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 19, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVEMINUTES OF THE REGULAR AUGUST 22, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

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

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11,12, 13, 14, 15, 16, 17, 18, 19 AND 20)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

6. * **3201 TEXOMA PARKWAY (Project No. 23-005120)**
The request of LJ Erikson, Sherman NEC Texoma & 82, LP (Owner) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3201 Texoma Parkway, consisting of 1.157 acres in the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Sherden Mall, Lot 1, Block A

7. * **6 WISHIP DRIVE (Project No. 23-005003)**
The request of Brandy Bigham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 6 Wiship Drive, consisting of 5.003 acres being a part of the William A. Watkins Survey, Abstract No. 1325 and being Tract 29 of Robertson's Farm and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission

Preliminary Plat of Bigham Estates

8. * **2917 SOUTH FIRST STREET (Project No. 23-005121)**
The request of New Dimension Homes, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2917 South First Street, consisting of 0.870 acres being a part of the Robert Thompson Survey, Abstract No. 1200 and located in the R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Preliminary Plat of Alvarado Estates

9. * **300-1000 BLOCKS WEST HIGHWAY 82 (Project No. 23-005122)**
The request of Ryan Griffin (Owner), Stephanie Centofonti, Rockhill Capital (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 300-1000 Blocks West Highway 82 consisting of 51.767 acres in the J. Jennings Survey, Abstract No. 647, and the U. Burns Survey, Abstract No. 121 and currently located in the PD (Planned Development)/75&82 Overlay District, as follows:
Planning and Zoning Commission
Final Plat of Heritage Ranch, Phase 1

10. * **984 RIDGEVIEW DRIVE (Project No. 23-005124)**
The request of Lesley and Crystal Ruble (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 984 Ridgeview Drive, consisting of 8.260 acres being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 1-6 of Pond Meadows and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Preliminary Plat of Pond Meadows, Lots 1-6

11. * **800 BLOCK MITCHELL LANE (Project No. 23-005126)**
The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 800 Block Mitchell Lane, consisting of 10.001 acres being a part of the Aaron Burleson Survey, Abstract No. 61 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Preliminary Plat of Garcia Addition

12. * **2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-005127)**
The request of Northgate Villas, LLC, Basanta Panta (Owner), Prabin KC (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2500 Block West Lamberth Road, consisting of 1.428 acres, being a part of Elijah Hartzog Survey, Abstract No. 540, and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Preliminary Plat of Northgate Villas

13. * **2554 BENNETT ROAD (Project No. 23-005128)**
The request of Sapphire Group, LLC (Owner), Bluestone Partners, LLC (Developer) and JMG Engineering, LLC (Engineer/Surveyor) concerning the property located at 2554 Bennett Road, consisting of 14.135 acres being in the Charles Lynenburg Survey, Abstract No. 730 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission

Preliminary Plat of Cedar Creek Duplex Estates

14. * **4200 BLOCK NORTH HIGHWAY 75 (Project No. 23-005130)**
The request of Myron Noles and Charles Hunter Richmond (Owner), Mehrad Sadeghpour (Representative/Prospective Buyer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Conceptual Site Plan of Texoma Dentures and Implants

15. * **2901-2921 NORTH TRAVIS STREET (Project No. 23-005131)**
The request of James Weaver (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2901-2921 North Travis Street, consisting of 2.40 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District, as follows:
Planning and Zoning Commission
Preliminary Plat of Weaver Addition

16. * **2600-2708 NORTH CORNERSTONE DRIVE (Project No. 23-005133)**
The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2600-2708 North Cornerstone Drive, consisting of 4.834 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:
Planning and Zoning Commission
Replat of Patel Cornerstone Addition

17. * **3608 SOUTH HIGHWAY 75 (Project No. 23-005135)**
The request of Sherman Crossroads, LTD (Owner), Stephanie Gross (Representative) and A & W Surveyors, Inc (Surveyor) concerning the property located at 3608 South Highway 75, consisting of 1.009 acres, Lot 30, Block 2 Sherman Crossroads, Phase 4 and located in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:
Planning and Zoning Commission
Site Plan of Chipotle Mexican Grill

18. * **1906 WEST HIGHWAY 82 (Project No. 23-005136)**
The request of Copay Development, LLC (Owner) and BACA (Representative) concerning the property located at 1906 West Highway 82, consisting of 3.312 acres, Lot 4 being a Replat of Lots 1 and 2 of the Replat of Lot 2 of the Replat of Lot 1-B of the Post Oak Crossing Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan of Center for Family Medicine

19. * **700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005137)**
The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission
Preliminary Plat of Meadows Business Park

20. * **2855 BAKER RIDGE ROAD (Project No. 23-005134)**

The request of Rickey Hugh Coursey, Jr. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2855 Baker Ridge Road, consisting of 9.862 acres in the Charles McManus Survey, Abstract No. 802 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission
Final Plat of Coursey Addition

21. **1200 BLOCK EAST PECAN GROVE ROAD AND 1200 BLOCK SARA SWAMY DRIVE (Project No. 23-005153)**

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

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District.
B. Replat of Pecan Grove Estates, Phase 2

22. **1900-2600 BLOCKS EAST TUCK STREET (Project No. 22-003530)**

The request of Grayson County Land Trust (Owners), Rozann Marquis (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 1900-2600 Blocks East Tuck Street, consisting of 216.22 acres in the Charles Carter Survey, Abstract No. 229, and the Henry C. Atchison Survey, Abstract No. 22, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission
Public Hearing and Zone Change for a PD (Planned Development) of Aspen Park.

23. **2700-3400 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-004443)TABLED FROM AUGUST 22, 2023**

The request of Bob Tesch Investments, LLC (Owner) and Pape-Dawson Engineers (Surveyor) concerning the property located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway), consisting of 10.771 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned M-1 (Light Manufacturing) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from M-1 (Light Manufacturing) District/F.M. 1417 Overlay District to C-1 (Retail Business) District/F.M. 1417 Overlay District.
B. Site Plan approval for Retail Development.

24. **2305 AND 2615 GRAYSTONE ROAD (Project No. 23-005140)**

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

Planning and Zoning Commission

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

25. **814 EAST HOUSTON STREET (Project No. 23-005012)**

The request of Norberto Galarza (Owner), Uber Galaviz (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 814 East Houston Street, being in Block 11, Lots 16-18, Chaffins 1st Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-6 (Single Family Residential) District.

26. **819 NORTH WALNUT STREET (Project No. 23-005145)**

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

Planning and Zoning Commission

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

27. **1600 BLOCK EAST HOUSTON STREET (Project No. 23-005149) WITHDRAWN**

The request of Jinal and Harsiddh Patel (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block East Houston Street, consisting of 0.230 acres in the George B. Pilant Survey, Abstract No. 963, being a part of Lots 5 and 6, Block 37 of College Park Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
B. Public Hearing and Replat of College Park Cottages Addition.

28. **2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150)**

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

Planning and Zoning Commission

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

29. **2801 BLOCK BLUE FLAME ROAD AND 3000 BLOCK FM 691 (Project No. 23-005156)**
The request of Jayne Wharton Joiner Grimes (Owner), David Kalhoefer, Peloton Land Solutions (Representative) and Peloton Land Solutions (Surveyor) concerning the property located in the 2801 Block Blue Flame Road and the 3000 Block FM 691, consisting of 105.241 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission

A. Tract 1, consisting of 64.841 acres in the David Harrison Survey, Abstract No. 587, the Williams Milligan Survey, Abstract No. 875 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to C-1 (Retail Business) District.
B. Tract 2, consisting of 24.000 acres in the David Harrison Survey, Abstract No. 587 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
C. Tract 3, consisting of 16.400 acres in the David Harrison Survey, Abstract No. 587 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District
D. Conceptual Site Plan approval for Retail/Office Development.

30. **1900 BLOCK WEST WASHINGTON STREET (Project No. 23-005170)**
The request of West Sherman Baptist Church, Inc (Owner), Bryan Blagg, Wyldewood Homes, LLC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1900 Block West Washington Street, consisting of 30.905 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

31. **OTHER BUSINESS**
Approve the 2024 Planning and Zoning Commission and Board of Adjustment Calendar.

32. **ADJOURNMENT**

33. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of 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 14, 2023 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of September
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 09/19/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

APPROVEMINUTES OF THE REGULAR AUGUST 22, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

2023-08-22 Minutes

STATE OF TEXAS §

August 22, 2023

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on August 22, 2023.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: DAVIS, MANLEY, BLAGG, SIMS AND WHITAKER

ALTERNATE: NONE

MEMBERS ABSENT: DOWNTAIN

STAFF PRESENT: ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, KERRI TURNER, DEVELOPMENT SERVICES PLANNING TECHNICIAN, WAYNE LEE, DIRECTOR OF ENGINEERING, LAUREN MARLOW, DEVELOPMENT SERVICES COORDINATOR, CYNTHIA SAENZ, ADMINISTRATIVE ASSISTANT AND AMBER DOAN, ENGINEERING COORDINATOR

CITY ATTORNEY: ALICESON COTTON

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:01 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the June 20, 2023 and July 18, 2023, Regular Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

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

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

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

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – THE PRESERVE PHASE IV 4000-4300 BLOCKS WINTER WAY (JAMES GLENN HIDALGO)

THE REQUEST OF JAMES GLENN HIDALGO (OWNER), VILBIG & ASSOCIATES (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4000-4300 BLOCKS WINTER WAY, CONSISTING OF 15.040 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 1, BLOCK 1, TEXOMA CHRISTIAN SCHOOL ADDITION AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF THE PRESERVE PHASE IV

The property is located in the 4000-4300 Blocks Winter Way between Seasons West Avenue and South FM 1417 (Heritage Parkway). The property owner would like to plat the property into 46 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CROSSROADS – SPRINGHILL ADDITION, LOTS 1 & 2, BLOCK 1 301 BLOCK WEST TRAVIS STREET (JEFF HARKINSON)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEFF HARKINSON (OWNER), JIM RILEY (REPRESENTATIVE), TEKMAK DEVELOPMENT COMPANY (DEVELOPER), BROCKETTE/DAVIS/DRAKE, INC. (ENGINEERS), CONCERNING THE PROPERTY LOCATED IN THE 301 BLOCK WEST TRAVIS STREET, CONSISTING OF 5.464 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, BEING A PORTION OF A 44.83 ACRE TRACT OF LAND IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/PLANNED DEVELOPMENT DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF CROSSROADS – SPRINGHILL ADDITION, LOTS 1 & 2, BLOCK 1

The property is located in the 301 Block West Travis Street between West Travis Street and Crossroads Boulevard. The owner would like to plat the property into 2 lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – WESTMOOR, PHASE 2 2000-2300 BLOCKS WEST CENTER STREET (MERITAGE HOMES OF TEXAS, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MERITAGE HOMES OF TEXAS, LLC (OWNER), FRANK SU (REPRESENTATIVE) AND KIMLEY-HORN AND ASSOCIATES (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000-2300 BLOCKS WEST CENTER STREET, BEING 30.734 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625, BEING A PORTION OF A 67.25 ACRE TRACT OF LAND AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF WESTMOOR, PHASE 2

The property is located in the 2000-2300 Blocks West Center Street between Baker Park Drive and Binkley Park Drive. The owner would like to plat the property into 103 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – PAYETTE ADDITION 3786 GIBBONS ROAD (JAMES AND VICKI FRANCIS)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JAMES AND VICKI FRANCIS (OWNER), DONNIE PAYETTE, DREAM BUILDERS (DEVELOPER) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3786 GIBBONS ROAD, CONSISTING OF 10.732 ACRES IN THE GEORGE W. LAVALLA SURVEY, ABSTRACT NO. 722, LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF PAYETTE ADDITION.

The property is located at 3786 Gibbons Road near the intersection of Gibbons Road and Cundiff Drive and located in the ETJ (Extra Territorial Jurisdiction). The property owner would like to plat the property into two lots

for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – ATSAR STORAGE ADDITION 920 SOUTH FM 1417 (HERITAGE PARKWAY) (LIGHTHOUSE FOR KIDS, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF LIGHTHOUSE FOR KIDS, LLC (OWNER) AND HELVEY WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), CONSISTING OF 3.726 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, BEING ALL OF LOT 3-R, BLOCK 1, OF THE REPLAT OF LOTS 2 AND 3, BLOCK 1, CHIEF'S ADDITION AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF ATSAR STORAGE ADDITION

The property is located at 920 South FM 1417 (Heritage Parkway) near the intersection of South FM 1417 (Heritage Parkway) and Quail Run Road and is zoned C-1 (Retail Business) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – 449 S. FARMINGTON ADDITION 449 SOUTH FARMINGTON ROAD (JOHN DAVID GRIFFIN)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JOHN DAVID GRIFFIN (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 449 SOUTH FARMINGTON ROAD, CONSISTING OF 5.255 ACRES, BEING IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AND IS CURRENTLY LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF 449 S. FARMINGTON ADDITION

The property is located at 449 South Farmington Road between Old Dorchester Road and Farmington Road and is located in the ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – FIRST STATE BANK 500 BLOCK NORTH US HIGHWAY 75 (FIRST STATE BANK)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF FIRST STATE BANK (OWNER), IAN NORFORK, PE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 500 BLOCK NORTH US HIGHWAY 75, CONSISTING OF 9.023 ACRES, BEING LOT 3 OF THE REPLAT OF BLOCK ONE OF THE REPLAT OF INDEPENDENCE SQUARE ADDITION, SECTION TWO AND IS CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/75&82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF FIRST STATE BANK

The property is located in the 500 Block North US Highway 75 between East Lamberth Road and East Peyton Street. The owner is requesting Site Plan approval for First State Bank. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT – OUTDOOR STORAGE 2325 NORTH TRAVIS STREET (AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC.)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. (OWNER), VILBIG AND ASSOCIATES (REPRESENTATIVE/CONSULTING ENGINEERS & SURVEYORS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2325 NORTH TRAVIS STREET, CONSISTING OF 7.849 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW CONTRACTORS OR CONSTRUCTION OFFICES, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR, WITH OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 2325 North Travis Street between East Taylor Street and East Lamberth Road.

David Vilbig, 517 West Woodard, Denison, TX
Mr. Vilbig stated, "The owner is requesting an expansion on the existing building and will be dedicating about 13 feet of right of way on Travis Street which encroaches in on existing parking. We will move the parking for the business around the corner."

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

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

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 2325 North Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, ZONE CHANGE – R-A TO C-2
SPECIFIC USE PERMIT AND SITE PLAN – OUTDOOR STORAGE
18873 WEST HIGHWAY 82
(DAVID CATCHING)

PUBLIC HEARING, ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF DAVID CATCHING (OWNER), KEITH BARCLIFT (REPRESENTATIVE) AND HELVEY WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 18873 WEST HIGHWAY 82, CONSISTING OF 9.416 ACRES IN THE JAMES M. HAMBRIGHT SURVEY, ABSTRACT 538, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE FROM AN R-A (RESIDENTIAL AGRICULTURAL) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT/75&82 OVERLAY DISTRICT.
B. PUBLIC HEARING, SPECIFIC USE PERMIT AND SITE PLAN UNDER SECTION 14.06.009 TO ALLOW CONTRACTORS OR CONSTRUCTION OFFICES, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR, WITH OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/75&82 OVERLAY DISTRICT.

The property is located at 18873 West Highway 82 between Mission Drive and Gall Hill Lane.

Ben Stewart, 1586 North Hills, Rockwall, TX

Mr. Stewart explained, "We are requesting a Specific Use Permit to allow equipment rentals in a C-2 (General Commercial) District. Our business is similar to Sunbelt Rentals and United Rentals. We plan to run more equipment instead of selling or auctioning."

Chairman Mahone asked, "Will you be changing the building at all?"

Mr. Stewart replied, "No, we plan to add a couple signs and a fence in the front to re-enforce security."

Chairman Mahone asked, "Have you reviewed or discussed the sign and fencing ordinance?"

Mr. Stewart replied, "No."

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

Jacob Pelley, 707 Crockett, Sherman, TX

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

Chairman Mahone asked Mr. Stewart, "Is the property paved?"

Mr. Stewart replied, "The back is crushed rock and there is a parking lot in the front."

Chairman Mahone asked Mr. Rae, "Will they need to improve the surface?"

Mr. Rae replied, "Required parking or driveways must be paved, concrete or asphalt. Additional parking above the required parking may be constructed with a pervious material as approved by the director of engineering."

Mr. Stewart replied, "The property has parking in the front. We will look into the type of material for the back."

Chairman Mahone stated, "I noticed in the Staff Review Letter it says chain link or barbed wire fencing in not approved. There are comments about sign restrictions."

Mr. Stewart replied, "We are familiar with it."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change, Specific Use Permit and Site Plan located at 18873 West Highway 82 subject to the revised Staff Review letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, BLAGG, SIMS, WHITAKER AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

PUBLIC HEARING AND VARIANCE

THE REQUEST OF TERESA STEWART (OWNER) AND COPLEY LAND SURVEY (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 421

PUBLIC HEARING AND VARIANCE – FRONT SETBACK

SOUTH MONTGOMERY STREET, CONSISTING OF 0.131 ACRES, IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND IS CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.012 TO ALLOW A 11.5' FRONT SETBACK IN LIEU OF THE REQUIRED 25' FOR A FRONT PORCH ADDITION.

421 SOUTH MONTGOMERY STREET (TERESA STEWART)

The property is located at 421 South Montgomery Street at the corner of South Montgomery Street and East Magnolia Street.

Teresa Stewart, 421 South Montgomery Street, Sherman, TX
Ms. Stewart explained, "I am requesting a Variance for the front setback to build a porch. The lot next door had been vacant for over twenty years so we built the porch which ended up being 4 to 6 inches over the property line. The property next door was bought by Earnhart and they had built a wall which made our porch that was built on the back of the house unusable. I was served with papers for not having a permit for the porch. We tore down the porch which brings us here for the Variance to build a new porch. The front of the house faces Magnolia but we are addressed off of Montgomery Street. We plan to construct a door on the side of the house that faces South Montgomery where the porch would go."

Chairman Mahone asked, "Is the north porch dismantled now?"

Ms. Stewart replied, "Yes."

Commission Member Davis asked, Ms. Stewart, "Is there any reason why you are not using the front door?"

Ms. Stewart replied, "We do use the door but we had boarded up the other two doors of the house and we are suppose to add another door in case of a fire."

Commission Member Manley asked, "Could you put a door on the east side of your house?"

Ms. Stewart replied, "No because that is in the middle of two bedrooms."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to deny the Variance located at 421 South Montgomery Street.

This motion fails for a lack of a second vote.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 421 South Montgomery Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER – VAPE SHOP 2201 TEXOMA PARKWAY (TEXOMA PARKWAY, SALMAN MAKOJIA)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF TEXOMA PARKWAY, SALMAN MAKOJIA (OWNER), DINESH SOOD (TENANT) AND HELVEY WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2201 TEXOMA PARKWAY, CONSISTING OF 0.382 ACRES, IN THE SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808, BEING LOT 6, BLOCK 9, HIGHLAND PARK ADDITION AND IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HOOKAH BAR, SMOKING LOUNGE, SMOKE SHOP, OR VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
The property is located at 2201 Texoma Parkway at the corner of Texoma Parkway and East Peyton Street.

Oliver James, 2201 Texoma Parkway, Sherman, TX
Mr. James explained, "The owner is requesting a Specific Use Permit for a Vape Shop."

Chairman Mahone asked, "Have you operated a vape shop before?"

Mr. James replied, "Yes, we have three other locations we operate out of being Allen, Carrollton and Plano."

Chairman Mahone asked, "Will there be any use of the products on site or just sales?"

Mr. James replied, "Only sales."

Commission Member Davis stated, "Will you be running a Hookah Bar and Smoking Lounge?"

Mr. James replied, "This request is for a Vape Shop only."

Mr. Rae stated, "As we have uses in our Zoning Ordinance, they need to be written in the legal notice exactly as they are written in our Zoning Ordinance. Their request is not necessarily all those things however as we write the Ordinance if it goes to City Council we do specify what the applicant is requesting."

Commission Member Davis stated, "Could you clarify what you will be doing?"

Mr. James replied to Commission Member Davis, "We will have vape disposables and water pipes for tobacco use."

Chairman Mahone asked, "What changes will you make to the building?"

Mr. James replied, "Cosmetic changes to the interior."

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

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

David Stagner, 108 North Travis Street, Sherman, TX
Mr. Stagner stated, "The applicant is asking for a Hookah Bar, Smoking Lounge, Smoke Shop or Vape Shop in a C-2 (General Commercial) District. If the applicant is given a Specific Use Permit, that would be what he is allowed

to do. Initially these can be granted as I understand the requirements this place I Judicial Board is if it is not contrary to the public interest and causes an undo hardship not to grant it. That is my understanding. Hardship is not financial hardship. Hardship is not preventing highest and best use of the property. It's the burden on the applicant to show by substantial evidence that it does not constitute an injury to the public interest. There are concerns from the owners of La Mesa Restaurant. The proposed Hookah Bar, Smoke Shop or Vape Shop is continuous to a residential area."

Chairman Mahone asked Mr. Stagner, "Did you state you were representing the property to the north of this that already has a tobacco shop on it?"

Mr. Stagner replied, "Yes."

Chairman Mahone asked, "What is your concern with this location?"

Mr. Stagner replied, "My client is operating lawfully, licensed and conform to all regulations.

Commission Member Manley stated, "Your client also obtained a Specific Use Permit like this applicant is doing."

Mr. Stagner replied, "There is no evidence of substantial need."

Commission Member Davis asked Mr. James, "Is Mr. Sood the renter and you will run it?"

<u>Dinesh Sood, 2201 Texoma Parkway, Sherman, TX</u>
Mr. Sood explained, "I am the tenant and will run the business."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Site Plan and Specific Use Permit located at 2201 Texoma Parkway being tied to Dinesh Sood subject to the Staff Review letter. Second by Commission Member Blagg.

VOTING AYE: DAVIS, BLAGG AND MAHONE
VOTING NAY: SIMS, WHITAKER AND MANLEY

This motion fails for a lack of majority vote.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 2201 Texoma Parkway being tied to Dinesh Sood for a time period of one year subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

<u>PUBLIC HEARING, ZONING TEXT AMENDMENT, SITE PLAN AND ZONE CHANGE</u>
THE REQUEST OF JAMESTOWN SQUARE, LLC (OWNER), CALEB JONES (REPRESENTATIVE) AND KIMLEY-HORN & ASSOCIATES (ENGINEER)

PUBLIC HEARING, ZONING TEXT AMENDMENT – LOT WIDTH IN R-TH

CONCERNING THE PROPERTY LOCATED IN THE 6000-6400 BLOCKS SOUTH HIGHWAY 75 AND THE 100-200 BLOCKS AKERS ROAD, BEING A PART OF 50.006 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONING TEXT AMENDMENT TO ADD REGULATIONS TO CHAPTER 14, ZONING ORDINANCE, SECTION 14.02.010 R-TH (TOWNHOME RESIDENTIAL) DISTRICT TO ALLOW 22' WIDE LOTS FOR TOWNHOMES WITH REAR LOADED GARAGES IN A R-TH (TOWNHOME RESIDENTIAL) DISTRICT
B. TRACT 2, CONSISTING OF 14.287 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 - PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM C-1 (RETAIL BUSINESS) DISTRICT AND MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT TO MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.
C. TRACT 3, CONSISTING OF 7.796 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT 248 - PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT TO R-TH (TOWNHOME RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.
D. TRACT 4, CONSISTING OF 18.903 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT 248 – PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT TO MF-15 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

SITE PLAN AND ZONE CHANGE – TRACT 2, C-1 & MF-30 TO MF-30
TRACT 3, R-6 & MF-30 TO R-TH
TRACT 4, R-6 & MF-30 TO MF-15

6000-6400 BLOCKS SOUTH HIGHWAY 75 AND THE 100-200 BLOCKS AKERS ROAD (JAMESTOWN SQUARE, LLC)

The property is located in the 6000-6400 Blocks South Highway 75 and the 100-200 Blocks Akers Road at the corner of South Highway 75 and Akers Road.

Caleb Jones, 2600 North Central Expressway, Suite 400, Richardson, TX
Mr. Jones explained, "City Council approved a Zone Change for this property on October 21, 2021. Our site plan has changed and we have four separate tracts which we are proposing a Zone Change."

Chairman Mahone asked, "Tract 3, are these the townhomes Item A is referring to?"

Mr. Jones replied, "Yes, to allow 22' wide lots for townhomes with rear loaded garages."

Chairman Mahone asked, "Could you tell me about Tract 4?"

Mr. Jones replied, "Tract 4 will be considered multi-family zoning use but will be a build to rent concept."

Chairman Mahone asked, "Will these be single family structures?"

Mr. Jones replied, "Yes."

Mr. Rae stated, "The applicant had to go back to the drawing board due to the redesign of Highway 75 between FM 902 and FM 1417 one of the interchanges affects this property. The applicant decided to go back and redesign the property."

James Cruiser, 900 West Bethany, Allen, TX
Mr. Cruiser explained, "We have revised the site due to the Master Comprehensive Plan and TxDOT. The revisions that have been made are not only beneficial to us but to the city. We have widened the original concept plan in the townhomes, Tract 4 is another form of multi-family just displaced

horizontally we envision them having rear garages with front entry doors offering a different type of multi-family for the people who don't like to be stacked on top of each other.

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zoning Text Amendment, Site Plan and Zone Change located in the 6000-6400 Blocks South Highway 75 and the 100-200 Blocks Akers Road subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT– VAPE SHOP
738 EAST HIGHWAY 82
(W DOUGLASS DISTRIBUTING, LTD)

<u>PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT</u>
THE REQUEST OF W DOUGLASS DISTRIBUTING, LTD (OWNER), SAMIR BHIMANI (TENANT), DAVID WEAVER (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC (SURVEYING) CONCERNING THE PROPERTY LOCATED AT 738 EAST HIGHWAY 82, CONSISTING OF 1.830 ACRES, BEING LOTS 1 & 2, BLOCK 1, 82-75 ADDITION AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT / 75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HOOKAH BAR, SMOKING LOUNGE, SMOKE SHOP, OR VAPE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT.

The property is located at 738 East Highway 82 near the intersection of US Highway 75.

<u>David Weaver, 8206 Presidio Drive, Frisco, TX</u>
Mr. Weaver explained, "The owner is requesting a Specific Use Permit for a Vape Shop only with no tobacco being used on site."

Chairman Mahone asked, "Will there be any changes to the building?"

Mr. Weaver replied, "There will be cosmetic changes and signage will be submitted under a sign permit."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 738 East Highway 82 being tied to Samir Bhimani for a time period of one year subject to the Staff Review Letter. Second by Commission Member Davis.

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

PUBLIC HEARING AND ZONE CHANGE – MF-30 TO R-5 416 SOUTH ELM STREET (OSCAR MEDINA)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF OSCAR MEDINA (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 416 SOUTH ELM STREET, CONSISTING OF 0.341 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 416 South Elm Street between West Cherry Street and West King Street.

Steve McLemore, 11916 Paducah Drive, Frisco, TX
Mr. McLemore explained, "The owner is requesting a Zone Change for residential zoning. We were denied on June 20, 2023 for an R-2F (Duplex Residential) District and based on the lot width for the property all we can request is for an R-5 (Single Family Residential) District."

Chairman Mahone, "Do you know how deep the lot is?"

Mr. McLemore replied, "It is about 280' deep."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change located at 416 South Elm Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND VARIANCE – SIDE SETBACK 124 WEST MCGEE STREET (LINDA OMOHUNDRO)

PUBLIC HEARING AND VARIANCE
THE REQUEST OF LINDA OMOHUNDRO (OWNER) AND MIKE PALMER, APEX CONSTRUCTION (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 124 WEST MCGEE STREET, CONSISTING OF 0.36 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, BEING ALL OF LOT 5 AND PART OF LOTS 6 AND 9, J.P. COX SUBDIVISION AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 2' SIDE SETBACK IN LIEU OF THE REQUIRED 6' IN A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A CARPORT ADDITION.

The property is located at 124 West McGee Street between North Shannon Street and North Travis Street.

Linda Omohundro, 124 West McGee Street, Sherman, TX
Ms. Omohundro explained, "The last three years APEX Construction and I have been taking over a remodel. My last improvement for the remodel would be a carport to provide protection for my vehicles. The house is a single car garage that is old and narrow which is full of storage. This specific carport would not be attached to the house. It will overlap and be made with cedar posts that will blend into the house and look attractive."

Chairman Mahone asked, "Is the edge of the garage and the carport going to be aligned?"

Ms. Omohundro replied, "Yes."

Commission Member Davis asked, "Does your driveway extend to the right of the garage as you pull in?"

Ms. Omohundro replied, "Yes."

Chairman Mahone stated, "It will not be in line with the edge of the garage."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 124 West McGee Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING, SITE PLAN & SPECIFIC USE PERMIT - HOTEL 2708 NORTH CORNERSTONE DRIVE (RAJ PATEL)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF RAJ PATEL (OWNER), ADR DESIGNS, LLC (DESIGNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2708 NORTH CORNERSTONE DRIVE, CONSISTING OF 2.251 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, BEING LOT 6R, BLOCK 2, REPLAT OF CORNERSTONE ADDITION AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT.
The property is located at 2708 North Cornerstone Drive between North US Highway 75 and North Travis Street.

Anil Ram, 601 Saddle Hill Drive, Grand Prairie, TX
Mr. Ram explained, "The owner is requesting a Specific Use Permit for a Hotel being placed next to the Hampton Inn. The hotel will be four stories and six guest rooms. The hotel will be called Home 2 Suites Hilton."

Commission Member Davis asked, "Is Home 2 Suites a name or you want people staying there long term?"

Mr. Ram replied, "It is the name of the hotel."

Chairman Mahone asked, "What is the maximum stay at your hotel?"

Jack Patel, 13005 Hoyt Drive, McKinney, TX
Mr. Patel replied to Chairman Mahone, "It is an extended stay hotel. This hotel will have a kitchen in it and will allow someone to stay up to a year or two."

Mr. Rae stated, "We don't allow people to stay longer than 30 days."

Commission Member Blagg asked Mr. Patel, "How many extended stays do you have?"

Mr. Patel replied, "Extended stays none but we have other hotels."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 2708 North Cornerstone Drive subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, VARIANCE, ZONE CHANGE AND SITE PLAN

PUBLIC HEARING, ZONE CHANGE – M-1 TO C-1

SITE PLAN – RETAIL DEVELOPMENT

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

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

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

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

An email was received from Robert Tesch on August 7, 2023 at 1:30 p.m requesting to Table this item. (TABLED)

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Sims to Table the Zone Change and Site Plan located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway) subject to the Staff Review letter. Second by Commission Member Blagg.

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

ADJOURNMENT

ADJOURNMENT
The meeting adjourned for a Recess at 6:11 p.m.

RECONVENE

RECONVENE
The Recess closed, and the meeting reconvened at 6:17 p.m.

PUBLIC HEARING, VARIANCE, ZONE CHANGE AND FINAL PLAT

PUBLIC HEARING, VARIANCE – LOT DEPTH

ZONE CHANGE – R-6 TO R-4

FINAL PLAT - 607 EAST KING ADDITION

607 EAST KING STREET (ROYAL LEGACY HOMES, LLC

THE REQUEST OF ROYAL LEGACY HOMES, LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 607 EAST KING STREET CONSISTING OF 0.069 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963 BEING A REPLAT OF LOTS 2, 3 & 4, IN BLOCK 1 OF W. ELLIOTT'S ADDITION AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.008 TO ALLOW A 75' LOT DEPTH IN LIEU OF THE REQUIRED 90' AND A VARIANCE TO ALLOW A 3000 SQUARE FEET LOT AREA IN LIEU OF THE REQUIRED 4000 SQUARE FEET IN AN R-4 (PATIO HOME RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT.
C. FINAL PLAT OF 607 EAST KING ADDITION

The property is located at 607 East King Street between South First Street and South Throckmorton Street.

Chris Noah, 787 West FM 996, Pottsboro, TX
Mr. Noah explained, "The owner is requesting a Variance due to not having the required depth. Our house plans would match the R-4 (Single Family Residential) District which is what we are requesting."

Chairman Mahone asked, "What will the side yard setbacks be?"

Mr. Noah replied, "It will be 5' setback."

Commission Member Blagg asked, "Is there a maximum lot coverage in an R-4 (Single Family Residential) District?"

Mr. Rae replied, "It is 55%."

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

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

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

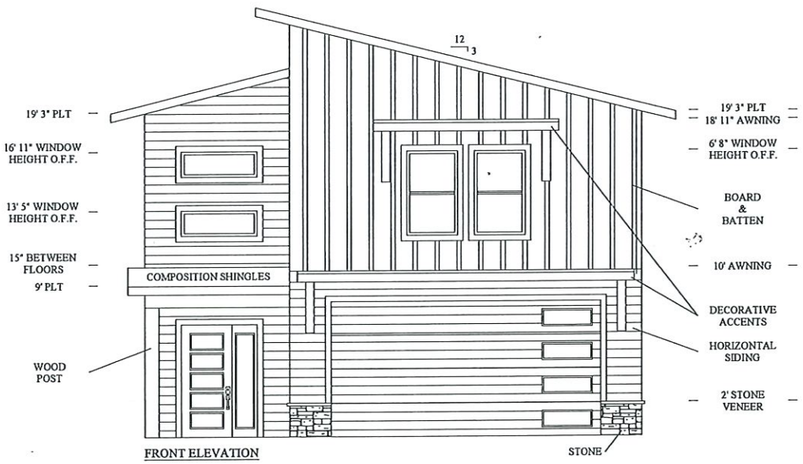
NOTES:

- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SPECIFY AND VERIFY ALL MATERIALS USED FOR CONSTRUCTION.
- HOUSE TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- HOUSE TO BE BUILT PER 2018 IRC CODES.
- HOME IS BUILT WITH 15" BETWEEN FLOORS.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE.

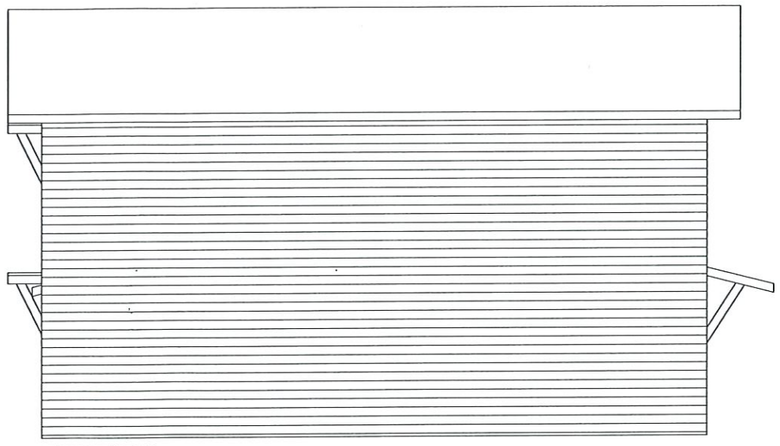
SQUARE FOOTAGE
DOWNSTAIRS: 691
UPSTAIRS: 981
TOTAL HEATED: 1672

FRONT PORCH: 30
BACK PATIO: 88
GARAGE: 440
TOTAL FOOTAGE: 2230

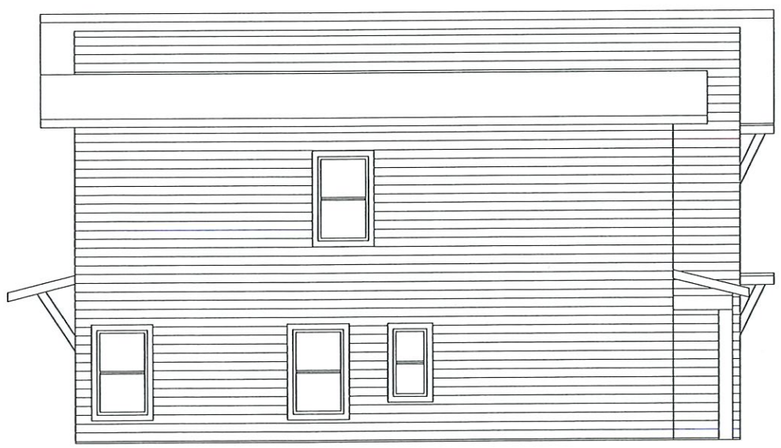
PLAN DESIGNER:
D2L DESIGNS, LLC
D2LDESIGNS@YAHOO.COM
903.267.1284



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

ELEVATION PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

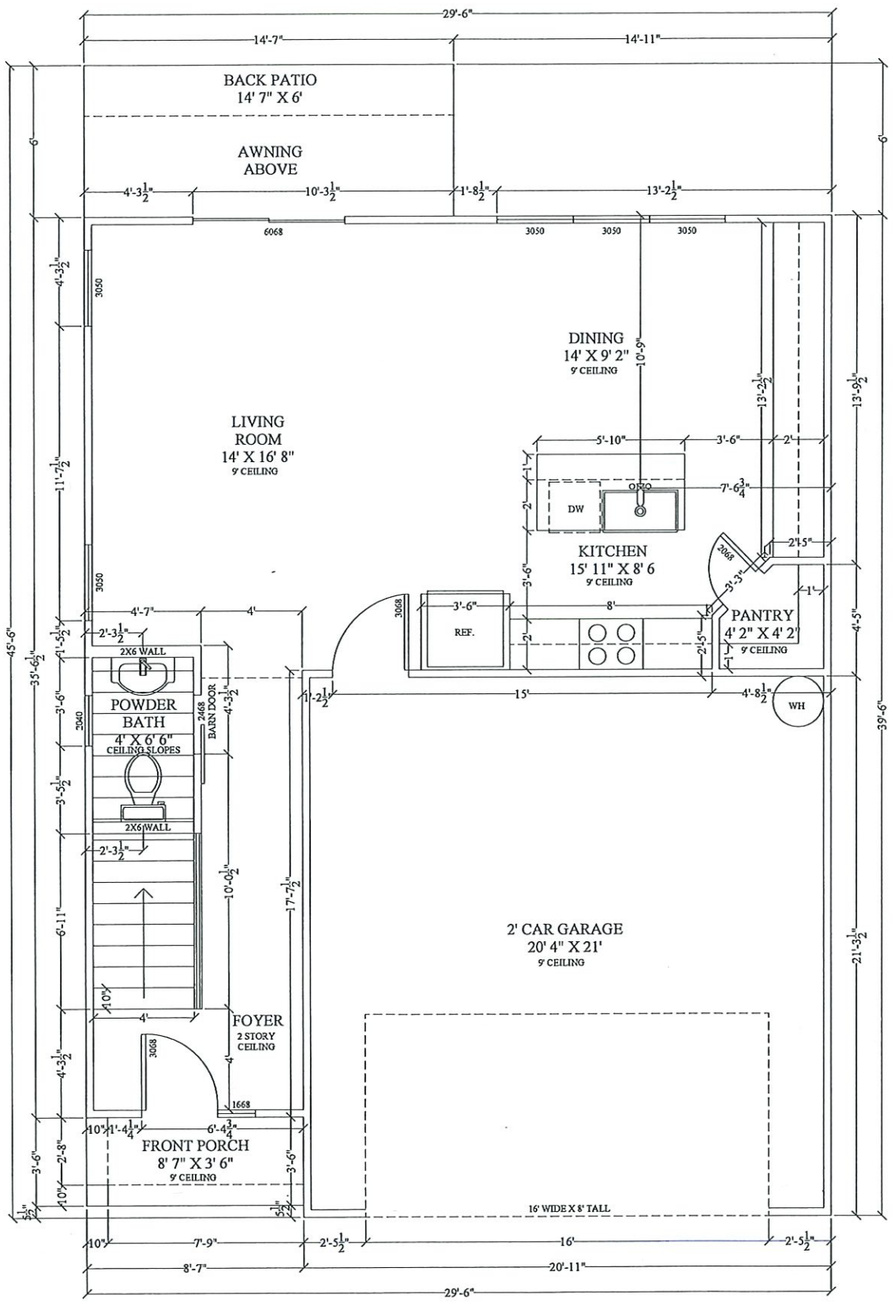
JARAMILLIO HOUSE PLAN

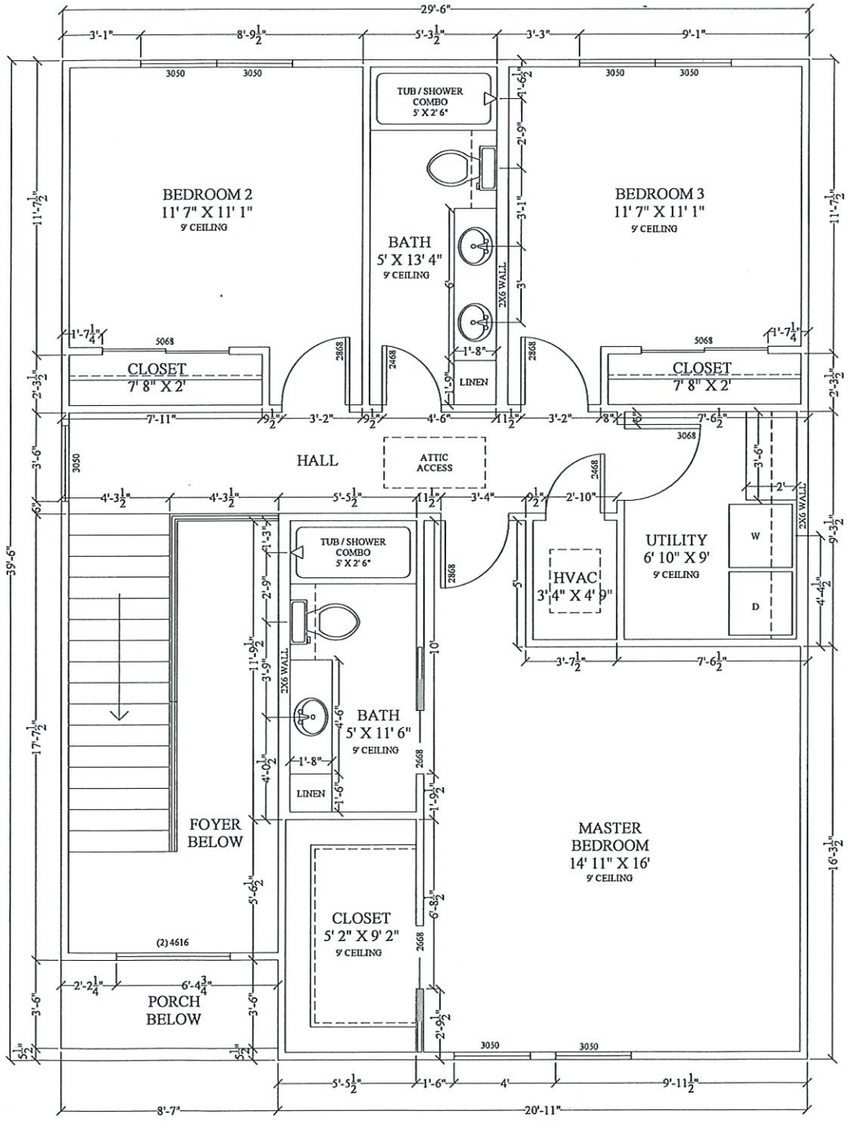
607 E. KING STREET
SHERMAN, TEXAS
D2LDESIGNS@YAHOO.COM

DATE
08/06/23

SHEET
ELEVATION

SCALE
1/4" = 1'





FLOOR PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

JARAMILLIO HOUSE PLAN

607 E. KING STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

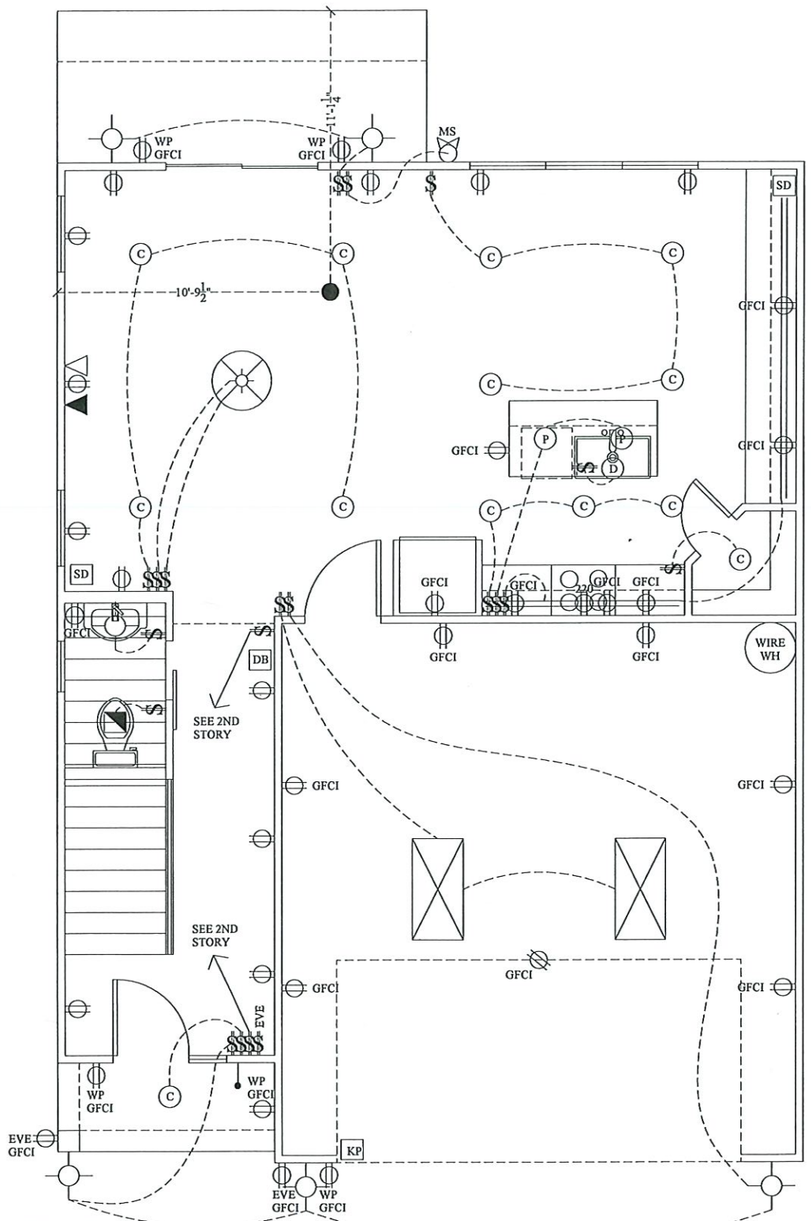
DATE
08/06/23

SHEET
FP

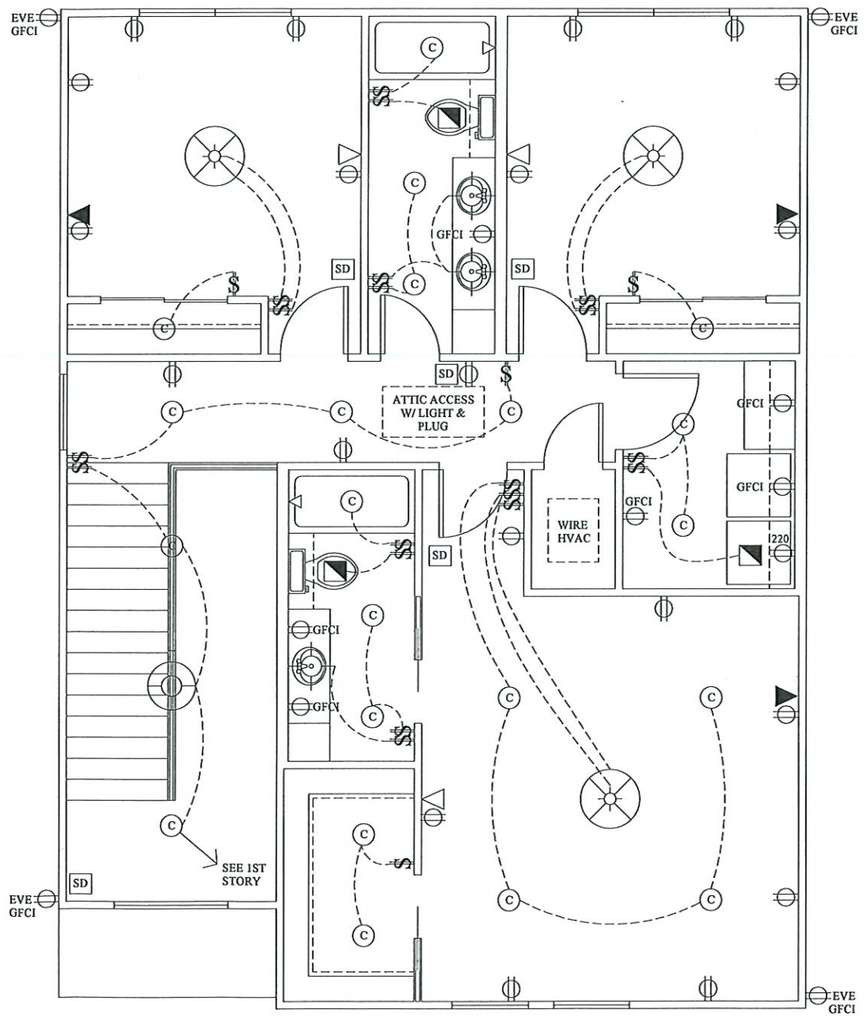
SCALE
3/8" = 1'

ELECTRICAL SCHEDULE

CEILING FAN	HOCKEY PUCK LIGHTS	DOOR JAMB SWITCH	WEATHER PROOF, ARC-FAULT GROUND-FAULT, 110-V OUTLET, EVE PLUG
CEILING FAN W/ LIGHT KIT	UNDERCABINET FLUORESCENT	SWITCH	ARC-FAULT, GROUND-FAULT, 220-V OUTLET
HANGING FIXTURE	ROPE LIGHTING	THREE WAY SWITCH	ARC-FAULT, FLOOR 110-V OUTLET
CEILING OR WALL MOUNTED FIXTURE	CEILING MOUNTED FLUORESCENT	DIMMER SWITCH	EXHAUST FAN W/LIGHT
PENDANT	DOUBLE FLOOD LIGHTS MOTION SENSOR	ARC-FAULT, 110-V OUTLET	EXHAUST FAN
RECESSED INCANDESCENT	LANDSCAPE LIGHTS PHOTO CELL	ARC-FAULT, GROUND-FAULT, QUADPLEX, 110-V OUTLET	GARAGE DOOR KEY PAD
RECESSED INCANDESCENT EYEBALL	PHONE / DATA	GROUND-FAULT, ARC-FAULT, 110-V OUTLET	CEILING HEATER
	TV / DATA	GROUND-FAULT, CEILING, 110-V OUTLET	SMOKE DETECTOR
	DOORBELL	WEATHER PROOF, ARC-FAULT GROUND-FAULT, 110-V OUTLET	SINK DISPOSAL
	DOORBELL CHIME		



ELECTRICAL PLAN



D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

JARAMILLIO HOUSE PLAN

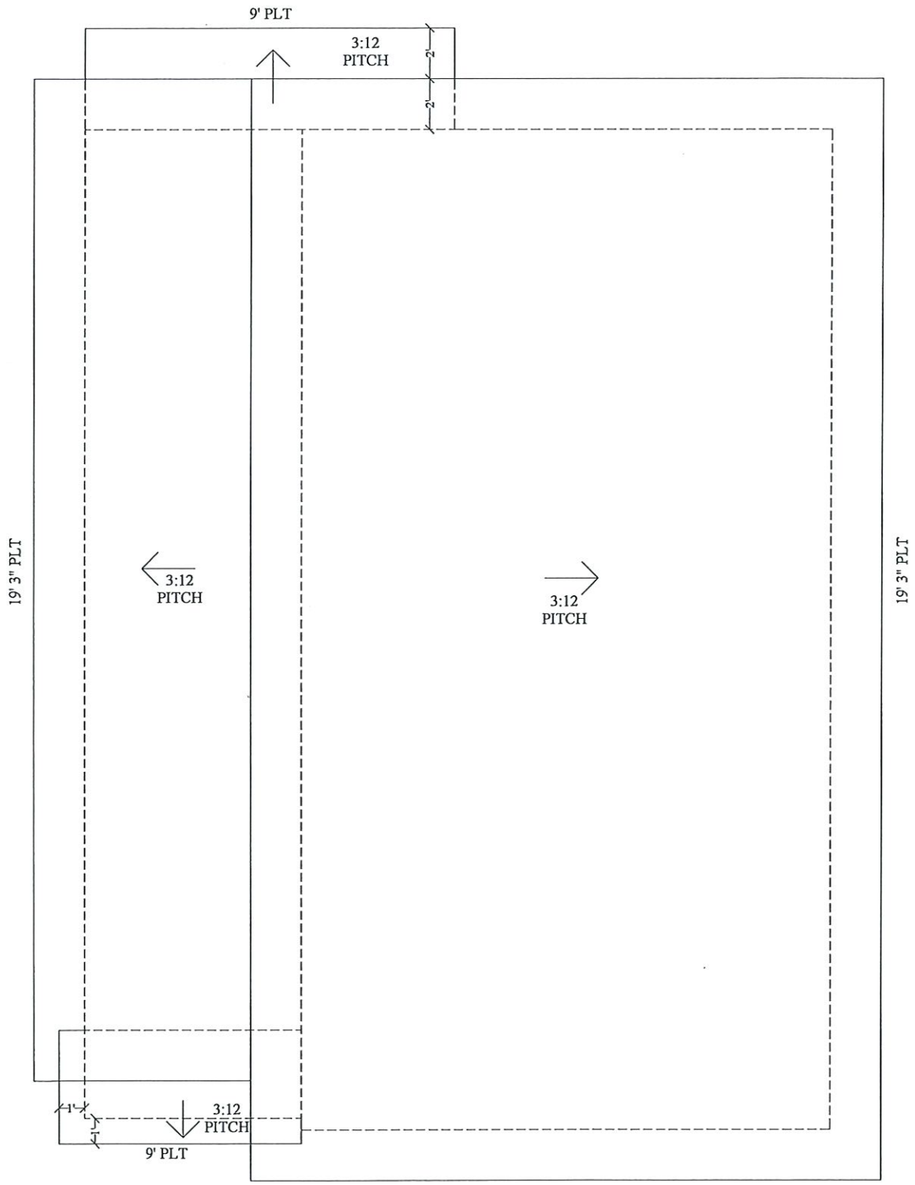
607 E. KING STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
08/06/23

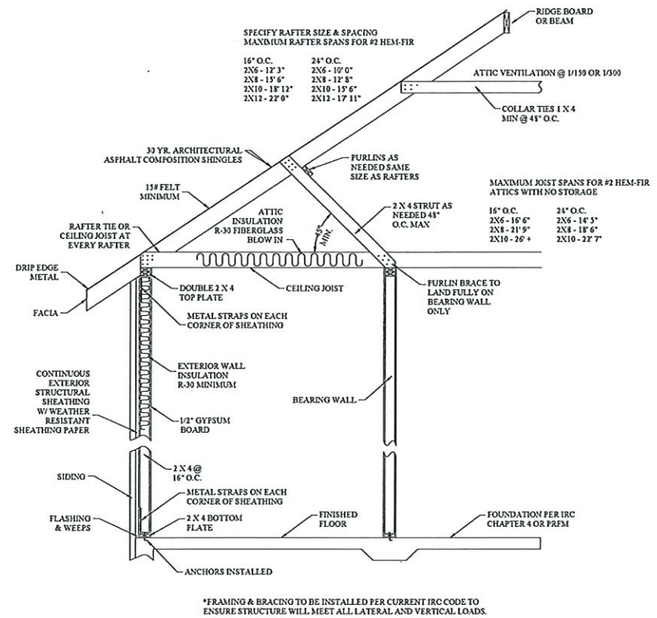
SHEET
ELECTRICAL

SCALE
3/8" = 1'



NOTE:
2' ROOF OVERHANG
(UNLESS NOTED OTHERWISE)

ROOF PLAN
SCALE: 3/8" = 1'



*FRAMING & BRACING TO BE INSTALLED PER CURRENT IRC CODE TO ENSURE STRUCTURE WILL MEET ALL LATERAL AND VERTICAL LOADS.

FRAMING & BRACING PLAN
SCALE: NTS

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

JARAMILLIO HOUSE PLAN

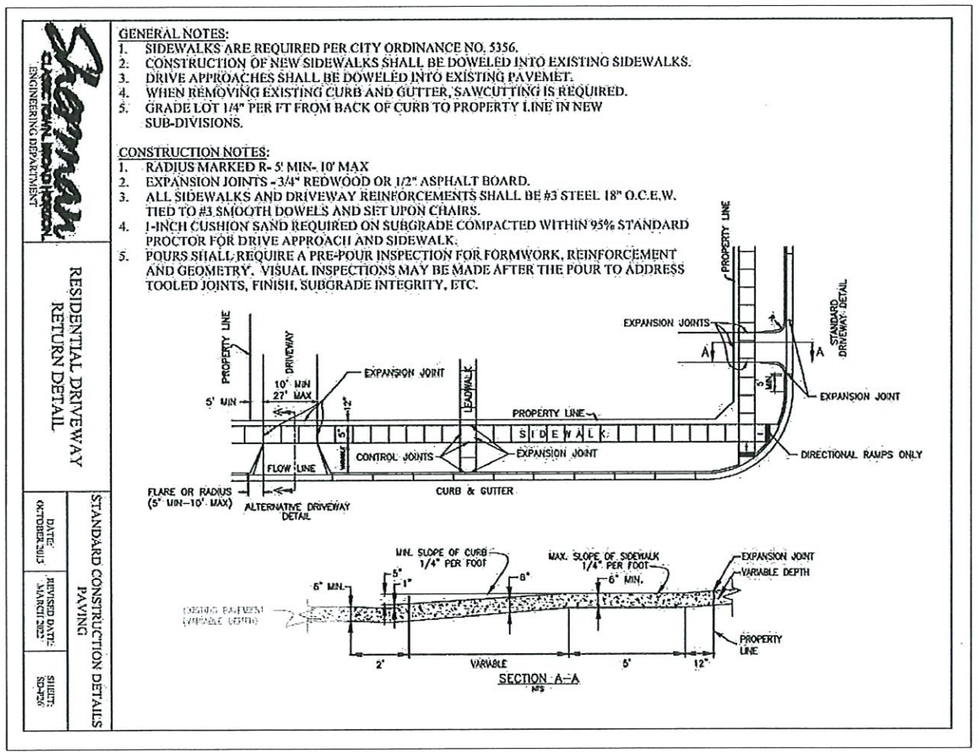
607 E. KING STREET
SHERMAN, TEXAS

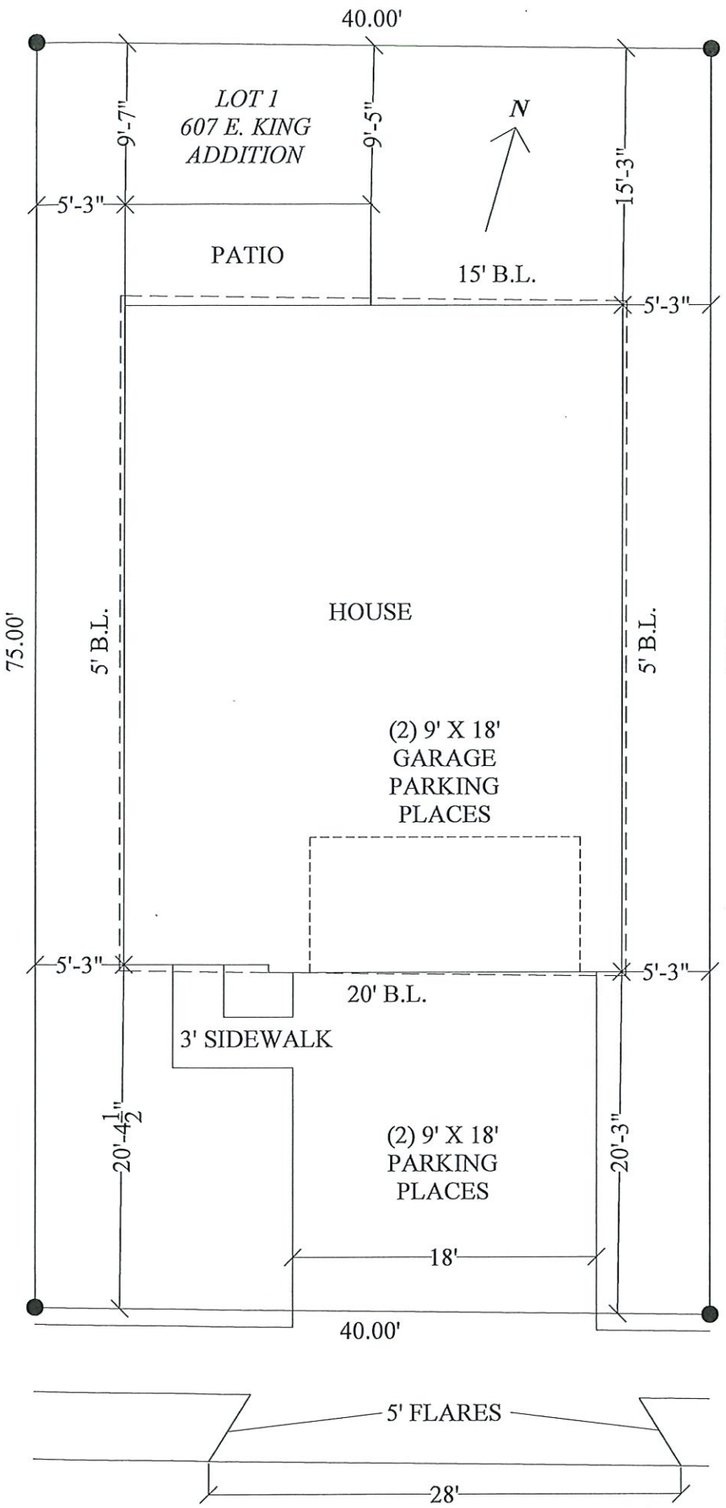
D2LDESIGNS@YAHOO.COM

DATE
08/06/23

SHEET
ROOF & FRAMING

SCALE
AS NOTED





SITE PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

JARAMILLIO HOUSE PLAN

607 E. KING STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
08/06/23

SHEET
SITE

SCALE
1/4" = 1'

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 607 East King Street subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change and Final Plat located at 607 East King Street. Second by Commission Member Davis.

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

PUBLIC HEARING, ZONING TEXT AMENDMENT – LOT WIDTH IN R-TH

ZONE CHANGE – C-1 TO R-6

REPLAT – COLONIAL VIRGINIA ADDITION, LOTS 1 THRU 9, BLOCK A

1604 SOUTH TRAVIS STREET (DAVID ASHLEY)

PUBLIC HEARING, ZONING TEXT AMENDMENT, ZONE CHANGE AND REPLAT
THE REQUEST OF DAVID ASHLEY (OWNER), LUIS MORAN (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1604 SOUTH TRAVIS STREET CONSISTING OF 0.944 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 BEING PART OF BLOCK "B" OF STAPLES ADDITION AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. **PUBLIC HEARING AND ZONING TEXT AMENDMENT TO ADD REGULATIONS TO CHAPTER 14, ZONING ORDINANCE, SECTION 14.02.010 R-TH (TOWNHOME RESIDENTIAL) DISTRICT TO ALLOW 22' WIDE LOTS FOR TOWNHOMES WITH REAR LOADED GARAGES IN A R-TH (TOWNHOME RESIDENTIAL) DISTRICT.**
B. **PUBLIC HEARING AND ZONE CHANGE FROM C-1 (RETAIL BUSINESS) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-TH (TOWNHOME RESIDENTIAL) DISTRICT.**
C. **PUBLIC HEARING AND REPLAT OF COLONIAL VIRGINIA ADDITION, LOTS 1 THRU 9, BLOCK A**

The property is located at 1604 South Travis Street at the corner of West Staples Street and South Travis Street.

Luis Moran, 910 South Travis Street, Sherman, TX
Mr. Moran explained, "After meeting with Mr. Rae I believe the best use for this property is townhomes."

Commission Member Whitaker asked, "Will you use the existing alley?"

Mr. Moran replied, "Yes."

Commission Member Blagg asked Mr. Lee, "There is a building between Lots 1 thru 4 in the alley. How is that accessed through the alley?"

Mr. Lee replied, "I do not know."

Mr. Moran replied to Commission Member Blagg, "We will build the alley so they could come in through the back."

Commission Member Blagg asked Mr. Lee, "Will that become right of way to the City?"
Mr. Lee replied, "I do not know."

Chairman Mahone asked, "How will you have rear entry on Lots 1 thru 4?"

Mr. Moran replied, "We will put in an alley behind the lots which will dead-end at Lot 4."

Commission Member Blagg asked Mr. Rae, "With the plat not showing that, will you allow the applicant to make changes between Planning and Zoning and City Council?"

Mr. Rae replied, "If the Planning and Zoning Commission and City Council approves the Final Plat subject to the Staff Review Letter then it would allow the Engineering Department to accept changes to that plat before filing."

Chairman Mahone asked Mr. Lee, "Do you typically authorize dead-end alleys?"

Mr. Lee replied, "It would have to be wide enough for two-way traffic."

Chairman Mahone asked, "How wide is a two way?"

Mr. Lee replied, "It is 20'."

Chairman Mahone asked Mr. Moran, "How deep is Lot 1?"

Mr. Moran replied, "It is 120' deep."

Amy Hoffman-Shehan, 1503 South Travis Street, Sherman, TX
Ms. Hoffman-Shehan explained, "I don't object to the Zone Change but I do have concerns to the historic neighborhood. The majority of the neighborhood was built in the 1880s. We wouldn't want something that would stand out. Would this be rentals? There is a lack of maintenance in lawn care and dead trees. There is an alley between the townhomes that are not maintained. We have concerns about the degradation of the neighborhood and rentals as the majority of our neighborhoods are over occupied. We oppose the Zoning Text Amendment for the 22' wide lots because our neighborhood has wide lots. I have a list of names who oppose this as well."

Marcus Avitia, 102 East Forest Avenue, Sherman, TX
Mr. Avitia explained, "When I signed the paper, I couldn't agree more of retaining the historical character and not making the lots 22' wide."

Peter Tracy, 700 South Valentine, Sherman, TX
Mr. Tracy stated, "The only thing I would challenge on this whole thing is the dead-end alley. I live on a dead-end street and we have to deal with all the delivery traffic going up and down the street and yards being destroyed. I'd have a concern for the person living at the end if they would have to contend with traffic or someone pulling into their driveway or yard."

Mr. Moran explained, "I just got back from Paris, France and I was studying classical architecture and how to preserve the historical aspect of the neighborhood. I have a vision that in the future Travis Street will be walkable."

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

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

No other citizens appeared before the Planning and Zoning Commission to discuss the Zoning Text Amendment, Zone Change and Replat.

ACTION TAKEN.

August 21, 2023

Clay Mahone, Chairman
Planning & Zoning Commission Members
City of Sherman
220 West Mulberry St
Sherman, Texas 75090

RE: Project #23-004445
Request for Zoning Change and Variance on lot size for 1604 S Travis St, Sherman TX 75090

Dear Chairman and Board Members:

We, the undersigned, are owners of property in the vicinity of the property at 1604 South Travis Street. We are not opposed to the change in zoning from C-1 Retail Business and R-6 Single Family Residential to R-TH Townhome Residential District.

We do have concerns regarding building townhomes in a neighborhood that is made up mostly of single-family homes that were built between 1880 and 1920 and is mostly owner occupied. The architectural style of the townhomes should complement the historic designs of the neighborhood. We also oppose townhome developments that are rental properties only and don't allow for owner occupancy. A quick drive through the townhomes near 903 Brewers will show you un-mowed lawns, dead trees and grass, and an un-mowed alley or right-of-way between the two rows of townhomes.

We also oppose the request for a 22-foot lot width instead of the standard 25-foot width for lots in Townhome Residential Districts in Sherman. We feel that allowing smaller lot sizes within the city limits in this case will lead to other requests from developers, and the request should be denied. The city set a reasonable narrow lot size into the development ordinance regulating lot sizes for townhomes, and that width should be adhered to.

Thank you for your consideration,

Amy Hoffman-Shehan, 1503 S. Travis St, 903-821-8198

Carolyn & Hartley - 1502 S. Travis St., 619-368-8594

Susan Lambert 1502 S. Travis St. Sherman, Tx. 903-818-0313

Doug & Renée Townzen 1811 S. Travis St. Sherman TX 214-226-6525

Marcos Avitia 102 E. Forest Ave. Sherman Tx 903 870 8921

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Item B and Item C located at 1604 South Travis Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

No action needed on Item A.

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

PUBLIC HEARING AND ZONE CHANGE – C-2 TO MF-15 2813 SOUTH TRAVIS STREET (J & E CASAS HOMES, LLC, SERIES A)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF J & E CASAS HOMES, LLC, SERIES A (OWNER), JOSE MARTINEZ (REPRESENTATIVES) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2813 SOUTH TRAVIS STREET CONSISTING OF 2.863 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO MF-15 (MULTI FAMILY RESIDENTIAL) DISTRICT.

The property is located at 2813 South Travis Street between Arkansas Street and South Travis Street.

Jose Martinez, 2813 South Travis Street, Sherman, TX
Mr. Martinez explained, "We are requesting a Zone Change to MF-15 (Multi Family Residential) District to allow apartment living instead of a hotel."

Chairman Mahone stated, "I have read your letter. Who did the electrical work?"

Mr. Martinez replied, "An electrician."

Chairman Mahone asked, "Who completed the building inspection and what do you mean by access tree?"

Mr. Martinez replied, "Me and my sister checked the buildings to make sure all the doors are easy to come in and out of in case of a fire. We also completed the alarm system."

Chairman Mahone asked, "How many tenants do you have currently?"

Mr. Martinez replied, "18 tenants."

Chairman Mahone asked, "Are you at full capacity?"

Mr. Martinez replied, "Yes."

Commission Member Davis asked, "Did you go to court over this?"

Mr. Martinez replied, "Yes."

Elba Nury Martinez, 721 Westwood Drive, Sherman, TX
Ms. Martinez replied, "When we started the process Mr. Rae needed a new survey and it took more time to get that."

Chairman Mahone asked, "Do you plan to make any changes or updates to the buildings?"

Ms. Martinez replied, "Not at this time unless it is necessary, and the city requires it."

Chairman Mahone asked Mr. Rae, "If this was approved what would the next step be? Would there be inspections?"

Mr. Rae replied, "Yes, they would have to acquire a Certificate of Occupancy and the building inspectors would go out to inspect all of the units."

Chairman Mahone asked, "Would they inspect the interior of the buildings?"

Mr. Rae replied, "Yes."

Mr. Martinez stated, "The City has sent the Fire Department to check all of the buildings every six months to make sure there are fire extinguishers."

Commission Member Davis asked Mr. Rae, "The Staff Review Letter doesn't have much on it. Is this when it starts covering fire lanes and sprinkler systems?"

Mr. Rae replied, "The reason why the Staff Review Letter is light is because this is a request for a Zone Change. Up to this point we have only had a Certificate of Occupancy for a hotel. If it is converted to a multi-family, it will need to meet the regulation for that use."

Commission Member Sims asked Mr. Rae, "How did we get here?"

Mr. Rae replied, "Internally we have a task force that looks at properties that are non-conforming in the city. This is one of the properties that we noticed there was a property for rent sign. We looked at the Certificate of Occupancy and noticed it said hotel."

Commission Member Blagg asked Mr. Rae, "Do we know how often the Fire Department comes out to do inspections?"

Mr. Rae replied, "I do not know."

Commission Member Davis asked Mr. Rae, "Does staff have an opinion?"

Mr. Rae replied, "Ultimately, we want compliance. I don't think it is being operated in a good manner right now."

Commission Member Manley stated, "I don't know what the buildings consist of or look like. Is it feasibly possible to comply and turn this into multi-family."

Mr. Rae replied, "We don't know. We haven't been granted access to be able to do a Certificate of Occupancy inspection, so we don't know the state of the property."

Commission Member Manley asked Mr. Rae, "What else would have to be done to ensure compliance?"

Mr. Rae replied, "If the Zone Change is approved by Planning and Zoning and City Council, they would need to get a Certificate of Occupancy. If the applicant does not proceed with getting a Certificate of Occupancy, we would continue to write citations for not having one."

Mr. Martinez stated, "The tenants we have are very low-income people. I encourage them to move but they say there is no place we can go in Sherman."

Commission Member Blagg asked, "Have you paid the $1,076 penalty?"

Ms. Martinez replied, "We have made an arrangement with the court."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 2813 South Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, VARIANCE – SIDE & FRONT SETBACK 1515 SOUTH RUSK STREET (JOSE PEREZ)

PUBLIC HEARING AND VARIANCE
THE REQUEST OF JOSE PEREZ (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1515 SOUTH RUSK STREET, BEING LOT 4, BLOCK 1 MAYHEW SUPPLEMENT ADDITION AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 2.0' SIDE SETBACK IN LIEU OF THE REQUIRED 6' IN A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE EXISTING STRUCTURE.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 11.2' FRONT SETBACK IN LIEU OF THE REQUIRED 20' IN A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR THE CARPORT.

The property is located at 1515 South Rusk Street between West Olive Street and West Staples Street.

Jose Perez, 1515 South Rusk Street, Sherman, TX
Mr. Perez explained, "I am requesting a Variance for the side and front setback of the house to expand the house."

Commission Member Davis asked, "Are you taking in the porch? What is your plan?"

Mr. Perez replied, "I wanted to do a porch, but I changed my mind and want to add a dining room."

Chairman Mahone asked, "Will this be aligned with the house?"

Mr. Perez replied, "Yes."

Chairman Mahone asked, "How long would you say the carport has been there?"

Mr. Perez replied, "It has been there more than 20 years."

Chairman Mahone asked, "Are there other carports in your neighborhood?"

Mr. Perez replied, "Yes."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 1515 South Rusk Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND ZONE CHANGE

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

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

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

An email was received from Rozann Marquis on August 17, 2023 at 11:45 a.m requesting to Withdraw this item.

(WITHDRAWN)

PUBLIC HEARING AND ZONE CHANGE

PUBLIC HEARING AND ZONE CHANGE– R-6 TO R-12 402 NORTH GRAND AVENUE (WALTER HOOPS)

THE REQUEST OF WALTER HOOPS (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 402 NORTH GRAND AVENUE, CONSISTING OF 0.2927 ACRES BEING THE SOUTH ONE-HALF (25.00 FT.) OF LOT 11, AND ALL OF LOT 12 IN BLOCK 22 OF COLLEGE PARK FIRST ADDITION AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-12 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

The property is located at 402 North Grand Avenue at the corner of North Grand Avenue and East Mulberry Street.

An email was received from Walter Hoops on August 14, 2023 at 3:05 p.m. requesting to Withdraw this item.

(WITHDRAWN)

PUBLIC HEARING, REPLAT AND ZONE CHANGE
THE REQUEST OF ROBERTO AND NANCY GARCIA (OWNER), CHRIS NOAH (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 901 SOUTH THROCKMORTON STREET, BEING 0.165 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT 963, BEING A REPLAT OF LOTS 1 AND 2, IN BLOCK 18, W. ELLIOTT'S ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND REPLAT OF 901 S. THROCKMORTON ADDITION
B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT

PUBLIC HEARING, REPLAT – 901 S. THROCKMORTON ADDITION

ZONE CHANGE – R-6 TO R-5

901 SOUTH THROCKMORTON STREET (ROBERTO AND NANCY GARCIA)

The property is located at 901 South Throckmorton Street at the corner of East Thomas Street and South Throckmorton Street.

Chris Noah, 787 West FM 996, Pottsboro, TX
Mr. Noah explained, "The owner would like to plat the property into one lot and requests a Zone Change to R-5 (Single Family Residential) District. We have dedicated the corner clip at Travis Street and Throckmorton Street and the alley."

Clifford Nickerson, 909 South Throckmorton Street, Sherman, TX
Mr. Nickerson stated, "I wanted to see how the property is laid out. I live next door and we have quite a bit of large trees and birds. When the city tore the old house down there was a fence that went between us and part of the fence was knocked out. We would like to have that replaced."

Chairman Mahone replied, "That is something that will have to be taken up during business hours in Mr. Rae's office."

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

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

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

ACTION TAKEN.

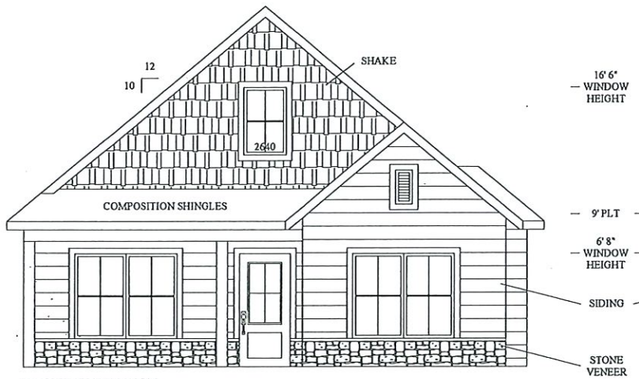
Planning and Zoning Commission
Motion by Commission Member Davis to approve the Replat and Zone Change located at 901 South Throckmorton Street subject to the Staff Review letter.
Second by Commission Member Whitaker.

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

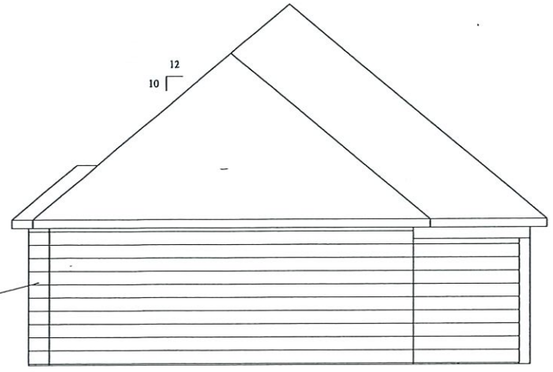
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

PUBLIC HEARNING, SUBDIVISION ORDINANCE
PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.06.004 (SITE PLAN REQUIREMENTS); MODIFYING

OTHER BUSINESS – ZONING ORDINANCE



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATION PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

GARCIA HOUSE PLAN

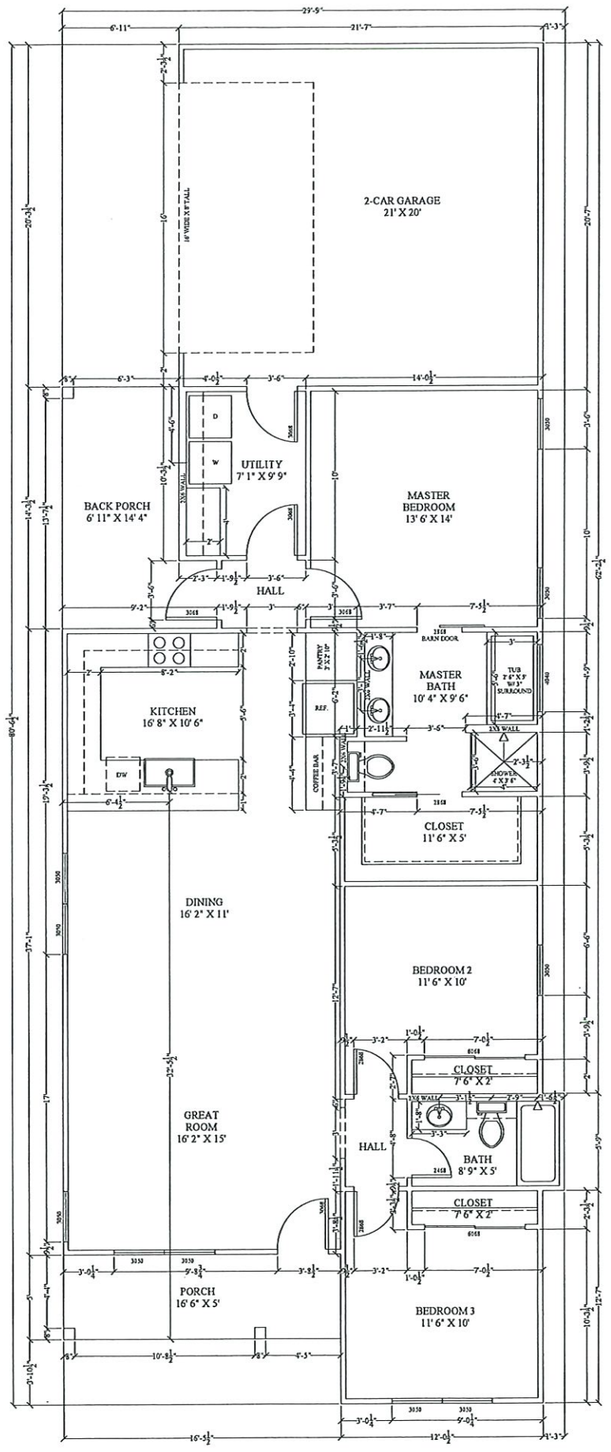
901 S. THROCKMORTON ST.
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
08/17/23

SHEET
ELEVATIONS

SCALE
1/4" = 1'



FLOOR PLAN

NOTES:

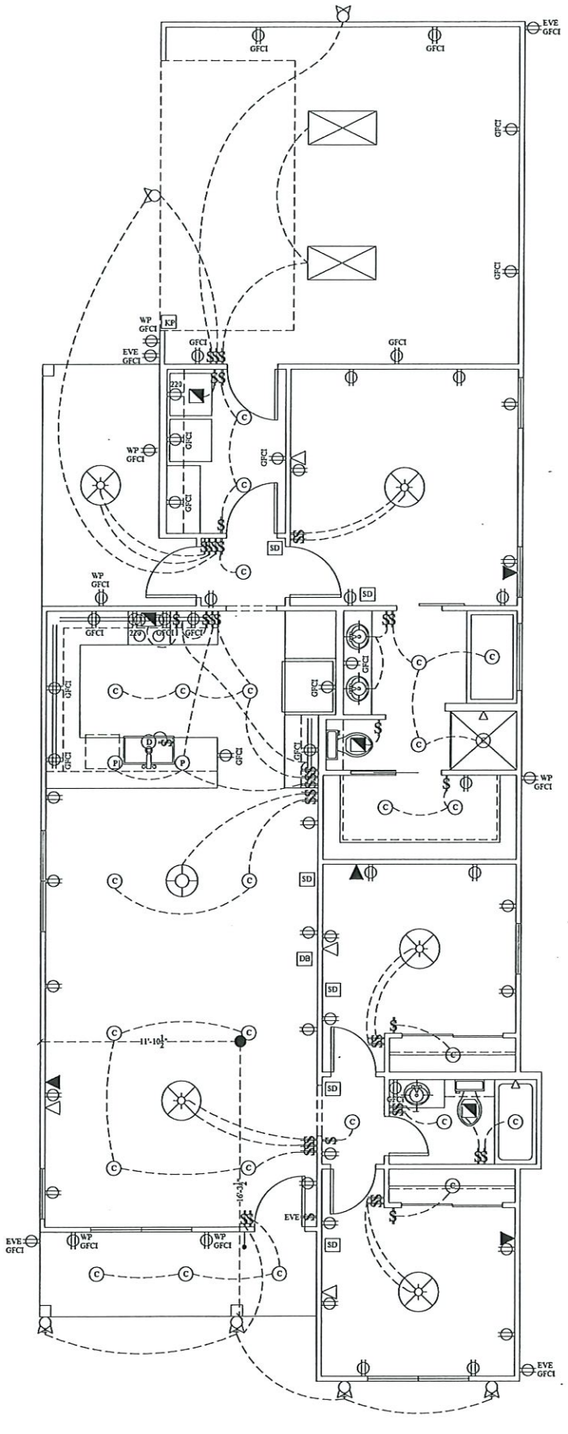
- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SPECIFY AND VERIFY ALL MATERIALS USED FOR CONSTRUCTION.
- HOUSE TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- HOUSE TO BE BUILT PER 2018 IRC CODES.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL WALLS ARE 2X4 UNLESS NOTED OTHERWISE.
- ALL CEILINGS ARE 9' TALL, UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE
HEATED: 1470
FRONT PORCH: 82
BACK PORCH: 108
GARAGE: 438
TOTAL FOOTAGE: 2098

PLAN DESIGNER:
D2L DESIGNS, LLC
D2LDESIGNS@YAHOO.COM
903.267.1284

ELECTRICAL SCHEDULE

CEILING FAN	HOCKEY PUCK LIGHTS
CEILING FAN W/ LIGHT KIT	TRACK LIGHTING
HANGING FIXTURE	UNDERCABINET
CEILING OR WALL MOUNTED FIXTURE	ROPE LIGHTING
P PENDANT	CEILING MOUNTED
C RECESSED CAN	DOUBLE FLOOD LIGHTS MOTION SENSOR
RECESSED EYEBALL	LANDSCAPE LIGHTS PHOTO CELL
DOOR JAMB SWITCH	PHONE / DATA
SWITCH	TV / DATA
THREE WAY SWITCH	DOORBELL
DIMMER SWITCH	DB DOORBELL CHIME
ARC-FAULT, 110-V OUTLET	ARC-FAULT, FLOOR 110-V OUTLET
ARC-FAULT, GROUND-FAULT, QUADPLEX, 110-V OUTLET	EXHAUST FAN W/LIGHT
GFCI GROUND-FAULT, ARC-FAULT, 110-V OUTLET	EXHAUST FAN
GFCI GROUND-FAULT, CEILING, 110-V OUTLET	CH CEILING HEATER
WP GFCI WEATHER PROOF, ARC-FAULT GROUND-FAULT, 110-V OUTLET	KP GARAGE DOOR KEY PAD
D SINK DISPOSAL	CH CEILING HEATER
	SD SMOKE DETECTOR
	GEN WEATHER PROOF, ARC-FAULT GROUND-FAULT, GENERATOR
	EVE GFCI WEATHER PROOF, ARC-FAULT GROUND-FAULT, 110-V OUTLET, EVE PLUG
	220 ARC-FAULT, GROUND-FAULT, 220-V OUTLET



ELECTRICAL PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

GARCIA HOUSE PLAN

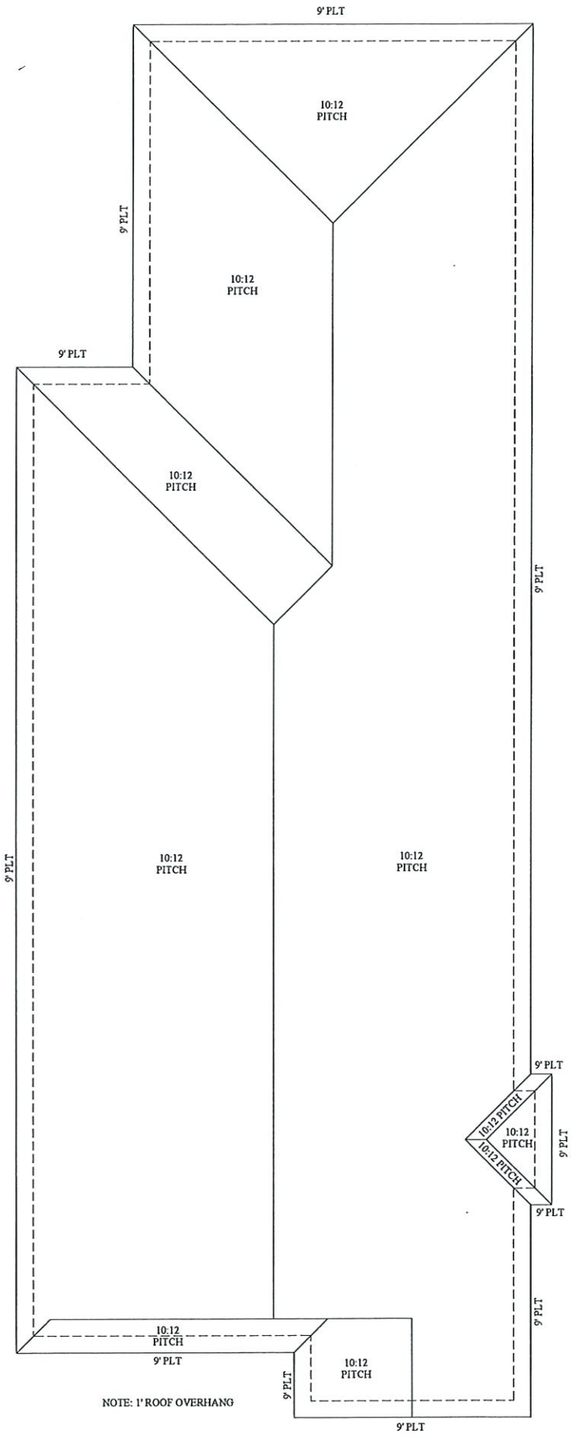
901 S. THROCKMORTON ST.
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

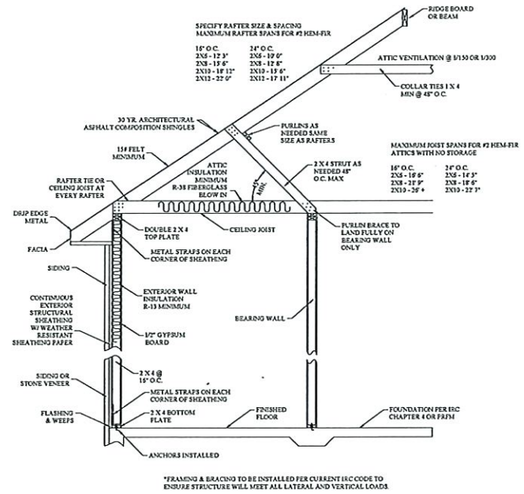
DATE
08/17/23

SHEET
FP & ELECTRICAL

SCALE
1/4" = 1'



ROOF PLAN



FRAMING & BRACING PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

GARCIA HOUSE PLAN

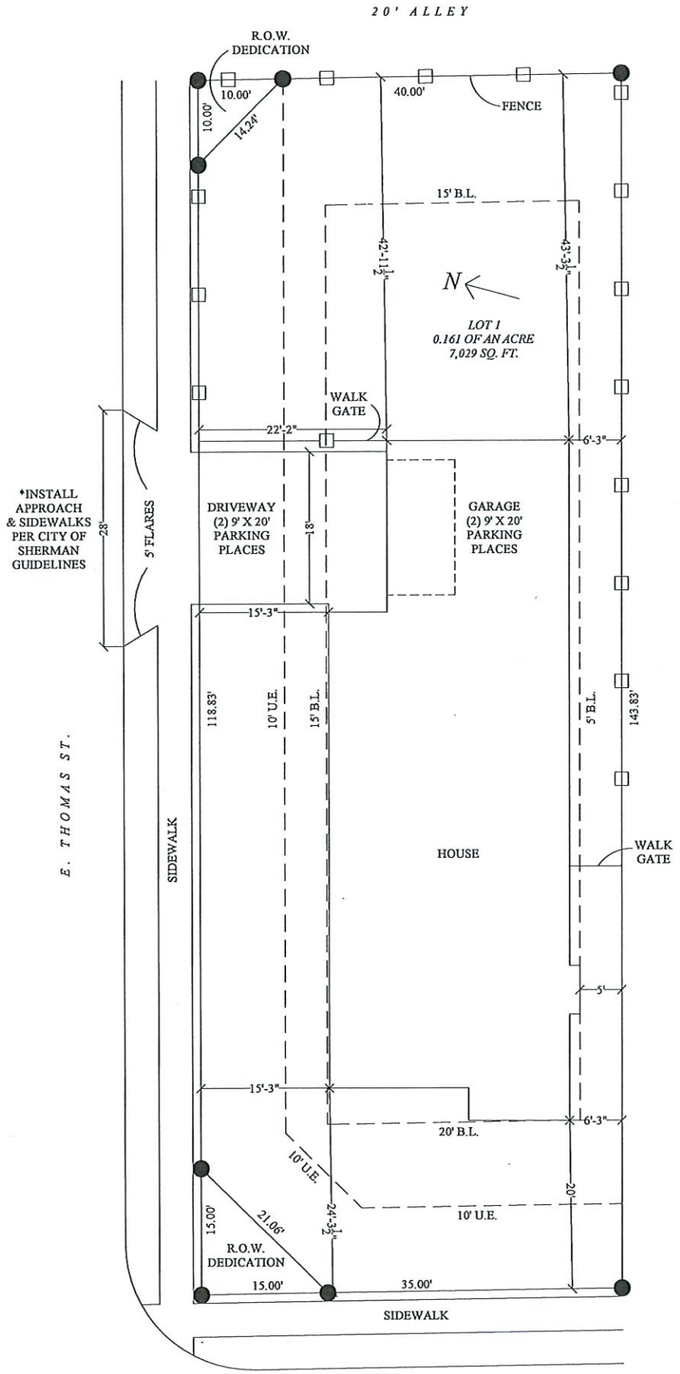
901 S. THROCKMORTON ST.
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

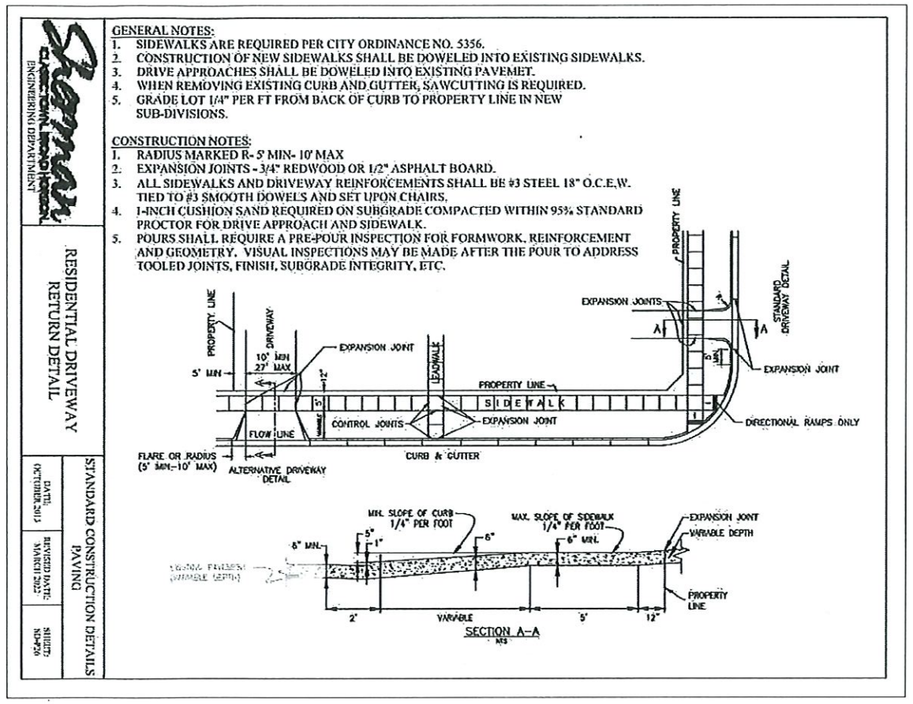
DATE
08/17/23

SHEET
ROOF & FRAME

SCALE
1/4" = 1'



SITE PLAN



D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

GARCIA HOUSE PLAN

901 S. THROCKMORTON ST.
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
08/17/23

SHEET
SITE

SCALE
1/8" = 1'

CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE SITE PLAN APPROVAL PROCESS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

ACTION TAKEN.

Rob Rae, 220 West Mulberry Street, Sherman, TX
Mr. Rae explained, "The Texas Legislature has made a significant amount of changes that affects the city government in development. In this last legislative session, you will be seeing more of this coming. One of the changes that was made is the Shock Clock Rule has been changed and effective September 1, 2023. Plats will continue to fall under that category, but Site Plans do not. We are recommending the deletion in our Zoning Ordinance to delete references to the 30-day extension and any reference to Site Plans for a 30-day timeline."

Chairman Mahone, "Is this an option or does the city have to clean this up?"

Mr. Rae replied, "We can continue 30-day reviews for Site Plans."

Commission Member Davis asked, "What does the city want to do?"

Mr. Rae replied, "We would prefer not to have the Shock Clock Rule for Site Plans."

Ms. Cotton stated, "Legally it is up to the Planning and Zoning Commission and City Council on what you want to do with it and whether or not you want to have the Shock Clock Rule. It is not required by law anymore. Previously you didn't have an option and you had to have these done. You would have a stricter requirement on yourself if you left this in versus taking it out."

Bryan Blagg, 618 Pikes Place, Sherman, TX
Mr. Blagg explained, "Getting rid of the Shock Clock Rule, what would be the city's motive continuing on an expeditious course to get Site Plan approved and not get bogged down in reviews and comments. Other cities were taking forever on getting Site Plans and Plats approved."

Mr. Rae stated, "Planning and Zoning will still have a schedule for developers showing when everything would be due. One of the challenges we have had as staff is because of the 30-day turn around we have to review everything in one day and it is difficult. This will help us extend that time frame but not too much. We will be proposing 45-days instead of 30-days."

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zoning Ordinance.
Second by Commission Member Whitaker.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:21 p.m.

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 09/19/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

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

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

List of Agenda Items:

6. * 3201 TEXOMA PARKWAY (Project No. 23-005120)

The request of LJ Erikson, Sherman NEC Texoma & 82, LP (Owner) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3201 Texoma Parkway, consisting of 1.157 acres in the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherden Mall, Lot 1, Block A

7. * 6 WISHIP DRIVE (Project No. 23-005003)

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

Planning and Zoning Commission

Preliminary Plat of Bigham Estates

8. * 2917 SOUTH FIRST STREET (Project No. 23-005121)

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

Planning and Zoning Commission

Preliminary Plat of Alvarado Estates

9. * 300-1000 BLOCKS WEST HIGHWAY 82 (Project No. 23-005122)

The request of Ryan Griffin (Owner), Stephanie Centofonti, Rockhill Capital (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 300-1000 Blocks West Highway 82 consisting of 51.767 acres in the J. Jennings Survey, Abstract No. 647, and the U. Burns Survey, Abstract No. 121 and currently located in the PD (Planned Development)/75&82 Overlay District, as

follows:
Planning and Zoning Commission
Final Plat of Heritage Ranch, Phase 1

10. * 984 RIDGEVIEW DRIVE (Project No. 23-005124)
The request of Lesley and Crystal Ruble (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 984 Ridgeview Drive, consisting of 8.260 acres being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 1-6 of Pond Meadows and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Preliminary Plat of Pond Meadows, Lots 1-6

11. * 800 BLOCK MITCHELL LANE (Project No. 23-005126)
The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 800 Block Mitchell Lane, consisting of 10.001 acres being a part of the Aaron Burleson Survey, Abstract No. 61 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Preliminary Plat of Garcia Addition

12. * 2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-005127)
The request of Northgate Villas, LLC, Basanta Panta (Owner), Prabin KC (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2500 Block West Lamberth Road, consisting of 1.428 acres, being a part of Elijah Hartzog Survey, Abstract No. 540, and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Preliminary Plat of Northgate Villas

13. * 2554 BENNETT ROAD (Project No. 23-005128)
The request of Sapphire Group, LLC (Owner), Bluestone Partners, LLC (Developer) and JMG Engineering, LLC (Engineer/Surveyor) concerning the property located at 2554 Bennett Road, consisting of 14.135 acres being in the Charles Lynenburg Survey, Abstract No. 730 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Preliminary Plat of Cedar Creek Duplex Estates

14. * 4200 BLOCK NORTH HIGHWAY 75 (Project No. 23-005130)
The request of Myron Noles and Charles Hunter Richmond (Owner), Mehrad Sadeghpour (Representative/Prospective Buyer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Conceptual Site Plan of Texoma Dentures and Implants

15. * 2901-2921 NORTH TRAVIS STREET (Project No. 23-005131)
The request of James Weaver (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2901-2921 North Travis Street, consisting of 2.40 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Preliminary Plat of Weaver Addition

16. * <u>2600-2708 NORTH CORNERSTONE DRIVE (Project No. 23-005133)</u>

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2600-2708 North Cornerstone Drive, consisting of 4.834 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Replat of Patel Cornerstone Addition

17. * <u>3608 SOUTH HIGHWAY 75 (Project No. 23-005135)</u>

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

Planning and Zoning Commission

Site Plan of Chipotle Mexican Grill

18. * <u>1906 WEST HIGHWAY 82 (Project No. 23-005136)</u>

The request of Copay Development, LLC (Owner) and BACA (Representative) concerning the property located at 1906 West Highway 82, consisting of 3.312 acres, Lot 4 being a Replat of Lots 1 and 2 of the Replat of Lot 2 of the Replat of Lot 1-B of the Post Oak Crossing Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Center for Family Medicine

19. * <u>700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005137)</u>

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Preliminary Plat of Meadows Business Park

20. * <u>2855BAKER RIDGE ROAD (Project No. 23-005134)</u>

The request of Rickey Hugh Coursey, Jr. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2855 Baker Ridge Road, consisting of 9.862 acres in the Charles McManus Survey, Abstract No. 802 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Coursey Addition

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **3201 TEXOMA PARKWAY (Project No. 23-005120)**

The request of LJ Erikson, Sherman NEC Texoma & 82, LP (Owner) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3201 Texoma Parkway, consisting of 1.157 acres in the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherden Mall, Lot 1, Block A

Background:

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

The following has been approved for this location:

- February 11, 1969 – Zone Change from R-1 (One Family Residential) District to C-2 (General Commercial) District
- October 14, 1969 – Exception to allow a 17' front setback for the Montgomery Ward Automotive Center pump island

Adjacent Zoning:

C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

LJ Erikson, Sherman NEC Texoma & 82, LP (Owner)
Spiars Engineering, Inc. (Engineer/Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Improvement Survey
Final Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

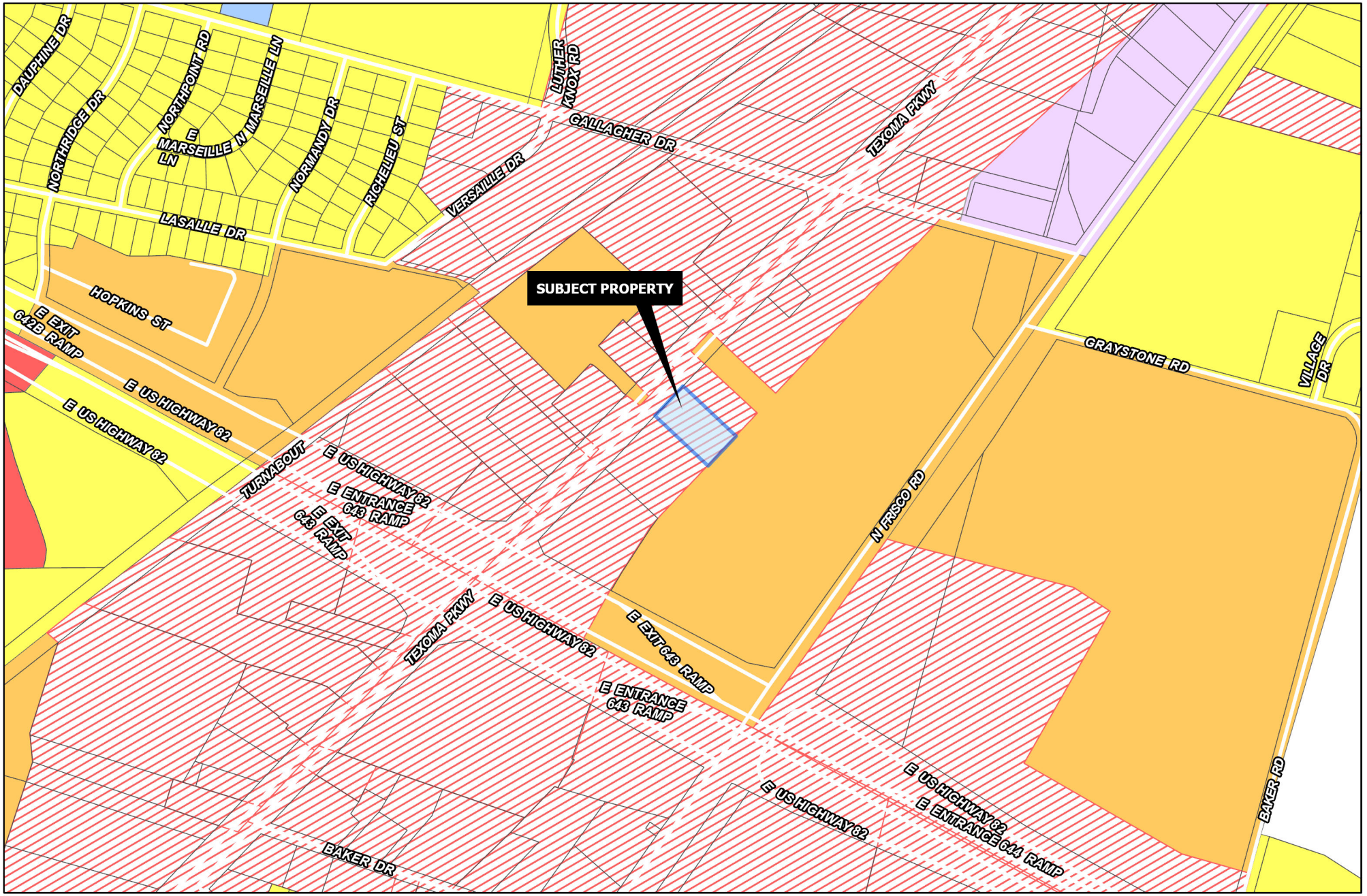
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3201 Texoma Parkway

N
W E
S

Date: 8/29/2023 4:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

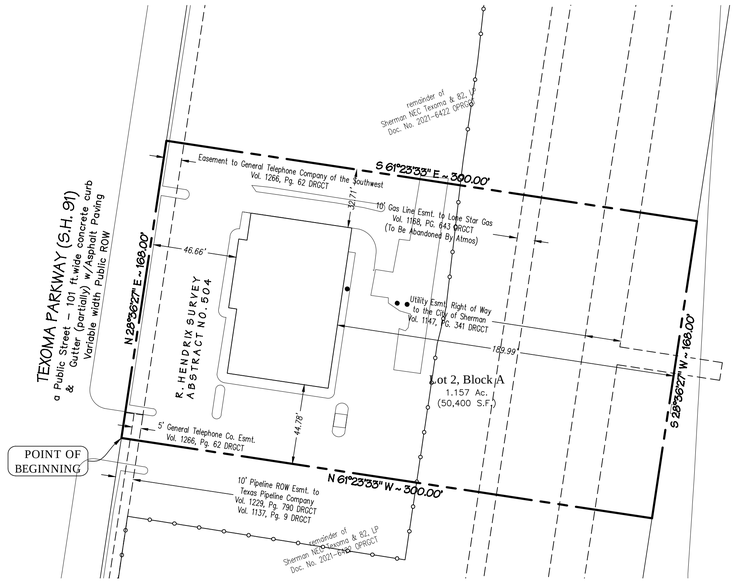
Planning&Zoning

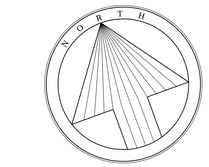
CITY OF SHERMAN

N W E S

3201 Texoma Parkway

Date: 8/29/2023 4:25 PM



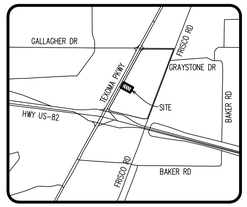


40 0 20 40 80

1 inch = 40 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 plat 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.
4. According to Flood Insurance Rate Map (FIRM) Map No. 48181C0290G (FEMA), 9/1/2022, for Grayson County, Texas, this property is within Zone X.

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK A
BEING 1.157 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

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

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

Scale: 1" = 40' August, 2023 SEI Job No. 21-309

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 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 in the east line of Texoma Parkway (also known as State Highway 91);

THENCE N 28°36'27" E, 168.00 feet;

THENCE S 61°23'33" E, 300.00 feet;

THENCE S 28°36'27" W, 168.00 feet;

THENCE N 61°23'33" W, 300.00 feet to the POINT OF BEGINNING with the subject tract containing 50,400 square feet or 1.157 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 _____, 2023.

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 _____, 2023.

_____
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 _____, 2023.

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 _____, 2023.

_____
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

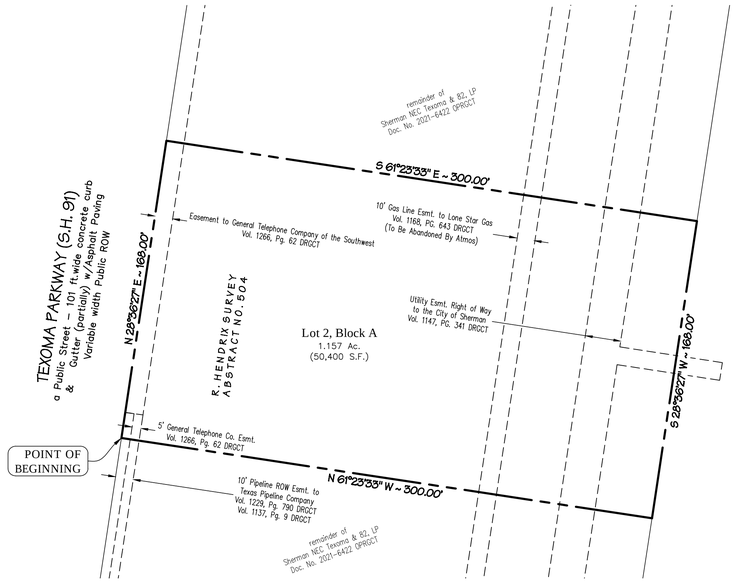
LOT 1, BLOCK A
BEING 1.157 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

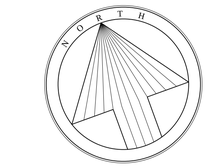
OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

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

Scale: 1" = 40' August, 2023 SEI Job No. 21-309

Plotted by: DBond10 Plot Date: 8/25/2023 1:51 PM
Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\Grandpa improvement Survey.dwg Saved By: DBond10 Save Time: 8/25/2023 11:08:04 AM



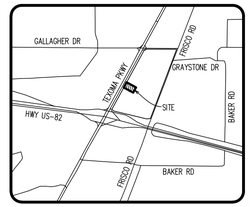


40 0 20 40 80

1 inch = 40 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 plat 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 utiilities and building permits.
4. According to Flood Insurance Rate Map (FIRM) Map No. 48181C0290G (FEMA), 9/1/2022, for Grayson County, Texas, this property is within Zone X.

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK A
BEING 1.157 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

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

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

Scale: 1" = 40' August, 2023 SEI Job No. 21-309

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 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 in the east line of Texoma Parkway (also known as State Highway 91);

THENCE N 28°36'27" E, 168.00 feet;

THENCE S 61°23'33" E, 300.00 feet;

THENCE S 28°36'27" W, 168.00 feet;

THENCE N 61°23'33" W, 300.00 feet to the POINT OF BEGINNING with the subject tract containing 50,400 square feet or 1.157 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 _____, 2023.

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 _____, 2023.

_____
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 _____, 2023.

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 _____, 2023.

_____
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 A
BEING 1.157 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

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

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

Scale: 1" = 40' August, 2023 SEI Job No. 21-309

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat - Grandy.dwg Saved By: DBond10 Save Time: 8/4/2023 2:02:18 PM Plotted by: DBond10 Plot Date: 8/25/2023 11:03 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Sherman NEC Texoma & 82, LP
Attn: Jim Duggan
7500 San Jacinto
Plano, TX 75074

Spiars Engineering, Inc.
Attn: David Bond
765 Custer Road, Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Final Plat of Sherden Mall has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Final Plat layout to be revised to fit one (1) 24"x36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Change plat name to minimize confusion. There is already a pending Sherden Mall plat. New 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. *Code of Ordinances Chapter 10, Exhibit A, Sec.5(B)(3)*
3. 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)*
4. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
5. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
6. Call out and show legal corners on all inflection points. Set points if necessary. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Lot number on drawing does not match title. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(5)*
8. Dedicate a 24' Mutual Access Easement across west side of proposed Lot to access proposed Lots to the North and South of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12*
9. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway, east of Easement dedicated in Vol. 1266, Pg. 62 DRGCT. Easements cannot overlap. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*

10. On-site drive approach off of Texoma Parkway may not be permitted for subject property. 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*
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. 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.
13. 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)*
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances 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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **6 WISHIP DRIVE (Project No. 23-005003)**

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

Planning and Zoning Commission

Preliminary Plat of Bigham Estates

Background:

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

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

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

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

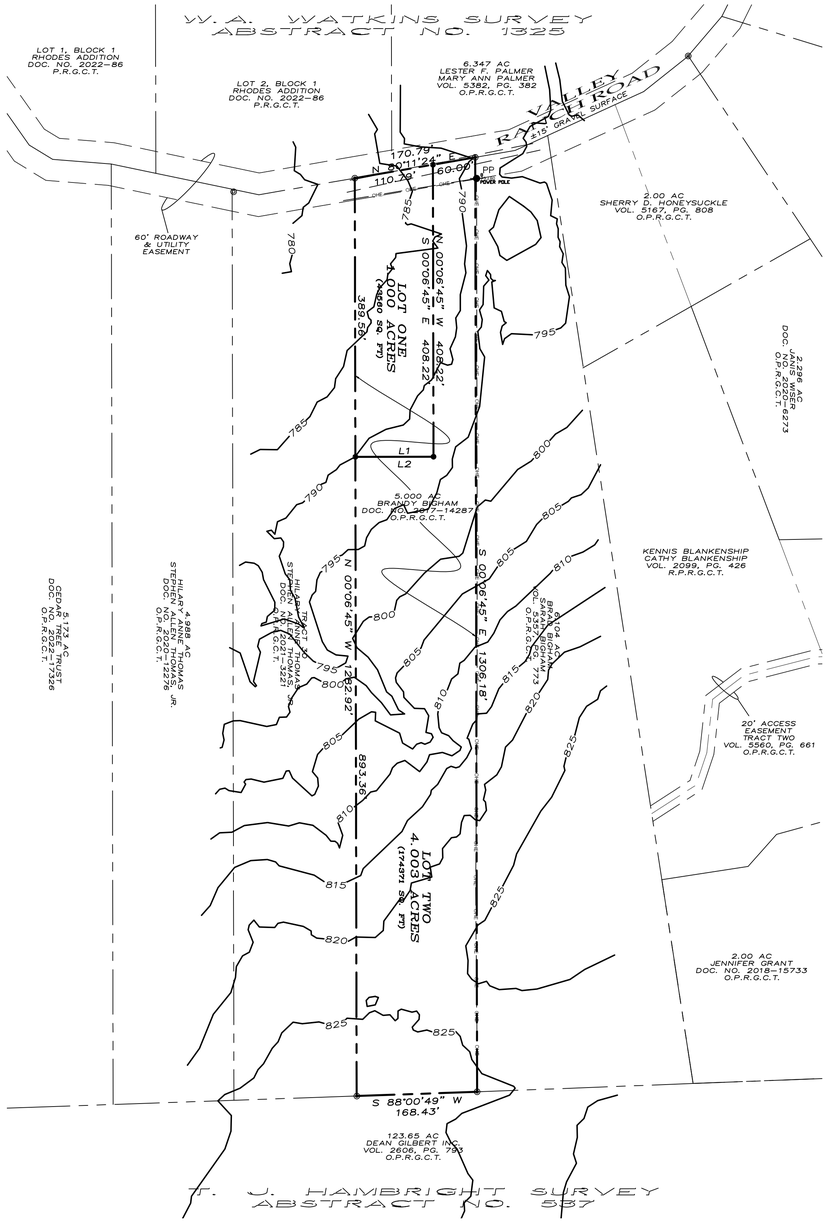
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6 WISHP DR

N
W E
S

Date: 8/28/2023 10:05 PM

JOB NO. 23060625
FW: LR – DFT: EB



LEGEND

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

NORTH

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°53'15" W	109.20'
L2	N 89°53'15" E	109.20'

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of 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. 48181C0275G, effective date September 1, 2022.

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

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

SHEET 1 OF 1

LEGAL DESCRIPTION

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

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

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

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

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

Thence North 00°06'45" West, with the westerly line of said 5.00 acre tract, and with the easterly line of said Tract 30, a distance of 1282.82 feet to the Point of Beginning and containing 5.003 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, BRANDY BIGHAM, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____ 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

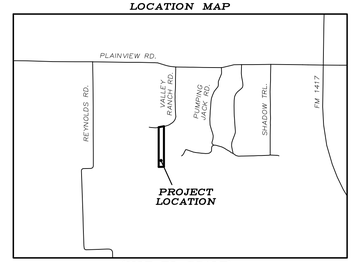
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

_____
BRANDY BIGHAM

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, BRANDY BIGHAM known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

PRELIMINARY PLAT
BIGHAM ESTATES

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

06-22-2023

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Brandy Bigham
410 Valley Ranch Road
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Bigham Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Show instrument information for existing 60' Roadway & Utility Easement known as Valley Ranch Road. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(8)* OR
3. Dedicate a 30' Right of Way Dedication along Valley Ranch Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
4. Subject property lies within the City of Denison Wastewater CCN. General Notes to be updated appropriately.
5. City of Sherman wastewater does not serve subject property. On-site sewage facility may be required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
6. Capacity of City Water to be verified for proposed use. Extension of main may be required by developer prior to filing of plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
7. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2917 SOUTH FIRST STREET (Project No. 23-005121)**

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

Planning and Zoning Commission

Preliminary Plat of Alvarado Estates

Background:

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

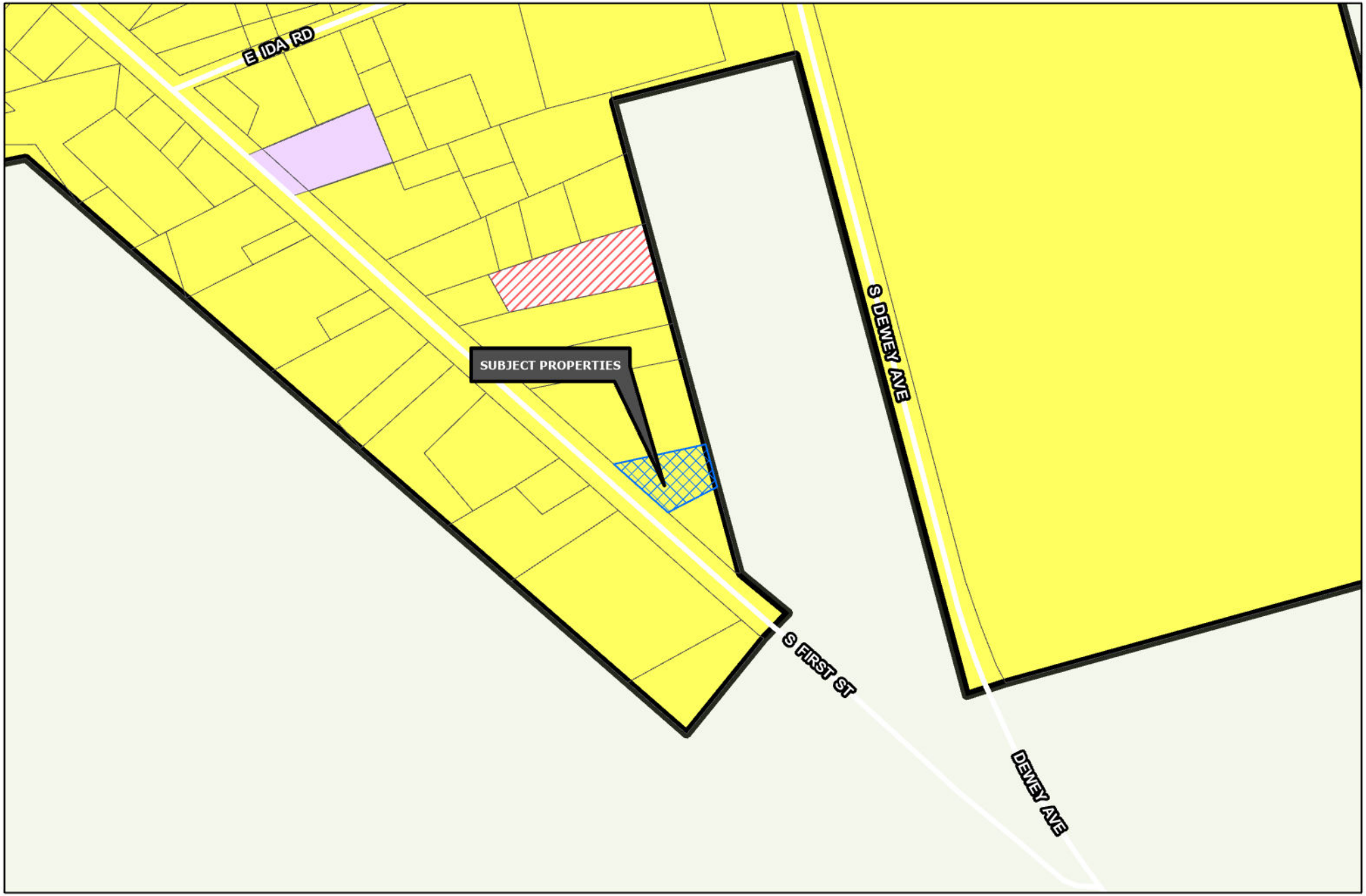
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2917 S FIRST ST

N
W E
S

Date: 8/25/2023 9:43 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

- Planning & Zoning

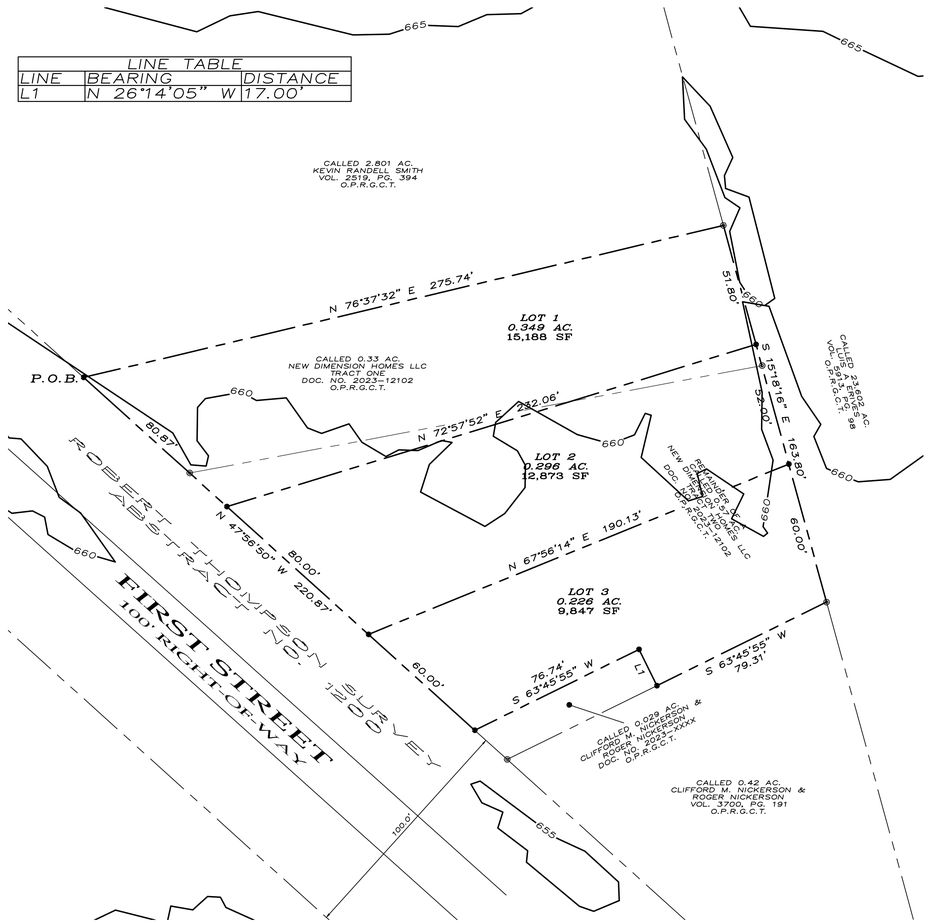
CITY OF SHERMAN ZONING MAP 2917 S FIRST ST

N
W E
S

Date: 8/25/2023 9:44 AM

JOB NO. 23080832
FW: ASU — DFT: BH

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

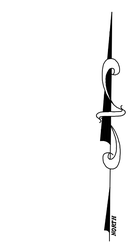


LEGEND

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

~ GENERAL NOTES ~

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



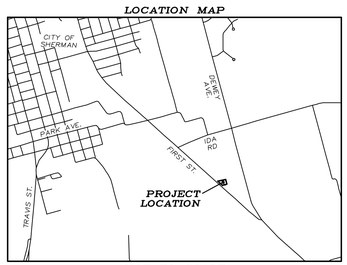
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOCATION MAP



(NOT TO SCALE)

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

Thence North 47°56'50" West, with the southwesterly line of said 0.57 acre tract, and with the northeasterly right-of-way line of said First Street, passing en route at a distance of 161.02 feet a 1/2" steel rod found for the northwest corner of said 0.57 acre tract, and continuing on said course, with the southwesterly line of aforesaid 0.33 acre tract, a total distance of 220.87 feet to the Point of Beginning and containing 0.870 acres (37,908 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ALVARADO ESTATES, an addition to the City of Sherman, Texas, was submitted to the City Council on the ___day of ____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

_____
CARLOS ALVARADO
NEW DIMENSION HOMES LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, CARLOS ALVARADO known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

EXECUTED THIS_____DAY OF_____, 2023

BY: NEW DIMENSION HOMES LLC

_____
CARLOS ALVARADO

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

08-08-2023

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

SHEET 1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

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

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Alvarado Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Proposed lot lines and boundary to be bolder on drawing to better distinguish from property lines not included in plat.
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Gravity Wastewater is available to the subject property. Update General Note #2 appropriately.
4. Show instrument information of property South of subject property on drawing and in metes and bounds description.
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **300-1000 BLOCKS WEST HIGHWAY 82 (Project No. 23-005122)**

The request of Ryan Griffin (Owner), Stephanie Centofonti, Rockhill Capital (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 300-1000 Blocks West Highway 82 consisting of 51.767 acres in the J. Jennings Survey, Abstract No. 647, and the U. Burns Survey, Abstract No. 121 and currently located in the PD (Planned Development)/75&82 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Ranch, Phase 1

Background:

The property is located in the 300-1000 Blocks West Highway 82 between Plainview Road and North Travis Street. The owner would like to plat the property into 257 lots for residential development and 6 common areas.

The following has been approved for this location:

- December 15, 2020 - Planned Development for Heritage Ranch Development
- October 19, 2021 - Preliminary Plat and Site Plan approval for Heritage Ranch

Adjacent Zoning:

Planned Development (PD)
R-6 (Single Family Residential) District
C-2 (General Commercial) District
C-1 (Retail Business) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Ryan Griffin (Owner)
Stephanie Centofonti, Rockhill Capital (Developer)
Spiars Engineering (Engineer/Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

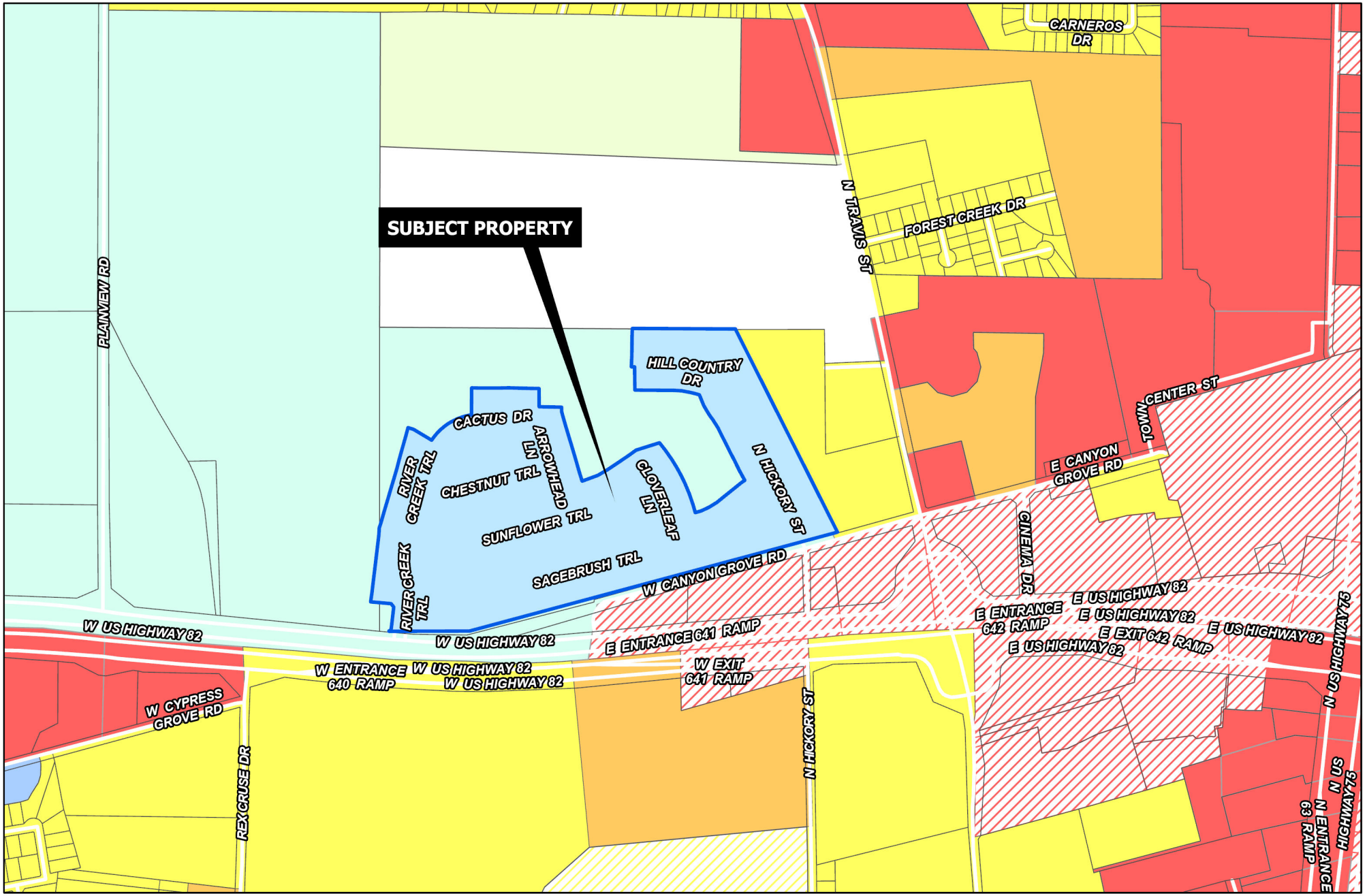
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

300-1000 W US 82
Heritage Ranch Ph 1

N
W E
S

Date: 8/30/2023 10:13 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

N
W E
S

300-1000 W US 82
Heritage Ranch Ph 1

Date: 8/30/2023 10:13 AM



Boundary Line Table		
Line #	Length	Direction
BL1	85.39'	N 89°54'18" W
BL2	28.37'	N 49°56'01" E
BL3	118.92'	N 05°06'42" E
BL4	21.50'	N 39°07'01" W
BL5	38.72'	N 83°20'45" W
BL6	49.93'	N 86°47'33" W
BL7	56.51'	S 59°05'44" E
BL8	22.25'	N 78°46'17" E
BL9	145.89'	N 00°29'24" E
BL10	96.02'	S 00°29'24" W
BL11	120.00'	S 89°30'36" E

Boundary Line Table		
Line #	Length	Direction
BL12	108.54'	N 56°56'02" E
BL13	50.00'	N 45°53'35" E
BL14	135.91'	N 73°38'18" E
BL15	161.72'	S 26°42'03" E
BL16	18.30'	S 14°51'55" E
BL17	50.00'	N 69°37'53" E
BL18	67.57'	N 50°03'19" E
BL19	208.09'	N 89°27'10" W
BL20	120.00'	N 00°32'50" E
BL21	17.34'	N 89°27'10" W
BL22	200.00'	N 00°31'14" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	421.15'	5579.68'	421.05'	N 87°18'16" W	4°19'29"
BC2	16.54'	275.00'	16.54'	N 85°04'09" W	3°26'49"
BC3	70.17'	325.00'	70.03'	S 65°16'50" E	12°22'12"
BC4	240.40'	325.00'	234.96'	N 59°09'06" E	42°22'55"
BC5	45.58'	155.00'	45.41'	S 07°56'03" E	16°50'54"
BC6	173.28'	625.00'	172.72'	N 64°52'34" E	15°53'05"
BC7	139.78'	445.00'	139.20'	S 35°41'57" E	17°59'49"
BC8	32.02'	155.00'	31.96'	S 20°46'59" E	11°50'08"

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC9	72.42'	445.00'	72.34'	S 19°31'39" E	9°19'27"
BC10	120.56'	455.00'	120.21'	N 62°55'09" E	15°10'54"
BC11	15.61'	325.00'	15.61'	N 21°44'40" W	2°45'07"
BC12	70.27'	745.00'	70.24'	N 52°45'26" E	5°24'15"
BC13	80.00'	455.00'	79.89'	N 31°44'15" W	10°04'25"
BC14	140.12'	455.00'	139.57'	N 27°45'08" W	17°38'40"
BC15	49.93'	445.00'	49.90'	N 78°10'03" W	6°25'44"
BC16	89.84'	355.00'	89.60'	N 82°12'11" W	14°29'58"

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 X–Lots, detention pond and median to be owned and maintained by the H.O.A.
5. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 6354.
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. 48181C0290F and 48181C0270F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.
9. 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.

FINAL PLAT

HERITAGE RANCH PHASE 1

257 LOTS & 6 COMMON AREAS
51.767 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Covenant Development
5523 W. Houston St
Sherman, TX 75091
Telephone: (903)893-8500
Contact: Ryan Johnson

DEVELOPMENT MANAGER
ROCKHILL CAPITAL & INVESTMENTS, LLC
9550 John W. Elliott Drive, Suite 106
Frisco, TX 75033
Telephone: (214) 578-6568
Contact: Stephanie Centofonti

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: Matt Dorsett

Scale: 1"=100' August, 2023 SEI Job No. 21-110

Plotted by: rhartmon Plot Date: 8/16/2023 10:49 AM
Drawing: G:\2021 JOBS\21-110 Heritage Ranch\CAD\21-110 plaze.dwg Saved By: Rhartmon Save Time: 8/16/2023 10:49:03 AM

Lot Line Table		
Line #	Length	Direction
L1	22.08'	S 33°22'39" W
L2	10.03'	S 51°24'15" E
L3	21.21'	N 18°17'57" E
L4	21.21'	S 71°42'03" E
L5	21.21'	S 29°34'26" W
L6	21.21'	N 60°25'34" W
L7	20.64'	S 83°12'44" E
L8	20.61'	S 09°56'24" W
L9	21.21'	S 59°58'59" E
L10	21.21'	N 30°01'01" E
L11	21.21'	S 71°42'03" E
L12	21.11'	S 18°01'44" W
L13	21.47'	S 60°40'14" E
L14	20.96'	S 29°19'46" W
L15	21.47'	S 60°40'14" E
L16	20.96'	N 29°19'46" E
L17	21.47'	N 60°40'14" W
L18	20.96'	S 29°19'46" W
L19	21.47'	S 60°40'14" E
L20	20.96'	N 29°19'46" E

Lot Line Table		
Line #	Length	Direction
L21	22.25'	S 55°48'05" E
L22	22.25'	S 39°55'58" W
L23	22.25'	S 16°57'45" E
L24	20.97'	S 29°39'32" E
L25	21.45'	N 60°20'28" E
L26	21.21'	S 38°20'45" E
L27	21.21'	S 51°39'15" W
L28	21.21'	N 51°39'15" E
L29	21.29'	S 38°33'56" E
L30	20.93'	N 50°53'06" E
L31	27.90'	S 40°39'07" E
L32	35.44'	N 00°32'12" E

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C5	126.53'	500.00'	126.20'	N 82°12'11" W	14°29'58"
C6	127.11'	300.00'	126.16'	S 87°05'30" E	24°16'36"
C7	115.05'	500.00'	114.80'	N 82°02'14" E	13°11'01"
C8	307.37'	1430.00'	306.78'	S 85°12'47" E	12°18'56"
C9	69.46'	300.00'	69.31'	S 85°41'19" E	13°16'00"
C10	129.95'	250.00'	128.49'	N 24°07'15" W	29°46'54"
C11	107.43'	500.00'	107.23'	N 32°51'22" W	12°18'40"
C12	59.03'	300.00'	58.94'	N 21°03'48" W	11°16'28"
C13	138.69'	600.00'	138.38'	S 56°40'38" W	13°14'39"
C14	85.40'	300.00'	85.12'	N 28°31'27" W	16°18'40"
C15	227.21'	600.00'	225.85'	S 64°10'07" W	21°41'48"
C16	61.35'	300.00'	61.25'	S 20°50'31" E	11°43'04"
C17	92.51'	300.00'	92.15'	S 35°32'07" E	17°40'08"
C18	33.33'	300.00'	33.31'	N 60°07'00" E	6°21'56"
C19	252.49'	800.00'	251.44'	N 65°58'32" E	18°05'00"
C20	88.22'	300.00'	87.90'	S 07°56'03" E	16°50'54"
C21	41.54'	300.00'	41.51'	N 86°01'58" E	7°56'03"
C22	387.53'	300.00'	361.15'	N 52°59'36" E	74°00'48"
C23	64.77'	300.00'	64.64'	S 65°16'50" E	12°22'12"
C24	387.53'	300.00'	361.15'	N 52°59'36" E	74°00'48"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C25	155.40'	300.00'	153.66'	N 89°51'23" E	29°40'42"
C26	48.86'	300.00'	48.81'	N 11°19'13" E	9°19'56"
C27	192.60'	510.00'	191.45'	N 85°50'08" E	21°38'14"
C28	37.47'	200.00'	37.42'	N 12°01'18" E	10°44'05"
C29	37.47'	200.00'	37.42'	N 12°01'18" E	10°44'05"
C30	98.41'	200.00'	97.42'	S 07°26'33" E	28°11'37"
C31	98.41'	200.00'	97.42'	S 07°26'33" E	28°11'37"
C32	13.58'	504.50'	13.58'	N 05°52'59" E	1°32'33"
C33	12.02'	446.50'	12.02'	S 05°52'59" W	1°32'33"
C34	302.11'	800.00'	300.32'	S 85°50'08" W	21°38'14"

Centerline Line Table		
Line #	Length	Direction
L50	7.50'	S 21°32'22" E

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	9,329	0.214
2	A	5,088	0.117
3	A	5,087	0.117
4	A	6,504	0.149
5	A	5,437	0.125
6	A	6,739	0.155
7	A	5,154	0.118
8	A	5,049	0.116
9	A	4,824	0.111
10	A	4,800	0.110
11	A	4,800	0.110
12	A	4,800	0.110
13	A	4,800	0.110
14	A	4,800	0.110
15	A	4,800	0.110
16	A	4,800	0.110
17	A	4,800	0.110
18	A	4,800	0.110
19	A	4,800	0.110
20	A	4,800	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	A	4,800	0.110
22	A	4,752	0.109
23	A	4,699	0.108
24	A	4,686	0.108
25	A	4,674	0.107
26	A	4,662	0.107
27	A	4,649	0.107
28	A	4,637	0.106
29	A	4,624	0.106
30	A	4,612	0.106
31	A	4,600	0.106
32	A	4,587	0.105
33	A	4,575	0.105
34	A	4,563	0.105
35	A	4,550	0.104
36	A	4,538	0.104
37	A	4,525	0.104
38	A	4,513	0.104
39	A	4,514	0.104
40	A	4,597	0.106

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
41X	A	173,920	3.993

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	7,777	0.179
2	C	6,527	0.150
3	C	6,755	0.155
4	C	6,514	0.150
5	C	5,982	0.137
6	C	5,626	0.129
7	C	5,505	0.126
8	C	5,500	0.126
9	C	5,500	0.126
10	C	5,500	0.126
11	C	5,500	0.126

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	7,202	0.165
2	E	6,575	0.151
3	E	6,911	0.159
4	E	7,004	0.161
5	E	7,028	0.161
6	E	7,241	0.166

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	11,528	0.265
2	F	6,309	0.145
3	F	5,047	0.116
4	F	6,309	0.145
5	F	5,173	0.119
6	F	5,173	0.119
7	F	4,984	0.114
8	F	4,920	0.113
9	F	4,920	0.113
10	F	4,920	0.113
11	F	4,920	0.113
12	F	4,920	0.113
13	F	4,920	0.113
14	F	4,920	0.113
15	F	4,920	0.113
16	F	4,920	0.113
17	F	4,918	0.113
18	F	5,192	0.119
19	F	5,388	0.124
20	F	5,715	0.131

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	F	4,800	0.110
22	F	4,800	0.110
23	F	4,800	0.110
24	F	4,800	0.110
25	F	4,800	0.110
26	F	4,800	0.110
27	F	4,800	0.110
28	F	4,800	0.110
29	F	4,800	0.110
30	F	4,800	0.110
31	F	4,800	0.110
32	F	4,815	0.111
33	F	5,104	0.117
34	F	5,146	0.118
35	F	5,145	0.118
36	F	5,145	0.118
37	F	5,145	0.118
38	F	4,869	0.112
39	F	8,416	0.193

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	5,403	0.124
2	I	4,937	0.113
3	I	5,247	0.120
4	I	5,308	0.122
5	I	5,308	0.122
6	I	5,308	0.122
7	I	5,308	0.122
8	I	5,036	0.116
9	I	4,940	0.113
10	I	6,290	0.144
27	I	7,651	0.176
28	I	6,268	0.144
29	I	6,225	0.143
30	I	6,225	0.143
31	I	6,225	0.143
32	I	6,225	0.143
33	I	6,168	0.142
34	I	6,166	0.142
35X	I	12,277	0.282

Easement Line Table		
Line #	Length	Direction
L33	22.12'	N 40°54'12" W
L34	15.00'	N 49°05'48" E
L35	22.12'	S 40°54'12" E
L36	105.50'	N 00°29'24" E
L37	7.32'	N 59°30'36" W
L38	257.51'	N 89°27'10" W
L39	147.50'	N 00°32'50" E
L40	147.50'	N 00°32'50" E
L41	15.00'	N 89°27'10" W
L42	132.50'	N 00°32'50" E
L43	15.00'	S 89°27'10" E
L44	132.50'	N 00°32'50" E
L45	242.51'	N 89°27'10" W
L46	15.98'	N 59°30'36" W
L47	114.18'	N 00°29'24" E
L48	22.30'	S 04°17'53" E
L49	5.35'	S 85°42'07" W

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	7.02'	77.50'	7.01'	N 43°29'48" W	5°11'13"
C35	15.96'	62.50'	15.92'	S 48°13'16" E	14°38'08"
C36	32.66'	62.50'	32.29'	N 74°28'53" W	29°56'34"
C37	40.50'	77.50'	40.04'	N 74°28'53" W	29°56'34"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	101.94'	745.00'	101.86'	S 59°22'46" W	7°50'24"
C2	13.80'	100.00'	13.79'	N 18°56'15" W	7°54'33"
C3	105.12'	365.00'	104.76'	N 83°52'52" E	16°30'06"
C4	110.07'	150.00'	107.62'	S 37°01'28" W	42°02'39"

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	7,806	0.179
2	B	6,110	0.140
3	B	6,002	0.138
4	B	6,002	0.138
5	B	6,002	0.138
6	B	6,002	0.138
7	B	6,003	0.138
8	B	6,003	0.138
9	B	6,003	0.138
10	B	6,004	0.138
11	B	6,004	0.138
12	B	6,004	0.138
13	B	6,005	0.138
14	B	6,005	0.138
15	B	6,017	0.138
16	B	6,181	0.142
17	B	6,574	0.151
18	B	6,845	0.157
19	B	8,288	0.190

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	6,585	0.151
2	D	6,000	0.138
3	D	6,000	0.138
4	D	6,000	0.138
5	D	6,000	0.138
6	D	6,000	0.138
7	D	6,688	0.154
8	D	6,128	0.141
9	D	6,000	0.138
10	D	6,000	0.138
11	D	6,000	0.138
12	D	6,000	0.138
13	D	6,000	0.138
14	D	6,000	0.138
15	D	6,000	0.138
16	D	8,043	0.185

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	7,118	0.163
2	H	6,125	0.141
3	H	6,932	0.159
4	H	8,687	0.199
5	H	8,382	0.192
6	H	7,790	0.179
7	H	7,212	0.166
8	H	6,999	0.161
9	H	6,640	0.152
10	H	6,474	0.149
11	H	8,592	0.197
12	H	6,768	0.155
13	H	6,768	0.155
14	H	7,740	0.178
15	H	8,391	0.193
16	H	7,589	0.174
17	H	7,937	0.182
18	H	8,283	0.190
19	H	8,363	0.192
20	H	12,998	0.298

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	8,320	0.191
2	G	7,006	0.161
3	G	7,006	0.161
4	G	8,458	0.194
5	G	9,831	0.226
6	G	6,755	0.155
7	G	6,060	0.139
8	G	6,060	0.139
9	G	6,060	0.139
10	G	6,060	0.139
11	G	6,060	0.139
12	G	6,060	0.139
13	G	6,060	0.139
14	G	6,060	0.139
15	G	6,663	0.153
16	G	5,388	0.124
17	G	4,800	0.110
18	G	4,800	0.110
19	G	4,800	0.110
20	G	4,800	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	G	4,800	0.110
22	G	4,800	0.110
23	G	4,800	0.110
24	G	4,800	0.110
25	G	4,800	0.110
26	G	4,800	0.110
27	G	4,800	0.110
28	G	4,834	0.111
29	G	5,231	0.120
30	G	5,231	0.120
31	G	6,002	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1X	X	6,345	0.146
2X	X	3,977	0.091

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	J	5,887	0.135
2	J	5,284	0.121
3	J	5,284	0.121
4	J	5,284	0.121
5	J	5,284	0.121
6	J	5,284	0.121
7	J	5,284	0.121
8	J	5,284	0.121
9	J	5,287	0.121
10	J	4,800	0.110
11	J	4,800	0.110
12	J	4,800	0.110
13	J	5,381	0.124
14	J	5,109	0.117
15	J	5,624	0.129
16	J	8,680	0.199
17	J	5,992	0.138
18	J	5,597	0.128
19	J	5,306	0.122
20	J	5,113	0.117

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	J	5,045	0.116
22	J	4,808	0.110
23	J	6,032	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	K	6,488	0.149
2	K	6,125	0.141
3	K	6,437	0.148
4	K	6,437	0.148
5	K	5,799	0.133
17	K	9,098	0.209
18	K	6,388	0.147
19	K	6,044	0.139
20	K	5,400	0.124
21	K	5,400	0.124
22	K	6,351	0.146
23	K	6,571	0.151
24	K	6,157	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	L	7,641	0.175
2	L	7,432	0.171
3	L	7,545	0.173
4	L	7,933	0.182
5	L	7,435	0.171
6	L	6,000	0.138
7	L	6,000	0.138
8	L	6,000	0.138
9	L	6,000	0.138
10	L	6,000	0.138
11	L	6,006	0.138
12	L	5,979	0.137
13	L	5,851	0.134
14	L	9,317	0.214
15	L	9,946	0.228
16	L	6,741	0.155
17	L	6,538	0.150
18	L	6,000	0.138
19	L	6,000	0.138
20	L	6,000	0.138
21	L	6,000	0.138

FINAL PLAT

HERITAGE RANCH PHASE 1

257 LOTS & 6 COMMON AREAS
51.767 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Covenant Development
5523 W. Houston St
Sherman, TX 75091
Telephone: (903)893-8500
Contact: Ryan Johnson

DEVELOPMENT MANAGER
ROCKHILL CAPITAL & INVESTMENTS, LLC
9550 John W. Elliott Drive, Suite 106
Frisco, TX 75033
Telephone: (214) 578-6568
Contact: Stephanie Centofonti

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: Matt Dorsett

August, 2023 SEI Job No. 21-110

Plotted By: rhartmon Plot Date: 8/16/2023 10:49 AM
Drawing: G:\2021 JOBS\21-110 Heritage Ranch\CAD\21-110 pbase.dwg Saved By: rhartmon Save Time: 8/16/2023 10:49:03 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the J. Jennings Survey, Abstract No. 647, and the U. Burns Survey, Abstract No. 121, City of Sherman, Grayson County, Texas, being part of a tract conveyed to RCICD Heritage Ranch LLC, by deed recorded in Doc. No. 2022–6833 of the Official Public Record, Grayson County, Texas (OPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a concrete nail with flasher found in West Canyon Grove Road, a public road;

THENCE, S 74°34'26" W, 1,517.39 feet along said road to a Mag nail with flasher found for the intersection thereof with the north line of U.S. Highway 82 and passing said Mag nail for a total distance of 1,979.20 feet;

THENCE along the north line of said right–of–way, the following:

THENCE N 89°54'18" W, 85.39 feet;

THENCE, around a non–tangent curve to the left having a central angle of 04°19'29", a radius of 5579.68 feet, a chord of N 87°18'16" W – 421.05 feet, an arc length of 421.15 feet;

THENCE N 49°56'01" E, 28.37 feet;

THENCE N 05°06'42" E, 118.92 feet;

THENCE N 39°07'01" W, 21.50 feet;

THENCE N 83°20'45" W, 38.72 feet;

THENCE, around a tangent curve to the right having a central angle of 03°26'49", a radius of 275.00 feet, a chord of N 85°04'09" W – 16.54 feet, an arc length of 16.54 feet;

THENCE N 86°47'33" W, 49.93 feet;

THENCE N 06°39'15" E, 397.74 feet;

THENCE N 15°59'12" E, 555.11 feet;

THENCE, around a non–tangent curve to the right having a central angle of 12°22'12", a radius of 325.00 feet, a chord of S 65°16'50" E – 70.03 feet, an arc length of 70.17 feet;

THENCE S 59°05'44" E, 56.51 feet;

THENCE N 78°46'17" E, 22.25 feet;

THENCE, around a non–tangent curve to the right having a central angle of 42°22'55", a radius of 325.00 feet, a chord of N 59°09'06" E – 234.96 feet, an arc length of 240.40 feet;

THENCE N 00°29'24" E, 145.89 feet;

THENCE S 89°27'10" E, 360.00 feet;

THENCE S 00°29'24" W, 96.02 feet;

THENCE S 89°30'36" E, 120.00 feet;

THENCE, around a non–tangent curve to the right having a central angle of 16°50'54", a radius of 155.00 feet, a chord of S 07°56'03" E – 45.41 feet, an arc length of 45.58 feet;

THENCE S 16°21'30" E, 364.07 feet;

THENCE, around a non–tangent curve to the right having a central angle of 15°53'05", a radius of 625.00 feet, a chord of N 64°52'34" E – 172.72 feet, an arc length of 173.28 feet;

THENCE N 56°56'02" E, 108.54 feet;

THENCE N 45°53'35" E, 50.00 feet;

THENCE N 73°38'18" E, 135.91 feet;

THENCE, around a non–tangent curve to the right having a central angle of 17°59'49", a radius of 445.00 feet, a chord of S 35°41'57" E – 139.20 feet, an arc length of 139.78 feet;

THENCE S 26°42'03" E, 161.72 feet;

THENCE, around a tangent curve to the right having a central angle of 11°50'08", a radius of 155.00 feet, a chord of S 20°46'59" E – 31.96 feet, an arc length of 32.02 feet;

THENCE S 14°51'55" E, 18.30 feet;

THENCE, around a tangent curve to the right having a central angle of 09°19'27", a radius of 445.00 feet, a chord of S 19°31'39" E – 72.34 feet, an arc length of 72.42 feet;

THENCE, around a non–tangent curve to the right having a central angle of 15°10'54", a radius of 455.00 feet, a chord of N 62°55'09" E – 120.21 feet, an arc length of 120.56 feet;

THENCE, around a non–tangent curve to the right having a central angle of 02°45'07", a radius of 325.00 feet, a chord of N 21°44'40" W – 15.61 feet, an arc length of 15.61 feet;

THENCE N 69°37'53" E, 50.00 feet;

THENCE N 50°03'19" E, 67.57 feet;

THENCE, around a tangent curve to the right having a central angle of 05°24'15", a radius of 745.00 feet, a chord of N 52°45'26" E – 70.24 feet, an arc length of 70.27 feet;

THENCE N 26°42'03" W, 297.53 feet;

THENCE, around a tangent curve to the right having a central angle of 10°04'25", a radius of 455.00 feet, a chord of N 31°44'15" W – 79.89 feet, an arc length of 80.00 feet;

THENCE, around a non–tangent curve to the right having a central angle of 17°38'40", a radius of 455.00 feet, a chord of N 27°45'08" W – 139.57 feet, an arc length of 140.12 feet;

THENCE, around a non–tangent curve to the right having a central angle of 06°25'44", a radius of 445.00 feet, a chord of N 78°10'03" W – 49.90 feet, an arc length of 49.93 feet;

THENCE, around a non–tangent curve to the right having a central angle of 14°29'58", a radius of 355.00 feet, a chord of N 82°12'11" W – 89.60 feet, an arc length of 89.84 feet;

THENCE N 89°27'10" W, 208.09 feet;

THENCE N 00°32'50" E, 120.00 feet;

THENCE N 89°27'10" W, 17.34 feet;

THENCE N 00°31'14" E, 200.00 feet;

THENCE S 89°27'10" E, 558.59 feet along the south line of a tract conveyed to Melissa Smith Murray, by deed recorded in Volume 4413, Page 186 DRGCT, to a 60d nail found for the northwest corner of a tract conveyed to Zoe Life Outreach, Inc., recorded in Volume 5581, Page 396 DRGCT;

THENCE S 26°41'36" E, 1234.81 feet along the west line thereof to a concrete nail with flasher found in West Canyon Grove road, a public road to the POINT OF BEGINNING with the subject tract containing: 2,254,958 square feet or 51.767 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **ROCKHILL CAPITAL & INVESTMENTS, LLC,** do hereby adopt this plat designating the hereinabove described property as **HERITAGE RANCH PHASE 1**, 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 _____, 2023.

ROCKHILL CAPITAL & INVESTMENTS, LLC

By: _____

SIGNER'S 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 _____, 2023.

_____
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 _____, 2023.

_____
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 GRAYSON §

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 _____, 2023.

_____
Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the City of Sherman, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

PRIVATE DRAINAGE EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Sherman (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Private Drainage Easement as herein above defined. Provided it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Private Drainage Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION

Approved this _____ day of _____, 2023 By the City Planning And Zoning Commission of the City of Sherman, Texas.

_____ _____
Chariman Secretary

CERTIFICATE OF APPROVAL - CITY COUNCIL

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

_____ _____
Mayor Date+

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of the Subdivision or an Addition to the City of Sherman was submitted to the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public spaces as shown and set forth in an upon said map or plat, and said City Coucil further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, A.D. 2023

_____
City Clerk, City of Sherman, Texas

FINAL PLAT

HERITAGE RANCH PHASE 1

257 LOTS & 6 COMMON AREAS
51.767 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 3 OF 3

OWNER / APPLICANT	DEVELOPMENT MANAGER	ENGINEER / SURVEYOR
Covenant Development 5523 W. Houston St Sherman, TX 75091 Telephone: (903)893-8500 Contact: Ryan Johnson	ROCKHILL CAPITAL & INVESTMENTS, LLC 9550 John W. Elliott Drive, Suite 106 Frisco, TX 75033 Telephone: (214) 578-6568 Contact: Stephanie Centofonti	Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Matt Dorsett

August, 2023 SEI Job No. 21-110

Plotted by: mortmon Plot Date: 8/16/2023 10:49 AM
Drawing: G:\2021 JOBS\21-110 Heritage Ranch\CAD\21-110 plotsht.dwg Saved By: Rhortmon Save Time: 8/16/2023 10:49:03 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Covenant Development
Attn: Ryan Johnson
5523 W. Houston St.
Sherman, TX 75091

Rockhill Capital & Investments, LLC
Attn: Stephanie Centofonti
9950 John W. Elliott Dr., Ste. 106
Frisco, TX 75033

Spiars Engineering, Inc.
Attn: Matt Dorsett
765 Custer Road, Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Final Plat of Heritage Ranch, Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All easements outside of plat boundaries to be dedicated by separate instrument. Instrument information for all easements to be shown with graphics on plat.
2. Lot 1X, Block X and Lot 2X, Block X to be removed from plat. Entire area to be dedicated as Right of Way. *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 10' Utility Easement along Cloverleaf Lane on Lots 17 and 18, Block K. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Add General Note to read "All street signs to be owned and maintained by the H.O.A."
5. Add General Note to read "All improvements within the Right of Way to be maintained by the H.O.A."
6. Remove direction from Hickory Street on plat drawing.
7. 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)*
8. 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).*

9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
11. 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.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **984 RIDGEVIEW DRIVE (Project No. 23-005124)**

The request of Lesley and Crystal Ruble (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 984 Ridgeview Drive, consisting of 8.260 acres being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 1-6 of Pond Meadows and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Preliminary Plat of Pond Meadows, Lots 1-6

Background:

The property is located at 984 Ridgeview Drive between Luella Road and Dickson Circle. The property owner would like to plat the property into 6 lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Lesley and Crystal Ruble (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

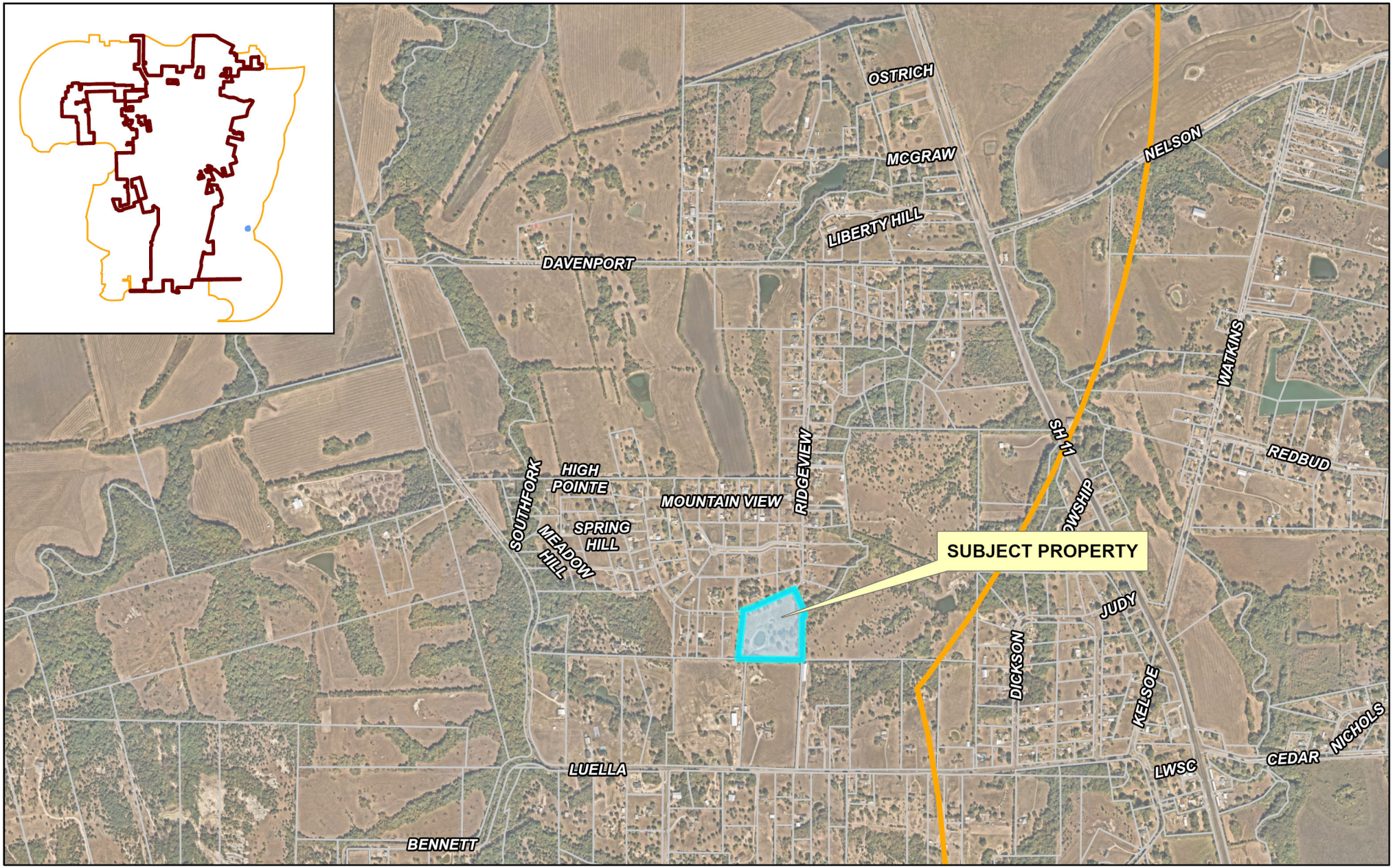
0

Development Review Meeting:

No

Attachments

Location Map



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

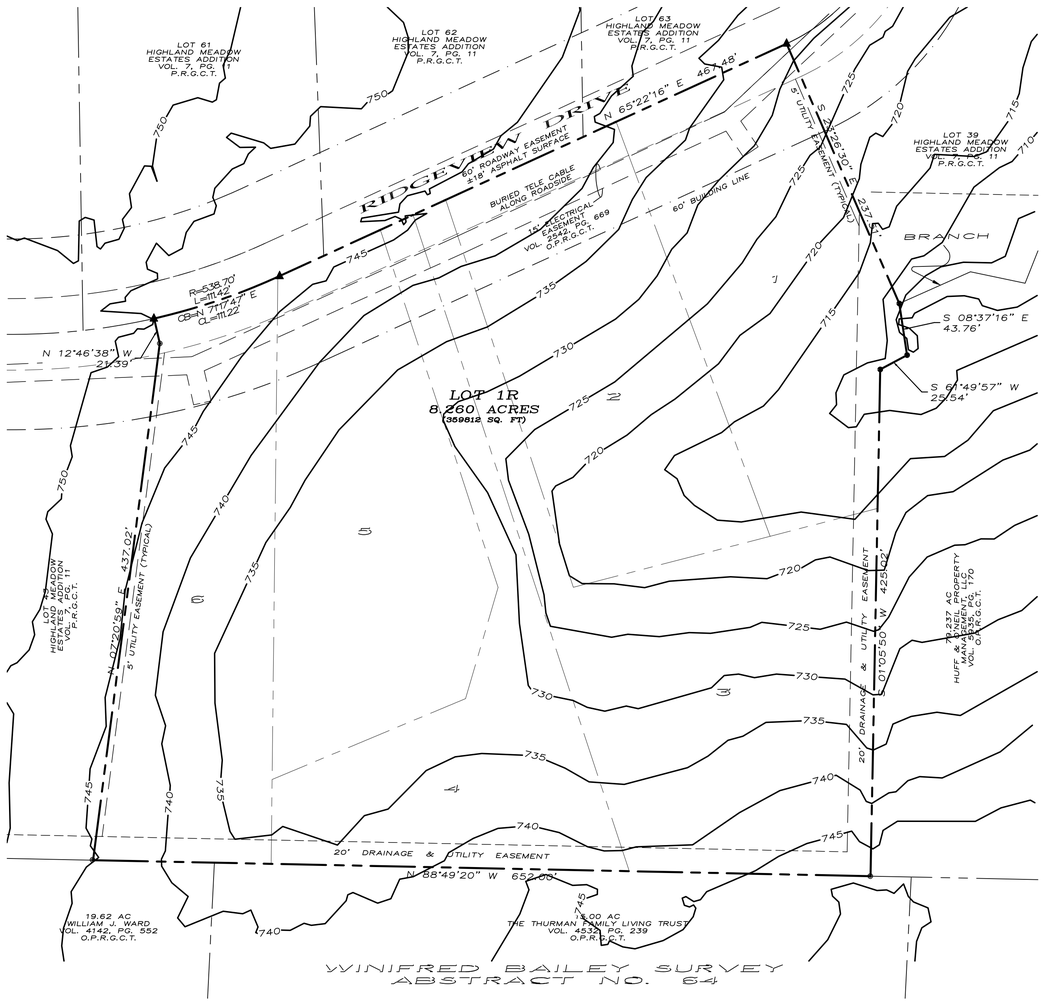
CITY OF SHERMAN

984 Ridgeview Dr (ETJ)

N
W E
S

Date: 8/30/2023 10:13 AM

JOB NO. 23080839
FW: ASU – DFT: EB



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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

●	1/2" STEEL ROD SET
@	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
P.O.B.	POINT OF BEGINNING

~ GENERAL NOTES ~

1. Water Supply to be provided by Luella Water Supply.
2. Sewer service at a minimum to be provided by individual on–site sewage treatment systems (OSSF), permitted and approved by Grayson County. OSSF evaluations, reports and permits must be obtained and submitted to the City for each lot to regarding the suitability of the system based on user and type of development . The City of Sherman reserves the right to require connection to the City's system by sewer connection or main extension based on user and availability.
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. As shown, a portion of the subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 48181C0405 F, revised 9/29/2010 and Map 48181C0425 F revised 9/29/2010.
12. Restrictions are filed with County Clerk.

OWNERS/DEVELOPER
LESLEY C. RUBLE
CRYSTAL E. RUBLE
984 RIDGEVIEW DRIVE
SHERMAN, TX 75090

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Winfred Bailey Survey, Abstract No. 64, and being all of Lots 1–6 of Pond Meadows, an addition to the City of Sherman, Grayson County, Texas, as shown by plat of record in Document Number 2018–37, Plat Records, Grayson County, Texas and being the same tract of land conveyed to Jamie Hill (Dimsdle) by deed of record in Volume 3652, Page 776, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the southwest corner of a 79.237 acre tract of land conveyed to Huff & O'Neil Property Management, LLC by deed of record in Volume 5935, Page 170 of said Official Public Records said rod also being in the north line of a 15.0 acre tract of land conveyed to The Thurman Family Living Trust by deed of record in Volume 4532, Page 240 of said Official Public Records, said rod also maintaining the southeast corner of said Lot 41;

Thence North 88°49'20" West, along the north line of said 15.0 acre tract and the south line of said Lots 3, 4 and 6, a distance of 652.00 feet to a 1/2" steel rod found maintaining the southwest corner of a 2.039 acre tract of land conveyed to Steven Oliver and Elizabeth Oliver by deed of record in Volume 3663, Page 361, of said Official Public Records;

Thence North 07°20'59" East, along the east line of said 2.039 acre tract, and with the westerly line of said Lot 6, a distance of 437.02 feet to a 1/2" steel rod found at an angle point in the east line of said 2.039 acre tract;

Thence North 12°46'38" West, continuing along the east line of said 2.039 acre tract and west line of said Lot 6, a distance of 21.39 feet to a P/K nail set in the center of Ridgeview Drive for the northwest corner of said Lot 6;

Thence with a non–tangent curve to the left having a radius of 538.70 feet, (chord bears North 71°17'47" East, with a chord length of 111.22 feet) an arc length of 111.42 feet to a P/K nail set;

Thence North 65°22'16" East, continuing along the north line of Lots 5, 4, 3, 2 and 1, a distance of 467.48 feet to a P/K nail set for the northeast corner of said Lot 1;

Thence along the west line of said Lot 40 the following calls and distances:
South 23°26'30" East, a distance of 237.51 feet to a point;
South 08°37'16" East, a distance of 43.76 feet to a point;
South 61°49'57" West, a distance of 25.54 feet to a point;
South 01°05'50" West, a distance of 425.02 feet to the Point of Beginning and containing 8.260 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOTS 1–6 POND MEADOWS, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of ____ 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____ , 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

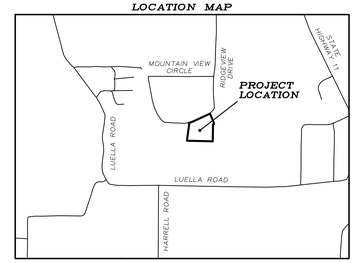
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

Date

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, LESLEY C. RUBLE, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 1–6 POND MEADOWS, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2023.

LESLEY C. RUBLE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CRYSTAL E. RUBLE, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 1–6 POND MEADOWS, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2023.

CRYSTAL E. RUBLE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

PRELIMINARY PLAT
LOTS 1-6
POND MEADOWS

Being a part of the Winifred Bailey Survey, Abstract Number 64.
Being in the City of Sherman, Grayson County, Texas.
Containing 8.260 acres of land

08-21-2023

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

SHEET 1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Lesley C. Ruble
Crystal E. Ruble
984 Ridgeview Drive
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Lots 1-6 Pond Meadows has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Plat to be renamed. There is already a Pond Meadows in Grayson County. *Code of Ordinances Chapter 10, Exhibit A, Sec.5(B)(3)*
2. Plat subtitle to read "Being a Replat of…" *Code of Ordinances Chapter 10, Exhibit A, Sec.5(B)(3)*
3. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 30' Right of Way Dedication along Ridgeview Drive in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 10' Utility Easement along Ridgeview Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. All existing Utility Easements within existing lot lines to be abandoned by City Council with abandonment information shown in General Notes of plat. Coordinate with Engineering Department for abandonment requirements. *Instrument No. 2018-37, PRGCT*
7. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
8. No City of Sherman water available to site. Property lies within Luella SUD Water CCN.
9. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

10. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **800 BLOCK MITCHELL LANE (Project No. 23-005126)**

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

Planning and Zoning Commission

Preliminary Plat of Garcia Addition

Background:

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

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

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

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

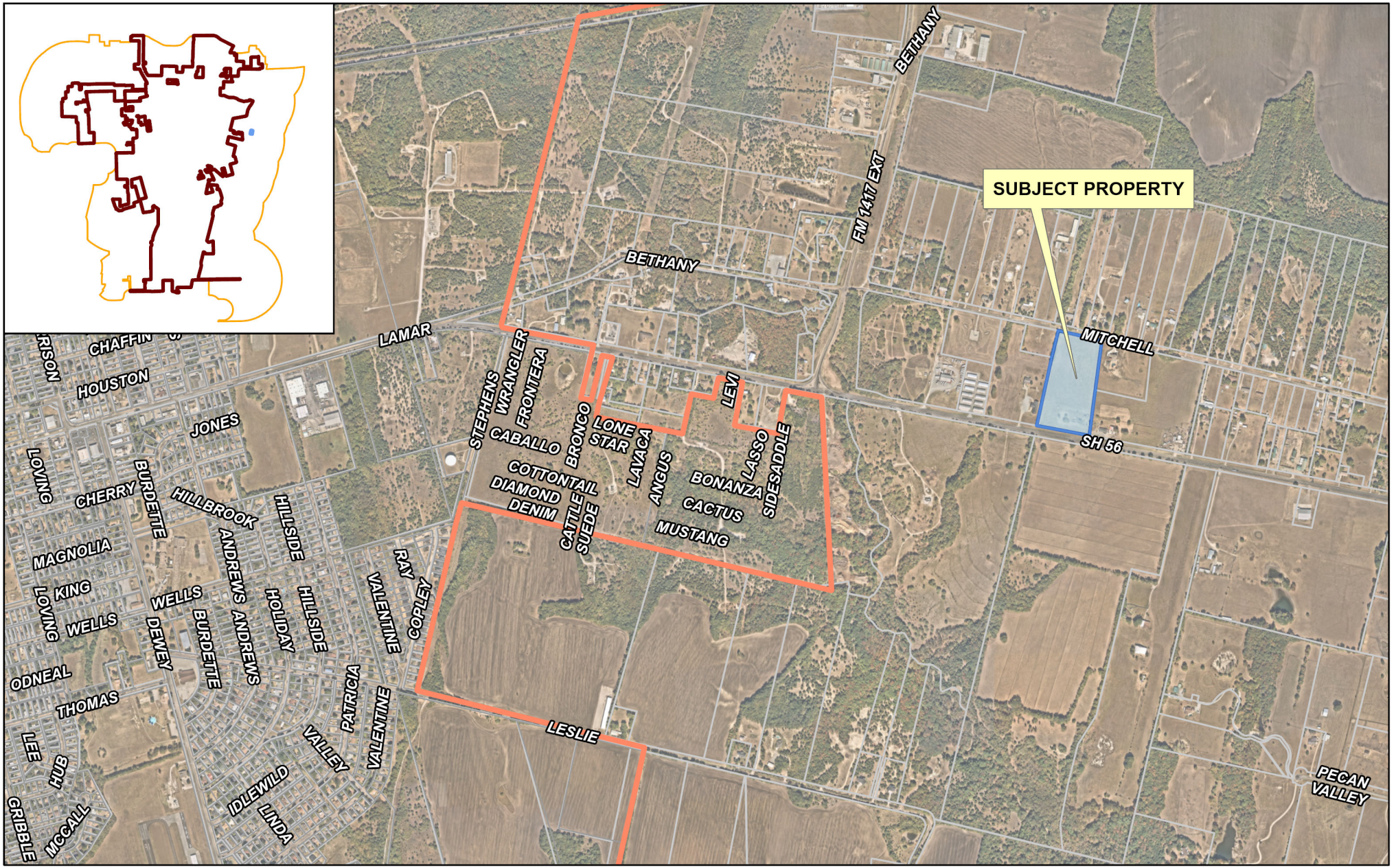
0

Development Review Meeting:

No

Attachments

Location Map



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

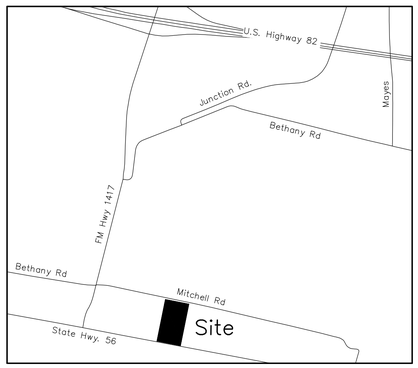
800 Blk Mitchell Ln (ETJ)

N
W E
S

Date: 8/30/2023 10:13 AM

Vicinity Map

(not to scale)



General Notes:

1. Water Supply to be provided by Pink Hill Water Supply.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. City of Sherman nor Grayson County, Texas will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0295 F, Revised Date: September 29, 2010.
8. Neither City of Sherman, Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The subject property is within the Extraterritorial Jurisdiction of the City of Sherman, Texas.



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

LEGAL DESCRIPTION

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

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

_____
Heriberto Garcia

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

This, the preliminary plat of Garcia Addition to Grayson County, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

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

Job No. CGS310823

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

Owner
Heriberto Garcia
902 S. Throckmorton
Sherman, Texas 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Heriberto Garcia
902 S. Throckmorton
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Garcia Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 10' Right of Way Dedication along State Highway 56 in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 10' Utility Easement along Mitchell Lane. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along State Highway 56. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
5. No City of Sherman water available to site. Property lies within Pink Hill Water CCN.
6. Will Serve Letter from Pink Hill Water Supply Company to be provided to City of Sherman Engineering Department prior to filing of plat.
7. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-005127)**

The request of Northgate Villas, LLC, Basanta Panta (Owner), Prabin KC (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2500 Block West Lamberth Road, consisting of 1.428 acres, being a part of Elijah Hartzog Survey, Abstract No. 540, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Northgate Villas

Background:

The property is located in the 2500 Block West Lamberth Road at the corner of West Lamberth Road and Shady Oaks Lane. The property owner would like to plat the property into 5 lots for residential development.

Adjacent Zoning:

R-A (Residential Agriculture) District
R-6 (SIngle Family Residential) District
C-O (Office) District

Origination:

Northgate Villas, LLC, Basanta Panta (Owner)
Prabin KC (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

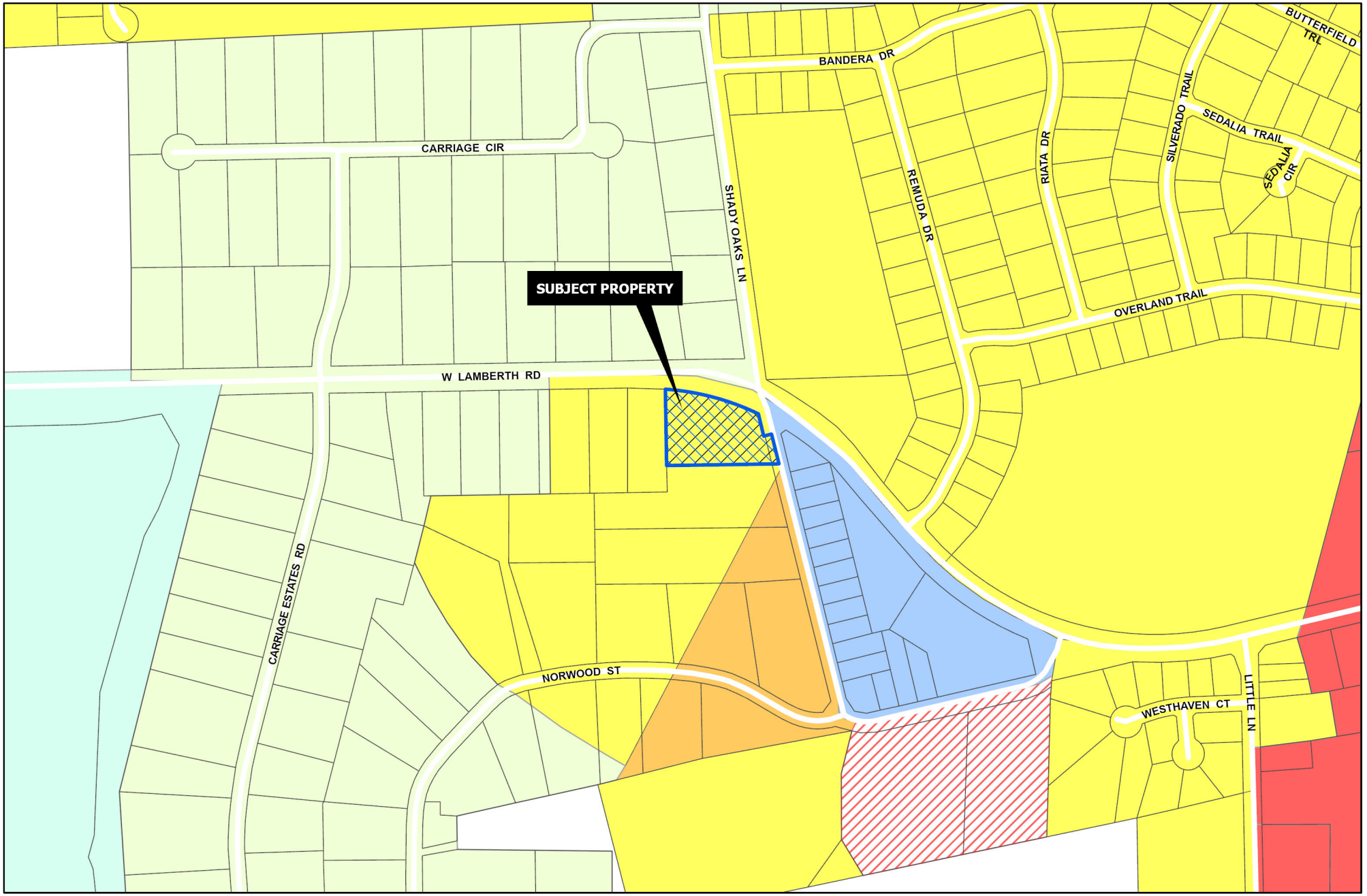
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2500 Blk Lamberth

N
W E
S

Date: 6/27/2023 2:48 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

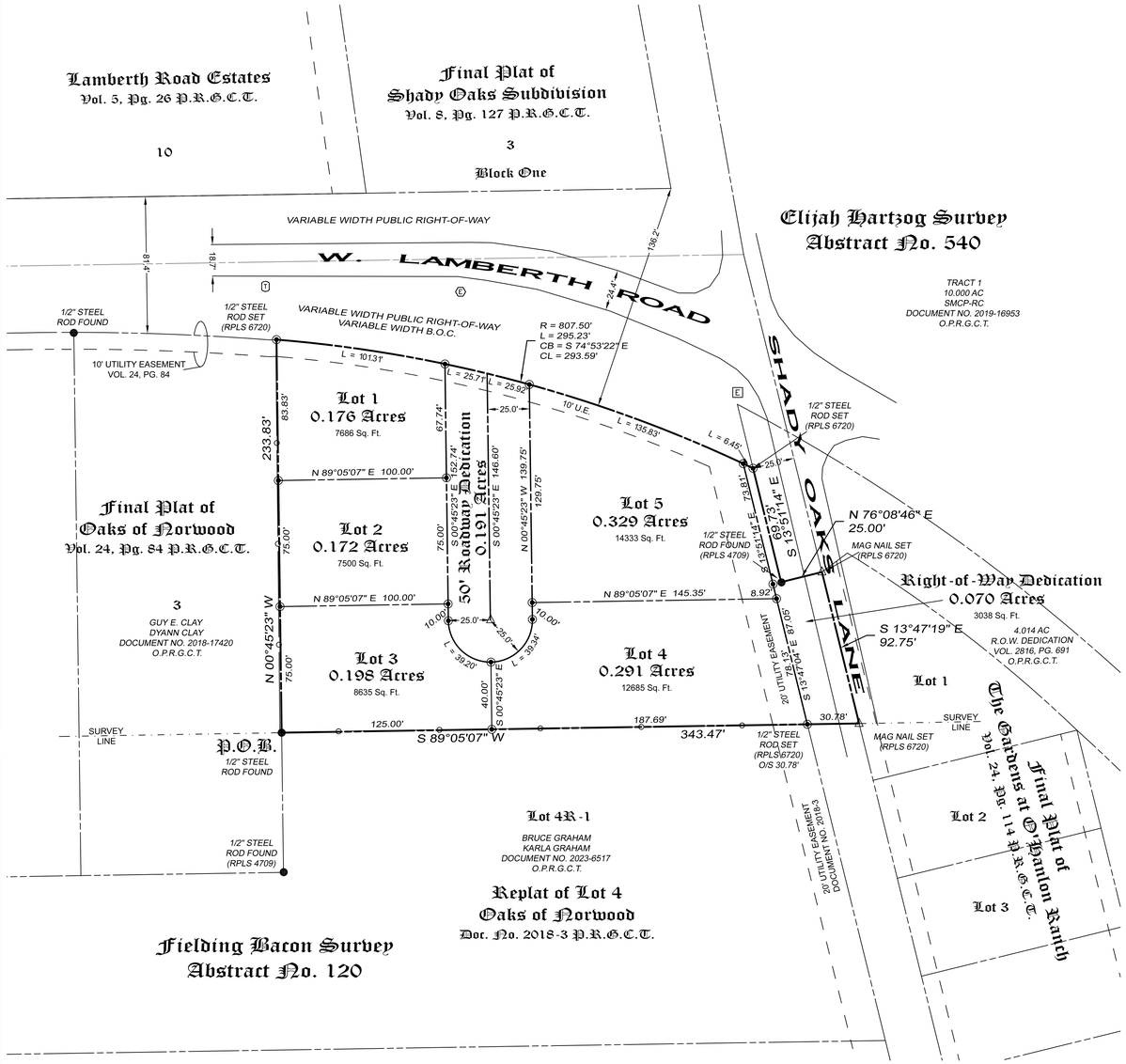
Road Names All

CITY OF SHERMAN

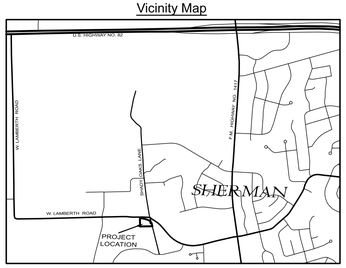
2500 Blk W Lamberth

N
W E
S

Date: 6/27/2023 4:27 PM



Vicinity Map





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

Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
NORTHGATE VILLA, LLC
1401 LEDBETTER CT.
IRVING, TEXAS 75063

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
5904 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Elijah Hartzog Survey, Abstract No. 540, and being the same 1.428 acre tract of land conveyed to Northgate Villa, LLC by deed of record in Document No. 2023-18850, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found maintaining the southwest corner of said 1.428 acre tract, in the east line of Lot 3, Final Plat of Oaks of Norwood, an addition to the City of Sherman, as shown by plat of record in Volume 24, Page 84, Plat Records, Grayson County, Texas, and an angle point in the north line of Lot 4R-1, Replat of Lot 4, Oaks of Norwood, an addition to the City of Sherman, as shown by plat of record in Document No. 2018-3 of said Plat Records;*

Thence ***North 00°45'23" West****, along the west line of said 1.428 acre tract, and the east line of said Lot 3, Final Plat of Oaks of Norwood, a distance of* ***233.83 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 1.428 acre tract, the northeast corner of said Lot 3, and in the south line of W. Lamberth Road;*

Thence along the north line of said 1.428 acre tract, and the south line of said W. Lamberth Road, ***with*** *a curve to the right, having a* ***radius of 807.50 feet*** *(chord bears South 74°53'22" East, a distance of 293.59 feet) an* ***arc length of 295.23 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 1.428 acre tract, in the intersection of said south line of W. Lamberth Road and the west line of Shady Oaks Lane;*

Thence ***South 13°51'14" East****, along the east line of said 1.428 acre tract, and the west right-of-way line of said Shady Oaks Lane, a distance of* ***69.73 feet*** *to a 1/2" steel rod found with a plastic cap marked RPLS 4709 maintaining an ell corner in the east line of said 1.428 acre tract;*

Thence ***North 76°08'46" East****, along the east line of said 1.428 acre tract, a distance of* ***25.00 feet*** *to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the east line of said 1.428 acre tract, and in the center of said Shady Oaks Lane;*

Thence ***South 13°47'19" East****, along the east line of said 1.428 acre tract, and the centerline of said Shady Oaks Lane, a distance of* ***92.75 feet*** *to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the southeast corner of said 1.428 acre tract and the original northeast corner of said Final Plat of Oaks of Norwood;*

Thence ***South 89°05'07" West****, along the south line of said 1.428 acre tract, and the north line of said Final Plat of Oaks of Norwood, passing the northeast corner of said Lot 4R-1, Replat of Lot 4 Oaks of Norwood, at a distance of 30.78 feet, continuing along the north line of said Lot 4 for a total distance of* ***343.47 feet*** *to the* ***Point-of-Beginning*** *and containing* ***1.428 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

Preliminary

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

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

Executed this ____ day of _____, 2023.

By: NORTHGATE VILLA, LLC

By:_____
MEMBER

~ GENERAL NOTES ~

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

Purpose:
The purpose of this is to Plat this 1.428 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____day of _____ _____, 2023.

Preliminary

NORTHGATE VILLA, LLC
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 _____ NORTHGATE VILLA, LLC -MEMBER known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_ _day of_____, 2023.

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of NORTHGATE VILLAS, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____, _____ ,2023.

Clerk, City of Sherman, Texas

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

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Preliminary Plat of
Northgate Villas
an addition to the City of Sherman Grayson County, Texas

8/21/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Northgate Villa, LLC
1401 Ledbetter Ct.
Irving, TX 75063

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Northgate Villas has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition Name, Lot and Block numbers, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
2. The width of the right-of-way and pavement for Shady Oaks Lane shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Dedicate a 25'x25' Right of Way corner clip on Northeast 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. Dedicate a 25'x25' Right of Way corner clip on Northwest corner of proposed Lot 5. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 25'x25' Right of Way corner clip on Northeast corner of proposed Lot 5. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Modify 10' Utility Easements to parallel new right of way created by corner clip.
7. Cul-de-sac Right of Way must be 60' radius to provide 50' paved surface per Fire Code.
8. Roadway Dedication to be changed to Right of Way Dedication and to be named. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(4)*
9. Dedicate a 10' Utility Easement along new Right of Way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*

10. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
11. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Lamberth Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
12. The Gardens at O'Hanlon Ranch are not shown correctly. Right of Way dedication to be shown properly. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
13. Dedicate Right of Way Dedication along Shady Oaks Lane to total a 60' Right of Way 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)*
14. Remove direction from Lamberth Road on drawing and in metes and bounds description.
15. Remove Avigation Release from plat. *Code of Ordinances Chapter 14, Article 14.02*
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
17. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
18. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
20. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2554 BENNETT ROAD (Project No. 23-005128)**

The request of Sapphire Group, LLC (Owner), Bluestone Partners, LLC (Developer) and JMG Engineering, LLC (Engineer/Surveyor) concerning the property located at 2554 Bennett Road, consisting of 14.135 acres being in the Charles Lynenburg Survey, Abstract No. 730 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Preliminary Plat of Cedar Creek Duplex Estates

Background:

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

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Sapphire Group, LLC (Owner)
Bluestone Partners, LLC (Developer)
JMG Engineering, LLC (Engineer/Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

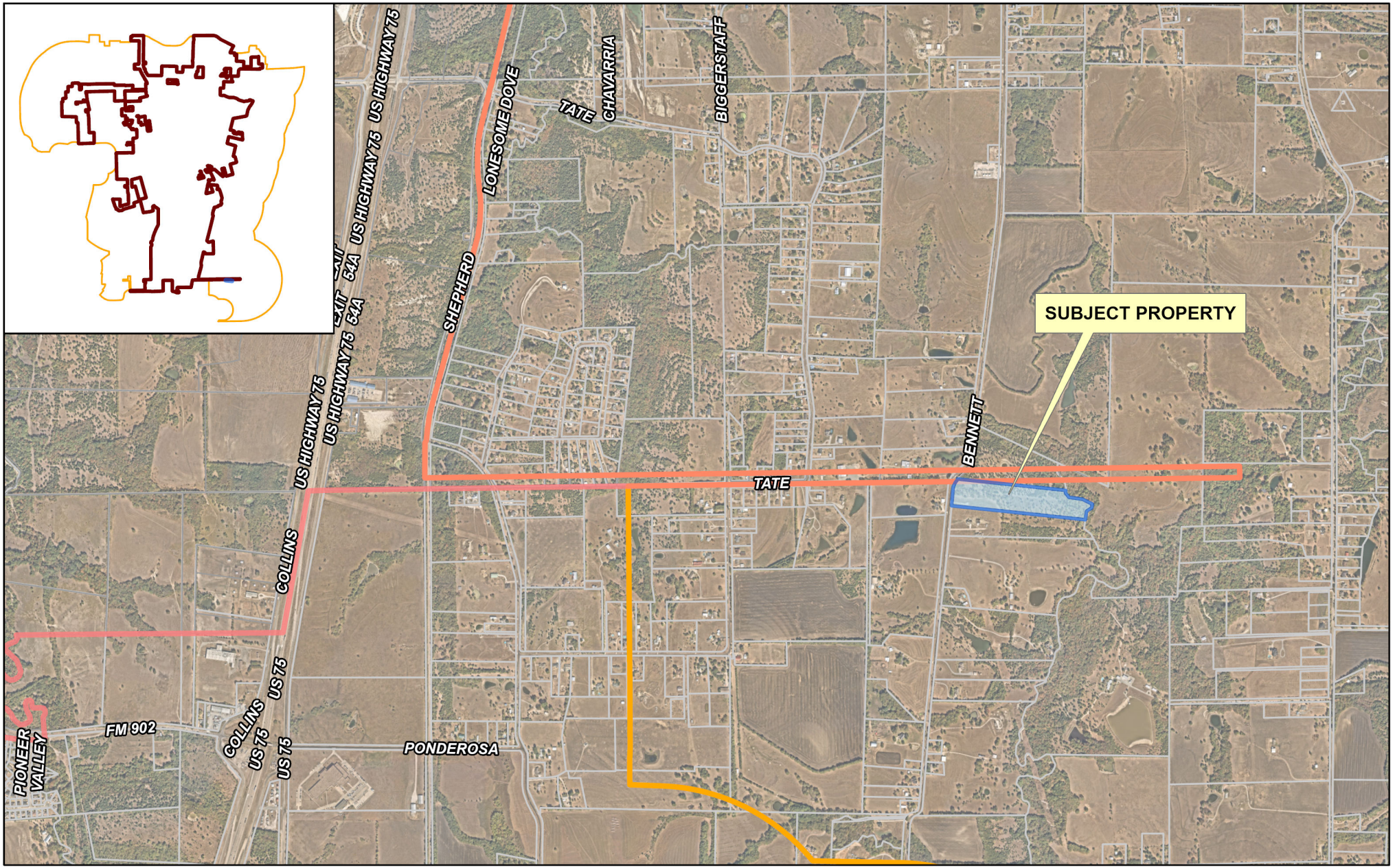
0

Development Review Meeting:

Yes

Attachments

Location Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

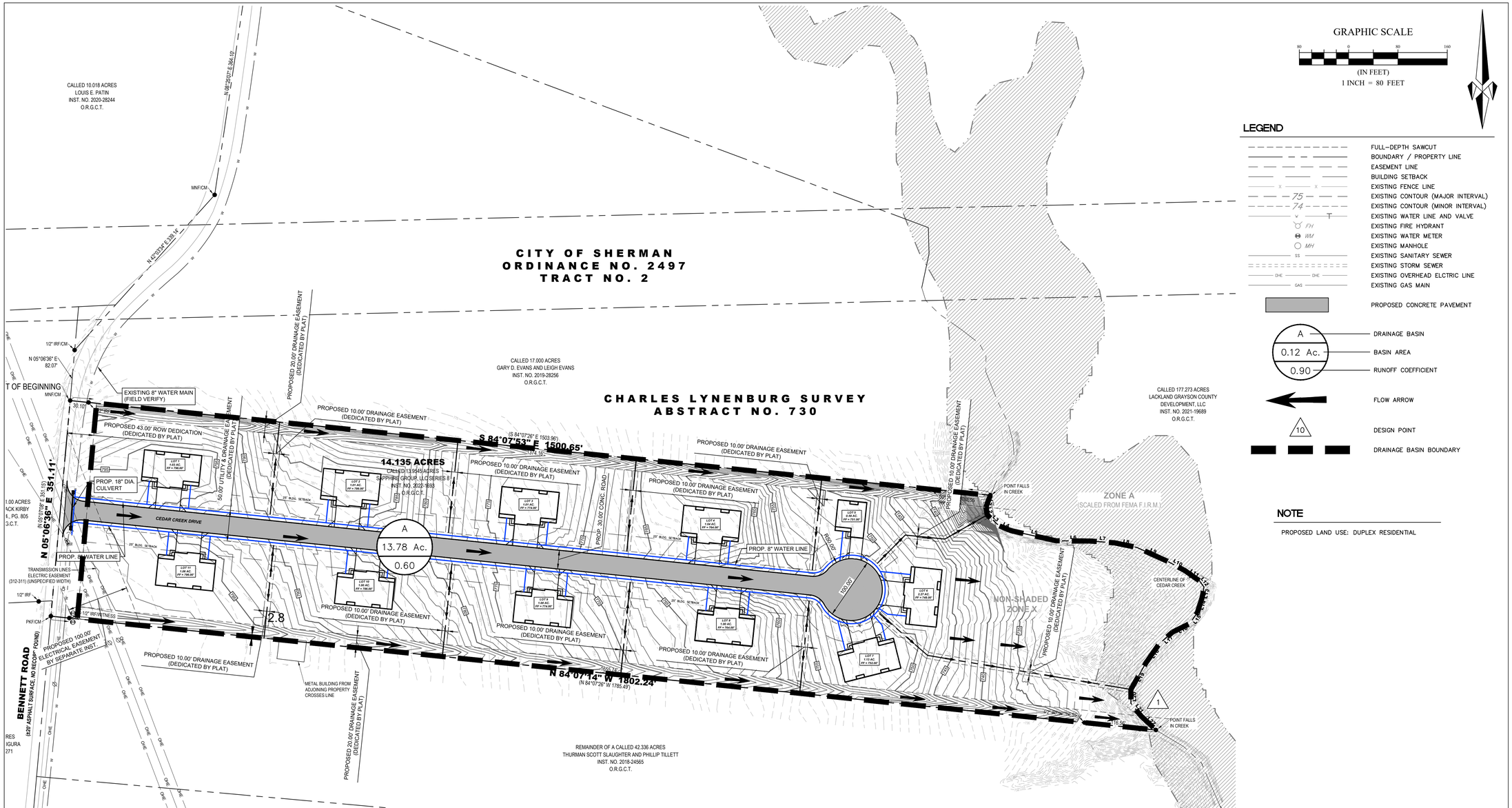
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2554 Bennett Rd

N
W E
S

Date: 8/30/2023 3:36 PM



NOTE

PROPOSED LAND USE: DUPLEX RESIDENTIAL

PEAK RUNOFF CALCULATIONS

EXISTING CONDITIONS

Design Point	Drainage Basin	Total Area (Acres)	Runoff C-Coefficient	Time of Concentration T_c (Min.)	Intensity I_{100} (in/hr)	Peak Runoff Q_{100} (cfs)	Drains to
1	A	13.78	0.30	10	11.60	47.95	*EXISTING CREEK*

PEAK RUNOFF CALCULATIONS

PROPOSED CONDITIONS

Design Point	Drainage Basin	Total Area (Acres)	Runoff C-Coefficient	Time of Concentration T_c (Min.)	Intensity I_{100} (in/hr)	Peak Runoff Q_{100} (cfs)	Drains to
1	A	13.78	0.60	10	11.60	95.91	*EXISTING CREEK*

OWNER & DEVELOPER:
BLUESTONE PARTNERS
ROCKY GRANZELLA
903-813-1415
ROCKY.GRANZELLA@BLUESTONEBUILD.COM

SURVEYOR:
CHRIS NOAH R.P.L.S.
903-786-6029
CHRIS@PTLS-LLC.COM

ENGINEER:
JESSE GEER P.E.
214-549-3495
JGEER@JMGENGINEERING.COM

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

CHAIRMAN, CITY OF SHERMAN PLANNING AND ZONING COMMISION — DATE

JMG ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-22940
ENGINEER: JESSE MARTIN GEER, P.E. NO. 140184
P.O. BOX 271
CADDO MILLS, TEXAS 75135
PHONE: 214-549-3495

CEDAR CREEK DUPLEX ESTATES
HOWE, TEXAS

STATE OF TEXAS
JESSE M. GEER
140184
LICENSED PROFESSIONAL ENGINEER
08/21/2023

PROJECT NAME:	CEDAR CREEK DUPLEX ESTATES
CAD FILE	
ENGINEER	JMG
DRAWN BY	JMG
PROJECT NO.	C23127

PRELIMINARY PLAT

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Bluestone Partners
Attn: Rocky Granzella
4708 N. FM 1417
Sherman, TX 75091

JMG Engineering, LLC
Attn: Jesse Geer, P.E.
P.O. Box 271
2109 SH-66
Caddo Mills, TX 75135

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

Dear Applicants,

The request for approval of the Preliminary Plat of Cedar Creek Duplex Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for Bennett Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 45' Right of Way Dedication along Bennett 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, Landscape, & Sidewalk Easement along Bennett Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 50' Right of Way Dedication along proposed Cedar Creek Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
5. Dedicate a 10' Utility Easement along proposed Cedar Creek Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 25'x25' Right of Way corner clip on Southwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*

7. Dedicate a 25'x25' Right of Way corner clip on Northwest corner of proposed Lot 11. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
8. Modify 10' Utility Easements on corners of proposed Lots 1 and 11 to parallel new right of way created by corner clips.
9. Right of Way of cul-de-sac to be 60' radius per Fire Code.
10. Remove "Proposed" from Proposed Easements on plat.
11. Instrument information for 100' Electric Easement by separate instrument to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(8)*
12. Proposed Drainage Easements to be renamed to Private Drainage Easements.
13. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. Show Owner, Surveyor, and Engineer mailing addresses on plat.
15. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
16. City standard P&Z Commission and City Council signature blocks, meeting City Ordinance, shall be added to plat. *Chapter 10.05, Section 6*
17. Coordinate with Grayson County Development Services Department for all County requirements.
18. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
19. No City of Sherman water available to site. Property lies within Luella SUD Water CCN.
20. Will Serve Letter from Luella SUD to be provided to City of Sherman Engineering Department prior to filing of plat.
21. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
22. Civil Engineering plans for paving and drainage shall be provided to the City of Sherman Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
23. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **4200 BLOCK NORTH HIGHWAY 75 (Project No. 23-005130)**

The request of Myron Noles and Charles Hunter Richmond (Owner), Mehrad Sadeghpour (Representative/Prospective Buyer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Conceptual Site Plan of Texoma Dentures and Implants

Background:

The property is located in the 4200 Block North Highway 75 between North Loy Lake Road and Fallon Drive. The owner is requesting Conceptual Site Plan approval of Texoma Dentures and Implants.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)
C-1 (Retail Business) District

Origination:

Myron Noles and Charles Hunter Richmond (Owner)
Mehrad Sadeghpour (Representative/Prospective Buyer)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Site Plan
Landscape Plan
Elevation
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

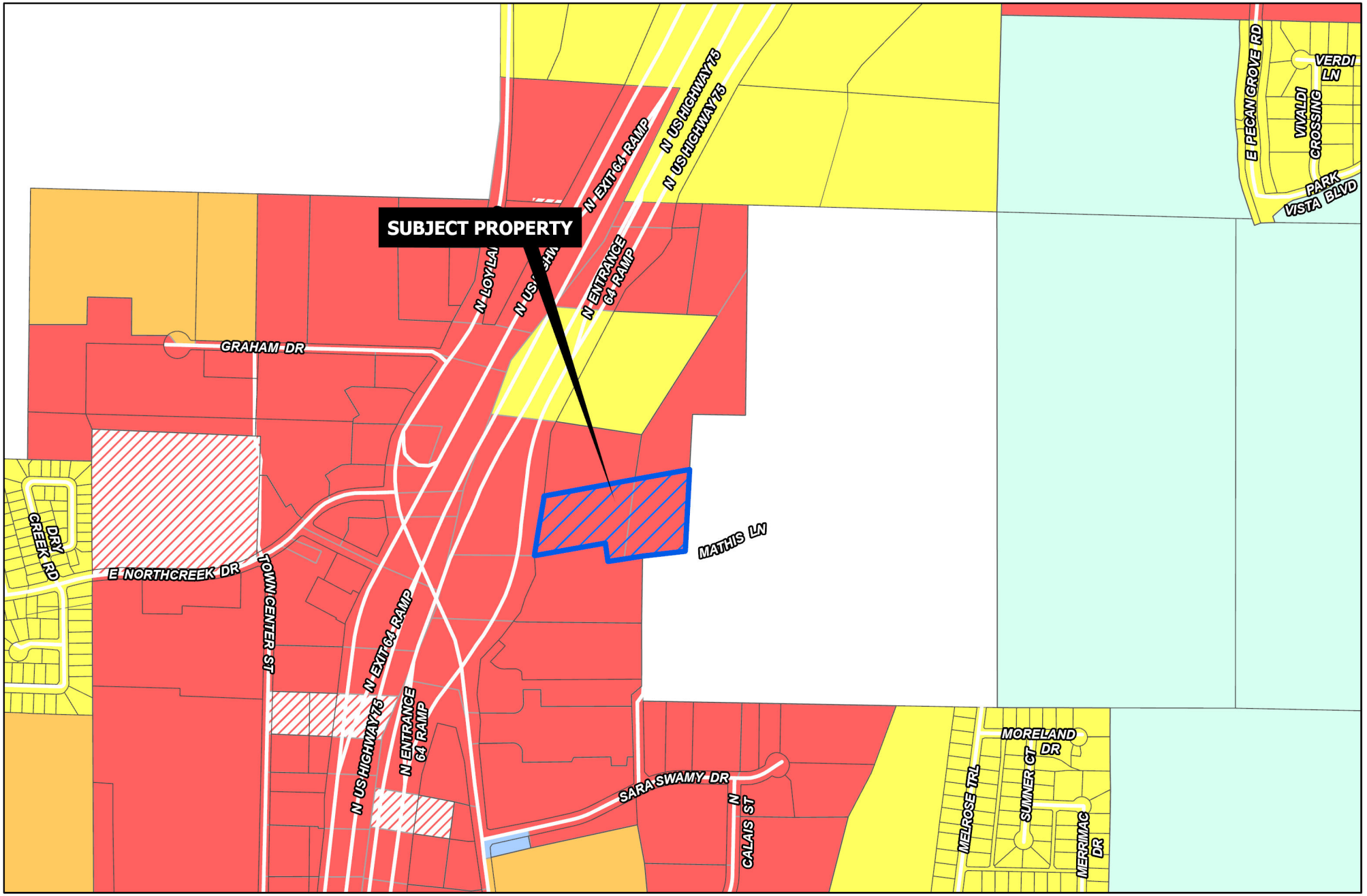
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

4200 Blk N US 75

N
W E
S

Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

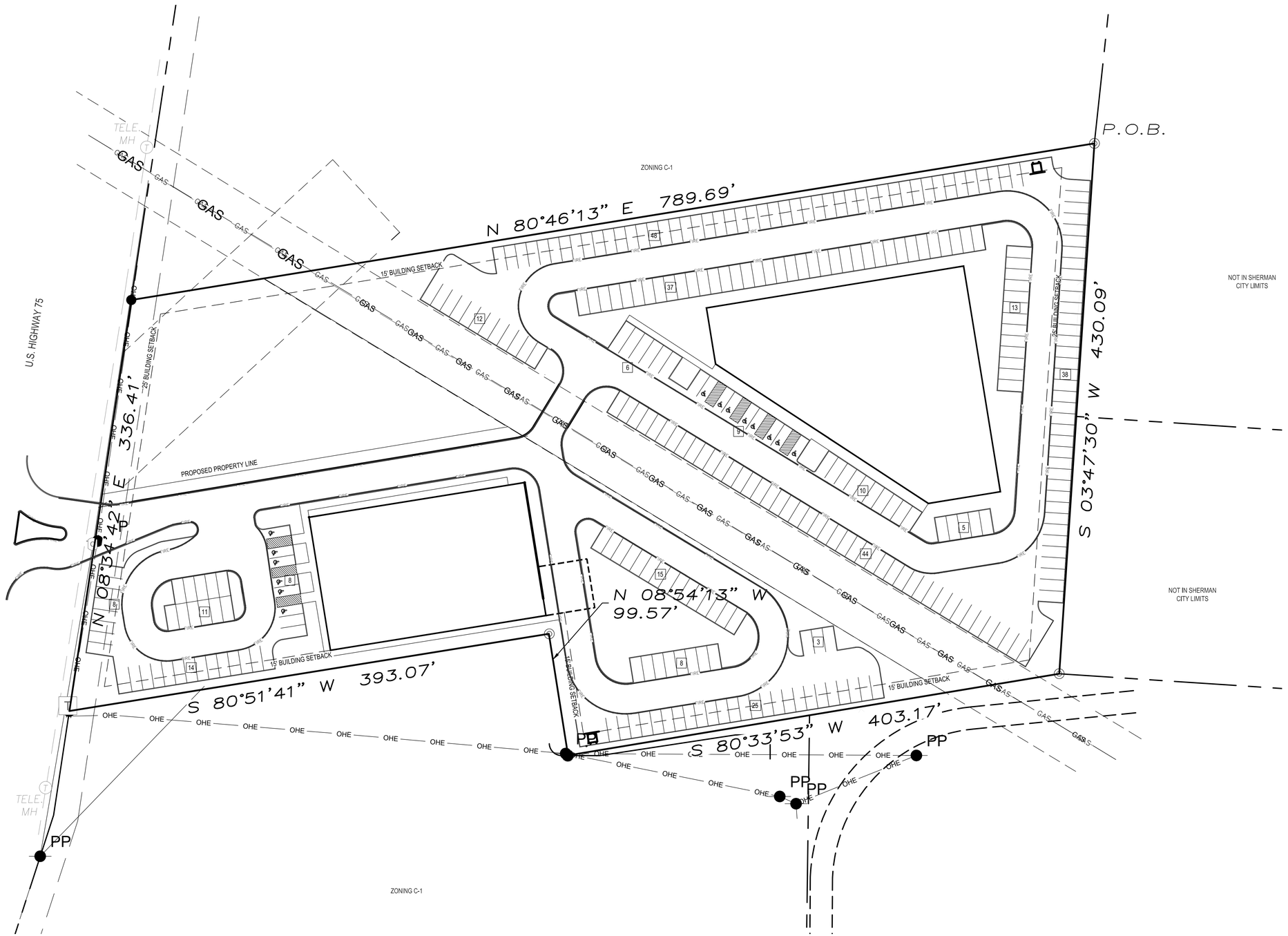
CITY OF SHERMAN

4200 Blk N US 75

N
W E
S

Date: 8/30/2023 3:36 PM

	Lot Area (ac)	Building Area (sf)	Required Parking	Provided Parking	Current Zoning	Proposed Zoning	Floor Area Ratio
Lot 1	2.3758	36800	92	92	C-1	C-1	0.36
Lot 2	4.4852	85350	214	223	C-1	C-1	0.44



PRELIMINARY
This document is released for the purpose of bidding only under the authority of
THOMAS C. BARNETT, PE

LIC NO. #90854

RELEASE DATE - 8/23/23
It is not to be used for construction or permit purposes.

WARNING
THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA.

SHERMAN PUBLIC WORKS	(903) 892-7175
TEXAS ONE - 811 CALL SYSTEM	(800) DIG-TESS

REV.	DESCRIPTION	DATE

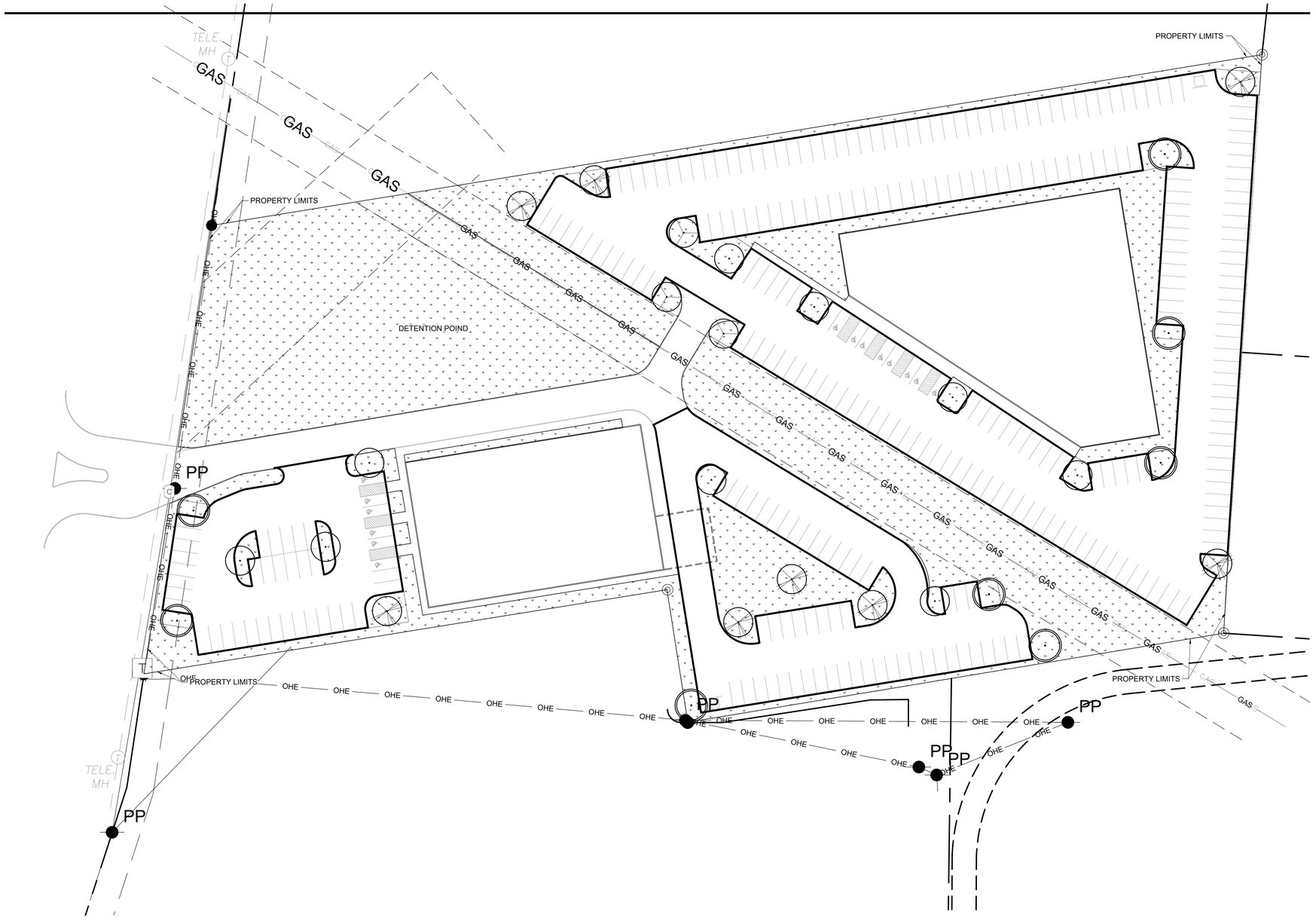
TEXOMA DENTURES AND IMPLANTS
SHERMAN, TX

PRELIMINARY SITE PLAN (NO AERIAL)

HUITT ZOLLARS
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311 www.huitt-zollars.com

PROJECT NO.

SHEET
2



PLANTING LEGEND

- CEDAR ELM (3" caliper)
- LIVE OAK (3" caliper)
- BALD CYPRESS (3" caliper)
- SHUMARD RED OAK (3" caliper)
- BERMUDA SOD OR DECORATIVE LANDSCAPING

Landscape Calculations	
Parking Lot Area (SF)	119,773
Required 10% Landscape Area (SF)	11,977
40% min in islands (SF)	4,791
Provided Landscape in Islands (SF)	15,317

N

0 20 40 80

SCALE: 1" = 40'

PRELIMINARY
This document is released for the purpose of bidding only under the authority of
JEFFREY B. HOLBA, PLA

LIC NO. #2378

RELEASE DATE - 8/22/23
It is not to be used for construction or permit purposes.

WARNING
THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA.

SHERMAN PUBLIC WORKS	(903) 892-7175
TEXAS ONE - 811 CALL SYSTEM	(800) DIG-TESS

REV.	DESCRIPTION	DATE

TEXOMA DENTURES AND IMPLANTS

SHERMAN, TX

LANDSCAPE PLAN

HUITT ZOLLARS
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311 www.huitt-zollars.com

PROJECT NO.

SHEET 4

HUITT-ZOLLARS, INC.
FRISCO ROAD OFFICE WAREHOUSES CIVIL CONSTRUCTION PLANS
JHOLBA 08/22/2023 1:39PM \\HZDSRV\SHRDISK1\PROJ\R316901.01 - TEXOMA DENTURES & IMPLANTS\10 CADD & BIM\10.1 AUTOCAD_316901_LAND.DWG





PRELIMINARY
This document is released for the purpose of bidding only under the authority of
THOMAS C. BARNETT, PE

LIC NO. #90854

RELEASE DATE - 8/22/23
It is not to be used for construction or permit purposes.

WARNING
THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA.

SHERMAN PUBLIC WORKS	(903) 892-7175
TEXAS ONE - 811 CALL SYSTEM	(800) DIG-TESS

REV.	DESCRIPTION	DATE

TEXOMA DENTURES AND IMPLANTS

SHERMAN, TX

CONCEPTUAL BUILDING ELEVATIONS

HUITT ZOLLARS
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311 www.huitt-zollars.com

PROJECT NO.

SHEET
3

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

Myron Noles
5070 W FM 120
Denison, TX 75020

Mehrad Sadeghpour
3515 N Loy Lake Road
Sherman, TX 75090

Charles Hunter Richmond
101 Diamond Pointe Loop #5S
Denison, TX 75020

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

Dear Applicants,

The request of a Conceptual Site Plan approval of Texoma Dentures and Implants located in the 4200 Block North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14. The property is currently zoned C-1 (Retail Business) District https://ecode360.com/41383588 and located in the 75 & 82 Overlay District https://ecode360.com/41387928.
2. The front setback along the US 75 frontage road is 40' or 25' plus the height of the building, whichever is greater. https://ecode360.com/41387953
3. The side yard setback is 15'. https://ecode360.com/41383589
4. The rear yard setback is 25'. https://ecode360.com/41383589
5. The structures cannot exceed 50' in height. https://ecode360.com/41383598
6. Parking is required at one space for every 200 square feet of gross floor area for a Medical or Dental Clinic. https://ecode360.com/41399437
7. The site plan is also missing the Site Tabulation Table as required https://ecode360.com/41402548.
8. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
9. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
10. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
11. This is a Conceptual Site Plan. Detailed Site Plans for Commercial and Multifamily developments will require Planning and Zoning approval before building permits will be issued.
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.

Engineering

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. 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. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

Fire Services

Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*

18. Buildings NOT equipped throughout with an approved automatic sprinkler system.
    a. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
    b. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
19. Buildings equipped throughout with an approved automatic sprinkler system.
    c. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
    d. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
    e. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
20. Building is NOT over 3 stories or 30' in height or 62,000 square feet in gross area.
    a. 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
    b. 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002

c. 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (City Ordinances Amendments 3.01.002)
d. D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.
e. 503.2.1 - Fire apparatus access roads with gates shall have minimum gate width of 24'. (City Ordinances Amendments 3.01.002)

21. Building is over 3 stories or 30' in height or 62,000 square feet in gross area.
    a. D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
    b. D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
    c. 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)
    d. 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 26' wide fire lane. (City Ordinances Amendments 3.01.002)
    e. D104.1 - Buildings or facilities exceeding 30' or three stories in height shall have not fewer than two means of fire apparatus access for each structure.
    f. D104.2 - Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
    g. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.
    h. D104.3 - Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
    i. 905.3.9 - Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior is more than 200 feet (60960mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class 1 automatic wet or manual wet standpipes shall be provided. (City Ordinances Amendments 3.02.002)

Solid Waste Services

22. No dumpster information provided. If a dumpster is provided:
    a. Dumpster enclosure must have a 10' minimum opening with 50' clearance in front of the dumpster.
    b. Dumpster enclosures shall be screened and shall not be visible from any street, highway or major thoroughfare. The dumpster enclosure shall be constructed of masonry or similar durable material.

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2901-2921 NORTH TRAVIS STREET (Project No. 23-005131)**

The request of James Weaver (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2901-2921 North Travis Street, consisting of 2.40 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Weaver Addition

Background:

The property is located at 2901-2921 North Travis Street between East Lamberth Road and Atkinson Drive and zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District. The property owner would like to plat the property into 1 lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District
R-6 (Single Family Residential) District

Origination:

James Weaver (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

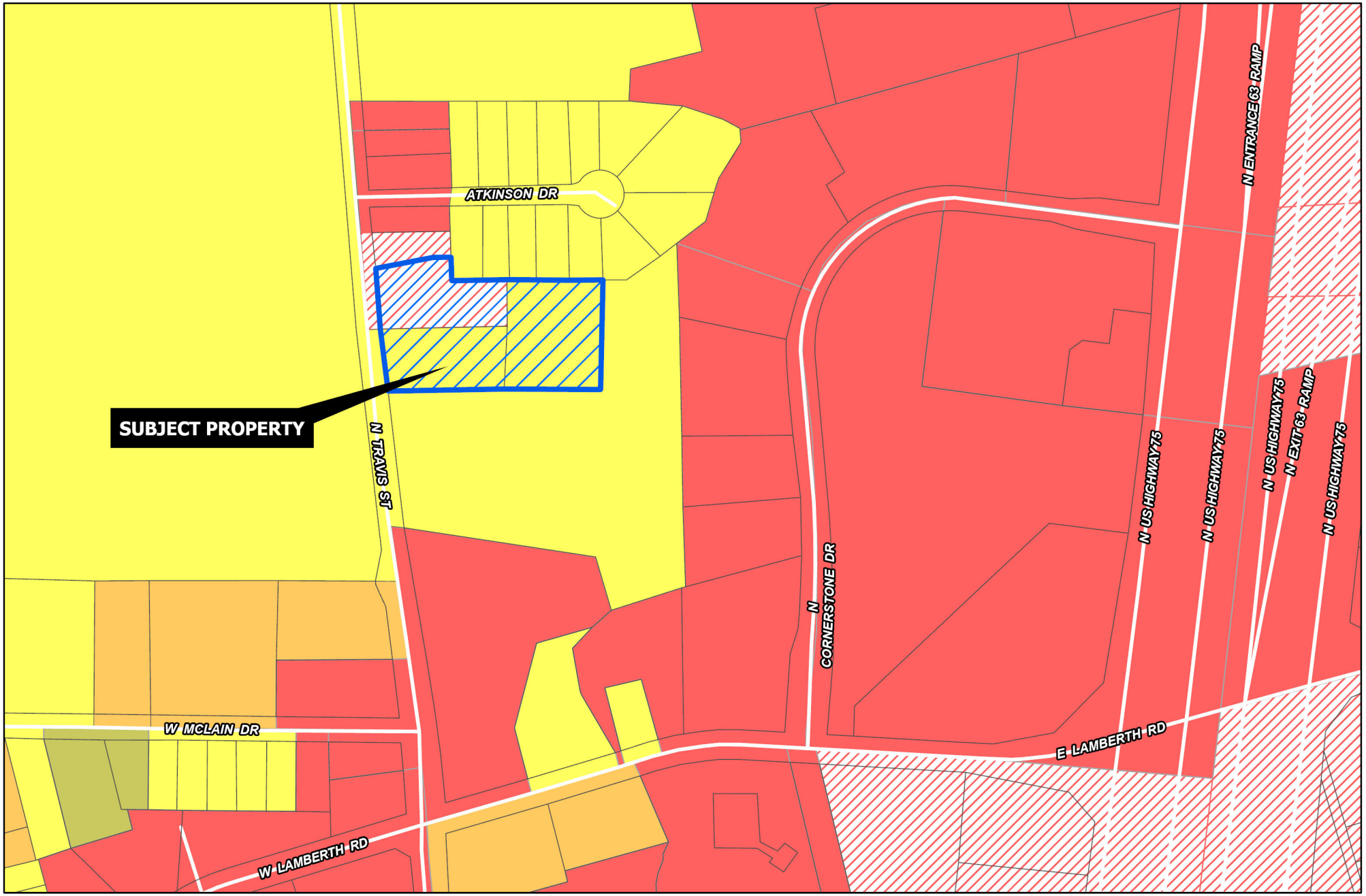
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2901-2921 N Travis

N
W E
S

Date: 8/31/2023 9:22 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

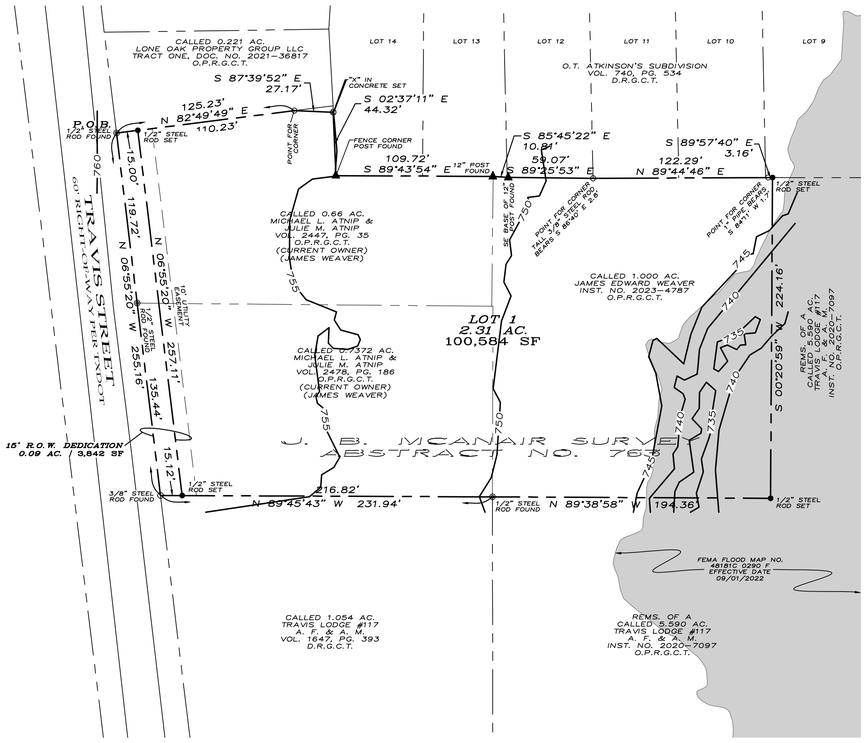
CITY OF SHERMAN

2901-2921 N Travis

N
W E
S

Date: 8/31/2023 9:27 AM

JOB NO. 23070728
FW: AM — DFT: BNH



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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of a called 0.66 acre tract of land described in the deed to Michael L. Atnip and Julie M. Atnip (Current Owner: James Weaver), recorded in Volume 2446, Page 35, Official Public Records, Grayson County, Texas, and all of a called 0.7372 acre tract of land described in the deed to Michael L. Atnip and Julie M. Atnip (Current Owner: James Weaver), recorded in Volume 2478, Page 186, said Official Public Records, and all of a called 1.000 acre tract of land described in the deed to James Edward Weaver, recorded in Instrument No. 2023-4787, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 0.66 acre tract, common to the southwest corner of a called 0.221 acre tract of land described as Tract One in the deed to Lone Oak Property Group, LLC, recorded in Document No. 2021-36817, said Official Public Records, and on the easterly right-of-way line of Travis Street;

Thence North 82°49'49" East, with a northerly line of said 0.66 acre tract, and with the southerly line of said 0.221 acre tract, a distance of 125.23 feet to a point;

Thence South 87°39'52" East, continuing with a northerly line of said 0.66 acre tract, a distance of 27.17 feet to an "X" in concrete set for the northern-most northeast corner of said 0.66 acre tract, and on the westerly line of Lot 14 of O.T. Atkinson's Subdivision, according to the plat thereof recorded in Volume 740, Page 534, Deed Records, Grayson County, Texas;

Thence South 02°37'11" East, with an easterly line of said 0.66 acre tract, and with the westerly line of said Lot 14, a distance of 44.32 feet to a fence corner post found for the southwest corner of said Lot 14;

Thence South 89°43'54" East, with a northerly line of said 0.66 acre tract, and with the southerly line of aforesaid O.T. Atkinson's Subdivision, a distance of 109.72 feet to a 12" post found for the eastern-most northeast corner of said 0.66 acre tract, common to the northwest corner of aforesaid 1.000 acre tract;

Thence with the northerly line of said 1.000 acre tract, and with the southerly line of said O.T. Atkinson's Subdivision, the following 4 courses:

1. *South 85°45'22" East, a distance of 10.81 feet to a found southeast base of a 12" post;*
2. *South 89°25'53" East, a distance of 59.07 feet to a point, and from which a tall 3/8" steel rod bears South 86°40' East, a distance of 1.8 feet;*
3. *South 89°44'46" East, a distance of 122.29 feet to a point, and from which a 1" pipe bears North 77°07' West, a distance of 2.7 feet;*
4. *South 89°57'40" East, a distance of 3.16 feet to a 1/2" steel rod set for the northeast corner of said 1.000 acre tract;*

Thence South 00°20'59" West, with the easterly line of said 1.000 acre tract, a distance of 224.16 feet to a 1/2" steel rod set for the southeast corner of said 1.000 acre tract;

Thence North 89°42'08" West, with the southerly line of said 1.000 acre tract, a distance of 194.36 feet to a 1/2" steel rod found for the southwest corner of said 1.000 acre tract, common to the southeast corner of said 0.7372 acre tract, and common to the northeast corner of a called 1.054 acre tract of land described in the deed to Travis Lodge #117 A.F. & A.M., recorded in Volume 1647, Page 393, said Deed Records;

Thence North 89°45'43" West, with the southerly line of said 0.7372 acre tract, and with the northerly line of said 1.054 acre tract, a distance of 231.94 feet to a 3/8" steel rod found for the southwest corner of said 0.7372 acre tract, common to the northwest corner of said 1.054 acre tract, and on the easterly right-of-way line of aforesaid Travis Street;

Thence North 06°55'20" West, with the westerly line of said 0.7372 acre tract, and with the easterly right-of-way line of said Travis Street, passing en route at a distance of 135.44 feet a 1/2" steel rod found for the northwest corner of said 0.7372 acre tract, and continuing on said course, with the westerly line of aforesaid 0.66 acre tract, a total distance of 255.16 feet to the Point of Beginning and containing 2.40 acres (104,426 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JAMES WEAVER, do hereby adopt this plat designating the hereinabove property as the WEAVER 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 _____, 2023.

_____
JAMES WEAVER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, WEAVER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ _____
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

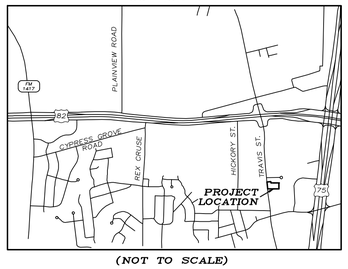
_____ _____
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709 *Date*

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

~ 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. 48181C 0290 F, effective date September 1, 2022.*

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
JAMES WEAVER
P.O. BOX 307
SHERMAN, TX 75091

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 1

PRELIMINARY PLAT
WEAVER ADDITION
Being a part of the J.B. McAnair Survey, Abstract Number 763. Being in the City of Sherman Grayson County, Texas Containing 2.40 acres of land

08-21-2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

James Weaver
P.O. Box 307
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Weaver Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Proposed lot lines and boundary to be bolder on drawing to better distinguish from property lines not included in plat.
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Travis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
5. 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*
6. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2600-2708 NORTH CORNERSTONE DRIVE (Project No. 23-005133)**

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2600-2708 North Cornerstone Drive, consisting of 4.834 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Replat of Patel Cornerstone Addition

Background:

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

The following has been approved for this location:

- May 17, 2022 - Replat approval of Cornerstone Addition, Block 2, Lot 4R, 6R, 9R1 being a replat of Lots 4, 5, 6, 7 and 9R, Block 2 Cornerstone Addition
- August 22, 2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (Retail Business) District.

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

P & N Sherman, LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Replat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

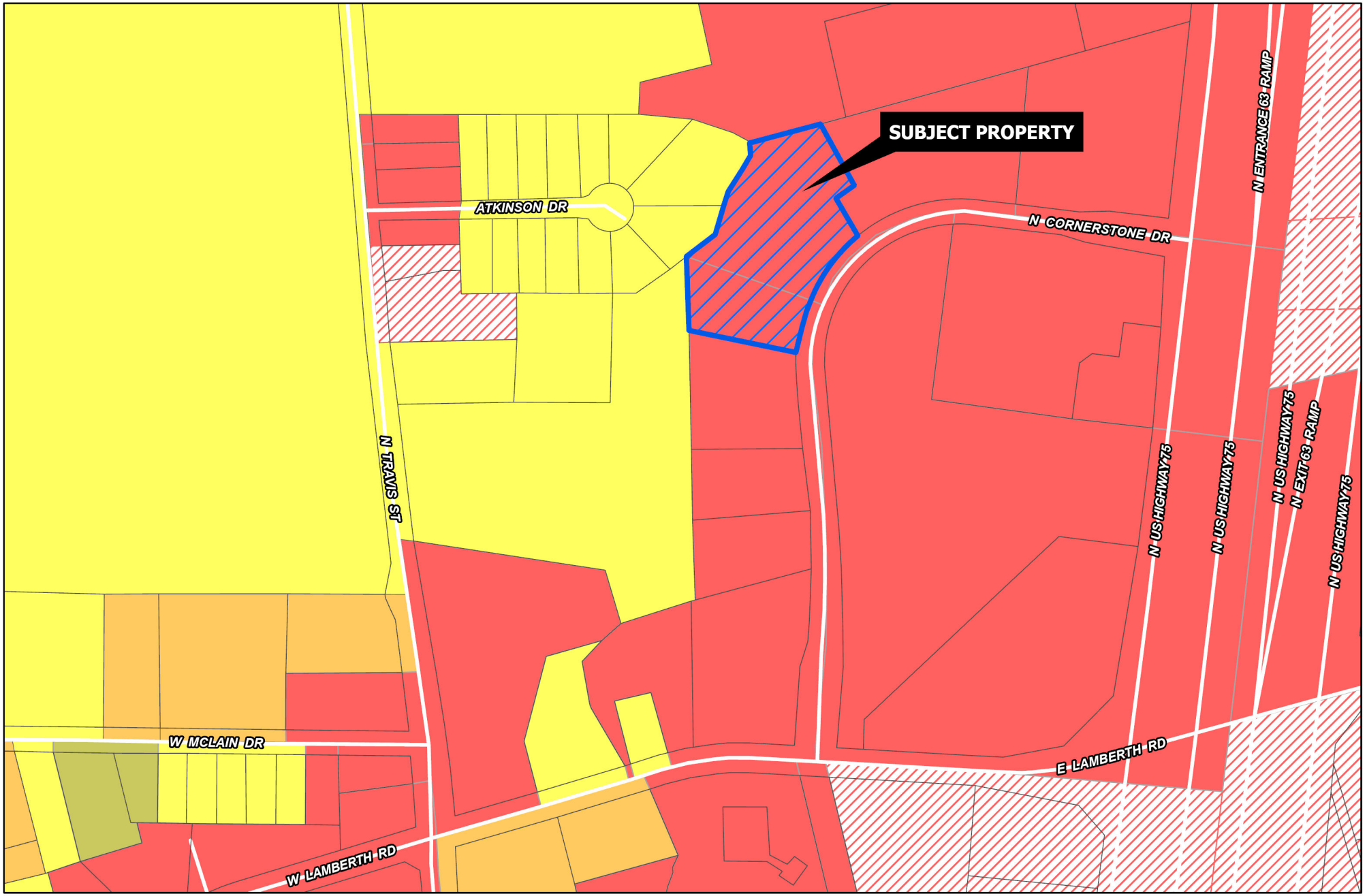
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2600-2708 N Cornerstone

N
W E
S

Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

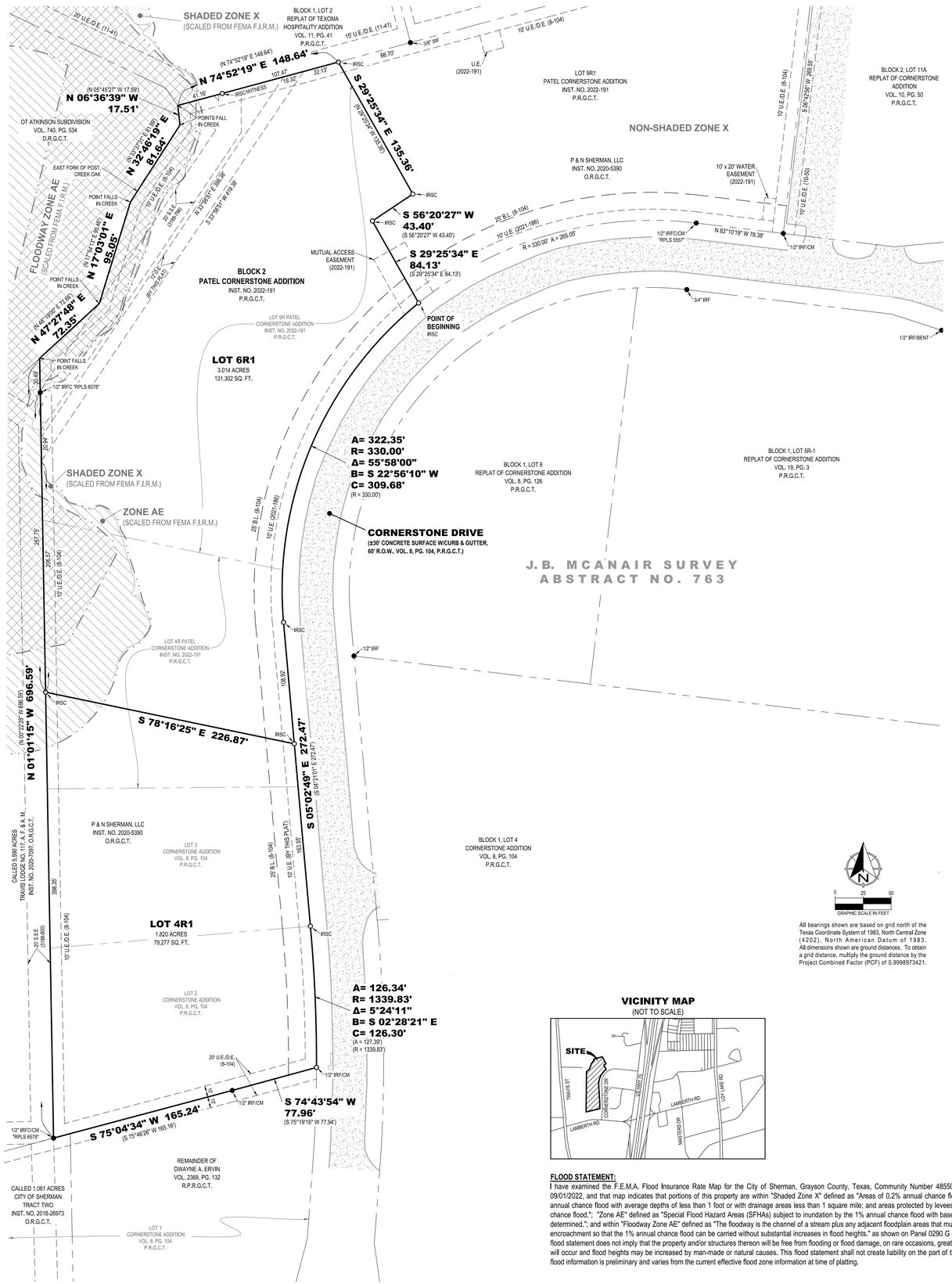
Planning&Zoning

CITY OF SHERMAN

N
W E
S

2600-2708 N Cornerstone

Date: 8/30/2023 3:36 PM



0 25 50
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998973421.

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 09/01/2022, and that map indicates that portions of this property are within "Shaded Zone X" defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.", "Zone AE" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined.", and within "Floodway Zone AE" defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. This flood information is preliminary and varies from the current effective flood zone information at time of platting.

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	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	VOL., PG.	VOLUME, PAGE
IRFC	IRON ROD FOUND W/PLASTIC CAP	B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT	U.E.	UTILITY EASEMENT
( )	DEED OR PLAT CALL	D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY	S.S.E.	SANITARY SEWER EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		EASEMENT
			BUILDING LINE
			ASPHALT

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS P & N SHERMAN, LLC is the owner of all all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lots 4R and 6R in Block 2 of Patel Cornerstone Addition to City of Sherman, Texas, according to the plat thereof recorded in Instrument No. 2022-191, Plat Records of Grayson County, Texas, and all of Lots 2 and 3 in Block 2 of Cornerstone Addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 8, Page 104, said Plat Records, and being part of the tract of land described in the deed to P & N Sherman, LLC, recorded in Instrument No. 2020-5390, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for eastern-most northeast corner of said Lot 6R, common to the southwest corner of Lot 9R1 in Block 2 of said Patel Cornerstone Addition, and on the westerly right-of-way line of Cornerstone Drive, and at the beginning of a curve to the left having a delta angle of 55°58'00", a radius of 330.00 feet, and a chord bearing and distance of South 22°56'10" W, 309.68 feet;

THENCE in a southerly direction, with the easterly line of said Lot 6R, and with the easterly line of aforesaid Lot 4R, and with the westerly right-of-way line of said Cornerstone Drive, and with said curve to the left, an arc distance of 322.35 feet to a Capped Iron Rod set for corner;

THENCE South 05°02'49" East, with the easterly line of aforesaid Lot 3, and with the westerly right-of-way line of said Cornerstone Drive, a distance of 272.47 feet to a Capped Iron Rod set for the northeast corner of aforesaid Lot 2, and at the beginning of a curve to the right having a delta angle of 5°24'11", a radius of 1339.83 feet, and a chord bearing and distance of South 02°28'21" East, 126.30 feet;

THENCE in a southerly direction, with the easterly line of said Lot 2, and with the westerly right-of-way line of said Cornerstone Drive, and with said curve to the right, an arc distance of 126.34 feet to a 1/2-inch rod found for the southeast corner of said Lot 2, common to the northeast corner of Lot 1 in said Block 2 of Cornerstone Addition;

THENCE in westerly direction, with the southerly line of said Lot 2, and with the northerly line of said Lot 1, the following Two (2) courses:

1. South 74°43'54" West, a distance of 77.96 feet to a 1/2-inch iron rod found for corner;
2. South 75°04'34" West, a distance of 165.24 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6578" found for the southwest corner of said Lot 2, common to the southeast corner of a called 5.590 acre tract of land described in the deed to Travis Lodge No. 117, A.F.&A.M., recorded in Instrument No. 2020-7097, said Official Records;

THENCE North 01°01'15" West, with the westerly lines of said/aforesaid Lot 2, Lot 3, Lot 4R and Lot 6R, and with the easterly line of said 5.590 acre tract, passing en route at a distance of 666.10 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 6578" found for witness on the east bank of the East Fork of Post Oak Creek, and continuing on said course a total distance of 696.59 feet to an angle point in the westerly line of said Lot 6R, common to the northeast corner of said 5.590 acre tract, and on the easterly line of OT Atkins Subdivision, according to the plat thereof recorded in Volume 740, Page 534, Deed Records of Grayson County, Texas, said point falls in a creek;

THENCE in a northerly direction, with the westerly line of said Lot 6R, and with the easterly line of said OT Atkins Subdivision, and in said creek, the following Four (4) courses:

1. North 47°27'48" East, a distance of 72.35 feet;
2. North 17°03'01" East, a distance of 95,05 feet;
3. North 32°46'19" East, a distance of 81.64 feet;
4. North 06°36'39" West, a distance of 17.51 feet to the northwest corner of said Lot 6R, common to the southern-most southwest corner of Lot 2 in Block 1 of the Replat of Texoma Hospitality Addition, according to the plat thereof recorded in Volume 11, Page 41, said Plat Records;

THENCE North 74°52'19" East, with the northerly line of said Lot 6R, and with the southerly line of said Lot 2 in Block 1 of the Replat of Texoma Hospitality Addition, passing en route at a distance of 41.16 feet a Capped Iron Rod set for witness on the east bank of the East Fork of Post Oak Creek, and continuing on said course a total distance of 148.64 feet to a 1/2-inch iron rod found for the northern-most northeast corner of said Lot 6R, common to the northwest corner of aforesaid Lot 9R1;

THENCE in a southerly direction, with the easterly line of said Lot 6R, and with the westerly line of said Lot 9R1, the following Three (3) courses:

1. South 29°25'34" East, a distance of 135.36 feet to a Capped Iron Rod set for corner;
2. South 56°20'27" West, a distance of 43.40 feet to a Capped Iron Rod set for corner;
3. South 29°25'34" East, a distance of 84.13 feet to the POINT OF BEGINNING and enclosing 4.834 acres (210,579 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **P & N SHERMAN, LLC**, does hereby adopt this plat designating the hereinbefore described property as **PATEL CORNERSTONE ADDITION, BLOCK 2, LOTS 4R1 AND 6R1**, 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: P & N SHERMAN, LLC

By: _____
Jignesh Patel

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Jignesh Patel**, 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 **PATEL CORNERSTONE ADDITION, BLOCK 2, LOTS 4R1 AND 6R1,** an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____ 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

ENGINEER:
Mohammed S. Kamal, PE
MJR Engineering
7953 Pinkerton Court
Plano, TX 75025
Ph: 469-544-8150

OWNER/DEVELOPER:
P & N Sherman, LLC
Jack Patel
1305 Hoyt Drive
McKinney, TX 75071

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

PATEL CORNERSTONE ADDITION
BLOCK 2, LOTS 4R1 AND 6R1
BEING A REPLAT OF LOTS 4R AND 6R, BLOCK 2 PATEL CORNERSTONE ADDITION AND LOTS 2 AND 3, BLOCK 2 CORNERSTONE ADDITION
4.834 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=50' Date: 08/23/2022	Project No. 20-0010.7 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

P & N Sherman, LLC
Jack Patel
1305 Hoyt Drive
McKinney, TX 75071

Mohammed S. Kamal, P.E.
MJR Engineering
7953 Pinkerton Ct.
Plano, TX 75025

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

Dear Applicants,

The request for approval of the Plat of Patel Cornerstone Addition, Block 2, Lots 4R1 & 6R1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. *Code of Ordinances Chapter 10, Exhibit A, Sec.5(B)(3)*
2. 12' Drainage Easement along Northwest portion of proposed Lot 6R1 go be a 25' Drainage Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(8)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
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. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *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. 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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **3608 SOUTH HIGHWAY 75 (Project No. 23-005135)**

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

Planning and Zoning Commission

Site Plan of Chipotle Mexican Grill

Background:

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Site Plan
Elevations
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

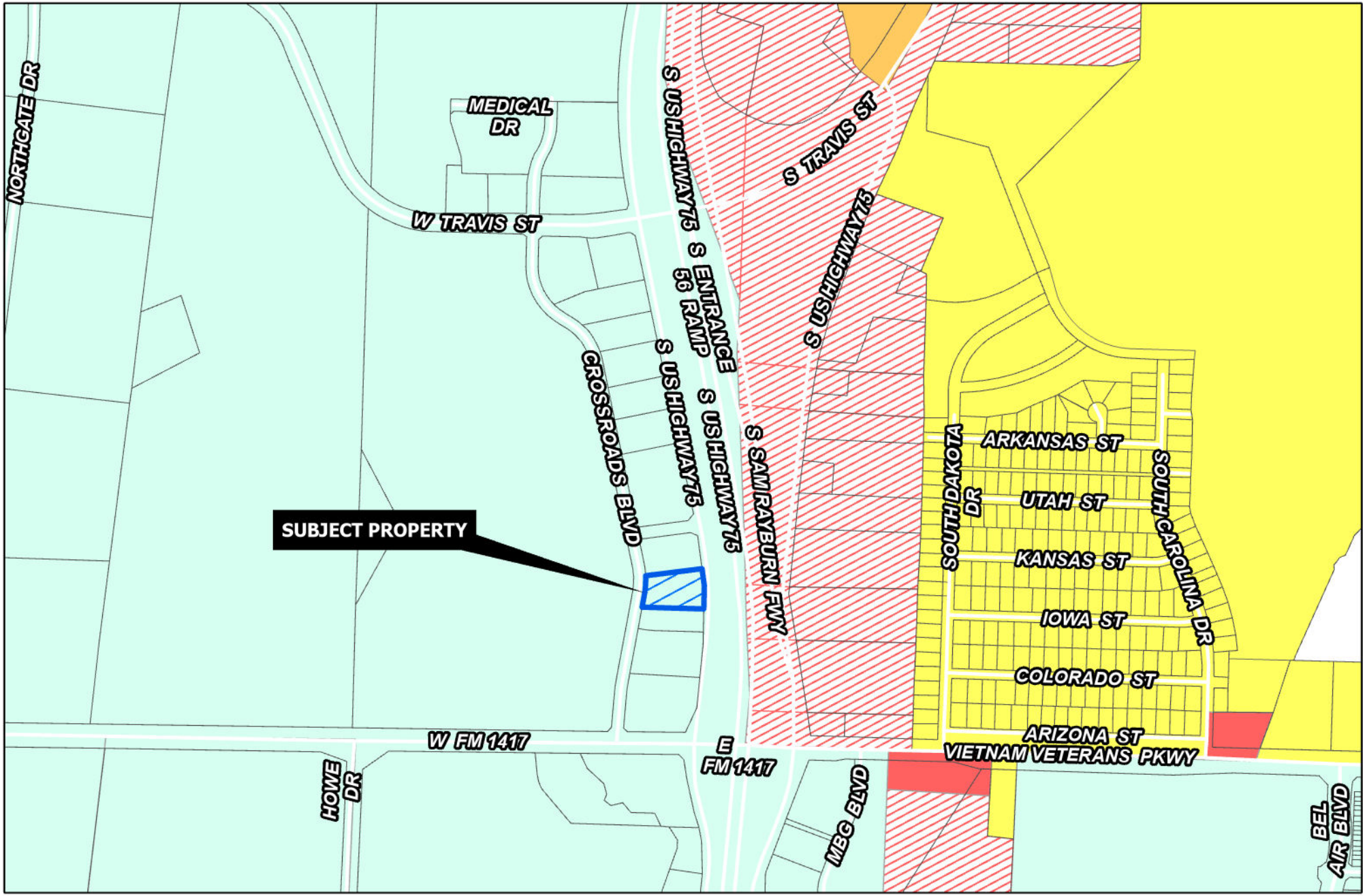
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3608 S US 75 Lot 30

N
W E
S

Date: 8/31/2023 2:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

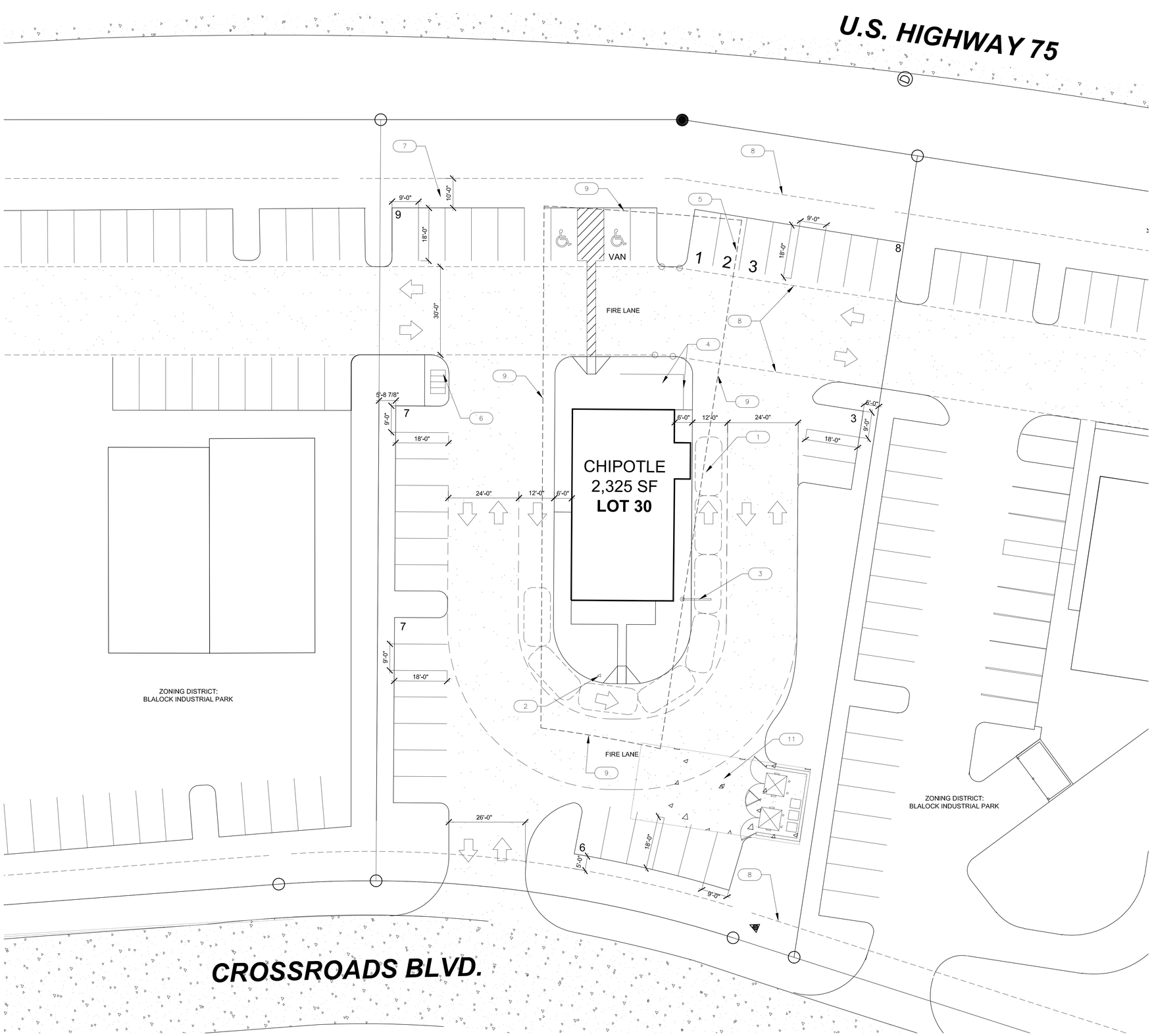
Planning&Zoning

CITY OF SHERMAN

3608 S US 75 Lot 30

N W E S

Date: 8/31/2023 2:49 PM



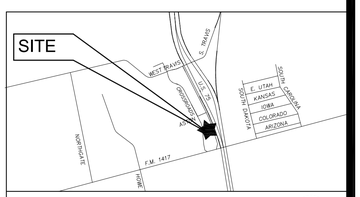
1 SITE PLAN
1/16" = 1'-0"

SITE SUMMARY	
ZONING	BLALOCK INDUSTRIAL PARK
GROSS SQUARE FEET OF STRUCTURE	2,325 S.F.
GROSS SQUARE FEET OF PROPERTY	43,944 S.F.
HARD SURFACE/IMPERVIOUS AREA	30,632 S.F.
LANDSCAPE AREA	13,312 S.F.
FLOOR-TO-AREA RATIO (FAR)	0.05

PARKING	
PARKING REQUIRED	16 SPOTS
2,325 SF RESTAURANT (1 SPOT/150 SF)	
PARKING PROVIDED	40 SPOTS
	37 REGULAR
	2 ADA

KEYNOTES

1. MIN. OF 8 STACKING SPACES IN DRIVE THROUGH (PER 14.04.003(e)(1))
2. DIRECTIONAL SIGNAGE
3. CLEARANCE BAR
4. PATIO AND RAILING
5. (3) PULL-IN MARKED PARKING SPACES
6. BIKE RACK
7. 10' REQUIRED LANDSCAPE BUFFER
8. MUTUAL ACCESS EASEMENT
9. 55.7' REQUIRED BUILDING SETBACK LINE (55.7' FROM ROW OF HWY 75 & 55.7' FROM INTERIOR AND REAR PROPERTY LINES, PER 14.03.007(G))
10. NOT USED
11. HEAVY DUTY CONCRETE AT TRASH ENCLOSURE



VICINITY MAP

NTS

ZONING DISTRICT:
BLALOCK INDUSTRIAL
PARK

CITY PROJECT # TBD
SITE PLAN

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

DATE: AUGUST 7, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:

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

ARCHITECT:

HEIGHTS VENTURE
ARCHITECTURE + DESIGN
CONTACT: LANCE LILLY

PLANO, TX 75024
(281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
1	08.24.2023	SITE PLAN SUBMITTAL
	08.30.2023	PLANNING COMMENTS

Lance Lilly
TX Registration #20481

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE DESIGN

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

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

CHIPOTLE

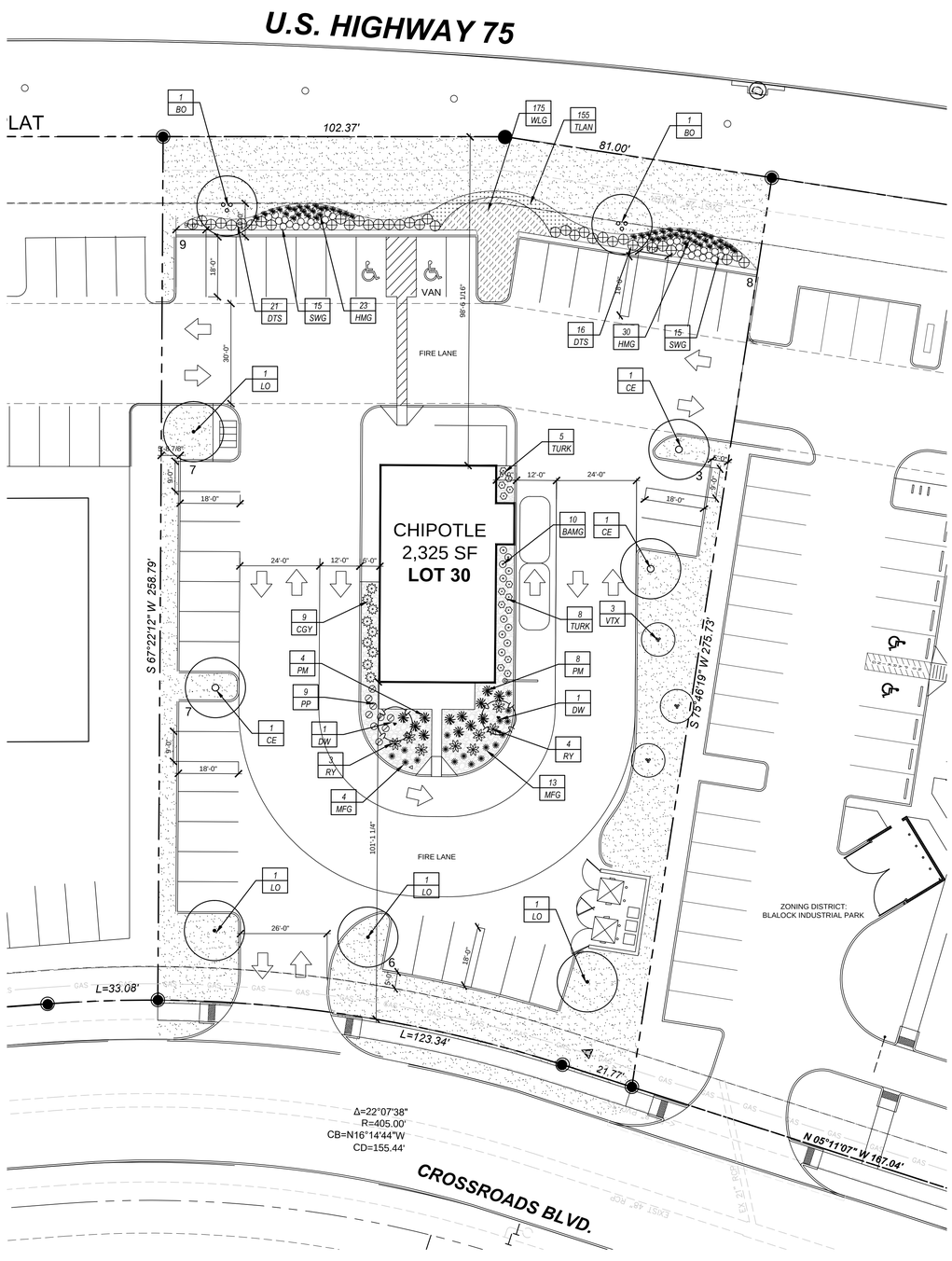
NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number/Phase:	Sheet Size:
23114-001	24x36
Date/Time Plotted:	
August 30, 2023	
Drawn By:	Checked By:
SG	LL
Project Phase:	

SITE PLAN

A101

© COPYRIGHT 2023 HEIGHTS VENTURE



LANDSCAPE NOTES

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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

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

HYDROMULCH NOTES

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

LANDSCAPE TABULATIONS

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

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

NATIVE BULLROCK, Medium
4" depth with weed barrier fabric

PLANT LIST

TREES

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

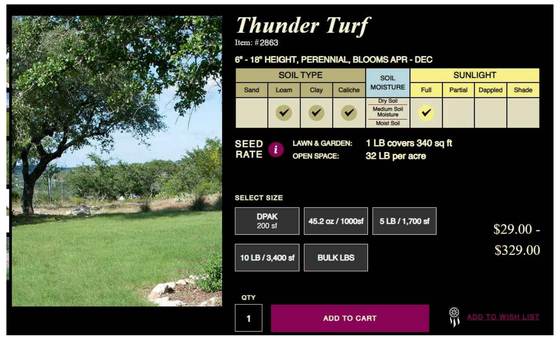
SHRUBS

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

GROUNDCOVERS

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

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



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

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

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

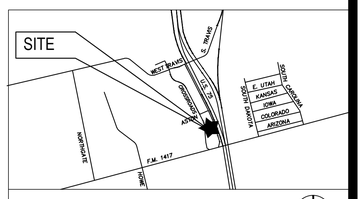
0 10 20 40

SITE SUMMARY

ZONING	BLALOCK INDUSTRIAL PARK
GROSS SQUARE FEET OF STRUCTURE	2,325 S.F.
GROSS SQUARE FEET OF PROPERTY	43,944 S.F.
HARD SURFACE/IMPERVIOUS AREA	30,632 S.F.
LANDSCAPE AREA	13,312 S.F. (30%)
FLOOR-TO-AREA RATIO (FAR)	0.05

PARKING

PARKING REQUIRED	16 SPOTS
2,325 SF RESTAURANT (1 SPOT/150 SF)	
PARKING PROVIDED	40 SPOTS
	37 REGULAR
	2 ADA



VICINITY MAP
NTS

ZONING DISTRICT:
BLALOCK INDUSTRIAL
PARK

CITY PROJECT # TBD
SITE PLAN

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

DATE: AUGUST 7, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:	ARCHITECT:
HARKINSON DEVELOPMENT CORPORATION CONTACT: JEFF HARKINSON 4560 BELTLINE ROAD SUITE 400 ADDISON, TX 75001 (972) 934-844 ext 3202	HEIGHTS VENTURE ARCHITECTURE + DESIGN CONTACT: LANCE LILLY PLANO, TX 75024 (281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
	08.24.2023	SITE PLAN SUBMITTAL
	08.30.2023	PLANNING COMMENTS

BRIAN D. ADAMS 3761 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
08.24.2023

Heights Venture
ARCHITECTURE DESIGN

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

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

CHIPOTLE

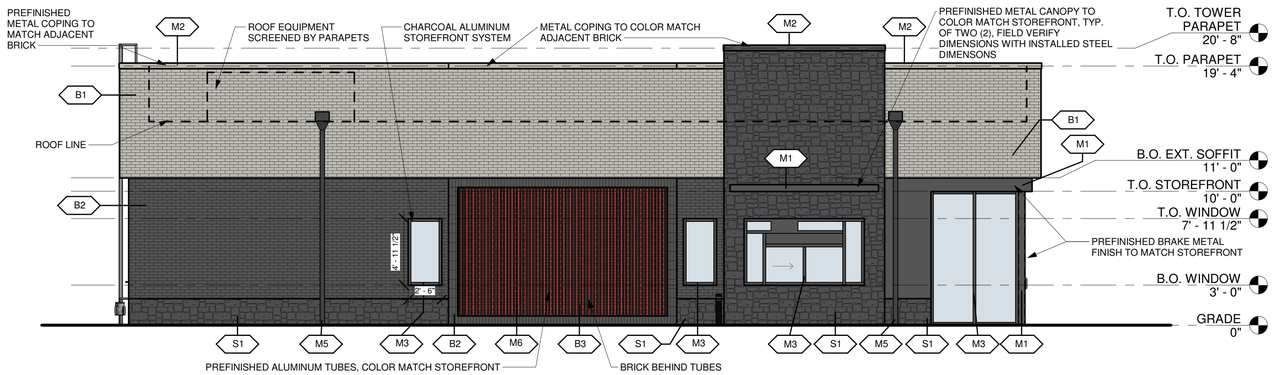
NWC US HWY 75 & FM 1417
SHERMAN, TX

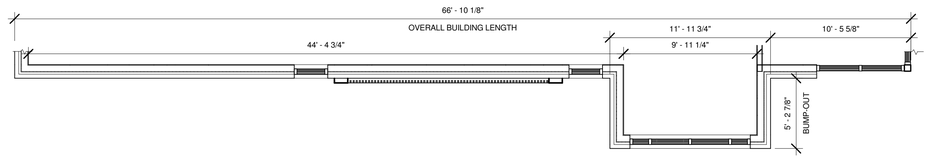
Project Number/Phase:	Sheet Size:
23114-001	24x36
Date/Time Plotted:	
August 30, 2023	
Drawn By:	Checked By:
BDA	BDA
Project Phase:	

LANDSCAPE_PLAN

L101

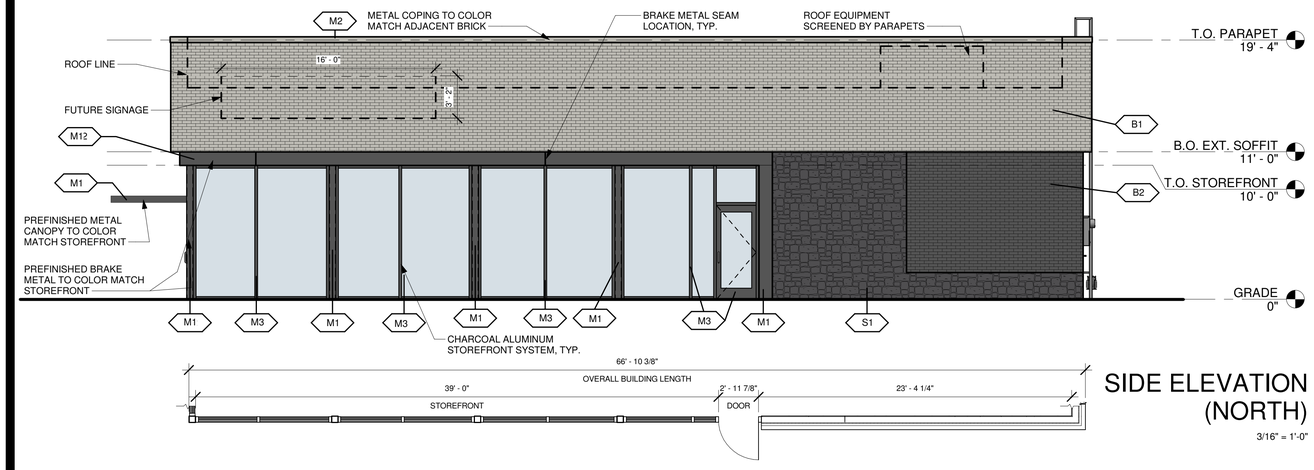
© COPYRIGHT 2023 HEIGHTS VENTURE





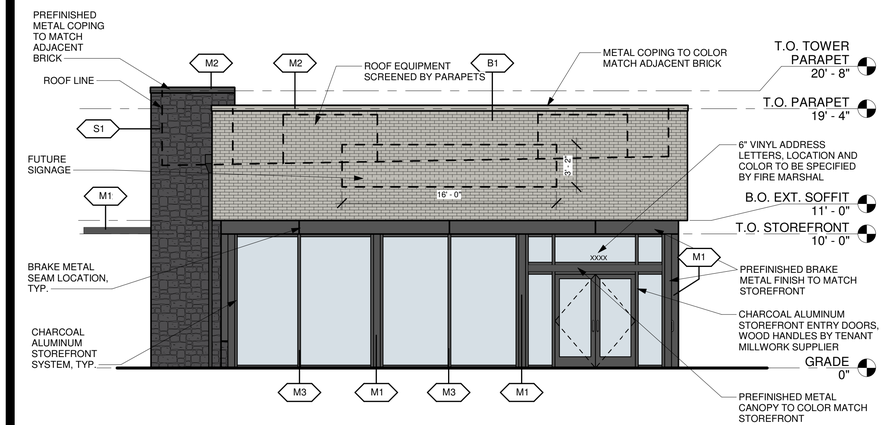
SIDE ELEVATION (SOUTH)

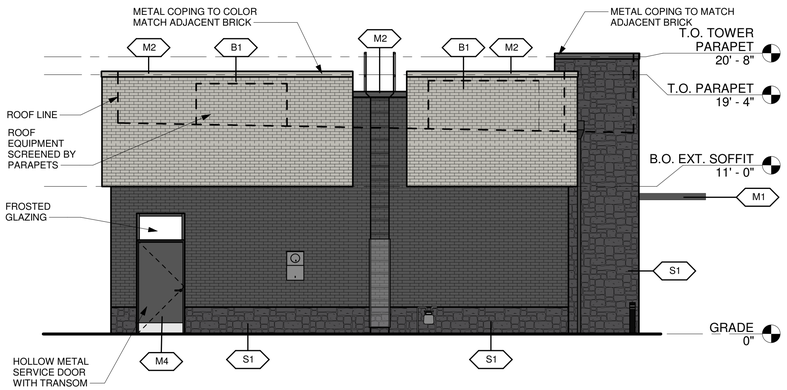
3/16" = 1'-0"

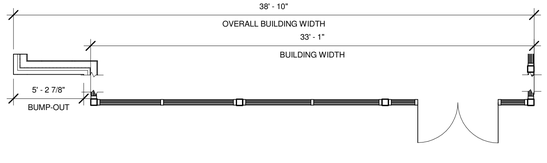


SIDE ELEVATION (NORTH)

3/16" = 1'-0"

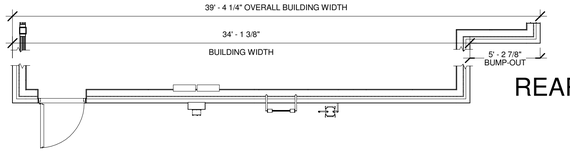






FRONT ELEVATION (EAST)

3/16" = 1'-0"



REAR ELEVATION (WEST)

3/16" = 1'-0"

GENERAL NOTES

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

MATERIAL REQUIREMENTS

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

DESIGN ELEMENTS

PER 14.03.007 (l)

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

6 POINTS REQUIRED - 8 POINT PROVIDED

BUILDING MATERIAL LIST

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

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

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

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

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

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

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

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

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

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

MATERIAL PERCENTAGES

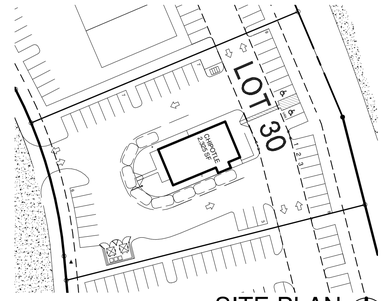
NORTH ELEVATION - MATERIAL PERCENTAGES		
CLAY FIRE BRICK (B1, B2)	680 SQ FT	51%
STONE (S1)	136 SQ FT	10%
(**) GLAZING	409 SQ FT	31%
SUBTOTAL	1,225 SQ FT	92%
METAL (M1, M2, M3, M4, M5)	102 SQ FT	8%
TOTAL	1,327 SQ FT	100%

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

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

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

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



SITE PLAN

1/64" = 1'-0"

CITY PROJECT # TBD
FACADE PLAN

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

DATE: AUGUST 7, 2023
PROPOSED USE: RETAIL / RESTAURANT

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

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

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
1	08.24.2023	SITE PLAN SUBMITTAL

Lance Lilly
TX #20481

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE + DESIGN

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

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

CHIPOTLE

NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number:	Sheet Size:
23114-001	24 x 36

Date / Time Plotted:
9/16/2023 12:28:29 PM

Drawn By:	Checked By:
JLT	SG

Project Phase:

EXTERIOR ELEVATIONS

A200

© COPYRIGHT 2023 HEIGHTS VENTURE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023

Sent via email

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

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

Dear Applicants,

The request of a Site Plan approval of Chipotle Mexican Grill located at 3608 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

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

Engineering

8. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of*

Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

Fire Services

11. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
12. 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)

Solid Waste Services

13. Dumpster enclosure must be at least 20' x 10' deep with 10' minimum opening between both the gates shown.

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

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

Respectfully,



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

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

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

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **1906 WEST HIGHWAY 82 (Project No. 23-005136)**

The request of Copay Development, LLC (Owner) and BACA (Representative) concerning the property located at 1906 West Highway 82, consisting of 3.312 acres, Lot 4 being a Replat of Lots 1 and 2 of the Replat of Lot 2 of the Replat of Lot 1-B of the Post Oak Crossing Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Center for Family Medicine

Background:

The property is located at 1906 West Highway 82 between North FM 1417 (Heritage Parkway) and Post Oak Crossing. The owner is requesting Site Plan approval for Center for Family Medicine.

The following has been approved for this location:

- February 10, 2004 – Variance to allow a 15 ft. front yard setback for 8 ft. monument sign in the C-1 (Retail Business) District & O-1 (75-82 Overlay) District

Adjacent Zoning:

C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District

Origination:

Copay Development, LLC (Owner)
BACA (Representative)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
Yes

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

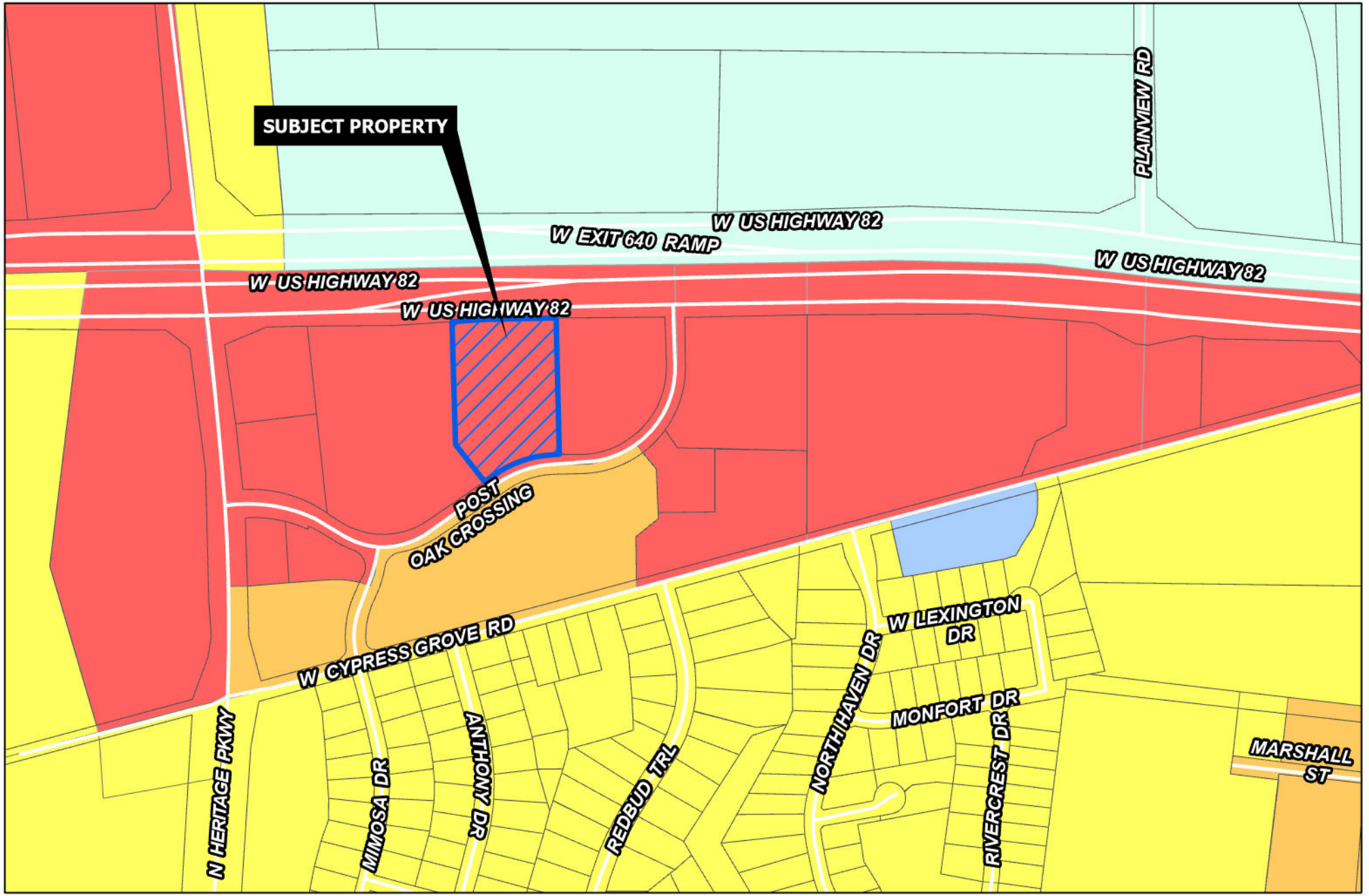
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1906 W US 82

N
W E
S

Date: 8/31/2023 2:09 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

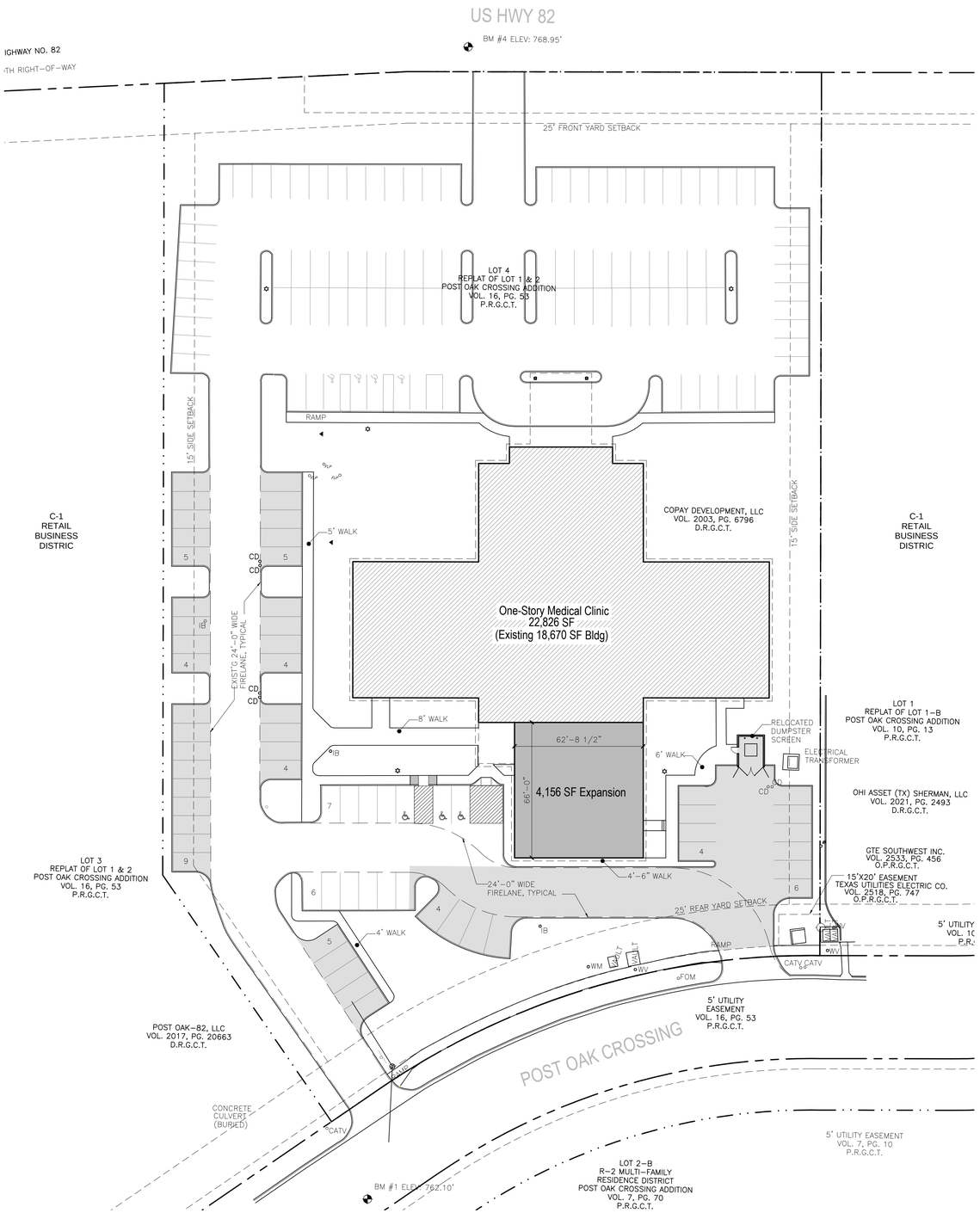
Planning&Zoning

CITY OF SHERMAN

1906 W US 82

N
W E
S

Date: 8/31/2023 2:09 PM



SITE PLAN
SCALE: 1" = 30'

NEW PAVING, SHOWN SHADED, TYP.

GENERAL SITE PLAN NOTES:
1. SITE SURVEY PREPARED BY RLG CONSULTING ENGINEERS, 12001 N CENTRAL EXPWY, DALLAS, TX – 214.739.8100.
2. PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS. FIRE LANES ARE EXISTING, UNLESS SHOWN SHADED AS NEW. ALL NEW FIRE LANES COMPLY WITH CITY OF SHERMAN REQUIREMENTS AND HAVE 25' TURNING RADII.
3. LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH CITY LANDSCAPING STANDARDS.

SITE PLAN STATISTICS:	
ZONING:	C-1, RETAIL BUSINESS
GROSS AREA:	3.312 ACRES (144,255 SF)
BUILDING AREA:	22,826 SF
IMPERVIOUS AREA:	95,263 SF
LANDSCAPED AREA:	48,992 SF
PARKING REQUIRED: 1 SPACE/200 S.F.=	115 SPACES (5 H.C. SPACE)
PARKING PROVIDED:	155 SPACES (9 H.C. SPACE)
FLOOR AREA RATIO:	0.15

site plan

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

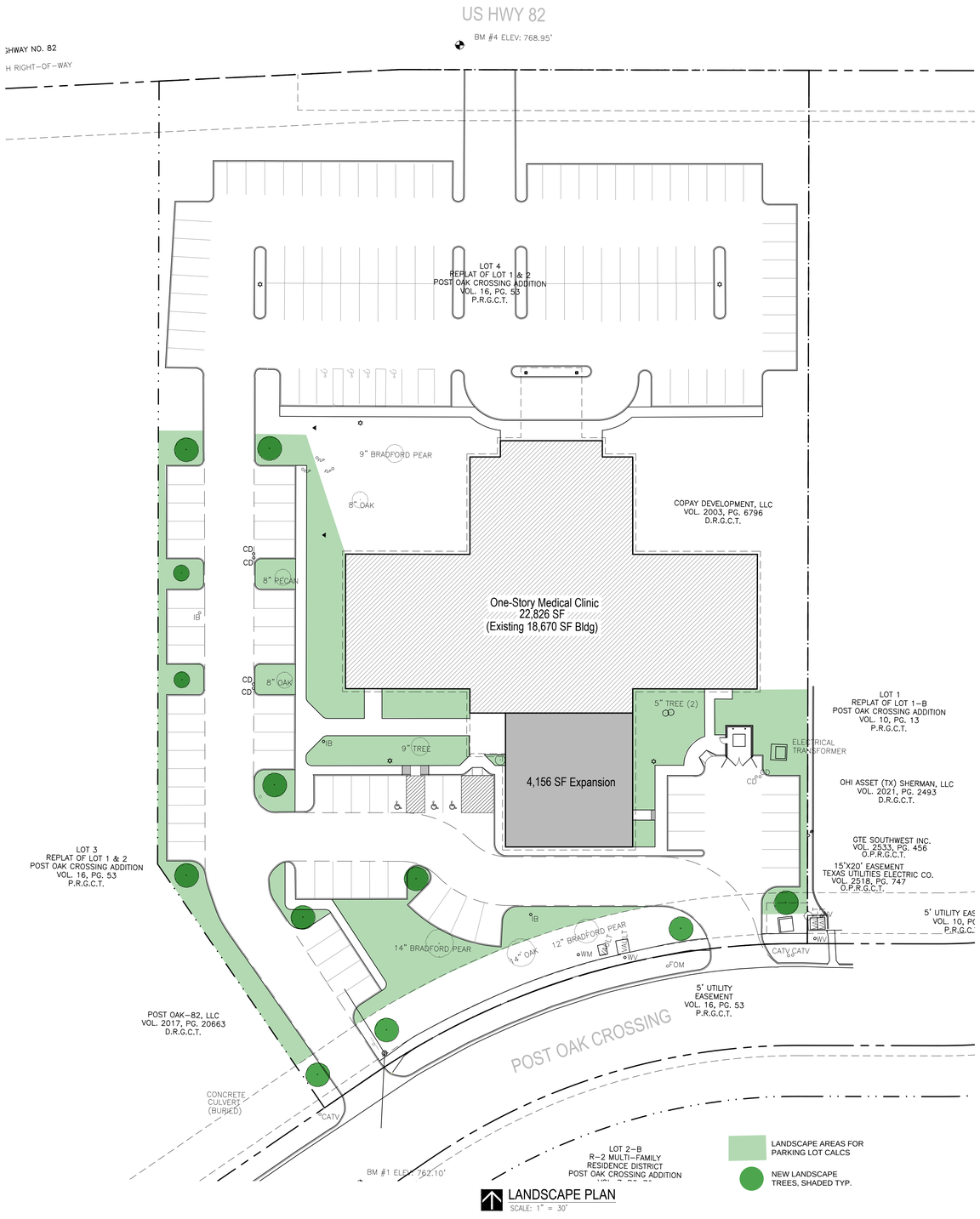
SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION	DATE

Center for Family Medicine Expansion

1906 West U.S. Highway 82
Sherman, Texas 75092

PROJECT NUMBER
2317
DATE
08.24.23
SHEET NUMBER
SP1.0



LANDSCAPE PLAN
SCALE: 1" = 30'

LANDSCAPE PLAN STATISTICS:	
PARKING LOT IMPERVIOUS AREA:	31,875 SF
MIN. PARKING LOT LANDSCAPE COVER:	3,188 SF (10%)
PARKING LOT LANDSCAPE PROVIDED:	14,992 SF (47%)
PARKING LOT LANDSCAPE ISLAND REQ:	1,275 SF (40%)
PARKING LOT LANDSCAPE ISLAND PROV:	2,944 SF

GENERAL LANDSCAPE PLAN NOTES:

1. LANDSCAPE PLAN PREPARED BY DAVID BACA, ARCHITECT, OF DAVID BACA STUDIO, LLC.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. THE IRRIGATION SYSTEM SHALL COMPLY WITH ANY LOCAL JURISDICTION'S WATER CONSERVATION ORDINANCE.

landscape plan

BACA

100 NORTH TRAVIS STREE
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

Center for Family Medicine Expansion

1906 West U.S. Highway 82
Sherman, Texas 75092

PROJECT NUMBER
2317

DATE
08.24.23

SHEET NUMBER
SP2.0

MATERIALS AND COLORS SCHEDULE				
SUBMITTALS	MATERIAL	DESCRIPTION	PRODUCT	COLOR
●	MONUMENTAL CMU	SPLIT FACE	MATCH EXISING	MATCH EXISING
●	CAST STONE	CAST	ADVANCED CAST STONE, INC.	MATCH EXISING
●	BRICK	MATCH EXISING	MATCH EXISING	MATCH EXISING
●	MORTAR	MATCH EXISING	TXI	MATCH EXISING
●	SOFFITS	MATCH EXISING	JAMES HARDIE	MATCH EXISING
●	FIBER-CEMENT LAP SIDING	MATCH EXISING	JAMES HARDIE	MATCH EXISING
●	FIBER-CEMENT TRIM	MATCH EXISING	JAMES HARDIE	MATCH EXISING
●	GUTTERS AND DOWNSPOUTS	MATCH EXISING	N/A	MATCH EXISING
●	EIFS	EXTERIOR INSULATION FINISH SYSTEM	MATCH EXISING	MATCH EXISING
●	PAINT (FIBER-CEMENT)	MATCH EXISING	MATCH EXISING	MATCH EXISING
●	JOINT-SEALANT	NEUTRAL-CURING SILICONE	LATICRETE LATASIL	MATCH EXISING
	ASPHALT SHINGLES	MATCH EXISING	MATCH EXISING	MATCH EXISING

EIFS GENERAL NOTES:

1. FOR MATERIAL INFORMATION: DRAINAGE MAT SHOULD BE SELF-FURRING PVC MESH LATH DESIGNED TO DRAIN MOISTURE BY GRAVITY; EIFS MANUFACTURER'S STANDARD OR PRODUCT RECOMMENDED IN WRITING BY EIFS MANUFACTURER. SPACERS SHOULD BE SELF-FURRING PVC MESH LATH FURRING STRIPS; EIFS MANUFACTURER'S STANDARD OR PRODUCT RECOMMENDED IN WRITING BY EIFS MANUFACTURER. MOLDED-POLYSTYRENE BOARD INSULATION ASTM C 578, TYPE I, COMPLYING WITH EIMA'S EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD. REINFORCING MESH SHOULD BE BALANCED, ALKALI-RESISTANT, OPEN-WEAVE GLASS-FIBER MESH TREATED FOR COMPATIBILITY WITH OTHER SYSTEM MATERIALS, COMPLYING WITH ASTM D 578, AND WITH MINIMUM WEIGHT NOT LESS THAN 12.0 OZ/SQ.YD. (USE AS NEEDED HIGH-IMPACT REINFORCING MESH NOT LESS THAN 15 OZ./SQ. YD. AND HEAVY-DUTY REINFORCING MESH NOT LESS THAN 20 OZ./SQ. YD.) ENSURE MECHANICAL FASTENERS ARE EIFS MANUFACTURER'S STANDARD CORROSION-RESISTANT FASTENERS CONSISTING OF THERMAL CAP, STANDARD WASHER AND SHAFT ATTACHMENTS, AND FASTENER; TRIM ACCESSORIES SHOULD BE TYPE AS DESIGNATED OR REQUIRED TO SUIT CONDITIONS INDICATED AND TO COMPLY WITH EIFS MANUFACTURER'S WRITTEN REQUIREMENTS; MANUFACTURED FROM UV-STABALIZED PVC.

2. COMPLY WITH EIFS MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION OF EIFS AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. APPLY TRIM ACCESSORIES AT PERIMETER OF EIFS, AT EXPANSION JOINTS, AND ELSEWHERE AS INDICATED. COORDINATE WITH INSTALLATION OF INSULATION. ADHESIVELY AND MECHANICALLY ATTACH INSULATION TO SUBSTRATE IN COMPLIANCE WITH ASTM C 1397 AND WITH EIFS MANUFACTURER'S WRITTEN REQUIREMENTS. INSTALL BASE COAT WITH A MINIMUM TOTAL THICKNESS AT LEAST 1/16-INCH, AND COMPLETELY COVERING REINFORCING MESH SO REINFORCING-MESH COLOR AND PATTERN ARE NOT VISIBLE. WHERE INDICATED, APPLY SECOND BASE COAT AND SECOND LAYER OF REINFORCING MESH. DO NOT APPLY UNTIL FIRST BASE COAT HAS CURED. APPLY INTERMEDIATE COAT OF SOME MATERIAL AND IN SAME MANNER AND THICKNESS AS BASE COAT(S) EXCEPT WITHOUT REINFORCING MESH. DO NOT APPLY UNTIL FIRST BASE COAT HAS CURED. APPLY FINISH COAT OVER DRY BASE COAT, IN THICKNESS REQUIRED BY EIFS MANUFACTURER TO PRODUCE A UNIFORM COLOR AND TEXTURE, FREE OF VARIATIONS. PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH APPLICABLE REQUIREMENTS IN DIVISION 7 SECTION "JOINT SEALANTS" AND WITH ASTM C 1481.

JOINT SEALANTS GENERAL NOTES:

1. ENVIRONMENTAL LIMITATIONS: DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR ARE BELOW 40 DEG F.

2. SEALANT FOR USE IN BUILDING EXPANSION JOINTS: SINGLE-COMPONENT, NEUTRAL-CURING SILICONE SEALANT, ASTM C 920, TYPE S; GRADE NS; USES T, M, AND O, WITH THE ADDITIONAL CAPABILITY TO WITHSTAND 50 PERCENT MOVEMENT IN BOTH EXTENSION AND COMPRESSION FOR A TOTAL OF 100 PERCENT MOVEMENT. USE SINGLE-COMPONENT, NEUTRAL-CURING SILICONE SEALANT, ASTM C 920, TYPE-S, GRADE NS; CLASS 25; USES T, NT, M, G, A, AND O FOR ALL GENERAL EXTERIOR USE WHERE ANOTHER TYPE IS NOT SPECIFIED. CYLINDRICAL SEALANT BACKING ASTM C 1330 OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.

3. INSTALLATION SHOULD COMPLY WITH ASTM C 1193 AND ASTM C 919 FOR US OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

MASONRY GENERAL NOTES:

1. MORTAR ASTM C270, PROPORTION SPECIFICATION SHOULD BE MASONRY CEMENT TXI OR REVIEWED EQUAL AND FOR SETTING MORTAR USE TYPE S FOR AREAS BELOW GRADE AND TYPE N FOR ALL OTHER AREAS.

2. FOR EXECUTION SET UNITS IN FULL BED OF MORTAR WITH FULL HEAD JOINTS, UNLESS OTHERWISE INDICATED. BUILD VENEER ANCHORS INTO MORTAR JOINTS AS STONE IS SET. EMBED VENEER ANCHORS IN MORTAR JOINTS OF STONE MASONRY AT LEAST HALFWAY, BUT NOT LESS THAN 1-1/2 INCHES, THROUGH STONE MASONRY AND WITH AT LEAST 5/8-INCH COVER ON OUTSIDE FACE. SPACE ANCHORS TO PROVIDE NOT LESS THAN ONE ANCHOR PER 2 SQ. FT. OF WALL AREA. INSTALL ADDITIONAL ANCHORS WITHIN 12 INCHES OF OPENINGS, SEALANT JOINTS, AND PERIMETER AT INTERVALS NOT EXCEEDING 12 INCHES. PROVIDE 1-INCH CAVITY BETWEEN STONE MASONRY AND BACKUP CONSTRUCTION UNLESS OTHERWISE INDICATED. FILL DOWEL HOLES AND ANCHOR SLOTS WITH MORTAR. FILL COLLAR JOINTS SOLID AS UNITS ARE SET. BUILD CONCEALED FLASHING INTO MORTAR JOINTS AS UNITS ARE SET. KEEP HEAD JOINTS IN COPING AND OTHER UNITS WITH EXPOSED HORIZONTAL SURFACES OPEN TO RECEIVE SEALANT. KEEP JOINTS AT SHELF ANGLES OPEN TO RECEIVE SEALANT. FOR TOOL EXPOSED JOINTS FLUSH WHEN THUMBPRINT HARD, UNLESS OTHERWISE INDICATED. PROVIDE EXPANSION, CONTROL, AND PRESSURE-RELIEVING JOINTS OF WIDTHS AND AT LOCATIONS INDICATED. KEEP JOINTS FREE OF MORTAR AND OTHER RIGID MATERIALS. PREPARE JOINTS INDICATED TO RECEIVE SEALANT AND APPLY SEALANT OF TYPE AND AT LOCATIONS INDICATED TO COMPLY WITH APPLICABLE REQUIREMENTS IN DIVISION 7 SECTION "JOINT SEALANTS." WHEN STOPPING AND RESUMING WORK RACK BACK UNITS; DO NOT TOOTH. STONE SHOULD HAVE A 16"X32" UNIFORM SIZE IN RUNNING BOND.

3. IF UNITS NEED CUTTING CUT WITH SAW AND INSTALL WITH CUT SURFACES AND EDGES CONCEALED. MIX UNITS FOR EXPOSED UNIT MASONRY FROM SEVERAL PALLETS OR CUBES AS THEY ARE PLACED TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES. TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD, UNLESS OTHERWISE INDICATED. KEEP CAVITIES CLEAN OF MORTAR DROPPINGS AND OTHER MATERIALS DURING CONSTRUCTION. INSTALL LINTELS WHERE INDICATED. MINIMUM BEARING OF EIGHT INCHES AT EACH JAMB, UNLESS OTHERWISE INDICATED. RAKE JOINTS FLUSH WITH FACE OF STONE.

4. INSTALL EMBEDDED FLASHING AND WEEP HOLES IN MASONRY AT SHELF ANGLES, LINTELS, LEDGES, OTHER OBSTRUCTIONS TO THE DOWNWARD FLOW OF WATER IN THE WALL AND WHERE INDICATED. PLACE THROUGH-WALL FLASHING ON SLOPING BED OF MORTAR AND COVER WITH MORTAR. SEAL PENETRATIONS IN FLASHING BEFORE COVERING WITH MORTAR. EXTEND FLASHING 4 INCHES INTO MASONRY AT EACH END AND TURN UP TWO INCHES TO FORM A PAN. FOR STONE WEEP HOLES USE ROUND POLYETHYLENE TUBING, 3/8-INCH OD.

5. AFTER MORTAR IS THOROUGHLY CURED, CLEAN EXPOSED MASONRY. WET WALL SURFACES WITH WATER BEFORE APPLYING ACIDIC CLEANER (SURE KLEAN MASONRY CLEANER BY PROSOCO 800.649.8782 OR REVIEWED EQUAL), THEN REMOVE CLEANER PROMPTLY BY RINSING THOROUGHLY WITH CLEAR WATER. CLEAN MASONRY WITH A PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

EXTERIOR PAINT GENERAL NOTES:

1. PAINT EXPOSED SURFACES UNLESS OTHERWISE INDICATED; PAINT THE BACK SIDE OF ACCESS PANELS. DO NOT PAINT PREFINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED. SUBMITTALS SHOULD INCLUDE PRODUCT DATA INCLUDING PRINTOUT OF "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED AND SAMPLES. A MOCKUP OF FULL-COAT FINISH SAMPLE OF EACH TYPE OF COATING, COLOR, AND SUBSTRATE, APPLIED WHERE DIRECTED. EXTRA MATERIALS IN THE AMOUNT OF 1 GAL. OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT SHOULD BE DELIVERED TO OWNER IN CONTAINERS, PROPERLY LABELED AND SEALED.

2. BEFORE PAINTING REMOVE ALL HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.

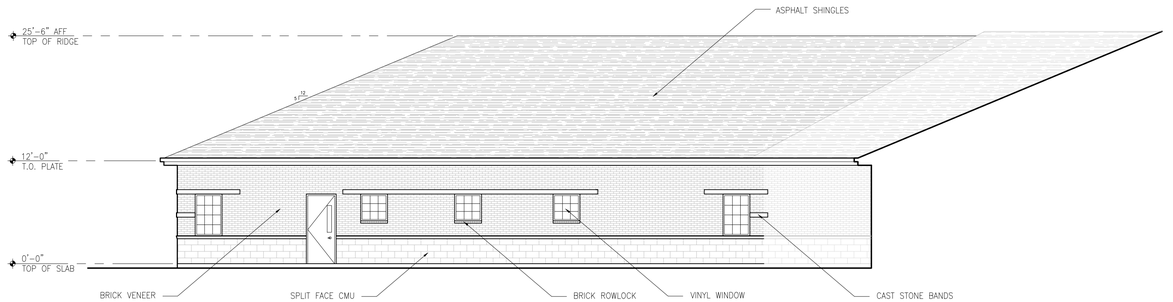
3. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. USE SPRAY OR BRUSHES ONLY FOR EXTERIOR PAINTING AND WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE. APPLY STAINS AND TRANSPARENT FINISHES TO PRODUCE SURFACE FILMS WITHOUT COLOR IRREGULARITY, CLOUDINESS, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS,, ROPINESS, OR OTHER IMPERFECTIONS. USE MULTIPLE COATS TO PRODUCE A SMOOTH SURFACE FILM OR EVEN LUSTER.

4. EXTERIOR PAINT APPLICATION SCHEDULE: FOR DRESSED LUMBER WITH SEMITRANSPARENT STAIN USE TWO COATS MPI EXT 6.3D. FOR DRESSED LUMBER WITH SEMIGLOSS VARNISH USE THREE COATS OVER SEMITRANSPARENT STAIN MPI EXT 6.3E. FOR FIBER-REINFORCED CONCRETE PRODUCTS (INCLUDING PANELED SIDING) USE SATIN OIL-BASED TWO COATS OVER PRIMER MPI EXT 6.4K. FOR STEEL USE SEMIGLOSS, QUICK-DRY ENAMEL TWO COATS OVER RUST-INHIBITIVE PRIMER MPI EXT 5.1A

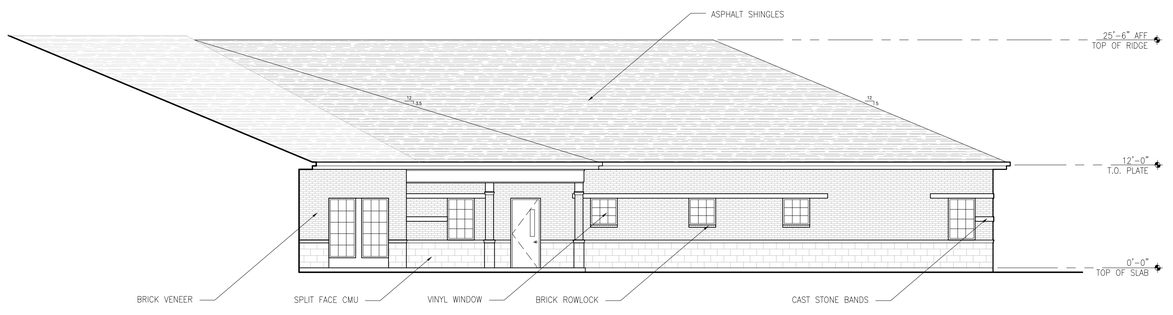
GENERAL EXTERIOR ELEVATION NOTES:

1. ALL EQUIPMENT IS GROUND MOUNTED AND ANY VISIBLE FROM THE RIGHT-OF-WAY SHALL BE SCREENED IN COMPLIANCE WITH THE CITY OF SHERMAN ORDINANCES.

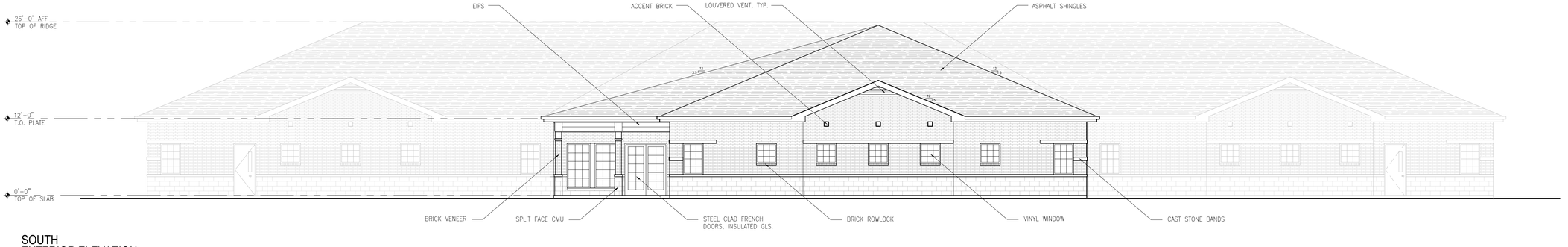
2. ALL WINDOWS, UNLESS SHOWN OTHERWISE BY DARKER SHADING ON ELEVATIONS, ARE TRANSPARENT.



3 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH EXTERIOR 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

Center for Family Medicine Expansion

1906 West U.S. Highway 82
Sherman, Texas 75092

exterior elevations

PROJECT NUMBER
2317

DATE
07.20.23

SHEET NUMBER
A2.4

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

BACA
100 N Travis Street, Ste. 500
Sherman, TX 75090

Copay Development, LLC
1906 W. Highway 82
Sherman, TX 75092

Dear Applicants,

The request of Site Plan approval of Center for Family Medicine located at 1906 West Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

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

Engineering

8. 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)

Fire Services

9. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
10. *During a development review meeting it was talked about moving the current FDC to the close point to the hydrant on the exterior wall. It was my understanding that they couldn't meet this code for just this remodel but would try to get as close as possible. This is not shown on this site

plan.

Solid Waste Services

11. Dumpster enclosure shall be constructed of masonry or similar durable material.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005137)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Preliminary Plat of Meadows Business Park

Background:

The property is located in the 700 Block North FM 1417 (Heritage Parkway) at the intersection of Denson Drive and North FM 1417 (Heritage Parkway). The property owner would like to plat the property into 2 lots for commercial development.

The following has been approved for this location:

- July 18, 2023 - Public Hearing, Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

Wyldewood Homes, LLC (Owner)
Bryan Blagg (Representative)
Riz Najmi, PE, Nafa Engineering (Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Future Land Use Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

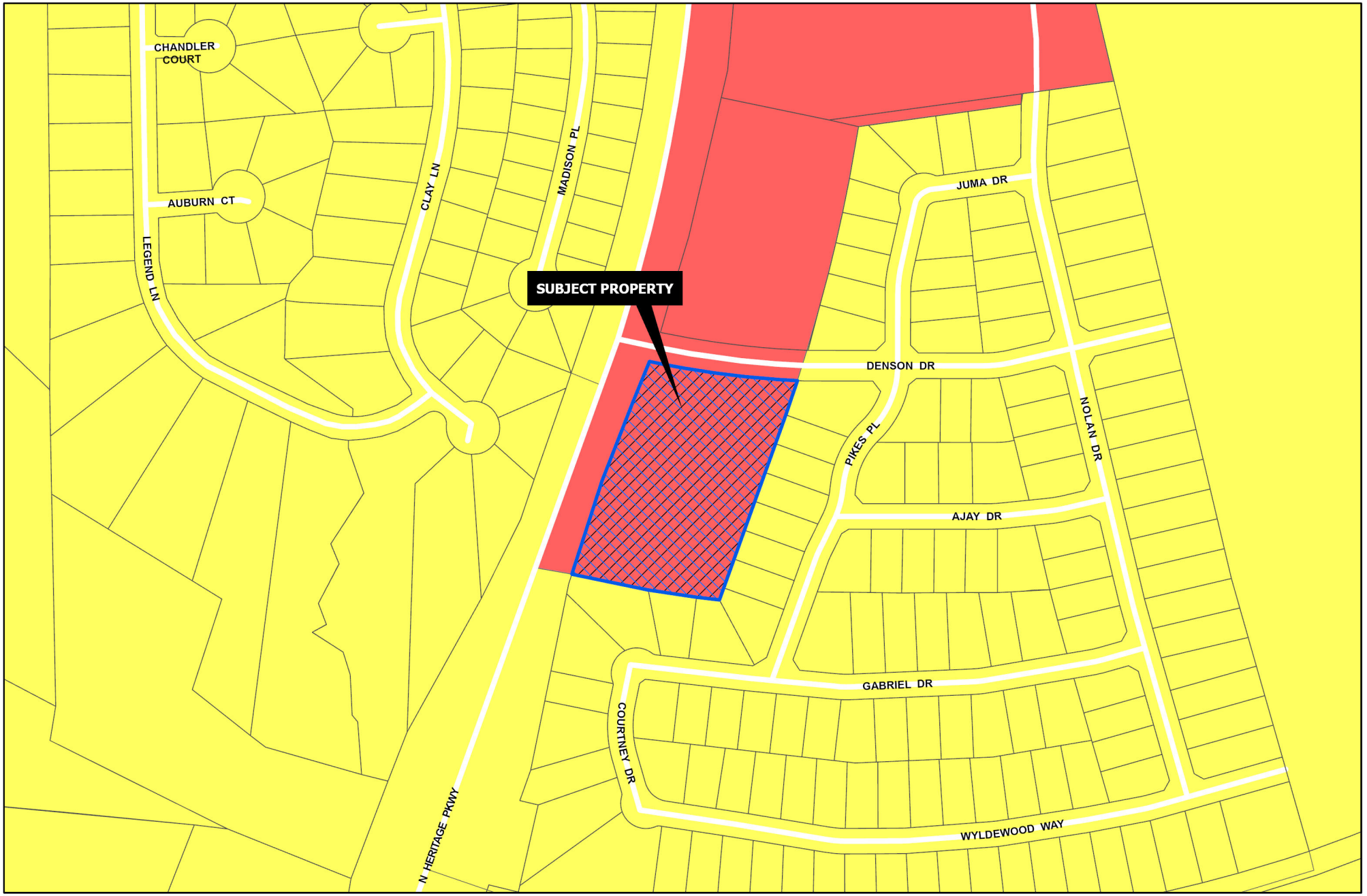
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

700 Blk N FM 1417

N
W E
S

Date: 6/28/2023 11:00 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

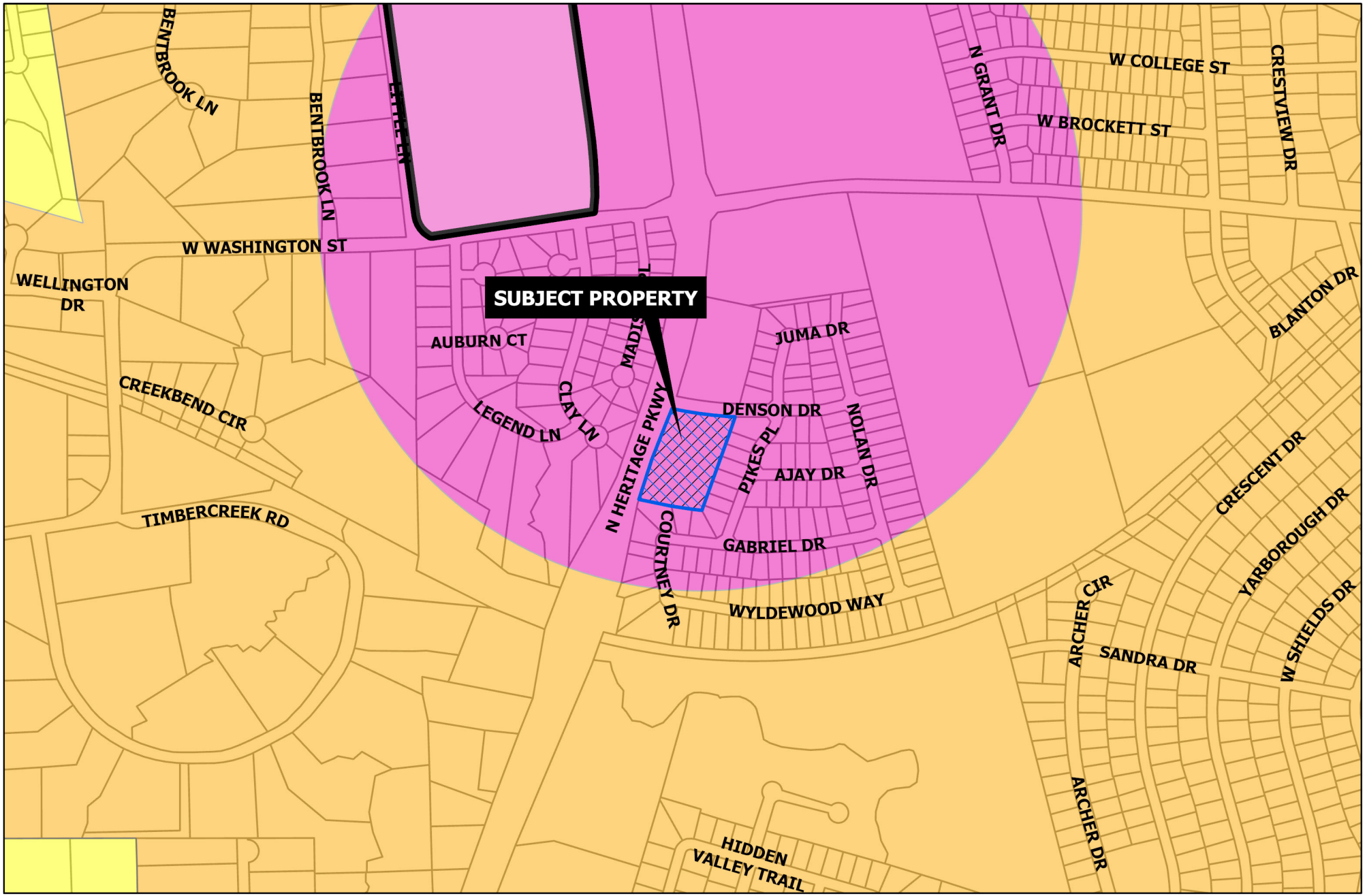
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

CITY OF SHERMAN

700 Blk N FM 1417

N
W E
S

Date: 6/28/2023 11:00 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

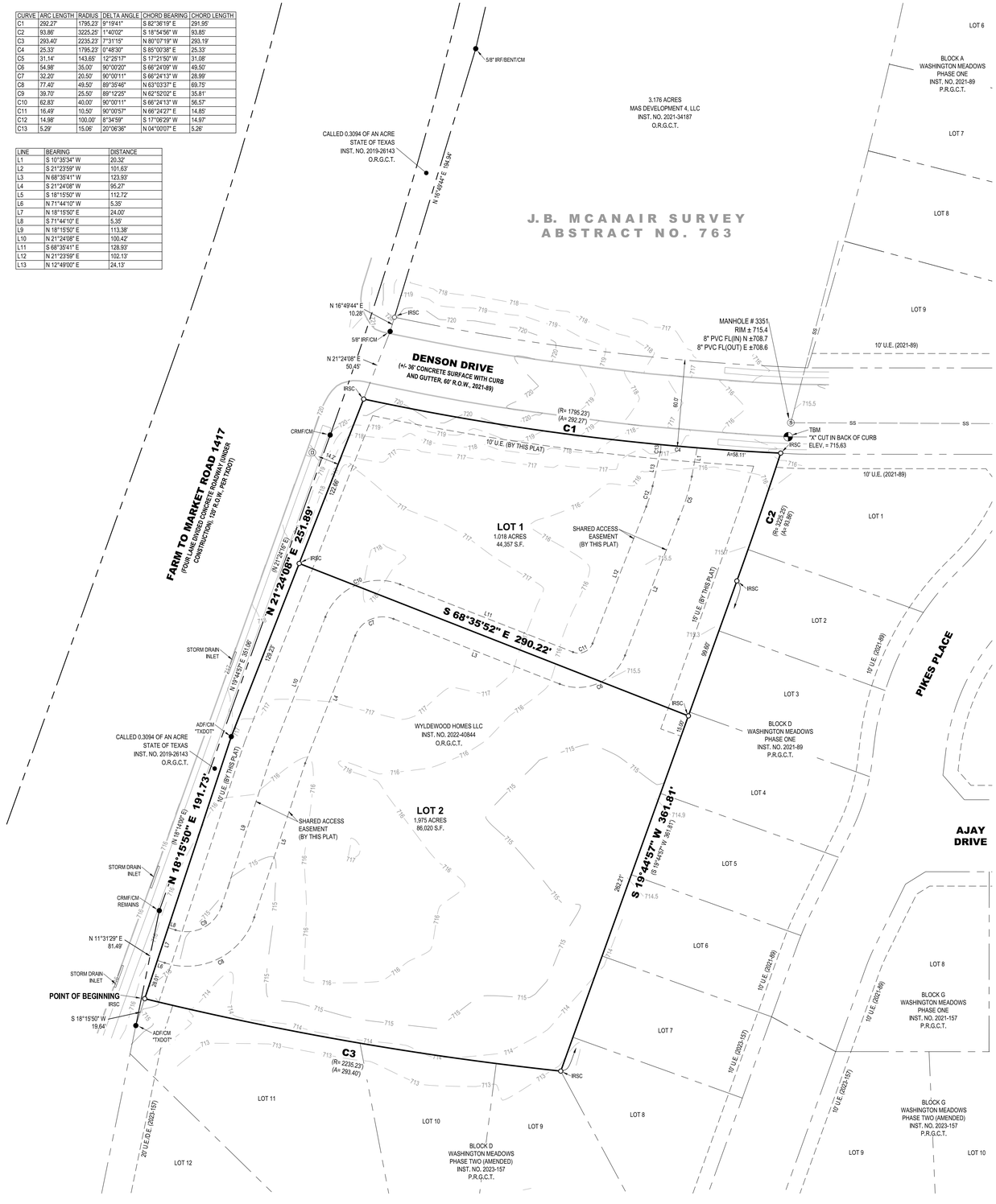
CITY OF SHERMAN
FUTURE LAND USE MAP
700 Blk N FM 1417

N
W E
S

Date: 6/28/2023 11:30 AM

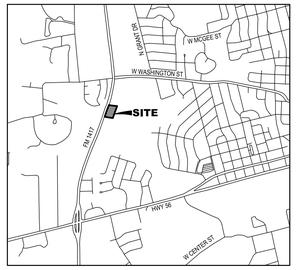
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	292.27'	1795.23'	9°19'41"	S 82°36'19" E	291.95'
C2	93.86'	3225.25'	1°40'02"	S 18°54'56" W	93.85'
C3	293.40'	2235.23'	7°31'15"	N 80°07'19" W	293.19'
C4	25.33'	1795.23'	0°48'30"	S 85°00'38" E	25.33'
C5	31.14'	143.65'	12°25'17"	S 17°21'30" W	31.08'
C6	54.98'	35.00'	90°00'20"	S 66°24'09" W	49.50'
C7	32.20'	20.50'	90°00'11"	S 66°24'13" W	28.99'
C8	77.40'	49.50'	89°35'46"	N 63°03'37" E	69.75'
C9	39.70'	25.50'	89°12'25"	N 62°52'02" E	35.81'
C10	62.83'	40.00'	90°00'11"	S 66°24'13" W	56.57'
C11	16.49'	10.50'	90°00'57"	N 66°24'27" E	14.85'
C12	14.98'	100.00'	8°34'59"	S 17°06'29" W	14.97'
C13	5.29'	15.06'	20°06'36"	N 04°00'07" E	5.26'

LINE	BEARING	DISTANCE
L1	S 10°35'34" W	20.32'
L2	S 21°23'59" W	101.63'
L3	N 68°35'41" W	123.93'
L4	S 21°24'08" W	95.27'
L5	S 18°15'50" W	112.72'
L6	N 71°44'10" W	5.35'
L7	N 18°15'50" E	24.00'
L8	S 71°44'10" E	5.35'
L9	N 18°15'50" E	113.38'
L10	N 21°24'08" E	100.42'
L11	S 68°35'41" E	128.93'
L12	N 21°23'59" E	102.13'
L13	N 12°49'00" E	24.13'





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 0.9998949043. Vertical Datum NAVD 1988



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 09/01/2022 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 0270 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
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
ADF	ALUMINUM DISK 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
Ⓢ	SANITARY SEWER MANHOLE
BM	TEMPORARY BENCHMARK
Ⓓ	STORM DRAIN MANHOLE
———	BOUNDARY LINE
———	ADJOINER LINE
– – – –	EASEMENT
————	SANITARY SEWER LINE

OWNER'S CERTIFICATE

WHEREAS WYLDEWOOD HOMES, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a part of a called 50.990 acre tract of land described in the deed to Washington 1417, LP, recorded in Volume 4207, Page 907, Official Records, Grayson County, Texas, and being the same tract of land described in the deed to Wyldewood Homes LLC, recorded in Instrument No. 2022-40844, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for a salient corner on the westerly line of a called 37.114 acre tract of land described in the deed to Wyldewood Homes, recorded in Instrument No. 2020-31383, said Official Records, common to the western-most northwest corner of Washington Meadows, Phase Two (Amended), an addition to the City of Sherman, according to the plat thereof recorded in Instrument No. 2023-157, Plat Records, Grayson County, Texas, and on the easterly line of a called 0.3094 of an acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2019-26143, said Official Records, and on the easterly right-of-way line of Farm to Market Road 1417, and from which an aluminum disk stamped "TXDOT" found for the southern-most corner of said 0.3094 acre tract, and on the westerly line of said 50.990 acre tract, bears South 18°15'50" West, a distance of 19.64 feet;

THENCE crossing said 50.0990 acre tract, with the easterly line of said 0.3094 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, the following two (2) courses:

1. North 18°15'50" East, a distance of 191.73 feet to an aluminum disk stamped "TXDOT" found for corner;
2. North 21°24'08" East, a distance of 251.89 feet to a Capped Iron Rod previously set for a salient corner on the westerly line of Washington Meadows, Phase One, an addition to the City of Sherman, according to the plat thereof recorded in Instrument No. 2021-89, said Plat Records, and at the beginning of a non-tangent curve to the left having a delta angle of 09°19'41", a radius of 1795.23 feet, and a chord bearing and distance of South 82°36'19" East, 291.95 feet;

THENCE continuing across said 50.990 acre tract, with a southerly line of said Washington Meadows, Phase One, and with said curve to the left, an arc distance of 292.27 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said Washington Meadows, Phase One, and at the beginning of a non-tangent curve to the right having a delta angle of 01°40'02", a radius of 3225.25 feet, and a chord bearing and distance of South 18°54'56" West, 93.85 feet;

THENCE continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with said curve to the right, an arc distance of 93.86 feet to a Capped Iron Rod previously set;

THENCE South 19°44'57" West, continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with a westerly line of aforesaid Washington Meadows, Phase Two (Amended), a distance of 361.81 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said Washington Meadows, Phase Two (Amended), and at the beginning of a non-tangent curve to the right having a delta angle of 07°31'15", a radius of 2235.23 feet, and a chord bearing and distance of North 80°07'19" West, 293.19 feet;

THENCE continuing across said 50.990 acre tract, with a northerly line of said Washington Meadows, Phase Two (Amended), and with said curve to the right, an arc distance of 293.40 feet to the POINT OF BEGINNING and enclosing 2.993 acres (130,377 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 **MEADOWS BUSINESS PARK**, 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 **MEADOWS BUSINESS PARK** 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

PRELIMINARY PLAT
MEADOWS BUSINESS PARK
2.993 ACRES
J. B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: MIA Checked by: CRN	Scale: 1"=60' Date: 08/21/2023	Project No. 20-0204.89 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Wyldewood Homes, LLC
618 Pikes Place
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of Meadows Business Park has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 25'x25' Right of Way corner clip on Northeast 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)*
2. Modify Utility Easement on Northeast corner of proposed Lot 1 to parallel new right of way created by corner clip.
3. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along FM 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. 15' Utility Easement along eastern property lines to be changed to 15' Wastewater Easement.
5. Ownership block to be shown on Final Plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(1)*
6. 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)*
7. Water may need to be extended off of Denson Drive. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
8. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 2. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
10. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2855 BAKER RIDGE ROAD (Project No. 23-005134)**

The request of Rickey Hugh Coursey, Jr. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2855 Baker Ridge Road, consisting of 9.862 acres in the Charles McManus Survey, Abstract No. 802 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Coursey Addition

Background:

The property is located at 2855 Baker Ridge Road between Mayes Drive and Whitney Road. The owner would like to plat the property into 2 lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Rickey Hugh Coursey, Jr. (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

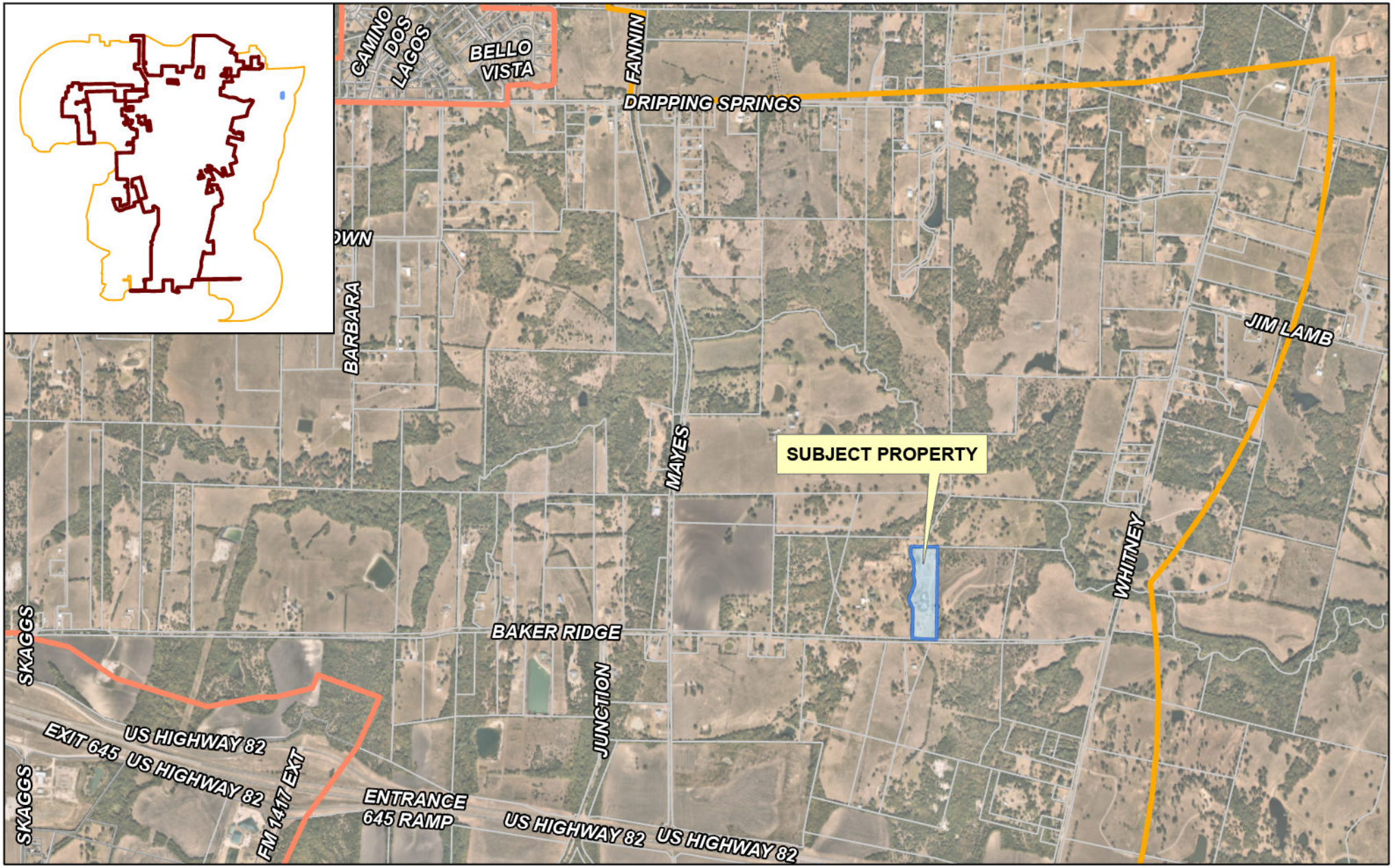
Development Review Meeting:

No

Attachments

Location Map

Final Plat



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

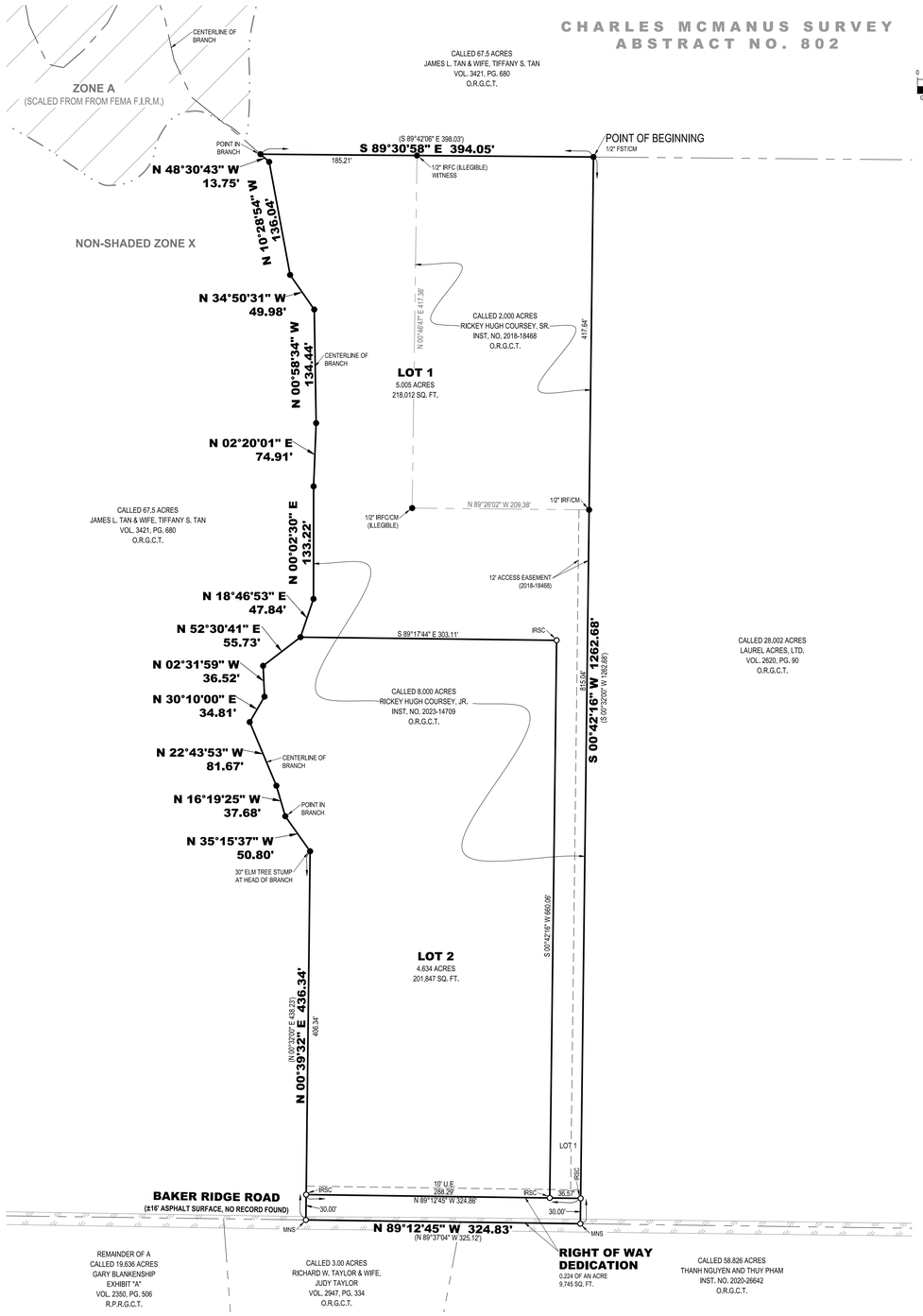
CITY OF SHERMAN

2855 Baker Ridge Rd

N
W E
S

Date: 8/31/2023 10:23 AM

CHARLES MCMANUS SURVEY
ABSTRACT NO. 802



VICINITY MAP (NOT TO SCALE)

0 40 80
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
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
FST	FOUND SQUARE TUBE
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
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 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.

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Rickey Hugh Coursey, Sr and Rickey Hugh Coursey, Jr is the owners of all of that certain tract or parcel of land situated in the Charles McManus Survey, Abstract No. 802, the Extra Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being all of a called 2.000 acre tract of land described in the deed to Rickey Hugh Coursey, Sr, recorded in Instrument No. 2018-18468, Official Records, Grayson County, Texas, and all of a called 8.000 acre tract of land described in the deed to Rickey Hugh Coursey, Jr, recorded in instrument No. 2023-14709, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch square tubing found for the northeast corner of said 2.000 acre tract, common to the northwest corner of a called 28.002 acre tract of land described in the deed to Laurel Acres, LTD, recorded in Volume 2620, Page 90, said Official Records, and on a southerly line of a called 67.5 acre tract of land described in the deed to James L. Tan and wife, Tiffany S. Tan, recorded in Volume 3421, Page 680, said Official Records;

THENCE South 00°42'16" West, with the easterly line of said 2.000 acre tract, and with the westerly line of said 28.002 acre tract, passing en route at a distance of 417.64 feet a 1/2-inch iron rod found for the southeast corner of said 2.000 acre tract, and continuing on said course, with the easterly line of aforesaid 8.000 acre tract, a total distance of 1262.68 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said 8.000 acre tract, common to the southwest corner of said 28.002 acre tract, and on the northerly line of a called 58.826 acre tract of land described in the deed to Thanh Nguyen and Thuy Pham, recorded in Instrument No. 2020-26642, said Official Records, and in Baker Ridge Road (No record found);

THENCE North 89°12'45" West, with the southerly line of said 8.000 acre tract, and with the northerly line of said 58.826 acre tract part of the way, and with the northerly line of a called 3.00 acre tract of land described in the deed to Richard W, Taylor and wife, Judy Taylor, recorded in Volume 2947, Page 334, said Official Records, and in said Baker Ridge Road, a distance of 324.83 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585' set for the southwest corner of said 8.000 acre tract, common to the southern-most southeast corner of aforesaid 67.5 acre tract;

THENCE North 00°39'32" East, with the westerly line of said 8.000 acre tract, and with an easterly line of said 67.5 acre tract, a distance of 436.34 feet to a 30-inch Elm Tree Stump at the head of a branch found for corner;

THENCE in a northerly direction, with common line between said 8.000 acre tract, and said 67.5 acre tract, with the centerline of said branch, the following Thirteen (13) courses:

1. North 35°15'37" West, a distance of 50.80 feet to a point for corner;
2. North 16°19'25" West, a distance of 37.68 feet to a point for corner;
3. North 22°43'53" West, a distance of 81.67 feet to a point for corner;
4. North 30°10'00" East, a distance of 34.81 feet to a point for corner;
5. North 02°31'59" West, a distance of 36.52 feet to a point for corner;
6. North 52°30'41" East, a distance of 55.73 feet to a point for corner;
7. North 18°46'53" East, a distance of 47.84 feet to a point for corner;
8. North 00°02'30" East, a distance of 133.22 feet to a point for corner;
9. North 02°20'01" East, a distance of 74.91 feet to a point for corner;
10. North 00°58'34" West, a distance of 134.44 feet to a point for corner;
11. North 34°50'31" West, a distance of 49.98 feet to a point for corner;
12. North 10°28'54" West, a distance of 136.04 feet to a point for corner;
13. North 48°30'43" West, a distance of 13.75 feet to a point for the northwest corner of said 8.000 acre tract, common to a re-entrant corner on a southerly line of said 67.5 acre tract;

THENCE South 89°30'58" East, with the northerly line of said 8.000 acre tract, and with a southerly line of said 67.5 acre tract, passing en route at a distance of 185.21 feet a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of aforesaid 2.000 acre tract, and continuing on said course, with the northerly line of said 2.000 acre tract, a total distance of 394.05 feet to the POINT OF BEGINNING and enclosing 9.862 acres (429,575 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Rickey Hugh Coursey, Sr and Rickey Hugh Coursey, Jr**, does hereby adopt this plat designating the hereinbefore described property as **COURSEY ADDITION**, an Addition to the Extra Territorial Jurisdiction of 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:_____
Rickey Hugh Coursey, Sr

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 **Rickey Hugh Coursey, Sr**, 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

BY:_____
Rickey Hugh Coursey, Jr

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

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

OWNER/DEVELOPER:
Rickey Hugh Coursey, Sr
2871 Baker Ridge Road
Sherman, TX 75090
Rickey Hugh Coursey, Jr
2855 Baker Ridge Road
Sherman, TX 75090

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

FINAL PLAT
COURSEY ADDITION
9.862 ACRES
CHARLES MCMANUS SURVEY, ABSTRACT NO. 802
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
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=80' Date: 08/23/2023	Project No. 23-0351 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Rickey Hugh Coursey, Sr.
2871 Baker Ridge Road
Sherman, TX 75090

Rickey Hugh Coursey, Jr.
2855 Baker Ridge Road
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 Coursey Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Recommend Denial due to:
    a. Failure to provide Preliminary plat per City Ordinance. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*
    b. Failure to provide minimum lot width per City Ordinance. *Code of Ordinances Chapter 14, Sec. 6.3.1*
2. The majority of the property lies within Pink Hill Water Supply Corporation Water CCN and the remainder lies within City of Sherman Water CCN. Reclassification of CCN boundaries by developer may be required in order to serve the site with water.
3. City of Sherman wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. 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.

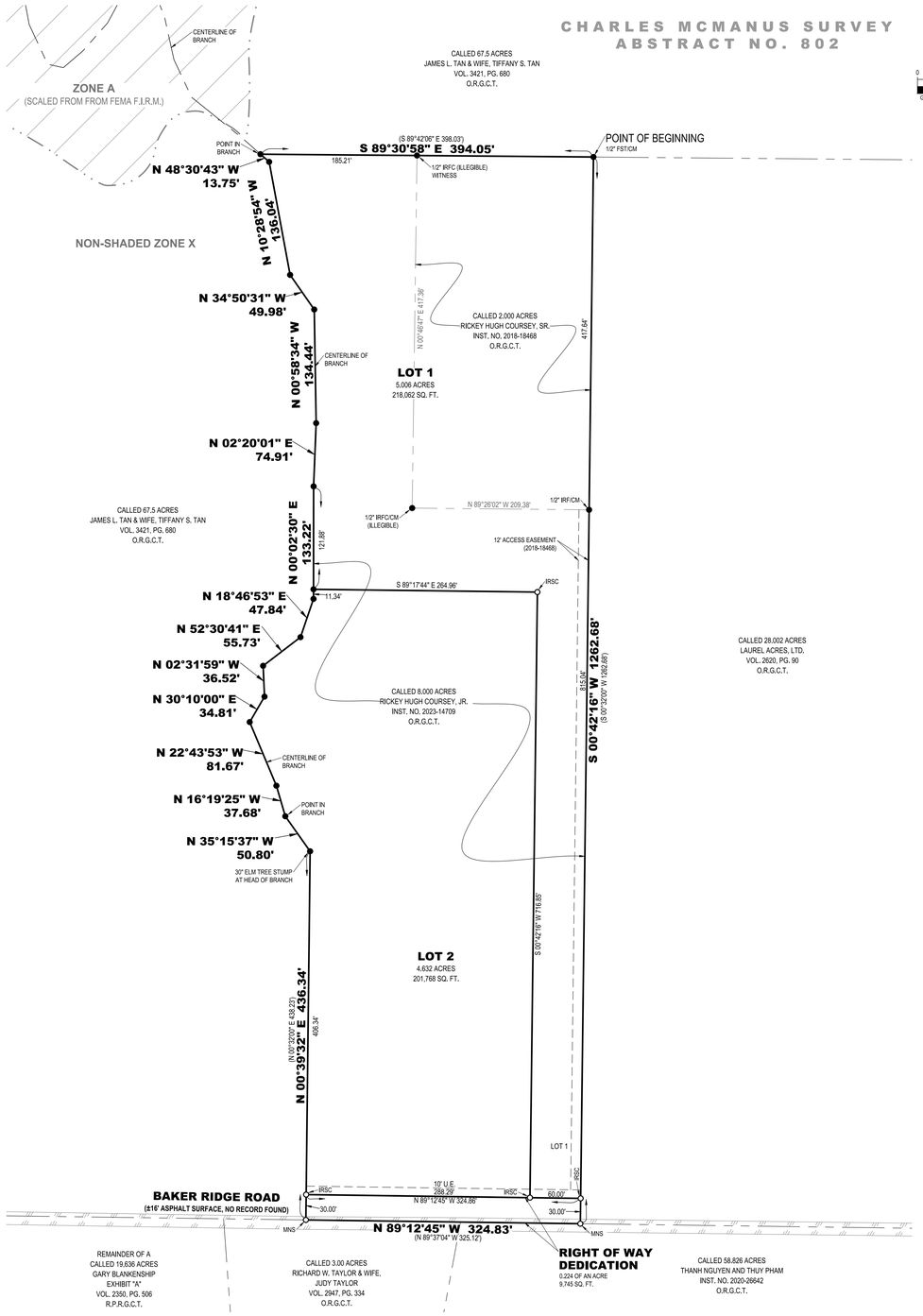
If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

CHARLES MCMANUS SURVEY
ABSTRACT NO. 802



VICINITY MAP (NOT TO SCALE)

0 40 80
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
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
FST	FOUND SQUARE TUBE
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
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 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.

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Rickey Hugh Coursey, Sr and Rickey Hugh Coursey, Jr is the owners of all of that certain tract or parcel of land situated in the Charles McManus Survey, Abstract No. 802, the Extra Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being all of a called 2.000 acre tract of land described in the deed to Rickey Hugh Coursey, Sr, recorded in Instrument No. 2018-18468, Official Records, Grayson County, Texas, and all of a called 8.000 acre tract of land described in the deed to Rickey Hugh Coursey, Jr, recorded in instrument No. 2023-14709, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch square tubing found for the northeast corner of said 2.000 acre tract, common to the northwest corner of a called 28.002 acre tract of land described in the deed to Laurel Acres, LTD, recorded in Volume 2620, Page 90, said Official Records, and on a southerly line of a called 67.5 acre tract of land described in the deed to James L. Tan and wife, Tiffany S. Tan, recorded in Volume 3421, Page 680, said Official Records;

THENCE South 00°42'16" West, with the easterly line of said 2.000 acre tract, and with the westerly line of said 28.002 acre tract, passing en route at a distance of 417.64 feet a 1/2-inch iron rod found for the southeast corner of said 2.000 acre tract, and continuing on said course, with the easterly line of aforesaid 8.000 acre tract, a total distance of 1262.68 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said 8.000 acre tract, common to the southwest corner of said 28.002 acre tract, and on the northerly line of a called 58.826 acre tract of land described in the deed to Thanh Nguyen and Thuy Pham, recorded in Instrument No. 2020-26642, said Official Records, and in Baker Ridge Road (No record found);

THENCE North 89°12'45" West, with the southerly line of said 8.000 acre tract, and with the northerly line of said 58.826 acre tract part of the way, and with the northerly line of a called 3.00 acre tract of land described in the deed to Richard W, Taylor and wife, Judy Taylor, recorded in Volume 2947, Page 334, said Official Records, and in said Baker Ridge Road, a distance of 324.83 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585' set for the southwest corner of said 8.000 acre tract, common to the southern-most southeast corner of aforesaid 67.5 acre tract;

THENCE North 00°39'32" East, with the westerly line of said 8.000 acre tract, and with an easterly line of said 67.5 acre tract, a distance of 436.34 feet to a 30-inch Elm Tree Stump at the head of a branch found for corner;

THENCE in a northerly direction, with common line between said 8.000 acre tract, and said 67.5 acre tract, with the centerline of said branch, the following Thirteen (13) courses:

1. North 35°15'37" West, a distance of 50.80 feet to a point for corner;
2. North 16°19'25" West, a distance of 37.68 feet to a point for corner;
3. North 22°43'53" West, a distance of 81.67 feet to a point for corner;
4. North 30°10'00" East, a distance of 34.81 feet to a point for corner;
5. North 02°31'59" West, a distance of 36.52 feet to a point for corner;
6. North 52°30'41" East, a distance of 55.73 feet to a point for corner;
7. North 18°46'53" East, a distance of 47.84 feet to a point for corner;
8. North 00°02'30" East, a distance of 133.22 feet to a point for corner;
9. North 02°20'01" East, a distance of 74.91 feet to a point for corner;
10. North 00°58'34" West, a distance of 134.44 feet to a point for corner;
11. North 34°50'31" West, a distance of 49.98 feet to a point for corner;
12. North 10°28'54" West, a distance of 136.04 feet to a point for corner;
13. North 48°30'43" West, a distance of 13.75 feet to a point for the northwest corner of said 8.000 acre tract, common to a re-entrant corner on a southerly line of said 67.5 acre tract;

THENCE South 89°30'58" East, with the northerly line of said 8.000 acre tract, and with a southerly line of said 67.5 acre tract, passing en route at a distance of 185.21 feet a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of aforesaid 2.000 acre tract, and continuing on said course, with the northerly line of said 2.000 acre tract, a total distance of 394.05 feet to the POINT OF BEGINNING and enclosing 9.862 acres (429,575 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Rickey Hugh Coursey, Sr and Rickey Hugh Coursey, Jr**, does hereby adopt this plat designating the hereinbefore described property as **COURSEY ADDITION**, an Addition to the Extra Territorial Jurisdiction of 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:_____
Rickey Hugh Coursey, Sr

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 **Rickey Hugh Coursey, Sr**, 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

BY:_____
Rickey Hugh Coursey, Jr

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

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

OWNER/DEVELOPER:
Rickey Hugh Coursey, Sr
2871 Baker Ridge Road
Sherman, TX 75090
Rickey Hugh Coursey, Jr
2855 Baker Ridge Road
Sherman, TX 75090

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

FINAL PLAT
COURSEY ADDITION
9.862 ACRES
CHARLES MCMANUS SURVEY, ABSTRACT NO. 802
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
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=80' Date: 08/23/2023	Project No. 23-0351 Sheet No. 1 of 1

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

1200 BLOCK EAST PECAN GROVE ROAD AND 1200 BLOCK SARA SWAMY DRIVE (Project No. 23-005153)

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

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District.
B. Replat of Pecan Grove Estates, Phase 2

Background:

The property is located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District and would like to plat the property into 1 lot for residential and commercial development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)
C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

Home Run 9, LLC and Ganapathy, LTD (Owners)
Kent Hughlett (Representative/Architect)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

30

Objections Received:

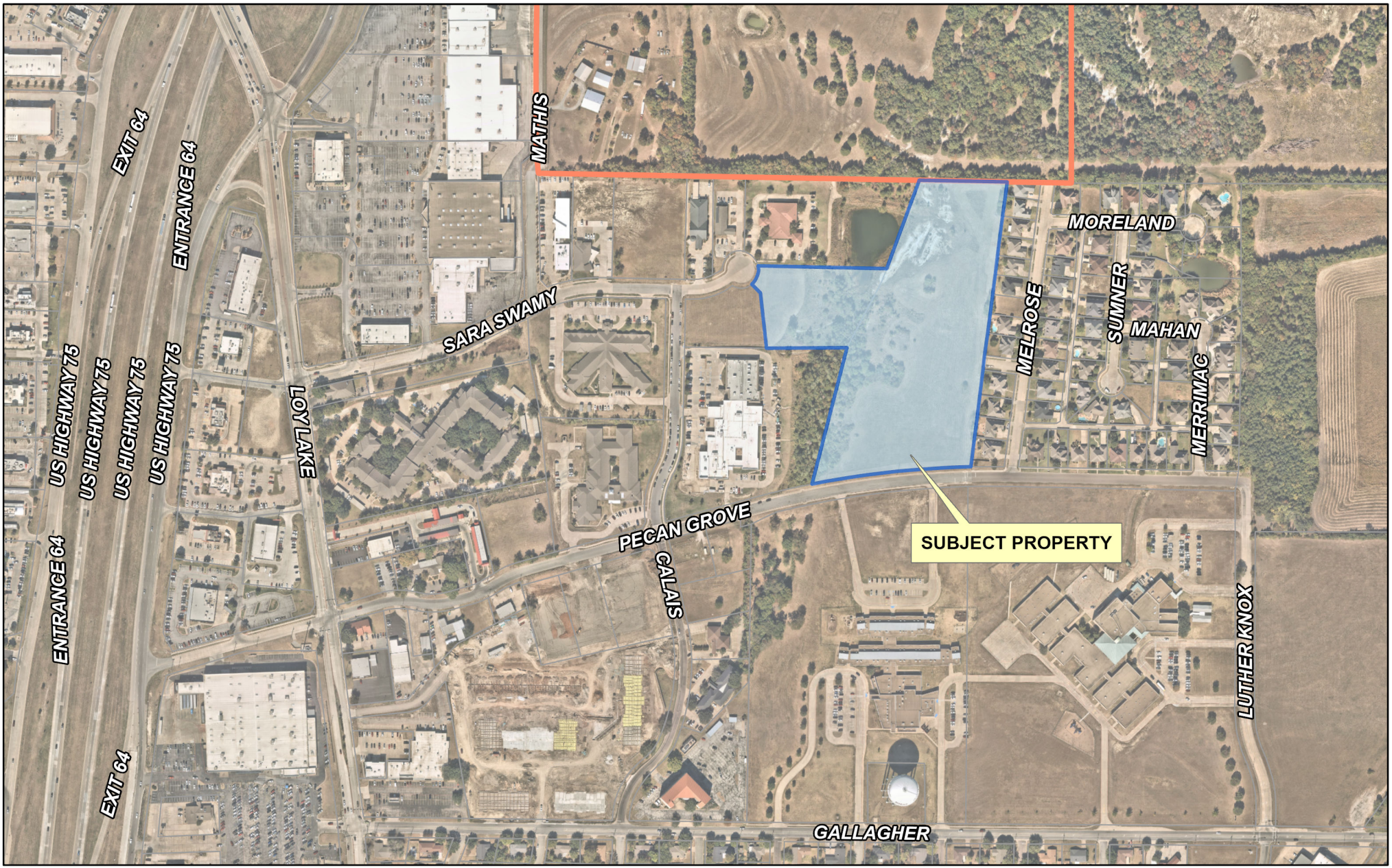
1

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Survey
Narrative
Site Plan
Elevations
Opposition Letter
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

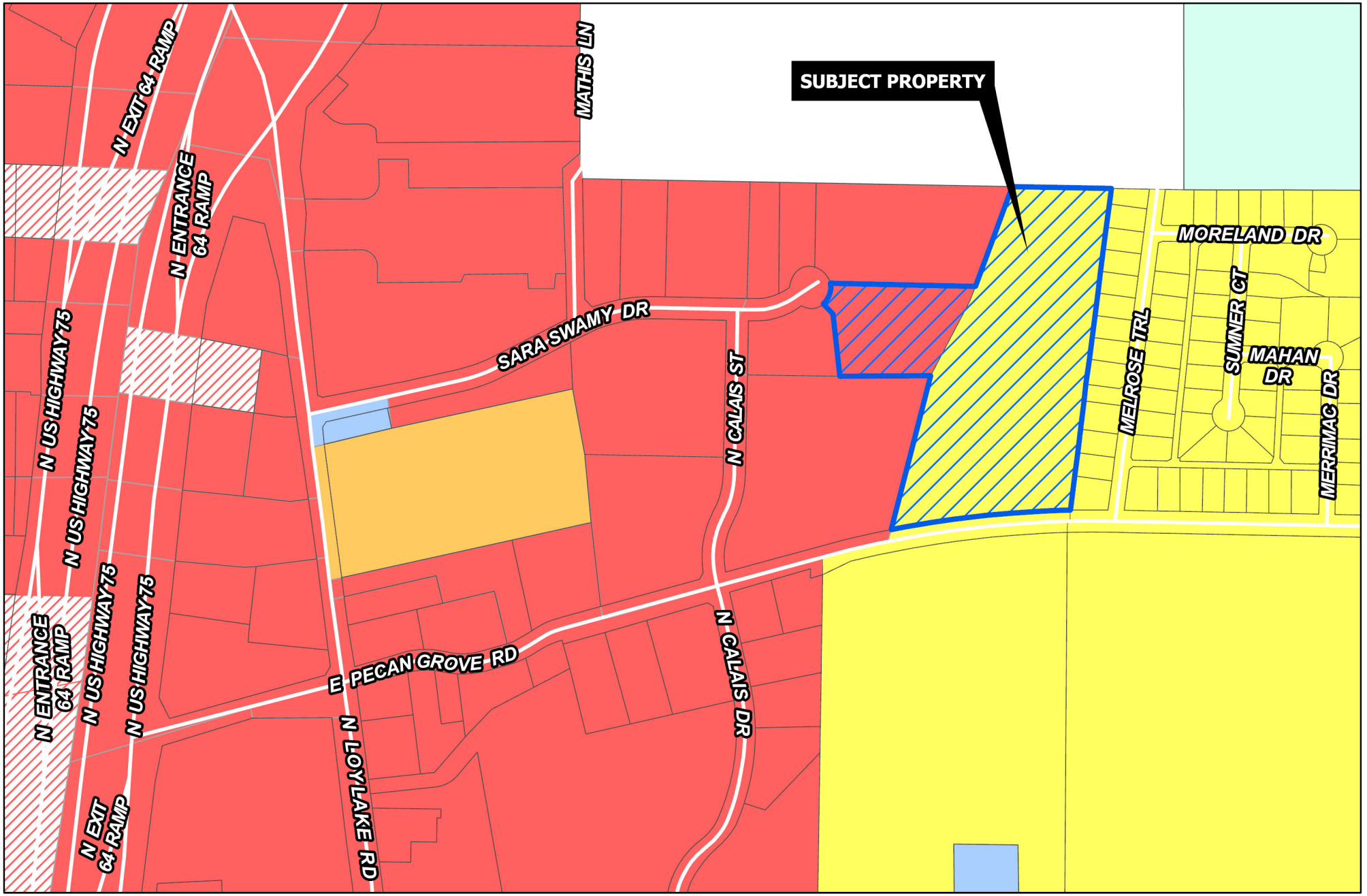
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1200 blk E Pecan Grove Rd
1200 blk Sara Swamy

N
W E
S

Date: 8/31/2023 9:46 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

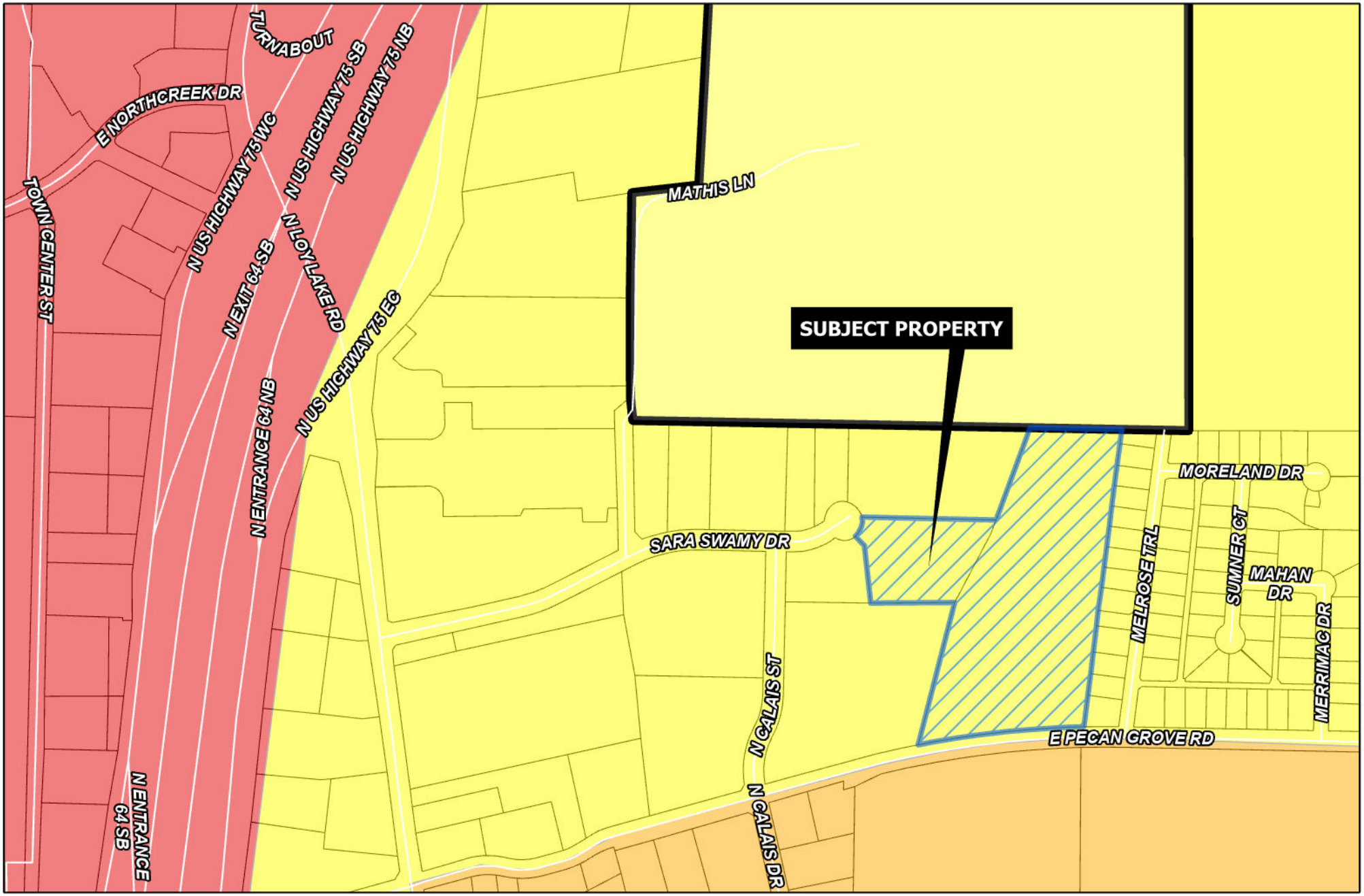
Planning&Zoning

CITY OF SHERMAN

1200 blk E Pecan Grove
1200 blk Sara Swamy

N
W E
S

Date: 8/31/2023 9:46 AM



Date: 8/31/2023 2:09 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning&Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1200 blk E Pecan Grove
1200 blk Sara Swamy

N W E S

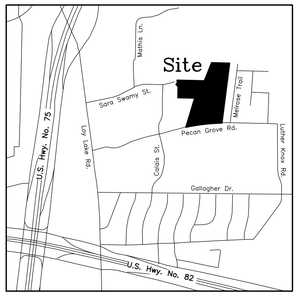

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-005153
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229




Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-005153
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Line Table		
Line #	Length	Bearing
L1	50.75'	N42°31'10"W

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	73.20'	60.00'	69°53'56"	N12°52'05"E, 68.74'

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Homerun9, LLC and Ganapathy, LTD, sole owners of Pecan Grove Estates, Phase Two to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Viroopaksha Velishala
Authorized Representative for Homerun9, LLC

_____
Ponnuswamy T Swamy
Authorized Representative for Ganapathy, LTD

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Pecan Grove Estates, Phase Two to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Pecan Grove Estates, Phase Two to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Pecan Grove Estates, Phase Two to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Hilliard Jennings Survey, Abstract No. 639, being all of the 11.11 acre tract of land conveyed by Special Warranty Deed with Vendor's Lien from Ganapathy, LTD. to Homerun9, LLC, as recorded in Inst No. 2022–18958, Official Property Records, Grayson County Texas, and being all of Lot 4, Block 1, of Heritage Park Addition, Phase Two, as per plat of record in Vol. 17, Pgs. 47 & 48, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch rebar found in the North right–of–way line of Pecan Grove Road, a public street, and the North line of the 1.62 acre tract of land dedicated for street right–of–way purposes to the City of Sherman, Texas in Volume 3143, Page 297, said Official Public, at the Southeast corner of Lot 7R of the Replat of the Replat of Lots 6 and 7, Block One, Heritage Park Addition, Phase Two, to the City of Sherman, Texas, as recorded in Volume 21, Page 32, Plat Records, Grayson County, Texas and the most Southerly Southwest corner of the herein described tract;

THENCE North 16 deg. 41 min. 52 sec. East, East line of said Lot 7R and Lot 6R, of said Replat, a distance of 522.33 ft., to a 1/2 inch capped rebar found (RPLS 3694) for the Southeast corner of said Lot 4 and the Northeast corner of said Lot 6R and being an Ell corner of the herein described tract;

THENCE North 88 deg. 47 min. 22 sec. West, with the North line of Lot 6R of said Replat and the South line of Lot 4, Block 1 of said Heritage Park Addition, Phase Two, a distance of 289.75 ft. (platted: 289.67 ft.) to a 1/2 inch capped rebar found (RPLS 3694) at the Southeast corner of Lot 5, Block 1 of said Heritage Park Addition, Phase Two and the Southwest corner of Lot 4, Block 1 of said Heritage Park Addition, Phase Two;

THENCE Northerly, with the West lines of Lot 4 and the East lines of Lot 5, Block 1 of said Heritage Park Addition, Phase Two, the following calls and distances:;
1. North 01 deg. 10 min. 33 sec. East, a distance of 186.25 ft. (platted: 186.19 ft.) to a 1/2 inch capped rebar set (RPLS 6578) at an angle point;
2. North 42 deg. 31 min. 10 sec. West, a distance of 50.75 ft. to a 1/2 inch rebar found in the right–of–way of Heritage Park Drive, a public street at the beginning of a curve;

THENCE Northeasterly, with a curve to the left along sad Heritage Park Drive, having a radius of 60.00 ft., (chord bears: North 12 deg. 52 min. 05 sec. East, 68.74 ft.) having an arc length of 73.20 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northwest corner of Lot 4, Block 1 of said Heritage Park Addition, Phase Two and being the most Westerly Northwest corner of the herein described tract;

THENCE South 88 deg. 46 min. 00 sec. East, with the South line of Lot 3, Block 1, of said Heritage Park Addition, Phase Two, a distance of 467.42 ft. to a 1/2 inch rebar found at the Southeast corner of said Lot 3 and being an Ell corner of the herein described tract;

THENCE Northeasterly, with the East line of Lot 3, Block 1 of said Heritage Park Addition, Phase Two, the following calls and distances:
1. North 22 deg. 38 min. 44 sec. East, a distance of 111.66 ft. to a point in pond;
2. North 21 deg. 36 min. 52 sec. East, a distance of 223.86 ft., to a 1/2 inch capped rebar found for the Northeast corner of said Lot 3 and the Northwest corner of said Homerun9, LLC 11.11 ac. and the most Northerly Northwest corner of the herein described tract, in the South line of both the R.O. Barrett Survey, Abstract No. 186 and a called 80 acre tract of land (First Tract) as conveyed to Gretna L. Mathis as recorded in Volume 5993, Page 132, said Official Public Records and the North line of said Hilliard Jennings Survey;

THENCE South 88 deg. 35 min. 52 sec. East, with the North line of both said Hilliard Jennings Survey and Ganapathy, Ltd. 67.594 ac. and the South line of both said R.O. Barrett Survey and Mathis 80 ac., a distance of 300.63 ft., to a 1/2 inch rebar found for the Northeast corner of both said Homerun9, LLC 11.11 ac. 67.594 ac. and the herein described tract and the Northwest corner of Lot 9, Block B of the Pecan Grove Village to the City of Sherman, Texas, as recorded in Volume 14, Page 41, said Plat Records;

THENCE Southerly, with the West line of said Block B, Pecan Grove Village and the West line of Block A, said Pecan Grove Village and the East line of said Homerun9, LLC 11.11 ac., the following calls and distances:
1. South 07 deg. 18 min. 22 sec. West, at 198.70 ft., **PASSING** a 1/2 inch rebar found for the Southwest corner of Lot 7, and the Northwest corner of Lot 7, continuing and at 268.82 ft. **PASSING** a 1/2 inch capped rebar found for the Southwest corner of Lot 6, the Northwest corner of Lot 5, continuing and at 408.77 ft. **PASSING** a 1/2 inch capped rebar found for the Southwest corner of Lot 5, the Northwest corner of Lot 4, continuing and at 478.71 ft. **PASSING** a 1/2 inch capped rebar found for the Southwest corner of Lot 3, continuing and at 678.57 ft. **PASSING** a 1/2 inch capped rebar found for the Southwest corner of Lot 2, and continuing a **TOTAL** distance of 678.57 ft. to a 1/2 inch capped rebar found (RPLS 3694) for the Northwest corner of said Lot 4 of Block A, in the South right–of–way line of Stephanie Drive;
2. South 07 deg. 16 min. 23 sec. West, at 93.01 ft. **PASSING** a 1/2 inch capped rebar found for the Southwest corner of said Lot 4, the Northwest corner of said Lot 3, continuing and at 240.67 ft. **PASSING** a 1/2 inch capped rebar found (RPLS 3694) for the Southwest corner of said Lot 2, the Northwest corner of said Lot 1, continuing and at 328.09 ft. passing a 1/2 inch rebar found, and continuing a **TOTAL** distance of 349.91 ft., to a 1/2 inch capped rebar set (RPLS 6578) for the Southwest corner of said Lot 1, Block A, the Northeast corner of said City of Sherman 1.62 ac. and the Southeast corner of the herein described tract, being in the North right–of–way line of said Pecan Grove Road, and beginning of a non–tangent curve to the left;

THENCE Westerly, with North right–of–way line of both said Pecan Grove Road and City of Sherman 1.62 ac., with a curve to the left having a radius of 3303.23 ft., (chord bears South 83 deg. 22 min. 12 sec. West, 612.04 ft.) an arc length of 612.91 ft., to the **PLACE OF BEGINNING** and containing **13.652 ACRES** of land.

Pecan Grove Estates Phase Two

Being a Replat of Lot 4, Block 1, Heritage Park Addition, Phase Two and adjoining 11.122 acre tract East of and adjacent to said lot to the City of Sherman Grayson County, Texas

13.652 Acres

in the

Hillard Jennings Survey Abstract No. 639

Date of Preparation: August 23, 2023

Job No. CGS410823

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

Owners:
Homerun9, LLC
3808 Ozark Drive
Irving, Texas 75063

Owners:
Ganapathy, LTD
401 Crescent Drive
Pottsboro, Texas 75076

P:\Land Projects R2\Replat–Lot–4–Heritage–Park–2–and–11.122–Acres\Civil 3D\Replat.dwg 8/22/2023 11:29 AM

Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
Pecan Grove Estates
East Pecan Grove Road

The current zoning for this site is C-1 and R-1. We are requesting the zoning to be changed to MF-15. The East side portion of the site will be developed into a residential area comprised of 96 townhouse units, a clubhouse and swimming pool. The townhouses will be rental units providing affordable housing to first responders and hospital workers. A walking/bike path will run the perimeter of the residential area. This will be a gated development with connections to East Pecan Drive and Sara Swamy Drive. By having connection to these two points as well as the off street hospital staff parking, vehicular traffic and congestion should be improved over the current existing situation.

The West portion of the site will contain 100 covered and uncovered parking spaces to be utilized by the employees and staff of Baylor Scott and White Hospital. A helipad will also be located on that portion of the site to support air ambulance drop off and departures.

SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	245,530 SF TOWNHOUSE AND CLUBHOUSE SPACE
GROSS SQUARE FOOTAGE OF PROPERTY	594,594 SF
MEDICAL HELIPAD	1 HELIPAD FOR AIR AMBULANCE
PARKING PROVIDED	100 SPACES FOR HOSPITAL STAFF PARKING
PARKING PROVIDED	13 SPACES FOR CLUBHOUSE PARKING
CURRENT ZONING	R-1 AND C-1
PROPOSED ZONING	MF-15
HARD SURFACE SQUARE FEET	TOTAL 190,092 SF
LANDSCAPED AREA SQUARE FEET	265,052 SF
FLOOR TO AREA RATIO	0.42
DWELLING DENSITY	7 UNITS PER ACRE
HIKING/BIKING TRAIL	3/4 MILE

-96 TOWNHOMES 3 BEDROOM EACH
-EACH TOWNHOUSE UNIT WILL HAVE
-A TWO CAR GARAGE PLUS TWO CAR
-DRIVEWAY PROVIDING 4 PARKING
-SPACES PER LIVING UNIT



SITE PLAN & LANDSCAPING PLAN
SCALE: 1"= 50'-0"
NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

TOWNHOUSE AND HOSPITAL PARKING
EAST PECAN GROVE ROAD
SHERMAN, TEXAS

A-1.0

SEP. 5, 2023



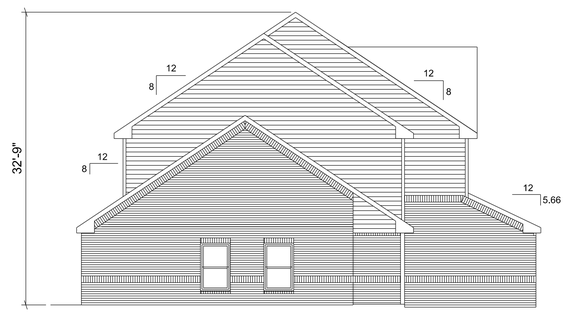
REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

PECAN GROVE ESTATES
EAST PECAN GROVE ROAD
SHERMAN, TEXAS

A-2.0

SEP. 5, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

SMITH PATRICIA
3908 MELROSE TRAIL
SHERMAN, TX 75090

August 31, 2023

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

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

The request is as follows:

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

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

Rob Rae
Acting Secretary, Planning & Zoning Commission

See attached sheet

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

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

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

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

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

These townhouses do not mirror our single family neighborhood.

Pat Smith

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

Homerun9, LLC
3808 Ozark Drive
Irving, TX 75063

Granapathy, LTD
401 Crescent Drive
Pottsboro, TX 75076

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

Dear Applicants,

The request for approval of the Plat of Pecan Grove Estates, Phase Two has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Pecan Grove Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Property line to be added to separate hospital parking area from Multifamily.
3. Dedicate a 24' Mutual Access Easement to access east Lot from Heritage Park Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12*
4. Wastewater main must be extended in accordance with City criteria to serve proposed Lot to the East. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
5. Existing detention/retention pond may need to be expanded to account for proposed development. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
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. 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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023

Sent via email

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

Home Run 9, LLC
Landon Goins
1 Goins Blvd
Pottsboro, TX 75076

Kent Hughlett
177 Timbercreek Circle
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District and a Replat of Pecan Grove Estates, Phase 2 located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
8. Dumpster enclosure shall be constructed of masonry or similar durable material and shall have a 10' wide clearance with a 50' clearance in front of the dumpster.

Engineering

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

1900-2600 BLOCKS EAST TUCK STREET (Project No. 22-003530)

The request of Grayson County Land Trust (Owners), Rozann Marquis (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 1900-2600 Blocks East Tuck Street, consisting of 216.22 acres in the Charles Carter Survey, Abstract No. 229, and the Henry C. Atchison Survey, Abstract No. 22, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change for a PD (Planned Development) of Aspen Park.

Background:

The property is located in the 1900-2600 Blocks East Tuck Street between North Brents Avenue and North FM 1417 (Heritage Parkway). The owner is requesting a Zone Change for a PD (Planned Development) of Aspen Park.

Adjacent Zoning:

R-6 (Single-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
MF-30 (Multi-Family Residential) District
M-1 (Light Manufacturing) District

Origination:

Grayson County Land Trust (Owners)
Rozann Marquis (Representative)
Kimley-Horn and Associates, Inc. (Surveyor)

Master Plan Designation:

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

Suburban Neighborhood category is intended to allow primarily single-family detached in a “complete

neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Floodplain & Open Space category is intended to preserve areas to handle stormwater and provide open space corridors for passive trail and recreation activities. These areas are not suitable for land development projects and buildings but may become future parkland managed by the City. These green corridors help protect the community from flood hazards and property damage and offer opportunity for trees, trails, and community connection. It should be noted that floodplains and floodways are regularly adjusted and reevaluated so the boundaries depicted for this land use category on the map should subsequently be interpreted as fluid.

Number of notices mailed:

117

Objections Received:

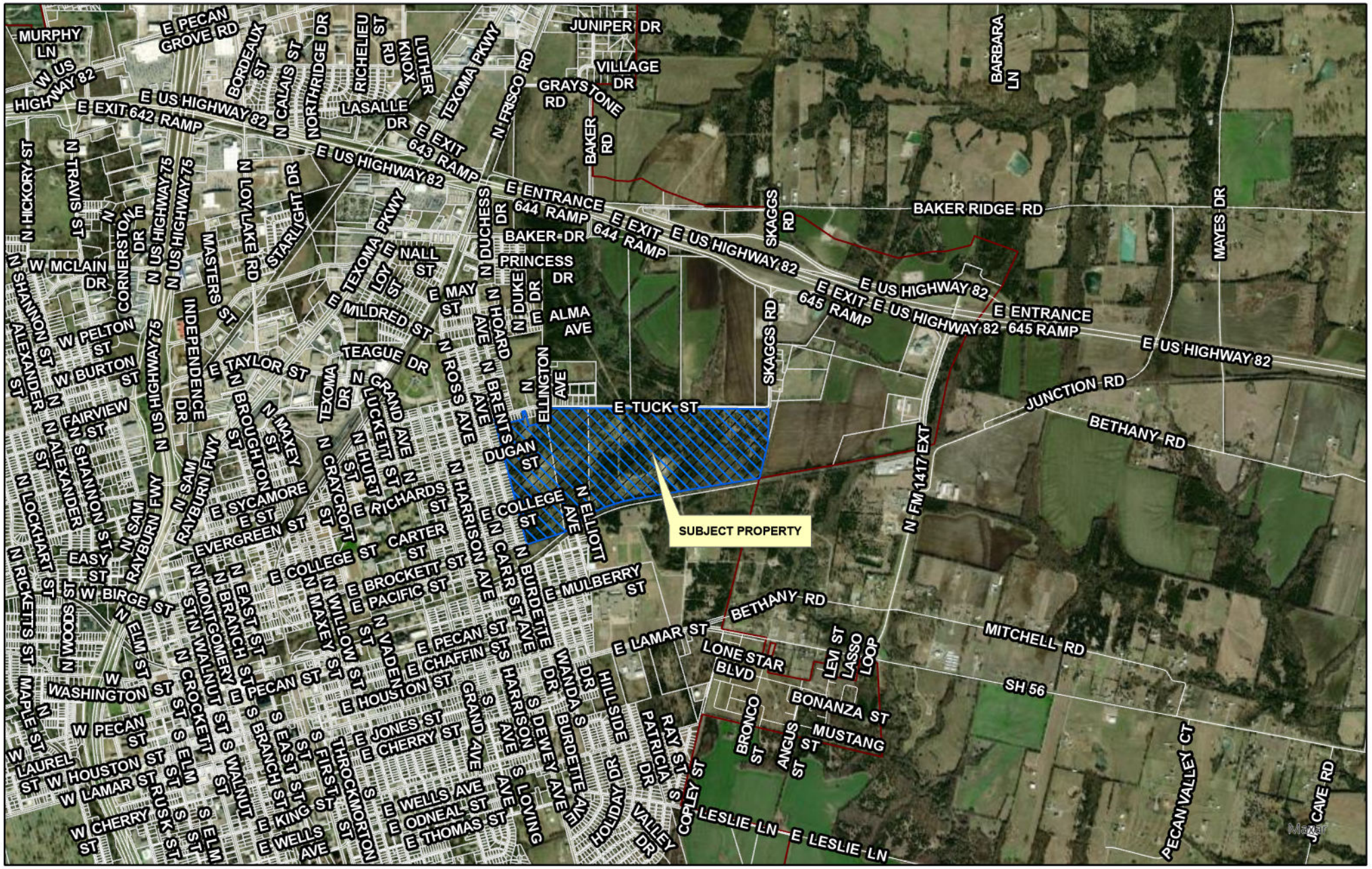
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
FLUM
Zoning Sign Photo
Survey
Development Plan
Aspen Concurrence
STAFF REVIEW LETTER



diagrone H:\PLANNING\Public Notification KT.aprx

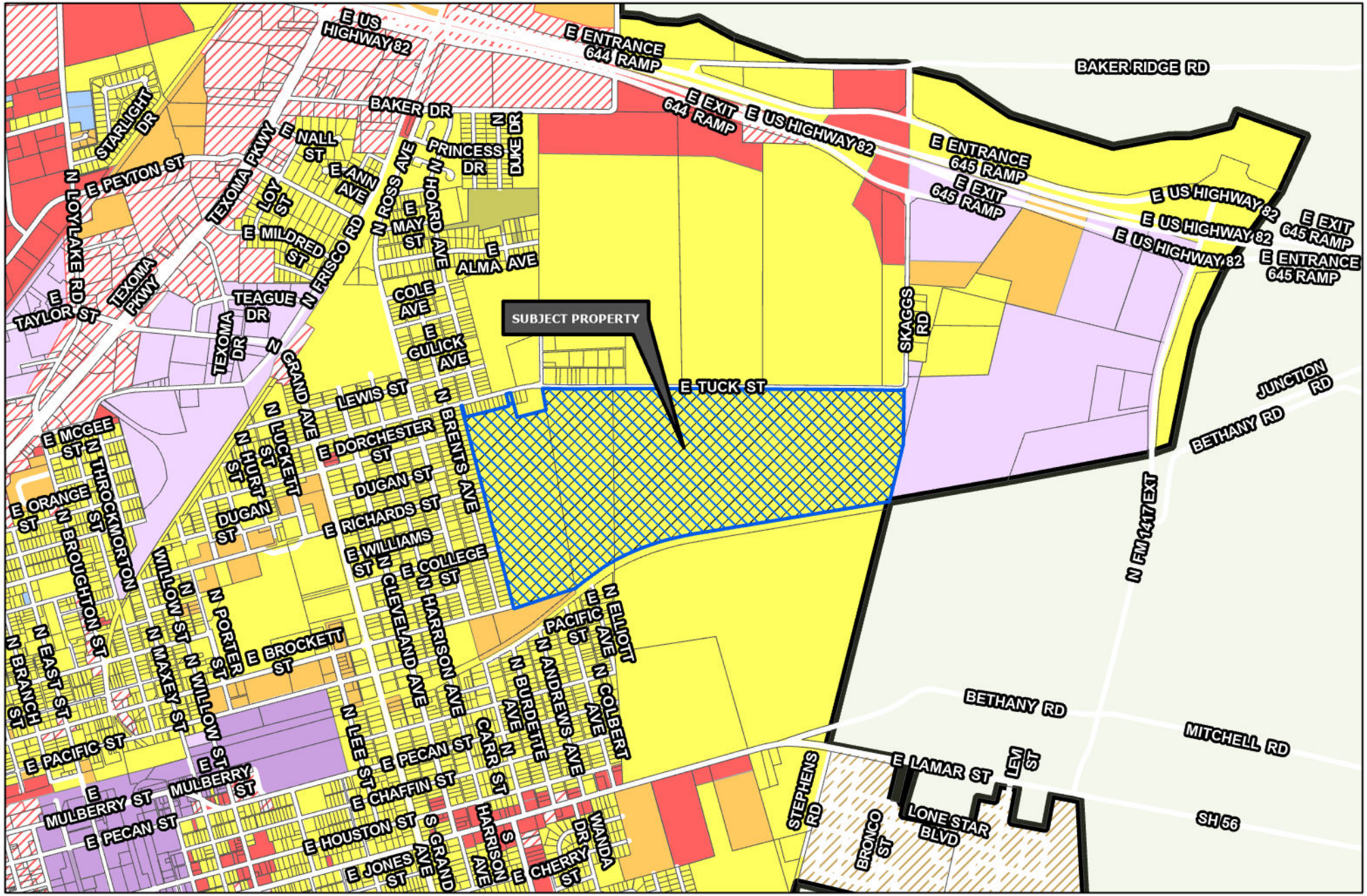
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1900-2600 BLKS E TUCK ST

N
W E
S

Date: 8/15/2023 10:47 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

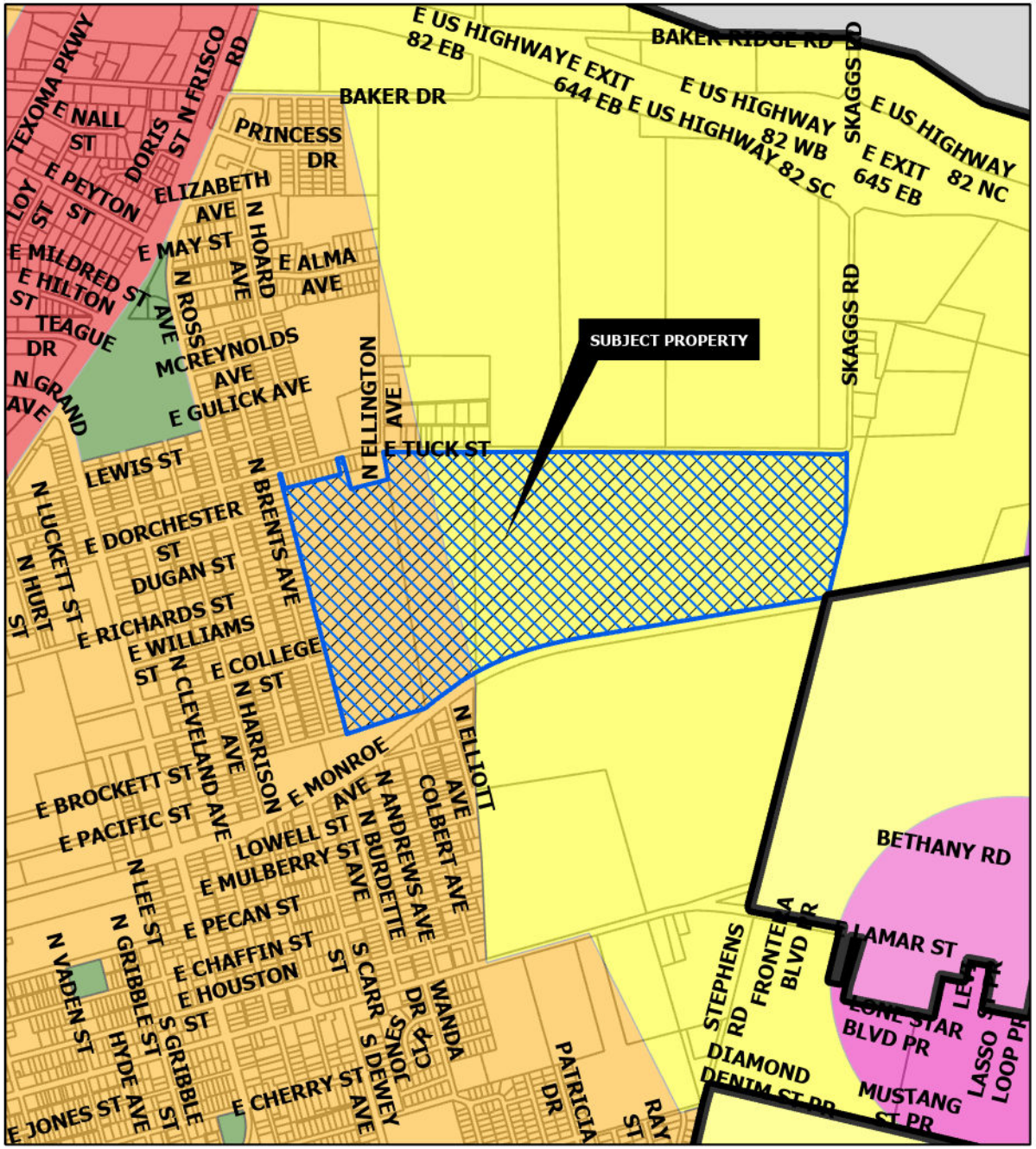
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1900-2600 BLKS E TUCK ST

N
W E
S

Date: 8/15/2023 10:45 AM



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.

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1900-2600 BLKS E TUCK ST

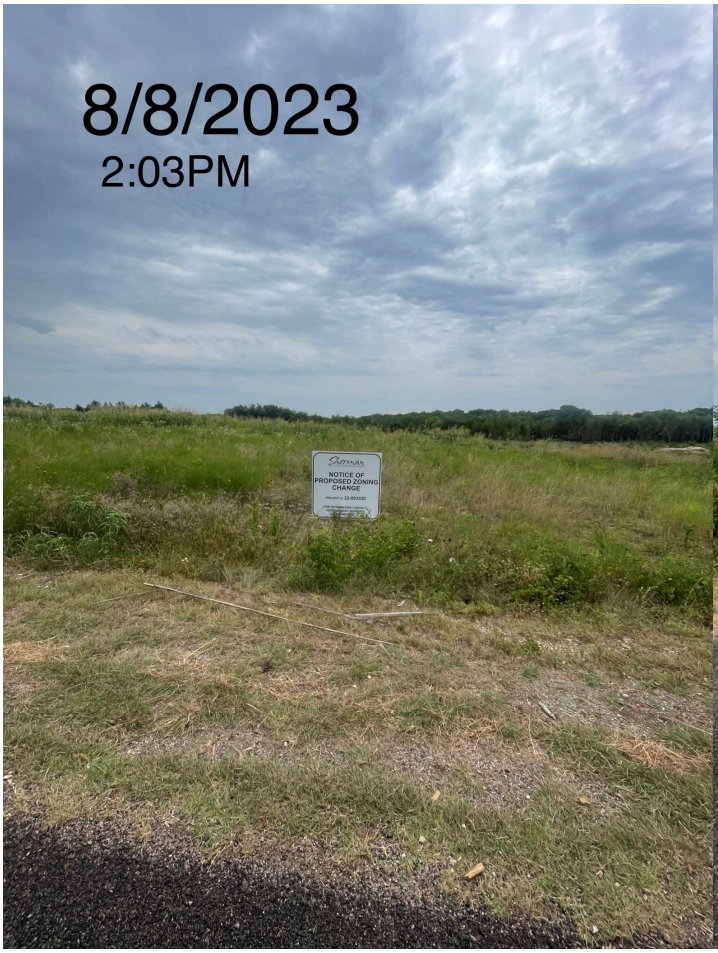
N W E S

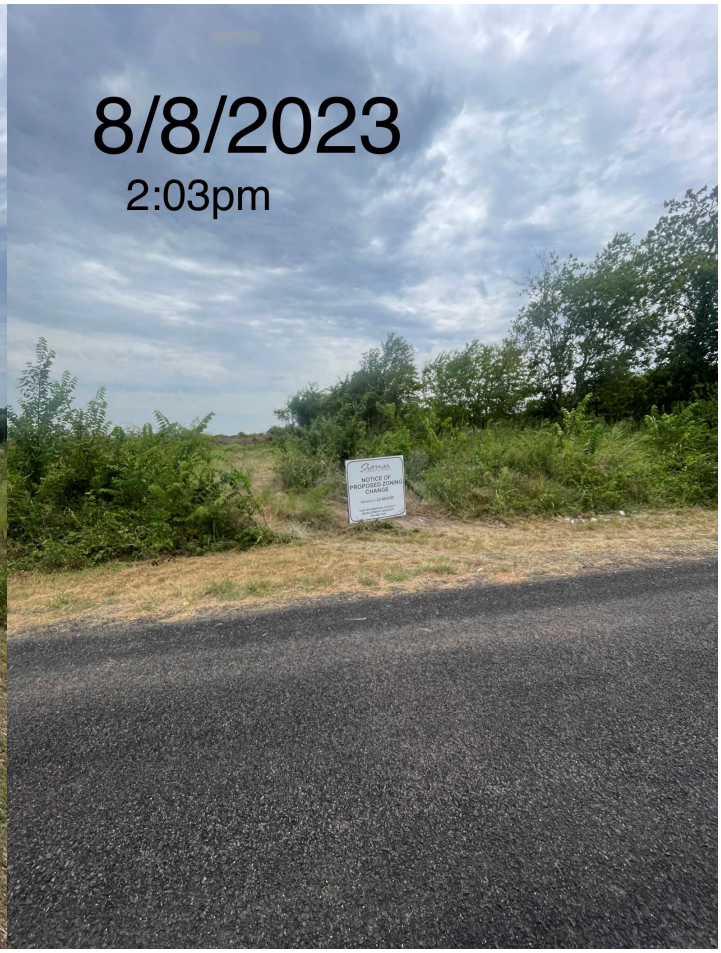
Date: 8/15/2023 10:56 AM

Marlow, Lauren

From: Planning
To: Rozann Marquis
Subject: RE: Time stamp added Re: Sign pictures

From: Rozann Marquis
Sent: Tuesday, August 8, 2023 4:19 PM
To: Planning
Subject: Time stamp added Re: Sign pictures



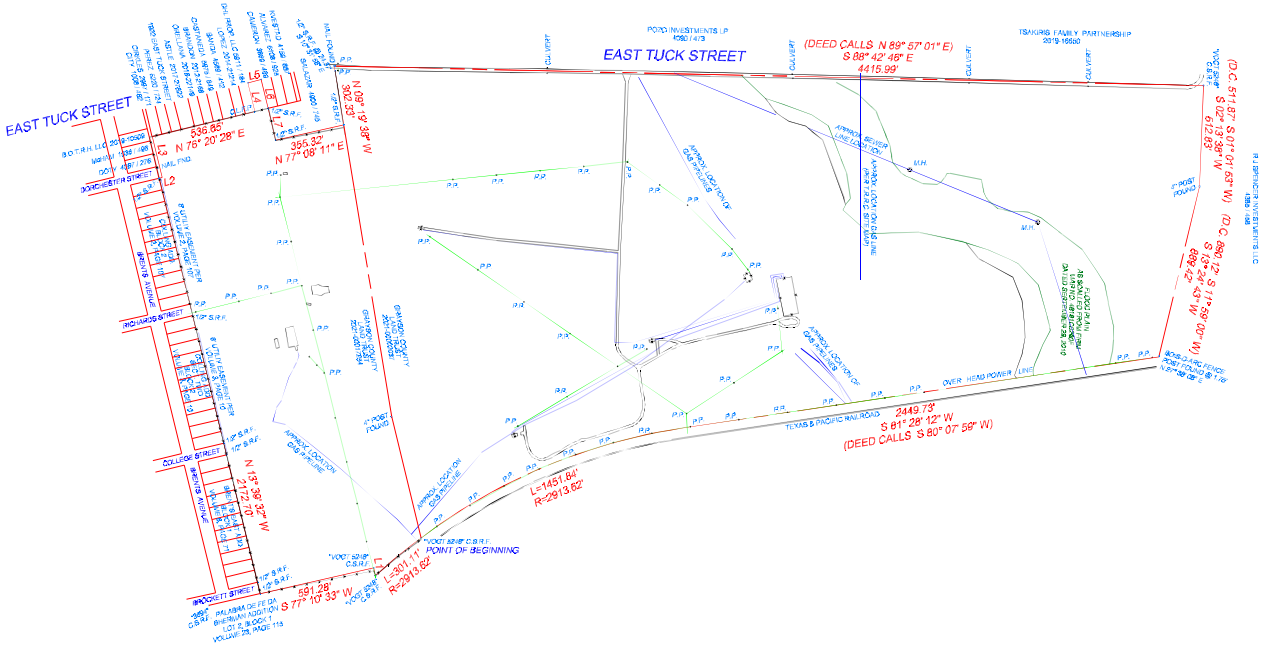


Thank You,
Rozann Marquis
972-805-7587

SURVEY

ADDRESS: East Tuck Street, Sherman, Texas
LEGAL: All that certain lot, tract or parcel of land situated in the Charles Cotter Survey, Abstract No. 229 and the Harry C. Nicholson Survey, Abstract No. 22, Grayson County, Texas, same being those tracts of land conveyed to the Grayson County Land Trust, in Instrument Number 2021-00002037 and Instrument Number 2021-00017261, Official Public Records of Grayson County, Texas, and being more particularly described as follows:
BEGINNING at a "Vogt 5218" capped steel rod found for the southeastic corner of the Instrument Number 2021-00017261, Official Public Records of Grayson County, Texas, same bein
THENCE in a southwesterly direction with a curve to the left, along the north right-of-way of rail road, said curve having a radius of 2913.62 feet and a chord bearing South 80 degrees 24 minutes 05 seconds West, 300.68 feet, for a length of 301.11 feet to a "Vogt 5248" capped steel rod found for corner;
THENCE North 12 degrees 49 minutes 27 seconds West, 40.38 feet to a "Vogt 5248" capped steel rod found for corner;
THENCE South 77 degrees 10 minutes 33 seconds West, 591.28 feet to a 1/2 inch steel rod found for the southwest corner of the Blackhill Street right-of-way, from which a "PBM" capped steel rod found bears South 77 degrees 10 minutes 33 seconds West at 267.20 feet for witness;
THENCE North 13 degrees 39 minutes 32 seconds West, 2172.10 feet to a point for the southwest corner of the Donaldson Street right-of-way, same being the southwest corner of a tract of land conveyed to the City of Sherman in Volume 1108, Page 487, Deed Records of Grayson County, Texas;
THENCE North 76 degrees 20 minutes 28 seconds East, with the south line of said City tract, 16.00 feet to a point for corner;
THENCE North 13 degrees 39 minutes 32 seconds West, with the east line of said City tract, 214.05 feet to a point for corner;
THENCE North 76 degrees 20 minutes 28 seconds East, 536.65 feet to a steel fence post found for corner;
THENCE North 13 degrees 39 minutes 57 seconds West, 160.03 feet to a "Vogt 5248" capped steel rod found for corner in the south right-of-way of East Tuck Street;
THENCE North 76 degrees 42 minutes 57 seconds East, with the south right-of-way of East Tuck Street, 89.34 feet to a "Vogt 5218" capped steel rod found for corner;
THENCE South 13 degrees 57 minutes 12 seconds East, 160.30 feet to a 1/2 inch steel rod found for corner;
THENCE South 13 degrees 05 minutes 42 seconds East, 187.53 feet to a 1/2 inch steel rod found for corner;
THENCE North 77 degrees 08 minutes 11 seconds East, 395.32 feet to a 1/2 inch steel rod found for corner;
THENCE North 09 degrees 19 minutes 38 seconds West, 202.33 feet to a nail found for corner within East Tuck Street, from which a 1/2 inch steel rod found bears South 10 degrees 31 minutes 58 seconds East at 21.31 feet for witness;
THENCE South 88 degrees 42 minutes 48 seconds East, within East Tuck Street, 4416.99 feet to a "Vogt 5248" capped steel rod found for corner;
THENCE South 01 degrees 13 minutes 36 seconds West, 312.93 feet to a 1 inch pipe found for corner;
THENCE South 13 degrees 24 minutes 43 seconds West, 889.42 feet to a point, for corner, from which a bolt on set post bears North 27 degrees 36 minutes 08 seconds East at 1.73 feet for witness;
THENCE South 81 degrees 28 minutes 12 seconds West, along the north right-of-way of rail road, 2449.73 feet to a point for corner;
THENCE in a southwesterly direction with a curve to the left, along the north right-of-way of rail road, said curve having a radius of 2913.62 feet and a chord bearing South 87 degrees 11 minutes 42 seconds West, 1438.87 feet, for a length of 1451.84 feet to the Point of Beginning and containing 218.22 acres of land.

LINE DATA
L1 - 40.38' N 12° 49' 27" W
L2 - 16.00' N 76° 20' 28" E
L3 - 214.05' N 13° 39' 32" W
L4 - 160.00' N 13° 39' 32" W
L5 - 89.34' N 75° 42' 57" E
L6 - 160.03' S 13° 37' 12" E
L7 - 167.53' S 13° 05' 42" E



N
GRID
EAST LOOKING

Texas Law (SEC 251.151): Requires anyone digging deeper than 18 inches to call the ONE-CALL NOTIFICATION CENTER, two days prior to digging.

Date: 10-14-2021
Survey No.: 21.1047
Fieldwork by: None
G.F. No.: None
Scale: 1"=300'
Purchaser:
Seller: Grayson County Land Trust

LEGEND

Steel Rod Found S.R.F. ○
Steel Rod Set S.R.S. ●
Fence ——×——×——
Property Line ————————

SURVEY NOTES:
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
2. EAST TUCK STREET R.O.W. FROM LONG TERM PUBLIC USE.
3. THIS PROPERTY IS COVERED BY THE TERMS OF THE FOLLOWING EASEMENTS, VOLUME 801, PAGE 350, VOLUME 892, PAGE 66, VOLUME 715, PAGE 91 AND VOLUME 1216, PAGE 332, D.R.G.C.T.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.
5. THIS PROPERTY HAS GAS PIPELINES CROSSING IT, CLIENT IS ADVISED TO HAVE SAID PIPELINES LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

"Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document."
Release date: 10-14-2021
Purpose: PDF for client review
Surveyor: Dennis Vogt R.P.L.S. 5248

Dennis Vogt R.P.L.S. 5248
P.O. Box 868
Denison, Texas 75102
Phone: (903) 893-1044
dougsurveying@yahoo.com
Copyright 2021 Dennis Vogt

All that certain lot, tract or parcel of land situated in the Charles Carter Survey, Abstract No. 229 and the Henry C. Atchison Survey, Abstract No. 22, Grayson County, Texas, same being those tracts of land conveyed to the Grayson County Land Trust in Instrument Number 2021-00002037 and Instrument Number 2021-00017254, Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a "Vogt 5248" capped steel rod found for the southeast corner of the Instrument Number 2021-00017254, Official Public Records of Grayson County, Texas described tract;

THENCE in a southwesterly direction with a curve to the left, along the north right-of-way of rail road, said curve having a radius of 2913.62 feet and a chord bearing South 50 degrees 24 minutes 05 seconds West - 300.98 feet, for a length of 301.11 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE North 12 degrees 49 minutes 27 seconds West, 40.38 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE South 77 degrees 10 minutes 33 seconds West, 591.28 feet to a 1/2 inch steel rod found for the southeast corner of the Brockett Street right-of-way, from which a "3694" capped steel rod found bears South 77 degrees 10 minutes 33 seconds West at 267.20 feet for witness;

THENCE North 13 degrees 39 minutes 32 seconds West, 2172.70 feet to a point for the southeast corner of the Dorchester Street right-of-way, same being the southwest corner of a tract of land conveyed to the City of Sherman in Volume 1008, Page 482, Deed Records of Grayson County, Texas;

THENCE North 76 degrees 20 minutes 28 seconds East, with the south line of said City tract, 16.00 feet to a point for corner;

THENCE North 13 degrees 39 minutes 32 seconds West, with the east line of said City tract, 214.05 feet to a point for corner;

THENCE North 76 degrees 20 minutes 28 seconds East, 536.65 feet to a chain link fence post found for corner;

THENCE North 13 degrees 39 minutes 32 seconds West, 150.00 feet to a "Vogt 5248" capped steel rod found for corner in the south right-of-way of East Tuck Street;

THENCE North 75 degrees 42 minutes 57 seconds East, with the south right-of-way of East Tuck Street, 69.34 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE South 13 degrees 37 minutes 12 seconds East, 150.30 feet to a 1/2 inch steel rod found for corner;

THENCE South 13 degrees 05 minutes 42 seconds East, 167.53 feet to a 1/2 inch steel rod found for corner;

THENCE North 77 degrees 08 minutes 11 seconds East, 355.32 feet to a 1/2 inch steel rod found for corner;

THENCE North 09 degrees 19 minutes 38 seconds West, 302.33 feet to a nail found for corner within East Tuck Street, from which a 1/2 inch steel rod found bears South 10 degrees 31 minutes 58 seconds East at 24.37 feet for witness;

THENCE South 88 degrees 42 minutes 46 seconds East, within East Tuck Street, 4415.99 feet to a "Vogt 5248" capped steel rod found for corner;

THENCE South 02 degrees 13 minutes 38 seconds West, 512.83 feet to a 4 inch post found for corner;

THENCE South 13 degrees 24 minutes 43 seconds West, 889.42 feet to a point for corner, from which a bois d' arc post bears North 27 degrees 38 minutes 08 seconds East at 1.75 feet for witness;

THENCE South 81 degrees 28 minutes 12 seconds West, along the north right-of-way of rail road, 2449.73 feet to a point for corner;

THENCE in a southwesterly direction with a curve to the left, along the north right-of-way of rail road, said curve having a radius of 2913.62 feet and a chord bearing South 67 degrees 11 minutes 42 seconds West - 1436.87 feet, for a length of 1451.84 feet to the Point of Beginning and containing 216.22 acres of land.

Aspen Park Planned Development

Document Version 4

September 12, 2023

This page intentionally left blank

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 DEVELOPMENT PLAN OVERVIEW 1

1.2 DEVELOPMENT OBJECTIVES 1

1.3 REGULATIONS 1

2 SITE AND BUILDING STANDARDS 2

2.1 DISTRICTS ESTABLISHED 2

2.2 DISTRICT STANDARDS 2

2.2.1 SF-U, Single Family Urban District 2

2.2.1.1 Purpose 2

2.2.1.2 Permitted Uses 2

2.2.1.3 Area, Yard, and Bulk Requirements 3

2.2.2 SF-UA, Single Family Urban Attached District 3

2.2.2.1 Purpose 3

2.2.2.2 Permitted Uses 3

2.2.2.3 Area, Yard, and Bulk Requirements 3

2.2.3 VMU, Vertical Mixed-Use District 4

2.2.3.1 Definition 4

2.2.3.2 Purpose 4

2.2.3.3 Permitted Uses 4

2.2.3.4 Area, Yard, and Bulk Requirements for Housing Types 5

2.3 COMMERCIAL STANDARDS 6

2.3.1 C-1, (Retail Business) District 6

2.3.1.1 Purpose 6

2.3.1.2 Area, Yard, and Bulk Requirements 6

3 ARCHITECTURAL STANDARDS 7

3.1 SF-U AND SFA-U District DESIGN STANDARDS 7

3.2 VMU and C-1 District DESIGN STANDARDS 7

3.2.1 Core Principles of Mixed Use Development 8

3.2.2 Character Examples 8

3.2.3 Building Placement Guidelines 9

3.2.4 Guidelines for all Buildings 9

3.2.4.1 Façade Variation 9
3.2.4.2 360-Degree Architecture 11
3.2.4.3 Transparency in buildings with ground floor commercial use 11
3.2.4.4 Building Materials 11
3.2.4.5 Murals and Graphic elements 12
3.2.4.6 Blank Wall Treatment 13
3.2.4.7 Building entries 13
3.2.4.8 Sign Regulations 14
3.2.4.9 Roof Types 18
3.2.4.10 Loading Areas 18
3.2.4.11 Encouraged Uses 19
4 LANDSCAPE STANDARDS 19
4.1 LANDSCAPING 19
4.2 SIGNAGE AND WAYFINDING 19
4.3 LIGHTING 19
4.3.1 Pedestrian Trails 19
4.3.2 Streets 19
4.3.3 Parking Lot 19
4.3.4 Street Lighting 19
4.4 FENCES AND SCREENING 20
4.5 PARKING 21
4.5.1 On-Street Parking 21
4.5.2 Off-street Parking 21
4.5.3 Minimum Parking Requirements 22
5 PARKS, TRAILS AND OPEN SPACE STANDARDS 22
5.1 OPEN SPACE 22
5.2 STREETS AND SIDEWALKS 22
5.2.1 Streets 23
5.2.1.1 Street Design 23
5.2.1.2 Block Size 23
5.2.1.3 Block Length 23
5.2.2 Sidewalks 23

5.2.3 Bike route 23
5.2.4 Connectivity 23
6 Conceptual Plan Map 25
7 Transportation Master Plan 25
8 Open Space Guideline Plan 25
9 Exhibits 26

LIST OF CHARTS

Chart 1: Building Requirements, Single Family Urban District 3
Chart 2: Building Requirements, Single Family Urban Attached District 4
Chart 3: Building Requirements for Vertical Mixed Use Building, Vertical Mixed Use District 5
Chart 4: Building Requirements for C-1 (Retail Business) District 6

LIST OF FIGURES

Figure 1: Visual examples of the core mixed-use design principles 8
Figure 2: Visual character examples of Vertical Mixed Use 9
Figure 3: Illustration of Vertical Mixed Use building placement 9
Figure 4: Illustration of articulation 10
Figure 5: Illustration of façade variation 10
Figure 6: Example of articulation and variation exception 11
Figure 7: Illustration of commercial use transparency 11
Figure 8: Example of murals and graphic elements 13
Figure 9: Example of blank wall treatment 13
Figure 10: Illustration of primary and secondary entrance 14
Figure 11: Example of a chamfered entry 14
Figure 12: Illustration of sign types 16
Figure 13: Example of prohibited perimeter fencing 20
Figure 14: Example of open style fencing 21
Figure 15: Illustration of prohibited off-street parking and permitted on-street parking 22
Figure 17: Illustration of Vertical Mixed-Use & Multifamily Urban Street Sections 24
Figure 16: Illustration of Single Family Urban & Attached Single Family Street Sections 24

VERSION HISTORY

Version	Date	Changes
1	7/13/23	Initial Edit
2	8/11/23	1st Revision
3	8/17/23	2nd Revision
4	9/12/23	3rd Revision

This page intentionally left blank

1 INTRODUCTION

1.1 DEVELOPMENT PLAN OVERVIEW

Aspen Park Planned Development (PD) is a 216.2 acre multi-use development located in Sherman, Texas. A minimum of 15% of the land area is set aside as open space. The Development creates a range of housing choices for people of different incomes, ages, and household characteristics; supports efficient use of multiple modes of transportation; and preserves open space by using land efficiently. Envisioned as an urbanized suburb, the building and housing will be designed with limited sprawl, strong street-orientation, and limited setbacks to promote lively interaction on pedestrian active street fronts and a shared community experience. Interconnected and grid-pattern streets with shortest-route pathways between the residential, retail, and open spaces make walking and biking more direct and compelling. Designed with walkers and bike riders in mind, the urban vitality and intensity encourages travel by foot and on bike.

1.2 DEVELOPMENT OBJECTIVES

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

1. Create a vibrant development in accordance with the Future Vision and Master Plan of the City of Sherman.
2. Offer a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs
3. Create land use value from the development of open space as amenities for the community.
4. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties to create attractive street scenes that are supportive of pedestrian mobility and appropriate to roadway context.
5. Configure a walkable development by providing a mix of housing types that are in close proximity to retail and service uses.
6. Configure land use patterns that support the use of the future fixed-route bus transit service with a cohesive network of lot and block grouping density in accordance with the future vision of the Texoma Area Paratransit System (TAPS) Long-Range Transit Plan.
7. Create a richly textured environment with limited sprawl designed with strict architectural guidelines to ensure quality and excellence while emphasizing aesthetics, human comfort, and the creation of a sense of place.

1.3 REGULATIONS

Unless expressly stated or identified within this Ordinance, the regulations, requirements, standards and other provisions of the City of Sherman's Zoning Ordinance, as it exists or may be amended and any successor ordinance thereto (the "Zoning Ordinance"), shall apply to the

development and use of the Property. If there is a conflict between the provisions of this Ordinance and those of the Zoning Ordinance, this Ordinance controls.

Architectural, Landscape Design, and Development Standards are established to effectuate the purpose of the PD. The city rules and regulations applicable to the development of property in the PD are applicable, except as otherwise provided by this PD and further restricted or excepted herein.

The PD may be developed in phases. If the common features and amenities for future phases, including but not limited to roadways, open spaces, landscaping and/or recreational facilities are not yet constructed; a phasing plan may be considered as a component of the final plat. If provided, a phasing plan for each phase may be amended from time to time with approval of the Director.

2 SITE AND BUILDING STANDARDS

2.1 DISTRICTS ESTABLISHED

The land is divided into the following four complementary districts. Each district is intended to allow for the development of unique and complimentary uses to the other districts, and especially those districts adjacent to one another. Aspen Park PD districts are listed as follows:

- SF-U District: Single Family Urban District
- SF-UA District: Single Family Urban Attached District
- VMU District: Vertical Mixed-Use Residential District
- C-1 District: C-1 (Retail Business)

2.2 DISTRICT STANDARDS

2.2.1 SF-U, SINGLE FAMILY URBAN DISTRICT

2.2.1.1 Purpose

The Single-Family Urban (SF-U) District is intended to provide for small-lot, urban, single-family development in a pedestrian-oriented environment. The district standards shall conform to requirements for base zoning district R-4, except as otherwise provided by this PD and further restricted or excepted herein.

2.2.1.2 Permitted Uses

Those uses indicated as being permitted in the “R-4 (Patio Home Residential) District” in Subsection 14.10 (Use Chart).

2.2.1.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the SF-U District:

Chart 1: Building Requirements, Single Family Urban District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 4,000 sq ft
		Lot width: 40'
		Lot depth: 90’
		Front setback (front-loaded garage): 20' (garage); 10' (building)
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 10'
		Rear setback (rear-loaded garage): 20'
		Side setback (of corner lot): 5' or 0’/10’ (15')
2. Other Regulations	(a) Floor Area	Total floor area shall not be less than 1,000 square feet.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements; and 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

2.2.2 SF-UA, Single Family Urban Attached District

2.2.2.1 Purpose

The Single-Family Urban Attached (SF-UA) District is intended to provide for a variety of residential housing types and densities on individually-platted lots or multiple units on a single lot. The district standards shall conform to requirements for base zoning district R-TH (Townhome Residential), except as otherwise provided by this PD and further restricted or excepted herein.

2.2.2.2 Permitted Uses

Those uses indicated as being permitted in the “R-TH (Townhome Residential) District” in Subsection 14.10 (Use Chart).

2.2.2.3 Area, Yard, and Bulk Requirements

SF-UA zoned property may be developed in accordance with the standards in the SF-U District or in accordance with the following SF-UA standards:

Chart 2: Building Requirements, Single Family Urban Attached District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 1200 sq. ft.
		Lot width: 20'
		Lot depth: 60'
		Front setback (front-loaded garage) 1. Lots width of 25' or more: 20' 2. Lots less than 25' wide shall not have front loaded garages.
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 15'
		Rear setback (rear-loaded garage): 20'
		Street side setback: 15'
		Interior side setback: 0'
2. Other Regulations	(a) Maximum Building Length	The maximum allowable building length shall not exceed 20 homes in a row.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements; and 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

2.2.3 VMU, Vertical Mixed-Use District

2.2.3.1 Definition

A Vertical Mixed-Use (VMU) District allows for vertical mixed-use buildings in which the ground floor of residential buildings may be built to commercial-ready standards for retail, office and/or restaurant uses to create a high intensity places to live, work, and play. The floors above the ground floor are occupied residential or office units. A variety of uses may occupy the same building lot. The district standards shall conform to requirements for base zoning C-1 (Retail Business), except as otherwise provided by this PD and further restricted or excepted herein.

2.2.3.2 Purpose

To provide for the development of retail, office, and/or multifamily residential uses in combination on single or contiguous building sites that place amenities in walking distance radius; to encourage innovative design, efficient circulation systems, the optimal land use, and the minimization of vehicular travel. Additionally, the VMU district is created to encourage the provision of housing within vibrant urban environments, where the energy and density naturally support pedestrian transit.

2.2.3.3 Permitted Uses

1. The permitted uses of the commercial portion of the building shall follow the guidelines set forth in the city of Sherman Code of Ordinances as being permitted in the "C-1 (Retail Business) District" in City of Sherman Zoning Ordinance Subsection 14.10 (Use Chart). Retail

uses, excluding offices, shall be limited to the ground floor and a maximum of 15% of the building. Offices shall be limited to the bottom 3 floors of a building.

2. The following uses below are permitted within the Vertical Mixed-Use District in addition to the permitted uses "C-1 (Retail Business) District": Farmers market, indoor or outdoor , Food truck lot (SUP), Minor Convenience Store without Gas Pumps, Private Clubs (SUP), Tattoo studio (SUP), Dwelling, Multi-family.
3. Live/work units may count toward the mixed-use requirements.
4. Standalone commercial buildings are not allowed. A building must be either a single use residential building or mixed-use building.

2.2.3.4 Area, Yard, and Bulk Requirements for Housing Types

The following area, yard, and bulk requirements apply to all housing developments in the VMU District:

Chart 3: Building Requirements for Vertical Mixed Use Building, Vertical Mixed Use District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Lot width: 80'
		Front setback: 12'
		Side setback: 0'
		Rear setback: 10'
	(a) Floor Area Minimum, Dwelling	Efficiency Unit: 430 sq ft per unit
		One-Bedroom Unit: 500 sq ft per unit
		Two or more bedroom unit: 750 sq ft per unit
	(b) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(c) Height Regulations	1. No building shall exceed 80'.
		2. An additional 10-foot front yard setback is required for that portion a structure over 60' in height.
	(d) Parking Regulations	Parking lots must be located behind front building facades or inside of the building itself.
	(e) Maximum Density	1. 65 dwelling units per net acre, single use
		2. 85 dwelling units per net acre, mixed-use
	(f) Minimum Building Separation	1. If project is a wrap, podium, or similar more urban style development with alternate access to parking, the setbacks and building separation may be on 0' on the "interior" lot lines of the project.

2.3 COMMERCIAL STANDARDS

2.3.1 C-1, (RETAIL BUSINESS) DISTRICT

2.3.1.1 Purpose

The C-1 (Retail Business) district consists of land occupied by or suitable for neighborhood shopping facilities for the retailing of "convenience goods" and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent neighborhood. The district standards shall conform to requirements for base zoning C-1 (Retail Business), except as otherwise provided by this PD and further restricted or excepted herein.

Permitted Uses

Permitted uses shall be in accordance with the city of Sherman Planning and Zoning Ordinance C-1 (Retail Business) district.

The following uses below are permitted within the C-1 (Retail Business) district in addition to the permitted uses "C-1 (Retail Business) District": Farmers market, indoor or outdoor , Food truck lot (SUP), Convenience Store with Gas Pumps, Private Clubs (SUP), Tattoo studio (SUP), Dwelling, vertical mixed-use.

2.3.1.2 Area, Yard, and Bulk Requirements

C-1 zoned property may be developed in accordance with the standards in the VMU District for mixed-use buildings or in accordance with the following standards:

Chart 4: Building Requirements for C-1 (Retail Business) District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Front setback: 1. 10' if no parking occurs between the building and R.O.W; 2. 25' if parking occurs between the building and R.O.W.
		Side setback: 0'
2. Other Regulations	(a) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(b) Parking Regulations	1. Parking lots must be located behind front building facades or inside of the building itself. 2. Refer to Section 4.5 Parking.

3 ARCHITECTURAL STANDARDS

The Architectural Standards section will govern residential and commercial architectural elements and treatments related to the façade materials, roofs, service areas and other elements and standards.

3.1 SF-U AND SFA-U DISTRICT DESIGN STANDARDS

1. Residential buildings shall front onto public streets and sidewalks.
2. No blank walls shall face public streets.
3. Overall, walls and roofs should include separations, changes in plane and height, and architectural elements to add visual details.
4. Facade
    a. Exterior wall construction for residential structures shall consist of a minimum of 70% of the following building materials:
        (a) Masonry
        (b) 3-step stucco
        (c) Glass
        (d) Cementitious plank siding
        (e) Wood siding
    b. A maximum of 15% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS).
5. Residential Development Signage: each Residential development shall be allowed one monument sign with a maximum height of 12’ and maximum effective area of 60 square feet at each entry into the Development. Related architectural features (such as clock towers, obelisks, etc.) may be taller.
6. Residential Development Lighting: the design of the building’s exterior light fixtures shall be architecturally compatible to the character of the development.

3.2 VMU AND C-1 DISTRICT DESIGN STANDARDS

This section includes descriptions and standards for the Vertical Mixed Use and the Commercial District.

3.2.1 Core Principles of Mixed Use Development

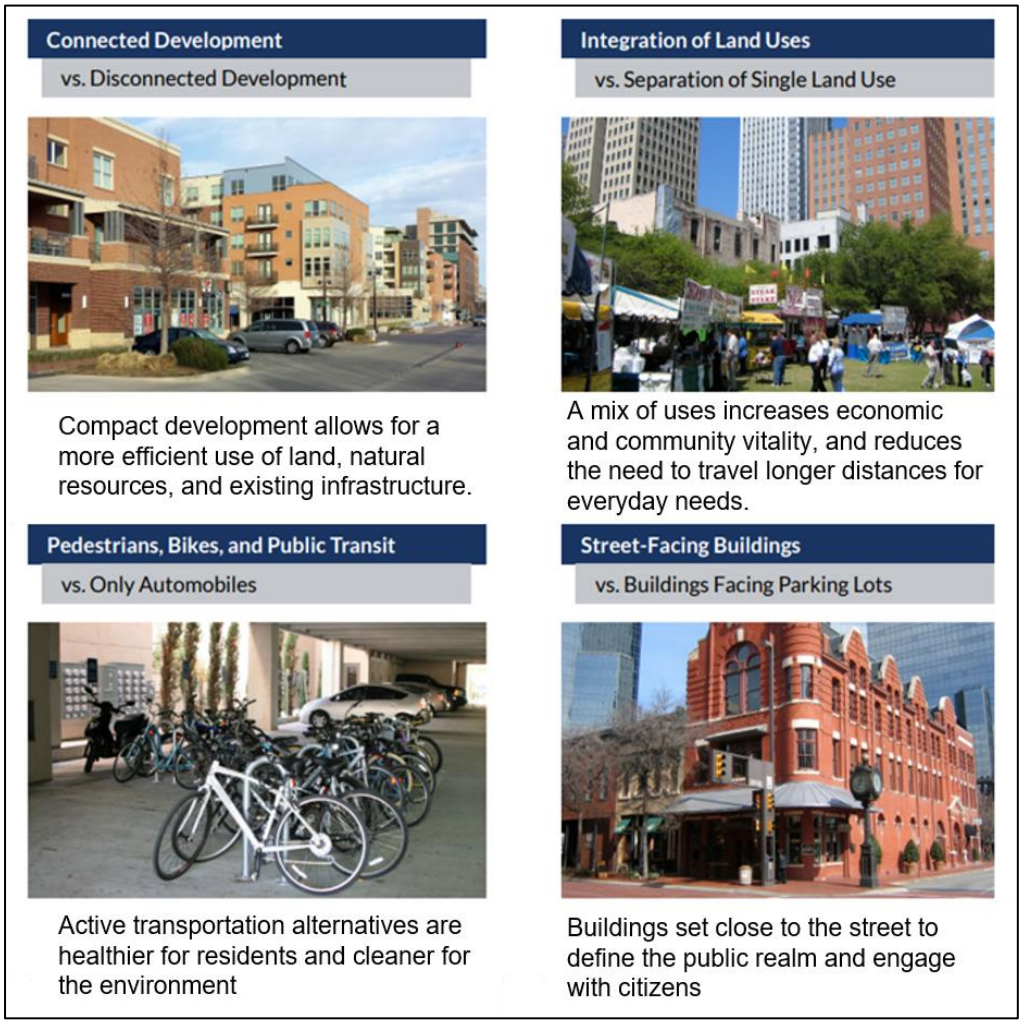


Figure 1: Visual examples of the core mixed-use design principles

3.2.2 Character Examples

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

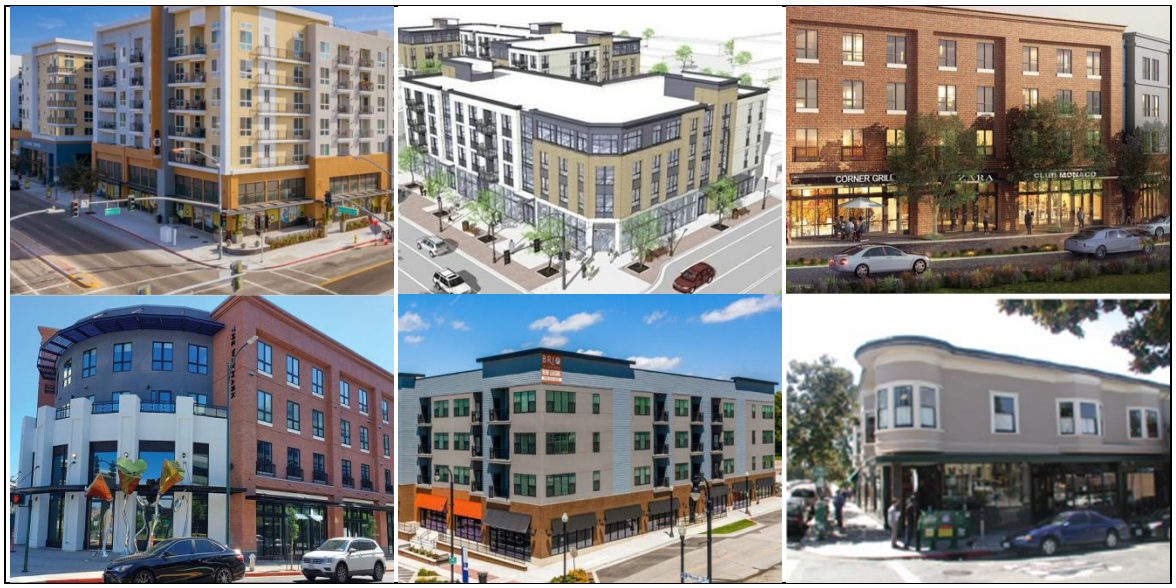


Figure 2: Visual character examples of Vertical Mixed Use

3.2.3 Building Placement Guidelines

1. The building must be pulled up to the street. Primary entrances must be prominent and street-facing.
2. No on-site surface parking lot is permitted between the building and the street.
3. On-site surface parking areas must be located to the rear of the building.
4. Surface parking shall not be permitted between a building front and the street, with the exception of angled, perpendicular, or parallel parking that is designed to function as on-street parking.

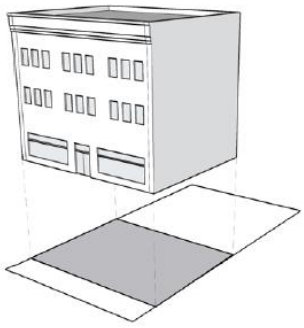


Figure 3: Illustration of Vertical Mixed Use building placement

3.2.4 Guidelines for all Buildings

The following are general guidelines for all buildings in the VMU and C-N Districts.

3.2.4.1 Façade Variation

3.2.4.1.1 Articulation

Each building oriented to a publicly accessible street or open space must incorporate architectural elements to add interest, create shadow and excitement, and provide articulation.

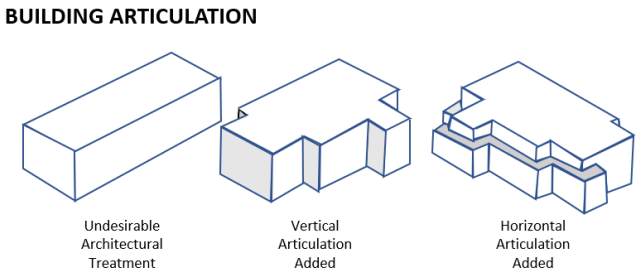


Figure 4: Illustration of articulation

3.2.4.1.2 Variation

Buildings facades shall have no more than 30' horizontal or 40’ vertical space without a feature in order to add scale to a structure and break up large expanses of unadorned walls. Such breaks may include, but are not limited to recesses, projections, windows, roofs, alcoves, porticoes, oriels, awnings, galleries, banding, change in building materials, building façade insets, artwork, etc. Commercial ground floors may substitute glass walls for first floor articulation.

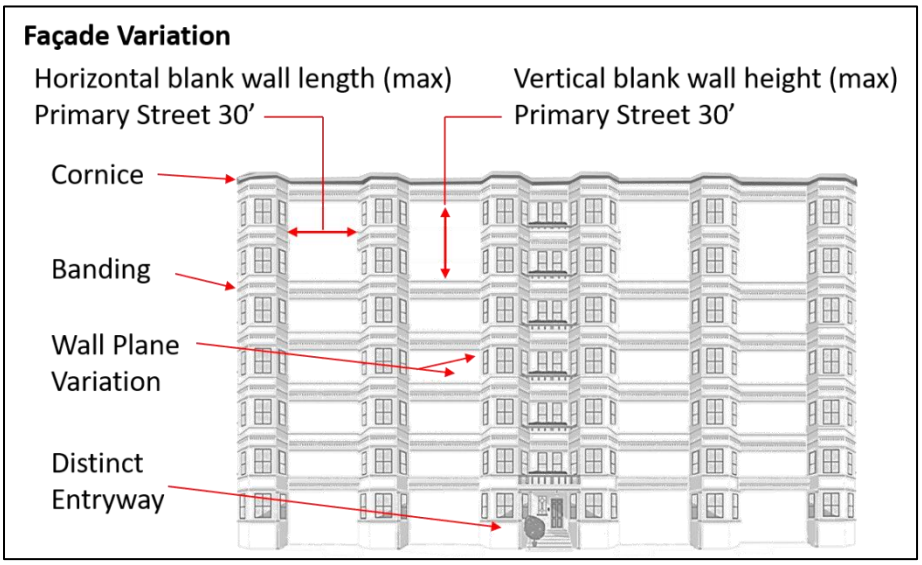


Figure 5: Illustration of façade variation

3.2.4.1.3 Exceptions to Articulation and Variation Guidelines

Articulation and variation requirements shall be waived on ground floor façades that consist of at least 75% transparent walls.



Figure 6: Example of articulation and variation exception

3.2.4.2 360-Degree Architecture

Blank walls are not desired; therefore all sides of a building are encouraged to incorporate architectural features complimentary to the overall building design and primary building façade. Buildings may have primary and secondary façades that are treated differently with similar complimentary materials and colors. Primary façades will be held to a higher standard.

3.2.4.3 Transparency in buildings with ground floor commercial use

1. The ground floor façade shall have transparent surfaces covering a minimum of 60% of the street-fronting, street-level.
2. Transparent treatments shall encourage interaction between the pedestrian and the ground-story space and allow pedestrians to view activities inside the building or displays related to those activities.
3. Transparent surface area must allow views into the ground-story use for a depth of at least 4’.
4. The transparent material must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or back painted glass does not comply with this provision.
5. No more than 25 continuous linear feet of street-fronting façade may lack a transparent surface (e.g. a window or a transparent door).

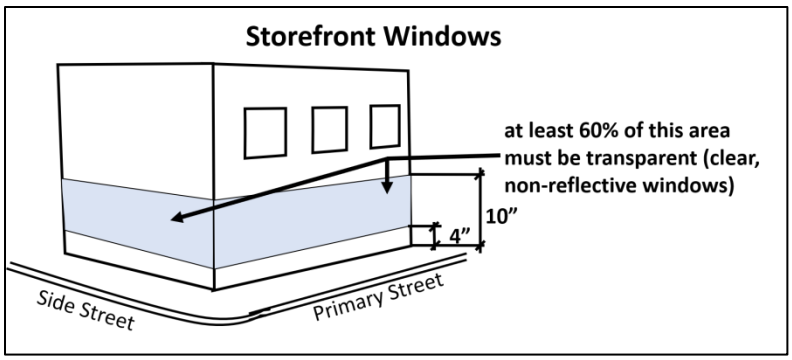


Figure 7: Illustration of commercial use transparency

3.2.4.4 Building Materials

A combination of materials, textures, colors, and finishes shall be utilized to create visual interest.

3.2.4.4.1 Façade Building Materials

Durable synthetic building materials that convincingly match the appearance of natural building materials may be used as a primary building material. Not less than 60% of all building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following materials:

(a) Stone
(b) Brick
(c) Colored and textured masonry product designed to simulate brick or stone
(d) Architectural tile
(e) Embossed or pre-finished architectural metal panel
(f) Stucco
(g) Glass block
(h) Terra cotta
(i) Patterned pre-cast concrete
(j) Cement plaster
(k) Cement board siding
(l) Cast stone or prefabricated brick panels
(m) Split-face block
(n) Concrete finishes or precast concrete panels (tilt wall) incorporating exposed aggregate, hammered, or sandblasted surfaces, or covered with a decorative cement-based acrylic coating
(o) Non-durable building materials such as EIFS (Exterior Insulation and Finish System) may not be used in the first three feet above sidewalk level of a building.

3.2.4.4.2 Accent Building Materials

In addition to the above materials, acceptable accent materials include decorative precast concrete block, metal, stone, cladding, and glass block

3.2.4.4.3 Façade Materials, Maximum

Excluding the area for doors and windows, no single cladding material may constitute more than 70% of the total surface area of a street-facing façade. Smooth-face concrete masonry units are prohibited on street-facing façades.

3.2.4.4.4 Facade Colors

Building trim and accent areas may feature brighter colors, including primary colors when complementary to the coloration of the primary facade and consistent with the architectural design of the building.

3.2.4.5 Murals and Graphic elements

Scanner murals, art, and other graphic elements not containing a commercial message are allowed on all buildings and no permit is required to install these elements provided that the graphic was included as part of the building permit for the structure to which it is attached. They shall not be counted toward allowed sign area.



Figure 8: Example of murals and graphic elements

3.2.4.6 Blank Wall Treatment

Blank walls may not be the primary façade on any building. All sides and areas of buildings that are visible to the public should be treated with materials, finishes, architectural details, or graphic elements that are of high-quality and appropriate for use on the primary street-facing façade.

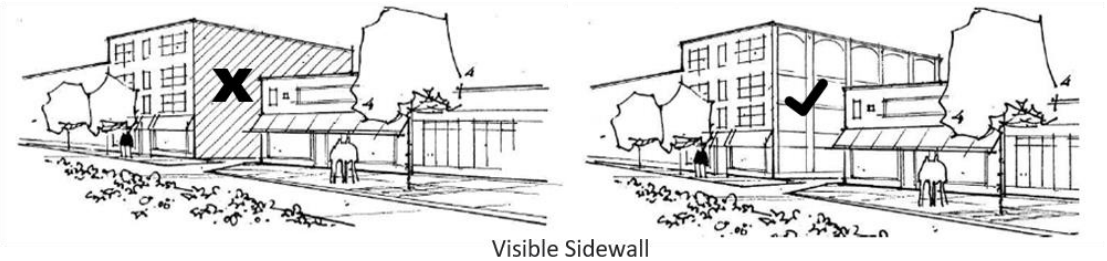


Figure 9: Example of blank wall treatment

3.2.4.7 Building entries

1. All street-fronting street-level portions of a building must have windows and primary entrances facing the street.
2. The primary entrance of a building shall have a clearly defined, highly visible customer entrance with distinguishing features.
3. The principle building must have its main entrance from a public sidewalk, plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.
4. Primary entrances shall not be from a parking lot.
5. Clearly defined secondary entrances from parking lots are desirable.

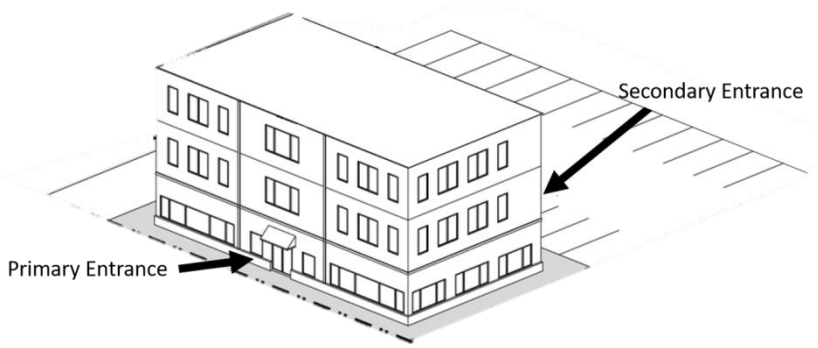


Figure 10: Illustration of primary and secondary entrance

6. All public building entrances for commercial developments and primary entrances for residential units must incorporate design features that protect pedestrians from the sun and rain.
7. Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
8. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.
9. Entrances to corner buildings with ground floor retail uses shall be located at the corner of the primary street and shall have chamfered building corners at least ten feet from the corner setback. Building corner chamfers may be limited to the street level story.

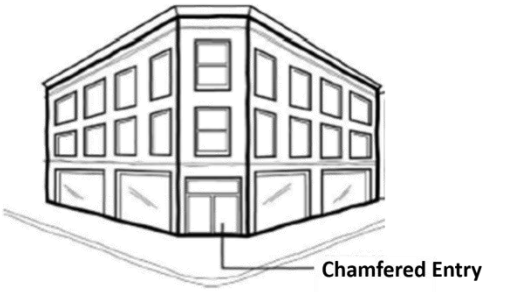


Figure 11: Example of a chamfered entry

3.2.4.8 Sign Regulations

The purpose of this section is to regulate signs to ensure consistency with the urban pedestrian-oriented nature of this district, and the dense, compact development.

3.2.4.8.1 Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

3.2.4.8.2 Sign Materials

Sign finish materials shall be one of the following:

(a) Metal, painted or enameled.
(b) Cold cathode tube (neon).
(c) Carved relief in stone or cast stone.
(d) Wood or carved wood which is painted or sealed.

3.2.4.8.3 Electronic and Lighted Signs

1. Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.
2. No illuminated sign may contain flashing or moving elements.
3. Any electronic sign shall not exceed the allowable square footage for its specific sign type.
4. Any electronic sign shall be allowed to change the copy every 12 seconds.
5. Electronic signs shall be equipped with an automatic dimmer device and shall be programmed to automatically dim the electronic sign to a maximum illumination of no more than 0.3 foot-candles above ambient light conditions as measured at any point along the property line.

3.2.4.8.4 Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

3.2.4.8.5 Signs Exempt

Signs with a sign area under four square feet and used in the operation of a business, such as hours of operation, credit cards accepted , and parking information shall not require a sign permit.

3.2.4.8.6 Signs Allowed/Prohibited

The following signs shall be allowed:

1. All signs specifically permitted in Section 3.2.4.8.7
2. Development or construction signs
3. Real estate signs

The following signs are prohibited:

1. Any sign that includes flashing, blinking, rolling, revolving, or is put into motion by the atmosphere will not be permitted.
2. Portable signs, except for a-frame or sandwich board signs, will not be permitted.
3. Billboards

3.2.4.8.7 Permitted Signs

1. A-frame/Sandwich Board Sign
2. Armature Sign
3. Awning Sign
4. Directory Sign
5. Hanging Sign
6. Institution Sign
7. Marquee Sign
8. Mural Sign

9. Onsite Directional Sign
10. Projecting Sign
11. Wall Sign - Attached
12. Window Sign

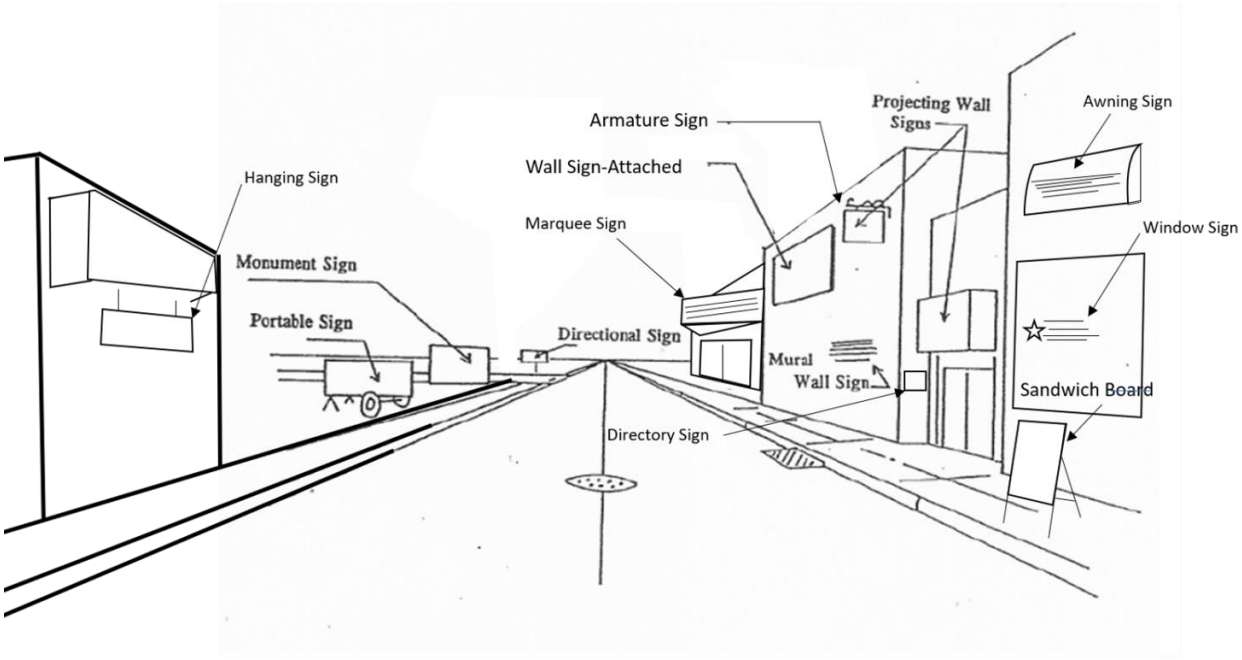


Figure 12: Illustration of sign types

3.2.4.8.8 Sign Standards

3.2.4.8.8.1 General

1. Each business with direct first floor access is permitted one hanging, awning, or wall sign and one armature sign per street frontage.
2. Rear entry to a business shall have signage to orientate customers.
3. The sign area shall be calculated based on the width of the building's facade to which the sign is attached. The maximum permitted sign area for a single business or single storefront shall be three square foot per linear foot of business frontage along a public street or alley. The width of the sign structure shall not exceed the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

3.2.4.8.8.2 A-frame/Sandwich Board Signs

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements. No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

3.2.4.8.8.3 Armature Signs

The sign area of any one face shall not exceed 16 square feet in area. The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet. An armature sign may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

3.2.4.8.8.4 Awning Signs

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

3.2.4.8.8.5 Building Identification Signs

Each building is permitted one building identification sign per abutting street. Building identification signs shall be considered as projecting signs or wall signs, attached or painted.

3.2.4.8.8.6 Directory Signs

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street, alley, and entry is permitted. A directory sign may take the form of an armature sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each. A directory sign may contain four square feet, with an additional one-and a-half square feet, for each tenant having a separate lease space, up to a maximum area of ten square feet.

3.2.4.8.8.7 Hanging Signs

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb. No hanging sign area shall exceed six square feet in area per face.

3.2.4.8.8.8 Marquee Signs

Marquee signs shall be permitted only on a theater or performance hall. Only two marquee signs shall be allowed for each building containing a theater or performance hall .A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting. Marquee signs must not exceed eight feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

3.2.4.8.8.9 Mural Signs

The provisions of this subsection shall not apply to Murals and Graphic Elements included as part of the building permit for the structure to which it is attached. Scanner murals, art, and other graphic elements advertising a business shall have a backing frame or support and shall counted toward allowed sign area for that business and meet the general guidelines for signage. Murals for advertising a business shall not be painted on the surface of the building.

3.2.4.8.8.10 Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

3.2.4.8.8.11 Projecting Signs

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached. A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

3.2.4.8.8.12 Wall Signs - Attached

An attached wall sign must be mounted parallel to the wall surface. Attached wall signs may not project more than six inches from the wall surface.

3.2.4.8.8.13 Window Signs

No window sign or signs shall cover more than 25% of any individual window. Window sign area shall not exceed 40 square feet on any facade.

3.2.4.8.8.14 Institution Signs

Institution signs shall not exceed 32 square feet with a maximum height of six feet, and shall be monument-type signs.

3.2.4.9 Roof Types

All roof types are permitted. When flat roofs are used, a wall having a three-dimensional treatment shall conceal them.

3.2.4.10 Loading Areas

1. Loading and refuse collection areas shall not be permitted between buildings and streets. Loading areas and refuse collection areas shall not face toward any street and must be screened from view of public and private streets and rights of way.
2. Streets shall not be used directly for loading, unloading.
3. Buildings and improvements upon lots must be designed to properly accommodate loading, unloading, and refuse collection.
4. At least one off street loading space shall be provided and maintained on the same lot with every building or part thereof having a gross floor area of 10,000 square feet or more.
5. Off street loading spaces may not block use of required parking space areas of site or adjacent sites.
6. All loading and unloading shall be performed on the site. Such on site loading areas shall be in addition to required off street parking and shall not be located within driveways.
7. Each loading area shall be not less than 12' wide, 25' long, and if enclosed or covered, 14' high. Adequate turning and maneuvering space must be provided on the site.

3.2.4.11 Encouraged Uses

The following uses are encouraged on lots abutting pedestrian streets:

1. Sidewalk cafes and outdoor eating areas
2. Outdoor display of produce, flowers and plants

4 LANDSCAPE STANDARDS

The following standards will guide development of private and public areas of green space and landscape elements such as signage, lighting, screening, and parking.

4.1 LANDSCAPING

Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements.

4.2 SIGNAGE AND WAYFINDING

1. Unless specifically addressed in this document, the signage and wayfinding shall conform to the Sign Requirements set forth in the city of Sherman Code of Ordinances. A sign plan is required at the time of Detailed Site Plan submittal. A wayfinding system providing directional and informational signs that are attractive, clear and consistent in theme, location, and design shall be allowed. Wayfinding and signage may conform generally to the design pallet, theme, and architectural elements of the Development.
2. Upon submittal of an acceptable sign plan, the Director may recommend alternative wayfinding and signage requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval, provided that such alternatives are recommend by the developer and consistent with this PD.
3. A Development identification element at the main entrances to a district may have signage or artwork that is up to 30’ tall and have other related features such as planters, trellis elements, water features, statues, monuments or other features to enhance and add character to the Development.

4.3 LIGHTING

4.3.1 Pedestrian Trails

Sidewalk lighting with standard poles, pedestrian height poles, bollards and /or wall mounted fixtures are allowed on pedestrian trails.

4.3.2 Streets

Decorative or themed lighting to create a special pedestrian street environment will be allowed. Use of landscaping, signage, and seating may be used in conjunction with the themed lighting to create a pedestrian street environment.

4.3.3 Parking Lot

Standard poles and fixtures shall be compatible with the architecture of the building.

4.3.4 Street Lighting

1. All new developments should provide pedestrian scaled streetlights where feasible.
2. All alleys should have lights mounted on outbuildings or garages.

3. Outdoor lighting should create and encourage a pedestrian friendly environment.
4. Street lighting should be designed to be appropriate to its neighborhood identity.
5. Lighting poles may be alternating sequence from one side of the street to the other, to ensure continuous light pockets.
6. Lamp posts should be placed within a minimum of one foot from the sidewalk.
7. To create a consistent and pleasing character throughout the Development, where applicable, the style of the street fixtures should be consistent.

4.4 FENCES AND SCREENING

The purpose of these standards is to promote walkability and a sense of community, by creating a visually open look that encourages human interaction and mobility.

1. All uses within the VMU and C-N districts shall provide a screening device as an enclosure for garbage and trash containers.
2. The districts or a group of buildings within the districts may not be walled, fenced, or restricted from general public access.
3. To promote an inclusive and walkable community experience, complexes and subdivisions with perimeter fencing along public streets are prohibited.



Figure 13: Example of prohibited perimeter fencing

4. Excluding SF-U and SF-UA rear yard fencing, all fences and walls along public street frontage or public open space cannot be taller than 4’ and must be open style.



Figure 14: Example of open style fencing

5. Exterior fences and gates located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.
6. For a private residential patio or yard, or a commercial outdoor dining area, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met:
    a. Fences, railings, and walls must not exceed 4’ in total height as measured from the ground to the top of the fence, railing and/or the wall however;
    b. For elevated residential stoops the total fence, railing, and/or wall height must not exceed 5’ total.
7. Roof-based mechanical equipment shall be screened from view of adjacent properties and public rights-of-way.
8. Visual screening of trash and machinery shall be regulated by Subsection 14.04.003 City of Sherman Zoning Ordinance.

4.5 PARKING

Upon submittal of an acceptable comprehensive parking plan the Director may recommend alternative parking requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval.

4.5.1 ON-STREET PARKING

The presence of parked cars provides a physical barrier between traffic lanes and sidewalks, thereby lessening the impact of moving traffic on pedestrians. On-street parking also facilitates food delivery and encourages safe passenger drop off and pickup.

1. On street parking is permitted in all areas.
2. On-street parking within 200’ of a lot shall be counted toward the total required parking for that lot.

4.5.2 OFF-STREET PARKING

1. Off-street parking shall not be permitted between a building front and the street.

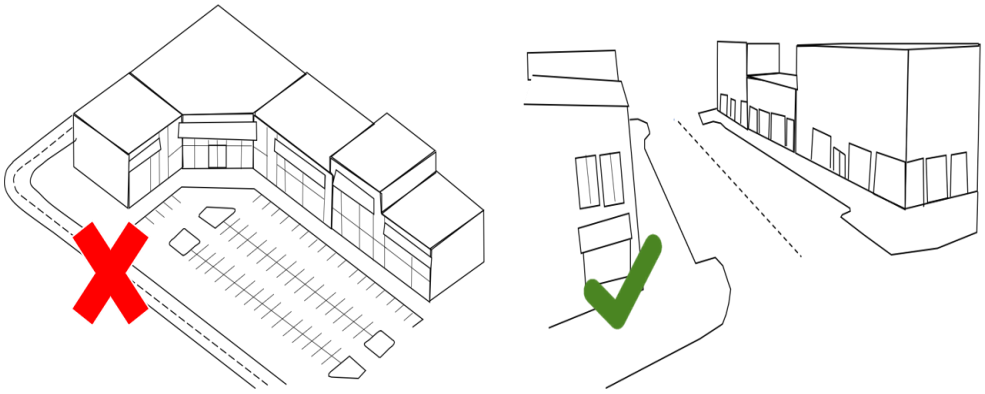


Figure 15: Illustration of prohibited off-street parking and permitted on-street parking

2. One full level of a multi-level parking structure at or below grade must be open for general public parking.

4.5.3 Minimum Parking Requirements

1. Refer to Subsection 14.04.003 City of Sherman Zoning Ordinance for parking regulations for minimum requirements.
2. Walk-up ATMs require no parking.

5 PARKS, TRAILS AND OPEN SPACE STANDARDS

Parks and Open Space Standards will demonstrate open space and park standards including types of amenities, trail connections, and the responsibility of management of parks and open space within the Planned Development.

The Open Space Guideline Plan is attached as Exhibit B and shall serve as the guiding document for the general locations and types of open spaces and trails that shall be provided in the Aspen Park PD. The exact location of each open space shall be determined at the time of the Detailed Site Plan.

5.1 OPEN SPACE

Open space is intended to retain the natural landscaping and may be enhanced to increase community enjoyment. The majority of the Open Space will remain a place of beauty and preservation to create a natural and scenic landscape.

5.2 STREETS AND SIDEWALKS

In order to improve walkability and to create a fine network of streets and sidewalks that accommodate bicyclists and pedestrians, providing a variety of routes for all users, streets and sidewalks shall follow the guidelines set forth below.

5.2.1 STREETS

All streets must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events.

5.2.1.1 Street Design

Street Design must be organized into blocks created by a connected grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited, except where needed to account for major natural features or to follow the Master Thoroughfare Plan of Sherman.

5.2.1.2 Block Size

The maximum block size is 5.75 acres.

5.2.1.3 Block Length

The maximum block length is 600', with a desired typical block length of 400'. The block length is the distance along a street face uninterrupted by an intersecting street, transit right-of-way, and/or public usable open space. Block lengths can be reduced to accommodate specific site conditions or design requirements.

5.2.2 SIDEWALKS

1. Sidewalks are required on both sides of all major and minor streets.
2. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed on or within a sidewalk, but a minimum clearance width equal to the minimum sidewalk width must be maintained.
3. All walkways are to be open to the public unless designated as private.
4. In addition to concrete, alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way.
5. Cement-stabilized sand base can be used for pedestrian walkways.

5.2.3 BIKE ROUTE

The current bike route on East Brockett Street shall continue to East Tuck Street. On-street bike routes shall be designated by signage. Where possible, bike routes should connect to existing or planned trails or sidewalks. Bike routes are encouraged.

5.2.4 CONNECTIVITY

Connections must be made to provide direct pedestrian and bicycle access from development to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries. Access drives/aisles/access easements should be extended to property boundaries in order to provide for connectivity with future development(s).

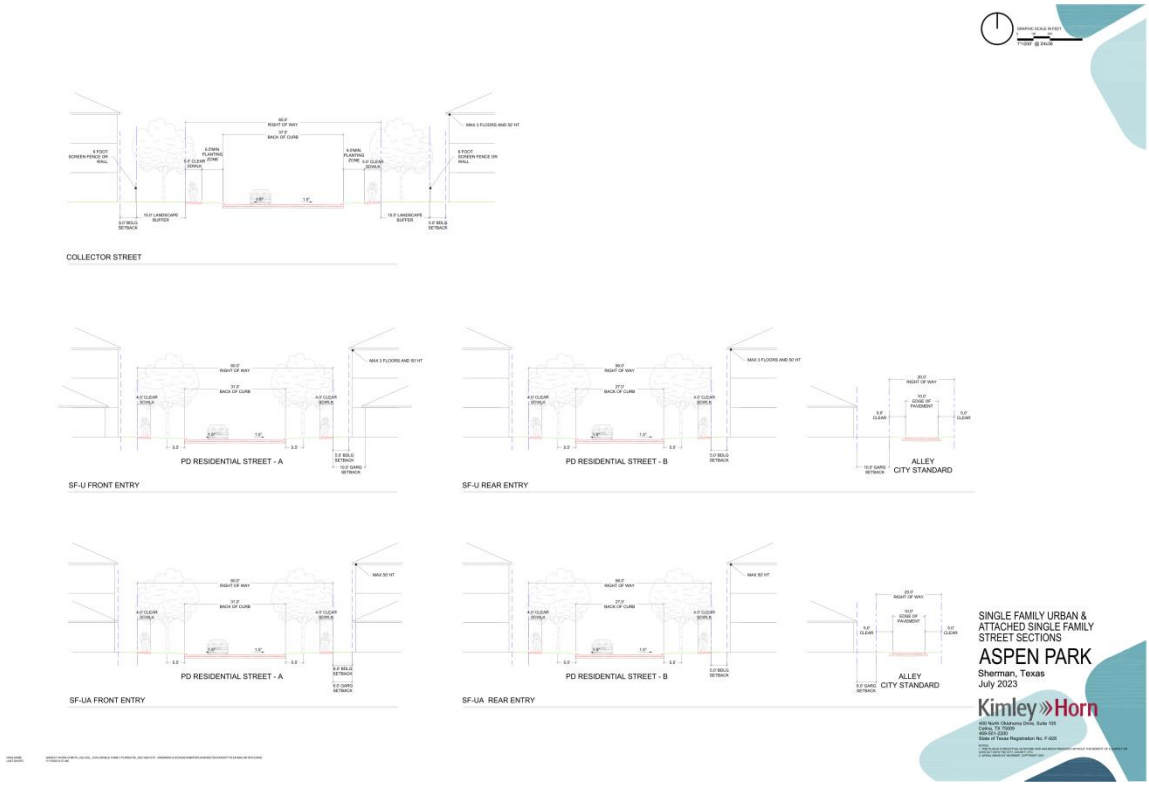


Figure 16: Illustration of Single Family Urban & Attached Single Family Street Sections

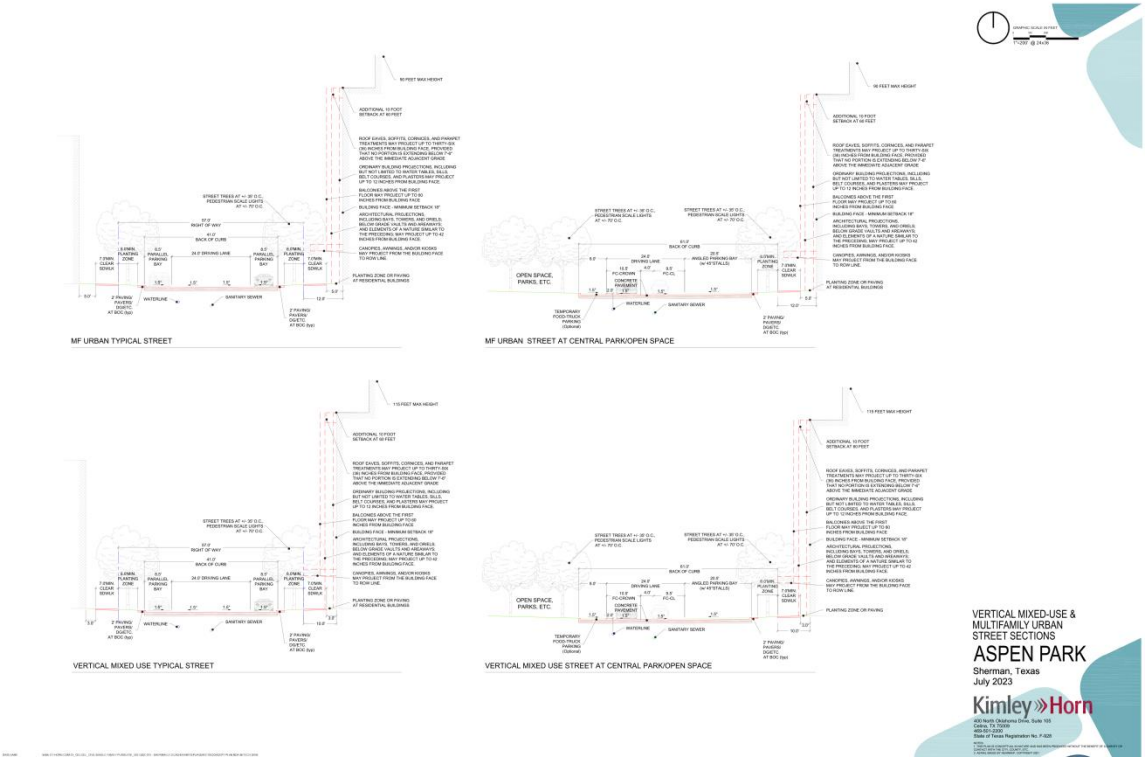


Figure 17: Illustration of Vertical Mixed-Use & Multifamily Urban Street Sections

6 CONCEPTUAL PLAN MAP

Development within Aspen Park PD shall follow the Conceptual Plan Map with accompanying standards and design guidelines set forth in this document. The Conceptual Plan includes a depiction of general district guidelines and general circulation patterns. The Conceptual Plan establishes the location and boundaries of the zoning districts established and general allocation of land uses. Buildings and the proposed road network will be identified as specific development plans come forward at the Detailed Site Plan stage. The Conceptual Plan is an overall framework to guide the development of the community.

The Conceptual Plan Map is attached and incorporated herein as "Exhibit A — Conceptual Plan" and shall serve as the overall land use plan for development. Included with Exhibit A is a table which summarizes the general land use acreage depicted on the Conceptual Plan.

7 TRANSPORTATION MASTER PLAN

This supporting transportation master plan defines the general location of vehicular transportation routes. The Transportation Master Plan is attached and incorporated herein as "Exhibit C — Transportation Master Plan." These roadways are planned to align with other existing adjacent roads per the current City of Sherman Thoroughfare Plan.

The exact locations of the access points to the development from public thoroughfares and the exact layout and design of collector and arterial streets within the development shall be determined at the time of platting, but shall generally follow the Transportation Master Plan.

8 OPEN SPACE GUIDELINE PLAN

The Open Space Guideline Plan depicts the general physical location of open spaces. These locations and alignments relate to future roadways and possible divisions of land use types. It is the desire that these locations will correspond to a well-planned and pedestrian connected community. The open spaces are formed in part due to the existing topography and surface watershed.

The Open Space Guideline Plan is attached and incorporated herein as "Exhibit B — Open Space Guideline Plan" and shall serve as the guiding document for the general location and types of open spaces that shall be provided in the Development. The exact location of each open space shall be determined at the time of platting but shall generally follow the layout identified in the Open Space Guideline Plan.

9 EXHIBITS

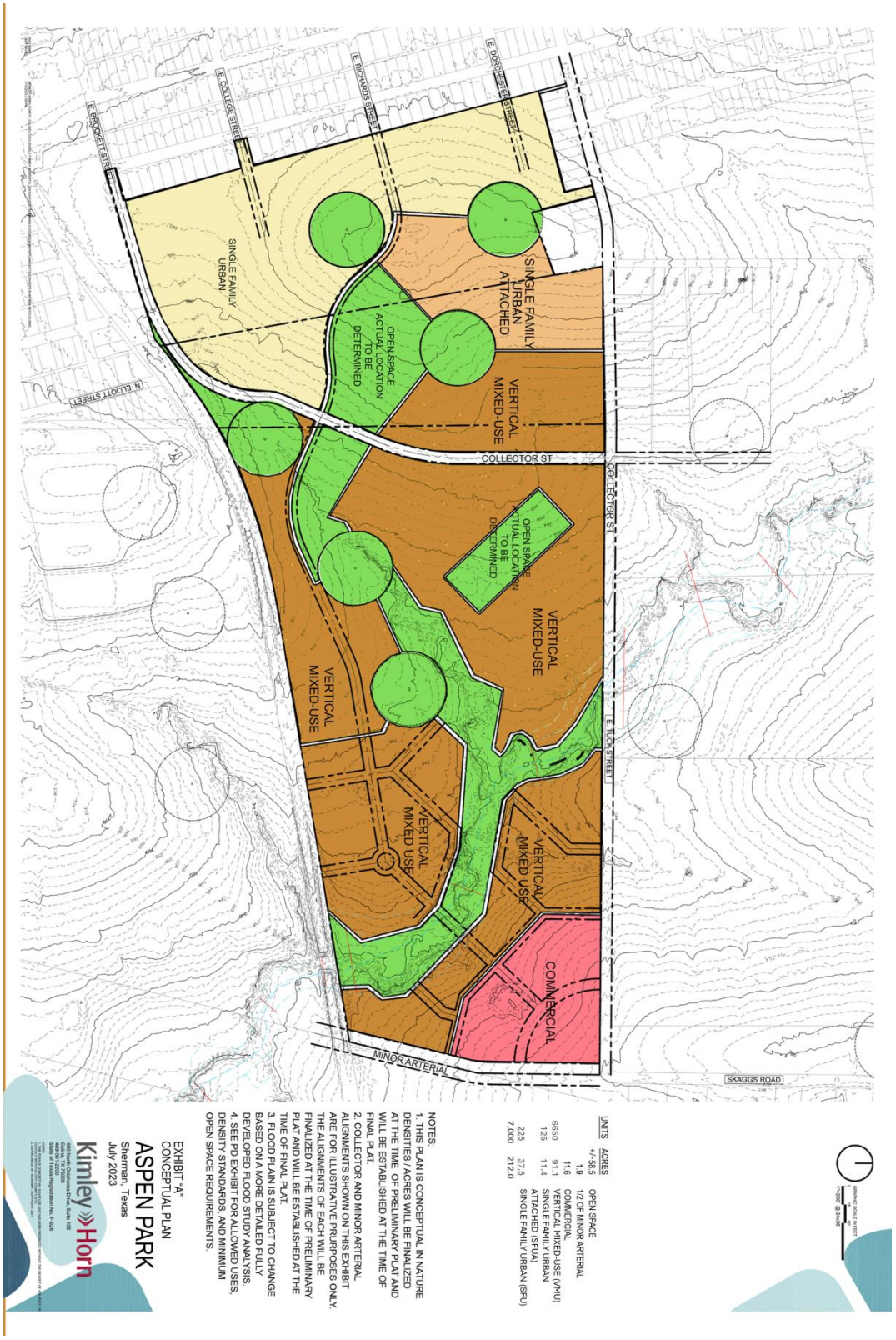
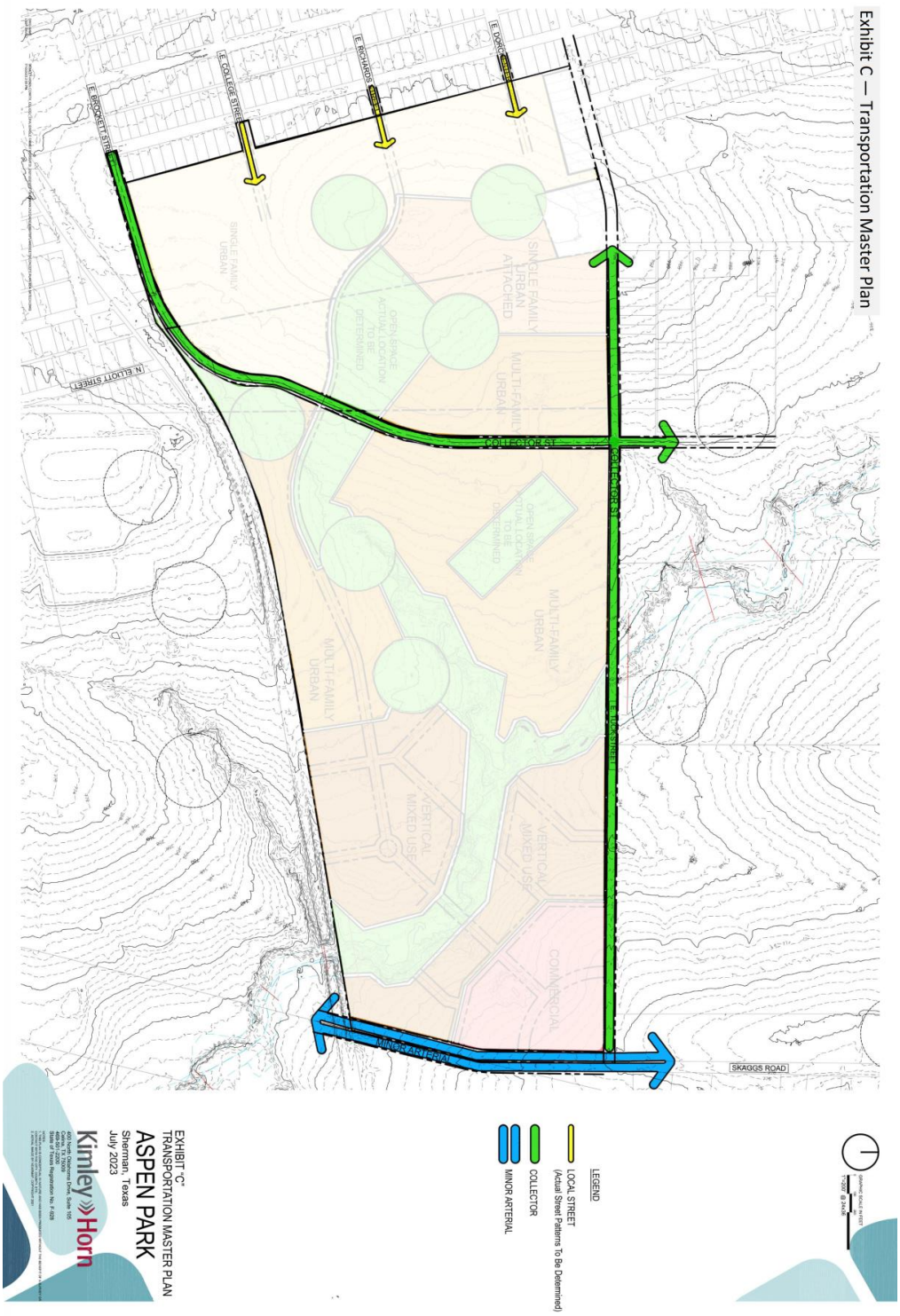

E. DORSETT STREET
E. RICHARDS STREET
E. COLLEGE STREET
E. BROCKETT STREET
N. ELLIOTT STREET
SINGLE FAMILY URBAN
SINGLE FAMILY URBAN ATTACHED
OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
VERTICAL MIXED-USE
COLLECTOR ST
COLLECTOR ST
OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
VERTICAL MIXED-USE
VERTICAL MIXED-USE
E. TUCK STREET
VERTICAL MIXED USE
VERTICAL MIXED USE
COMMERCIAL
MINOR ARTERIAL
SKAGGS ROAD
UNITS ACRES
+/-58.5 OPEN SPACE
1.9 1/2 OF MINOR ARTERIAL
11.6 COMMERCIAL
6650 91.1 VERTICAL MIXED-USE (VMU)
125 11.4 SINGLE FAMILY URBAN ATTACHED (SFUA)
225 37.5 SINGLE FAMILY URBAN (SFU)
7,000 212.0
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE DENSITIES / ACRES WILL BE FINALIZED AT THE TIME OF PRELIMINARY PLAT AND WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
2. COLLECTOR AND MINOR ARTERIAL ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PRURPOSES ONLY. THE ALIGNMENTS OF EACH WILL BE FINALIZED AT THE TIME OF PRELIMINARY PLAT AND WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
3. FLOOD PLAIN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
4. SEE PD EXHIBIT FOR ALLOWED USES, DENSITY STANDARDS, AND MINIMUM OPEN SPACE REQUIREMENTS.
EXHIBIT "A"
CONCEPTUAL PLAN
ASPEN PARK
Sherman, Texas
July 2023
Kimley»Horn


Exhibit B — Open Space Guideline Plan
E. BROCKETT STREET
E. COLLEGE STREET
E. RICHARDS STREET
E. DORCHESTER STREET
N. ELLIOTT STREET
ACTIVE OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
Exhibit A — Conceptual Plan
COLLECTOR ST
COLLECTOR ST
MULTIFAMILY OPEN SPACE
6' SIDEWALK CONNECTIONS
E. TUCK STREET
NATURAL OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
URBAN OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
MINOR ARTERIAL
SKAGGS ROAD
NOTES:
1. OPEN SPACES AND TRAIL LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AT THE TIME OF FINAL DESIGN AND PLATTING.
2 ALL RESIDENTIAL UNITS WILL BE WITHIN A 5 MINUTE WALK (1,250 LF) OF OPENS SPACE, TRAILS, OR PARK.
EXHIBIT "B"
OPEN SPACE GUIDELINE PLAN
ASPEN PARK
Sherman, Texas
July 2023
Kimley»Horn


Exhibit C — Transportation Master Plan
E. DORCHESTER
E. RICHARDS STREET
E. COLLEGE STREET
E. BROCKETT STREET
N. ELLIOTT STREET
COLLECTOR ST
COLLECTOR ST
E. LOCKSTREET
MINOR ARTERIAL
SKAGGS ROAD
SINGLE FAMILY URBAN
SINGLE FAMILY URBAN ATTACHED
MULTI-FAMILY URBAN
OPEN SPACE ACTUAL LOCATION TO BE DETERMINED
MULTI-FAMILY URBAN
VERTICAL MIXED USE
MULTI-FAMILY URBAN
VERTICAL MIXED USE
COMMERCIAL
LEGEND
LOCAL STREET
(Actual Street Patterns To Be Determined)
COLLECTOR
MINOR ARTERIAL
GRAPHIC SCALE IN FEET
1" = 200' @ 11x17
EXHIBIT 'C'
TRANSPORTATION MASTER PLAN
ASPEN PARK
Sherman, Texas
July 2023
Kimley»Horn

AREA CALCULATIONS

Percentage	Units	Acres	
28%		58.5	Open Space
1%		1.9	1/2 Minor Arterial
5%		11.6	Commercial
Detached	225	37.5	SF Lots
Attached	125	11.4	
VMU	6,650	36.5	MIXED-USE
	7,000	157.4	Total Acres

Single Family Urban						
225	units		4,000 sf lots	40'x90'		
@	6	u/ac				
			37.5	acres		

Single Family Urban Attached						
125	units		1,200 sf lots	20'x60'		
@	11	u/ac				
			11.4	acres		

Vertical Mixed Use						
6,650	units		300	per phase	22	phases
@	65-85	u/ac				
			91.1	acres		

Memo to: City of Sherman September 14, 2023

C/O: Rob Rae, AICP, Director of Development Services

Re: Aspen Park Planned Development (PD) Review

Rob,

Per the requested review of the submitted Aspen Park PD, Halff has completed two reviews of the proposal and provided a summary of concurrence in this memo with a few remaining comments to address in the PD document. Halff's review included a discussion with the applicant and technical team, as well as coordination and discussion with Sherman staff along the way.

Halff's task during this process was to review the proposed PD amendment to ensure that the final document is consistent with the City's PD ordinance. The ordinance intent is clear in its purpose statement - *"A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance."* The applicant team at Aspen Park is aware of the PD ordinance and the zoning ordinance updates adopted in December 2022 and, after some discussion and meetings, has revised the PD to better fit the base zoning districts and simplify the PD for better implementation.

The Aspen Park PD includes multiple land uses and residential densities, including several lot variations of single-family detached and attached, plus multi-family and vertical mixed-use. This PD proposes that the development standards are mostly Sherman base zoning districts while allowing flexibility for a mix of residential product types throughout the concept plan. The PD identifies land uses allowed, elements of design, site characteristics and compatibility necessary for this type of development plan.

A street network has been designed to extend existing streets and connect to future streets. When development in this PD is achieved, particularly some of the higher-density areas, there will be impacts to the existing development nearby until connections are made to future streets. A development agreement for the site will address infrastructure provisions to ensure infrastructure adequacy for this development.

The applicants have met with Halff and the City of Sherman staff to talk about the technical aspects of the document and some improvements that are necessary along the way. There are outstanding comments and continuing conversations between staff and the applicant. Halff comments are listed on the following page, which the applicant has received and is considering (some of which are being updated now).

While there are still some comments to be addressed and some hesitation regarding the PD until they are address, Halff finds that the proposed PD will be consistent and supportive of the City of Sherman PD ordinance elements if the comments are addressed.

Reviewed by: Jordan Maddox, AICP, Director of Planning, Halff Associates, Inc.



Remaining Comments from Halff 9/7/23:

General – The table of contents is out of date considering the reduction of sections/pages in this version of the PD.

General – I would still like to see the section regarding Parks, trails and open space (former Section 5) in this PD because those provisions are now not clear as to what the City's expectations should be.

General – I don't have any exhibits in this August 11th version. The PD should have exhibits

Page 3 Chart 1 – A Rear setback of 5' on a front-loaded garage means that the primary structure of the home can be 5' from the rear property line. That means backyards are 5' and homes could be separated in a backyard by only 10'. I don't think that is the intent but could be the outcome. Please provide more clarity here. I would recommend the rear setback no less than 10'.

Page 3 Chart 1 – I recommend that any lot smaller than 40' wide be required to be a rear-loaded lot. It is simply too small to be front-loaded and the character of the neighborhood will be diminished if everyone's front yard is a driveway. Staff does not recommend any lots less than 40'. Concerned that P&Z and Council may not be supportive of a lot less than 40'.

Page 3 Chart 1 - I also recommend a minimum green space frontage for a front yard of 60%. That way a 40' lot would allow for a 16' driveway and 24' yard. Driveway could be single-loaded and smaller than 16' but no greater than.

Page 3 Chart 1 – I do not recommend the 2 (e) provision that removes the front yard tree requirement. Trees are essential to neighborhood character, shade, water conservation, and property value retention. If no front yard trees are required then it is recommended that the street section in front of the lots be wide enough to accommodate street trees.

Page 3 Chart 1 – I recommend some clarity on the side setbacks. If a zero-lot line is desired, specify Zero Lot Line 0'/10' with an additional row in the table. 15' minimum corner lot setback regardless of traditional or zero lot line.

Page 3 Chart 1 – If 2(f) please clarify the open space "usable" terminology. See prior general comment on a new lack of detail for parks, open space and trails

Page 4 Chart 2 – Same comment on 2(e) regarding no trees in front of these residences. I do not recommend this. Unless there is a provision for street trees in the ROW.

Page 4 Chart 2 – Same comment on 2(f) regarding usable open space requirements.

Page 5 – 2.2.3.3 – I recommend striking the 15% cap on retail use of the building. This is a C-1 district which means it anticipates retail. Retail is already limited to the first floor; further limitations could make it challenging to get viable retail businesses into these buildings. Would remove entirely.

Page 5 – 2.2.3.3 – Same comment for the office limitation. If a corporate user wanted to locate here and do a 4-5 story office building, that should be desired. Employment in a vertical mixed-use setting is great for walkability and retail viability. This restriction should be removed.

Page 5 – 2.2.3.3 – Clarify that these additional uses still require the SUP process and approval. With the words "are permitted" it may be confusing to people. "(SUP)" is parenthesis should be explained further so that everyone understands in the future that these types of businesses have a process to go through.

Page 6 – 2.3.1.1 – Is "Dwelling, Vertical Mixed-Use" defined somewhere as a use?

Page 7 – 3.1 (1) – Does "pedestrian walkways" equate to a public sidewalk?

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

Rozann Marquis
P.O. Box 866783
Plano, TX 75086

Dear Applicants,

The request of a Public Hearing and Zone Change for a PD (Planned Development) of Aspen Park located in the 1900-2600 Blocks East Tuck Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

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

Engineering

1. Platting of the property is required for each phase. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
2. Improvements to Tuck Street to create a minimum of 24' asphalt road may be required. *Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. Right of Way Dedication for Collectors and Minor Arterials affecting the property will be required upon development 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)*

5. 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)*
6. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
8. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *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 and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2700-3400 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-004443)TABLED FROM AUGUST 22, 2023

The request of Bob Tesch Investments, LLC (Owner) and Pape-Dawson Engineers (Surveyor) concerning the property located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway), consisting of 10.771 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned M-1 (Light Manufacturing) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from M-1 (Light Manufacturing) District/F.M. 1417 Overlay District to C-1 (Retail Business) District/F.M. 1417 Overlay District.
B. Site Plan approval for Retail Development.

Background:

The property is located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway) near the intersection of Steeple Chase Drive and South FM 1417 (Heritage Parkway). The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District/F.M. 1417 Overlay District to C-1 (Retail Business) District/F.M. 1417 Overlay District and Site Plan approval for Retail Development.

Adjacent Zoning:

M-1 (Light Manufacturing) District
R-6 (Single Family Residential) District
MF-30 (Multi-Family Residential) District
C-1 (Retail Business) District

Origination:

Bob Tesch Investments, LLC (Owner)
Pape-Dawson Engineers (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a “complete neighborhood” setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

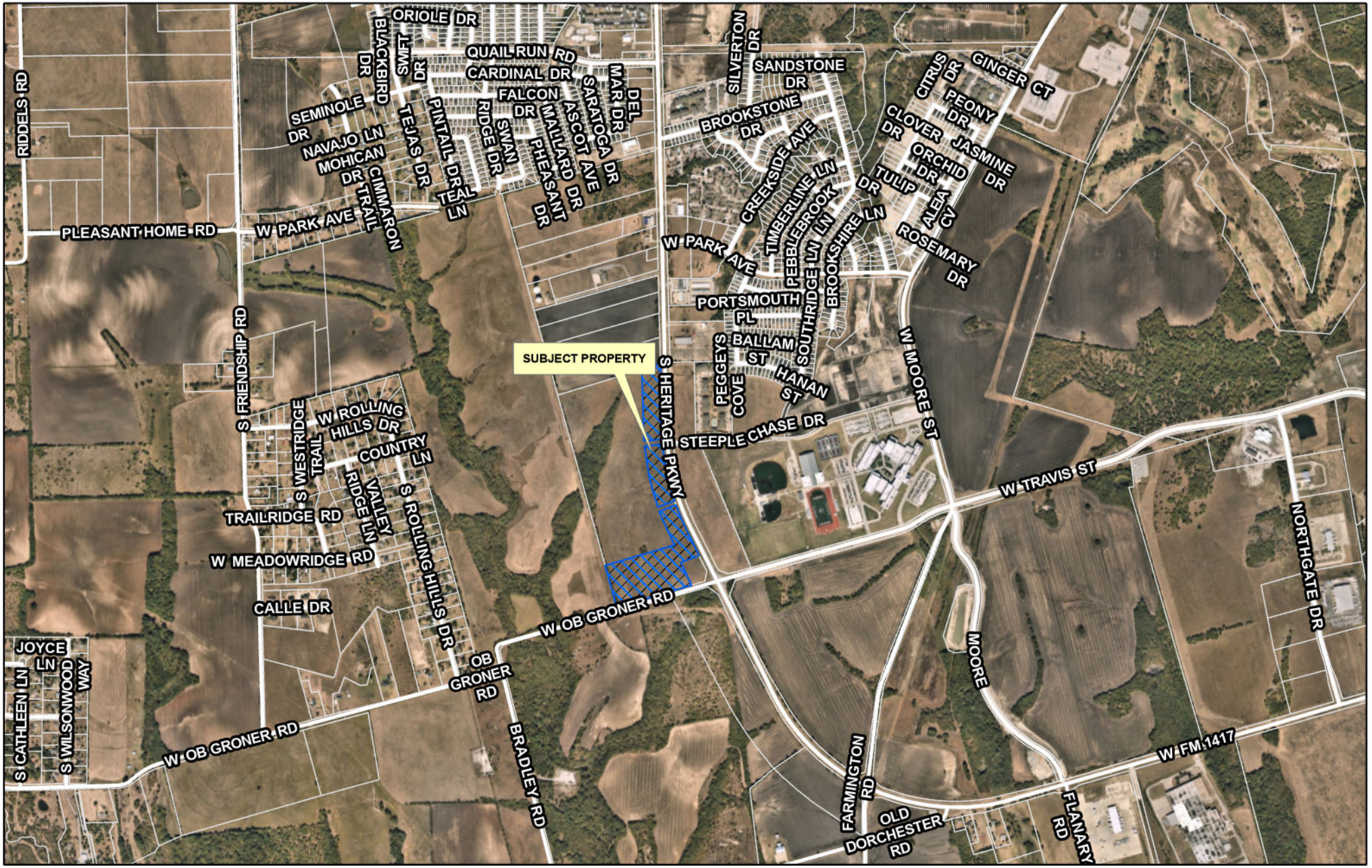
Number of notices mailed:
9

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Future Land Use Map
Narrative
Zoning Sign Photo
Survey
Site Plan
Elevations
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

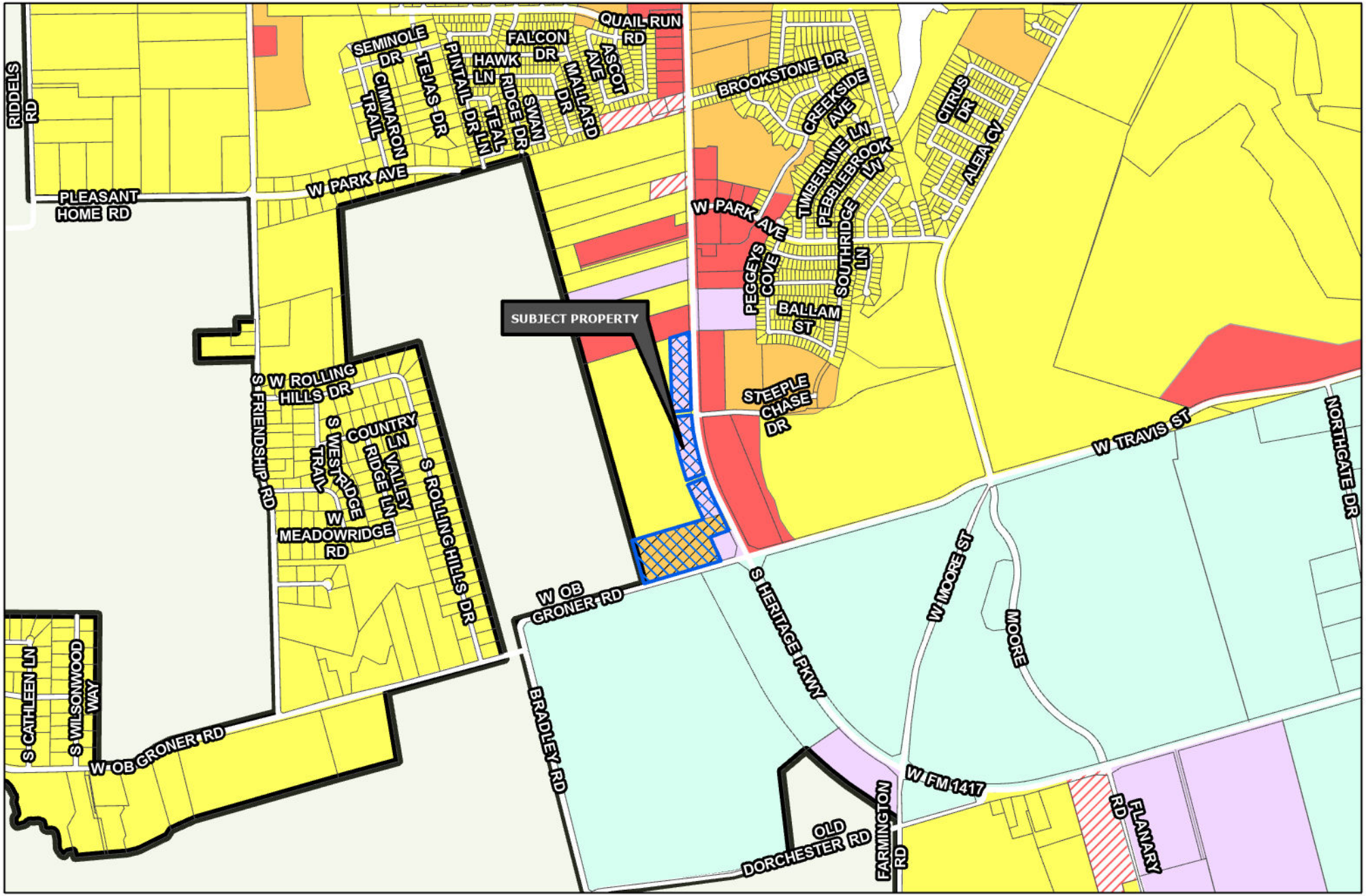
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2700-3400 BLKS S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 8/11/2023 2:04 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

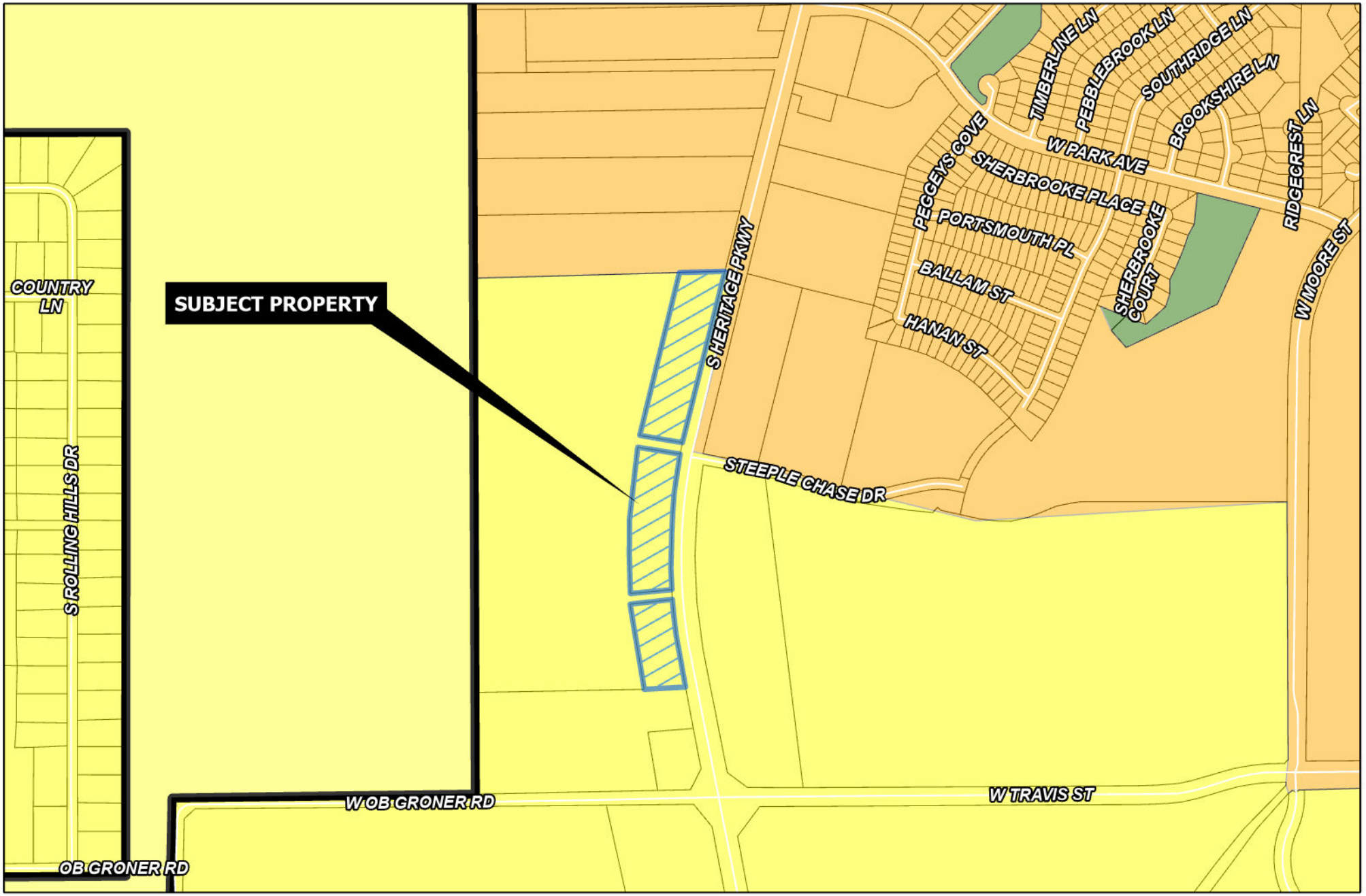
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2700-3400 BLKS S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 8/11/2023 2:13 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning&Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2700-3400 S FM 1417

N W E S

Date: 8/31/2023 1:43 PM

Narrative

Accompanying zoning application for the proposed

Sherman Height Center

The 10.7 acre Sherman Heights Center site is located on the west side of Heritage Parkway (FM 1417) just north of the intersection of O.B. Groner Street and FM 1417 immediately across the street from the new Sherman High School. The Center is intended to provide retail space suitable for various businesses whose purpose is to provide most of the convenience goods and furnish certain personal services to satisfy daily needs of the adjacent residential neighborhood.

The site is located on the commercial reserve portion of the planned Sherman Heights community, which includes 175 planned single family and 276 multi-family homes totaling 471 residences within walking distance of the center. The preliminary concept plan of Sherman Heights Center includes multiple buildings, approximately as shown on the accompanying exhibit. The plan provides for minimum parking requirements to be met or exceeded, and all other applicable city ordinances will be met or exceeded.

Convenience and safety were given high priority in the site design considerations and in planning for all ingress, egress points to and from the site. All TxDOT requirements will be met and prior to construction, all requirements for issuance of applicable building permits will be met.

Sherman

CLASSIC TOWN. BROAD HORIZON.

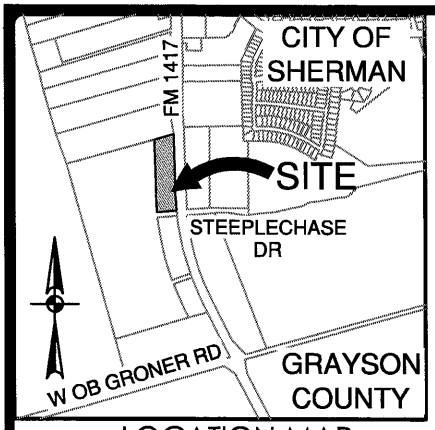
NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-004443

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

09/08/2023 at 5:23 p.m.

EXHIBIT "A"

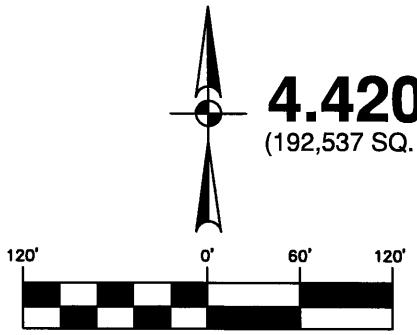


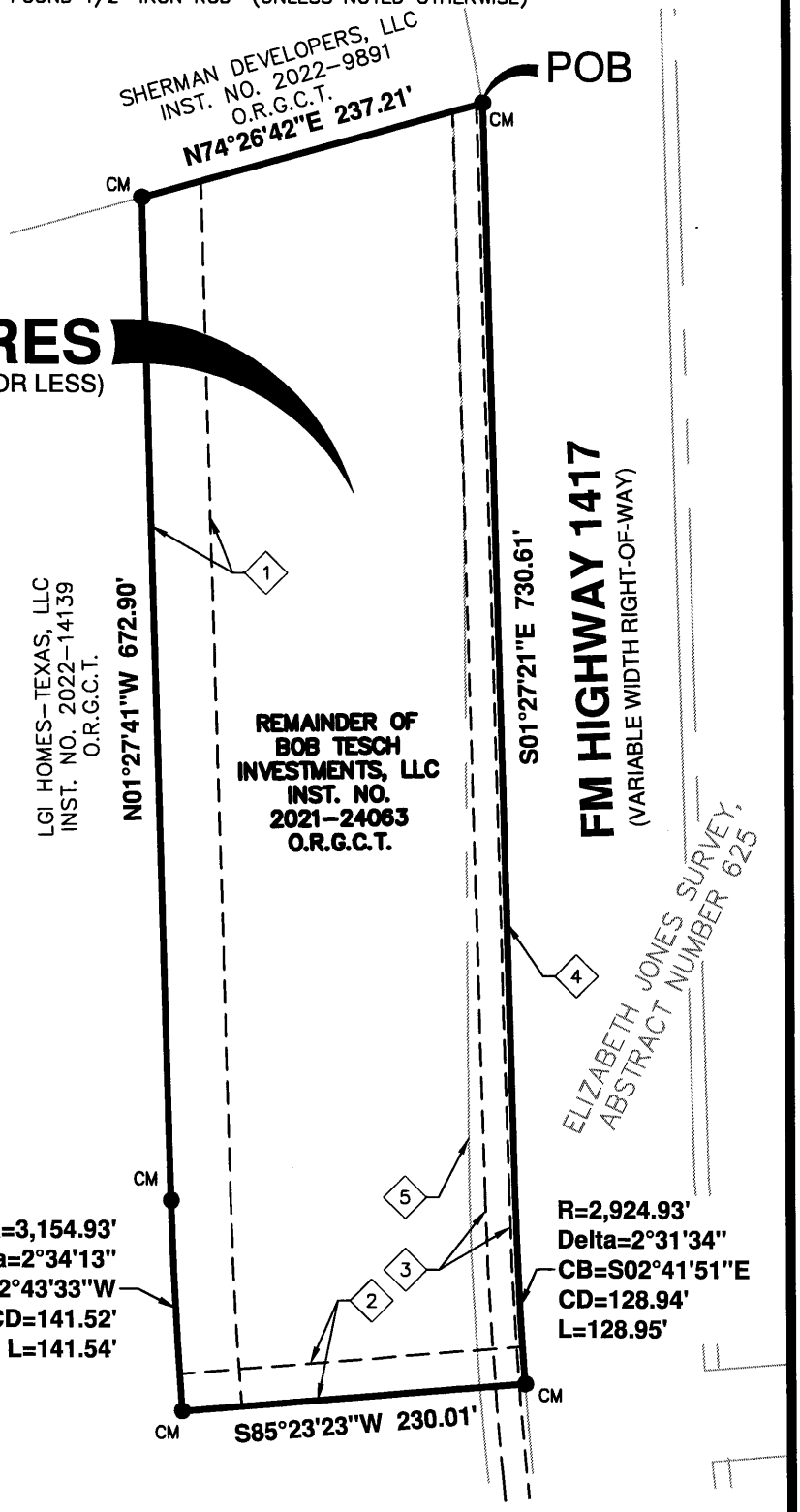
LOCATION MAP

NOT-TO-SCALE

LEGEND:

O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
POB	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT
●	FOUND 1/2" IRON ROD" (UNLESS NOTED OTHERWISE)





1. 40' CONSTRUCTION EASEMENT FOR DRAINAGE INST. NO. 2022-14142, O.R.G.C.T.
2. 25' CONSTRUCTION EASEMENT FOR ROADWAY INST. NO. 2022-14142, O.R.G.C.T.
3. CITY OF SHERMAN 20' WATER LINE EASEMENT VOL. 1399, PG. 392, O.R.G.C.T.
4. APPROXIMATE CENTERLINE TP&L EASEMENT (NO WIDTH GIVEN) VOL. 1035, PG. 319 AND VOL. 1035, PG. 322 D.R.G.C.T.
5. PROPOSED HIGHWAY FM 1417 RIGHT-OF-WAY PARCEL NUMBER 4 RCSJ: 2455-01-042 CCSJ: 2455-01-036

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 70352-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NA2011), EPOCH 2010.00.

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

JULY 2023

REFERENCE: 70352-01

Date: Jul 20, 2023, 11:11am User ID: ypruge
File: M:\survey\CIVIL\70352\01\CADD\Boundary\ZONING EXHIBITS\(S)70352-01-Z-EX 4.420 ACRES.dwg

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER TRACT OF LAND CONVEYED TO BOB TESCH INVESTMENTS, LLC, ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2021-24063, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS (O.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SHERMAN DEVELOPERS, LLC, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2022-9891, (O.R.G.C.T.), ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1417 (VARIABLE WIDTH R.O.W.);

THENCE: S 01°27'21" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417, A DISTANCE OF 730.61 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,924.93 FEET, A CENTRAL ANGLE OF 02°31'34", A CHORD BEARING AND DISTANCE OF S 02°41'51" E, 128.94 FEET;

THENCE: ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417 AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 128.95 FEET, TO A FOUND 1/2-INCH IRON ROD, FOR AN EXTERIOR ELL CORNER OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2022-14139, (O.R.G.C.T.);

THENCE: S 85°23'23" W, A DISTANCE OF 230.01 FEET TO A FOUND 1/2-INCH IRON ROD, FOR AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,154.93 FEET, A CENTRAL ANGLE OF 02°34'13", A CHORD BEARING AND DISTANCE OF N 02°43'33" W, 141.52 FEET;

THENCE: ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 141.54 FEET, TO A FOUND 1/2-INCH IRON ROD, ON AN EASTERLY LINE OF SAID LGI HOMES-TEXAS, LLC TRACT;

THENCE: N 01°27'41" W, A DISTANCE OF 672.90 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE NORTHEAST CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT, ALSO BEING ON THE SOUTH LINE OF SAID SHERMAN DEVELOPERS, LLC TRACT;

THENCE: N 74°26'42" E, ALONG THE SOUTH LINE OF SAID SHERMAN DEVELOPERS, LLC TRACT, A DISTANCE OF 237.21 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.420 ACRES OR 192,537 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER **70352-01** BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

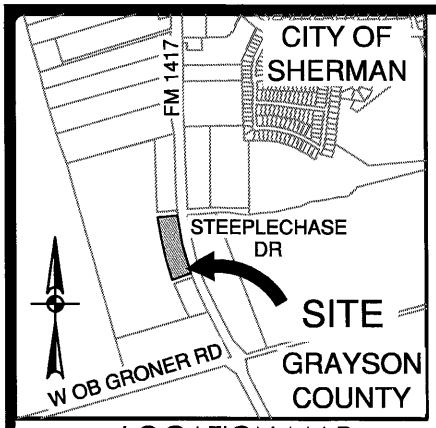
FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.



Mark L. Beshear

MARK L. BESHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6824
FIRM REGISTRATION NO. 10194390
PAPE DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. 214-420-8494
EMAIL: MBESHEAR@PAPE-DAWSON.COM
CERTIFICATION DATE: JULY 20, 2021

EXHIBIT "A"



LOCATION MAP

NOT-TO-SCALE

LEGEND:

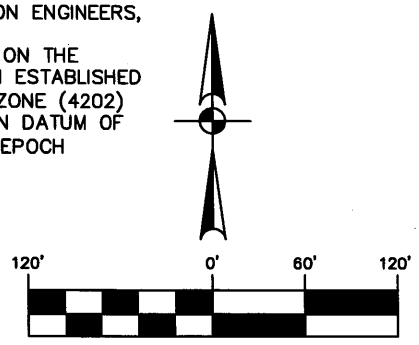
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
POB	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT
●	FOUND 1/2" IRON ROD" (UNLESS NOTED OTHERWISE)

4.039 ACRES
(175,950 SQ. FT. MORE OR LESS)

1. 40' CONSTRUCTION EASEMENT FOR DRAINAGE INST. NO. 2022-14142, O.R.G.C.T.
2. 25' CONSTRUCTION EASEMENT FOR ROADWAY INST. NO. 2022-14142, O.R.G.C.T.
3. CITY OF SHERMAN 20' WATER LINE EASEMENT VOL. 1399, PG. 392, O.R.G.C.T.
4. APPROXIMATE CENTERLINE TP&L EASEMENT VOL. 1035, PG. 319 AND VOL. 1035, PG. 322 (NO WIDTH GIVEN) D.R.G.C.T.
5. PROPOSED HIGHWAY FM 1417 RIGHT-OF-WAY PARCEL NUMBER 4 RCSJ: 2455-01-042 CCSJ: 2455-01-036

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 70352-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NA2011), EPOCH 2010.00.



SCALE: 1"= 120'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

JULY 2023

REFERENCE: 70352-01

Date: Jul 20, 2023, 11:10am User ID: yruge
File: W:\survey\CIVIL\70352\01\CADD\Boundary\ZONING EXHIBITS\(S)70352-01-Z-EX 4.039 ACRES.dwg

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER TRACT OF LAND CONVEYED TO BOB TESCH INVESTMENTS, LLC, ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2021-24063, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS (O.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD, ON THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1417 (VARIABLE WIDTH R.O.W.), AND BEING AN EXTERIOR ELL CORNER OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2022-14139, (O.R.G.C.T.);

THENCE: S 69°59'27" W, A DISTANCE OF 230.01 FEET TO A FOUND 1/2-INCH IRON ROD, FOR AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,154.93 FEET, A CENTRAL ANGLE OF 14°27'16", A CHORD BEARING AND DISTANCE OF N 12°19'40" W, 793.81 FEET;

THENCE: ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 795.92 FEET, TO A FOUND 1/2-INCH IRON ROD, FOR AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT;

THENCE: N 85°23'23" E, A DISTANCE OF 230.00 FEET TO A FOUND 1/2-INCH IRON ROD, FOR AN EXTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,924.93 FEET, A CENTRAL ANGLE OF 14°22'49", A CHORD BEARING AND DISTANCE OF S 12°19'47" E, 732.18 FEET;

THENCE: ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417, AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 734.11 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.039 ACRES OR 175,950 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER **70352-01** BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

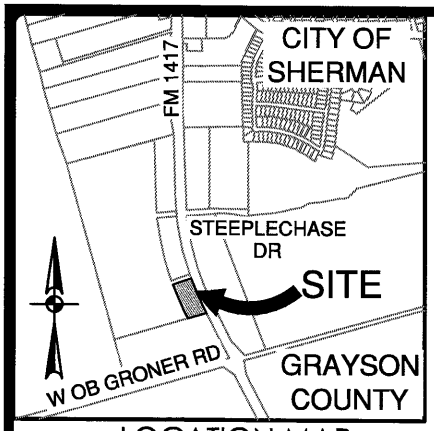
FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.



Mark L. Beshear

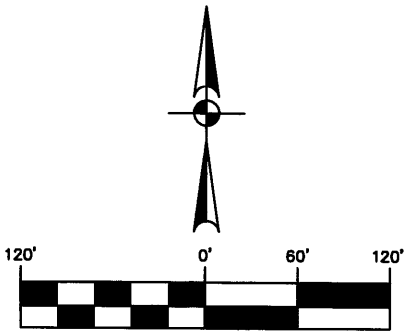
MARK L. BESHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6824
FIRM REGISTRATION NO. 10194390
PAPE DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. 214-420-8494
EMAIL: MBESHEAR@PAPE-DAWSON.COM
CERTIFICATION DATE: JULY 20, 2021

EXHIBIT "A"



LOCATION MAP

NOT-TO-SCALE

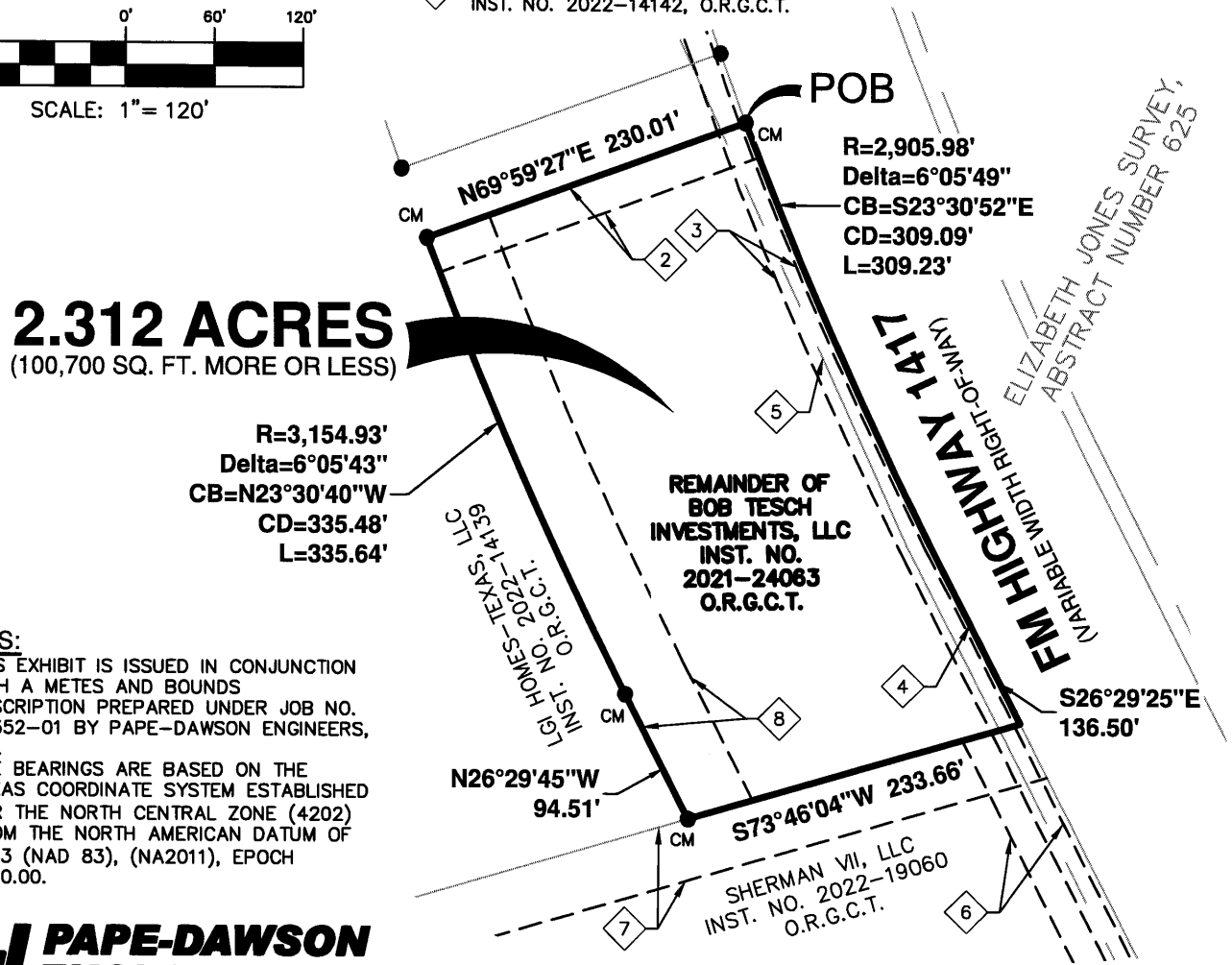


SCALE: 1"= 120'

LEGEND:

O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
POB	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT
●	FOUND 1/2" IRON ROD" (UNLESS NOTED OTHERWISE)

1. 40' CONSTRUCTION EASEMENT FOR DRAINAGE, INST. NO. 2022-14142, O.R.G.C.T.
2. 25' CONSTRUCTION EASEMENT FOR ROADWAY, INST. NO. 2022-14142, O.R.G.C.T.
3. CITY OF SHERMAN 20' WATER LINE EASEMENT, VOL. 1399, PG. 392, O.R.G.C.T.
4. APPROXIMATE CENTERLINE TP&L EASEMENT (NO WIDTH GIVEN) VOL. 1035, PG. 319 AND VOL. 1035, PG. 322 D.R.G.C.T.
5. PROPOSED HIGHWAY FM 1417 RIGHT-OF-WAY PARCEL NUMBER 4 RCSJ: 2455-01-042 CCSJ: 2455-01-036
6. 40' CONSTRUCTION EASEMENT FOR SANITARY SEWER INST. NO. 2022-14141, O.R.G.C.T.
7. 40' CONSTRUCTION EASEMENT FOR DRAINAGE, INST. NO. 2022-14141, O.R.G.C.T.
8. 45' CONSTRUCTION EASEMENT FOR SANITARY SEWER AND DRAINAGE INST. NO. 2022-14142, O.R.G.C.T.



NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 70352-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NA2011), EPOCH 2010.00.

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

JULY 2023

REFERENCE: 70352-01

Date: Jul 20, 2023, 11:09am User ID: ypuga
File: W:\survey\CIVIL\70352\01\CADD\Boundary\ZONING EXHIBITS\(S)70352-01-2-EX 2.312 ACRES.dwg

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER TRACT OF LAND CONVEYED TO BOB TESCH INVESTMENTS, LLC, ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2021-24063, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS (O.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD, FOR AN EXTERIOR ELL CORNER OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2022-14139, (O.R.G.C.T.), AND BEING ON THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1417 (VARIABLE WIDTH R.O.W.), ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,905.98 FEET, A CENTRAL ANGLE OF 06°05'49", A CHORD BEARING AND DISTANCE OF S 23°30'52" E, 309.09 FEET;

THENCE: ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417, AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 309.23 FEET;

THENCE: S 26°29'25" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY 1417, A DISTANCE OF 136.50 FEET, TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SHERMAN VII, LLC, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2022-19060, (O.R.G.C.T.);

THENCE: S 73°46'04" W, ALONG THE NORTH LINE OF SAID SHERMAN VII, LLC TRACT, A DISTANCE OF 233.66 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT;

THENCE: N 26°29'45" W, ALONG THE EASTERLY LINE OF SAID LGI HOMES-TEXAS, LLC TRACT, A DISTANCE OF 94.51 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,154.93 FEET, A CENTRAL ANGLE OF 06°05'43", A CHORD BEARING AND DISTANCE OF N 23°30'40" W, 335.48 FEET;

THENCE: ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 335.64 FEET TO A FOUND 1/2-INCH IRON ROD, FOR AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS, LLC TRACT;

THENCE: N 69°59'27" E, A DISTANCE OF 230.01 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.312 ACRES OR 100,700 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER **70352-01** BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

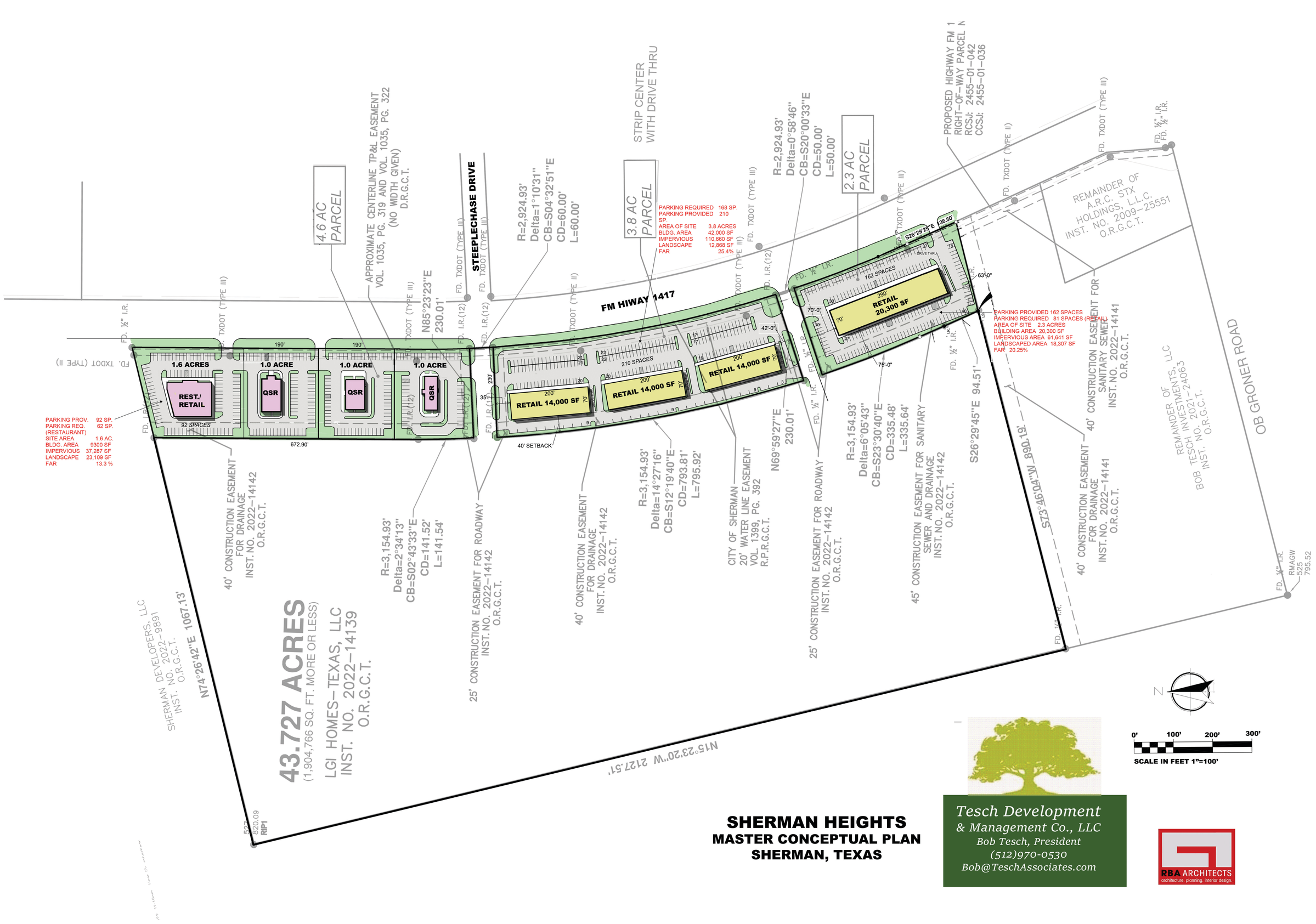
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.



Mark L. Beshear

MARK L. BESHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6824
FIRM REGISTRATION NO. 10194390
PAPE DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. 214-420-8494
EMAIL: MBESHEAR@PAPE-DAWSON.COM
CERTIFICATION DATE: JULY 20, 2021



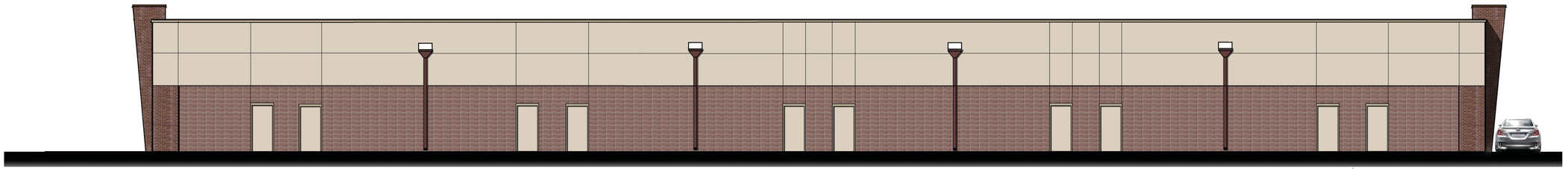
SHERMAN HEIGHTS
MASTER CONCEPTUAL PLAN
SHERMAN, TEXAS

Tesch Development
& Management Co., LLC
Bob Tesch, President
(512)970-0530
Bob@TeschAssociates.com

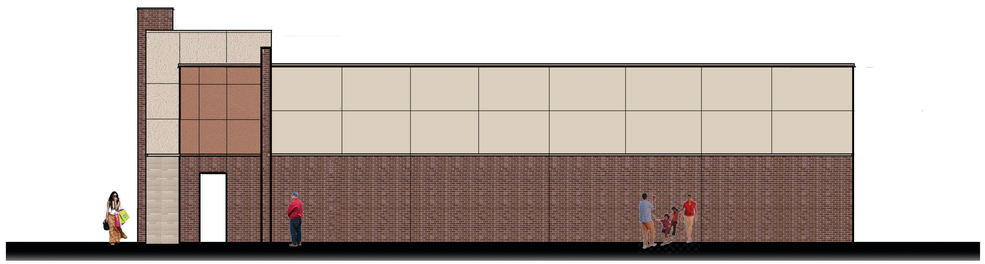
RBA ARCHITECTS
architecture. planning. interior design.



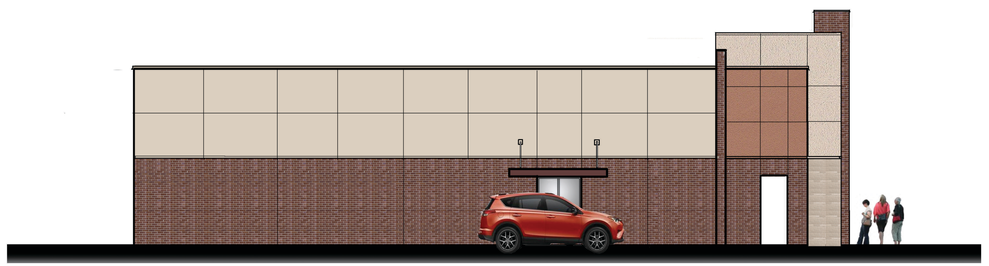
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

CONCEPTUAL ELEVATIONS
SHERMAN HEIGHTS RETAIL

Tesch Development
& Management Co., LLC
Bob Tesch, President
(512)970-0530
Bob@TeschAssociates.com

RBA ARCHITECTS
architecture. planning. interior design.
14918 HERTZ QUAIL SPRINGS PARKWAY
OKLAHOMA CITY, OK 73134
V. 405.843.0522 F. 405.843.0523

REGISTERED ARCHITECT
ROBERT B. ROMAN
70166
STATE OF TEXAS
07/27/2023

PROJECT
SHERMAN HEIGHTS
PROTOTYPE ELEVATION
SHERMAN, TEXAS

DRAWING ISSUE

DESCRIPTION	DATE
PRELIMINARY	
PERMIT SET	
BID SET	
REVISED DESIGN -REISSUED	
CONSTRUCTION SET	
REVISION	

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

© NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT WRITTEN CONSENT OF RICHARD B. BROWN ASSOC.
THE DRAWINGS AND OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IS APPEARS IN ON THE TITLE SHEET. COPYRIGHT

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

BTI Capital, LLC
2001 Auburn Hills Pkwy #704
McKinney, TX 75071

Dear Applicants,

The request of a Public Hearing and Zone Change from M-1 (Light Manufacturing) District/F.M. 1417 Overlay District to C-1 (Retail Business) District/F.M. 1417 Overlay District and a Conceptual Site Plan approval for Retail Development located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. This is a Conceptual Site Plan. Detailed Site Plans for Commercial and Multifamily developments will require Planning and Zoning approval before building permits will be issued. Please see Site Plan requirements: https://ecode360.com/41402548
7. The approval of this Conceptual Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
9. Submitted Site Plans must meet
10. Provide Landscape tabulation on Site Plan for parking over 25 spaces. https://ecode360.com/41399509
    a. All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as

island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.

11. Dumpster enclosure shall be constructed of masonry or similar durable material and shall have a 10' wide clearance with a 50' clearance in front of the dumpster.

Engineering

1. Platting of the properties are required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
2. Dedication of Right of Way along FM 1417 will be required upon platting of properties. Coordinate with Engineering Department for Right of Way Dedication Exhibit of parent property. *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. Proposed parking may be within new TxDOT ROW after ROW acquisition. Relocation of parking may be required upon verification of required ROW.
4. Drive approaches to FM 1417 do not meet TxDOT standards.
5. 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*
6. Dedication of a 24' Mutual Access Easement across proposed Lots will be required upon platting of subject properties. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12*
7. Internal water and wastewater lines will be privately owned and maintained.
8. Wastewater main must be extended in accordance with City criteria to serve proposed Lots. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

Fire Services

Buildings NOT equipped throughout with an approved automatic sprinkler system.

12. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
13. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
14. 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)

Buildings equipped throughout with an approved automatic sprinkler system.

15. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
16. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
17. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

18. 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2305 AND 2615 GRAYSTONE ROAD (Project No. 23-005140)

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

Planning and Zoning Commission

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

Background:

The property is located at 2305 and 2615 Graystone Road between North Frisco Road and Heatherwood Lane. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District and R-A (Residential Agricultural) District to R-4 (Single Family Residential) District to ensure entitlement from the Specific Use Permit that was granted to allow 40' lots.

The following has been approved for this location:

- July 19, 2022 - Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District
- July 19, 2022 - Zone Change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-6 (Single-Family Residential) District
MF-30 (Multi-Family Residential) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Evergreen Parks Land Holdings (Owner)
Terrin Bertholf (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

15

Objections Received:

1

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Opposition Letter
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

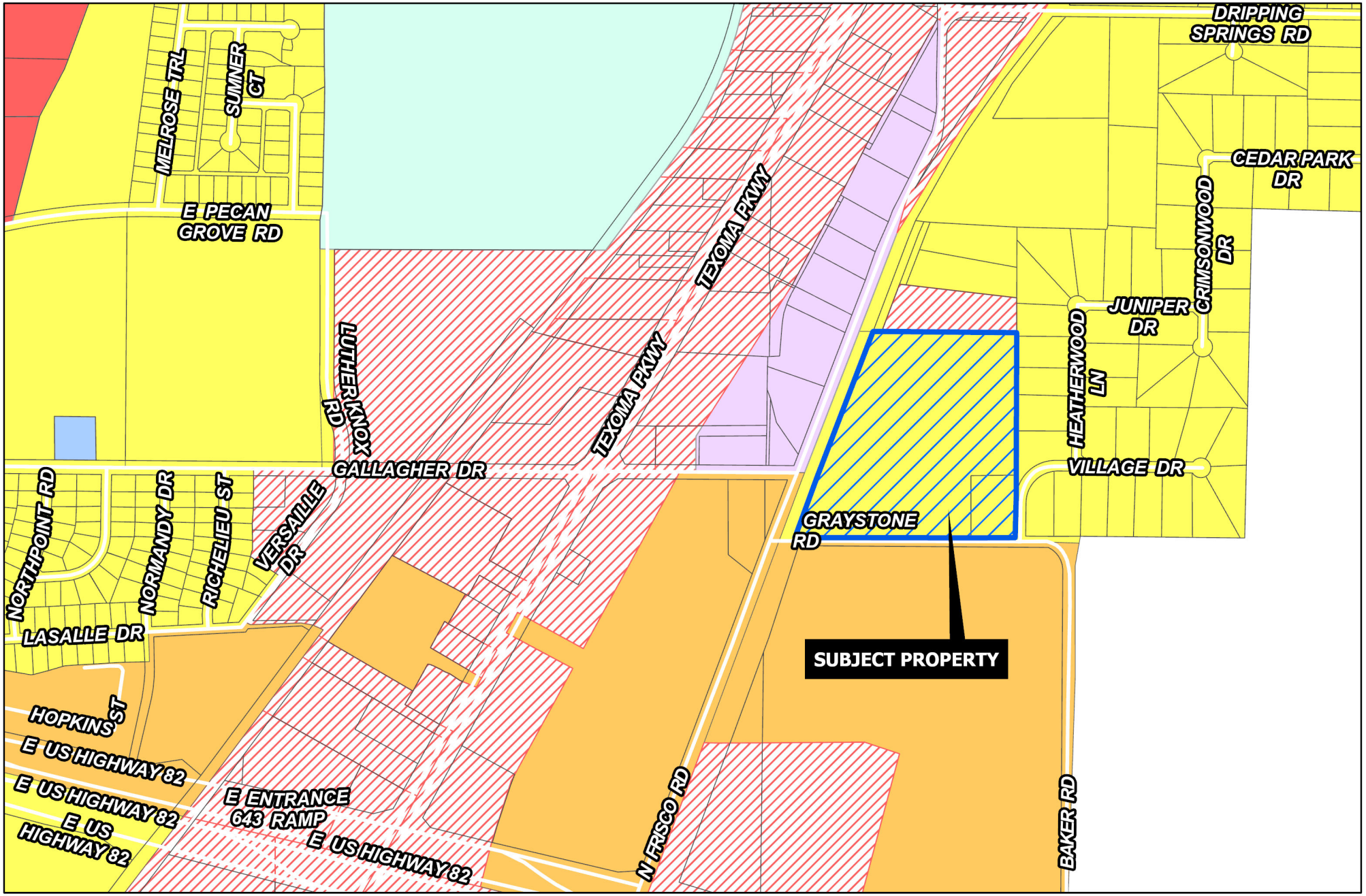
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2305 2615 Graystone

N
W E
S

Date: 8/31/2023 10:09 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

2305 2615 Graystone

N
W E
S

Date: 8/31/2023 10:12 AM

Marlow, Lauren

From: Planning
To: Zach Hefton
Subject: RE: Zone Change Application - 2305 Graystone Road

From: Zach Hefton
Sent: Wednesday, September 6, 2023 3:13 PM
To: Marlow, Lauren
Cc: Planning; Shannon Scott; Terrin Bertholf
Subject: Re: Zone Change Application - 2305 Graystone Road

Good afternoon Lauren - see the attached photo of the sign.

Thank you.



B&H DEVELOPMENT

(903) 267-1573
terrin@bhcompanies.net
118 W Chestnut St. Denison, TX 75021

August 18, 2023

Mr. Rob Rae,

This 19.95-acre property is currently zoned R-6 for residential use. This property has a Specific Use Permit (SUP) which approves the construction of 99 40' wide patio home lots. This request is to rezone this property from R-6 to R-4. The existing R-6 zoning and SUP on this property approve the construction of 99 patio home lots. Our conceptual site plan attached decreases the density from 99 lots to 96 lots and maintains more amenitized open space than is required by the SUP and the R-4 zoning. Regardless of this request to rezone, we are prepared and approved to move forward with the construction of 96 patio home lots.

We believe it's in the best interest of the City of Sherman, future residents, current surrounding residents, and ourselves to rezone to R-4 for the following reasons:

The patio home SUP ordinance has been superseded by the R-4 zoning ordinance. This rezone allows the homes on-site to be aligned with the current City of Sherman zoning. In the years to come, this will minimize confusion from future residences and the City of Sherman that might arise from attempting to follow the now outdated patio home SUP ordinance.

The old patio home SUP ordinance this site is currently governed by mandates more space for the HOA to maintain, which increases future HOA dues and decreases the affordability of these homes. With the new zoning, a portion of the HOA space can be absorbed by the lots and provide some residents with more premium lots while also decreasing HOA fees.

We are prepared and approved to move forward with this development of 96 40' lots regardless of this request to rezone to R-4, but we strongly believe it is in the best interest of all parties if we rezone to R-4 from R-6. As lifelong residents of Sherman, we aim to produce a quality and aesthetically pleasing development that we are proud to have in our city and proud to place our names on.

Thank you for your help with this project.

Terrin Bertholf
Partner, B&H Companies

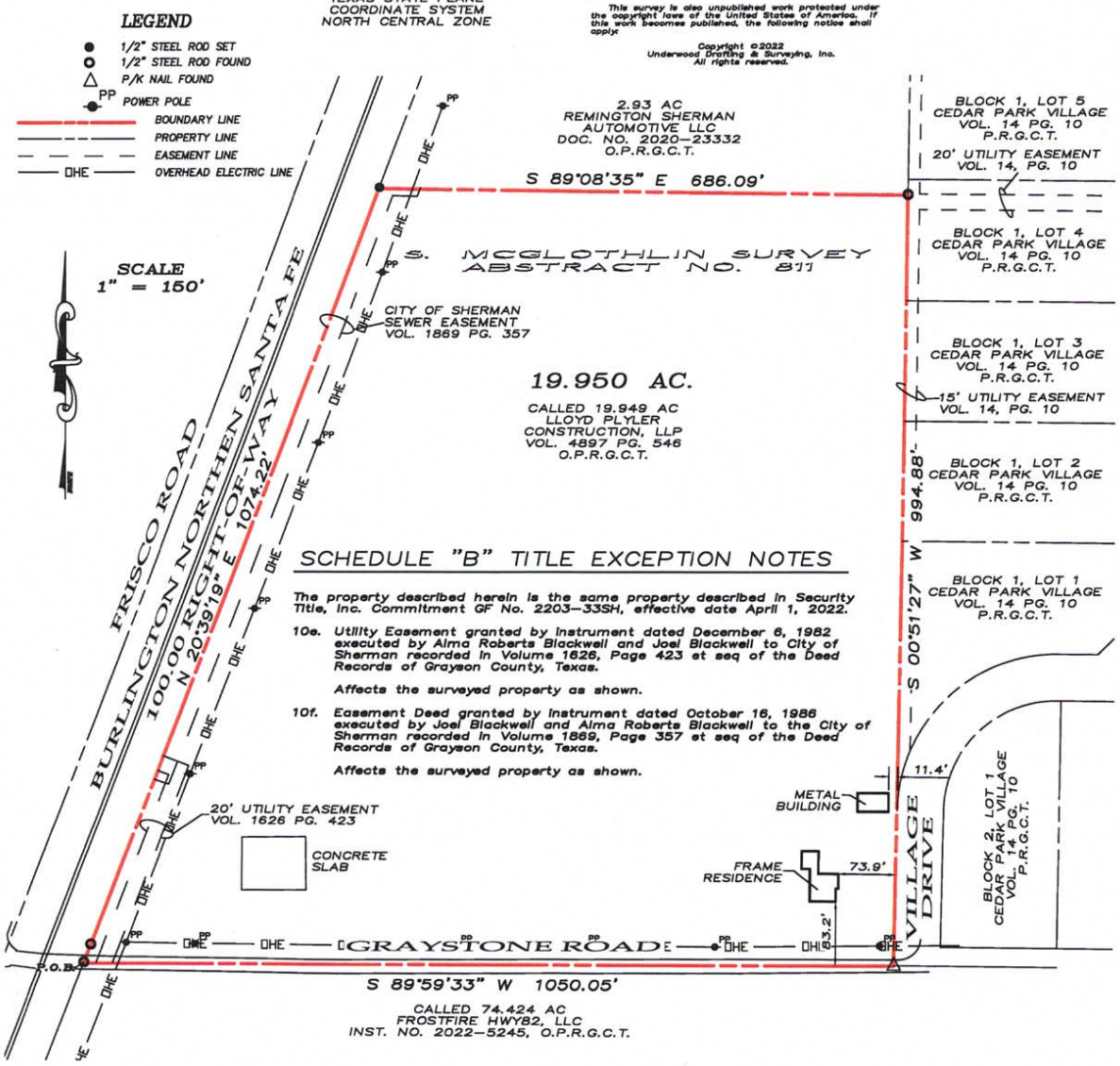
This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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.

JOB NO. 22060640
DFT: BH

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



SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Security Title, Inc. Commitment GF No. 2203-33SH, effective date April 1, 2022.

10e. Utility Easement granted by instrument dated December 6, 1982 executed by Alma Roberts Blackwell and Joel Blackwell to City of Sherman recorded in Volume 1626, Page 423 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

10f. Easement Deed granted by instrument dated October 16, 1986 executed by Joel Blackwell and Alma Roberts Blackwell to the City of Sherman recorded in Volume 1869, Page 357 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel M. Mcglothlin Survey, Abstract No. 811, and being a part of the same tract of land described as 19.95 acres conveyed to Lloyd Plyler Construction LLP. by deed recorded in Volume 4897, Page 546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel road at the southwest corner of said 19.95 acre tract, being at the intersection of the east Right-of-Way of the Burlington Northern Santa Fe railroad and the center of Graystone Road;

Thence North 20°39'19" East, with the said East Right-of-Way of the Burlington Northern Santa Fe railroad a distance of 1074.22 feet to a set ½" steel rod;

Thence South 89°08'35" East with the south line of a 2.93 acre tract of land conveyed to Remington Sherman Automotive LLC. Recorded in Document Number 2020-23332 of said Official Public Records, a distance of 686.09 feet to a found ½" steel rod;

Thence South 00°51'27" West, with the west line of the Cedar Park Village Addition a distance of 994.88 feet to a found P/K nail in the center of said Graystone Road;

Thence South 89°59'33" West with the center of said Graystone Road a distance of 1050.05 feet to the Point of Beginning and containing 19.950 acres of land.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 06/06/22

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



N
W E
S

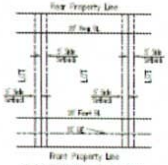
0 30 60 120
1 inch = 60ft.

PROJECT DETAILS

Zoning Type:	Zoned R-1 (One Family Residential)

SITE SUMMARY	Acres
Total Acreage	19.95
ROW Dedication (Graystone Rd.)	0.57
Net Usable Area	19.38

OPEN SPACE SUMMARY	Ac	%
Total Open Space	3.21	16.56%
Usable Open Space	2.91	15.02%
Parks/Walking Trails	2	10.32%
Detention Area	0.91	4.70%
Single Family Lots	12.5	64.71%
Right of Way	3.6	18.73%
Total Units	96	
Density	4.81	



STANDARD LOT DETAIL
FOR LOT TYPE (40')

Lot Density Calculation
96 Lots developed to R-1 (One Family Residential)
19.95 Acres (4.81 Units/Acre)

SPIARS ENGINEERING & SURVEYING
700 Commerce Road, Suite 100 • Richardson, TX 75081 • 972.422.0077
TBPE No. F-12121 • TBPLS No. F-10048100 • www.spiarseng.com

EVERGREEN PARKS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY LAYOUT

Date
Revisions
Scale: 1" = 60'
Drawn By: RLF
Checked By: MM
Sheet 1
ID No. 2340

RECEIVED 9/12/2023 AT 10:35 A.M.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

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

August 31, 2023

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

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

The request is as follows:

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

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

Rob Rae
Acting Secretary, Planning & Zoning Commission

Please see attached Letter.

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

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

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

Date: September 11, 2023

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

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

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

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

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

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

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

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

Thank you for your time.

Respectfully,

Alec Anderson and Mary Anderson

Alec D. Anderson Mary Anderson

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023

Sent via email

Evergreen Parks Land Holdings
Terrin Bertholf
118 W Chestnut St
Denison, TX 75021

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

Dear Applicants,

The request of Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District located at 2305 and 2615 Graystone Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
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. Graystone Drive is required to be improved by developer from a 19' wide section to a 24' wide section as a condition of this development.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

814 EAST HOUSTON STREET (Project No. 23-005012)

The request of Norberto Galarza (Owner), Uber Galaviz (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 814 East Houston Street, being in Block 11, Lots 16-18, Chaffins 1st Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-6 (Single Family Residential) District.

Background:

The property is located at 814 East Houston Street between South Maxey Street and South Willow Street. The owner is requesting a Zone Change from an C-1 (Retail Business) District to R-6 (Single Family Residential) District.

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District
C-2 (General Commercial) District

Origination:

Norberto Galarza (Owner)
Uber Galaviz (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

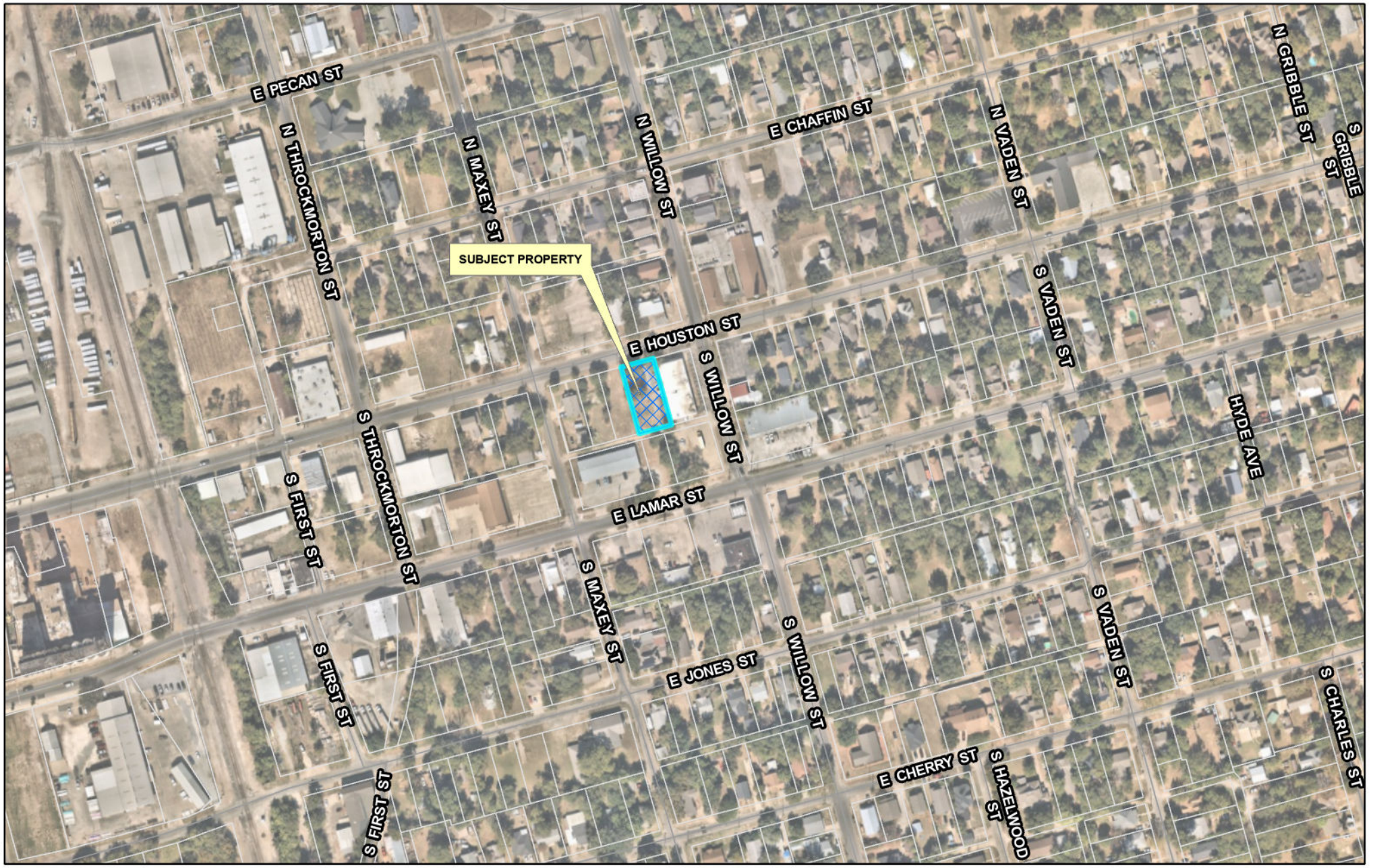
21

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Survey
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

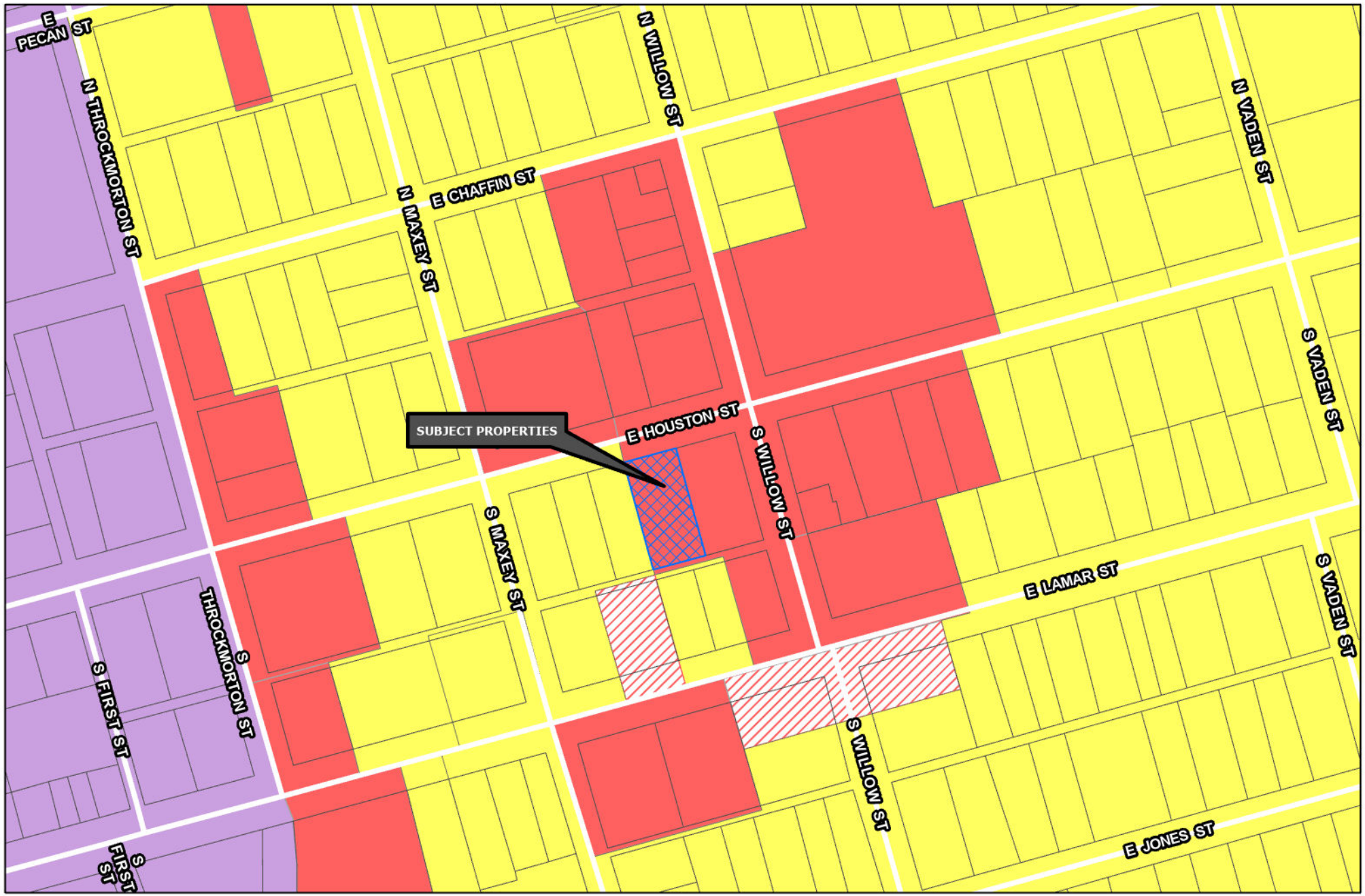
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
814 E HOUSTON ST

N
W E
S

Date: 8/25/2023 9:44 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN ZONING MAP 814 E HOUSTON ST

N W E S

Date: 8/25/2023 11:08 AM



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.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
814 E HOUSTON ST

N
W E
S

Date: 8/25/2023 11:09 AM

Marlow, Lauren

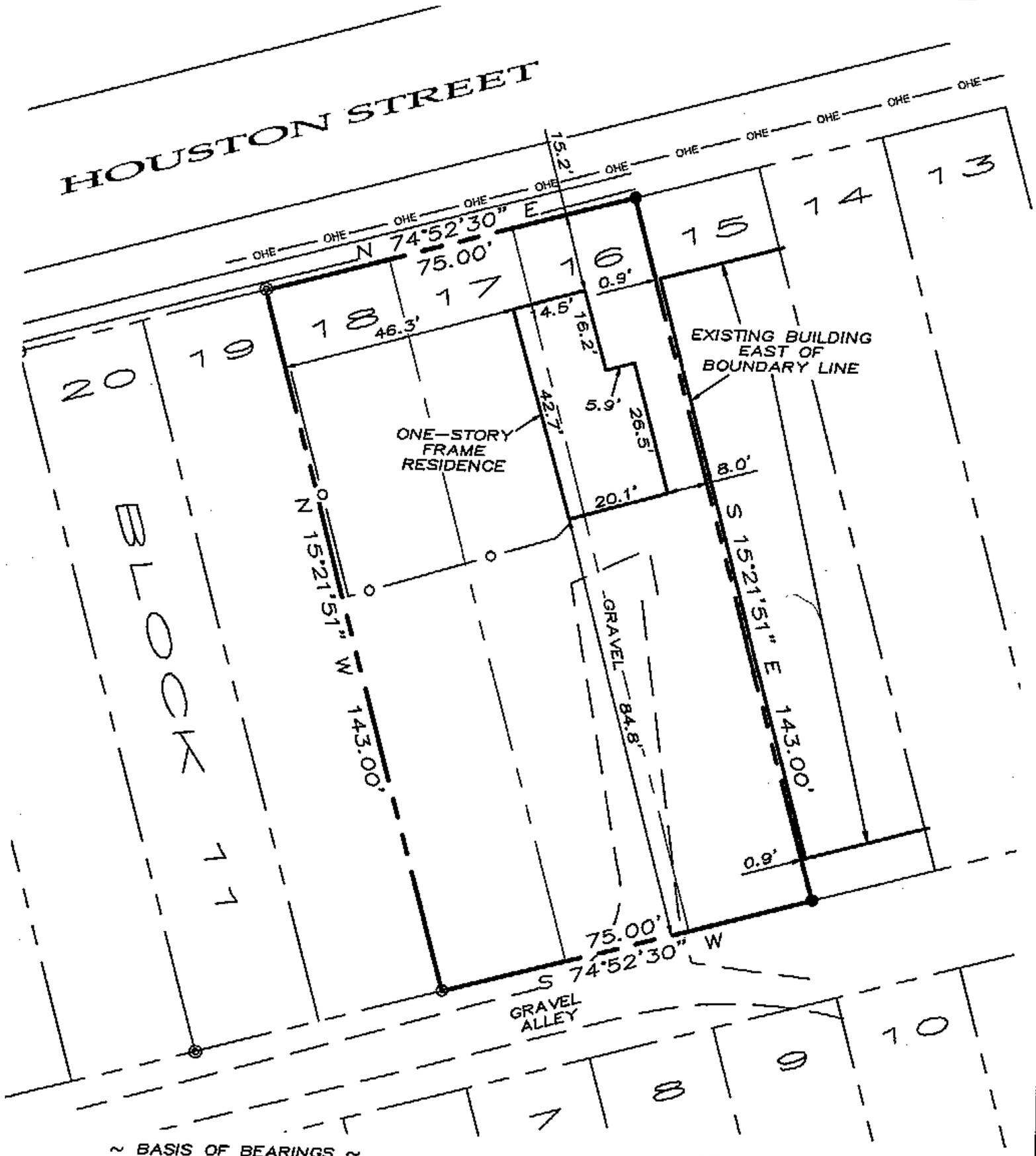
From: Planning
To: Uber JR Galaviz
Subject: RE: 814 E Houston/ Zoning Change Request

From: Uber JR Galaviz
Sent: Thursday, September 7, 2023 12:28 PM
To: Albert Galarza; Planning
Subject: 814 E Houston/ Zoning Change Request



SCALE
1" = 30'

JOB NO. 22101186
FW: LR – DFT: EB



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

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.

LEGEND

- ● 1/2" STEEL ROD SET
- ◎ 1/2" STEEL ROD FOUND
- ○ 5/8" STEEL ROD FOUND
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- OHE OVERHEAD ELECTRIC LINE

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 15th day of November 2022, a survey was made on the ground of the property shown hereon, described as Lot 16, Lot 17 and Lot 18, Block 11, of the Chaffin's First Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 26, Page 49, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 814 E. Houston Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

D. W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/15/22

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

Norberto Galarza
10214 Frankford Ave., Suite 410
Lubbock, TX 79424

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

Uber Galaviz
2009 Independence Drive
Suite 104
Sherman, TX 75090

Dear Applicants,

The request of Public Hearing and Zone Change from C-1 (Retail Business) District to R-6 (Single Family Residential) District located at 814 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

5. Residential drive approaches will not be permitted off of Minor Thoroughfare roads. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

819 NORTH WALNUT STREET (Project No. 23-005145)

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

Planning and Zoning Commission

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

Background:

The property is located at 819 North Walnut Street between East College Street and East Brockett Street. The owner is requesting a Zone Change from an MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District.

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

30

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Narrative
Survey
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

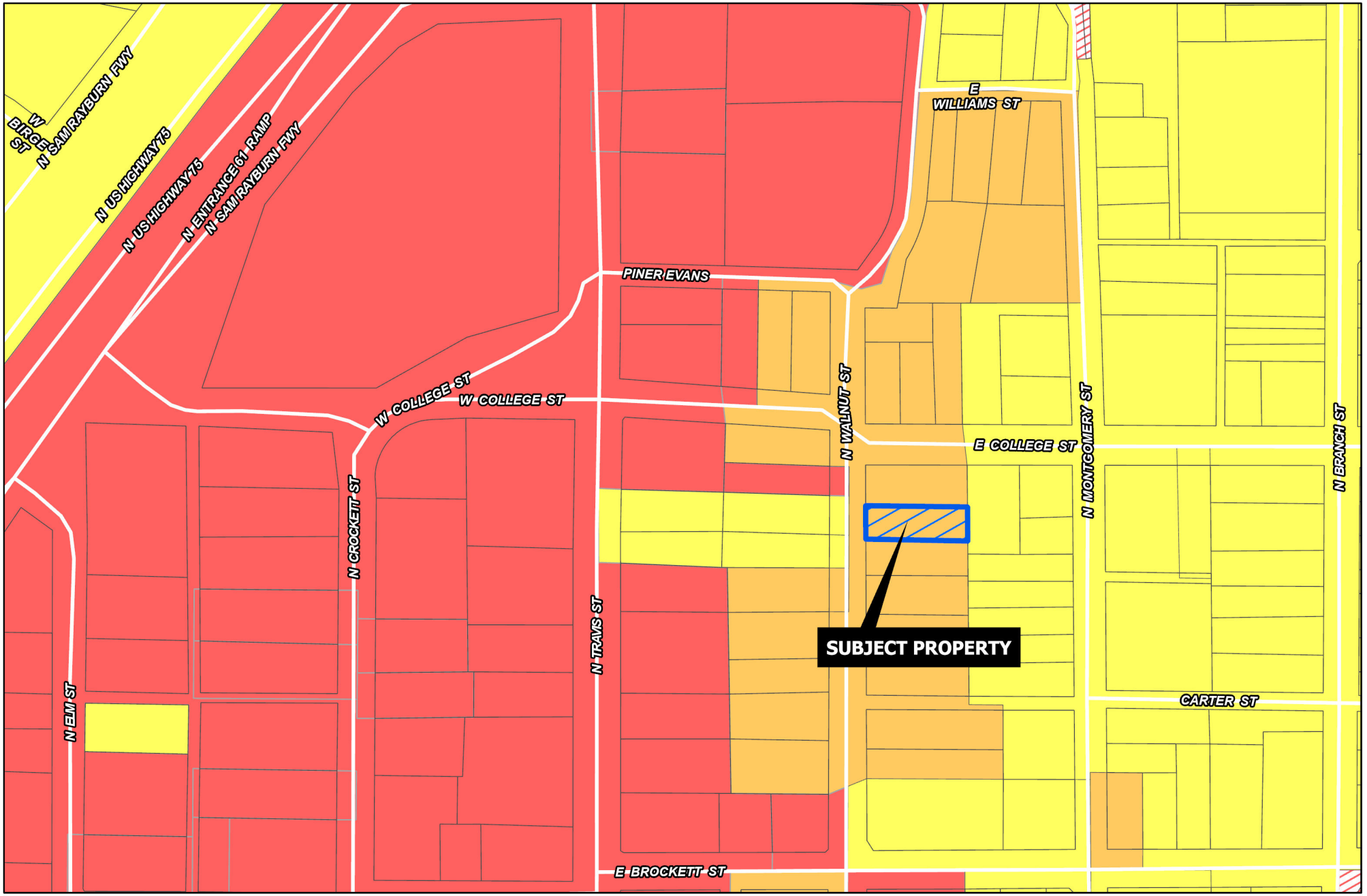
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

819 N Walnut

N
W E
S

Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

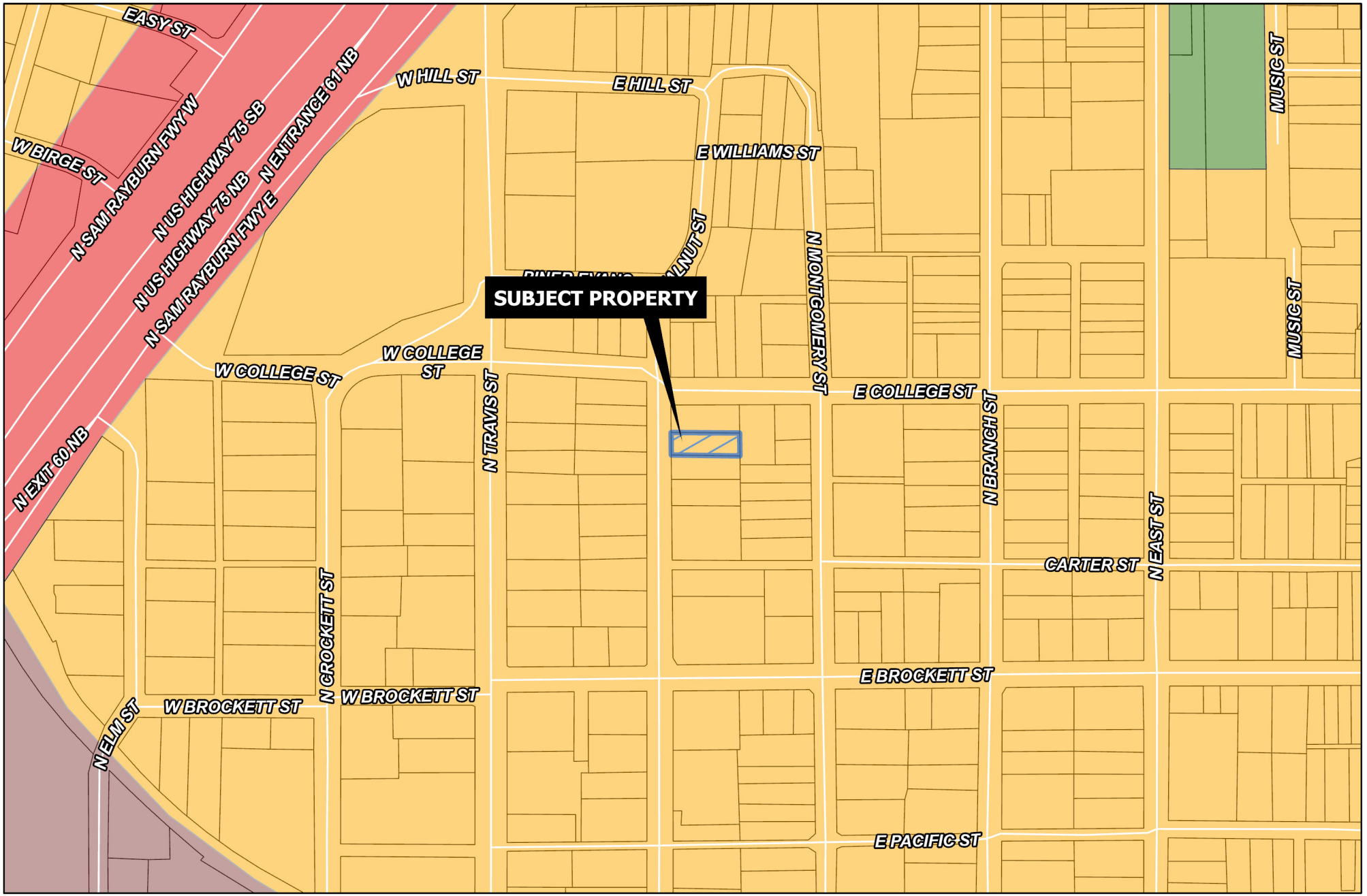
Planning&Zoning

CITY OF SHERMAN

819 N Walnut

N
W E
S

Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning&Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
819 N Walnut

N W E S

Date: 8/30/2023 3:36 PM



819-821 N Walnut

Sam Melissa Brother
shared with you >

Thursday • Sep 7, 2023 • 2:19 PM Adjust

IMG_2630

Apple iPhone 11 JPEG

Wide Camera — 26 mm ƒ1.8

12 MP • 4032 × 3024 • 5.1 MB

ISO32 | 26mm | 0 ev | ƒ1.8 | 1/2625s

Edit

To Zoning Staff of Sherman Texas.

I Raza Mian plan to construct a single family resident on the lot located at 819-821 N Walnut Street.

The current zoning of M-30 is restrictive due to the lots size and dimensions and prohibits single family development.

R-5 zoning is more compatible with the surrounding neighborhood and its existing structures.

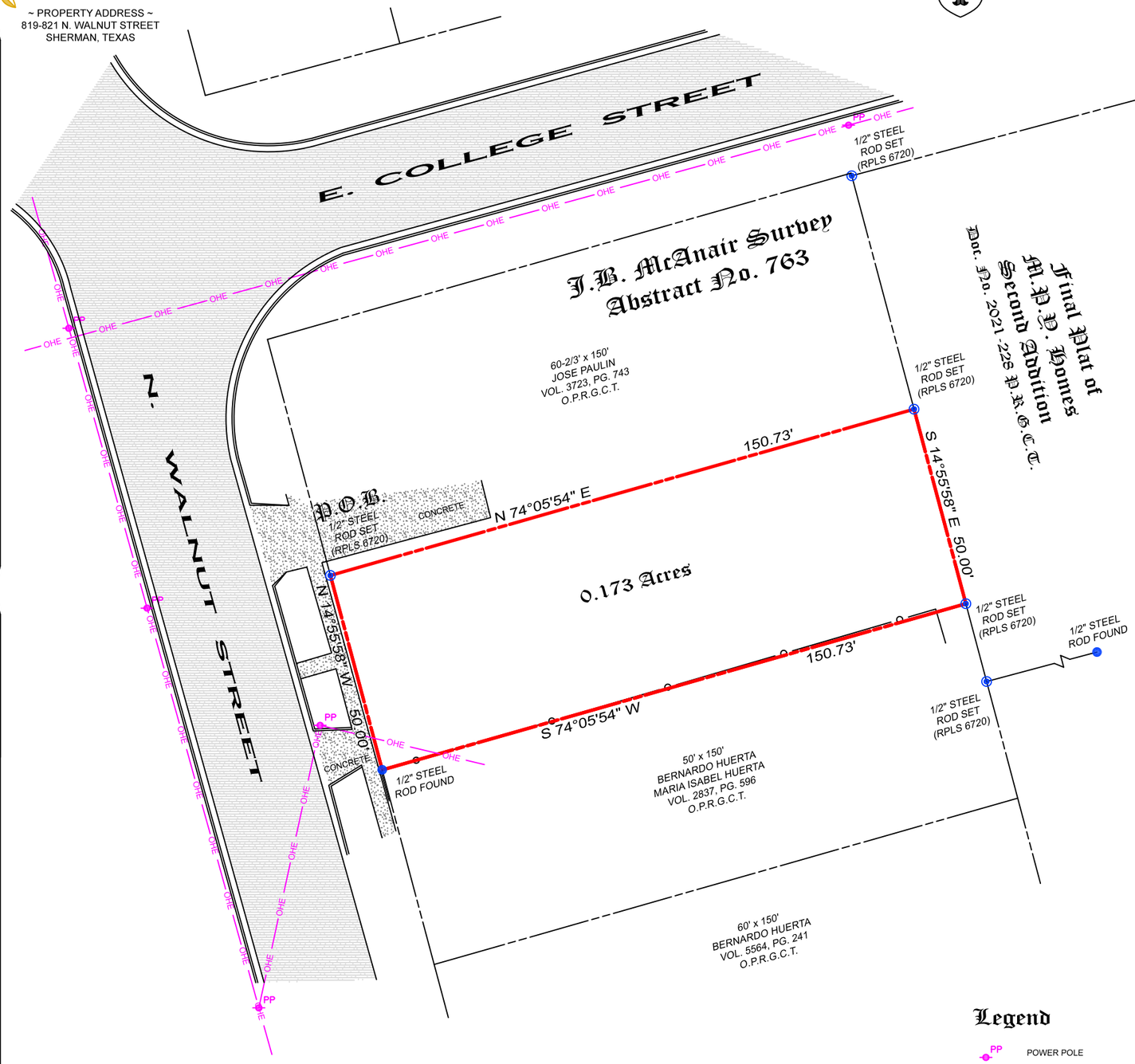
ZONING PROJECT NARRATIVE 819-821 N WALNUT ST SHERMAN , TX 75090

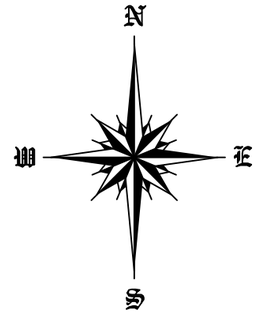
We are requesting a formal zoning change from M-30 to R-5 to facilitate development of this vacant lot and improve the neighborhood overall

CLS Job# 23040149

~ PROPERTY ADDRESS ~
819-821 N. WALNUT STREET
SHERMAN, TEXAS

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





Legend

PP — POWER POLE
BOUNDARY LINE
PROPERTY LINE
OHE — OHE — OVERHEAD ELECTRIC
CHAINLINK FENCE
ASPHALT
CONCRETE

0 30 60
SCALE ~ 1" = 30'

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McNair Survey, Abstract No. 763, and being the same 50' x 150' tract of land conveyed to Calvin L. Holland Sr. and George A. Holland by deed of record in Volume 1288, Page 183, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Holland Tract, the southwest corner of a 50' x 150' tract of land conveyed to Jose Paulin by deed of record in Volume 3723, Page 743, Official Public Records, Garyson County, Texas, and in the east line of N. Walnut Street;*

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

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

Thence ***South 74°05'54" West****, along the south line of said Holland Tract, and the north line of said Huerta Tract, a distance of* ***150.73 feet*** *to a 1/2" steel rod found maintaining the southwest corner of said Holland Tract, the northwest corner of said Huerta Tract, and in the east line of said N. Walnut Street;*

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

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, 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.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 4/20/2023

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

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

Copyright © 2023
Copley Land Surveying, Inc.
All rights reserved.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023

Sent via email

Raza Mian
2622 Linkside Drive
Grapevine, TX 76051

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Lexington Wright
1104 Evans Ave
Ft. Worth, TX 76104

Dear Applicants,

The request of a Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District located at 819 North Walnut Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
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.

Engineering

6. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

1600 BLOCK EAST HOUSTON STREET (Project No. 23-005149) WITHDRAWN

The request of Jinal and Harsiddh Patel (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block East Houston Street, consisting of 0.230 acres in the George B. Pilant Survey, Abstract No. 963, being a part of Lots 5 and 6, Block 37 of College Park Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
B. Public Hearing and Replat of College Park Cottages Addition.

Background:

The property is located in the 1600 Block East Houston Street at the intersection of North Cleveland Avenue and East Houston Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-4 (Single Family Residential) District and would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- March 14, 1972 – Zone Change from R-1 (One Family Residential) District to C-1 (Retail Business) District
- April 9, 1985 – Exception to allow a 6' security fence to the property line along Houston Street

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

Jinal and Harsiddh Patel (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

232

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Survey

Withdraw Request



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

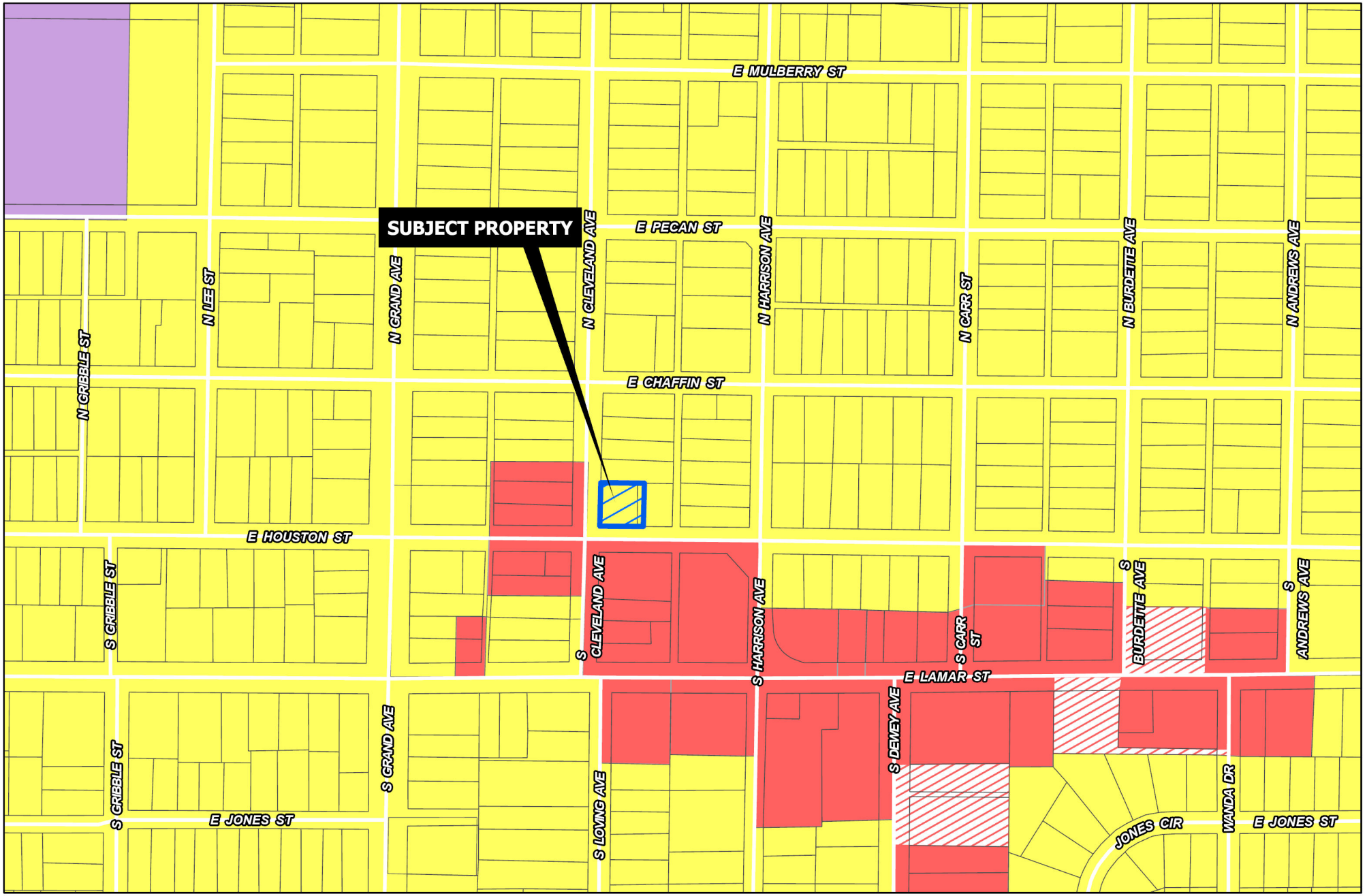
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1600 Blk E Houston

N
W E
S

Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

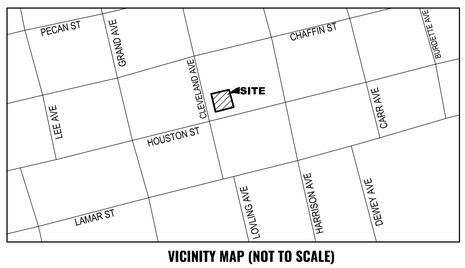
CITY OF SHERMAN

1600 Blk E Houston

N W E S

Date: 8/30/2023 3:36 PM





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.

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
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST, NO.	INSTRUMENT NO.
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 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Jinal and Harsiddh Patel are the owners 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 part of Lots 5 and 6, in Block 37, of College Park Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 81, Page 440, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Jinal Patel and Harsiddh Patel, recorded in Instrument No. 2023-19447, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Lot 6, common to the southwest corner of said Patel Tract, and at the intersection of the northerly right-of-way line of Houston Street and the easterly right-of-way line of Cleveland Avenue;

THENCE North 14°33'59" West, with the westerly line of said Lot 6, and with the westerly line of said Patel Tract, and with the easterly right-of-way line of said Cleveland Avenue, passing en route at a distance of 50.00 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) set for the northwest corner of said Lot 6, common to the southwest corner of aforesaid Lot 5, and continuing on said course, with the westerly line of said Lot 5, a total distance of 100.00 feet to a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said Lot 5, common to the northwest corner of said Patel Tract, and common to the southwest corner of Lot 4, in said Block 37;

THENCE North 75°26'01" East, with the northerly line of said Lot 5, and with the northerly line of said Patel Tract, and with the southerly line of said Lot 4, a distance of 100.00 feet to a Capped Iron Rod set for the northeast corner of said Patel Tract, common to the northwest corner of a tract of land described in the deed to Jose Jesus Rivera Munoz, recorded in Instrument No. 2023-1618, said Official Records, and from which a found 1/2-inch iron rod bears North 36°00' West, a distance of 1.0 feet;

THENCE South 14°33'59" East, with the easterly line of said Patel Tract, and with the westerly line of said Munoz Tract, and crossing said Lot 5 and aforesaid Lot 6, a distance of 100.00 feet to a Capped Iron Rod set for the southeast corner of said Patel Tract, common to the southwest corner of said Munoz Tract, on the southerly line of said Lot 6, and on the northerly right-of-way line of said Houston Street, and from which a found 1/2-inch iron rod bears North 14°12' West, a distance of 1.0 feet;

THENCE South 75°26'01" West, with the southerly line of said Lot 6, and with the southerly line of said Patel Tract, and with the northerly right-of-way line of said Houston Street, a distance of 100.00 feet to the POINT OF BEGINNING and enclosing 0.230 of an acre (10,000 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Jinal and Harsiddh Patel**, do hereby adopt this plat designating the hereinbefore described property as **COLLEGE PARK COTTAGES ADDITION, BEING A REPLAT OF LOTS 5 & 6, IN BLOCK 37, OF COLLEGE PARK ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and do 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: _____
Jinal Patel

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 **Jinal Patel**, 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

BY: _____
Harsiddh Patel

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 **Harsiddh Patel**, 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 **COLLEGE PARK COTTAGES ADDITION, BEING A REPLAT OF LOTS 5 & 6, IN BLOCK 37, OF COLLEGE PARK 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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **Jinal and Harsiddh Patel**, 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 **COLLEGE PARK COTTAGES ADDITION, BEING A REPLAT OF LOTS 5 & 6, IN BLOCK 37, OF COLLEGE PARK ADDITION**, an addition to the City of Sherman, Grayson County, Texas

OWNERS 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 OWNERS 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 OWNERS 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 **COLLEGE PARK COTTAGES ADDITION, BEING A REPLAT OF LOTS 5 & 6, IN BLOCK 37, OF COLLEGE PARK ADDITION**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

By: _____
Jinal Patel

By: _____
Harsiddh Patel

COLLEGE PARK COTTAGES ADDITION
BEING A REPLAT OF LOTS 5 & 6, IN BLOCK 37 OF COLLEGE PARK ADDITION
0.230 OF AN ACRE
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman
Grayson County, Texas

OWNER/DEVELOPER:
Jinal and Harsiddh Patel
3517 Eisenhower Avenue
Melissa, TX 75454
Ph: 917-225-6636

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

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 08/16/2023	Project No. 23-0365 Sheet No. 1 of 1

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Chris Noah
Subject: RE: College Park Cottages

From: Chris Noah
Sent: Wednesday, September 6, 2023 11:13 AM
To: Marlow, Lauren
Subject: Re: College Park Cottages

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

Hi Lauren
The client wishes to withdraw this application at this time.
Thank you
Chris Noah, RPLS 6585

Sent from my iPhone

> On Sep 6, 2023, at 11:03 AM, Marlow, Lauren wrote:
>
> Good afternoon,
>
> The Zoning Signs are available to be picked up in our office and will need to be posted by 5:00 P.M. on Wednesday September 6, 2023.
> You will need to send a picture with the time and date stated on it.
>
> Please see the sign placement, proof of posting, and removal criteria on the attachment.
>
> Thank you!
>
> *Lauren Marlow*
> Development Services Coordinator
> City of Sherman
> Development Services Department
>
> ---
>
> **From:** Chris Noah
> **Sent:** Tuesday, August 22, 2023 3:08 PM
> **To:** Planning
> **Cc:** Turner, Kerri
> **Subject:** College Park Cottages
>
> **EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!**

Thank you

Chris Noah
RPLS No. 6585
Preston Trail Land Surveying

<PROPERTY NOTIFICATION SIGN CRITERIA.pdf>

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150)

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

Planning and Zoning Commission

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

Background:

The property is located at 2007-2011 Texoma Parkway and 2007 Texoma Drive at the corner of Texoma Parkway and Texoma Drive. The property owner is requesting a Specific Use Permit for a mini-warehouse and to plat the property into 3 lots for commercial development.

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District

Origination:

IKON Group Opportunity Zone Fund, LLC (Owner)
Kent Hughlett (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:
0

Development Review Meeting:
Yes

Staff Recommendation:
Staff recommends that if the Planning and Zoning Commission recommend approval of this SUP, that it include a condition to require masonry on all building faces of the development.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan/Elevation
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER



Date: 9/8/2023 2:11 PM

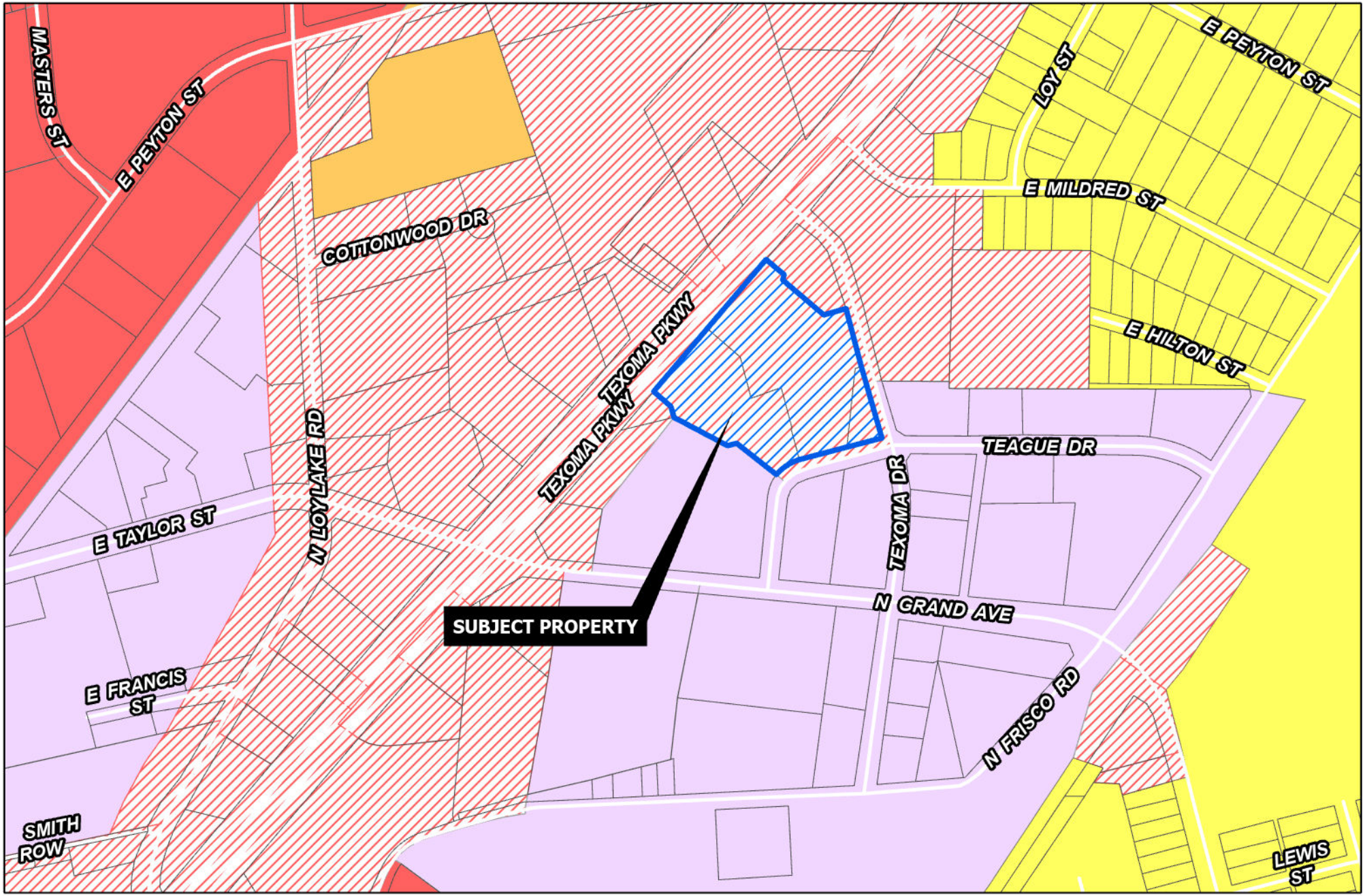
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2007-2011 Texoma Parkway
2007 Texoma Dr

NORTH



Date: 9/8/2023 2:11 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

2007-2011 Texoma Parkway
2007 Texoma Dr

NORTH

Marlow, Lauren

From: Planning
To: Kent Hughlett
Subject: RE:

From: Kent Hughlett
Sent: Wednesday, September 6, 2023 3:37 PM
To: Planning
Subject:



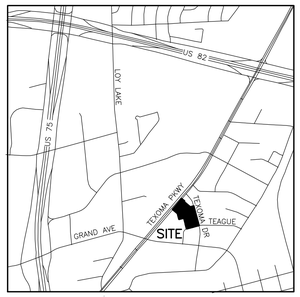
Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
2007 Texoma Drive Mini Storage Facility
"Texoma Place Storage"

The current zoning for this site is C-2. We are requesting a Specific Use Permit for Mini Storage Units. There is a motor bank currently located on the site. We are proposing to remove the motor bank structures and construct six mini storage buildings on the property. The outward facing exterior walls of the storage buildings will be constructed using painted face brick to match the renovated office buildings located adjacent to the site. We are requesting a variance for the building setback on the North and West property lines with back up existing parking.

Vicinity Map

(not to scale)

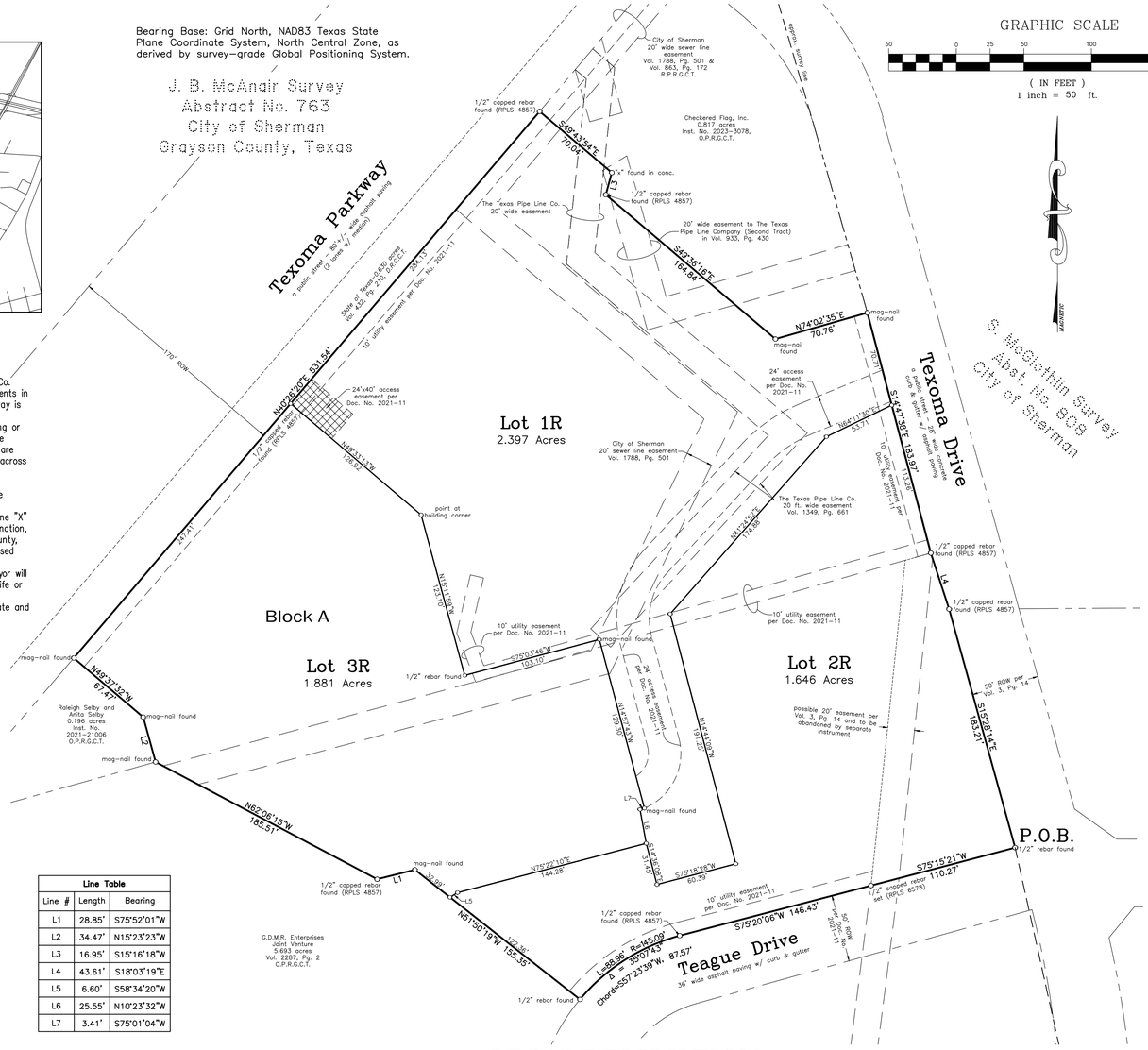


General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



Line Table		
Line #	Length	Bearing
L1	28.85'	S75°52'01"W
L2	34.47'	N15°23'23"W
L3	16.95'	S15°16'18"W
L4	43.61'	S18°03'19"E
L5	6.60'	S58°34'20"W
L6	25.55'	N10°23'32"W
L7	3.41'	S75°01'04"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, IKON Group Opportunity Zone Fund, LLC, sole owner of Texoma Place Storage to City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Ravi Kumar Akkineni, Authorized Agent for IKON Group Opportunity Zone Fund, LLC

AVIGATION RELEASE

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

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

Executed this _____ day of _____, 2023.

By:_____
Ravi Kumar Akkineni
Authorized Agent for IKON Group Opportunity Zone Fund, LLC

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Texoma Place Storage to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 1 and 2, Block A of First United Bank Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2021–11, Plat Records, Grayson County, Texas and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, an addition to the City of Sherman, Texas as per plat of record in Volume 3, Page 14, said Plat Records, said part of Lot 5 being the same 0.341 acre tract of land (Tract Two) conveyed by Special Warranty Deed with Vendor's Lien from American Bank of Texas, N.A. to IKON Group Opportunity Zone Fund, LLC on February 10, 2023 and recorded in Inst. No. 2023–3487, Official Public Records and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a ½ inch rebar found at the intersection of the West right–of–way line of Texoma Drive, a public street, with the North line of Teague Drive, a public street, lying in the East line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southeast corner of both said IKON Group Opportunity Zone Fund 0.341 ac. and the herein described tract;

THENCE South 75 deg. 15 min. 21 sec. West, with the North line of said Teague Drive and the South line of said IKON Group Opportunity Zone Fund 0.341 ac., a distance of 110.27 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" lying in the West line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southwest corner of said IKON Group Opportunity Zone Fund 0.341 ac. and the most Southerly Southeast corner of said Lot 2, Block A, First United Bank Addition;

THENCE South 75 deg. 20 min. 06 sec. West, continuing with the North line of said Teague Drive and with the South line of said Lot 2, Block A, a distance of 146.43 ft. to a ½ inch capped rebar found (RPLS 4857) at the beginning of a curve;

THENCE Southwesterly, continuing with the North line of said Teague Drive and with the South lines of both said Lot 2 and Lot 1, Block A, First United Bank Addition, with a curve to the left, having a radius of 145.09 ft., a central angle of 35 deg. 07 min. 43 sec. (chord bears South 57 deg. 23 min. 39 sec. West, 87.57 ft.) and an arc length of 88.96 ft. to a ½ inch rebar found at the most Easterly corner of the 5.693 acre tract of land conveyed to G.D.M.R. Enterprises Joint Venture in Volume 2287, Page 2, said Official Public Records and the most Southerly Southwest corner of both said Lot 1, Block A, First United Bank Addition and the herein described tract;

THENCE in a general Northerly direction, with the Northerly lines of said G.D.M.R. Enterprises Joint Venture 5.693 ac., the most Easterly lines of the 0.196 acre tract of land conveyed to Raleigh Selby and Anita Selby in Inst. No. 2021–21006, said Official Public Records and the Westerly lines of said Lot 1, Block A, the following calls and distances:

1. North 51 deg. 50 min. 19 sec. West, a distance of 155.35 ft. to a mag–nail found at an angle point;
2. South 75 deg. 52 min. 01 sec. West, a distance of 28.85 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. North 62 deg. 06 min. 15 sec. West, a distance of 185.51 ft. to a mag–nail found at the Southeast corner of said Selby 0.196 ac.;
4. North 15 deg. 23 min. 23 sec. West, a distance of 34.47 ft. to a mag–nail found at an angle point;
5. North 49 deg. 37 min. 32 sec. West, a distance of 67.47 ft. to a mag–nail found at the most Northeast corner of said Selby 0.196 and the Northwest corner of both said Lot 1, Block A and the herein described tract, lying in the East right–of–way line of Texoma Parkway;

THENCE North 40 deg. 26 min. 20 sec. East, with the East right–of–way line of said Texoma Parkway and the Northwesterly line of said Lot 1, Block A, First United Bank Addition, passing a ½ inch capped rebar found (RPLS 4857) at 247.41 ft. at the most Northerly Northeast corner of said Lot 1 and the Northwest corner of said Lot 2, Block A, First United Bank Addition, continuing now with said Lot 2 for a TOTAL distance of 531.54 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Westerly Northwest corner of the 0.817 acre tract of land conveyed to Checkered Flag, Inc. in Inst. No. 2023–3078, said Official Public Records and the most Northerly corner of both said Lot 2 and the herein described tract;

THENCE Southerly and Easterly, with the West and South lines of said Checkered Flag, Inc. 0.817 ac. and the Northeasterly lines of said Lot 2, the following calls and distances:

1. South 49 deg. 43 min. 54 sec. East, a distance of 70.04 ft. to an "x" found in conc.;
2. South 15 deg. 16 min. 18 sec. West, a distance of 16.95 ft. to a ½ inch capped rebar found (RPLS 4857);
3. South 49 deg. 36 min. 16 sec. East, a distance of 164.84 ft. to a mag–nail found at the Southwest corner of said Checkered Flag, Inc. 0.817 ac. and an Ell corner of both said Lot 2 and the herein described tract;
4. North 74 deg. 02 min. 35 sec. East, a distance of 70.76 ft. to a mag–nail found in the West right–of–way line of said Texoma Drive, at the Southeast corner of said Checkered Flag, Inc. 0.817 ac. and the most Easterly Northeast corner of both said Lot 2 and the herein described tract;

THENCE Southeasterly, with the West right–of–way line of said Texoma Drive and the East lines of both said Lot 2, Block A, First United Bank Addition and said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac., the following calls and distances:

1. South 14 deg. 47 min. 38 sec. East, a distance of 183.97 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Easterly Southeast corner of said Lot 2 and the Northeast corner of both said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac.;
2. South 18 deg. 03 min. 19 sec. East, a distance of 43.61 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. South 15 deg. 28 min. 14 sec. East, a distance of 183.21 ft. to the **PLACE OF BEGINNING** and containing **5.294 ACRES** of land.

Owner:
IKON Group Opportunity Zone Fund, LLC
901 O'Connor Road, Ste. 109
Irving, TX 75061

Job No. CGS430823

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

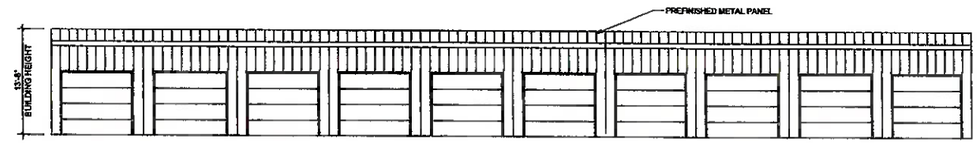
Texoma Place Storage

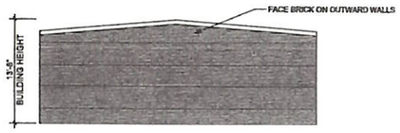
Being a Replat of a Part of Lot 5, Block 2, Teague Industrial Park Unit No. 2 and all of Lots 1 & 2, Block A, First United Bank Addition to City of Sherman Grayson County, Texas

5.924 Acres

in the

J.B. McAnair Survey Abstract No. 763





NEW BUILDING CONSTRUCTION
TYPICAL ELEVATION
SCALE: 1"= 15'-0"

SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	22,200SF NEW MINI STORAGE BUILDINGS
GROSS SQUARE FOOTAGE OF PROPERTY	71,700SF
REQUIRED PARKING	6 SPACES FOR MINI STORAGE
PARKING PROVIDED	6 SPACES FOR MINI STORAGE
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIFIC USE PERMIT FOR MINI STORAGE
HARD SURFACE SQUARE FEET	TOTAL 49,019 SF
LANDSCAPED AREA SQUARE FEET	21,389 SF
FLOOR TO AREA RATIO	0.30

SITE PLAN LANDSCAPING PLAN & ELEVATIONS
SCALE: 1"= 30'-0"

NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

TEXOMA PLACE STORAGE
2009 TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

AUG. 21, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 11, 2023

IKON Group Opportunity Zone Fund, LLC
901 O'Connor Road, Ste. 109
Irving, TX 75061

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

Dear Applicants,

The request for approval of the Plat of Texoma Place Storage has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, September 19, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Extend 10' Utility Easement along Texoma Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Extend 10' Utility Easement along Teague Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 2R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Modify 10' Utility Easement on Southeast corner of proposed Lot 2R to parallel new right of way created by corner clip.
6. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
7. Dedicate a 24' Mutual Access Easement across proposed Lot 2R to access proposed lot 1R. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12*
8. Abandonment of 20' Easement as established in Vol. 3, Pg. 14, PRGCT to be approved by City Council with abandonment information shown on plat. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for abandonment requirements.
9. Permanent structures will not be permitted to encroach into any easements. *Code of Ordinances, Chapter 14, Article 14.04*

10. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 2R. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. 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.
13. 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)*
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances 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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

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

IKON Group Opportunity Zone Fund, LLC
901 N. O'Conner Road, #109
Irving, TX 75061

Kent Hughlett
177 Timbercreek Circle
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District located at 2007-2011 Texoma Parkway and 2007 Texoma Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
8. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.

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

Engineering

12. 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*
14. Permanent structures will not be permitted to encroach into any easements. *Code of Ordinances, Chapter 14, Article 14.04*
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. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 2R. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

Fire Services

18. Knox key switched on gates
19. 903.2.9 - An automatic sprinkler system shall be installed throughout all self-service storage facilities.

    Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment. (City Ordinances Amendments 3.02.002)

20. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator

Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2801 BLOCK BLUE FLAME ROAD AND 3000 BLOCK FM 691 (Project No. 23-005156)

The request of Jayne Wharton Joiner Grimes (Owner), David Kalhoefer, Peloton Land Solutions (Representative) and Peloton Land Solutions (Surveyor) concerning the property located in the 2801 Block Blue Flame Road and the 3000 Block FM 691, consisting of 105.241 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Tract 1, consisting of 64.841 acres in the David Harrison Survey, Abstract No. 587, the Williams Milligan Survey, Abstract No. 875 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to C-1 (Retail Business) District.
B. Tract 2, consisting of 24.000 acres in the David Harrison Survey, Abstract No. 587 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
C. Tract 3, consisting of 16.400 acres in the David Harrison Survey, Abstract No. 587 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District
D. Conceptual Site Plan approval for Retail/Office Development.

Background:

The property is located in the 2801 Block Blue Flame Road and the 3000 Block FM 691 between Fallon Drive and FM 691. The owner is requesting a Zone Change on Tract 1, from R-6 (Single Family Residential) District to C-1 (Retail Business) District; Tract 2, from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District and Tract 3, from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District. The owner is also requesting Conceptual Site Plan approval for Retail/Office Development.

Adjacent Zoning:

R-6 (Single Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

Jayne Wharton Joiner Grimes (Owner)
David Kalhoefer, Peloton Land Solutions (Representative)
Peloton Land Solutions (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

and

Floodplain & Open Space category is intended to preserve areas to handle stormwater and provide open space corridors for passive trail and recreation activities. These areas are not suitable for land development projects and buildings but may become future parkland managed by the City. These green corridors help protect the community from flood hazards and property damage and offer opportunity for trees, trails, and community connection. It should be noted that floodplains and floodways are regularly adjusted and reevaluated so the boundaries depicted for this land use category on the map should subsequently be interpreted as fluid.

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Letter of Intent
Survey
Site Plan
Landscape Plan
Elevations
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

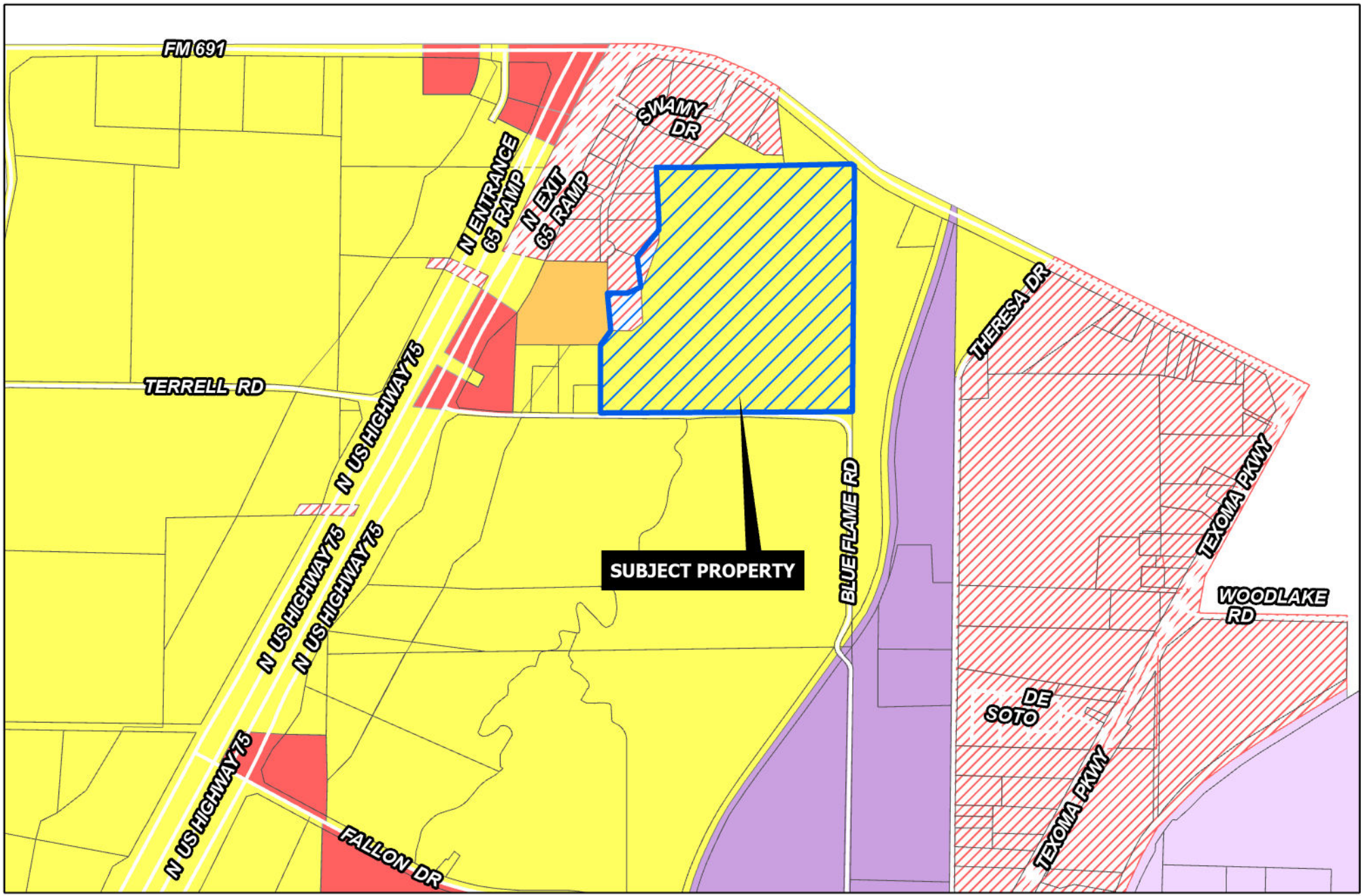
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2801 blk Blue Flame Rd

N
W E
S

Date: 8/31/2023 2:09 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

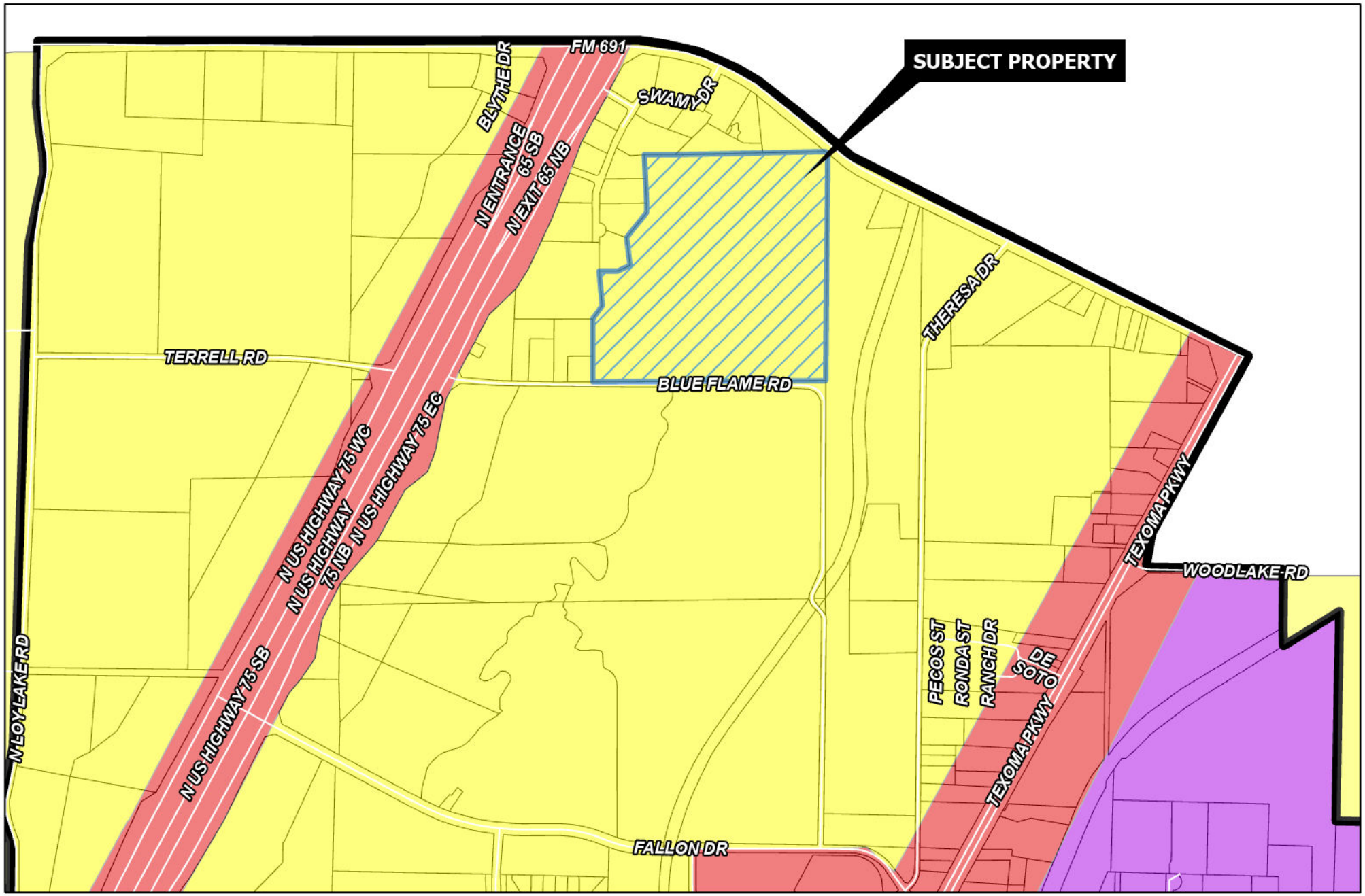
Planning&Zoning

CITY OF SHERMAN

2801 blk Blue Flame Rd

N
W E
S

Date: 8/31/2023 2:09 PM



Date: 8/31/2023 2:32 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning&Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2801 blk Blue Flame Rd

N W E S

Marlow, Lauren

From: laurenm@cityofsherman.com
To: David Kalhoefer
Subject: RE: Blue Flame Village - Zoning Submittal

From: David Kalhoefer
Sent: Wednesday, September 6, 2023 4:02 PM
To: Marlow, Lauren
Cc: Sydney Gardenhire
Subject: Re: Blue Flame Village - Zoning Submittal









Sent from my iPhone

PELOTON
LAND SOLUTIONS
a Westwood company

August 24th, 2023

City of Sherman
Planning & Zoning Department
220 W. Mulberry
Sherman, TX 75090

RE: Blue Flame Village Rezoning

Please allow this correspondence to serve as our Letter of Intent regarding the request to re-zone the above referenced property containing ± 105.24 acres and generally located between Grayson Drive and Blue Flame Road. The property is currently zoned as a Single-Family residential district (R-6). The intent is to re-zone for commercial, single family and multi-family uses. Utilizing the natural characteristics of the property to create a mixed-use style development.

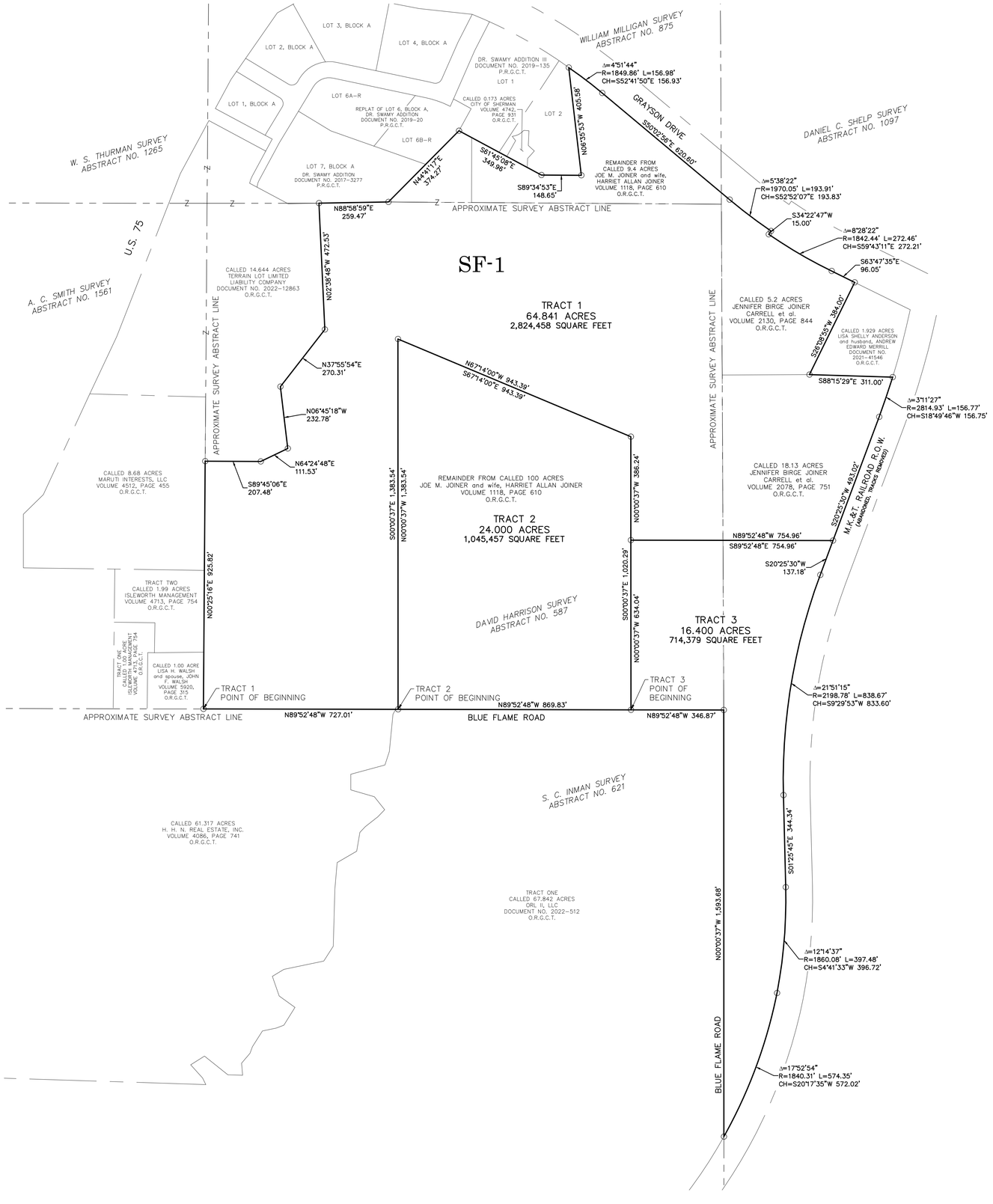
Regards,



David Kalhoefer, Senior Planner
Peloton Land Solutions, a Westwood Company

FRISCO OFFICE
11000 Frisco St.
Suite 400
Frisco, Texas 75033
469.213.1800

Copyright © 2022 Peloton Land Solutions, Inc.



"This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Zoning Exhibit

SITUATED IN THE
DAVID HARRISON SURVEY, ABSTRACT NO. 587,
DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097,
AND WILLIAM MILLIGAN SURVEY,
ABSTRACT NO. 875
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PELOTON
LAND SOLUTIONS
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10194468 PH.# 469-213-1800

DWG NAME: G:\JOBS\TAN22006_Sherman_105_Ac\2_Srvy\Exhib\TAN22006_EX2.dwg

TRACT 1

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE DAVID HARRISON SURVEY, ABSTRACT NUMBER 587, THE WILLIAM MILLIGAN SURVEY, ABSTRACT NUMBER 875, AND THE DANIEL C. SHELP SURVEY, ABSTRACT NUMBER 1097, GRAYSON COUNTY, TEXAS, BEING PART OF THOSE TRACTS OF LAND TO A CALLED 100 ACRE TRACT, AND A CALLED 9.4 ACRE TRACT DESCRIBED BY DEED TO JOE M. JOINER AND WIFE, HARRIET ALLEN JOINER, RECORDED IN VOLUME 1118, PAGE 610, BEING PART OF THAT TRACT OF LAND TO A CALLED 5.2 ACRE TRACT DESCRIBED BY DEED TO JENNIFER BIRGE JOINER CARRELL ET AL., RECORDED IN VOLUME 2130, PAGE 844, AND BEING PART OF THAT TRACT OF LAND TO A CALLED 18.13 ACRE TRACT DESCRIBED BY DEED TO JENNIFER BIRGE JOINER CARRELL ET AL, RECORDED IN VOLUME 2078, PAGE 751, OF THE OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS (O.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 100 ACRE TRACT AND BEING IN BLUE FLAME ROAD;

THENCE FOLLOWING THE WEST LINE OF SAID 100 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 25' 16" E, 925.82 FEET;

S 89° 45' 06" E, 207.48 FEET;

N 64° 24' 48" E, 111.53 FEET;

N 06° 45' 18" W, 232.78 FEET;

N 37° 55' 54" E, 270.31 FEET;

N 02° 38' 48" W, 472.53 FEET TO THE SOUTH LINE OF A TRACT OF LAND KNOWN AS LOT 7, BLOCK A, DESCRIBED BY DEED TO DR. SWAMY ADDITION, DOCUMENT NUMBER 2019-3277 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS (P.R.G.C.T.);

THENCE N 88° 58' 59" E, 259.47 FEET ALONG THE SOUTH LINE OF LOT 7, BLOCK A TRACT, AND IN THE NORTH LINE OF SAID 100 ACRE TRACT;

THENCE N 44° 41' 17" E, 374.27 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 1 OF DR. SWAMY ADDITION III, RECORDED IN DOCUMENT NUMBER 2019-135 OF SAID P.R.G.C.T.;

THENCE S 61° 45' 08" E, 349.96 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2;

THENCE S 89° 34' 53" E, 148.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N 06° 35' 53" W, 405.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRAYSON DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID GRAYSON DRIVE THE FOLLOWING BEARINGS AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.98 FEET, THROUGH A CENTRAL ANGLE OF 04° 51' 44", HAVING A RADIUS OF 1849.86 FEET, AND A LONG CHORD WHICH BEARS S 52° 41' 50" E, 156.93 FEET;

S 50° 02' 56" E, 620.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 193.91 FEET, THROUGH A CENTRAL ANGLE OF 05° 38' 22", HAVING A RADIUS OF 1970.05 FEET, AND A LONG CHORD WHICH BEARS S 52° 52' 07" E, 193.83 FEET;

S 34° 22' 47" W, 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 272.46 FEET, THROUGH A CENTRAL ANGLE OF 08° 28' 22", HAVING A RADIUS OF 1842.44 FEET, AND A LONG CHORD WHICH BEARS S 59° 43' 11" E, 272.21 FEET;

S 63° 47' 35" E, 96.05 FEET TO THE NORTHEAST CORNER OF SAID 5.2 ACRE TRACT;

THENCE S 26° 08' 55" W, 384.00 FEET FOLLOWING ALONG THE EAST LINE OF SAID 5.2 ACRE TRACT TO THE SOUTHWEST CORNER OF A CALLED 1.929 ACRE TRACT DESCRIBED BY DEED TO LISA SHELLY ANDERSON AND HUSBAND, ANDRE EDWARD MERRILL, RECORDED IN DOCUMENT NUMBER 2021-41546 OF THE O.R.G.C.T.;

THENCE S 88° 15' 29" E, 311.00 FEET ALONG THE NORTH LINE OF SAID 18.13 ACRE TRACT TO THE WEST LINE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.77 FEET, THROUGH A CENTRAL ANGLE OF 03° 11' 27", HAVING A RADIUS OF 2814.93 FEET, AND A LONG CHORD WHICH BEARS S 18° 49' 46" W, 156.75 FEET FOLLOWING ALONG SAID WEST LINE;

THENCE S 20° 25' 30" W, 493.02 FEET;

THENCE DEPARTING SAID WEST LINE OVER AND ACROSS SAID 100 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 89° 52' 48" W, 754.96 FEET;

N 00° 00' 37" W, 386.24 FEET;

N 67° 14' 00" W, 943.39 FEET;

S 00° 00' 37" E, 1383.54 FEET;

THENCE N 89° 52' 48" W, 727.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,824,458 SQUARE FEET OR 64.841 ACRES MORE OR LESS.

TRACT 2

BEING THAT CERTAIN TRACT OF LAND LOCATED IN THE DAVID HARRISON SURVEY, ABSTRACT NUMBER 587, BEING A REMAINDER FROM A 100 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOE M. JOINER AND WIFE, HARRIET ALLAN JOINER, RECORDED IN VOLUME 1118, PAGE 610 OF THE OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS (O.R.G.C.T.);

BEGINNING IN BLUE FLAME ROAD AND IN THE NORTH LINE OF A TRACT OF LAND CALLED 67.842 ACRES, DESCRIBED BY DEED TO ORL II, LLC, RECORDED IN DOCUMENT NUMBER 2022-512 OF THE O.R.G.C.T.;

THENCE DEPARTING SAID BLUE FLAME ROAD OVER AND ACROSS SAID 100 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 00' 37" W, 1383.54 FEET;

S 67° 14' 00" E, 943.39 FEET;

S 00° 00' 37" E, 386.24 FEET;

S 00° 00' 37" E, 634.04 FEET;

THENCE N 89° 52' 48" W, 869.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,045,457 SQUARE FEET OR 24.000 ACRES MORE OR LESS.

TRACT 3

BEING THAT CERTAIN TRACT OF LAND LOCATED IN THE DAVID HARRISON SURVEY, ABSTRACT NUMBER 587, AND THE DANIEL C. SHELP SURVEY, ABSTRACT NUMBER 1097, BEING PART OF THOSE TRACTS OF LAND BEING A REMAINDER FROM A CALLED 100 ACRE TRACT DESCRIBED BY DEED TO JOE M. JOINER AND WIFE, HARRIET ALLAN JOINER, RECORDED IN VOLUME 1118, PAGE 610 AND A CALLED 18.13 ACRE TRACT DESCRIBED BY DEED TO JENNIFER BIRGE JOINER CARRELL ET AL., RECORDED IN VOLUME 2078, PAGE 751 OF THE OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS (O.R.G.C.T.);

BEGINNING IN BLUE FLAME ROAD AND IN THE NORTH LINE OF A TRACT OF LAND CALLED 67.842 ACRES, DESCRIBED BY DEED TO ORL II, LLC, RECORDED IN DOCUMENT NUMBER 2022-512 OF THE O.R.G.C.T.;

THENCE N 00° 00' 37" W, 634.04 FEET OVER AND ACROSS SAID 100 ACRE TRACT;

THENCE S 89° 52' 48" E, 754.96 FEET TO THE WEST LINE OF M.K. & T. RAILROAD RIGHT-OF-WAY AND THE EAST LINE OF SAID 18.13 ACRE TRACT;

THENCE FOLLOWING ALONG SAID WEST LINE OF M.K. & T. RAILROAD THE FOLLOWING BEARINGS AND DISTANCES:

S 20° 25' 30" W, 137.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 838.67 FEET, THROUGH A CENTRAL ANGLE OF 21° 51' 15", HAVING A RADIUS OF 2198.78 FEET, AND A LONG CHORD WHICH BEARS S 09° 29' 53" W, 833.60 FEET;

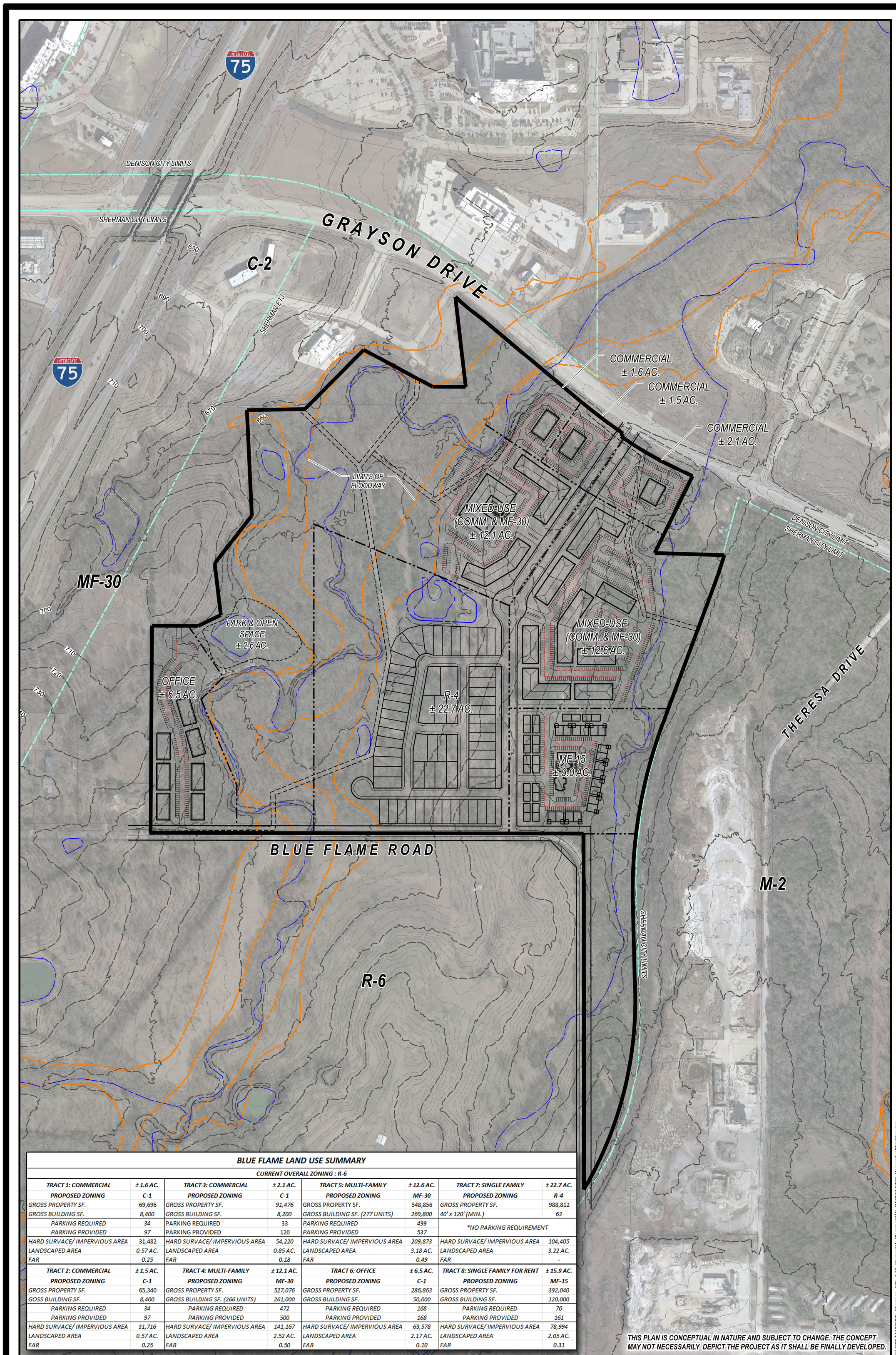
S 01° 25' 45" E, 344.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 397.48 FEET, THROUGH A CENTRAL ANGLE OF 12° 14' 37", HAVING A RADIUS OF 1860.08 FEET, AND A LONG CHORD WHICH BEARS S 04° 41' 33" W, 396.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 574.35 FEET, THROUGH A CENTRAL ANGLE OF 17° 52' 54", HAVING A RADIUS OF 1840.31 FEET, AND A LONG CHORD WHICH BEARS S 20° 17' 35" W, 572.02 FEET;

THENCE N 00° 00' 37" W, 1593.68 FEET IN BLUE FLAME ROAD AND IN THE EAST LINE OF SAID 67.482 ACRE TRACT;

THENCE N 89° 52' 48" W, 346.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 714,379 SQUARE FEET OR 16.400 ACRES MORE OR LESS.



BLUE FLAME LAND USE SUMMARY

CURRENT OVERALL ZONING : R-6

TRACT 1: COMMERCIAL	± 1.6 AC.	TRACT 3: COMMERCIAL	± 2.1 AC.	TRACT 5: MULTI-FAMILY	± 12.6 AC.	TRACT 7: SINGLE FAMILY	± 22.7 AC.
PROPOSED ZONING	C-1	PROPOSED ZONING	C-1	PROPOSED ZONING	MF-30	PROPOSED ZONING	R-4
GROSS PROPERTY SF.	69,696	GROSS PROPERTY SF.	91,476	GROSS PROPERTY SF.	548,856	GROSS PROPERTY SF.	988,812
GROSS BUILDING SF.	8,400	GROSS BUILDING SF.	8,200	GROSS BUILDING SF. (277 UNITS)	269,800	40' x 120' (MIN.)	63
PARKING REQUIRED	34	PARKING REQUIRED	33	PARKING REQUIRED	499	*NO PARKING REQUIREMENT	
PARKING PROVIDED	97	PARKING PROVIDED	120	PARKING PROVIDED	537		
HARD SURVACE/ IMPERVIOUS AREA	31,482	HARD SURVACE/ IMPERVIOUS AREA	54,220	HARD SURVACE/ IMPERVIOUS AREA	209,873	HARD SURVACE/ IMPERVIOUS AREA	104,405
LANDSCAPED AREA	0.57 AC.	LANDSCAPED AREA	0.85 AC.	LANDSCAPED AREA	3.18 AC.	LANDSCAPED AREA	3.22 AC.
FAR	0.25	FAR	0.18	FAR	0.49	FAR	-
TRACT 2: COMMERCIAL	**± 1.5 AC.**	**TRACT 4: MULTI-FAMILY**	**± 12.1 AC.**	**TRACT 6: OFFICE**	**± 6.5 AC.**	**TRACT 8: SINGLE FAMILY FOR RENT**	**± 15.9 AC.**
PROPOSED ZONING	C-1	PROPOSED ZONING	MF-30	PROPOSED ZONING	C-1	PROPOSED ZONING	MF-15
GROSS PROPERTY SF.	65,340	GROSS PROPERTY SF.	527,076	GROSS PROPERTY SF.	286,863	GROSS PROPERTY SF.	392,040
GOSS BUILDING SF.	8,400	GROSS BUILDING SF. (266 UNITS)	261,000	GROSS BUILDING SF.	50,000	GROSS BUILDING SF.	120,000
PARKING REQUIRED	34	PARKING REQUIRED	472	PARKING REQUIRED	168	PARKING REQUIRED	76
PARKING PROVIDED	97	PARKING PROVIDED	500	PARKING PROVIDED	168	PARKING PROVIDED	161
HARD SURVACE/ IMPERVIOUS AREA	31,716	HARD SURVACE/ IMPERVIOUS AREA	141,167	HARD SURVACE/ IMPERVIOUS AREA	63,578	HARD SURVACE/ IMPERVIOUS AREA	78,994
LANDSCAPED AREA	0.57 AC.	LANDSCAPED AREA	2.52 AC.	LANDSCAPED AREA	2.17 AC.	LANDSCAPED AREA	2.05 AC.
FAR	0.25	FAR	0.50	FAR	0.10	FAR	0.31

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

G:\JOB\TAN22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0707_ConceptualSitePlan.dgn

PELOTON LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

SITE PLAN

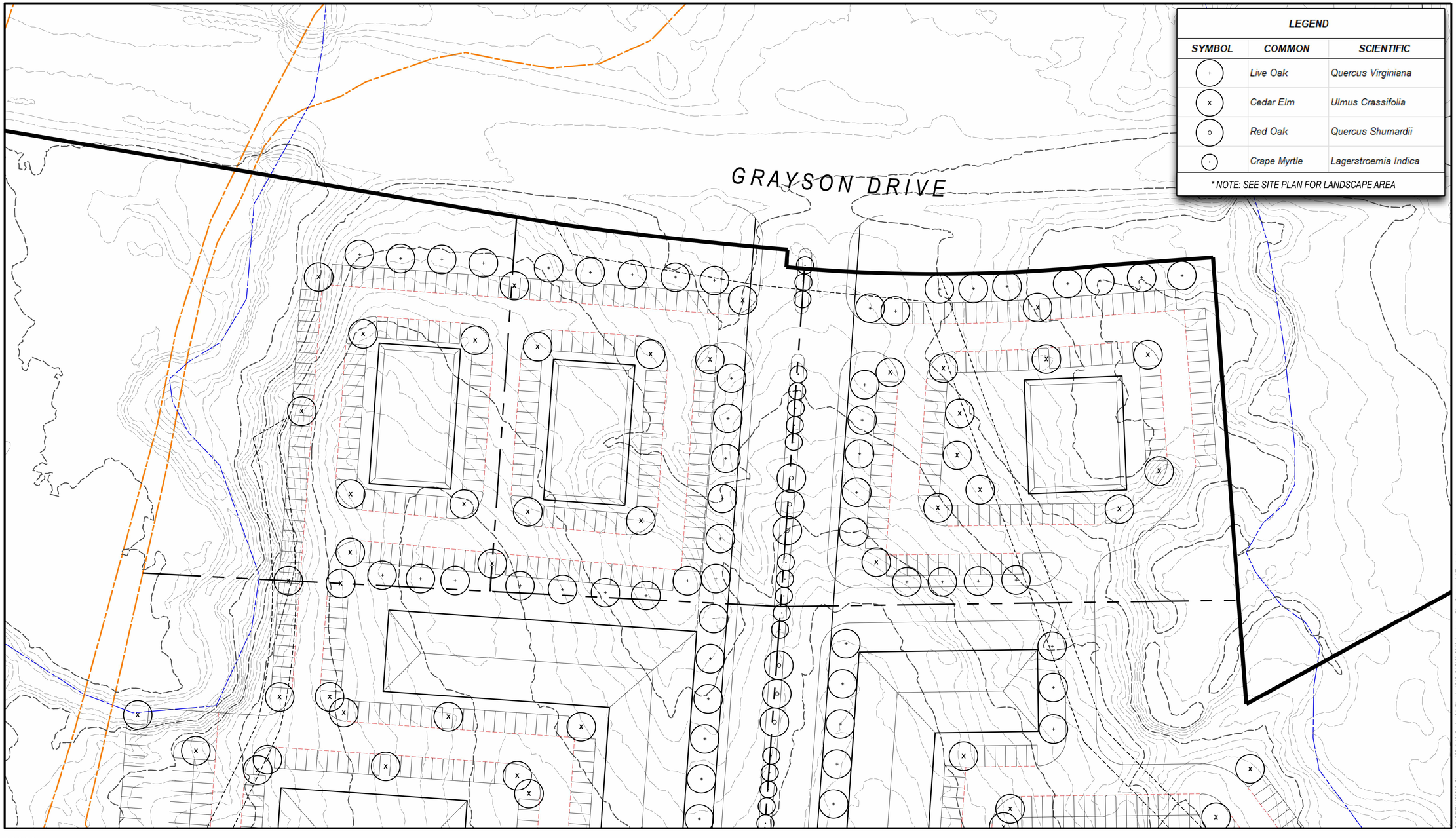
SHERMAN, TEXAS | ± 105 AC.

N

0 200' 400' 600'

GRAPHIC SCALE

AUGUST 2023



LEGEND		
SYMBOL	COMMON	SCIENTIFIC
+	Live Oak	Quercus Virginiana
x	Cedar Elm	Ulmus Crassifolia
o	Red Oak	Quercus Shumardii
·	Crape Myrtle	Lagerstroemia Indica

* NOTE: SEE SITE PLAN FOR LANDSCAPE AREA

PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

LANDSCAPE PLAN 1

N

0 40' 80' 120'
GRAPHIC SCALE

G:\ORITAN2\2006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

POOL

LEGEND		
SYMBOL	COMMON	SCIENTIFIC
+	Live Oak	Quercus Virginiana
x	Cedar Elm	Ulmus Crassifolia
o	Red Oak	Quercus Shumardii
·	Crape Myrtle	Lagerstroemia Indica

* NOTE: SEE SITE PLAN FOR LANDSCAPE AREA

PELOTON
LAND SOLUTIONS
a Westwood company

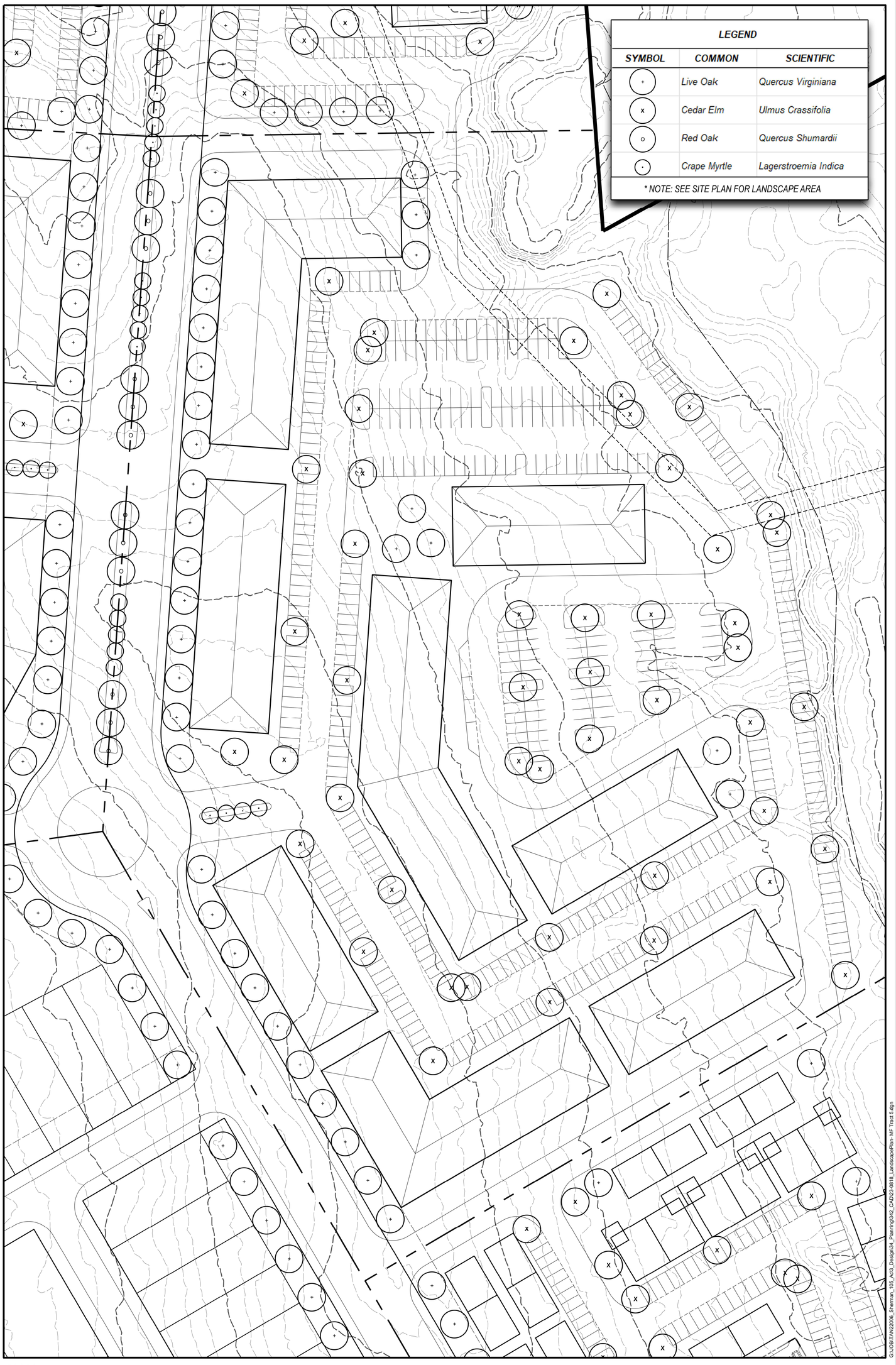
BLUE FLAME VILLAGE

LANDSCAPE PLAN 2

N

0 40' 80' 120'
GRAPHIC SCALE

G:\JOB\TIAN22\066_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan- MF Tract 4.dgn



PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

LANDSCAPE PLAN 3

0 40' 80' 120'
GRAPHIC SCALE

C:\JOB\TANZ2096_Sherman_105_Ac\3_Design\34_Planning\34Z_CAD\23-0818_LandscapePlan_NF Tract 5.dgn

LEGEND		
SYMBOL	COMMON	SCIENTIFIC
+	Live Oak	Quercus Virginiana
x	Cedar Elm	Ulmus Crassifolia
o	Red Oak	Quercus Shumardii
·	Crape Myrtle	Lagerstroemia Indica

* NOTE: SEE SITE PLAN FOR LANDSCAPE AREA

POOL

BLUE FLAME RD.

G:\JOB\1XNZ2006_Sherman_105_Ac3_Design\04_Planning\342_CADD\2-18\18_LandscapePlan- MF Tract 8.dgn

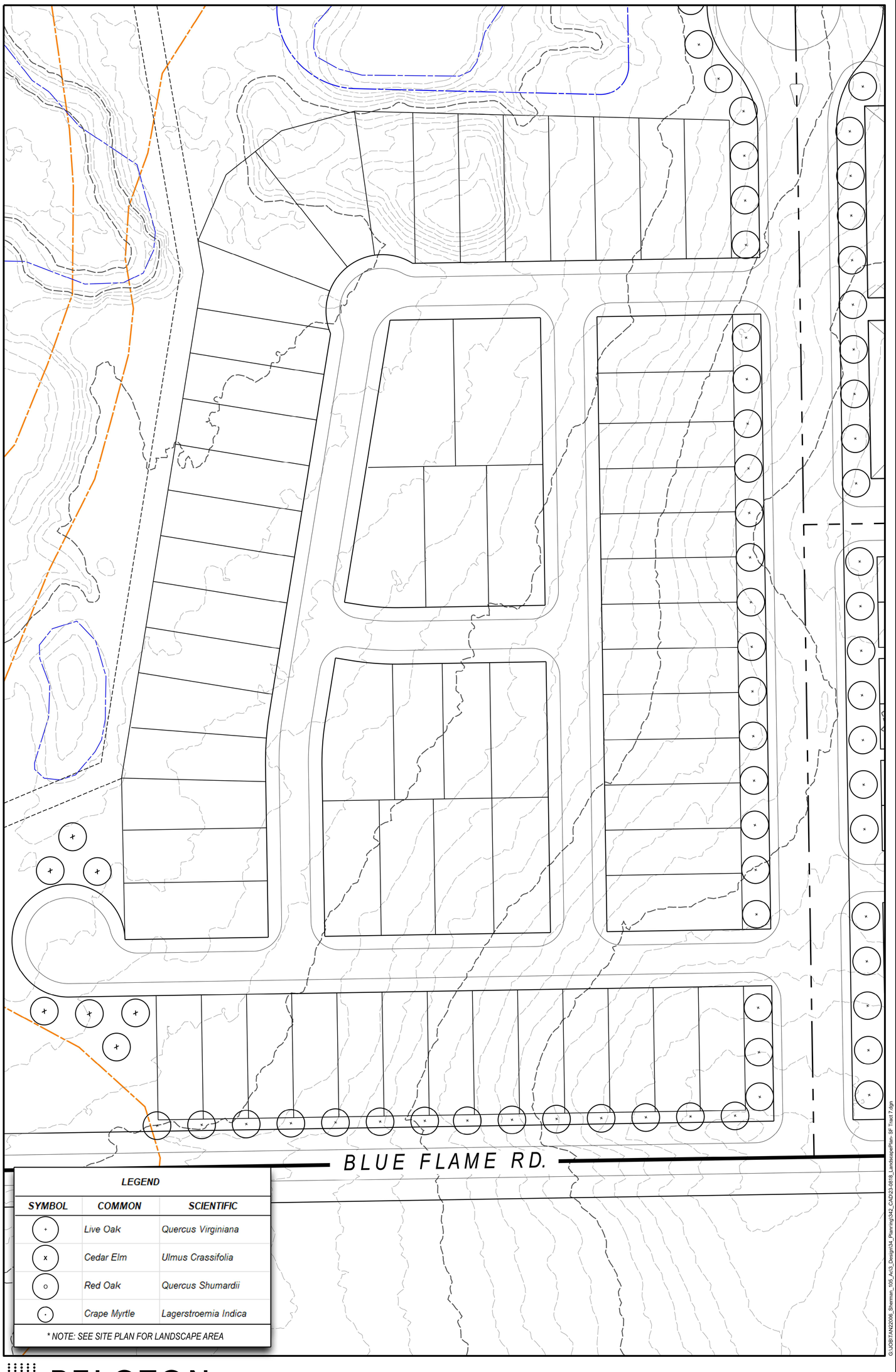
PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

LANDSCAPE PLAN 4

N

0 40' 80' 120'
GRAPHIC SCALE



LEGEND		
SYMBOL	COMMON	SCIENTIFIC
+	Live Oak	Quercus Virginiana
x	Cedar Elm	Ulmus Crassifolia
o	Red Oak	Quercus Shumardii
·	Crape Myrtle	Lagerstroemia Indica

* NOTE: SEE SITE PLAN FOR LANDSCAPE AREA

PELOTON LAND SOLUTIONS
a Westwood company

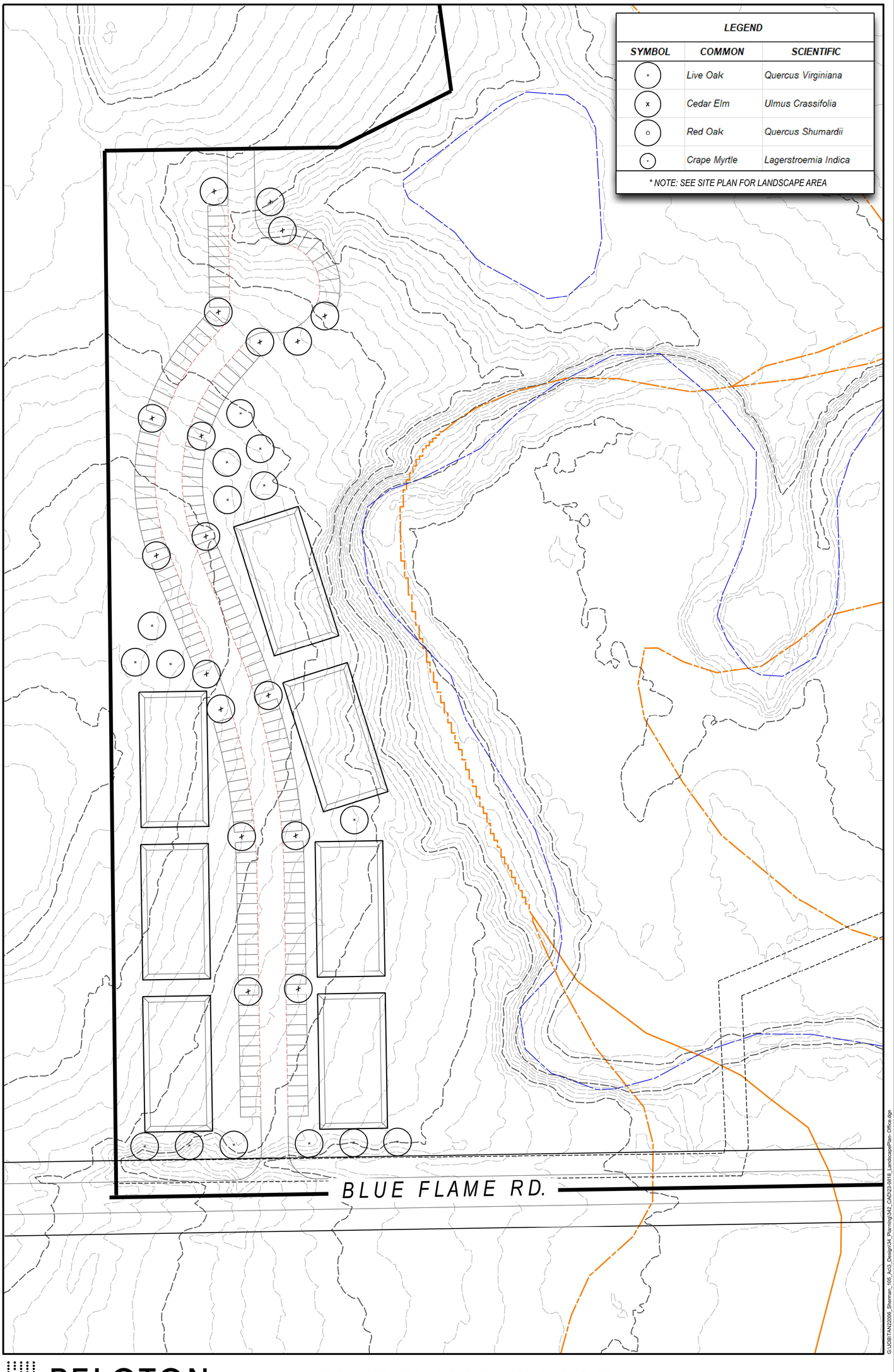
BLUE FLAME VILLAGE

LANDSCAPE PLAN 5

N

0 40' 80' 120'
GRAPHIC SCALE

C:\JOB\TXN2\096_Sherman_105_AG3_Design\34_Planning\342_CAD\23-0818_LandscapePlan- SF Tract 7.dgn



PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

LANDSCAPE PLAN 6

N

0 40' 80' 120'
GRAPHIC SCALE

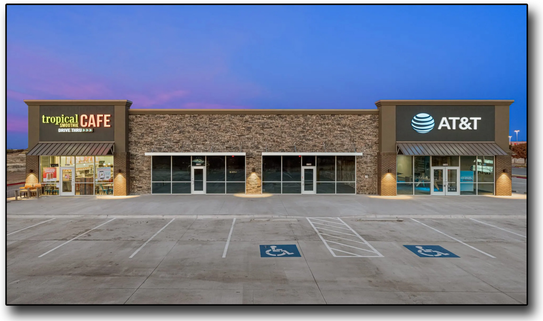
G:\JOB\TAN2206_Sherman_105_Arch_Design\04_Planning\04.2_CAD\2-04\16_LandscapePlan_Office.dgn

RETAIL PAD EXAMPLES:











PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

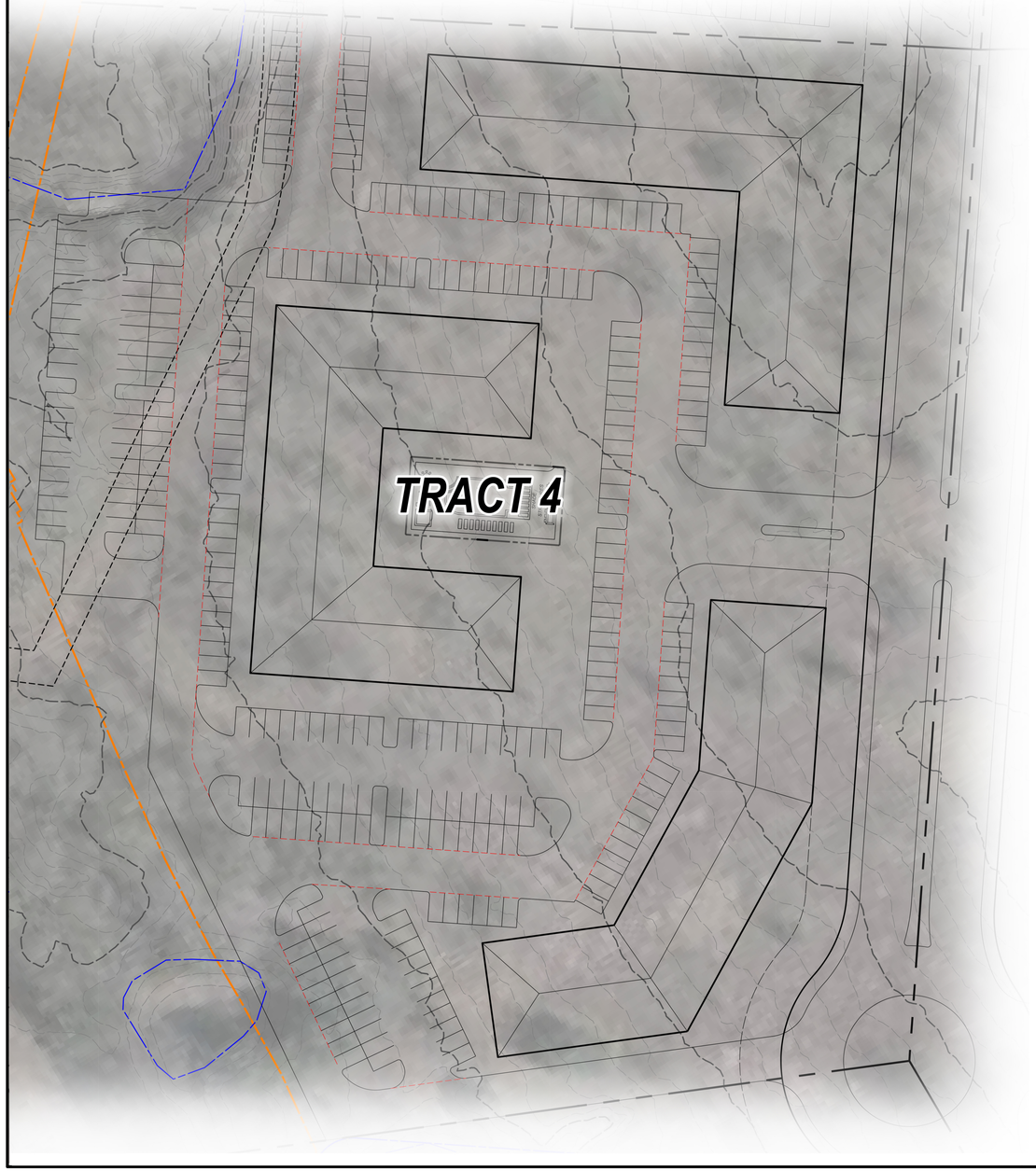
SHERMAN TEXAS | ± 105 AC.

N

0 40' 80' 120'
GRAPHIC SCALE

G:\JOB\TAN\22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

MIXED USE - COMMERCIAL / MULTI-FAMILY EXAMPLES:











PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

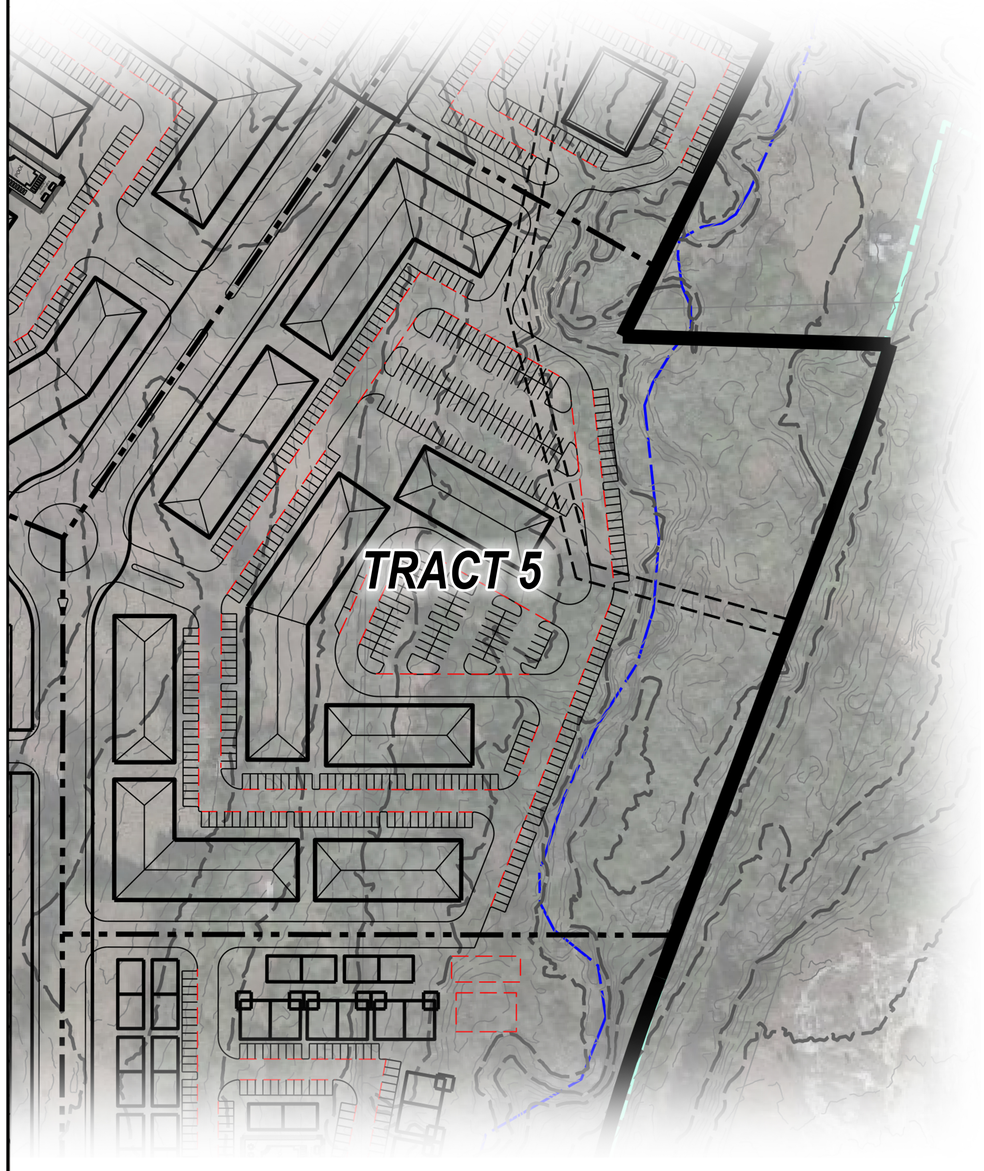
SHERMAN TEXAS | ± 105 AC.

N

0 40' 80' 120'
GRAPHIC SCALE

G:\JOB\TAN22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

MIXED USE - COMMERCIAL / MULTI-FAMILY EXAMPLES:











PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

SHERMAN TEXAS | ± 105 AC.

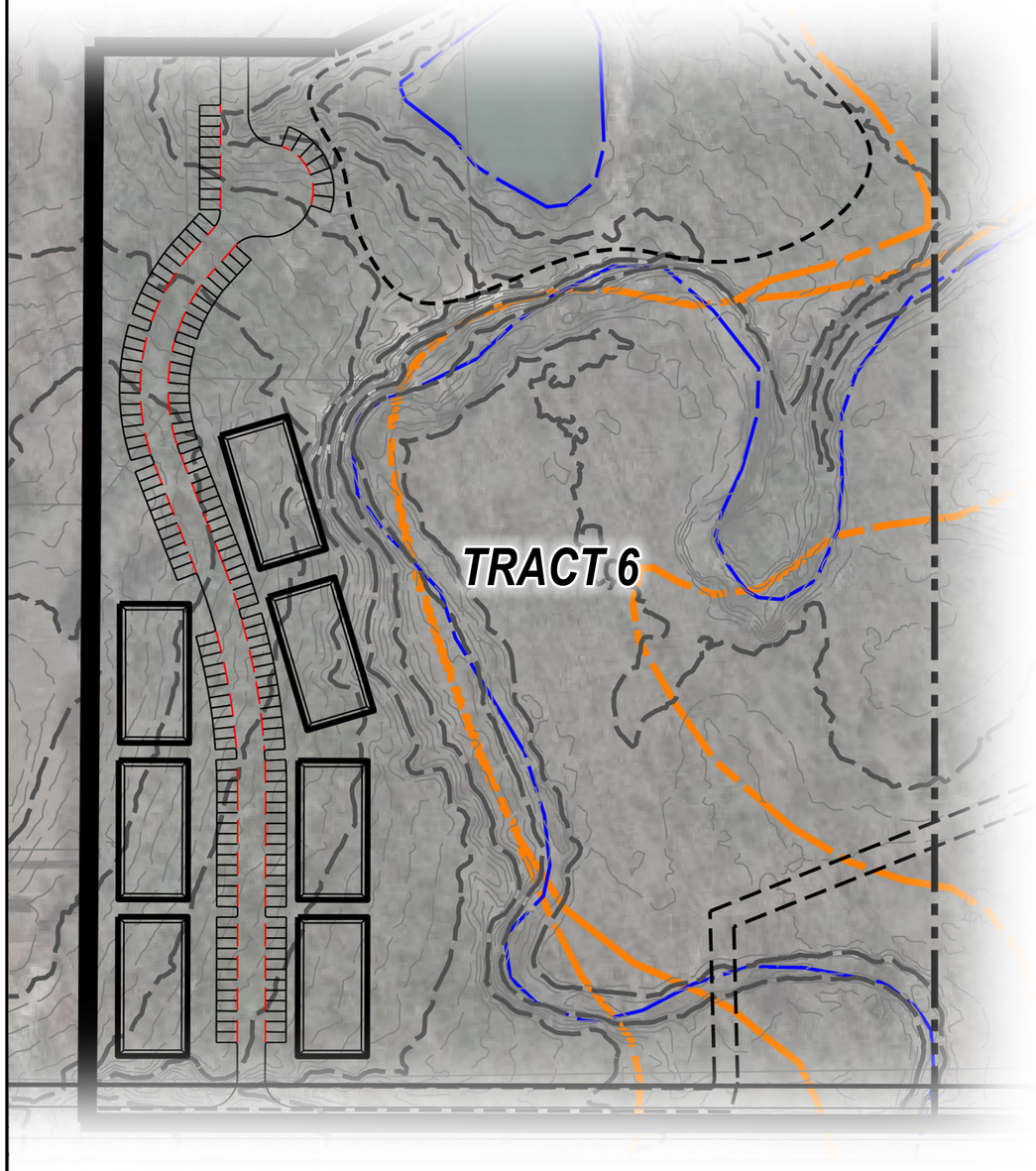
N

0 40' 80' 120'

GRAPHIC SCALE

G:\JOB\TAN22006_Sherman, 105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

OFFICE EXAMPLES:











PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

SHERMAN TEXAS | ± 105 AC.

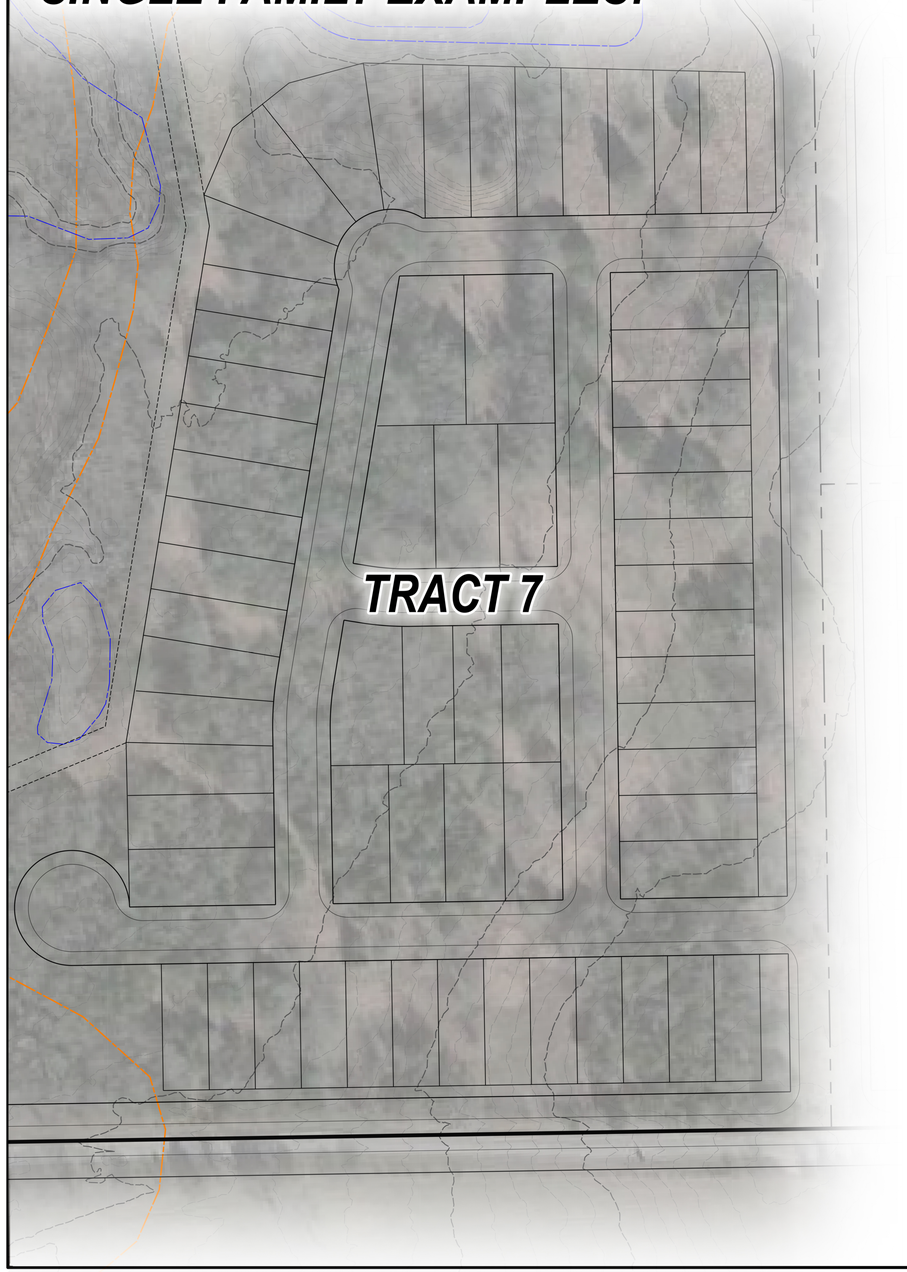
N

0 40' 80' 120'

GRAPHIC SCALE

G:\JOB\TAN22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

SINGLE FAMILY EXAMPLES:











PELOTON LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

SHERMAN TEXAS | ± 105 AC.

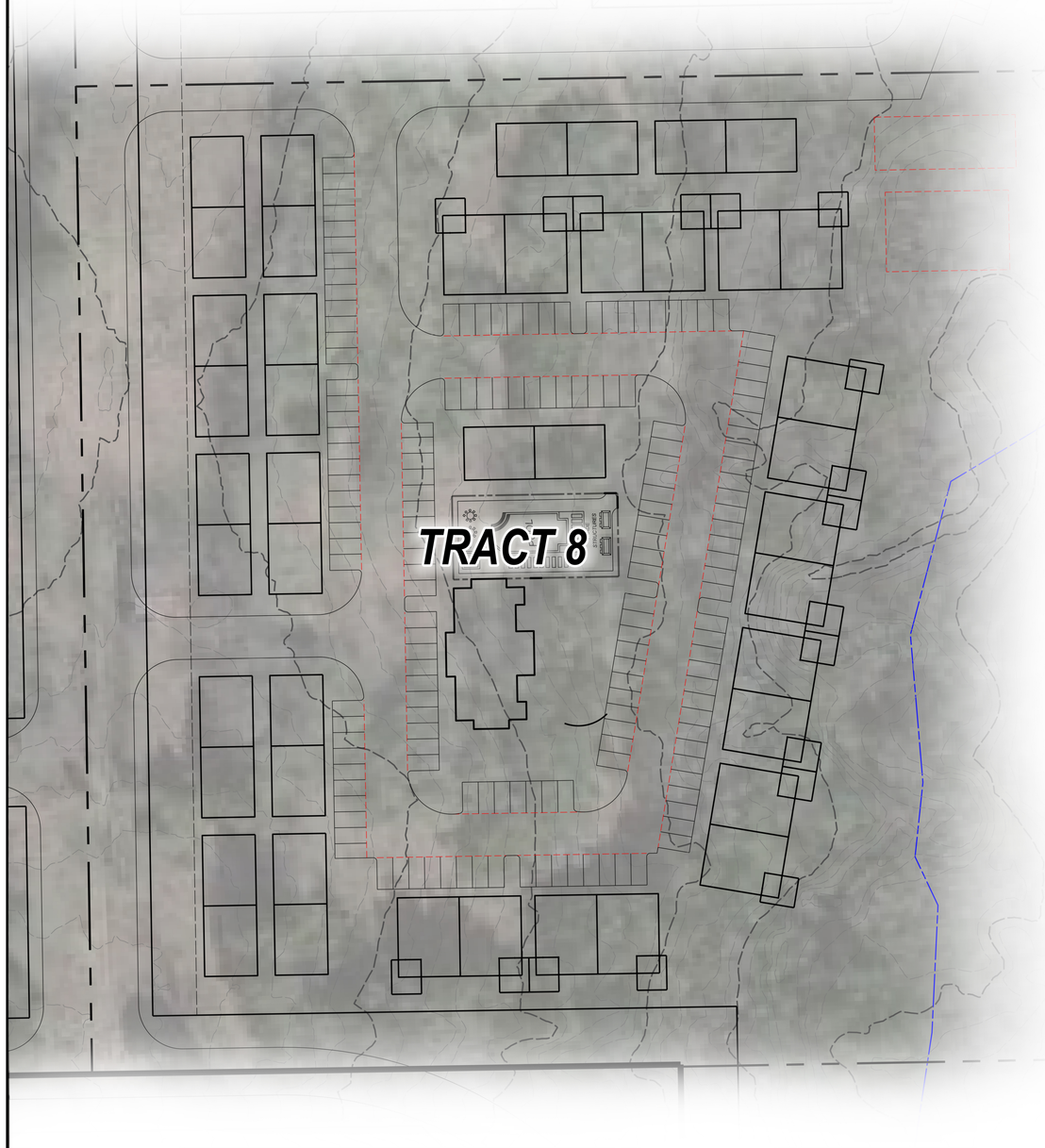
N

0 40' 80' 120'

GRAPHIC SCALE

G:\JOB\TAN22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-0818_LandscapePlan-Commercial Tracts.dgn

BUILD TO RENT EXAMPLES:











PELOTON
LAND SOLUTIONS
a Westwood company

BLUE FLAME VILLAGE

CHARACTER IMAGES

SHERMAN TEXAS | ± 105 AC.

N

0 40' 80' 120'
GRAPHIC SCALE

G:\JOB\TAN\22006_Sherman_105_Ac\3_Design\34_Planning\342_CAD\23-t0818_LandscapePlan-Commercial Tracts.dgn

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023 Sent via email

Pelton Land Solutions
David Kalhoefer
11000 Frisco Street, Suite 400
Frisco, TX 75033

Jayne Wharton Joiner Grimes
3730 N. Versailles Ave
Dallas, TX 75209

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single Family Residential) District to C-1 (Retail Business) District; Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District; Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District; and a Conceptual Site Plan approval for Retail/Office Development located in the 2801 Block Blue Flame Road and the 3000 Block FM 691 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. This is a Conceptual Site Plan. Detailed Site Plans for Commercial and Multifamily developments will require Planning and Zoning approval before building permits will be issued. Please see Site Plan requirements: https://ecode360.com/41402548
7. The approval of this Conceptual Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas

Local Government Code Title 1, Sec. 212.004

10. All requirements of the Floodplain Ordinance shall be followed. Code of Ordinances Chapter 3, Article 3.12
11. Blue Flame Road shall be improved from US Highway 75.
12. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)
13. 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)
14. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
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. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

Fire Services

Buildings NOT equipped throughout with an approved automatic sprinkler system.

17. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
18. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Buildings equipped throughout with an approved automatic sprinkler system.

19. 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
20. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
21. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

Solid Waste Services

22. No dumpster information provided. If a dumpster is provided:
    a. Dumpster enclosure must have a 10' minimum opening with 50' clearance in front of the dumpster.
    b. Dumpster enclosures shall be screened and shall not be visible from any street, highway or major thoroughfare. The dumpster enclosure shall be constructed of masonry or similar durable material.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 09/19/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

1900 BLOCK WEST WASHINGTON STREET (Project No. 23-005170)

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

Planning and Zoning Commission

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

Background:

The property is located in the 1900 Block West Washington Street between Nolan Drive and Blanton Drive. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-5 (Single Family Residential) District to construct 62 single-family homes.

Adjacent Zoning:

R-6 (Single Family Residential) District
MF-30 (Multi-Family Residential) District
C-1 (Retail Business) District

Origination:

West Sherman Baptist Church, Inc (Owner)
Bryan Blagg, Wyldewood Homes, LLC (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

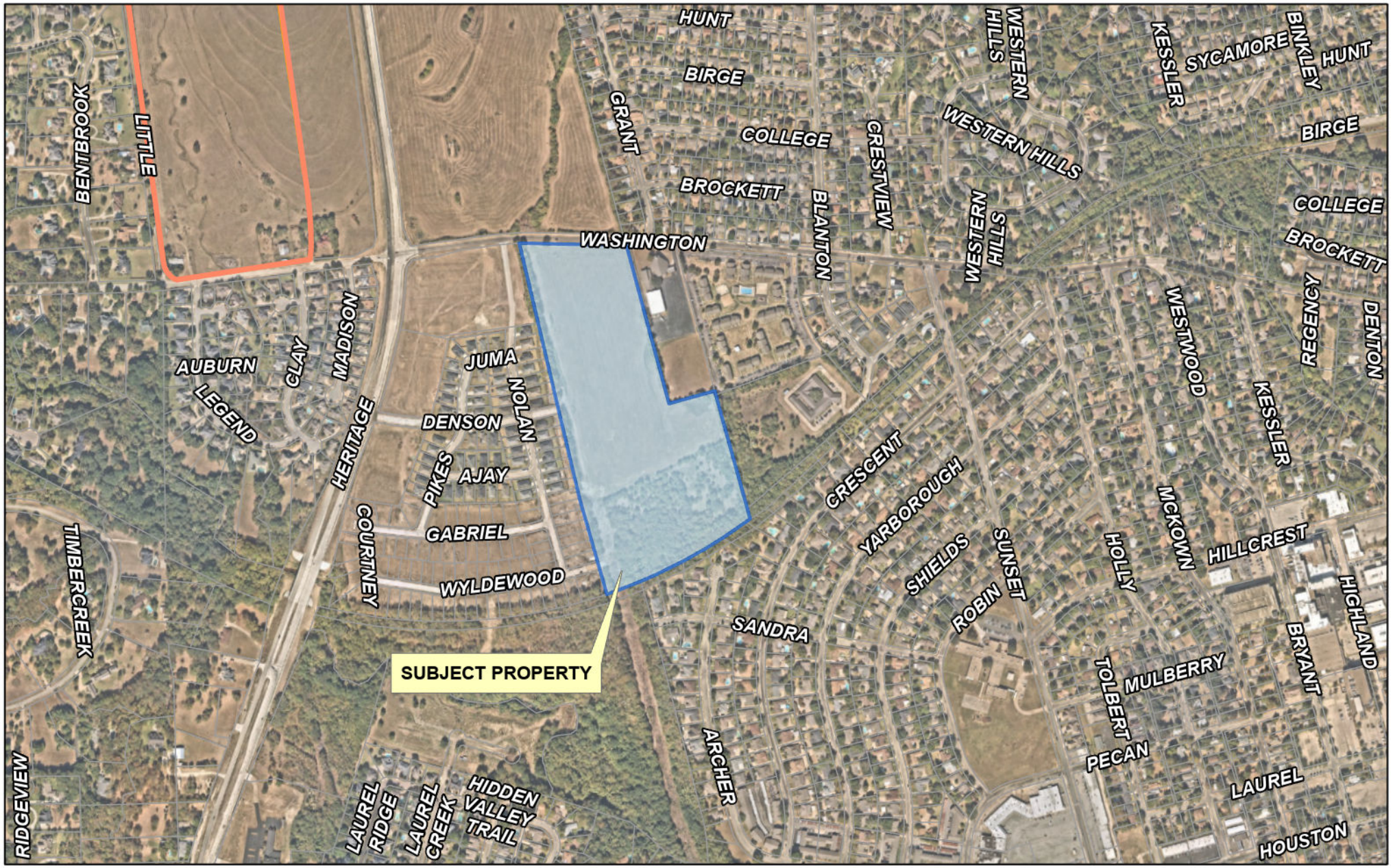
43

Objections Received:
1

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Narrative
Survey
Conceptual Site Plan
Opposition Letter
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

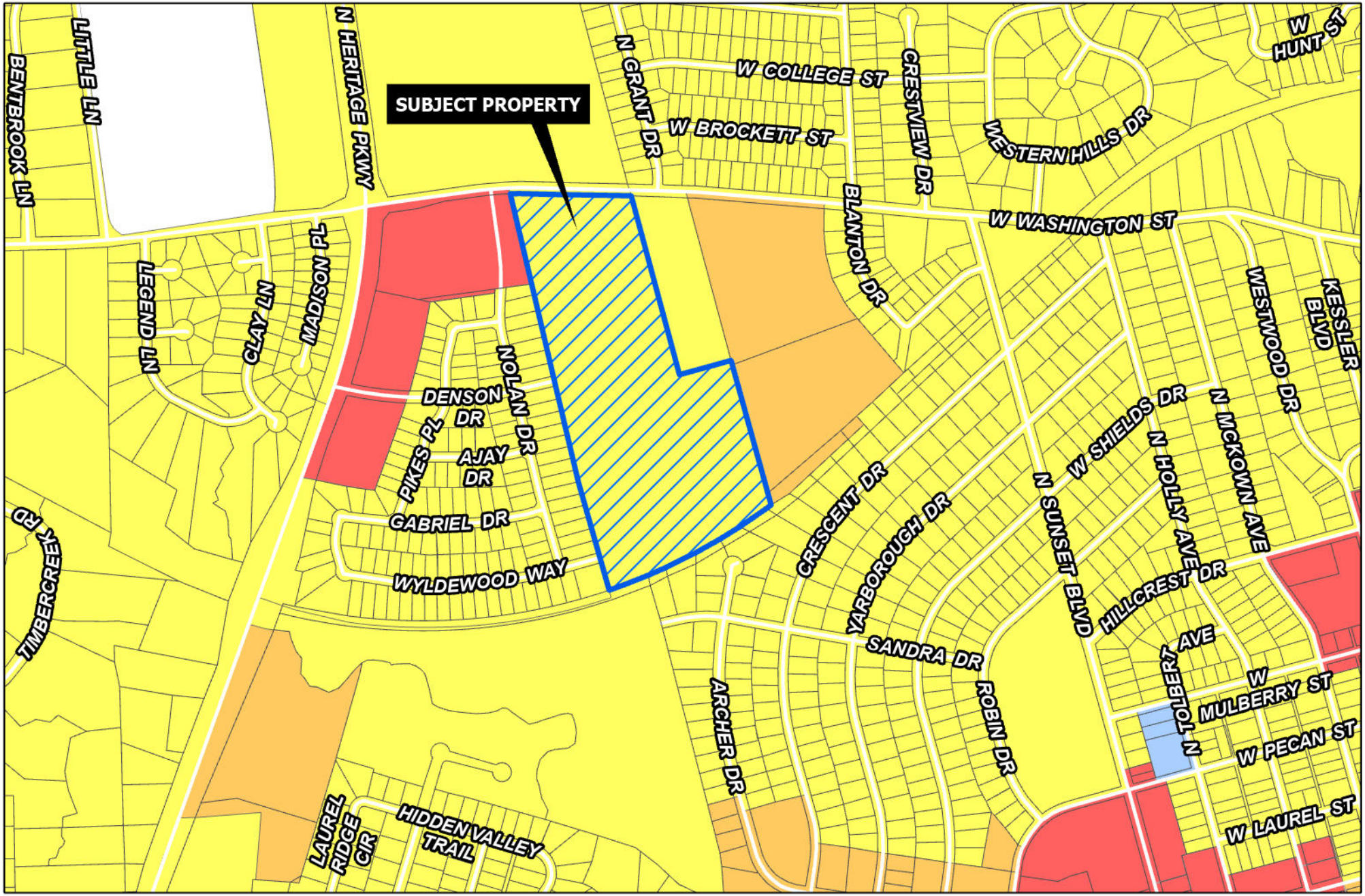
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1900 blk W Washington

N
W E
S

Date: 8/31/2023 2:32 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

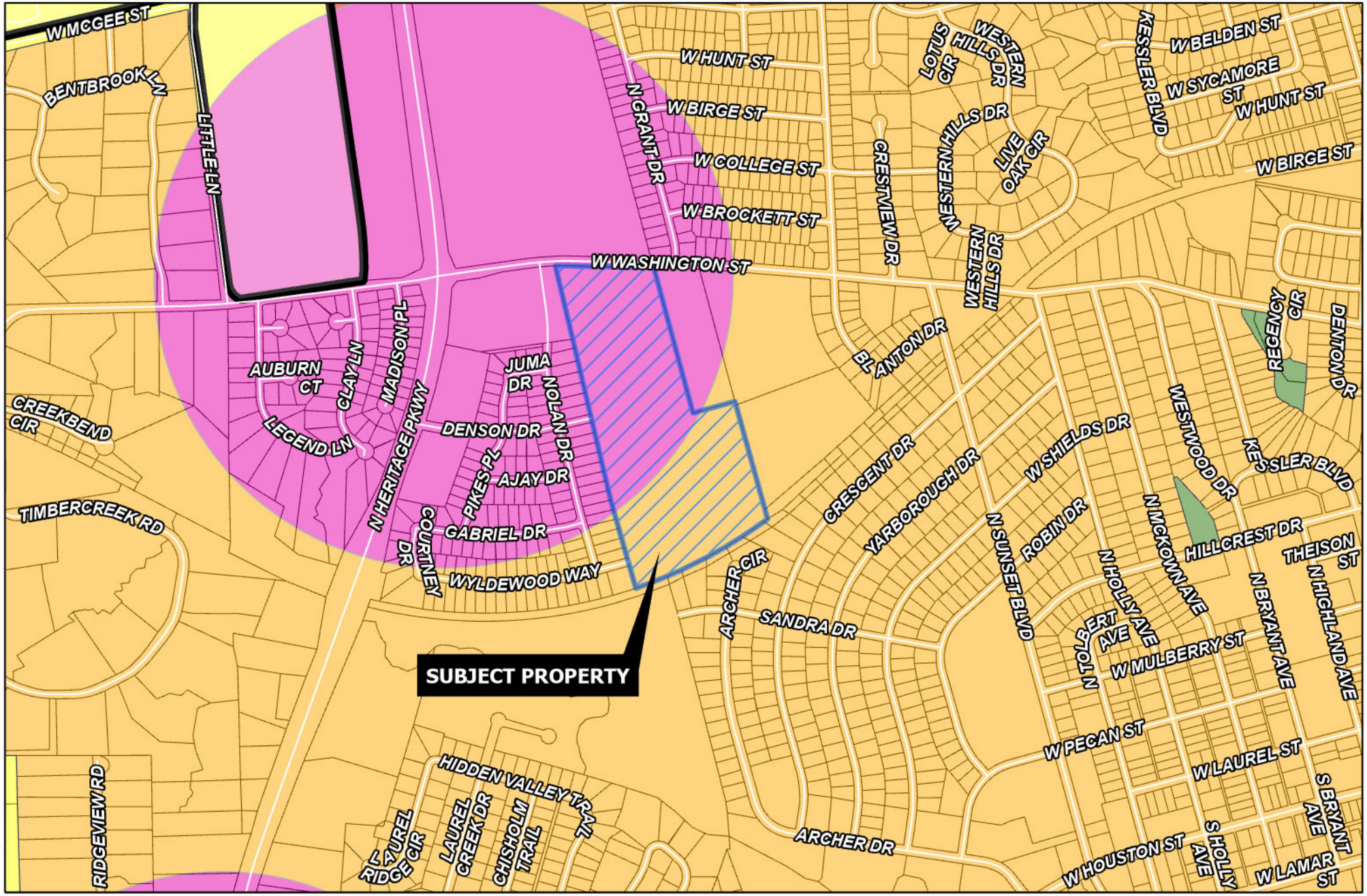
Planning&Zoning

CITY OF SHERMAN

1900 blk W Washington

N
W E
S

Date: 8/31/2023 2:37 PM



Date: 8/31/2023 2:38 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning&Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1900 blk W Washington

N W E S

Marlow, Lauren

From: Planning
To: Bryan Blagg
Subject: RE: Zoning-Washington Meadows Phase 3

From: Bryan Blagg
Sent: Wednesday, August 30, 2023 8:14 AM
To: Planning
Subject: Zoning-Washington Meadows Phase 3

Good morning,

Here are some photos for zoning.



Regards,

Bryan Blagg
General Manager
Wyldewood Homes

Wyldewood Homes

Aug 24, 2023

City of Sherman
220 W. Mulberry
Sherman, TX 75091

Re: Project narrative – Washington Meadows Phase 3

Dear Planning Department,

Wyldewood Homes is under contract to purchase approximately 19 acres out of the 30.905 acres owned by West Sherman Baptist Church.

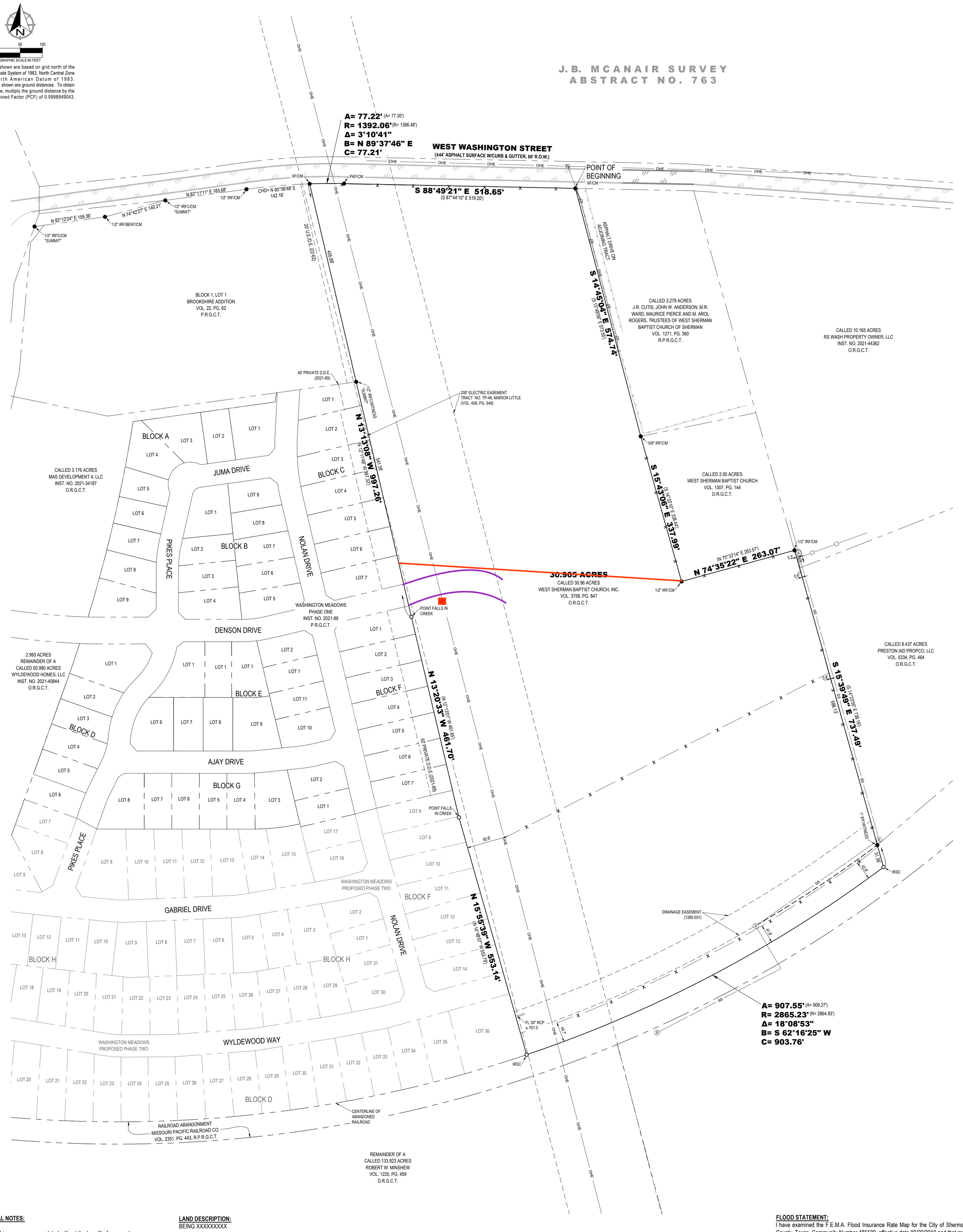
It is currently zoned RA. We are requesting a zoning of R5.

The current site plan is for 62 lots with typical dimensions of 54'x110' and will be the third and final phase of Washington Meadows.

We will be dedicating 15' of land from the old railroad easement on the southern boundary along with dedicating the 200' power line easement for the City of Sherman's hike and bike trail system.

Sincerely,

Bryan Blagg
General Manager
Wyldewood Homes



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 0.9998949043.

GENERAL NOTES:

1. This survey was completed without the benefit of a current title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

2. Boundary Survey, not all improvements are shown.

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

Certify to: West Sherman Baptist Church, Inc; Wyldewood Homes, LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 07/13/2022, 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

LAND DESCRIPTION:
BEING XXXXXXXXX

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 0270 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

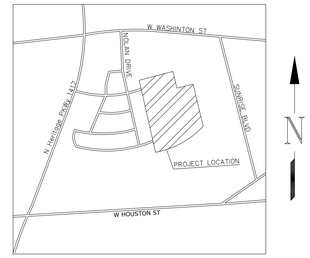
●	FOUND MONUMENT	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
		INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	U.E.	UTILITY EASEMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP	D.E.	DRAINAGE EASEMENT
IPF	IRON PIPE FOUND	S.S.E.	SANITARY SEWER EASEMENT
PKF	PK NAIL FOUND	⊘	UTILITY/POWER POLE
XF	'X' SCRIBED IN CONCRETE FOUND	⟨—	GUY
CM	CONTROLLING MONUMENT	Ⓢ	SANITARY SEWER MANHOLE
( )	DEED OR PLAT CALL	———	BOUNDARY LINE
R.O.W.	RIGHT-OF-WAY	—— -- ——	ADJOINER LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	– – – – –	EASEMENT
		—— x ——	WIRE FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	—□—	WOOD FENCE
		///	ASPHALT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	—— OHE ——	OVERHEAD ELECTRIC/UTILITY
		—— S ——	SANITARY SEWER LINE

BOUNDARY SURVEY
30.905 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
TBD West Washington Street, Sherman
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=100' Date: 07-29/2022	Project No. 22-0368 Sheet No. 1 of 1





LOCATION MAP
NOT TO SCALE

0 60 120
SCALE: 1"=60'

SITE DATA
ZONE: R-5 SINGLE FAMILY RESIDENTIAL
TOTAL LOTS = 62
44' x 75' BUILDING PAD = 48
44' X 60' (MINIMUM) BUILDING PADS = 14
MINIMUM LOT AREA = 5000 SFT
MINI LOT DEPTH = 110 FT
MIN LOT FRONTAGE = 54 FT
MIN FRONTAGE (OF CORNER LOT) = 54 FT (64 FT)
FRONT SETBACK = 20
REAR SETBACK = 15 FT
SIDE SETBACKS (OF CORNER LOT) = 5 FT (15 FT)

NOTE:
LANDSCAPE CONTRACTOR SHALL USE THE TREES FROM CITY OF SHERMAN APPROVED LIST .

Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0016
Email:Rnajmi@nafaeng.com
Engg. CA # 18489 exp.01/31/2024

nafa

BY	DATE	DESCRIPTION	MRK

DESIGN BY: AH
CHECKED BY: RN
DATE: AUG 28, 2023
JOB #: 23-00144

Prepared for
Wyldewood Homes
618 Pikes Place
Sherman, TX - 75092

WASHINGTON MEADOWS
PHASE 3
City of Sherman, Grayson County, TX

CONCEPTUAL SITE PLAN

SHEET NUMBER

RECEIVED 9/14/2023 AT 1:30 P.M.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

EGGLESTON PHILLIP ETUX
SUSAN
1813 SANDRA DR
SHERMAN, TX 75092

August 31, 2023

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

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

The request is as follows:

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

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

Rob Rae
Acting Secretary, Planning & Zoning Commission

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 12, 2023

Sent via email

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

West Sherman Baptist Church, Inc
1830 W Washington Street
Sherman, TX 75092

Wyldewood Homes, LLC
Bryan Blagg
618 Pikes Place
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District located in the 1900 Block West Washington Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 19, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
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. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*

8. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
9. 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)*
10. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. 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)*
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be requested by emailing engineering@cityofsherman.com. *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 and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



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

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 09/19/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

OTHER BUSINESS

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

List of Agenda Items:

Attachments

P&Z Calendar 2024

Sherman
CLASSIC TOWN. BROAD HORIZON.

DEVELOPMENT SERVICES

2023/2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR

MONTH APPROVED	Zone Changes and Specific Use Permits[1, 2]			Site Plan and Temporary Use Permits[2]		Variances and Special Exceptions[2]		Preliminary Plat		Final Plat and Replat Approval[3]	
	APPLICATION ACCEPTED	P&Z MEETING	CITY COUNCIL MEETING	P&Z APPLICATION ACCEPTED	P&Z MEETING	APPLICATION ACCEPTED	BOARD OF ADJUSTMENT MEETING	APPLICATION ACCEPTED	STAFF RESPONSE DEADLINE	FINAL PLAT AND REPLAT APPLICATION ACCEPTED	P&Z MEETING
NOVEMBER	-	-	-	10/4/2023	11/14/2023	10/4/2023	11/14/2023	10/11/2023	11/10/2023	10/18/2023	11/14/2023
DECEMBER	10/4/2023	11/14/2023	12/18/2023	11/1/2023	12/12/2023	11/1/2023	12/12/2023	11/15/2023	12/15/2023	11/15/2023	12/12/2023
JANUARY	11/1/2023	12/12/2023	1/16/2024	12/6/2023	1/16/2024	12/6/2023	1/16/2024	12/20/2023	1/19/2024	12/20/2023	1/16/2024
FEBRUARY	12/6/2023	1/16/2024	2/19/2024	1/10/2024	2/20/2024	1/10/2024	2/20/2024	1/17/2024	2/16/2024	1/24/2024	2/20/2024
MARCH	1/10/2024	2/20/2024	3/18/2024	2/7/2024	3/19/2024	2/7/2024	3/19/2024	2/14/2024	3/15/2024	2/21/2024	3/19/2024
APRIL	2/7/2024	3/19/2024	4/15/2024	3/6/2024	4/16/2024	3/6/2024	4/16/2024	3/20/2024	4/19/2024	3/20/2024	4/16/2024
MAY	3/6/2024	4/16/2024	5/20/2024	4/10/2024	5/21/2024	4/10/2024	5/21/2024	4/17/2024	5/17/2024	4/24/2024	5/21/2024
JUNE	4/10/2024	5/21/2024	6/17/2024	5/8/2024	6/18/2024	5/8/2024	6/18/2024	5/15/2024	6/14/2024	5/22/2024	6/18/2024
JULY	5/8/2024	6/18/2024	7/15/2024	6/5/2024	7/16/2024	6/5/2024	7/16/2024	6/19/2024	7/19/2024	6/19/2024	7/16/2024
AUGUST	6/5/2024	7/16/2024	8/19/2024	7/10/2024	8/20/2024	7/10/2024	8/20/2024	7/17/2024	8/16/2024	7/24/2024	8/20/2024
SEPTEMBER	7/10/2024	8/20/2024	9/16/2024	8/7/2024	9/17/2024	8/7/2024	9/17/2024	8/21/2024	9/20/2024	8/21/2024	9/17/2024
OCTOBER	8/7/2024	9/17/2024	10/21/2024	9/11/2024	10/22/2024	9/11/2024	10/22/2024	9/18/2024	10/18/2024	9/25/2024	10/22/2024
NOVEMBER	9/11/2024	10/22/2024	11/18/2024	10/9/2024	11/19/2024	10/9/2024	11/19/2024	10/16/2024	11/15/2024	10/23/2024	11/19/2024
DECEMBER	10/9/2024	11/19/2024	12/16/2024	11/6/2024	12/17/2024	11/6/2024	12/17/2024	11/13/2024	12/11/2024	11/20/2024	12/17/2024

The above dates are scheduled Planning and Zoning Commission (P&Z) and Board of Adjustment meeting dates and the meeting for the City Council. The complete application accepted date is the date a complete application (see **Development Application Checklist**) is due to be submitted for the P&Z, Board of Adjustment, and City Council dates for that month. Meeting dates and application dates are subject to change and should be verified with Development Services staff.

1. Planned Development (PD) submittals will require additional time for staff to review the zone change application.

2. The City reserves the right to modify the timelines in particular zoning, specific use permits, site plan, temporary use permits, variances and special exceptions requests at the City's sole discretion.

3. A final plat or a replat requiring or conditioned on a zoning change will not be approved by the Planning and Zoning Commission if the zoning request has not yet been approved by City Council.

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 09/19/2023

Prepared By: Kerri Turner, Planning Technician

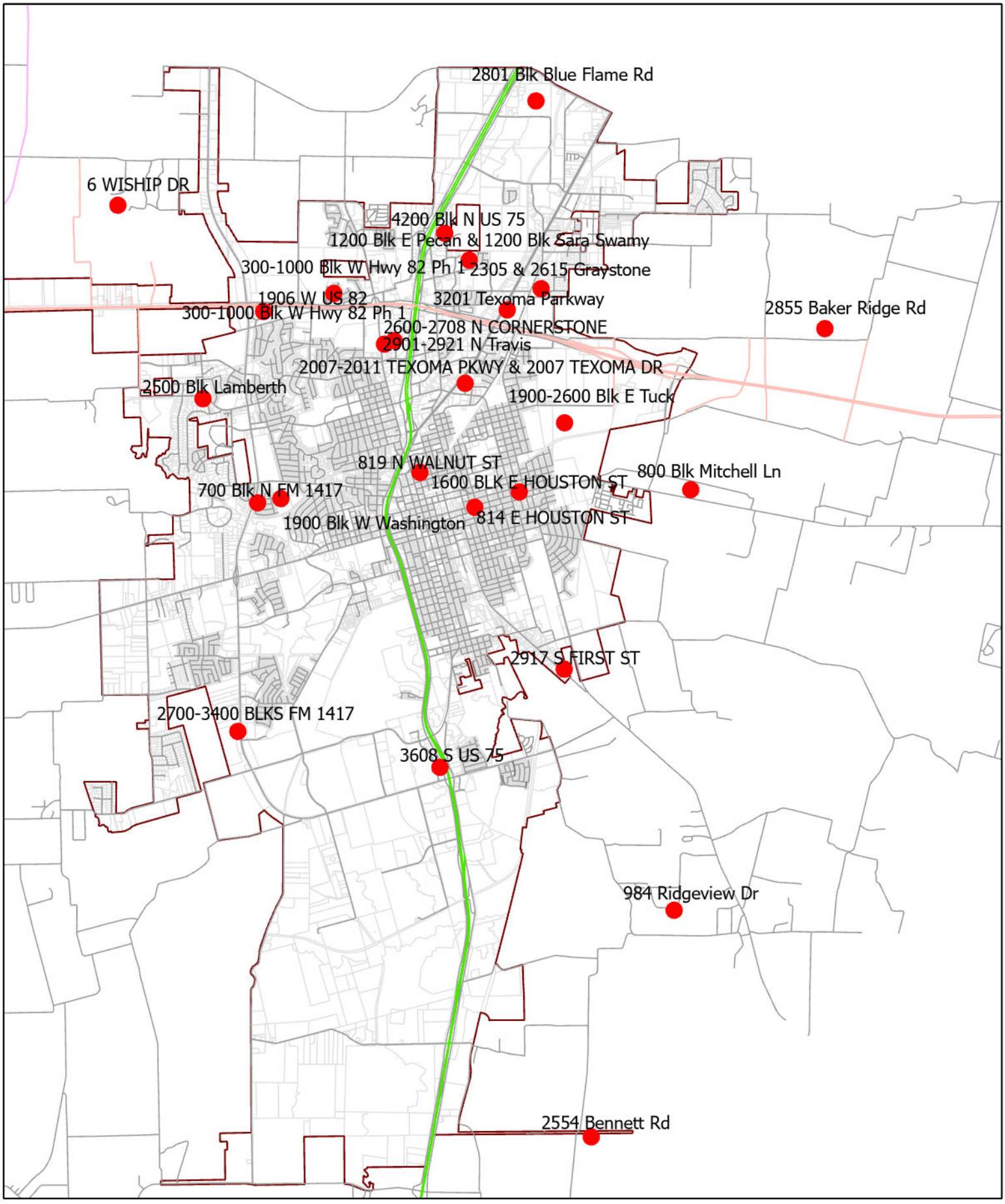
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
9/19/2023

N
W E
S

Date: 9/14/2023 4:27 PM