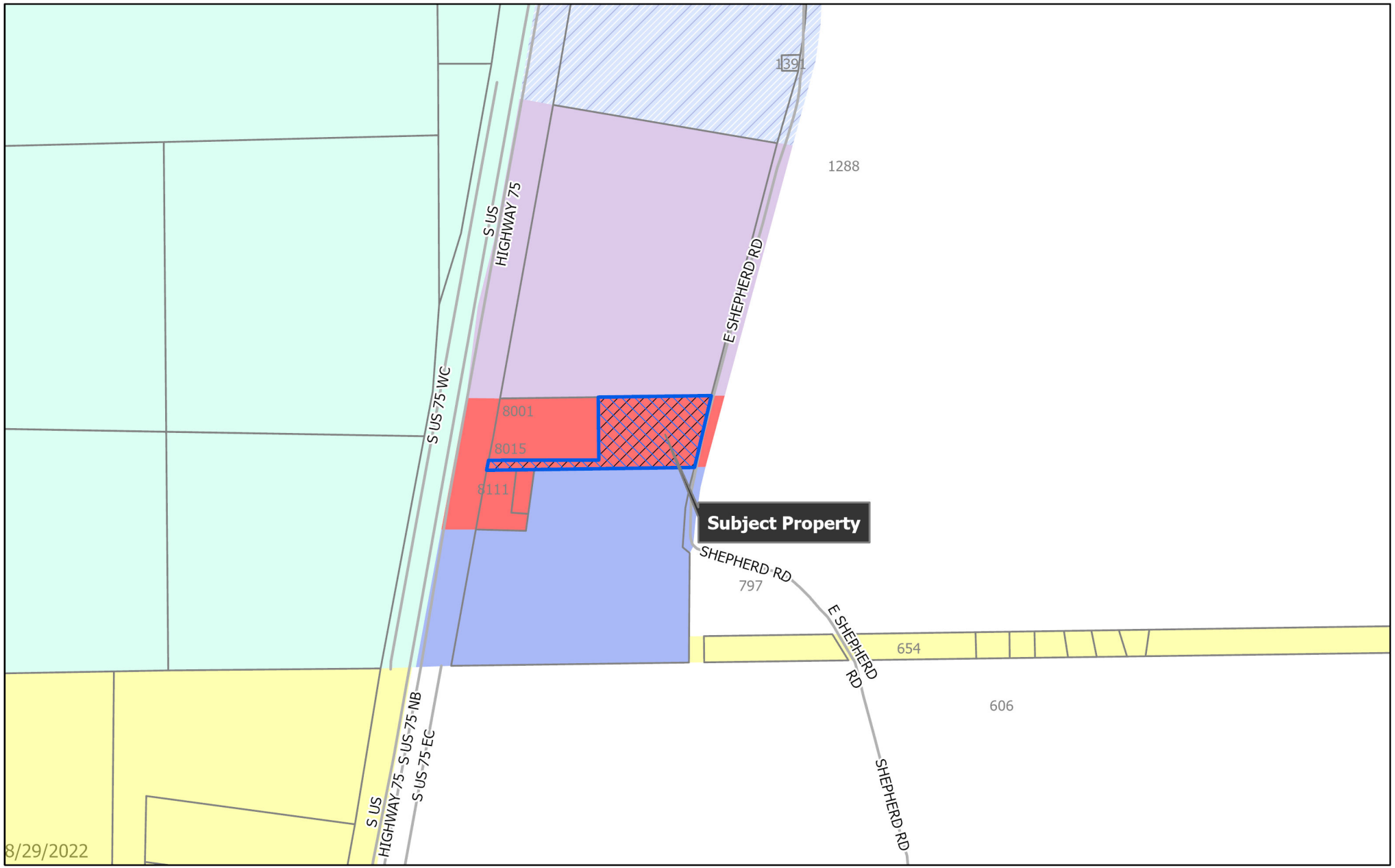
CITY OF SHERMAN

Property ID 402598

N
W E
S

Date: 8/29/2022 8:17 AM

Scale: 1:9,394



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

Property ID 402598

N W E S

Scale: 1:8,597

Date: 8/29/2022 8:17 AM

8100 S HWY 75

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229

JOB NO. 22050495
FW: HC — DFT: JP

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

105.84 AC
DOSTI PARTNERS LLC
DOC. NO. 2021-43374
O.P.R.G.C.T.

BENJAMIN LINDSAY SURVEY
ABSTRACT NO. 733

SCALE
1" = 100'

N 89°12'45" E 616.14'

15' UTILITY EASEMENT

GRAVEL ROAD

LOT 1R

20' UTILITY EASEMENT

N 01°01'27" W 335.27'

LOT 2R

5.913
ACRES

15' UTILITY EASEMENT

S 15°40'33" W 241.96'

SHEPHERD ROAD

HIGHWAY 75 ACCESS ROAD

N 10°14'23" E
61.08'

N 89°25'29" E 599.57'

AEROBIC SPRINKLERS

30' UTILITY EASEMENT

L=171.47'
R=3008.16'
CB=S 14°00'52" W
CL=171.45'

S 89°27'33" W 1113.64'

LOT 1

LOT 2

CEDAR LAKE ADDITION
TO THE CITY OF SHERMAN, TEXAS
VOL. 16, PG. 80
P.R.G.C.T.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 13th day of June 2022, a survey was made on the ground of the property shown hereon, described as Lot 2R, of the Replat of Lots 1 and 2, Davidson Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2019-55, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

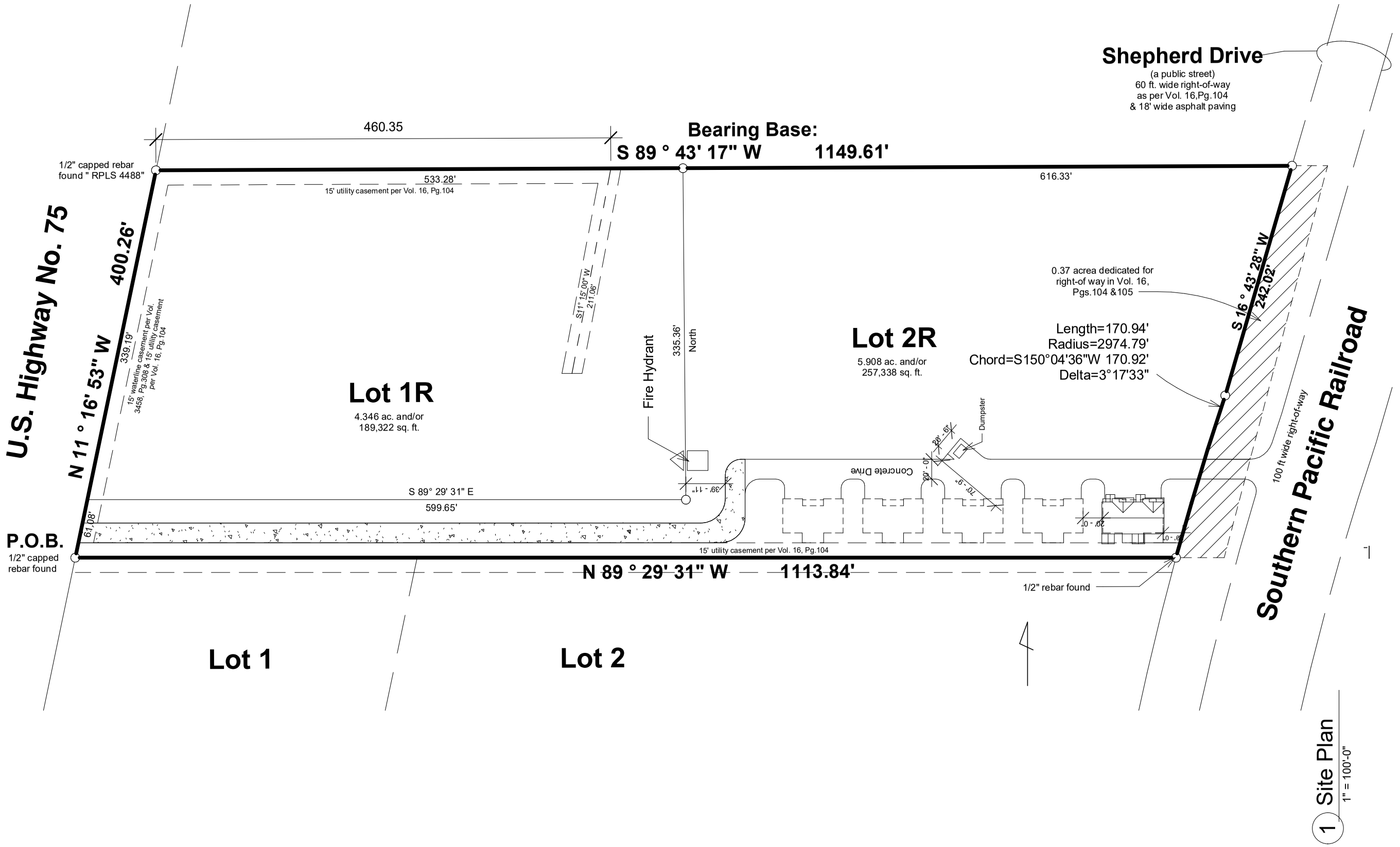
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright ©2022
Underwood Drafting & Surveying, Inc.
All rights reserved.

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



HOLLEY JOLLY HOMES,LLC

HOLLEY JOLLY HOMES,LLC

JOB# :

LOT# : Lot 17 BLOCK 1

Subdivision: 121 MAJORS

ADDRESS : 152 Magnolia Dr, Van Alstyne, TX 75495

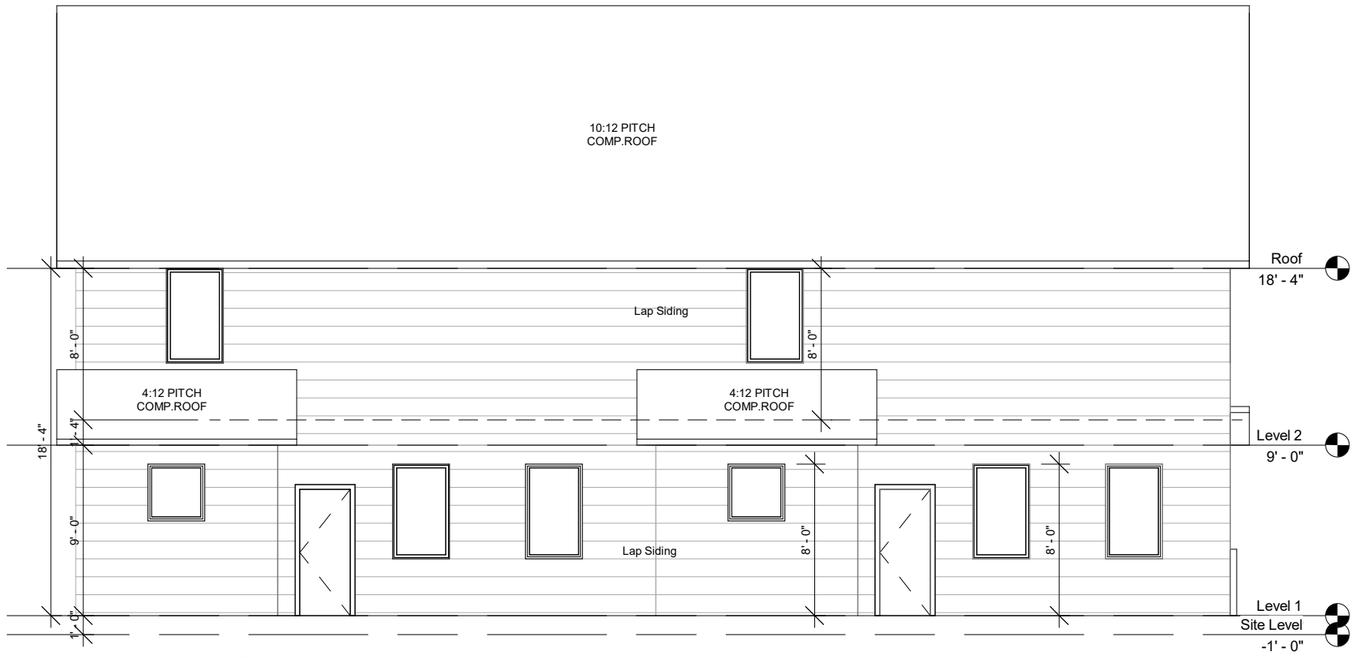
PLAN # / ORIENTATION

SERIES NAME :
HJC

PLAN NAME :
HJC280022

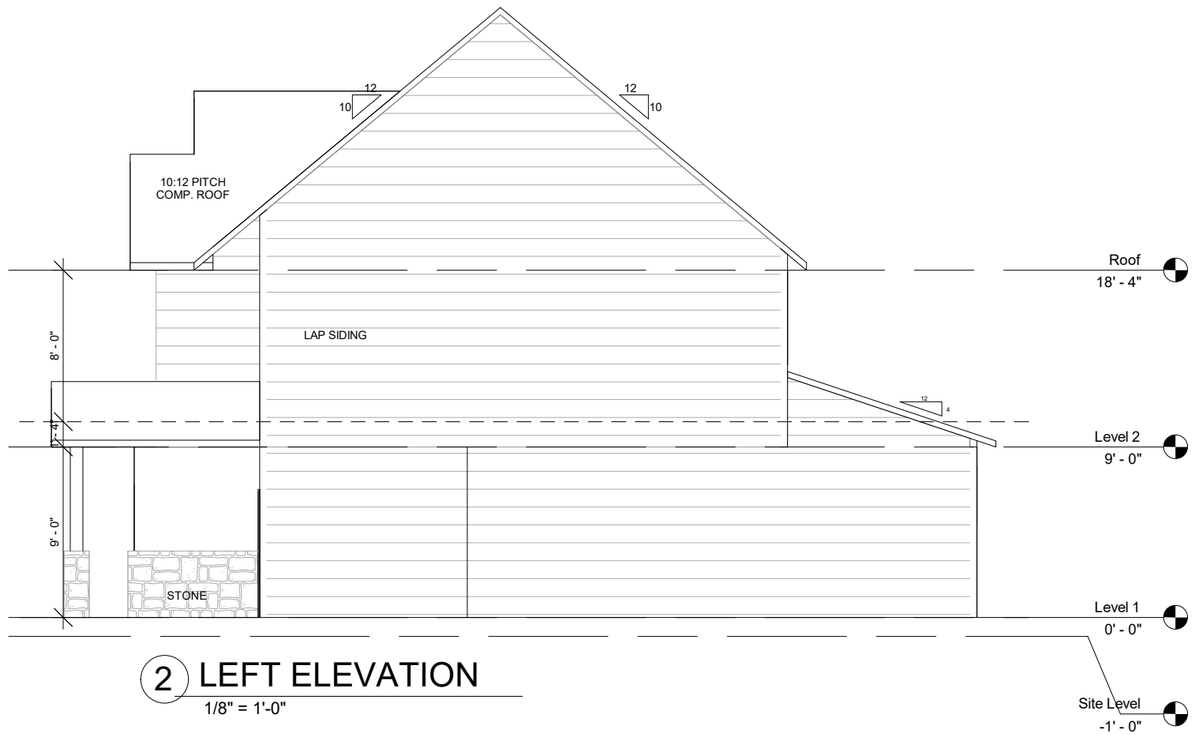
LAST REVISION DATE
1/29/2022

SHEET#
S1



1 REAR ELEVATION

1/8" = 1'-0"



2 LEFT ELEVATION

1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. FOR ALL 4:12 PITCH, OR LESS. PROVIDE ICE AND WATER SHIELD OYT

WINDOW PLACEMENT, ROOF LIN AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
@ AIS DESIGNS CO
THESE PLANS AND SPECIFICATIONS ARE COPYRIGHTED AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF AIS DESIGNS CO

HOLLEY JOLLY HOMES,LLC

HOLLEY JOLLY HOMES,LLC

Rear and Left Elevation

JOB# :

LOT# : Lot 17 BLOCK 1

Subdivision: 121 MAJORS

ADDRESS : 152 Magnolia Dr, Van Alstyne, TX 75495

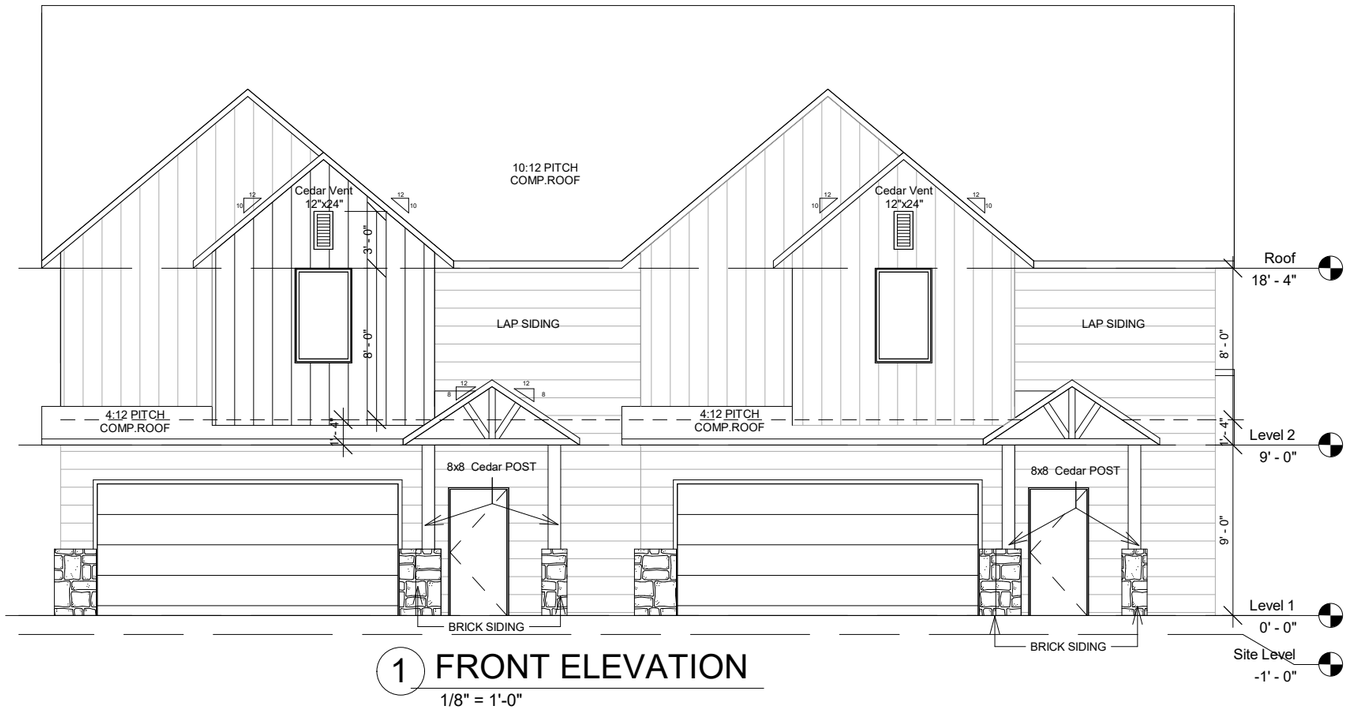
PLAN # / ORIENTATION

SERIES NAME :
HJC

PLAN NAME :
HJC280022

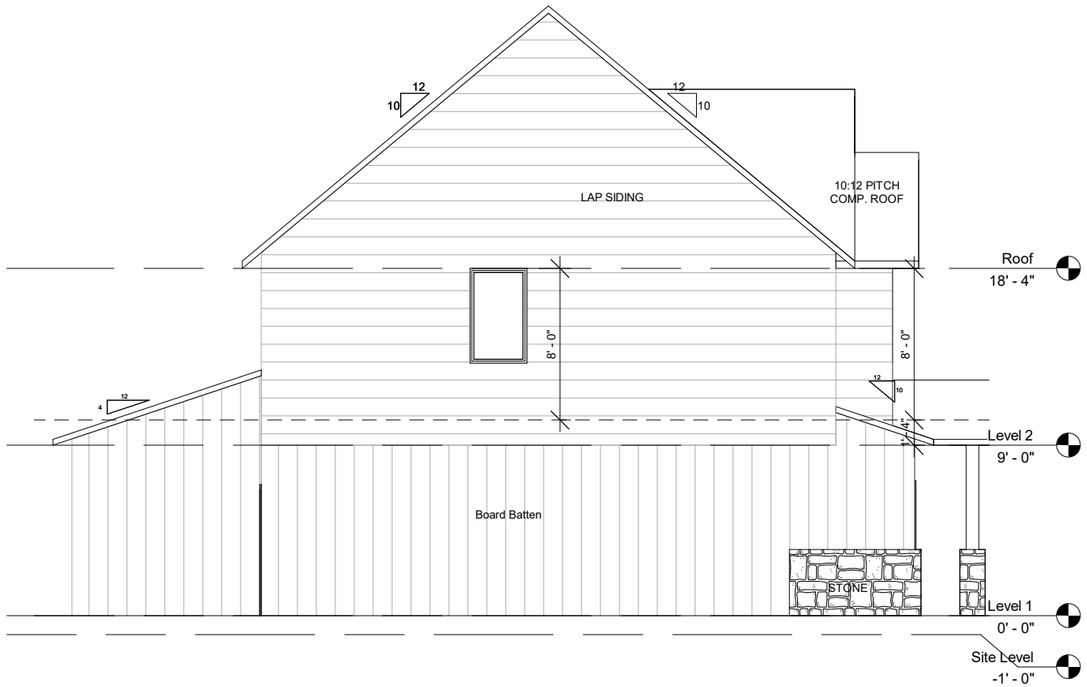
LAST REVISION DATE
1/29/2022

SHEET#
ELV01



1 FRONT ELEVATION

1/8" = 1'-0"



2 RIGHT ELEVATION

1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. FOR ALL 4:12 PITCH, OR LESS. PROVIDE ICE AND WATER SHIELD OYT

WINDOW PLACEMENT, ROOF LIN AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
@ AIS DESIGNS CO
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HOLLEY JOLLY HOMES,LLC

HOLLEY JOLLY HOMES,LLC

Front and Right Elevation

JOB# :

LOT# : Lot 17 BLOCK 1

Subdivision: 121 MAJORS

ADDRESS : 152 Magnolia Dr, Van Alstyne, TX 75495

PLAN # / ORIENTATION

SERIES NAME :
HJC

PLAN NAME :
HJC280022

LAST REVISION DATE
1/29/2022

SHEET#
ELV02

PROJECT NARRATIVE

THURSTAN 100 LLC, OWNED BY NALIN RATNAIKE, HAS BEEN BUILDING QUALITY HOUSING IN SHERMAN AND GRAYSON COUNTY FOR THE PAST TEN YEARS. WE ARE REQUESTING A DOWNZONING FROM RETAIL TO MULTIFAMILY. BASED ON OUR OBSERVATIONS MORE QUALITY MULTI-FAMILY PROPERTIES ARE NEEDED IN THE CITY OF SHERMAN. WE PLAN TO BUILD 5 DUPLEXES ON THE PROPERTY AND IN THE FUTURE ONCE WATER AND SEWER ARE IN CLOSER PROXIMITY EXPAND WITH ADDITIONAL HOUSING UNITS. WE HAVE ATTACHED THE FLOORPLANS OF THE UNITS WE PLAN TO BUILD. WE LOOK FORWARD TO WORKING WITH YOU AND HOPE TO BE ABLE TO CONTINUE TO PROVIDE THE CITIZENS ON SHERMAN WITH QUALITY HOUSING OPTIONS.

SINCERELY,

NALIN RATNAIKE
CEO
THURSTAN 100 LLC

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Nalin Ratnaike
Unit 5, 52 Townshend St
Phillip, ACT 2606

Underwood Drafting & Surveying Inc
3404 Interurban Rd
Denison, TX 75021

Josh Holley
3348 W Stafford St
Denison, TX 75020

Dear Applicants,

The request for a Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District located at 8100 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.1, Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *Code of Ordinances Chapter 3.02(c)*
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
5. All finishes shall be masonry, masonry veneer, or concrete siding. *(Chapter 14, Exhibit A, Section 6.13.1)*
6. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)).*
8. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround multi-family development. The masonry columns shall be separated at 24 feet on the portion of the development facing public streets, and 32 feet on all other portions of the development. A minimum six (6) foot solid screening device shall be provided where a multi-family development (R-2), commercial development (C-0, C-1, or C- 2), or a manufacturing development

(M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*

9. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
10. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
11. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
15. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
16. Fire Lane of 24' minimum in width is required. *(Code of Ordinances Chapter 3.02(c))*
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.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of 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, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

120 SOUTH CROCKETT STREET

The request of Maurice Sowell and Ryan Chavez (Owner), Michael Smith (Tenant) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 120 South Crockett Street, being 3,801 square feet and being part of Lots 5 and 6, Block 4 of the Original Town Plat, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar and Whiskey Lounge in a C-1 (Retail Business) District.

Background:

The property is located at 120 South Crockett Street between West Lamar and West Houston Streets and is zoned C-1 (Retail Business) District. The owner is requesting Specific Use Permit and Site Plan approval to allow an upscale Cigar and Whiskey Lounge for relaxation and casual networking.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Maurice Sowell and Ryan Chavez (Owner)
Michael Smith (Tenant)
Helvey-Wagner Surveying, Inc (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Elevations
Floor Plan
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

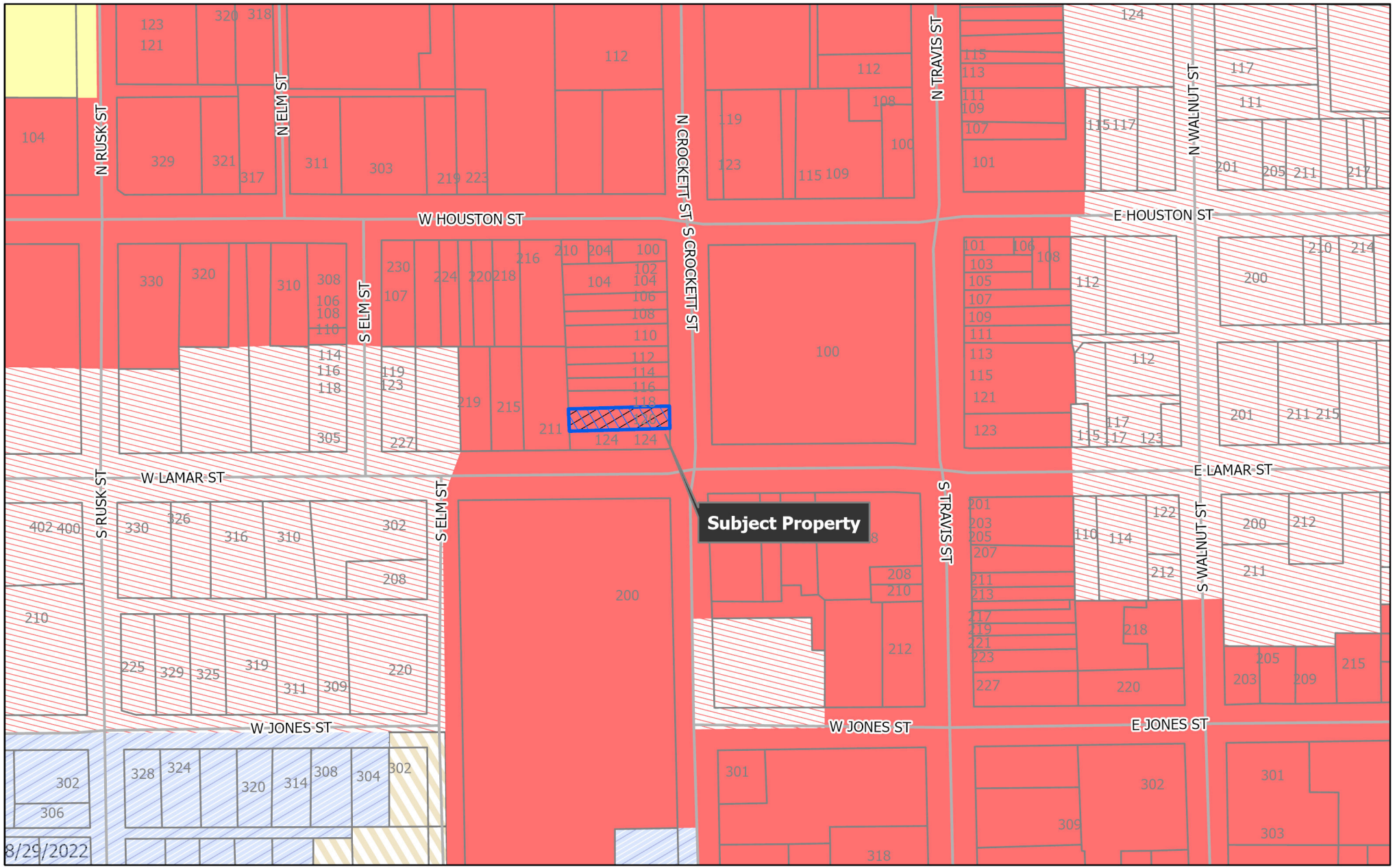
CITY OF SHERMAN

120 S Crockett

N
W E
S

Date: 8/29/2022 8:17 AM

Scale: 1:2,463



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

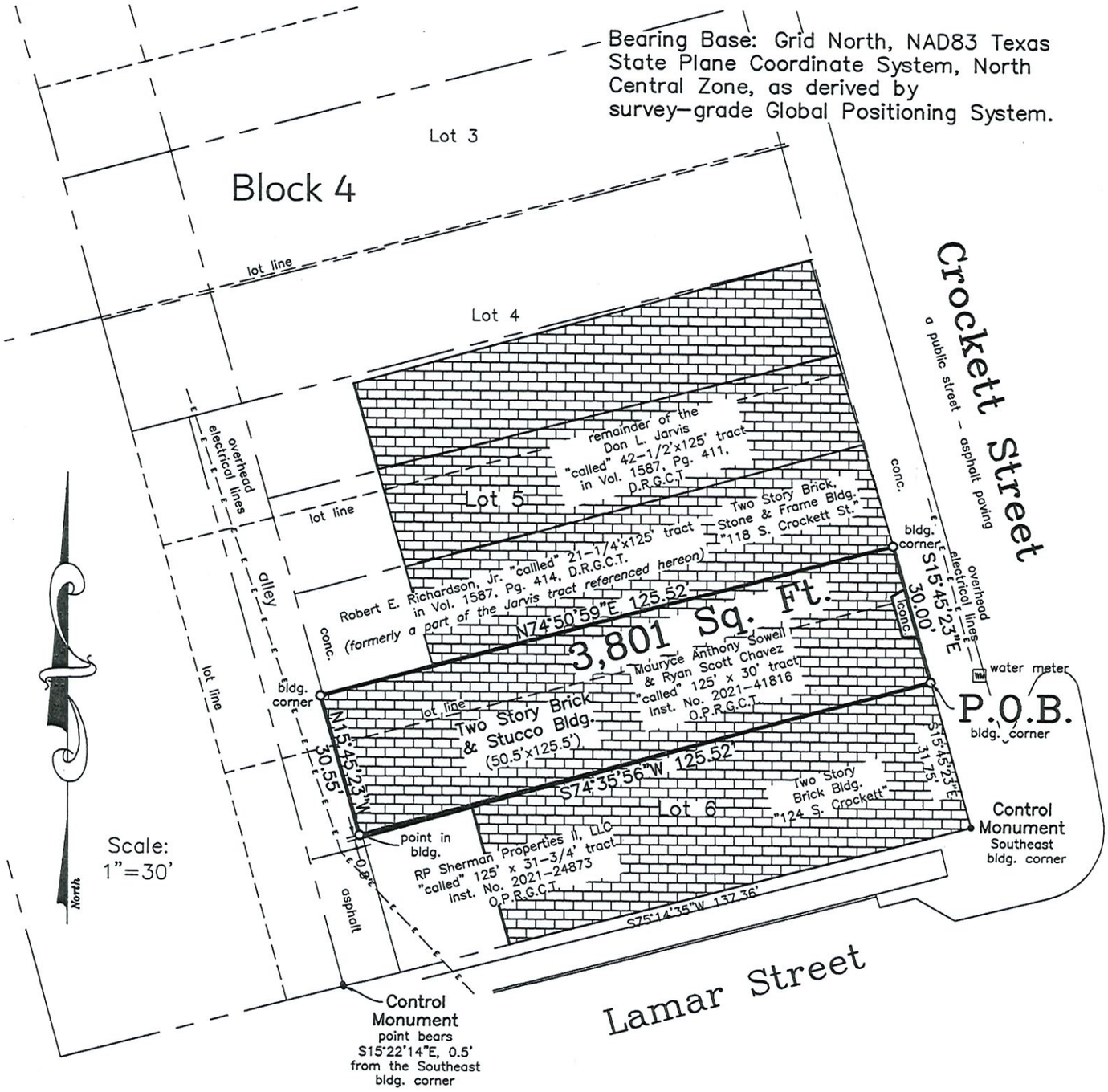
120 S Crockett

N W E S

Scale: 1:2,254

Date: 8/29/2022 8:17 AM

120 S CROCKETT



Owner: Mauryce Anthony Sowell & Ryan Scott Chavez
Address: 120 S. Crockett Street Sherman, Texas

This survey is for the sole benefit of the Owners Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

Legal Description is as follows: Part of Lots 5 and 6, Block 4 of the Original Town Plat to the City of Sherman, Texas, as per plat of record in Volume "B", Page 1, Deed Records, Grayson County, Texas. Field Notes attached herewith.

Note: Survey was performed without the benefit of a title commitment.

Job No. AGS490822

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 25, 2022

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
3,801 Sq. Ft.

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 5 and 6, Block 4 of the Original Town Plat to the City of Sherman, Texas, recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas, being the same "called" 125 ft. by 30 ft. tract of land conveyed by Warranty Deed with Vendor's Lien from Bobbie Peterson Cate to Mauryce Anthony Sowell and Ryan Scott Chavez on December 8, 2021 and recorded in Inst. No. 2021-41816, Official Public Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a building corner in the West right-of-way line of Crockett Street, a public street, and the East line of said Lot 6, at the Northeast corner of the "called" 125 ft. by 31-3/4 ft. tract of land conveyed to RP Sherman Properties II, LLC, recorded in Inst. No. 2021-24873, said Official Public Records, and the Southeast corner of said Sowell and Chavez tract, **SAID** building corner bears North 15 deg. 45 min. 23 sec. West, 31.75 ft. from the Southeast corner of both building corner and said Lot 6;

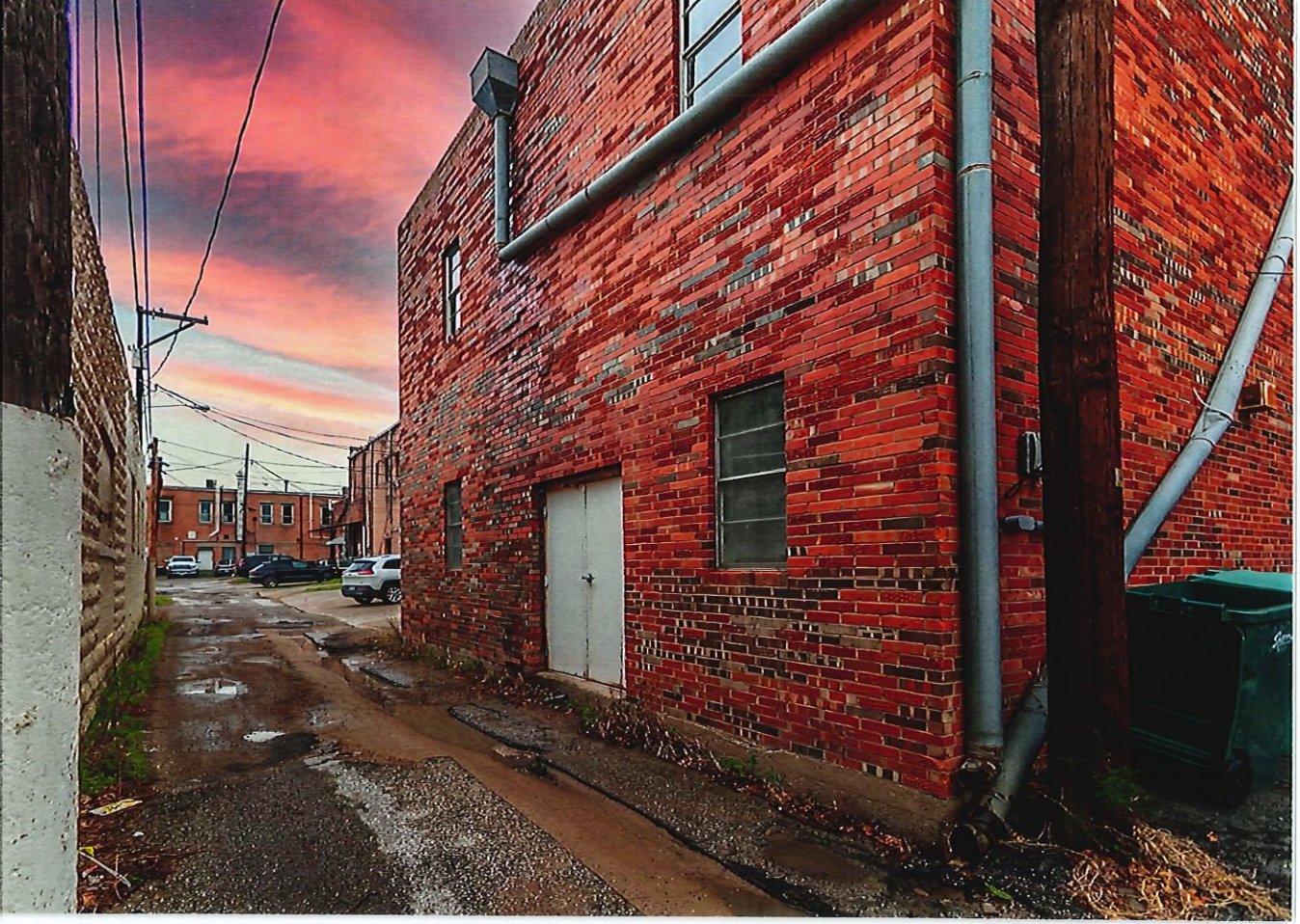
THENCE South 74 deg. 35 min. 56 sec. East, over and across said Lot 6, with the North line of said RP Sherman Properties tract and the South line of said Sowell and Chavez tract, a distance of 125.52 ft. to a point in the building located at 120 S. Crockett Street, at the Northwest corner of said RP Sherman Properties tract and the Southwest corner of said Sowell and Chavez tract, in the East line of an apparent alley;

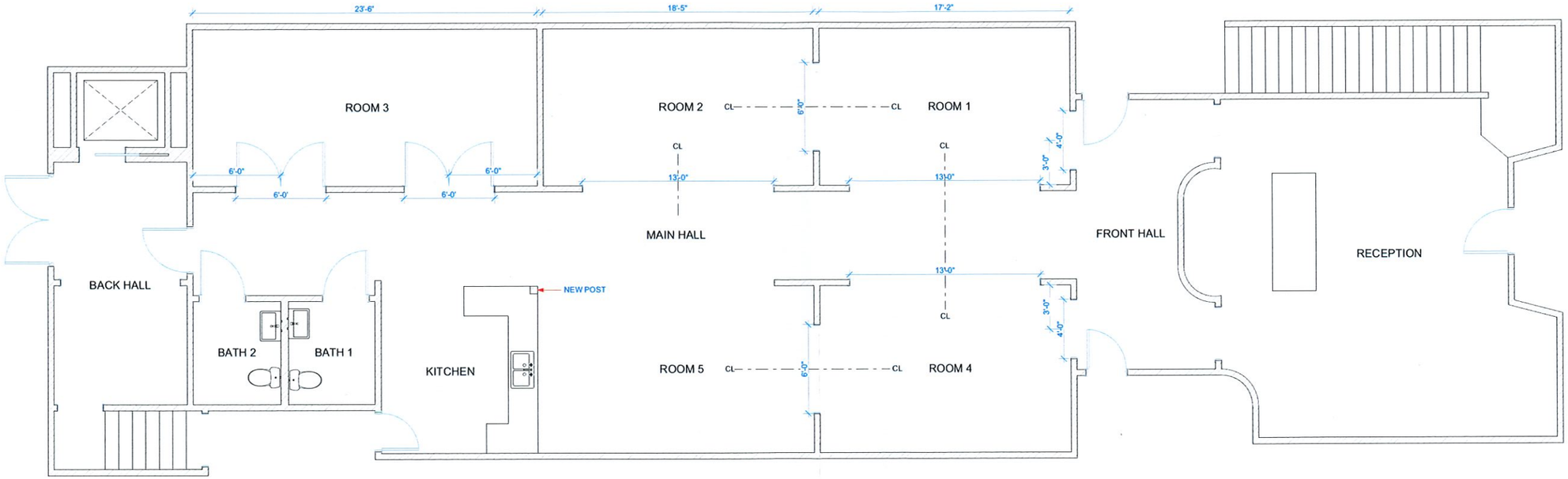
THENCE North 15 deg. 45 min. 23 sec. West, over and across said Lots 5 and 6, with the West line of said Sowell and Chavez tract, a distance of 30.55 ft. to the Northwest building corner of said 120 S. Crockett Street, at the Northwest corner of said Sowell and Chavez tract;

THENCE North 74 deg. 50 min. 59 sec. East, over and across said Lot 5, with the North line of said Sowell and Chavez tract, a distance of 125.52 ft. to a building corner in the West right-of-way line of said Crockett Street and the East line of said Lot 5, at the Southeast corner of the Robert E. Richardson, Jr. "called" 21-1/4 ft. by 125 ft. tract conveyed in Volume 1587, Page 414, said Deed Records and the Northeast corner of said Sowell and Chavez tract;

THENCE South 15 deg. 45 min. 23 sec. East, with the West right-of-way line of said Crockett Street and the East line of both said Lots 5, 6, and Sowell and Chavez tract, a distance of 30.00 ft. to the **PLACE OF BEGINNING** and containing **3,801 SQUARE FEET** of land.

Kate A. Wagner, R.P.L.S. No. 6578
August 25, 2022





1
A-103

Proposed Plan

SCALE: 1/8" = 1'-0"

The information contained within this CAD file is provided for informational purposes only and as an aid in developing your own documents. Due to unknown current field conditions, and multiple-generational use of this document, it is recommended that any firm using this document should perform their own site survey to ensure accuracy.

CIGAR BAR PROJECT

KRISTIN GRANGER DESIGNS, LLC

Proposed Plan
8/23/2022

Scale: 1/8" = 1'-0"

A-103

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2022

Mauryce Sowell & Ryan Chavez
9636 Fire Log Ln
Dallas, TX 75243

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

Michael Smith
1018 E FM 902
Howe, TX 75459

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 Cigar and Whiskey Lounge in a C-1 (Retail Business) District located at 120 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (General Commercial) District and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6 and Sec. 17).*
2. 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.
3. 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.
4. 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))
5. 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.
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 the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 09/20/2022

Prepared by: Kerri Turner, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2800 AND 2803 ORCHID DRIVE; 2903 AND 2911 TULIP DRIVE; AND 2802, 2810, 2912 CLOVER DRIVE

The request of Wyldewood Homes, LLC (Owner), Nolan Pike (Representative) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the properties at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition, as follows:

Board of Adjustment

A. Variances under Ordinance No. 2280, Section 6.3, Subsection (1) allow a 20' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for the following lots:

Lot 1, Block E
Lot 5, Block D
Lot 7, Block D
Lot 18, Block E
Lot 16, Block E
Lot 10, Block E

B. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for the following lot:

Lot 18, Block D

Background:

The properties are located at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition and are zoned R-1 (One Family Residential) District. The owner is requesting Variance approval for rear yard setbacks on the following lots:

Lot 1, Block E
Lot 5, Block D
Lot 7, Block D
Lot 18, Block E

Lot 16, Block E
Lot 10, Block E
Lot 18, Block D

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Wyldewood Homes, LLC (Owner)
Nolan Pike (Representative)
Underwood Drafting and Surveying Inc. (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

1

Objections Received:

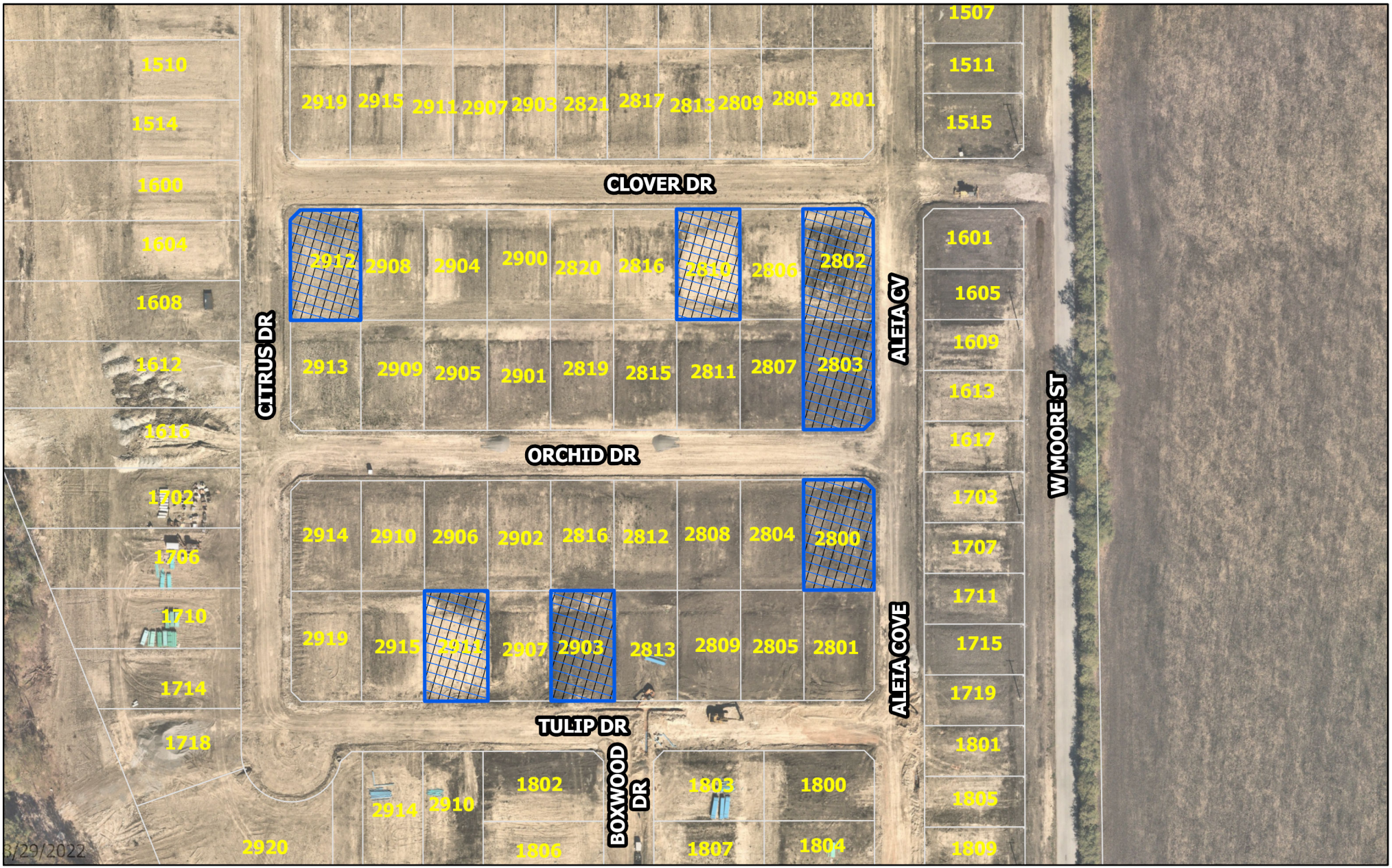
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photos (7)
Final Plat
Site Plans (7)
Narratives (7)
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

The Grove
Tulip, Orchid, Clover

N E S W

Date: 8/29/2022 8:17 AM

Scale: 1:1,576

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- M3 Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

TULIP, ORCHID, CLOVER

N E W S

Scale: 1:1,442

Date: 8/29/2022 8:17 AM

2800 ORCHID

2802 CLOVER

ZONING
REQUESTED
SOUTHWEST
EROSION CONTROL
Sep 2, 2022 at 11:39 AM

2803 ORCHID

ZONING
REQUESTED
ADDITIONAL
INFORMATION
Sep 2, 2022 at 11:13 AM

2810 CLOVER

2903 TULIP

2911 TULIP

2912 CLOVER

ZONING
REQUESTED
SOUTHWEST
EROSION CONTROL
972-330-2776
Sep 2, 2022 at 11:32 AM

JOB NO. 20110960

100 0 50 100 200 400

AMENDING PLAT PEBBLEBROOK PHASE 6 VOL. 16, PG. P.R.G.C.T.

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

R=50.00' L=32.18' CRD BRG N 08°54'13" W CHD LEN=31.62'

N 07°14'32" E 371.52'

S 80°28'07" E 122.20'

N 45°02'17" W 247.71'

N 07°14'32" E 98.74'

S 80°28'07" W 113.40'

43.18' N 28°48'14" E

S 61°11'46" E 240.78'

N 61°11'46" W 240.78'

10' UTILITY EASEMENT

HONEYSUCKLE DR

N 28°48'14" E 1035.00'

TULIP DR

ORCHID DR

CLOVER DR

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BOXWOOD DR

ROSEMARY DR

ALEIA COVE

PEBBLEBROOK PHASE 3A, AS RECORDED IN VOLUME 22, PAGE 161, P.R.G.C.T.

N 01°33'52" W 72.93'

POINT-OF-BEGINNING

N 15°14'45" W 387.65'

N 39°04'44" W 81.02'

N 03°25'28" W 120.91'

N 28°48'14" E 226.24'

N 28°32'35" E 198.51'

N 29°50'12" E 83.62'

N 28°48'14" E 126.88'

R=761.42' L=162.82' CRD BRG N 79°44'34" W CHD LEN=162.51'

PARK AVE. 31' BC

S 28°48'14" W 2124.33'

MOORE AVE. 21' ASPHALT PAVING

LOCATION MAP

W. CENTER ST.

N. HERITAGE PKWY (FM 1417)

MOORE AVE.

PROJECT LOCATION

(NOT TO SCALE)

147.48 AC. PANDA SHERMAN POWER, LLC VOL. 5125, PG. 388 O.P.R.G.C.T.

~ 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.

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

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2–16–2021

100 0 50 100 200 400

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, The Grove 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

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

N 28°48'14" E 1356.14'

S 61°11'46" E 477.47'

CITY OF SHERMAN INST. NO. 2018-12009 O.P.R.G.C.T.

N 89°25'26" E 794.01'

10' UTILITY EASEMENT

HONEYSUCKLE DR

ALEIA COVE

JASMINE DR

PEONY DR

GINGER CT

MOORE AVE. 21' ASPHALT PAVING

ONCORE ELECTRIC DELIVERY COMPANY PAYNE SUBSTATION FACILITIES

REGIONAL DETENTION POND FOR MULTI-FAMILY, TWO-FAMILY, & SINGLE-FAMILY 19,279 SF

LOT 1, BLOCK I 586,568 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°11'46" E	14.14'
L2	N 73°48'14" E	14.14'
L3	S 73°48'14" W	14.14'
L4	N 16°11'46" W	14.14'
L5	S 73°48'14" W	14.14'
L6	N 16°11'46" W	14.14'
L7	S 28°22'09" W	3.36'
L8	S 28°48'14" W	5.01'
L9	N 07°14'32" E	18.09'
L10	S 16°11'46" E	14.14'
L11	N 73°48'14" E	14.14'
L12	N 39°28'11" E	20.00'
L13	S 71°55'28" W	7.06'
L14	S 16°11'46" E	14.14'
L15	S 70°53'58" W	14.82'
L16	S 16°11'46" E	14.14'
L17	N 76°42'42" E	14.82'
L18	S 61°11'46" E	11.00'
L19	S 73°48'14" W	14.14'
L20	S 16°11'46" E	14.14'
L21	N 73°48'14" E	14.14'
L22	N 16°11'46" W	14.14'
L23	S 73°48'14" W	14.14'
L24	N 16°11'46" W	14.14'
L25	N 73°48'14" E	14.14'
L26	S 16°11'46" E	14.14'
L27	S 73°48'14" W	14.14'
L28	N 16°11'46" W	14.14'
L29	N 73°48'14" E	14.14'
L30	S 16°11'46" E	14.14'
L31	S 73°48'14" W	14.14'
L32	N 16°11'46" W	14.14'
L33	N 73°48'14" E	14.14'
L34	S 16°11'46" E	14.14'
L35	S 73°48'14" W	14.14'
L36	N 16°11'46" W	14.14'
L37	N 73°48'14" E	14.14'
L38	S 16°11'46" E	14.14'
L39	S 71°55'28" W	7.76'
L41	N 28°48'14" E	15.00'
L42	N 60°09'48" W	24.99'
L43	N 61°11'46" W	25.00'
L44	N 28°48'14" E	25.00'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.60'	N 10°41'47" E	31.08'
C2	50.00'	28.72'	N 23°51'54" W	28.32'
C3	50.00'	18.22'	N 50°45'27" W	18.12'
C4	50.00'	5.21'	N 58°12'35" W	5.21'
C5	49.95'	1.18'	N 61°52'25" W	1.18'
C6	50.00'	35.55'	N 82°55'06" W	34.81'
C7	50.00'	35.29'	S 56°29'29" W	34.57'
C8	50.00'	6.51'	S 32°32'12" W	6.51'
C9	50.00'	16.82'	S 19°10'03" W	16.74'
C10	50.00'	3.41'	N 32°46'39" E	3.41'
C11	50.00'	35.64'	N 55°09'05" E	34.89'
C12	761.42'	162.82'	N 79°44'34" W	162.51'
C13	50.00'	37.50'	S 82°56'34" E	36.63'
C14	50.00'	37.50'	S 39°58'16" E	36.63'
C15	50.00'	36.09'	S 02°11'44" W	35.32'
C16	50.00'	25.31'	S 46°41'42" E	25.04'
C17	50.00'	45.33'	S 06°13'08" E	43.80'
C18	50.00'	76.44'	S 63°32'59" W	69.21'
C19	50.00'	69.69'	N 80°11'23" E	64.18'
C20	50.00'	28.40'	S 43°36'40" E	28.02'
C21	45.00'	65.28'	S 76°19'27" E	59.70'
C22	45.00'	31.34'	S 14°48'51" E	30.71'
C23	45.00'	48.49'	S 36°00'39" W	46.18'
C24	45.00'	48.45'	N 82°16'17" W	46.14'
C25	45.00'	36.16'	N 28°24'11" W	35.20'
C26	50.00'	74.61'	S 65°37'21" W	67.88'
C27	25.00'	39.27'	N 73°48'14" E	35.36'
C28	25.00'	39.27'	S 16°11'46" E	35.36'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1–A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013–475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;

Thence North 15°14'45" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;

Thence over and across said Tract 1–A the following calls and distance:

North 39°04'44" West, a distance of 81.02 feet to a set 1/2" steel rod;
North 03°25'28" West, a distance of 120.91 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 226.24 feet to a set 1/2" steel rod;
North 45°02'17" West, a distance of 247.71 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 98.74 feet to a set 1/2" steel rod;
South 80°28'07" East, a distance of 122.20 feet to a set 1/2" steel rod;
with a non–tangent curve to the right having a radius of 50.00 feet, (chord bears North 08°54'13" West, 31.62 feet) an arc length of 32.18 feet;
North 80°28'07" West, a distance of 113.40 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 371.52 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 43.18 feet to a set 1/2" steel rod;

Thence South 61°11'46" East, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 15.00 feet to a set 1/2" steel rod;

Thence North 61°11'46" West, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 1,356.14 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018–12009, Official Public Records, Grayson County, Texas;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017–5244 of said Official Public Records;

Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;

Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;

Thence over and across said Tract 1–A the following calls and distances:

South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,
with a non–tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point–of–Beginning and containing 56.650 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, SSCGC HOLDINGS, LLC. do hereby adopt this plat designating the hereinabove property as The Grove 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.

_____ SSCGC HOLDINGS, LLC Bill Magers, Managing Member

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 Bill Magers known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the 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: _____

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

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

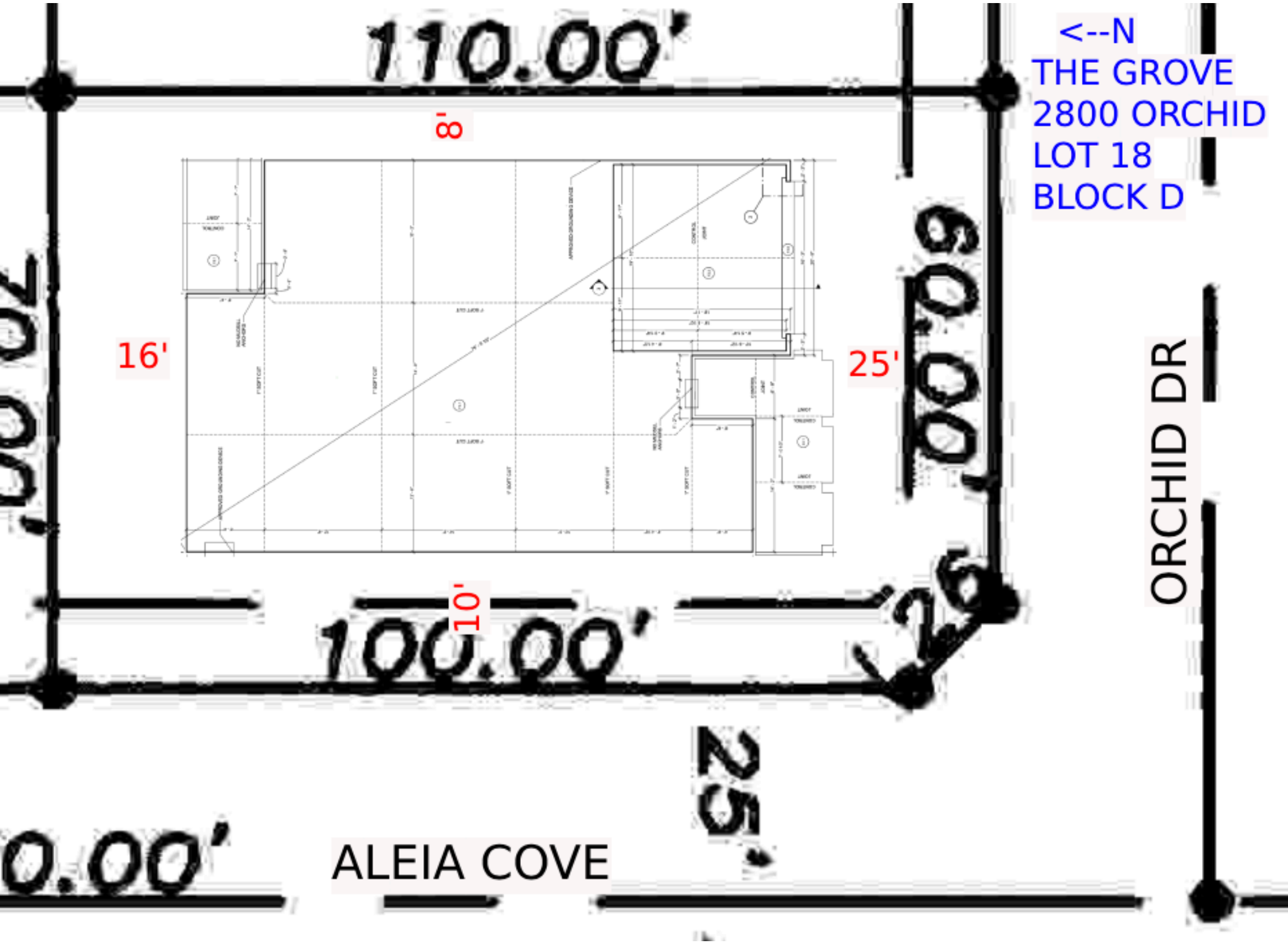
SHEET 2 OF 2

FINAL PLAT

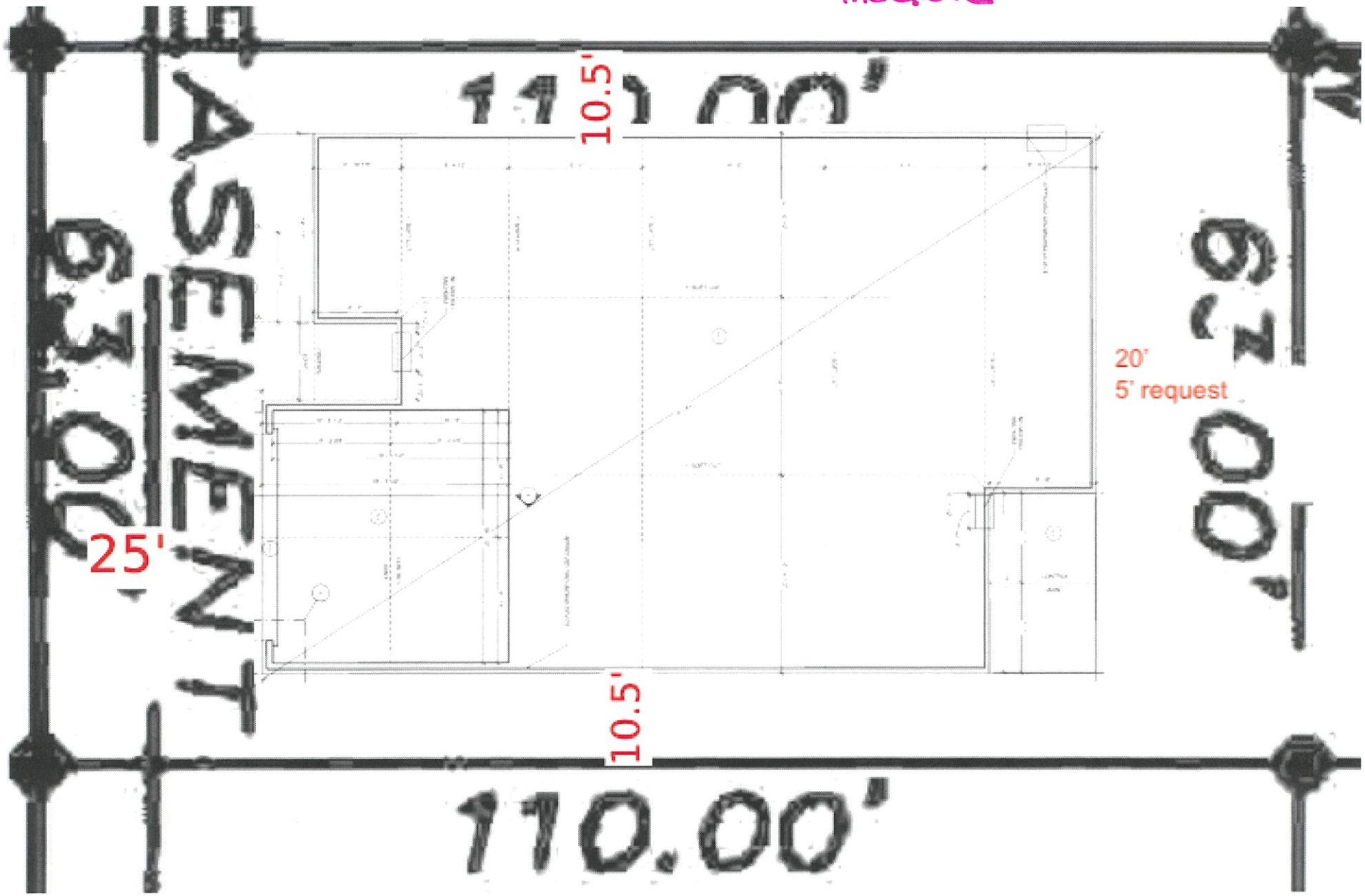
THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

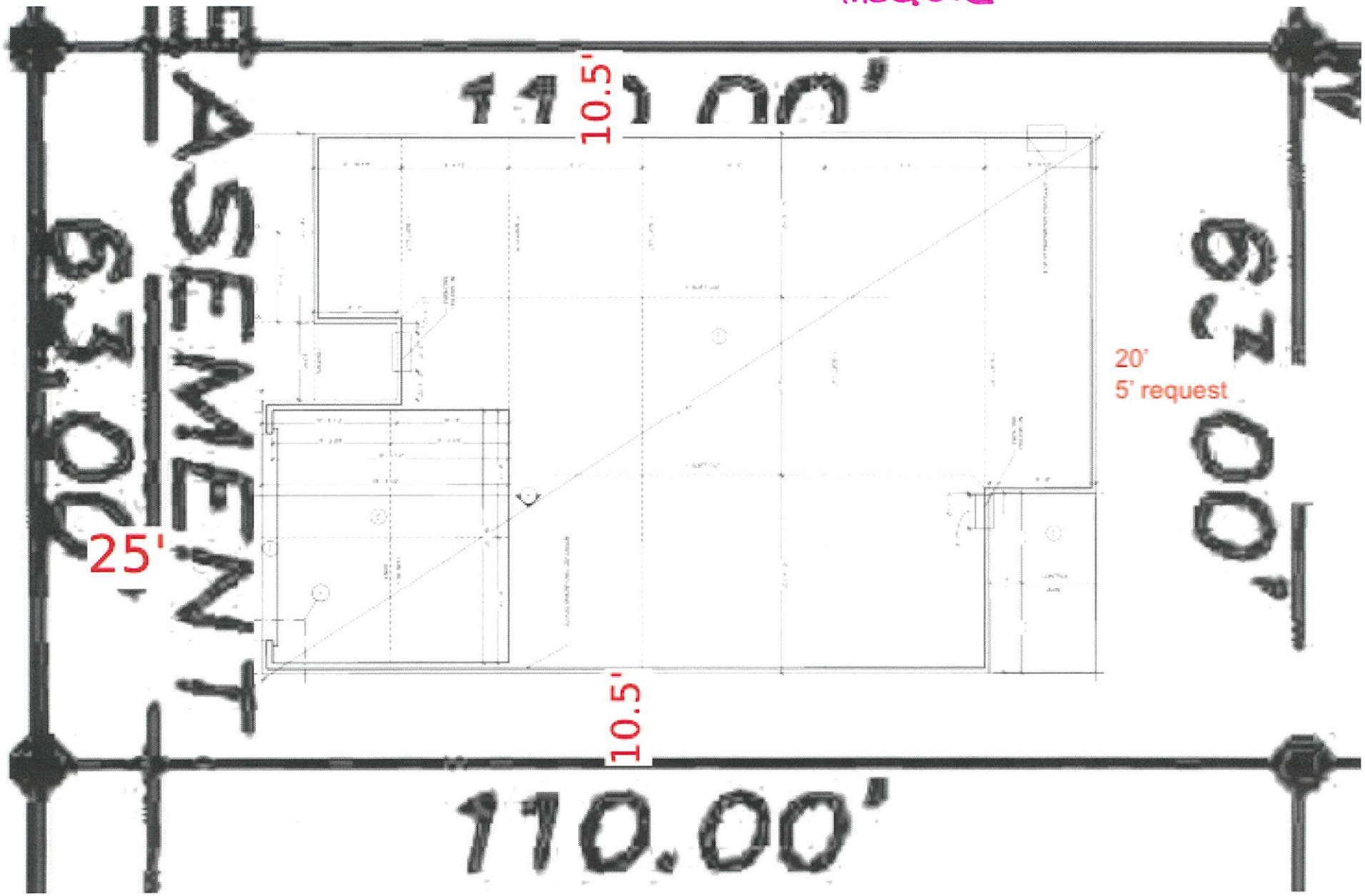
2–16–2021


110.00'
<--N
THE GROVE
2800 ORCHID
LOT 18
BLOCK D
8'
16'
25'
10'
100.00'
ORCHID DR
ALEIA COVE

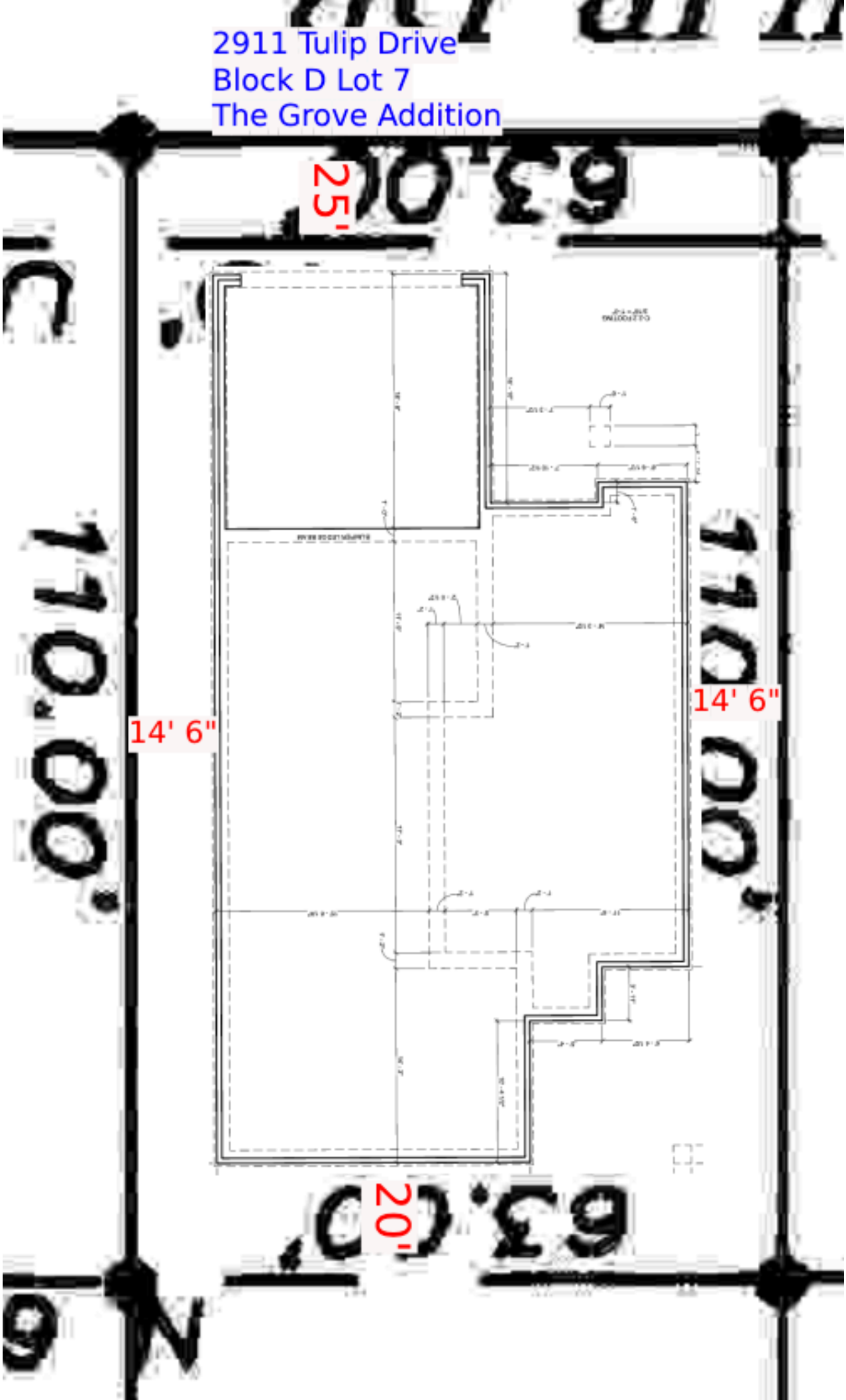
2903 Tulip
Block D, Lot 5
The Grove



2903 Tulip
Block D, Lot 5
The Grove



2911 Tulip Drive
Block D Lot 7
The Grove Addition

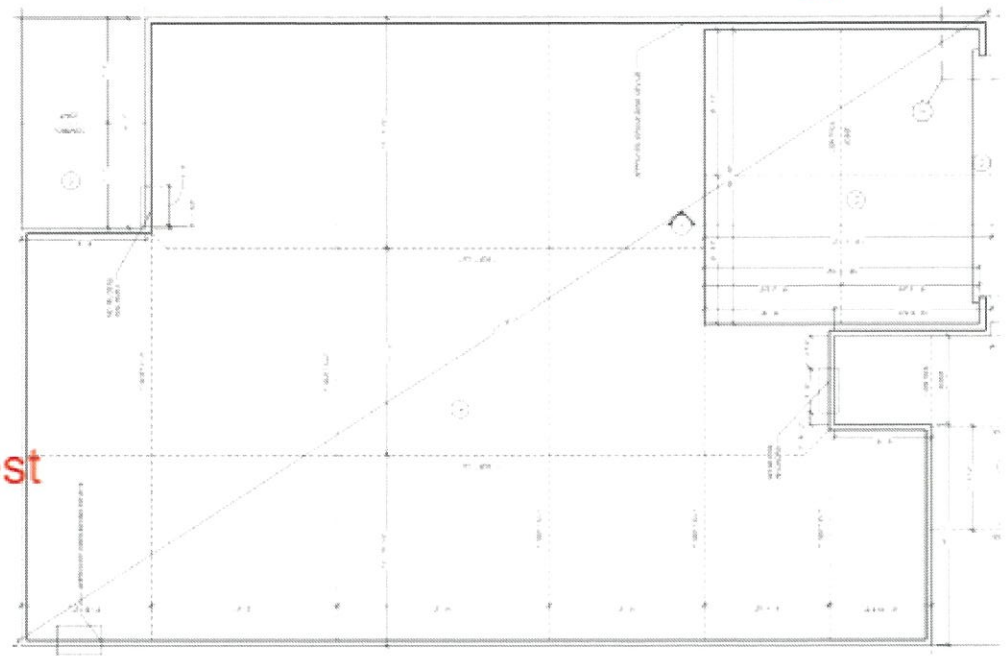


<--N

2802 CLOVER

110.00'

LOT 18
BLOCKE



8'

20'
5' request

10'

25'

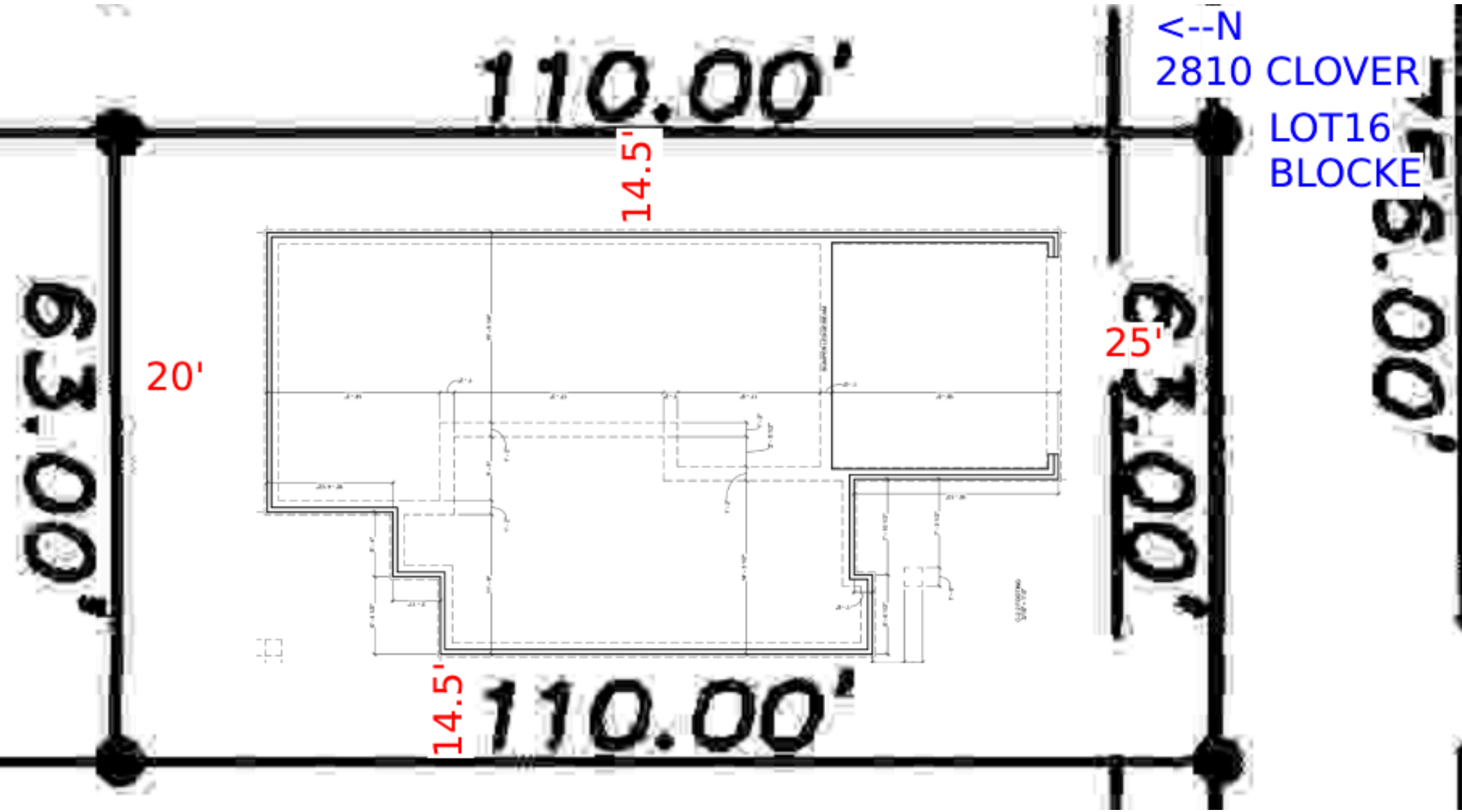
CLOVER DRIVE

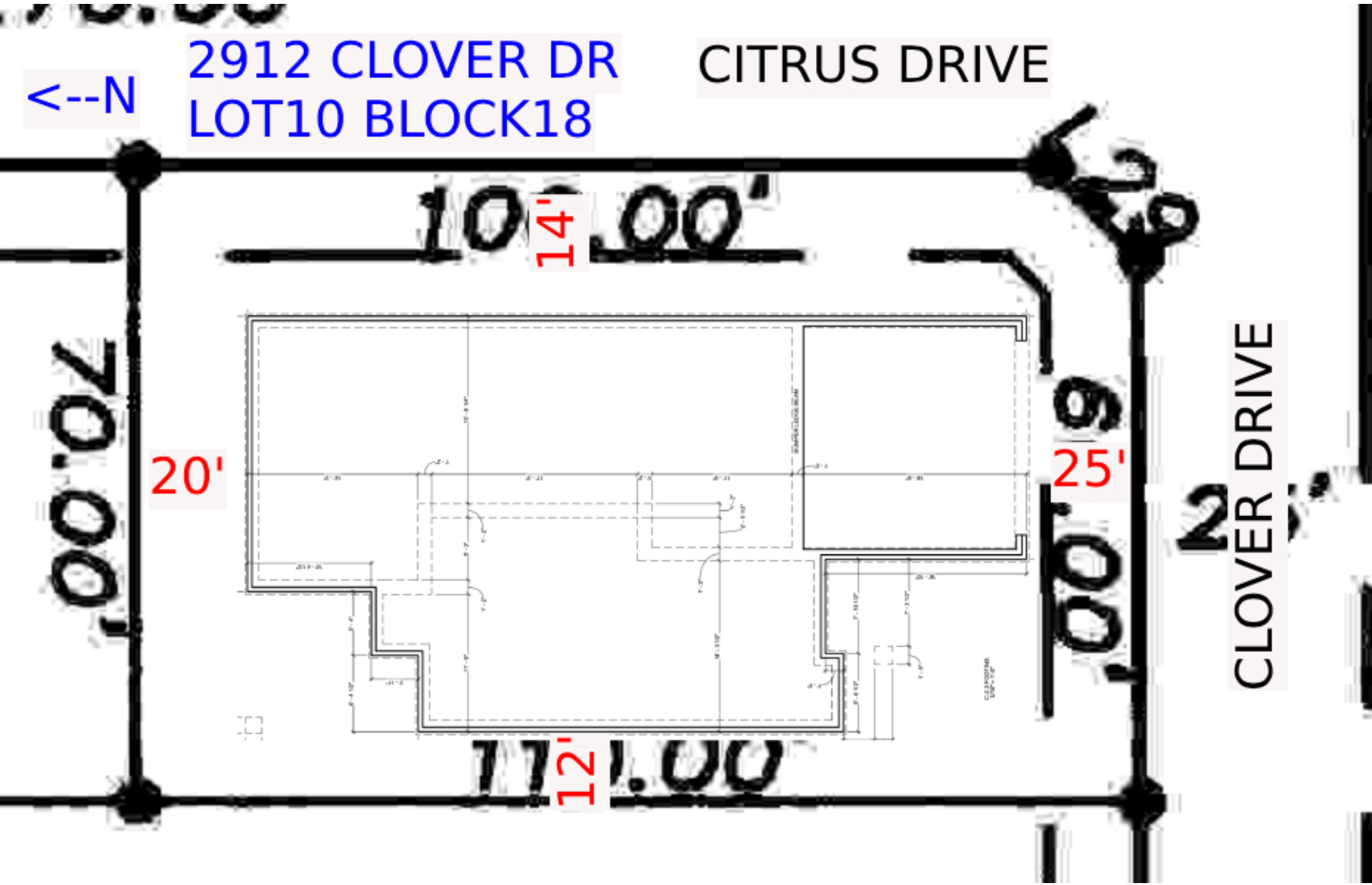
70.00'

100.00'

ALEIA COVE

70.00'


<--N
2810 CLOVER
LOT16
BLOCKE
110.00'
14.5'
63.00'
20'
25'
14.5'
110.00'
63.00'


2912 CLOVER DR
LOT10 BLOCK18
<--N
CITRUS DRIVE
CLOVER DRIVE
14'
20'
25'
12'

PROJECT NARRATIVE FOR 2800 ORCHID DRIVE, LOT 18 BLOCK D

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot is located in Block D and is not zoned for Patio Zoning like Blocks A and B in The Grove Addition are.The lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot measures 42'X67''. We request a variance of 7 feet total in the front and back lot lines. While we realize this is a larger variance than is normally requested, if Patio Zoning were applied to this lot with this model, it would fit on the lot without needing a variance at all.

Approving the Patio Zoning or variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman. It would however, allow for conformity among the homes built in The Grove Addition subdivision.

PROJECT NARRATIVE FOR 2903 TULIP DRIVE, LOT 5 BLOCK D

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot is located in Block D and is not zoned for Patio Zoning like Blocks A and B in The Grove Addition are.The lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot measures 42'X65". We request a variance of 5 feet total in the front and back lot lines. While we realize this is a larger variance than is normally requested, if Patio Zoning were applied to this lot with this model, it would fit on the lot without needing a variance at all.

Approving the Patio Zoning or variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman. It would however, allow for conformity among the homes built in The Grove Addition subdivision.

PROJECT NARRATIVE FOR 2903 TULIP DRIVE, LOT 5 BLOCK D

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot is located in Block D and is not zoned for Patio Zoning like Blocks A and B in The Grove Addition are.The lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot measures 42'X65". We request a variance of 5 feet total in the front and back lot lines. While we realize this is a larger variance than is normally requested, if Patio Zoning were applied to this lot with this model, it would fit on the lot without needing a variance at all.

Approving the Patio Zoning or variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman. It would however, allow for conformity among the homes built in The Grove Addition subdivision.

PROJECT NARRATIVE FOR 2911 TULIP DRIVE, LOT 7 BLOCK D

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot (the shallowest model we have) measures 35' X65'. We request a variance of 5 feet total in the front and back lot lines.

Approving the variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman.

PROJECT NARRATIVE FOR 2802 CLOVER DRIVE, LOT 18 BLOCK E

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot is located in Block D and is not zoned for Patio Zoning like Blocks A and B in The Grove Addition are.The lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot measures 42'X65". We request a variance of 5 feet total in the front and back lot lines. While we realize this is a larger variance than is normally requested, if Patio Zoning were applied to this lot with this model, it would fit on the lot without needing a variance at all.

Approving the Patio Zoning or variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman. It would however, allow for conformity among the homes built in The Grove Addition subdivision.

PROJECT NARRATIVE FOR 2810 CLOVER DRIVE, LOT 16 BLOCK E

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot (the shallowest model we have) measures 35' X65'. We request a variance of 5 feet total in the front and back lot lines.

Approving the Patio Zoning or variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman.

PROJECT NARRATIVE FOR 2912 CLOVER DRIVE, LOT 10 BLOCK E

The size of the lots in The Grove Addition are shallower than average Sherman lots. The subject lot dimensions are 63'x110' with requirements of a 25' allowance in the front and back of the home. The model we are requesting to place on this lot (the shallowest model we have) measures 35' X65'. We request a variance of 5 feet total in the front and back lot lines.

Approving the variance for this property would not impair an adequate supply of light or air to adjacent properties, nor would it increase the danger of fire, or in any other respect impair the public health, safety, or welfare of the inhabitants of the City of Sherman.

Sherman
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Development Services

STAFF REVIEW LETTER

September 13, 2022

Wyldewood Homes
PO Box 911688
Sherman, TX 75091

Nolan Pike
1301 Saratoga Drive
Sherman, TX 75092

Underwood Drafting & Surveying Inc.
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for Variances under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 20' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for lots: Lot 1, Block E; Lot 5, Block D; Lot 7, Block D; Lot 18, Block E; Lot 16, Block E; Lot 10, Block E; and a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for Lot 18, Block D located at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition has been scheduled to be heard by the Board of Adjustment on Tuesday, September 20, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(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 the Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
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: 09/20/2022

Prepared By: Kerri Turner, Development Services Coordinator

Issue:

OTHER BUSINESS

Approve the 2023 Planning and Zoning Commission and Board of Adjustment Calendar.

List of Agenda Items:

Attachments

2023 Calendar

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

CITY OF SHERMAN
2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR
FILING AND MEETING SCHEDULE

ZONING, SPECIFIC USE PERMITS, VARIANCES/EXCEPTIONS, TEMPORARY USE PERMITS, PLATS, BLALOCK INDUSTRIAL PARK, OR SITE PLANS

MONTH	COMPLETE APPLICATION ACCEPTED	PLANNING & ZONING COMMISSION MEETING	CITY COUNCIL MEETING
JANUARY	12/12/2022-12/15/2022	1/11/2023	2/6/2023
FEBRUARY	1/23/2023-1/26/2023	2/21/2023	3/20/2023
MARCH	2/20/2023-2/23/2023	3/21/2023	4/17/2023
APRIL	3/20/2023-3/23/2023	4/18/2023	5/15/2023
MAY	4/17/2023-4/20/2023	5/16/2023	6/5/2023
JUNE	5/22/2023-5/25/2023	6/20/2023	7/18/2023
JULY	6/19/2023-6/22/2023	7/18/2023	8/7/2023
AUGUST	7/24/2023-7/27/2023	8/22/2023	9/18/2023
SEPTEMBER	8/21/2023-8/24/2023	9/19/2023	10/16/2023
OCTOBER	9/18/2023-9/21/2023	10/17/2023	11/6/2023
NOVEMBER	10/16/2023-10/19/2023	11/14/2023	12/4/2023
DECEMBER	11/13/2023-11/16/2023	12/12/2023	1/2/2024

The above dates are scheduled Planning and Zoning Commission (P&Z) meeting dates and the meeting for the City Council. The complete application required date is the date a complete application (i.e. site plan, legal description, all pertinent information, and fee) is due to be submitted for the P&Z and City Council dates for that month. Any application submitted after the date shown in that month will be scheduled for the next monthly meeting dates. Variances/Exceptions, Temporary Use Permits and site plans are scheduled for Planning and Zoning Commission meetings only. Meeting dates and application dates are subject to change and should be verified with Development Services staff.

CITY OF SHERMAN ZONING

Request	Staff Review	Zoning Commission (5 Members for quorum)	Board of Adjustment (5 Members)	City Council
Exceptions & Variances	x		x 4/5 vote	
Temporary Use Permit	x		x 4/5 vote	
Zone Change	x	x Majority, Min. 4 votes		x
Specific Use Permit	x	x Majority, Min. 4 votes		x
Plat	x	x Majority, Min. 4 votes		x
Blalock Industrial Park	x	x Majority, Min. 4 votes		x
Site Plan	x	x Majority, Min. 4 votes		

Planning & Zoning Commission and Board of Adjustments **35.**

Meeting Date: 09/20/2022

Prepared By: Kerri Turner, Development Services Coordinator

Issue:

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

List of Agenda Items:

Attachments

2022 DRAFT SHERMAN COMP PLAN

SHERMAN TOMORROW: PLANNING FOR OUR FUTURE

2022 COMPREHENSIVE PLAN

Welcome Statement

To be provided by City of Sherman

PUBLIC REVIEW DRAFT 09.06.22

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ACKNOWLEDGMENTS

The Sherman Comprehensive Plan was developed by the City of Sherman with the technical support and design assistance of Halff Associates, Inc. A special thanks goes to the countless community members, property owners, staff members and community leaders for their insight and support during the duration of this study. The following individuals are recognized for their substantial contributions towards the creation of the 2022 Sherman Comprehensive Plan.

MAYOR AND CITY COUNCIL

David Plyler, Mayor
Pamela L. Howeth, Deputy Mayor
Daron Holland, Council Member
Shawn Teamann, Council Member
Josh Stevenson, Council Member
Juston Dobbs, Council Member
Henry Marroquin, Council Member

KEY CITY STAFF

Robby Hefton, CPM, City Manager
Terrence Steele, CPM, Assistant City Manager
Clint Philpott, PE, Assistant City Manager
Zach Flores, Executive Director of Public Safety
Rob Rae, AICP, Director of Development Services
Theresa Hutchinson, Parks and Recreation Manager
Kerri Turner, Development Services Coordinator

PLANNING AND ZONING COMMISSION

Clay Mahone, Chairman
David Downtain, Vice-chairman
Shawn Davis
Leigh Ann Sims
Paul Manley
Glenn Whitaker
Bruan Blagg

PLAN ADVISORY COMMITTEE

Al Hambrick, Committee Chair
David Baca
Brantley Blackburn
Jason Brumm
Nathan Cain
Edwin Clark
Veronica Ezell
Pamela L. Howeth
Michael Kelly
Paul Manley
Roxanne Marroquin
Robin Phillips
Leigh Ann Sims
Josh Stevenson
Gail Utter
Wendy Vellotti

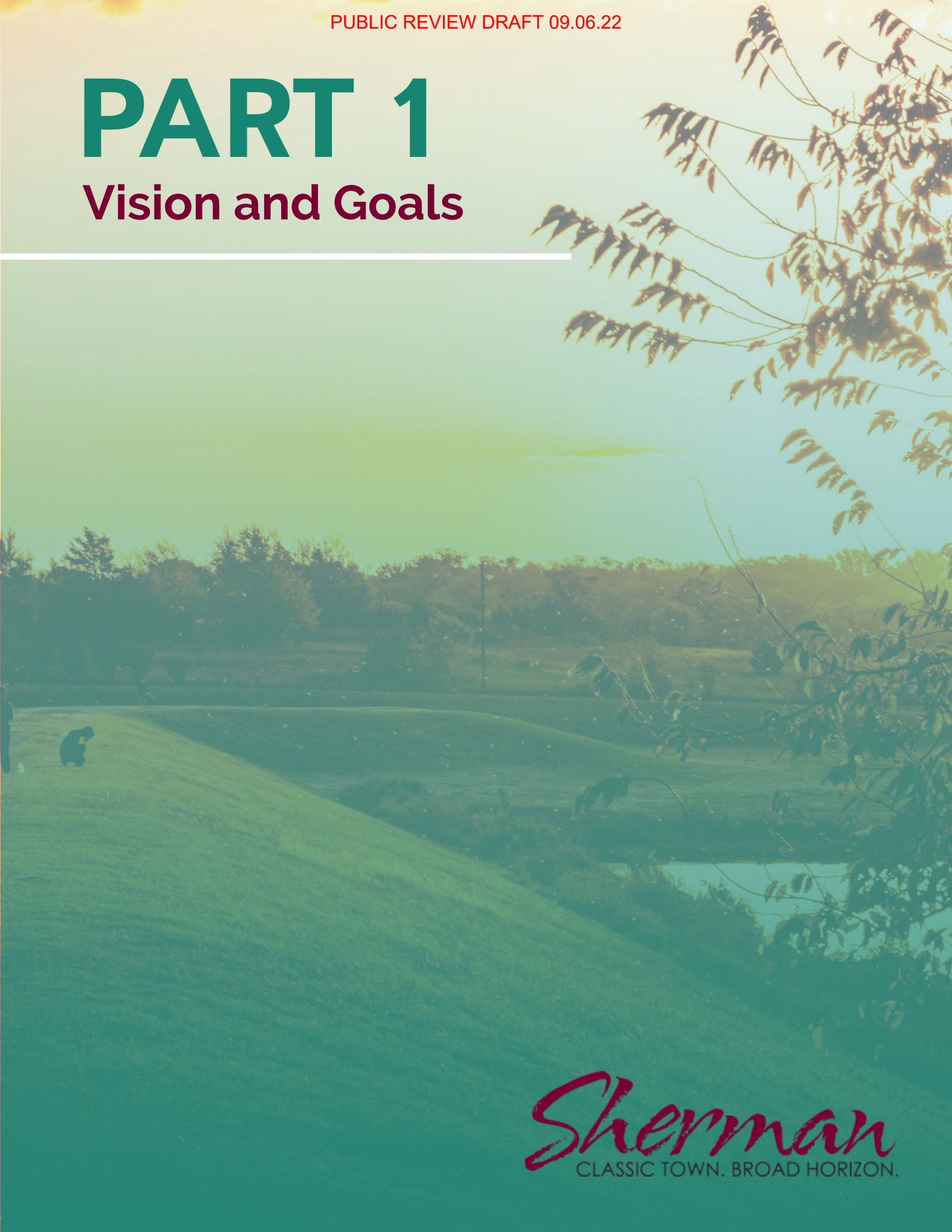
HALFF ASSOCIATES, INC.

Chelsea Irby, AICP
Jordan Maddox, AICP
Nathlie Booth, AICP
Julian Salas-Porras
Jill Amezcua, PLA, ASLA
Whitney Linder

A special thanks to SEDCO and 2x2 Media for providing high quality photography.

PART 1

Vision and Goals



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Plan Elements

The Sherman Comprehensive Plan is organized into five Parts, as shown below.

1

VISION & GOALS

The heart and soul of this plan is the vision for Sherman crafted by the community. The vision for the comprehensive plan is shaped by the goals for the future and creates a clear path for Sherman's growth and development.

2

COMMUNITY CONTEXT

This section sets the stage for the planning process and examines characteristics of the community today. Includes historical and current development patterns and growth trends, demographics, and future population projections.

3

COMMUNTIY ENGAGEMENT

This section summarizes the results from a purposeful public engagement process. The process was created to allow citizens to communicate and validate key issues facing the City and discuss opportunities for the future. The input gathered through this process informed the vision, strategies, and actions for the plan.

4

GUIDING THE FUTURE

The bulk of the plan is found in strategic recommendations for the future. In this section, the document details recommendations that create a blueprint for future growth and change. Grouped into goals, these recommendations weave existing and future efforts into an integrated plan for implementing the vision.

5

IMPLEMENTATION

The final section of this plan addresses how the community will work toward progress and fulfillment of the vision. This component outlines an Implementation Action Plan, and describes how the document will be administered, maintained, and updated moving forward.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-range planning document that guides the growth of a city over time. It serves as a blueprint to guide future development and redevelopment in a community, based on an established framework. It considers existing and future needs and determines actions that the community should pursue to realize the overall vision. Once adopted, city staff and decision-makers use the Comprehensive Plan as a guide for community development. It does not replace zoning regulations, budgets, capital improvement programs, or any other regulatory documents.

HOW WILL THIS PLAN BE USED?

The Sherman Comprehensive Plan is a tool to guide decisions made by staff, City Council, and the community. When new development proposals are submitted to the City, these groups will use the policy framework established in this plan to determine whether the proposal fits with the community-driven vision. **Part 5, *Implementation*** contains a table with all of the action initiatives, which are a synthesis of community desires, City government actions, partnerships and leadership roles, studies and expenditures. These actions are to be used for directives and decision making by City staff as well as policy and decision-making by Sherman's elected and appointed officials. The document is flexible and can be amended over time as circumstances warrant. Overall, this comprehensive plan provides a guide for growth and development decisions to ensure that the Sherman of the future maintains aspects of the "small town feel" and is a thriving community.

WHY PLAN NOW?

Sherman is a rapidly-growing community where exciting things are happening. This is a pivotal time in Sherman's history; the City is on the precipice of change and growth with large, new industries coming. In May 2022, Texas Instruments broke ground on a $30 billion silicon chip factory in southern Sherman. This factory is estimated to create around 3,000 new jobs and once completed, the 4.7 million-square-foot plant will be the largest electronics production facility in Texas. By starting now, this plan will help to better set up Sherman to keep pace with growth and increased demand for services and housing.

Past Planning Efforts

Sherman has a long history of engaging in planning initiatives, dating back to its first master plan developed in 1920 by George Kessler. Throughout the years, Sherman has conducted comprehensive plans as well as special studies and plans for targeted needs. The predecessor to this plan was adopted on July 20, 2009. That plan was an update to a previous comprehensive plan, which was completed in 1998. The following planning initiatives are relevant and applicable planning efforts that have taken place prior to this planning effort.

2009 SHERMAN COMPREHENSIVE PLAN

In 2009, the City of Sherman updated its comprehensive plan to reflect current trends, forecasts, and community needs. The plan summarized conditions in 2009 and addressed the following elements: urban design and land use; growth management and capacity; transportation; conservation and environmental resources; parks, recreation, and open space; housing and neighborhoods; community facilities and cultural services and, economic development.

2017 SHERMAN PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

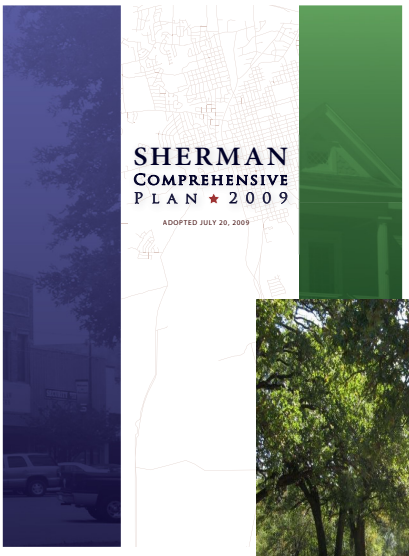
The 2017 Sherman Parks, Recreation, and Open Space Master Plan was an update to the City's previous plan which was prepared in 2005. The plan summarized existing park conditions in 2017, established maintenance standards, projected needs based on standards and local demand, and created a 10-year action priority list based of those recommendations.

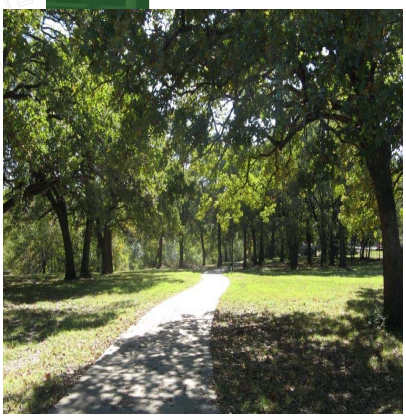
2002 SHERMAN STORM DRAINAGE DESIGN MANUAL

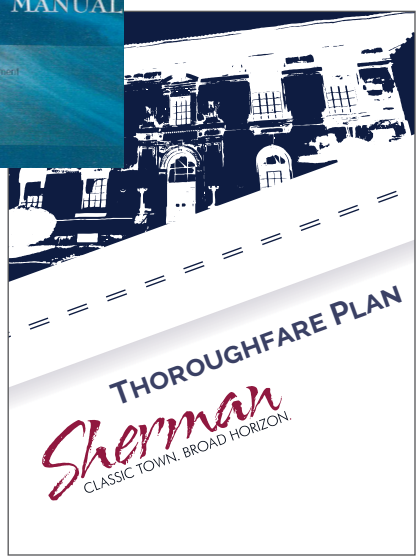
This Storm Drainage Design Manual provides straightforward guidelines for safely designing drainage facilities in the City of Sherman, as well as a step-by-step checklist of required submittals. This clear communication of standards and expectations will facilitate the development process. Sherman wanted to work with the development community toward important shared goals: clear expectations, smooth processes, and successful development projects.

2040 SHERMAN THOROUGHFARE PLAN UPDATE

In 2016, the City of Sherman updated the Thoroughfare Plan which was a part of the 2009 Comprehensive Plan. The purpose of this plan was to identify and address key transportation issues and make recommendations to help improve mobility and accommodate anticipated growth. In addition, the Thoroughfare Plan also maps proposed bike routes and shared use trails.





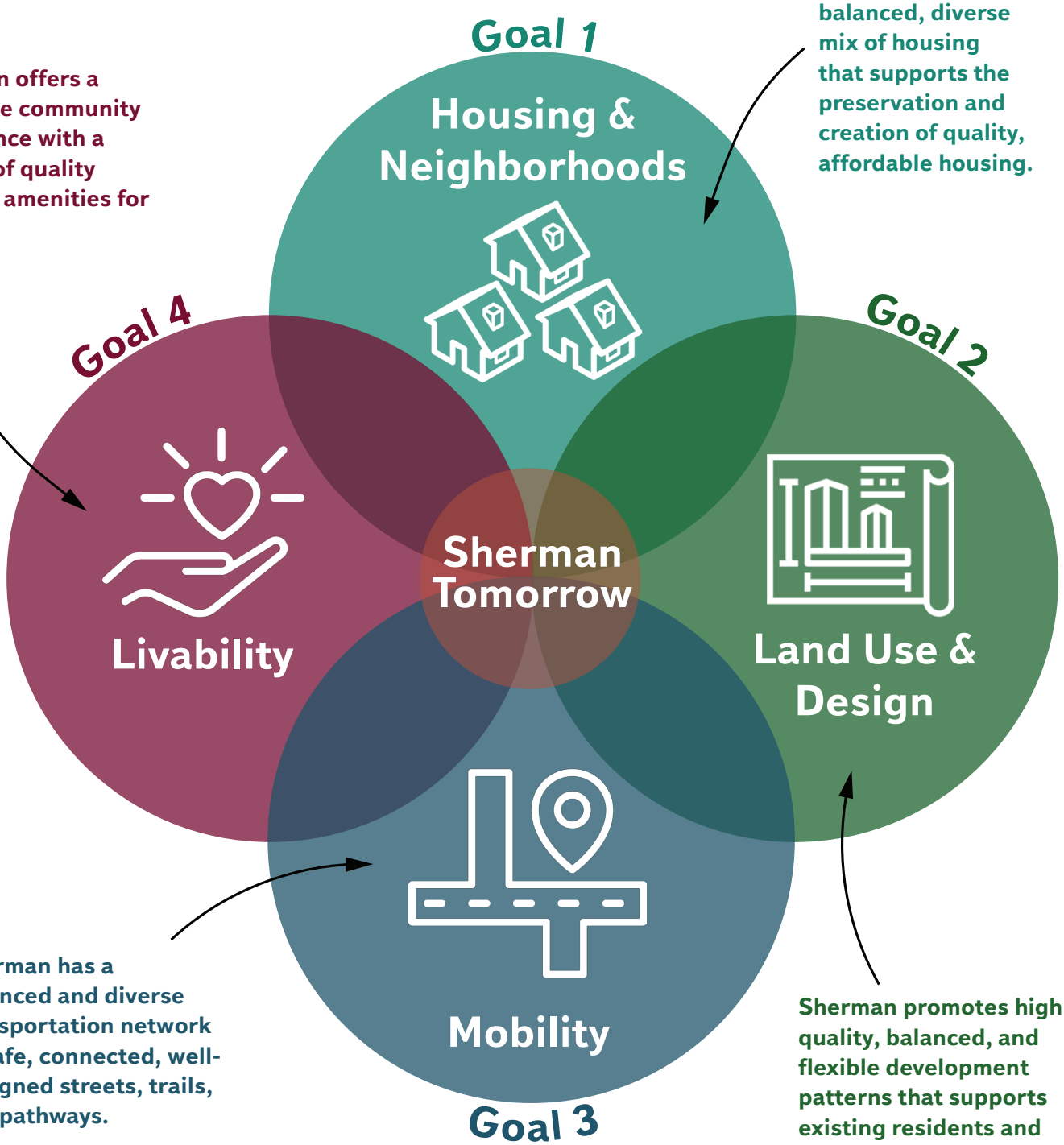


Vision for Sherman Tomorrow

Sherman is on the precipice of unprecedented growth and the community is eager to build on recent successes towards a thriving future. With the changes coming to Sherman, and Texas as a whole, this is the perfect time to plan for future development. Uncoordinated growth can lead to development without identity that fits to the character of Sherman and will have far-reaching, undesirable consequences. The community's vision for the future calls for action that will ensure economic strength, quality development, and maintaining the "small-town" character of the community.

The Sherman Comprehensive Plan provides a vision that will guide future growth and development for the next 10 years and beyond. The community's vision for the future is embodied in the goal statements used to guide this plan. Each goal statement is written as a vision for the four focus areas of this plan and collectively are intended to lead Sherman in capitalizing on the exciting changes that are coming.

Comprehensive Plan Goals



Sherman builds long-term neighborhood integrity with a balanced, diverse mix of housing that supports the preservation and creation of quality, affordable housing.

Sherman offers a complete community experience with a variety of quality lifestyle amenities for all.

Sherman has a balanced and diverse transportation network of safe, connected, well-designed streets, trails, and pathways.

Sherman promotes high quality, balanced, and flexible development patterns that supports existing residents and manages future growth in a fiscally sustainable manner.

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PART 2

Community Context

Sherman
CLASSIC TOWN. BROAD HORIZON.

Welcome to Sherman!

Throughout its history, Sherman has managed to cultivate and maintain a quality of living and community identity that has contributed to Sherman's attractiveness to new businesses and residents.

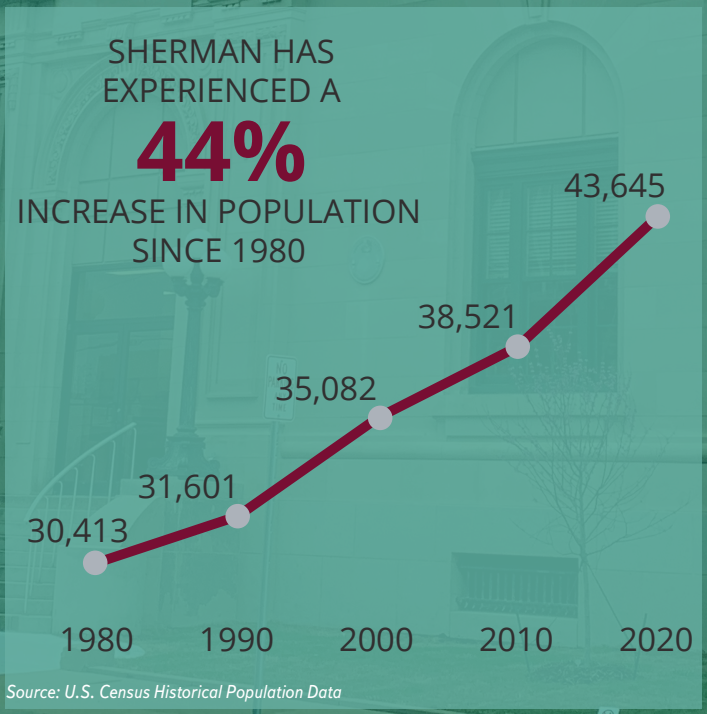
Designated as the county seat on March 17, 1846, the town was named for General Sidney Sherman, a hero of the Texas Revolution and one of the state's earliest railroad promoters. Detailed in the book *Grayson County*, by the 1880s Sherman had become "a thoroughly stable community and had pretty well lost all traces of the rawness of the frontier." A public school system was established in 1883, and, along with Austin College, the North Texas Female College, and Mary Nash College, provided Sherman with a wealth of higher education institutions.

Sherman has experienced continued growth since the 1930's ranging from a 4 to 24 percent population increase each decade. During the 1950s and 1960s, the city saw a surge in industrial growth. Plants that located in Sherman during that period include IBM, Johnson and Johnson, and Texas Instruments. By 1970 Sherman was home to about 40 manufacturing plants which provided jobs and stability to the community.

Once known as the "Athens of Texas" for it's numerous institutions of higher learning, some people are now saying Sherman is the "Silicon Valley of Texas" due to the announcement of multiple silicon chip factories expected to bring over 4,500 new jobs to the city.

Sherman's established history as an employment hub combined with the City's proximity to the Dallas-Fort Worth Metroplex and excellent infrastructure indicates that it will continue to grow.

Historic Downtown Sherman, Texas. Circa early 1900's
Source: City of Sherman



Source: U.S. Census Historical Population Data

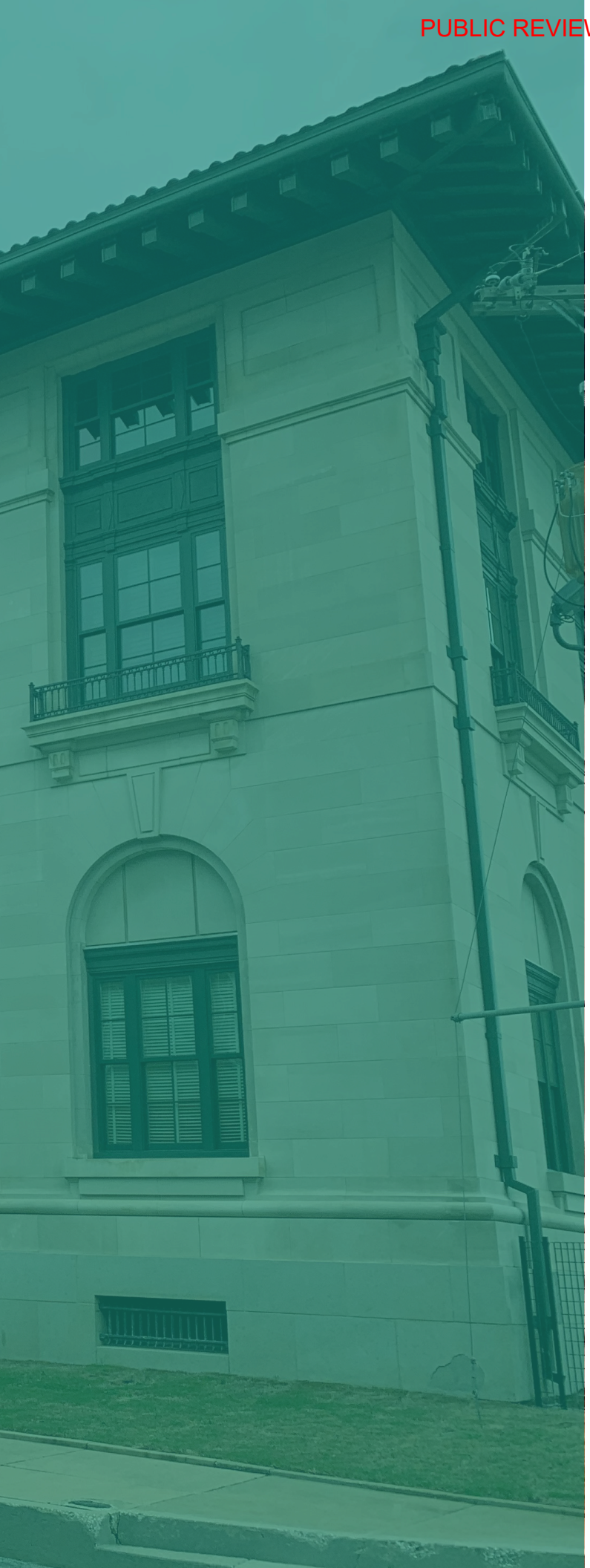


FIGURE 2.1 HISTORICAL TIMELINE

1846 — *Sherman was founded*

Sherman is relocated 4 miles east from its original location, to its present day location — **1847**

1872 — *Houston and Central Texas Railway built railways through Sherman*

Austin College moves from Huntsville to Sherman — **1876**

1883 — *Sherman Public School System established*

Tornado passed through southern and western sections of Sherman — **1896**

1901 — *First interurban railway in Texas was built between Sherman and Denison and was later extended to Dallas*

Sherman racial riot burns courthouse and Sherman's Black district — **1930**

1948 — *Perrin Air Force Base reactivated*

Sherman is home to about 40 manufacturing plants — **1970**

Texas Instruments breaks ground on $30 billion manufacturing plant — **2022**

Regional Context

The City of Sherman is located in the northern Blackland Prairie ecoregion of Texas on the edge of the North Central Plains and Coastal Plains of Texas. Shown in Map 2.1, *Regional Context* to the right, the City is located between the Oklahoma border (Red River) and the Dallas-Fort Worth (DFW) Metroplex along the US Highway 75 (US-75) corridor. From a larger regional context, Sherman is located between the urban areas of DFW (70 miles to the south) and Oklahoma City (180 miles to the north).

Sherman is also part of the Texoma region which is defined as the area on either side of the Texas and Oklahoma border along the Red River valley, in particular the eight counties around Lake Texoma. Much of the population is concentrated in the Sherman—Denison Metropolitan Statistical Area. Sherman is also 10 miles south of Lake Texoma, one of the largest reservoirs in the State of Texas and is well-known for its champion bass fishing, sailing, camping and hiking.

Sherman's regional proximity to urban areas, the availability of undeveloped land, and the ease of access to roadways like US-75, US-82, and US-69 (30 miles west) are positioning the community for continued growth.

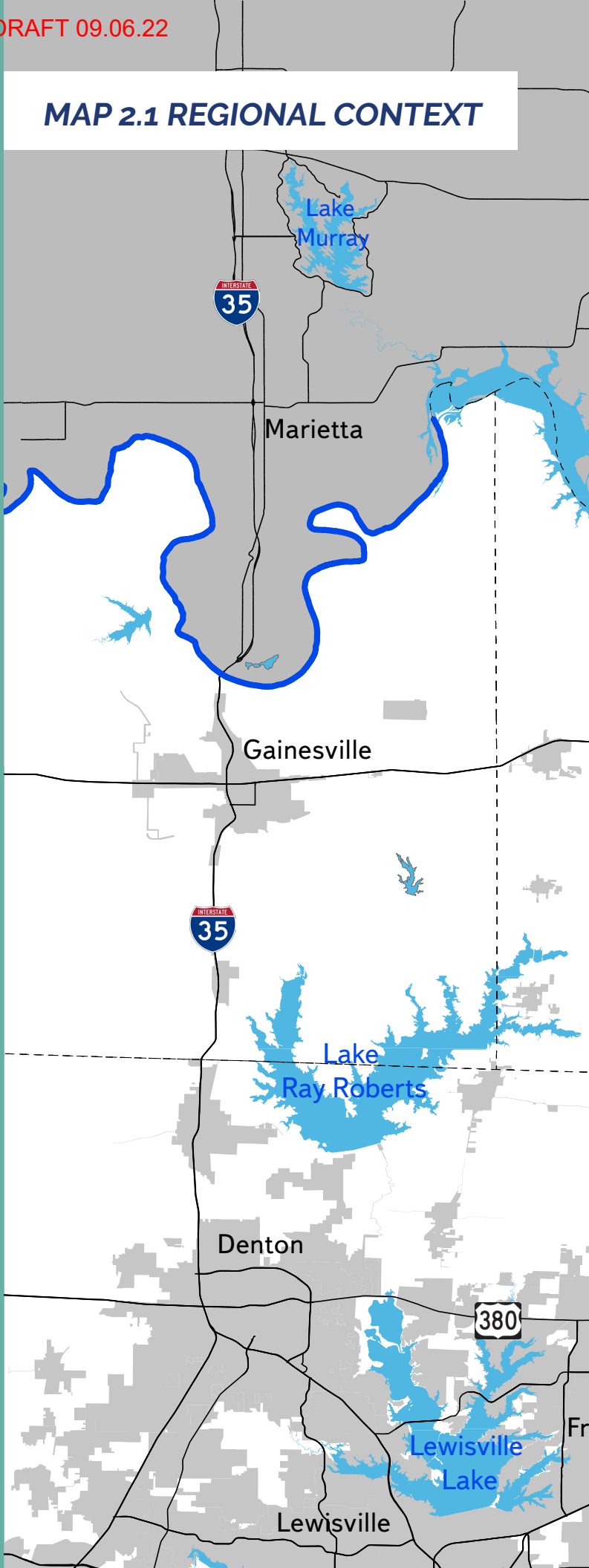
43,645
people in Sherman (2020)

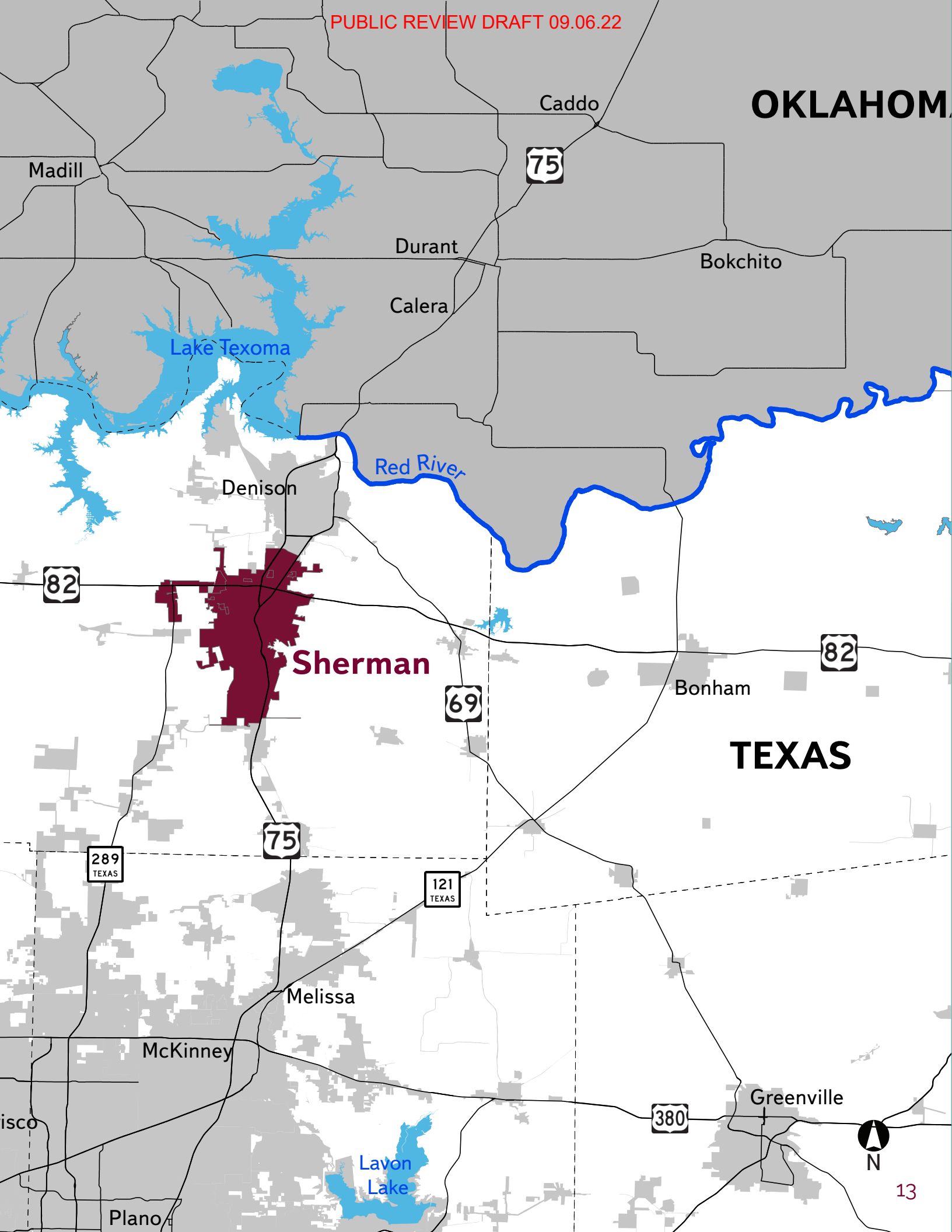
70
miles from Dallas-Ft. Worth

21
Average travel time to work (in minutes)

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimate

MAP 2.1 REGIONAL CONTEXT




OKLAHOMA
Caddo
Madill
75
Durant
Bokchito
Calera
Lake Texoma
Red River
Denison
82
Sherman
69
Bonham
82
TEXAS
75
289
TEXAS
121
TEXAS
Melissa
McKinney
380
Greenville
Lavon
Lake
Plano
N

Planning Area

The planning area for the Sherman Comprehensive Plan is shown in **Map 2.2, *Planning Area*** and is 63 square miles. The planning area is the incorporated area of the City of Sherman (the city limits), as well as the extraterritorial jurisdiction (ETJ).

CITY LIMITS

The Sherman city limits are approximately 47 square miles. The boundaries of the city limits change as voluntary annexations occur. The city limits is the area where Sherman has the ability to enforce the power given to Home Rule municipalities by the State of Texas. Within the city limits, Sherman provides water and wastewater, enacts zoning, subdivision and building regulations, and provides police and fire services.

ETJ

The ETJ is the area 2 miles out from the city limits. This is the area that could be annexed by the City. As the city limits expands, the ETJ also expands in proportion. The ETJ boundary also expands when certain population thresholds are reached, in accordance with Texas state statutes. In the ETJ, the City has the ability to enforce subdivision regulations. When the population of Sherman reaches 50,000, the ETJ boundary will extend to 3.5 miles.

COMMUNITY SNAPSHOT

Pages 16 and 17 present a brief overview of demographics and trends in Sherman from 2020, which is the most recent US Census data available during the development of this plan.

POPULATION PROJECTIONS

New housing development in Sherman

According to the US Census, between 2010 to 2020, Sherman had an average growth rate of 13 percent. Based on the regional conditions and the planned developments in Sherman, it is highly likely that this growth rate will continue or increase in the near future.

On page 16 the population projections graph illustrates four different projections for Sherman's population growth. The orange "Development Pipeline" estimate was based off planned residential developments coming to Sherman, factoring in vacancy rates and average household size. The maroon "TWDB" estimate is derived from the population projections from the Texas Water Development Board for the City of Sherman. The final blue and green estimates are based off the historic trend of Sherman representing a consistent 30% of Grayson County's population. This percentage was used to extrapolate future Sherman populations based off the TWDB and Texas Demographic Center (TDC) population projections for Grayson County.

GROWTH AND DEVELOPMENT CONSTRAINTS

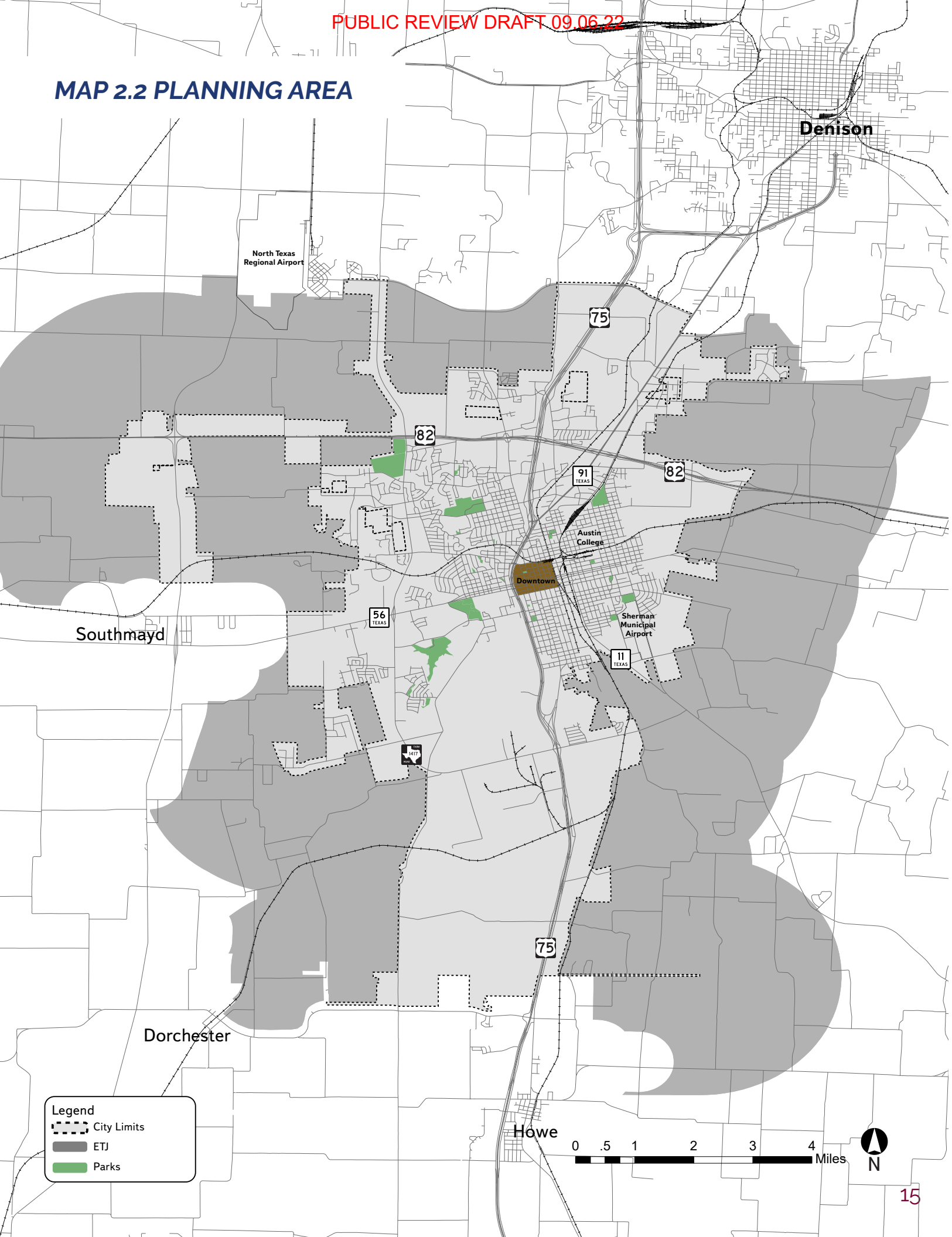
ENTITLED PROPERTY

As of the date of this plan, there are approximately 20,000 planned residential lots in the Sherman planning area. Overall, with these types of numbers, this means that Sherman is on the verge of rapid growth. Generally, these lots are subject to regulations that were adopted prior to the development of this plan. However, the development constraint occurs when these properties, which are scattered throughout the planning area, begin to develop and are not in conformance with this plan's vision. It is critical that these developments are woven into the land use pattern as the areas around them begin to develop.

SURROUNDING MUNICIPALITIES

The surrounding municipalities of City of Howe (to the south) and City of Denison (to the north) create growth constraints. Southmayd and Dorchester are on the west and provide a barrier to growth to the southwest of Sherman. The city limits of these communities abut Sherman's city limits to the north, south, and southwest. This means that the city limits of Sherman will not expand north and south along US-75, except to fill in gaps, and will likely not expand west.

MAP 2.2 PLANNING AREA

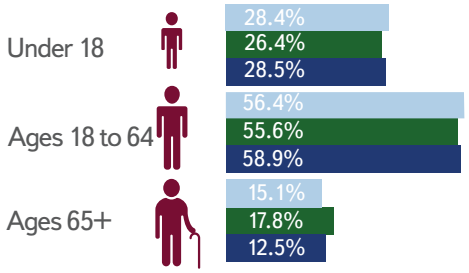


Community Snapshot

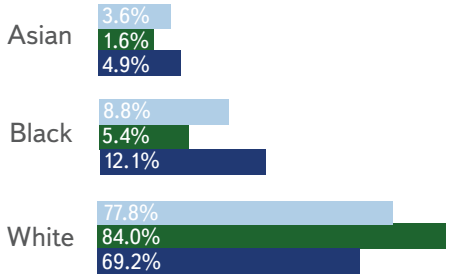
Overall Population (2020)

City of Sherman
43,645
Grayson County
135,543
Texas
29,145,505

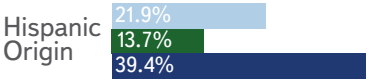
Population by Age (2020)



Race (2020)



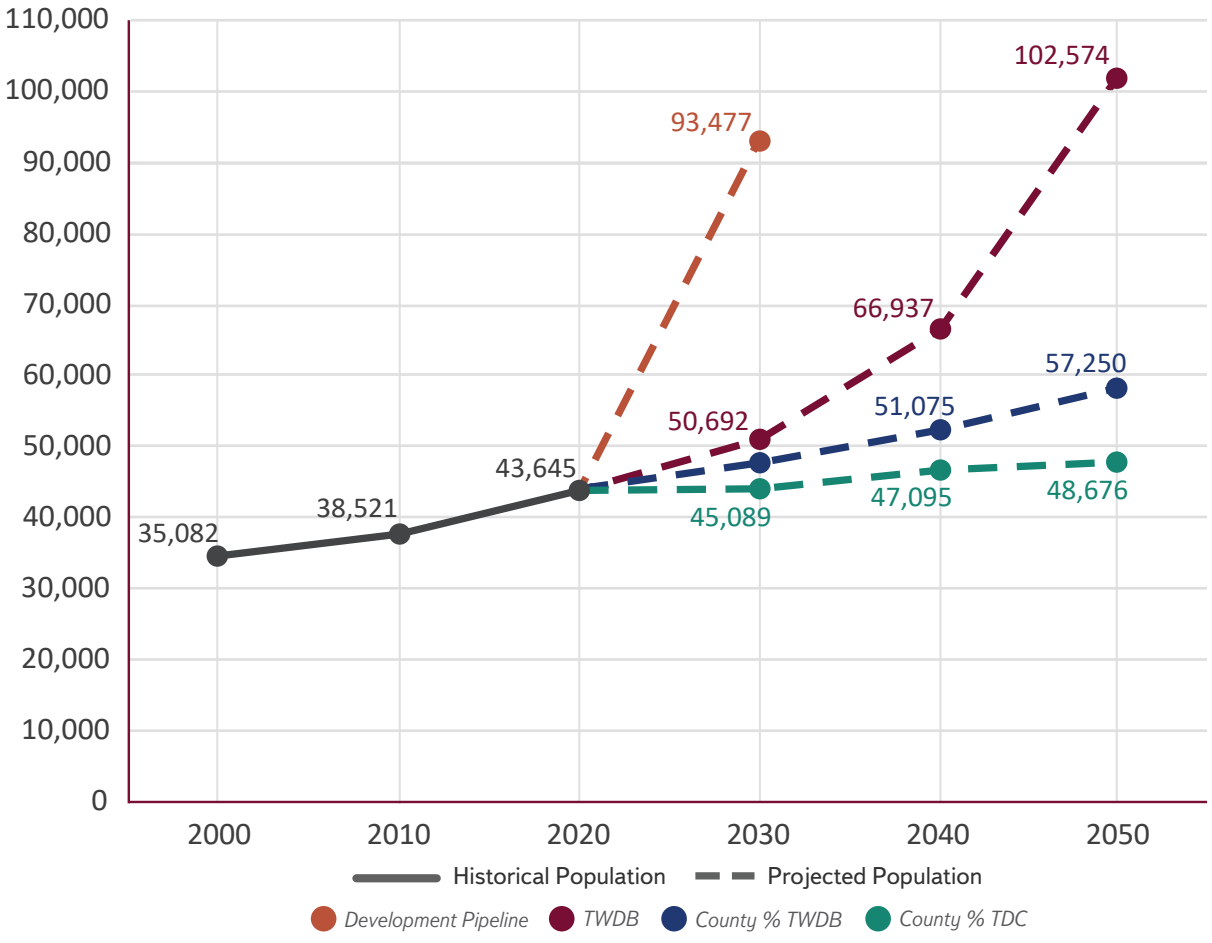
Ethnicity (2020)



City of Sherman | Grayson County | Texas

Population Projections

(see page 14 for a description of the population projection methods used.)



Median Home Value

City of Sherman
$131,300
Grayson County
$152,400
Texas
$187,200

Median Household Income

City of Sherman
$50,627
Grayson County
$58,296
Texas
$63,826

Average Household Size

City of Sherman
2.87
Grayson County
2.73
Texas
2.98

Employment Rate

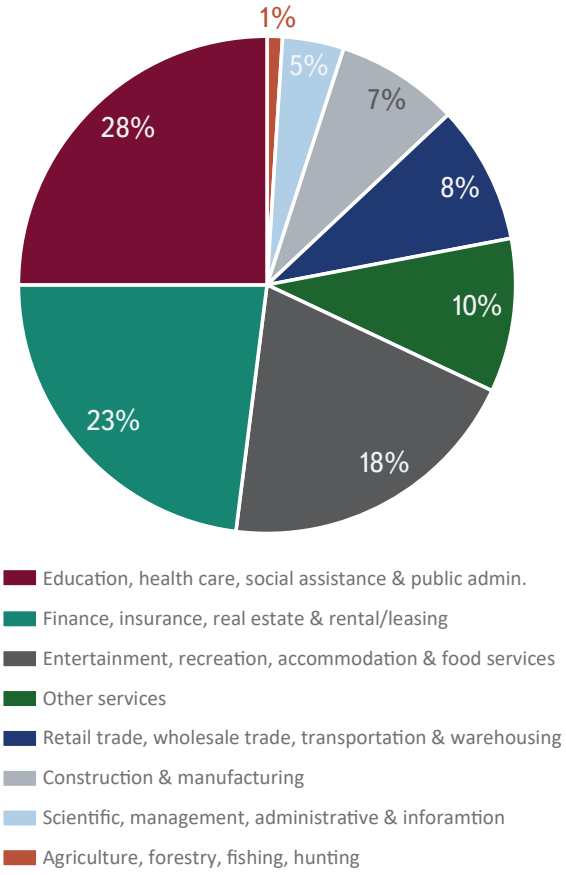
City of Sherman
60.8%
Grayson County
59.5%
Texas
61.0%

Families Below The Poverty Line

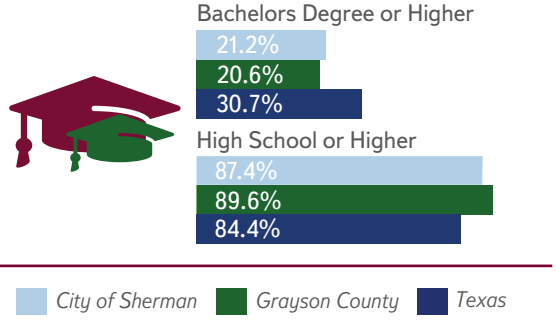
City of Sherman
12.1%
Grayson County
8.6%
Texas
10.9%

Source (all figures): U.S. Census Bureau American Community Survey 2020

Sherman Industries



Educational Attainment



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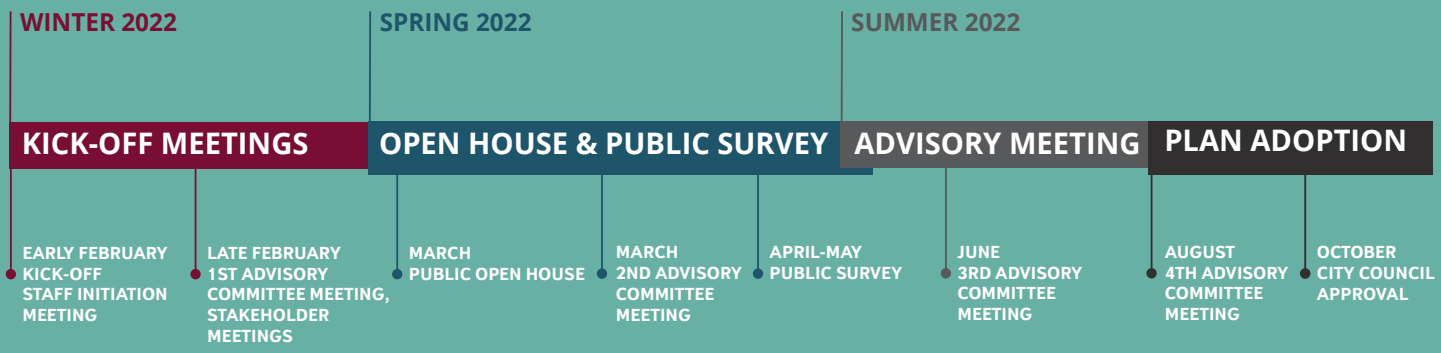
PART 3
Community Engagement

Sherman
CLASSIC TOWN. BROAD HORIZON.

Community Engagement Summary

To ensure that this plan embodies the vision of the community, an extensive public engagement process was completed to identify the needs and desires of the community. The information collected during this process created the foundation for this plan as well as the Trails Master Plan which was developed at the same time. Community engagement efforts for both plans were combined and both plans were developed simultaneously.

FIGURE 3.1 PLAN TIMELINE



STAKEHOLDER MEETINGS

A series of virtual stakeholder meetings were held during the beginning of the public engagement process for these plans. Information collected during these meetings helped shape the community survey and open house questions and generated ideas that could be incorporated later as recommendations. Three stakeholder meetings were conducted over two days with stakeholders being divided into groups by their area of expertise and/or interest. Below is a brief summary of takeaways resulting from all of the stakeholder meetings.

KEY TAKEAWAYS

- City and school district have good working relationship
- Lack of fun things to do for youth
- More pedestrian connections needed between Austin College and Downtown
- Need more high paying jobs
- Need more development on East side (grocery store, housing, etc.)
- Being a one high school town keeps the community connected and close-knit
- Lack of things to do (Entertainment, dining, shopping, etc.)
- Make Downtown a destination
- Unique identity from other nearby cities
- Need better infrastructure
- Regional and local connectivity
- Good base of volunteers to help with trails
- City of Sherman currently unsafe for pedestrians and cyclists
- Abandoned railroad is a good opportunity for trails
- Prioritize children, safe routes to school

ELECTED & APPOINTED OFFICIALS

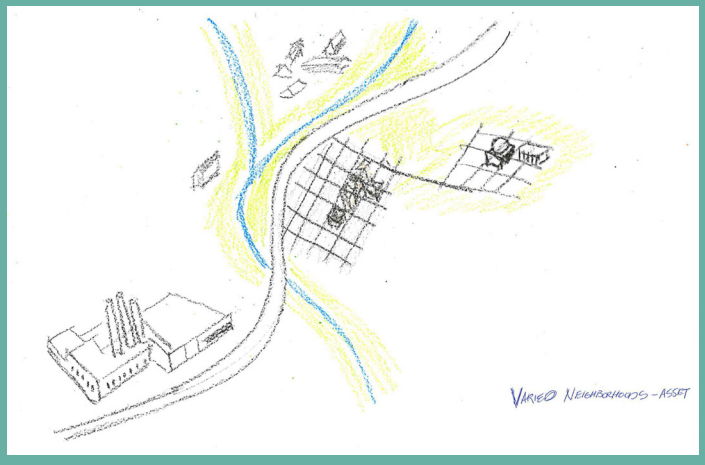
A full day was spent conducting individual 1-hour interviews with all City Council Members and the Mayor of Sherman. These interviews were used to gather input from City Council members about specific issues important to them and their constituents.

ADVISORY COMMITTEE

The Advisory Committee met at key intervals throughout the process to provide invaluable input and guidance for both the Comprehensive Plan and the Trails Master Plan. Through a series of four meetings, the sixteen-person CPAC guided the development of the plan by identifying and evaluating issues and needs, assisting with setting priorities, and providing comments on the plan's preliminary and final recommendations.

MEETING SUMMARIES

1. The purpose of this meeting was to introduce the plan, Halff team, and committee members.
2. Attendees identified top priorities and community issues through a Strengths, Opportunities, Aspirations, and Results (S.O.A.R.) analysis; "What does Sherman mean to you mapping" exercise; and, conducted a Focus Area activity which highlighted Downtown, trails, and general development.
3. This meeting covered goal and action creation as well as prioritization for recommendations and two hands-on future land use and trail corridor mapping exercises.
4. The CPAC reviewed and revised the final draft plan before recommending to City Council for adoption.



Hand drawn interpretation of the City of Sherman depicting the industrial, downtown and Austin College.

The second Advisory Committee meeting held on March 29th, 2022.

The Advisory Committee completing mapping exercises where they drew their own map of Sherman showing significant places to the community.

PUBLIC OPEN HOUSE SUMMARY

An in-person open house was held in the Sherman Municipal Ballroom, on March 28, 2022, to solicit initial community input for the development of the Comprehensive Plan and Trails Master Plan. Individuals were asked to provide feedback on a number of topics which had been identified as key issues during the kick-off meetings. Door prizes were given out by the City of Sherman to encourage attendance. Open house attendees were asked to express their opinions by placing stickers next to priorities or writing thoughts on post-it notes. The outcomes of the open house engagement identified trail connectivity, downtown living, and a concern for updated infrastructure and streets as top priorities.

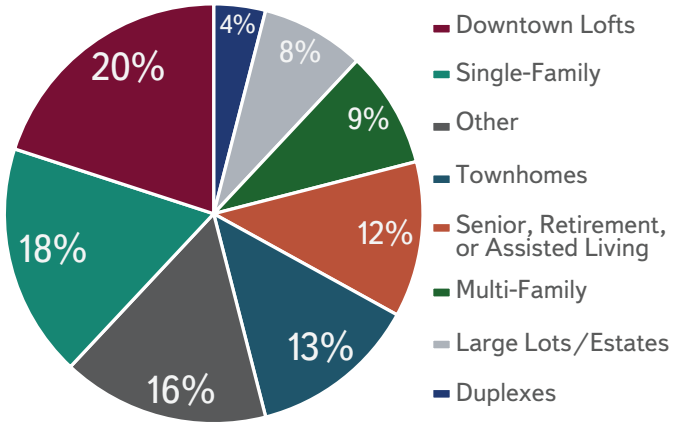
72

participants attended the event

Residents of Sherman give input at the public open house held on March 28th, 2022.

Residents of Sherman give input at the public open house held on March 28th, 2022.

TYPE OF HOUSING MOST NEEDED IN SHERMAN



TOP THREE PRIORITIES FOR THE FUTURE OF SHERMAN

1. Parks & Trails

2. Downtown as a Destination

3. Other

ONLINE SURVEY SUMMARY

An online survey was available to the public to gather community input for the development of the Comprehensive Plan and Trails Master Plan. The survey was available from April 14, 2022 through May 22, 2022 and administered in both English and Spanish. The survey was offered online and the opportunity was given to complete the survey at a community event. The focus of the survey was to gain an understanding of the desires of residents for the future of Sherman.

The 26-question survey included a variety of topics such as demographics, overall quality of life, satisfaction with City services, transportation, housing and neighborhoods, economic development, community development, and priority issues.

Prizes were given out by the City of Sherman to encourage participation across the community. The public input received during this effort was an important source of information for developing the community vision and priorities. A full copy of the survey in English is provided in the ***Appendix***.

1,653

survey responses collected

TOP FIVE AREAS OF IMPORTANCE

RANKING	AREAS OF IMPORTANCE
1	HOUSING AFFORDABILITY
2	QUALITY SCHOOLS AND EDUCATION
3	QUALITY NEIGHBORHOODS
4	EMPLOYMENT OPPORTUNITIES
5	ACCESS TO HEALTHCARE

TOP THREE MOST SATISFIED AREAS OF CITY PERFORMANCE

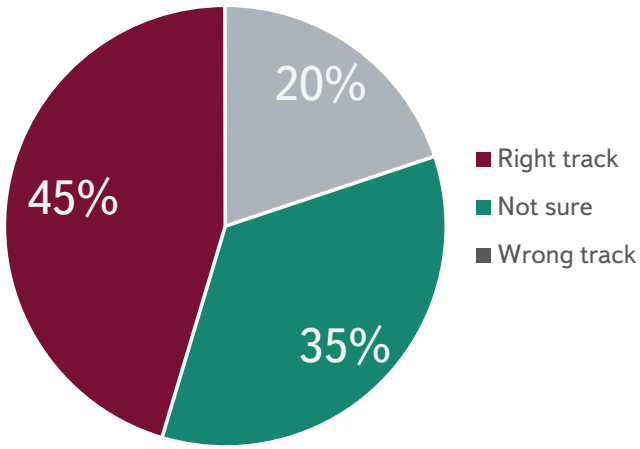
1. Encouraging economic growth

2. Community events and festivals

3. Quality of parks and recreation

WHAT DO YOU LOVE ABOUT SHERMAN?

DO YOU FEEL THAT SHERMAN IS ON THE RIGHT TRACK WITH RECENT GROWTH AND DEVELOPMENT?



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PART 4

Guiding the Future

Sherman
CLASSIC TOWN. BROAD HORIZON.

Framework for the Future

Sherman has many positive attributes and qualities that position the city well for the future. In a fast-growing environment, the churn of energy and challenge is real, with much conversation and opinion about how to move forward. The community's vision for the future calls for action that will produce economic strength, community vitality, and quality development. This vision has shaped the basis of the plan recommendations in this section.

The framework for this community agenda is organized around the following focus areas: Housing and Neighborhoods, Land Use and Design, Mobility, and Livability.

This section identifies a series of strategies to accomplish the goals set for these four focus areas over time. It is understood that not every strategy will be completed in the near-term or, in some cases, throughout the time horizon of this plan. As such, ***Part 5, Implementation,*** sets out a prioritized implementation action plan which provides more clarity for the specific action steps needed to achieve the strategies.

PLAN GOALS

There is one community goal associated with each of the four focus areas in the comprehensive plan that are intended to guide the associated strategies and actions. These goals, outlined on the following pages, represent broad topics of equal importance that will guide the Sherman action plan over the next five to ten years. Each goal is summarized as a statement of desired outcomes, which can be viewed as a commitment for the community to achieve as the plan is implemented.

It is important to note that the plan goals are not ranked in order of importance or priority. The priorities and timing of associated actions necessary to achieve the goals are detailed in the Implementation tables contained in ***Part 5, Implementation.*** It is intended that the City of Sherman will take action and respond to community needs on each of these goals during implementation. While there will be changing priorities over time, with shifting order of magnitude, these goals will be enduring and constant throughout the time frame of the plan.

The community goals build on the vision and engagement that provided the framework for the community agenda. This should start with the leadership of the City government, yet should include the citizens, local businesses, civic organizations and partnering entities in participation together to work towards these outcomes. This section and the subsequent implementation section are presented hand-in-hand to guide the community with action-oriented steps towards the future.

Downtown Sherman at night

FIGURE 4.1 COMPREHENSIVE PLAN FOCUS AREAS

PLAN RECOMMENDATION FRAMEWORK

- **Focus Areas** – organizational area to group strategies and actions through specific focal elements
- **Goals** – broad statements of desired community outcomes/ achievements
- **Strategies** – policies and objectives designed to achieve goals
- **Actions** – action steps used to accomplish the goals and strategies

GOAL 1 | Housing & Neighborhoods

SHERMAN BUILDS LONG-TERM NEIGHBORHOOD INTEGRITY WITH A BALANCED, DIVERSE MIX OF HOUSING THAT SUPPORTS THE PRESERVATION AND CREATION OF QUALITY, AFFORDABLE HOUSING.

Feedback from the public engagement process indicated housing affordability was the highest priority. Generally, affordable housing is defined as housing that is built to last and both suitable and affordable for people from all walks of life. The cost of housing is typically determined by the marketplace's tolerance. However, cities do have a role in affecting prices by regulating density, product types, and community desirability. Sherman can position itself to adapt to changing market conditions and promote housing affordability by encouraging diversity in housing products and defined density in appropriate locations. It will be critical for Sherman to balance affordable housing needs with quality home construction, location, and appropriate densities. With over 40,000 acres designated for neighborhoods on the Future Land Use Plan, it is critical for these neighborhoods to be "complete neighborhoods."

COMPLETE NEIGHBORHOODS

Vibrant and economically successful cities are comprised of strong, cohesive neighborhoods, woven together by thriving commercial corridors, and punctuated with schools and lively "centers" or "activity nodes." Well-designed neighborhoods that have stood the test of time exhibit key characteristics and include many of the following features:

- Equal prominence of pedestrian and vehicular circulation
- Variety of dwelling types
- Convenient access to schools, recreation, and daily conveniences
- Efficient street layouts with connectivity to major streets and other neighborhoods
- Cohesive visual identity
- Landscaping, conservation areas, and/or greenbelt and trails

STRATEGIES

STRATEGY 1.1: *Continue to partner, and find new partnerships, with local and regional organizations to support affordable housing initiatives.*

STRATEGY 1.2: *Invest in programs that allow Sherman residents the opportunity to become invested in their community through housing.*

STRATEGY 1.3: *Pursue affordability and diversity in the Sherman housing market.*

STRATEGY 1.4: *Update the land development code to support housing that has well-defined character, compatibility with adjacent uses, and balanced density.*

STRATEGY 1.5: *Protect and enhance existing neighborhoods and housing stock.*

Examples of existing housing in Sherman

FIGURE 4.2 ELEMENTS OF A COMPLETE NEIGHBORHOOD

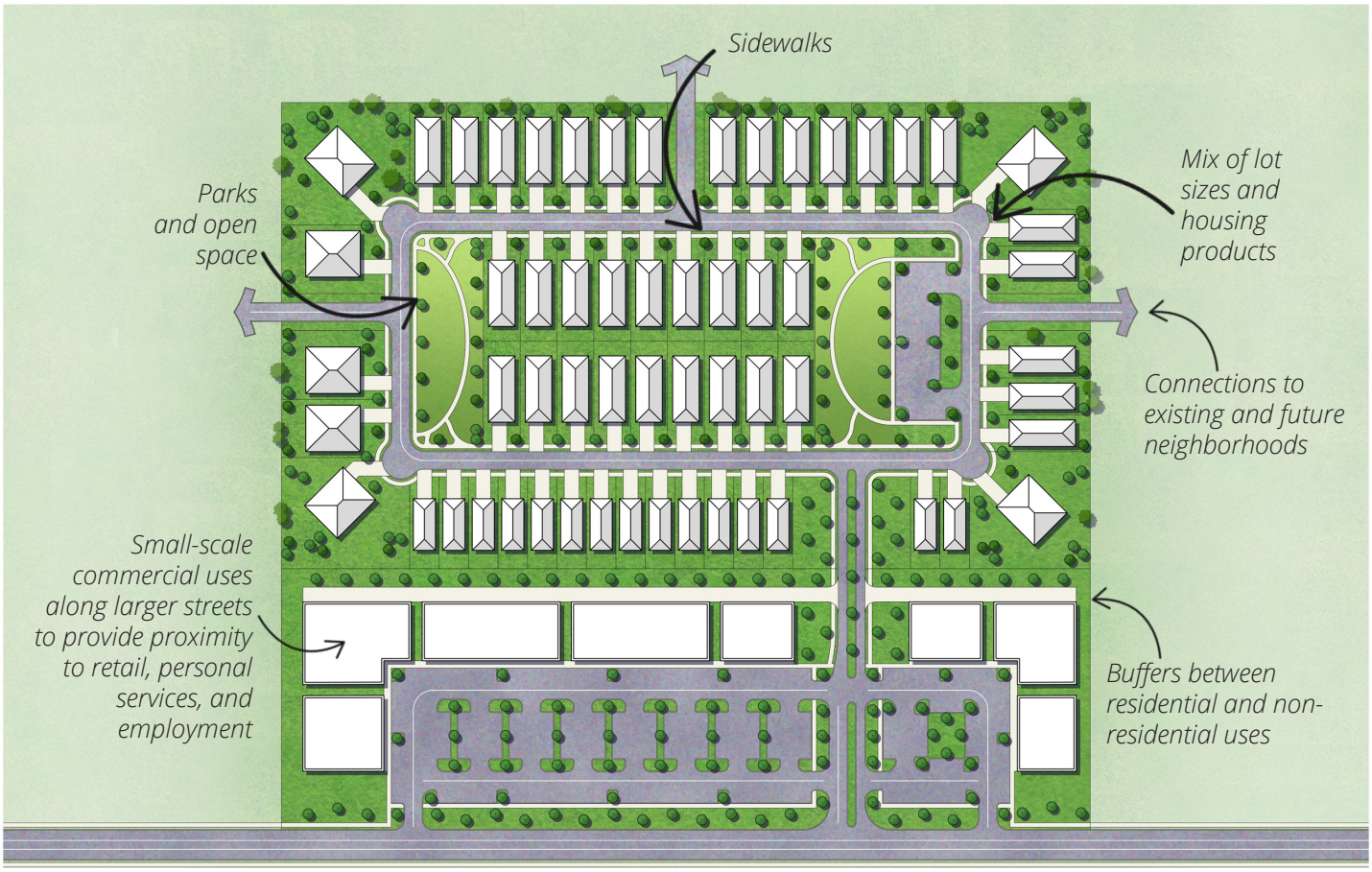


FIGURE 4.3 CONSERVATION SUBDIVISION

CONSERVATION SUBDIVISION DESIGN CAN ACHIEVE THE SAME OR GREATER DEVELOPMENT YIELD THAN TRADITIONAL DEVELOPMENT WHILE MAINTAINING RURAL CHARACTER.

GOAL 2 | Land Use & Design

SHERMAN PROMOTES HIGH QUALITY, BALANCED, AND FLEXIBLE DEVELOPMENT PATTERNS THAT SUPPORTS EXISTING RESIDENTS AND MANAGES FUTURE GROWTH IN A FISCALLY SUSTAINABLE MANNER.

To grow how the community desires, Sherman must remain focused on quality development and balanced land use. Quality development is defined as development which is aesthetically pleasing, adds value to the community, and fits cohesively into the city's adopted future land use map. The Future Land Use Map graphically depicts the preferred patterns of future development and is to be used as a tool to guide staff, elected and appointed officials, and the development community during times of decision-making. **Map 4.1, *Future Land Use*** and associated descriptions capture the community's values and envisioned future regarding how, when, and where Sherman should grow over the next 10 years and beyond. It covers all areas within the city limits and the City's ETJ. The map was derived using feedback from the public engagement process.

STRATEGIES

STRATEGY 2.1: *Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Sherman.*

STRATEGY 2.2: *Maintain and update development codes to achieve the community's desired character and quality.*

STRATEGY 2.3: *Support placemaking efforts that enhance the community character of Sherman.*

STRATEGY 2.4: *Ensure effective communication with developers regarding regulatory requirements and implementing the vision of the community.*

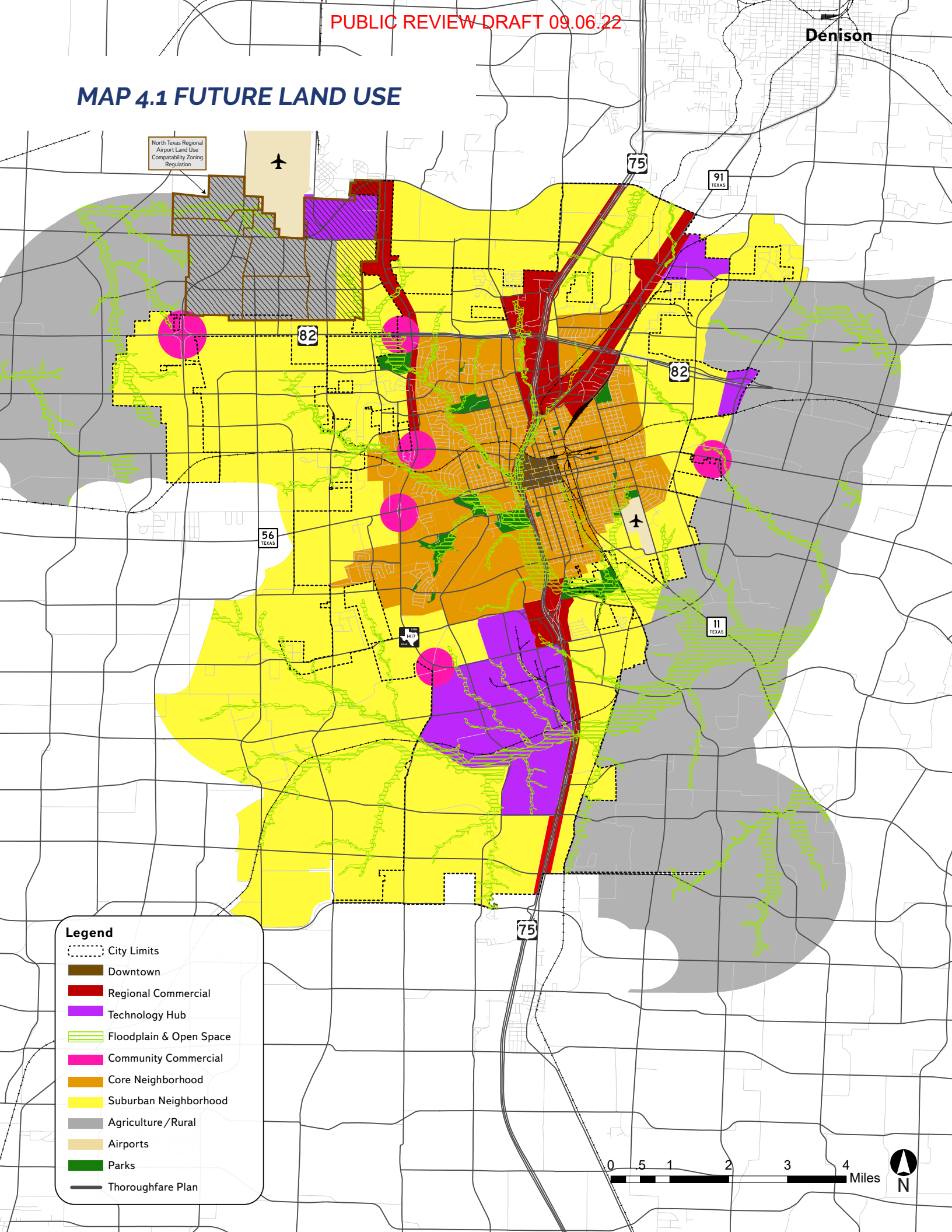
STRATEGY 2.5: *Develop gateway features and wayfinding that delineate the boundaries of the city and guide visitors to key destinations.*

FUTURE LAND USE DESIGNATIONS AND DESCRIPTIONS

The future land use descriptions, starting on page 32, provide further information about the purpose of these different areas of the community, including:

- **Intent & Character:** This subsection provides a general description of the intended character of development.
- **Appropriate Land Use Types:** This subsection provides guidance on the primary, and in many cases, secondary uses which may be appropriate in certain areas of the city and to update zoning district regulations.
- **Compatible Zoning Districts:** This subsection provides guidance as to which established zoning district(s) may be most appropriate to implement the intent of the future land use category. In many cases, improvement to the City's regulations may be warranted to fully achieve the envisioned character.
- **Considerations:** This subsection provides guidance on proposed locations and development qualifiers which may be appropriate during zoning requests, development approvals, as well as during subsequent updates to the City's regulations.

MAP 4.1 FUTURE LAND USE



Future Land Use Descriptions

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Example of high density lofts in Sherman

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, SF-1, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Example of existing suburban development in Sherman

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- General Commercial
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman Town Center on US-75 is an example of Regional Commercial

TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Medium Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

FLOODPLAIN & OPEN SPACE

Intent & Character

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

Appropriate Land Use Types

- Parks
- Trails
- Open Space

Compatible Zoning Districts

- All zoning districts

Considerations

- These areas should be located throughout the community and incorporated into new developments.
- There are opportunities for trails, trailheads, and stream crossings throughout floodplain corridors that should be constructed or funded in coordination with adjacent development projects.

GlobiTech, Inc, a key employer in Sherman's Technology Hub area

DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

AGRICULTURE/RURAL

Intent & Character

The Agriculture/Rural category is intended for areas of Sherman that are not anticipated for development within the next ten years. These areas are generally located in the ETJ and do not have adequate utilities planned to serve development. Development in this category will generally be served by well water and on-site sewer facilities. It is intended that as development and utilities move further out, these areas should be re-evaluated and assigned an appropriate Future Land Use category during the next comprehensive plan update (or sooner, if needed).

Appropriate Land Use Types

- Large lot residential
- Farming and agriculture

Compatible Zoning Districts

- Residential Agricultural
- Estate Residential

Considerations

- Since a majority of this category is located in the ETJ, use cannot be controlled through the application of zoning. Because of this, the subdivision ordinance should be evaluated to ensure quality subdivision regulations.

Downtown Sherman

GOAL 3 | Mobility

SHERMAN HAS A BALANCED AND DIVERSE TRANSPORTATION NETWORK OF SAFE, CONNECTED, ATTRACTIVE STREETS, TRAILS, AND PATHWAYS.

The purpose of robust mobility planning is to identify and address key transportation issues in the community and make recommendations to help improve community mobility. Much of the credit in a successful transportation system is derived from long-term planning, projection of needs, and wise allocation of resources. Specifically, this means identifying the demand for certain transportation facilities and anticipating future demand as the community expands by area and population. To maintain a higher quality of life for residents and remain competitive, local and regional transportation investments will be necessary commensurate with this growth. Coordinated efforts are needed to ensure that new streets are properly planned and efficiently implemented, and the design character of the streets should correspond with land uses.

A key element of the mobility planning effort is **Map 4.2, *Thoroughfare Plan***. This tool is used by not only City leadership, the Planning and Zoning Commission, and City Council, but also landowners and community builders. This plan provides a long-term outlook for the main thoroughfare connections and extensions as new development occurs.

THOROUGHFARE PLAN MAP

The Thoroughfare Plan Map, **Map 4.2**, identifies the location and type of street facilities that are needed to meet projected long-term growth within the area. It is not a list of construction projects but rather serves as a tool to facilitate the preservation of future corridors for transportation system development. Many of the proposed arterial and collector streets identified on the Thoroughfare Plan Map, especially in the ETJ, will likely not be needed or constructed within the next 20 or 30 years. A key purpose of the Thoroughfare Plan Map is to preserve a general alignment and sufficient width to allow for efficient expansion and improvement of the street system. So that as development occurs in the future, the City can ensure the construction of transportation facilities to serve the needs of the community at that time.

In addition, it provides opportunities for other transportation modes so as not to place a fiscal burden on the community to fund extensive street improvements, which, in turn, require long-term maintenance.

Displayed on the Thoroughfare Plan Map are the proposed general alignments for the extension of existing collectors, arterials and planned new streets.

STRATEGIES

STRATEGY 3.1: *Provide for a safe and well-maintained transportation system in Sherman.*

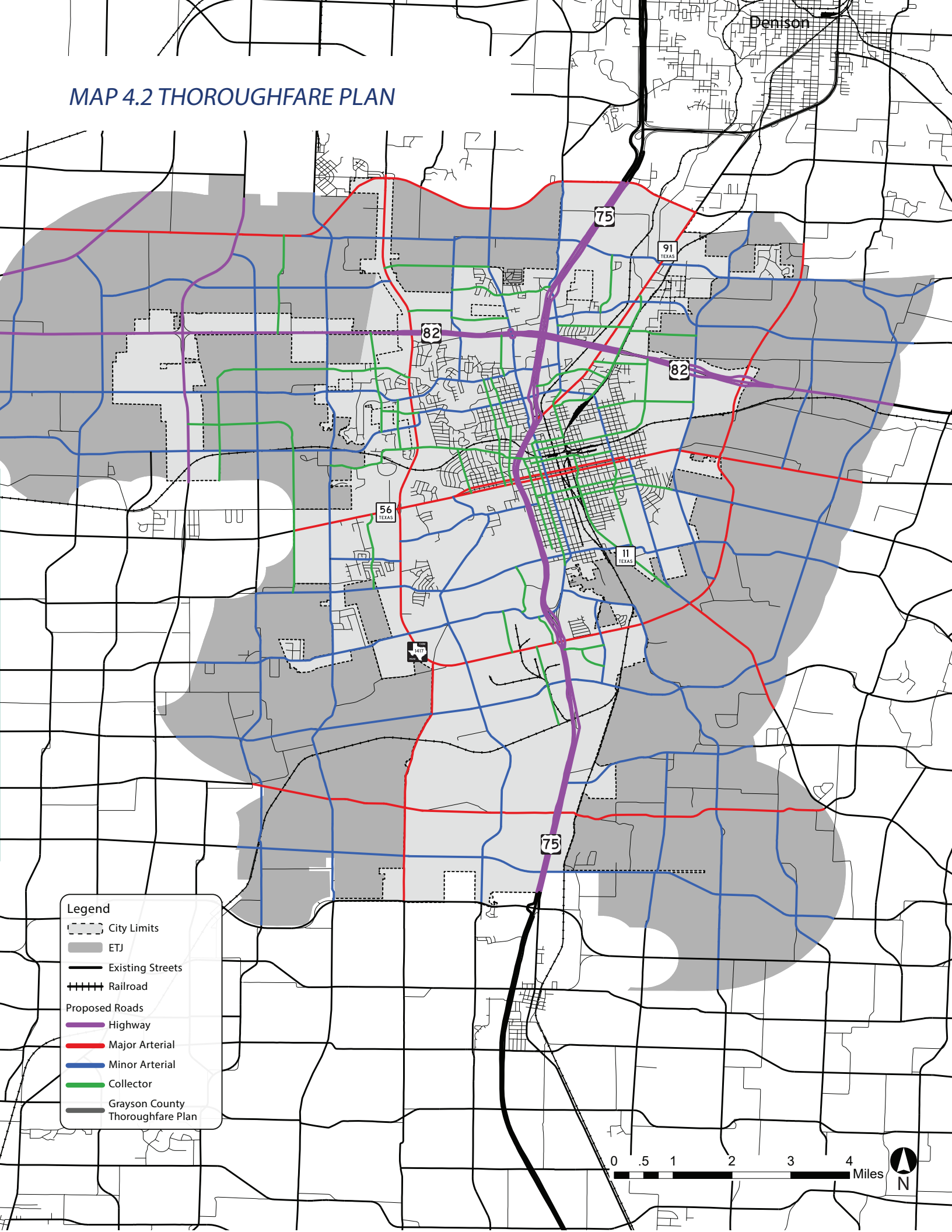
STRATEGY 3.2: *Proactively plan for a multimodal transportation system to reduce congestion and accommodate anticipated travel demand.*

STRATEGY 3.3: *Expand Sherman's transportation system in a context-sensitive manner to respect community character, connectivity, and safety.*

STRATEGY 3.4: *Enhance and expand public transportation options.*

STRATEGY 3.5: *Build a safe, connected community-wide system of trails which create linkages to greenspaces, parks, neighborhoods, and destinations.*

MAP 4.2 THOROUGHFARE PLAN



Issues and Opportunities

A CONNECTED AND SAFE MOBILITY NETWORK

A well-managed and maintained transportation system is paramount to ensuring safe and functional streets on an ongoing basis. While street construction and expansion improvements are important to address existing and future transportation needs, maintenance of existing street facilities will require equal attention of the City. Financial resources dedicated to transportation improvements need to be carefully balanced with basic maintenance and operations of the existing systems of travel. Case in point, streets in the older parts of town have worsened over time and are in need of repair. Some of this decline is inherent to the aging of streets and is simply indicative of the need for continued maintenance. In other situations, associated corridor infrastructure (sidewalks, intersection controls, crosswalks, etc.) was never installed along City streets and need to be constructed.

GREATER WALKING AND BIKING OPPORTUNITIES

Bicycle and pedestrian facilities increase livability and help create a cohesive environment that is interconnected by way of street corridors and a system of bike lanes, trails, and sidewalks. In addition to their practical function of getting people to their destinations, pedestrian and bicycle facilities can help serve some recreational needs in the community. Currently, the private automobile is the primary form of transportation for most individuals in the Sherman area. However, with an aging population and the presence of Austin College, opportunities exist for providing and accommodating alternative modes of transportation including bike and pedestrian facilities.

The Trail Master Plan identifies the location of priority corridors for existing and future bicycle and pedestrian infrastructure in the City of Sherman. It will be important to for the City to focus on the development of these corridors as development occurs or if right-of-way can be acquired in advance of development.

CONNECTIVITY AND CHARACTER-BASED STREETS

A main consideration in building a street network is the physical design of the corridor and its infrastructure elements. Character-based streets are important to ensure that the elements within each streetscape are cost-effective yet with a pleasing design that is calibrated to the transportation needs of the corridor and adjacent development. For instance, the majority of the City's older residential areas are on a grid system. However, newer neighborhoods to the north and northwest have been designed with a curvilinear street pattern. Concerns have been raised regarding connectivity, service delivery, and impacts on arterials. Adequate connectivity within and between neighborhoods should be a priority. Likewise, new subdivisions and commercial centers should be developed in a manner that allows for multiple mobility options. A well-designed, multi-modal corridor can be a boost to a neighborhood.

PUBLIC TRANSPORTATION SERVICES

For many, the car will remain their primary form of transportation, but resources for transit service must also be prioritized to serve the current needs. There are many people who cannot, or who desire not to, use a car every day. The younger generation is increasingly seeking safe and efficient alternatives to driving, while an increasing number of retired and elderly residents may need to rely on transportation alternatives.

Allowing residents to use additional public transportation options from their homes to employment and key destinations in an efficient way is essential to quality of life. As the population ages, ensuring availability of alternative transportation options will be important in enhancing mobility. Likewise, given limited resources and constraints to solely funding routes through the city, maximizing partnerships will be a crucial long-term transit implementation strategy.

FUNCTIONAL CLASSIFICATION OF STREETS

An effective transportation system is comprised of a network of streets each with its own designation, function, and capacity within the system. Each segment contributes to the interconnectivity of the network. Therefore, for a network to operate efficiently, it is essential for there to be a complete network of streets.

A well-connected and functional street network is one that is safe, cost-effective and in harmony with adjacent land uses. Characteristics of the City's functional classification system as represented in the types of streets shown on the Thoroughfare Plan Map can be found in the City's 2040 Thoroughfare Plan Update.

GOAL 4 | Livability

SHERMAN OFFERS A COMPLETE COMMUNITY EXPERIENCE WITH A VARIETY OF QUALITY LIFESTYLE AMENITIES FOR ALL.

Livability elements include the aggregate of employment opportunity, educational opportunity, shopping and attractions, quality infrastructure and public services, healthcare alternatives, and recreational amenities. These are among the things that are attractive to people seeking to stay in Sherman or relocate their families and businesses there. To grow how the community desires, the City must remain focused on quality of life elements that make Sherman a great place to live.

Downtown is a unique asset to Sherman which captures the city's history and culture. This special area requires continued efforts to cultivate and plan for a second coming of the historic downtown. The Sherman community spoke loudly that they want downtown activated, but not at the expense of its charm and historic feel. Efforts to initiate a downtown action plan would help position the city center for a dynamic future as the community expands.

QUALITY OF LIFE

When planning for the future, city staff and urban planners often consider 'Quality of Life' indicators because these measures help tell the story of a city's livability and desirability to both current and new residents. While the factors that define a city's quality of life can vary, they often include aspects such as employment and financial status, health, education, and public services. Additionally, these factors can include placemaking and cultural vibrancy.

In several of these areas, such as employment and cost of living, Sherman fares better than the state as a whole; in other areas, Sherman is actively seeking to improve through the development of parks, trails and enhancement of downtown Sherman. Many residents enjoy the quality of life in Sherman for its "small-town feel" yet relatively easy access to big-city amenities. With continued growth, preserving this element will be an important consideration for maintaining Sherman's quality of life.

STRATEGIES

STRATEGY 4.1: *Create and maintain strong partnerships with education providers and community groups to achieve community goals and foster civic pride.*

STRATEGY 4.2: *Prioritize integrated and well-planned utility infrastructure to serve desired growth.*

STRATEGY 4.3: *Encourage redevelopment and activity in downtown Sherman with locally-owned businesses, shopping, dining, and entertainment opportunities.*

STRATEGY 4.4: *Build upon and promote signature regional attractions, events, and destinations within Sherman.*

STRATEGY 4.5: *Expand Sherman's burgeoning economy through targeted economic development initiatives, marketing, destination attractions, and community support of quality development.*

STRATEGY 4.6: *Provide park and recreation amenities that are inclusive and accessible to all residents.*

STRATEGY 4.7: *Sustain a forward thinking, high-performing, and accountable City government and municipal services.*

STRATEGY 4.8: *Facilitate development of acute-care hospital facilities within Sherman.*

DOWNTOWN ACTION PLAN

A Downtown Action Plan will not only dive further into the character elements sought by the public but will focus on land use and mobility changes. This special-area master plan should include a review of appropriate uses for a historic downtown, infrastructure, civic and public space, design and preservation elements to maintain and celebrate Sherman's heritage. The ultimate outcome of the effort should not only focus on the design and branding elements but, perhaps even more importantly, the activation of desired uses and businesses so that the district will truly come to life. The plan should establish a cohesive design theme, desired land uses and intensity, and a master infrastructure plan that addresses fire flow and drainage. The development of the plan should include public participation, especially from downtown property owners and business owners.

DOWNTOWN AS A DESTINATION

Land use is a critical component to the success of any downtown. Having an appropriate mix and density of residential and commercial uses will attract more residents and visitors and help fill vacancies. Currently Sherman's downtown is predominantly daytime uses which leaves the area empty in the evenings. Citizens expressed a strong desire for more nighttime activities and weekend activation. More shops and restaurants, better entertainment options, and more festivals and events were the top requested elements from the public survey. Residents at the open house also showed a strong interest in downtown living, which would help to create a "captive market" for downtown businesses to thrive.

DOWNTOWN FUNDING

Several infrastructure improvements are needed in downtown Sherman for more businesses to open. Many of the buildings are older and are not up to code and the sewer infrastructure is outdated and undersized, although sewer planning efforts are ongoing. Ensuring the public improvements required for redevelopment are made in downtown may take a variety of funding sources and prioritized budget allocations. Examples of funding mechanisms include Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), Municipal Bonds, and developer contributions. Prioritized projects for downtown through the Capital Improvement Program (CIP) can be identified through a Downtown Action Plan.

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PART 5
Implementation

Sherman
CLASSIC TOWN. BROAD HORIZON.

Plan Implementation

It is through action, decision making, coordination, and monitoring that the Plan comes to fruition. The importance of planning cannot be overstated—planning provides for the protection of private property and ensures future development occurs in a coordinated and organized fashion. The future of Sherman will be shaped using policies and recommendations developed in this Plan. City representatives, City staff, and dedicated citizens will all need to be "Champions" of the plan to ensure the recommendations guided by the public input process are properly implemented. The roles of each of the following will be crucial to ensure effective implementation of the Plan.

CITY STAFF

- Managing the day-to-day implementation of the Plan, including ongoing coordination necessary for plan implementation
- Supporting and carrying out capital improvement planning efforts in accordance with the Plan
- Managing the drafting of new or amended land development regulations in accordance with the Plan
- Conducting studies and developing additional plans
- Reviewing applications for consistency with the Plan as required by the City's land development regulations

P&Z COMMISSION

- Making recommendations related to development and redevelopment
- Ensuring that development is consistent with the vision, goals, objectives, actions, and policies of this plan
- Preparing a periodic progress report with the help of City staff to review goals to evaluate consistency with the plan's vision

CITY COUNCIL

- Adopting amendments to the Plan by ordinance, after the recommendation by the Director of Development Services
- Adopting new or amended land development regulations to implement the Plan
- Approving inter-local agreements that implement the Plan
- Establishing the overall action priorities and time-frames by which each action item of the Plan will be initiated and completed
- Considering and approving the funding commitments that will be required
- Offering final approval of projects and activities and the associated costs during the budget process, keeping in mind the need for consistency with the Plan and its policies
- Providing policy direction to the Planning and Zoning Commission, other boards, and City staff

DEVELOPMENT PROCESS

There will likely be many occasions when this Plan's directives require interpretation, adaptability, and flexibility. These circumstances should be thoughtfully approached and evaluated based on compliance and implementation with the Plan vision, goals, commitments, and initiatives in ***Part 5, Implementation.*** Particularly as it pertains to physical plans such as the Future Land Use Plan and Thoroughfare Plan, staff and decision-makers in the development process will make daily determinations interpreting the Plan.

During the development process, proposals will often be considered for developer and landowner agreements, planned developments, rezonings, etc. These are critical decision points to ensure planning goals are achieved, the public is informed, and processes are clear to promote community investment from builders. City staff should analyze applications for compliance with the goals and commitments provided in ***Part 4, Guiding the Future.*** This process should include evaluating an application by demonstrating general compliance with the comprehensive plan and reference to individual goals, strategies, or even actions.

PLAN TO CODE RELATIONSHIP

Though adoption of this Plan is a big accomplishment, the next step is to translate this Plan's actions to the City's Development Code. While the Comprehensive Plan creates the vision for community desires, the Code enables the City to enforce that vision. Once this Plan is adopted, the City should immediately complete an assessment of the current Unified Development Code to determine what is needed to meet the vision of the new Comprehensive Plan. With this information defined, the City can then move towards updating the existing Code to align with the vision of the Comprehensive Plan. Additionally, as this Plan is updated over time, the Code should be updated accordingly, in order to reflect the changing conditions in Sherman.

SPECIAL AREA AND MASTER PLANS

The Sherman Comprehensive Plan covers a wide variety of topics which have the potential to affect the City's existing and future plans. This includes additional plans and studies, some of which are recommended in ***Part 4, Guiding the Future.*** Some of these exist or are ongoing planning exercises, such as the Water and Wastewater Master Plan and the Trails Master Plan. Others are anticipated in the future, such as a Downtown Action Plan and the Parks, Recreation, and Open Space Master Plan update.

As implementation actions are initiated, the City should ensure that actions within this Plan consider existing citywide service plans and special area plans and work to align the two. Additionally, when other City plans are being updated, those plans should ensure that updates align with the goals and actions defined in the Comprehensive Plan.

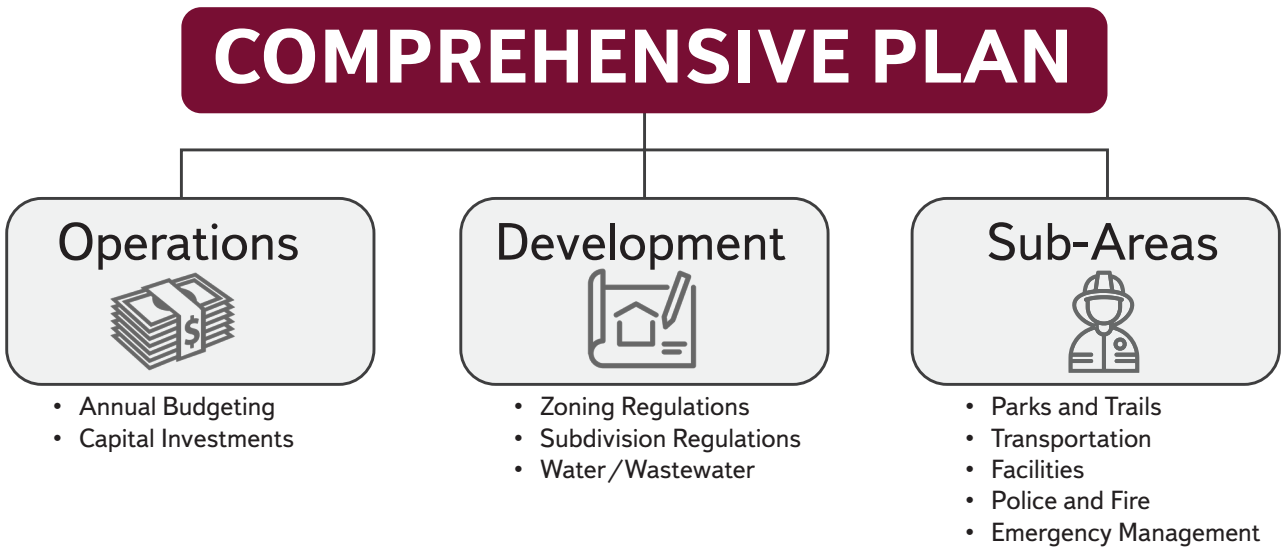
MONITORING AND BENCHMARKING

The City of Sherman will monitor the Plan implementation activities and the corresponding effects on the community environment, community prosperity, and community livability. Monitoring activities will not only record implementation accomplishments and measures of success but will also reveal opportunities to modify and amend the Sherman Comprehensive Plan to address changing conditions or community preferences.

Realizing the vision of Sherman involves actively and deliberately working toward the action steps in the implementation table. This plan created goal statements and strategies — which culminated in action steps. In the Implementation Action Plan, page 47, the departments involved in each action are listed, providing guidance as to who shares accountability in the outcome.

As part of the ongoing implementation process, benchmarking and monitoring should take place regularly. These reports should include a status update on implementation, important actions and accomplishments occurring in the past year, and identification and recommendation of needed actions and programs to be created and implemented in the coming year. The Comprehensive Plan report should be presented at a work session and regular session of the City Council.

FIGURE 5.1 PLAN RELATIONSHIP TO OTHER AREAS



PLAN INTEGRATION

As this plan is put into action, an important element of its success is the funding and annual programming of implementation projects. Components include annual budgets, capital improvement program (CIP), departmental business plans, and their ongoing alignment to achieve effective outcomes.

ANNUAL BUDGETING

A primary source of funding for implementation of this plan is the City's annual budget, made up of various revenue sources. For implementation actions to be completed, the City must have adequate funds to complete the necessary work. It is recommended that each action taken by City Council is tied to the goals of City's comprehensive plan, strategic plan and other relevant master plans through direct language in resolutions and ordinances.

CAPITAL IMPROVEMENT PROGRAM

A capital improvement program is a multi-year plan (typically annual, 5-year and 10-year) that identifies upcoming capital projects for prioritization and funding. Projects include street infrastructure; water, wastewater and drainage facilities; open space, trails and recreation facility construction and upgrades; and the purchase of major equipment. Identifying and budgeting for major capital improvements will be essential towards the successful implementation of this plan. Decisions regarding the prioritization of proposed capital improvements should take into account the policy and management directives of this plan to ensure alignment between the two.

PLAN UPDATE

This Plan is only a snapshot in time. As the community evolves, the plan must change as needed to keep the community's vision enact. In order to remain consistent with the community's vision, implementation must be flexible and allow for adjustments to account for shifts at the local and national level over time. Therefore, it is recommended that this Plan be revisited on a regular and routine basis followed by warranted updates.

FIVE-YEAR UPDATE

The purpose of the update is to evaluate the original assumptions from the plan regarding growth and development trends, emerging issues, and to determine if remaining proposed action strategies are still relevant. The five year update should include the following:

- A summary of plan amendments and accomplishments to date;
- Changes in trends and issues since the previous plan adoption (e.g., changes in the predicted growth rate and the corporate boundaries; demographic composition; community attitudes; or other social, environmental, or political issues which may affect the feasibility of implementation);
- Conflicts between decisions made and implementation actions yet to be undertaken;
- Changes in law, procedures, or programs which will affect identified implementation actions; and
- A comprehensive re-evaluation of the Implementation Action Plan.

TEN-YEAR UPDATE

The plan should be taken through a full update process every 10 years. The 10-year update should include the following:

- Comprehensive re-evaluation of the community's vision for the future;
- Evaluation of action items from this plan that have yet to be considered;
- Re-engagement of the public;
- Re-analysis of the issues and trends related to community growth, transportation, land use, parks and recreation, public facilities and services, and infrastructure; and
- A new plan of action reflective of the refined vision for the future.

PLAN AMENDMENT

From time to time, it may be necessary for the City to amend the overall plan in response to changing circumstances, development trends, or a unique opportunity. This will more than likely occur in regards to the Future Land Use Map, which is intended to be a durable implementation tool yet not be too rigid that desired changes cannot be accommodated. A development process and amendment guide should be prepared immediately following adoption for clarity regarding amendments to the Future Land Use Map.

As time goes by, if there are only a few modifications, the Future Land Use Map is still serving its purpose. If there are significant and frequent changes to the plan, a more comprehensive evaluation should be undertaken and the plan should be revised, with input from the public.

AMENDMENT INITIATION

Amendments to the plan are typically requested by a landowner, developer, or by the City itself. Most commonly, these circumstances occur during the development entitlement phase, where staff may determine that a rezoning proposal is not consistent with the comprehensive plan and the proposal should either be altered for compliance or pursued as an amendment. Determination of a necessary amendment should be made by City staff when the proposal is incompatible with the Future Land Use Map. The process for such an amendment should follow an established process formally approved and codified by the City. The process should include public hearings so that citizens have a chance to voice their opinions. It is recommended that the City maintain the threshold for a super-majority approval for comprehensive plan amendments.

At times, the City may need to initiate the comprehensive plan amendment process. Such an action may be needed to amend the land use framework, strategies or actions due to changing circumstances, respond to state legislation or mandates, etc. Such amendments shall be consistent with the goals of this plan and citizen input is a critical part of consideration of future adjustments. Significant amendments and updates may warrant input from the Citizens Comprehensive Plan Committee. Ongoing citizen involvement and buy-in is critical to maintaining the support of the plan as the city grows and evolves.

Implementation Action Plan

Successful implementation of the community's vision is the shared responsibility of the residents, property owners, business owners, governmental agencies, civic organizations, service providers, trade groups, social advocates, and others. With a 10-year implementation period for this plan, however, it will take the leadership of the City of Sherman to remind its residents, stakeholders, and partners that there is a role for all of them to pursue the desired outcomes of their comprehensive plan. This section of the plan contains the Implementation Action Table. This table contains all of the recommendations of the Plan prioritized and assigned to the department that will be involved in their completion.

Actions listed in the Implementation Action Table are classified under the following broad categories:

- **Program**. These initiatives may include creating a new program or expanding upon existing key City programs.
- **Study**. These initiatives may include conducting further studies to identify solutions to particular problems.
- **Policy**. Official procedures or policies used to make City decisions.
- **Partnership**. These initiatives will include two or more entities working close together to serve as champions of the plan.
- **Regulation**. Council approved regulations used to direct growth or additional procedures.

The actions listed within the implementation tables in this section are allocated among four levels of prioritization and reflect the action's priority as determined during the comprehensive planning process.

The four time frames identifies when comprehensive plan actions should be initiated:

- **(0-2)**. Actions should be initiated within the next one to two years although completion may extend across a larger time frame. These are the City's top priorities for implementation.
- **(3-5)**. Actions which may be initiated within the next three to five years.
- **(6-10)**. Most of these actions are projected to be implemented in the long term and may be further prioritized in following plan updates.
- **(Ongoing)**. Actions may also be ongoing where they represent a policy or practice that should occur throughout the planning period as a mark in all of the above timeframe categories.

TABLE 5.1 IMPLEMENTATION ACTION TABLE

	ACTIONS	ACTION TYPE	TIME FRAME (YEARS) 0-2	3-5	6-10	INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
GOAL 1: HOUSING AND NEIGHBORHOODS | SHERMAN BUILDS LONG-TERM NEIGHBORHOOD INTEGRITY WITH A BALANCED, DIVERSE MIX OF HOUSING THAT SUPPORTS THE PRESERVATION AND CREATION OF QUALITY, AFFORDABLE HOUSING.						
Strategy 1.1: Continue to partner, and find new partnerships, with local and regional organizations to support affordable housing initiatives.						
a.	Develop on-going partnerships with non-profits to encourage housing targeted to lower-income residents.	Partnership	X	X	X	Development Services, City Council
b.	Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.	Partnership	X	X	X	Development Services, City Council
c.	Continuously network with affordable housing developers/organizations and create a marketing package sharing Sherman demographics and housing needs.	Partnership	X	X	X	Development Services, City Council
Strategy 1.2: Invest in programs that allow Sherman residents the opportunity to become invested in their community through housing.						
a.	Establish special incentive areas where the City will prioritize funding of programs, incentives, and development.	Policy	X	X	X	Development Services, City Council
b.	Continue to offer the Residential Tax Abatement program.	Program	X	X	X	City Council
Strategy 1.3: Pursue affordability and diversity in the Sherman housing market.						
a.	Create a streamlined and expedited permitting process for housing developments in the special incentive areas, including participation criteria.	Program	X			Development Services
b.	Promote a diversity of residential building types, lot sizes and density ranges in new neighborhoods or areas designated as higher density on the Future Land Use Map.	Policy	X			Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
c.	Locate future affordable housing units in a dispersed manner throughout the city to avoid the creation of concentrated low-income districts.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
Strategy 1.4: Update the land development code to support housing that has well-defined character, compatibility with adjacent uses, and balanced density.						
a.	Assess and update the development code to include a balanced array of lot sizes, product types, and zoning districts to promote housing diversity.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
b.	Update the development code to allow for density bonuses in strategic development areas.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
c.	Continue to support rezonings and PDs that allow for a mix of housing options near supporting services and amenities.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
d.	Encourage more urban-level density near walkable amenities such as downtown lofts, vertical mixed-use structures, and multi-family apartments when reviewing development proposals.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
Strategy 1.5: Protect and enhance existing neighborhoods and housing stock.						
a.	Create targeted zoning standards specific to the Core Neighborhoods depicted on the Future Land Use Map to allow for compatible infill and redevelopment.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
b.	Continue to support code enforcement efforts through adequate staffing and technology needs.	Policy	X	X	X	Code Enforcement, Development Services, City Council
c.	Develop partnerships with community organizations to assist homeowners with home improvements and facade repairs.	Partnership	X			Development Services, City Council

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
d.	Continue to build working relationships with neighborhood groups and HOAs to ensure effective communication regarding safety, upkeep, service delivery, and community amenities	Partnership	X	X	X	Community Services or Neighborhood Services, Development Services, City Council
e.	Encourage the creation of more HOAs to efficiently maintain community standards.	Policy	X	X	X	Community Services or Neighborhood Services, Development Services, City Council
f.	Create a log of vacant, dilapidated structures or non-conforming uses and structures. Maintain log with up-to-date information and continue to support code enforcement activities.	Program	X			Community Services or Neighborhood Services, Development Services, City Council
GOAL 2: LAND USE AND DESIGN | SHERMAN PROMOTES HIGH QUALITY, BALANCED, AND FLEXIBLE DEVELOPMENT PATTERNS THAT SUPPORT EXISTING RESIDENTS AND MANAGES FUTURE GROWTH IN A FISCALLY SUSTAINABLE MANNER.						
Strategy 2.1: Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Sherman.						
a.	Consistently utilize the Future Land Use Map when reviewing development proposals and rezoning applications. Use the map to assist landowners, prospective builders, and other entities such as the Economic Development Corporation (EDC) to plan for the future.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council, EDC
b.	Partner with local ISDs to plan for future school population and facility needs, including coordination of school sites in future neighborhoods, infrastructure and access needs, and other partnership opportunities.	Partnership	X	X	X	Development Services, City Council, ISD
c.	Create and follow a process for Future Land Use Map amendments to ensure that proposed changes are analyzed consistently with the comprehensive plan vision.	Policy	X			Development Services, Planning & Zoning Commission, City Council
d.	Promote community growth at activity centers and key corridors to create a balance of land uses across the Sherman community.	Policy	X	X	X	

Refer to page 47 for a description of the action types and timeframes.

	ACTIONS	ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
Strategy 2.2: Maintain and update development codes to achieve the community's desired character and quality.						
a.	Review and update Sherman's land development codes to ensure quality site design standards for commercial, industrial and high-density residential developments.	Regulation	X	X	X	Development Services, Planning & Zoning Commission, City Council
b.	Assess and update the subdivision regulations to ensure consistent land development standards in the ETJ and City Limits.	Regulation	X			Development Services, Engineering
c.	Study the feasibility of using a fiscal impact analysis tool to assess new development.	Study	X			Development Services
d.	Prepare urban design guidelines that can be applied to high density centers and corridors and/or overlay areas and historic districts.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
e.	Promote the co-location of future schools, neighborhood centers, parks, and trails.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
f.	Consider establishing a Tree Preservation Ordinance.	Policy	X			Development Services, Planning & Zoning Commission, City Council
Strategy 2.3: Support placemaking efforts that enhance the community character of Sherman.						
a.	Pursue national recognitions to establish Sherman as a community of choice.	Program	X	X	X	Development Services, City Council, EDC, Tourism/Main Street
b.	Develop a "buy local" campaign to continuously promote Sherman area businesses.	Program	X	X	X	Development Services, City Council, EDC, Tourism/Main Street
c.	Pursue, promote, and encourage public art and distinctive design in public spaces.	Program	X	X	X	Development Services, City Council, EDC, Tourism/Main Street
d.	Continue to encourage more event spaces and activities for entertainment and attractions to increase local and regionally serving users.	Program	X	X	X	Development Services, City Council, EDC

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
e.	Maximize tree cover along pedestrian corridors and in association with public gathering spaces.	Program		X		Development Services, Engineering, Parks and Recreation
f.	Create additional programs to support the creation, attraction, retention, and expansion of local businesses.	Program		X		Development Services, EDC
Strategy 2.4: Ensure effective communication with developers regarding regulatory requirements and implementing the vision of the community.						
a.	Hold annual round table discussions with the development community to solicit feedback and maintain awareness of regulatory changes.	Program	X	X	X	Development Services
b.	Continually maintain and update online mapping, development guides, and other pertinent development information on the City's website and in the offices.	Program	X	X	X	Development Services
c.	Develop new administrative forms, guides, and other education resources or processes to effectively implement updates to Sherman's land development code.	Program	X			Development Services
d.	Prepare a compatibility matrix that assists staff in assessing potential land use conflicts resulting from a development proposal and identifies possible mitigation measures.	Program	X			Development Services
e.	Communicate the comprehensive plan vision and regulatory requirements during pre-application meetings by creating a meeting notes template that directs potential applicants to important documents and regulations.	Program	X	X	X	Development Services
f.	Continue to regularly review proposed amendments to the development code and submit annual update proposals to the P&Z Commission and City Council.	Program	X	X	X	Development Services, Planning & Zoning Commission, City Council

Refer to page 47 for a description of the action types and timeframes.

	ACTIONS	ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
Strategy 2.5: Develop gateway features and wayfinding that delineate the boundaries of the City and guide visitors to key destinations.						
a.	Pursue the creation of gateway entry features along US-75 northbound and southbound into the City of Sherman to help delineate and brand the community.	Program	X			Engineering, Tourism/Main Street, EDC, Development Services
b.	Develop a cohesive wayfinding signage plan in key locations that direct residents and visitors to community destinations.	Program		X		Engineering, Tourism/Main Street, EDC, Development Services
c.	Work with TxDOT to locate directional signage to important community destinations such as downtown, Austin College, etc.	Program		X		Engineering, Tourism/Main Street, EDC, Development Services
GOAL 3: MOBILITY | SHERMAN HAS A BALANCED AND DIVERSE TRANSPORTATION NETWORK OF SAFE, CONNECTED, ATTRACTIVE STREETS, TRAILS, AND PATHWAYS.						
Strategy 3.1: Provide for a safe and well-maintained transportation system in Sherman.						
a.	Regularly assess pavement conditions throughout the community, primarily in older areas where additional investments may be needed.	Program	X	X	X	Engineering, Public Works, Development Services
b.	In conjunction with street rehabilitation or other public improvement projects, construct or reconstruct sidewalks where they do not exist or are in poor condition (particularly adjacent to schools, parks, public buildings, and the college).	Program	X	X	X	Engineering, Public Works, Development Services
c.	Provide regular maintenance on pedestrian amenities including crosswalks and signals, replacing obsolete traffic signs and synchronizing traffic signals.	Program	X	X	X	Engineering, Public Works, Development Services
d.	Allocate more resources to the maintenance of roadways throughout the City based on pavement condition.	Policy	X	X	X	Engineering, Public Works, Development Services, City Council

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
e.	Rehabilitate streets where railroad tracks have been removed.	Program		X		Engineering, Public Works, Development Services Engineering, Public Works, Development Services
f.	Ensure connectivity of the street network for effective police and emergency response.	Policy	X			Engineering, Public Works, Development Services
g.	Take appropriate steps to enhance safety in school vicinities given traffic and vehicle queuing related to parent pick-up and drop-off.	Policy	X			Engineering, Development Services, ISD
h.	Prioritize bicyclist and pedestrian safety by providing more locations for cyclists and pedestrians to safely cross the major corridors and separating or buffering cyclists and pedestrians from vehicular traffic whenever possible.	Program	X	X	X	Engineering, Public Works, Development Services
i.	Implement neighborhood traffic calming measures, as appropriate, to reduce speeding and cut-through traffic.	Program	X	X	X	Engineering, Public Works, Development Services
j.	Pursue access management policies and regulations to reduce conflict points and enhance traffic flow and safety on major thoroughfares. Update relevant development codes to ensure developers provide alternate travel routes within the overall street network to relieve the traffic burden on major arterials.	Regulation	X	X	X	Engineering, Public Works, Development Services
k.	Monitor the visibility of traffic control and directional signage.	Program	X	X	X	Engineering, Public Works, Development Services
l.	Target traffic enforcement efforts to areas of particular concern for safety.	Program	X	X	X	Engineering, Public Works, Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
m.	Take appropriate steps, in coordination with railroad companies, to improve safety at busy railroad crossings. Install railroad crossing arms at all road intersections with the railroad. To enhance safety, applicable pavement markings and signage should also be installed. Long-term safety and congestion solutions may include the possibility of additional railroad under/overpasses at the most significant locations.	Program	X	X	X	Engineering, Public Works, Development Services
Strategy 3.2: Proactively plan for a multimodal transportation system to reduce congestion and accommodate anticipated travel demand.						
a.	Determine appropriate requirements for sidewalk installation with new development and street construction/rehabilitation. Update relevant codes with construction requirements.	Regulation	X			Engineering, Public Works, Development Services
b.	Clarify the City's role relative to private property owners for sidewalk maintenance and repair and the potential need for maintenance standards to ensure consistency.	Policy	X			Engineering, Public Works, Development Services, City Council
c.	Complete a citywide sidewalk inventory to highlight gaps in the existing sidewalk system, areas with no sidewalks at all, areas where sidewalks are in need of repair or replacement, and areas with the most substantial pedestrian activity where sidewalks are most needed. The City along with Sherman ISD should also submit a grant proposal to the Texas Safe Routes to School (SRTS) program to secure external funding support.	Study	X			Engineering, Public Works, Development Services, ISD, City Council
d.	Continue to enhance ADA mobility as streets, intersections, and sidewalks are reconstructed.	Program	X	X	X	Engineering, Public Works, Development Services
e.	Identify possible roadways appropriate for bike lanes. Many of the City's roadways are currently wide enough to accommodate bike lanes without the need for additional right-of-way acquisition or street widening. Incorporate alignments suggested in the Trail Master Plan to integrate the trail and bike networks.	Study	X			Engineering, Public Works, Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
f.	Prioritize intersections in the community that are heavily used by pedestrians and implement safety improvements. Intersections should be prioritized based on use and pedestrian risk. Improvements could include walk overs; installing accessible ramps for persons with disabilities; marked, signed, and/or signaled pedestrian crossings; and pedestrian-actuated signal detectors.	Program	X	X	X	Engineering, Public Works, Development Services
g.	Target pedestrian/bicycle improvements at key locations within the community including the Downtown area and around schools, parks, and other public places.	Program		X		Engineering, Public Works, Development Services
h.	Add specific pedestrian and bicycle criteria to the site plan review process when large commercial sites are proposed. These criteria may include designation of pedestrian connections to surrounding developments, internal pedestrian and bicycle circulation, bike parking locations, and parking lot safety.	Regulation	X			Engineering, Public Works, Development Services, City Council, Planning & Zoning Commission
i.	Create walkable neighborhoods as future development and redevelopment continues. Availability of nearby services and frequent destinations (school, church, restaurants, grocery store, convenience store, dry cleaners, parks, etc.) allow residents to make shorter trips on foot or by bike rather than getting in their cars and driving for every errand.	Program	X	X	X	Engineering, Public Works, Development Services
Strategy 3.3: Expand Sherman's transportation system in a context-sensitive manner to respect community character, connectivity, and safety.						
a.	Consider incorporating provisions into the City's land development regulations authorizing it to require a traffic impact analysis (TIA) study if projected traffic from a particular development site would exceed a certain established traffic generation threshold or specified development conditions.	Regulation	X			Engineering, Public Works, Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
b.	Promote neighborhood integrity through appropriate street, sidewalk, and crosswalk design, including protection of mature trees in all road construction and rehabilitation.	Policy	X	X	X	Engineering, Public Works, Development Services
c.	Continue to advocate for US-75 reconstruction to upgrade various on and off ramps to contemporary design standards that improve traffic flow and safety. Also, ensure that any improvement of US-75 to interstate standards maintains the same level of accessibility to the heart of Downtown. Entrances and exits to US-75 are the lifeblood of Sherman's economic engine, so any loss of accessibility could have detrimental effects upon local mobility and business operations.	Partnership	X	X	X	Engineering, Public Works, Development Services
d.	Continue work with other agencies in the spirit of intergovernmental cooperation. Projects involving the City and other governmental entities should be evaluated as a means for achieving transportation projects that are regional in scale.	Partnership	X	X	X	Engineering, Public Works, Development Services
e.	Revise Sherman's development codes to include character-based street cross-sections that carefully balance mobility and infrastructure needs with streetscape aesthetic design. Specify street cross section requirements and design standards in the subdivision ordinance.	Policy	X			Engineering, Public Works, Development Services
Strategy 3.4: Enhance and expand public transportation options.						
a.	Explore ways the City can support expanded local transit services, especially to benefit the area's senior population and households without automobiles.	Study	X	X	X	Development Services, City Council, Grayson County MPO

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
b.	Consider potential transit service options to Blalock Industrial Park and Grayson Community College given their relatively remote locations. Given limited resources and the high cost of providing transit/shuttle service, the City should consider forming a partnership with the County and/or Austin College or local employers to provide a service that would be mutually beneficial to all.	Program	X	X	X	Development Services, City Council, TxDOT, Grayson Community College, Austin College, Grayson County MPO
c.	Initiate conversations with TxDOT regarding future plans for streets, bridges, pedestrian improvements and potential turn back options for key Sherman thoroughfares.	Partnership	X			Development Services, City Council, TxDOT
Strategy 3.5: Build a safe, connected community-wide system of trails which create linkages to greenspaces, parks, neighborhoods, and local destinations.						
a.	Implement the Sherman Trails Master Plan to increase access to trails across the community.	Policy	X			Parks and Recreation, Development Services, City Council
b.	Update the development codes to include the trail dedication and improvement requirements.	Regulation	X			Parks and Recreation, Development Services, City Council
c.	Begin process to acquire abandoned railroad right-of-way for trail development.	Program	X			Parks and Recreation, Development Services, City Council
d.	Seek out creative financing opportunities for trail projects such as federal and state grants, partnerships with other entities, sponsorships and volunteer-based efforts.	Policy	X	X	X	Parks and Recreation, Development Services
e.	Maintain adequate funding for maintenance of trails, trail amenities, sidewalk connections, easements, and staffing.	Policy	X	X	X	Parks and Recreation, Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
**GOAL 4: LIVABILITY	** SHERMAN OFFERS A COMPLETE COMMUNITY EXPERIENCE WITH A VARIETY OF QUALITY LIFESTYLE AMENITIES FOR ALL.					
Strategy 4.1: Create and maintain strong partnerships with education providers and community groups to achieve community goals and foster civic pride.						
a.	Encourage business and retail development downtown that are destinations for residents and visitors.	Policy	X	X	X	EDC, Development Services, City Council
b.	Pursue an interlocal agreement with Sherman ISD, Austin College, and/or other institutions to make appropriate facilities available to the public during certain days/hours.	Partnership		X		Sherman ISD, Austin College, City Council
c.	Partner with Sherman ISD to promote desirability and attractiveness to homebuyers and employers through strategic planning towards common goals.	Partnership	X	X	X	Sherman ISD, Development Services, City Council
Strategy 4.2: Prioritize integrated and well-planned utility infrastructure to serve desired growth.						
a.	Align the Sherman Capital Improvement Plan (CIP) and other prioritized infrastructure investments to be coordinated and constructed in a manner consistent with the Future Land Use Map and associated long-range master plans.	Policy	X	X	X	Engineering, Development Services, City Council
b.	Evaluate the cost of public infrastructure for new development with the goal of not disproportionately impacting existing taxpayers and ratepayers.	Policy	X	X	X	Engineering, Development Services, City Council
c.	Prioritize upgrades and appropriate infrastructure improvements in strategic growth and revitalization areas to enhance values and investments.	Policy	X	X	X	Engineering, Development Services, City Council
d.	Seek targeted improvements in pedestrian mobility between downtown, near-downtown residential and employment areas.	Policy	X	X	X	Engineering, Development Services, City Council

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
Strategy 4.3: Encourage redevelopment and activity in downtown Sherman with locally-owned businesses, shopping, dining, and entertainment opportunities.						
a.	Initiate a Downtown Action Plan to coordinate rapid development and strategies to improve and prepare downtown Sherman for the future.	Study	X			Development Services
b.	Coordinate with the Tourism and Main Street Office to work with landowners, business owners and prospective tenants to boldly invest and improve downtown buildings.	Partnership	X	X	X	Tourism/Main Street, EDC, Development Services, City Council
c.	Continue to utilize TIRZ funding sources for downtown improvements.	Program	X	X	X	Development Services, City Council, Planning & Zoning Commission, Tourism and Main Street
d.	Consider an audit of public and private properties that are most likely or most desired to change use or character within 10 years to understand how the downtown is mostly likely to evolve.	Study	X			Development Services, City Council, Planning & Zoning Commission, Tourism/Main Street
e.	Revise the development codes to encourage and incentivize residential, retail and appropriate entertainment options downtown to enhance activity.	Regulation	X			Development Services, City Council, Planning & Zoning Commission, Tourism and Main Street
f.	Identify elements of the building code that are impediments for downtown building owners/ renovators and consider adoption of the Existing Building Code for the downtown area.	Program	X			Development Services, City Council, Planning & Zoning Commission, Tourism and Main Street
g.	Initiate a parking study to assess parking demand and determine ideal locations for future parking garages.	Program	X			Development Services, City Council, Planning & Zoning Commission, Tourism and Main Street
h.	Discourage the continuation or expansion of the Jail, Probation Office, or other uses related to criminal enforcement in the Downtown. City to coordinate with the County on alternative locations that would allow for appropriate expansion of these uses.	Partnership	X			Development Services, City Council, Grayson County

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
Strategy 4.4: Build upon and promote signature regional attractions, events, and destinations within Sherman.						
a.	Increase opportunities for community events and programming in the square, parks, and public spaces downtown that celebrate Sherman's culture and identity.	Policy	X	X	X	Tourism and Main Street
Strategy 4.5: Expand Sherman's burgeoning economy through targeted economic development initiatives, marketing, destination attractions, and community support of quality development.						
a.	Ramp up marketing efforts to showcase Sherman's community assets and potential to entice new investment.	Program	X	X	X	Development Services, EDC
b.	Continue the strong relationship with the EDC to sustain an effective and coordinated business attraction, retention, and expansion (BRE) program.	Partnership	X	X	X	Development Services, EDC
c.	Continue successful efforts to recruit high-quality employers while also shifting focus toward community livability by investing in quality -of-life improvements.	Program	X	X	X	Development Services, EDC
Strategy 4.6: Provide park and recreation amenities that are inclusive and accessible to all residents.						
a.	Update the Sherman Parks Master Plan to position the community for future improvements in an expanding park and recreation system.	Study		X		Parks and Recreation, City Council
b.	Recognize the positive impacts of open space and recreational opportunities on property values and for prospective residents and employers by prioritizing spending on parks and trails.	Policy	X	X	X	Parks and Recreation, City Council
c.	Update Development Code to add requirements for park dedication as part of new development.	Regulation	X			Parks and Recreation, Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
d.	Invest in public parks so that existing and future Sherman parks are carefully designed and maintained to be safe and comfortable public gathering places.	Policy	X	X	X	Parks and Recreation, City Council
e.	During the Sherman Parks Master Plan update, explore the possibility of preserving a large piece of open space for either regional parkland or sensitive natural area preservation.	Study		X		Parks and Recreation, Development Services, City Council
Strategy 4.7: Sustain a forward thinking, high-performing, and accountable City government and municipal services.						
a.	Regularly evaluate Police and Fire Department resource needs.	Study	X	X	X	Fire Department, Police Department
b.	Continue to maintain or expand support to offer police and fire safety-related community service and educational programs to the Sherman community.	Program	X	X	X	Fire Department, Police Department, City Administration
c.	Prepare annual departmental budgets and five-year budget projections following directives from this Plan to ensure alignment and compliance with long-range planning goals.	Program	X	X	X	City Manager, Finance
d.	Continue to develop, maintain, and champion the consolidated “Sherman Tomorrow” planning framework to promote integrated long-range planning for the community.	Policy	X	X	X	Development Services, City Manager, City Council
e.	Conduct an analysis of City-owned governmental facilities in Sherman to determine adequate capacity and location suitability to ensure long-term space and resources for staff and service delivery to the public.	Study	X	X	X	Development Services, Fire Department, Police Department
f.	Regularly evaluate Development Services staff and resource needs and add employees commensurate with need due to growth and workload.	Study	X	X	X	Development Services

Refer to page 47 for a description of the action types and timeframes.

ACTIONS		ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
g.	Track comprehensive plan implementation timing and progress of initiatives through a comprehensive management software (e.g. Smartsheet).	Program	X	X	X	Development Services
h.	Establish an Annual Progress Report process to benchmark comprehensive plan implementation through integration of applicable departments, accountability, and comprehensive public reports on plan progress and amendments.	Policy	X	X	X	Development Services, City Council, City Administration
i.	Establish and undertake a staff-led 5-Year Plan Update process within five years of Plan adoption.	Program		X		Development Services, City Council
j.	Undertake a 10-Year Plan Update within 10 years of plan adoption.	Program			X	Development Services, City Council
Strategy 4.8: Facilitate development of acute-care hospital facilities in Sherman.						
a.	Continue with third-party consultants and developers on plans for construction of acute-care facilities.	Program	X	X		City Manager, Development Services

Refer to page 47 for a description of the action types and timeframes.

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Sherman

CLASSIC TOWN. BROAD HORIZON.

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