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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 17, 2021 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JULY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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

6. **CONSENT AGENDA (ITEMS 7, 13, 14, 18, 20 & 21)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. * **4901 KNOLLWOOD ROAD**

The request of Cypress Lofts Sherman LP (Owners), Helvey-Wagner Surveying, Inc. (Surveyor), and Young Enterprises LP (Representative) concerning the property at 4901 Knollwood Road, being 2.358 acres in the James H. Clark Survey, Abstract No. 275, also being Lot 1-R, Block 2, Cypress Lofts Addition, and a portion of Lot One, Block 2, Replat of Blocks 2,3,4,5,6,7,8 and 9, North Creek Addition, Section One of All of Block No. 1 of the Replat of North Creek Addition, Section One (said Lot 1-R being a portion of said Lot One, Block 2), as follows;

Planning and Zoning Commission

Replat approval of Cypress Lofts Addition, Phase 1A, being a Replat of Lot 1-R, Block 2, Cypress Lofts Addition, and a portion of Lot One, Block 2, Replat of Blocks 2,3,4,5,6,7,8 and 9, North Creek Addition, Section One of All of Block No. 1 of the Replat of North Creek Addition, Section One

8. **810 EAST MULBERRY STREET**

The request of Tobar Properties LLC (Owner), Preston Trail Land Surveying (Surveyor), and NBS Drafting and Design (Draftsman) concerning the property at 810 East Mulberry Street, being Lots 19 and 20, Block 14, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District.

9. **700 BLOCK WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET**

The request of Leo Bowler (Owner), Windrose Land Surveying/Platting (Surveyor), and Cody Crannell, CCM Engineering (Civil Engineer/Representative) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths in lieu of the required 60’ lot widths in the proposed Austin Landing, Phase IV in an SF-1 (Single-Family Residential) District:

Lot 11, Block A – 45.29’ lot width
Lot 12, Block A – 42.34’ lot width
Lot 23, Block B – 40.22’ lot width

Planning and Zoning Commission

B. Final Plat approval of Austin Landing, Phase IV

10. **629 CLAY LANE**

The request of Lauretta Peck (Owner), SIAS Drafting & Design (Draftsman) and Apex Construction (General Contractor) concerning the property located at 629 Clay Lane, being Lot 8, Block 2, Washington Place Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 10’ rear setback in lieu of the required 25’ for a rear porch addition in an R-1 (One-Family Residential) District.

11. **2113 SOUTH EAST STREET**

The request of Ricky Cooper (Owner), Hambrick Triple H Investments Group, LLC (Contractor), Al Hambrick (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2113 South East Street, being Lots 8 & 9, Block 49, Southside Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side setback for an addition to the existing dwelling in lieu of the required 10' in an R-1 (One-Family Residential) District.

12. **305 CORNERSTONE DRIVE**

The request of P & N Sherman, LLC (Owner), Hampton Inn Hotel (Proposed Tenant), ADR Designs, LLC (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 305 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.6, Subsection (6)(c) to allow a 54.4' tall Hampton Inn & Suites Hotel in lieu of the allowed 45 feet or 3 stories in height in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Hampton Inn & Suites Hotel in a C-1 (Retail Business) District.

13. * **801 RIDDELS ROAD**

The request of Jeffrey T. and Desiree Adams (Owners) and Copley Land Surveying (Surveyor) concerning the property at 801 Riddels Road, being 4.988 acres in the W.A. Deaver Survey, Abstract No. 347, as follows:

Planning and Zoning Commission

Final Plat approval of Adams Addition.

14. * **900 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of FL Country Village LTD (Owner), Joe Gilbert (General Contractor), DFD Architects, Inc. (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being Lot 1, The Reserve at Country Village, as follows:

Planning and Zoning Commission

Site Plan approval for an addition to Country Village Apartments

15. **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners) and Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Amend a Planned Development and site plan approval under Ordinance No. 2280, Section

6.12, for Bel Air Village (Ordinance No. 6319).

16. **537 EAST BROCKETT STREET & 536 EAST CARTER STREET**

The request of Holley Jolly Homes LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 537 East Brockett and 536 East Carter Streets, being 0.238 acres in the J.B. McAnair Survey Abstract No. 763, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths and area in lieu of the required 60' lot widths, 6,000 square foot lot area in the proposed Corner Stone Addition in an R-1 (One-Family Residential) District/(College Park) Overlay District:

Lot 1– 43.89' lot width, 4,291 square foot lot area
Lot 2 – 5,406 square foot lot area

Planning and Zoning Commission

B. Final Plat approval of Corner Stone Addition.

17. **214 EAST COLLEGE STREET**

The request of MPY Homes, LLC (Owner), Anil Pesaramelli (Representative), Charlie Shearer, Shearer Design & Associates (Designer) and Copley Land Surveying (Surveyor) concerning the property at 214 East College Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District.

18. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer), HEDK Architects (Architect) and American Communities (Developer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 4.58 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval for Bel-Air Village Multi-Family Residential, Phase 1

19. **811 NORTH EAST STREET**

The request of Grow More Invest, LLC (Owner), Charlie Shearer, Shearer Design & Associates (Representative) and Copley Land Surveying (Surveyor) concerning the property at 811 North East Street, being 0.119 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 3, Block 1, Hall and Jones Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 37' wide lot in lieu of the required 60' and a 5,180 square foot lot area in lieu of the required 6,000 square foot for a residential dwelling in an R-1 (One-Family Residential) District/(College Park) Overlay District.

Planning and Zoning Commission

B. Replat approval of Lot 3, Block 1, Hall and Jones Addition.

20. * **110 EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of MKT Real Estate Holdings, LLC (Owner) and Franklin Designs, Inc. (Designer) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lot 4, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Site Plan approval for a Smokehouse for Schulman's Movie Bowl Grille - Sherman

21. * **221 WEST TRAVIS STREET**

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey, Abstract No. 667 in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 3

22. **OTHER BUSINESS**

Approve 2021 and 2022 Planning and Zoning Commission and Board of Adjustments Calendars

23. **ADJOURNMENT**

24. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on August 12, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of August, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Development Services Coordinator

Sherman
CLASSIC TOWN, BROAD HORIZON.

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

Meeting Date: 08/17/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR JULY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

July 20, 2021 Draft Minutes

STATE OF TEXAS §

July 20, 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 20, 2021.

MEMBERS PRESENT: CHAIRMAN MAHONE AND VICE-CHAIRMAN DOWNTAIN COMMISSION MEMBERS: SIMS, WHITAKER AND BLAGG

ALTERNATE: SEAN VANDERVEER

MEMBERS ABSENT: DAVIS AND MANLEY

STAFF PRESENT: ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, PATSY REEVES, DEVELOPMENT SERVICES COORDINATOR, KERRI TURNER, DEVELOPMENT SERVICES ADMINISTRATIVE ASSISTANT, WAYNE LEE, DIRECTOR OF ENGINEERING, CHRISTOPHER ARMSTRONG, ASSISTANT CITY ENGINEER AND GREG PERRY, ASSISTANT CITY ENGINEER.

CITY ATTORNEY: RYAN PITTMAN

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 22, 2021 regular meeting. Motion by Vice-Chairman Downtain to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
Rob Rae, Director of Development Services introduced Kerri Turner, Development Services Administrative Assistant.

APPOINT BOARD OF ADJUSTMENTS

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

CONSENT AGENDA (ITEMS 15, & 19)

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

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

Staff Review Letters. Second by Commission Member Whitaker. All present voted AYE.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

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

(WITHDRAWN)

REPLAT
THE REQUEST OF CYPRESS LOFTS SHERMAN, LP (OWNERS), HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), AND YOUNG ENTERPRISES LP (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4901 KNOLLWOOD ROAD, BEING 2.358 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275, ALSO BEING LOT 1-R, BLOCK 2, CYPRESS LOFTS ADDITION, AND A PORTION OF LOT ONE, BLOCK 2, REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, NORTH CREEK ADDITION, SECTION ONE OF ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE (SAID LOT 1-R BEING A PORTION OF SAID LOT ONE, BLOCK 2), AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF CYPRESS LOFTS ADDITION, PHASE 1A, BEING A REPLAT OF LOT 1-R, BLOCK 2, CYPRESS LOFTS ADDITION, AND A PART OF LOT ONE, BLOCK 2, REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE

An email was received from Todd Young, July 13, 2021 withdrawing the request.

REPLAT – LOT 6 AND THE EAST ONE-HALF OF LOT 7, J.P. GEREN'S ADDITION
1108 LAMAR ST.
(DEVIN SQUERI)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF DEVIN SQUERI (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR)) CONCERNING THE PROPERTY LOCATED AT 1108 EAST LAMAR STREET, BEING 0.238 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 6 AND THE EAST ONE-HALF OF LOT 7, J.P. GEREN'S ADDITION

The property is located at 1108 East Lamar Street between South Vaden Street and Hyde Avenue. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to Replat Lot 6 and One-Half of Lot 7 into to one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – LOT 7 AND THE NORTH 14.25 FEET OF LOT

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF HAMBRICK TRIPLE H INVESTMENT GROUP LLC (OWNERS) AND HELVEY-WAGNER

SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 825 NORTH EAST STREET, BEING 0.206 ACRES IN THE J.B. MCANAIR SURVEY ABSTRACT NO. 763, ALSO BEING ALL OF LOT 7 AND THE NORTH 14.25 FEET OF LOT 6, BLOCK 1, HALL & JONES ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 7 & NORTH 14.25 FEET OF LOT 6, BLOCK 1, HALL & JONES ADDITION

6, BLOCK 1, HALL & JONES ADDITION
825 N. EAST ST.
(HAMBRICK TRIPLE H INVESTMENT GROUP LLC)

The property is located at 825 North East Street, the southeast corner of College and East Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Overlay District.

The owner would like to Replat one lot and a portion of another lot 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.

<u>EXCEPTION, REPLAT, AND ZONE CHANGE</u>
THE REQUEST OF DHESI INVESTMENTS, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 813 EAST PECAN STREET, BEING 0.122 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING A PART OF LOT 6 AND LOT 7, BLOCK 14, OF CHAFFIN'S FIRST ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 59.93' WIDE LOT IN LIEU OF THE REQUIRED 60' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT

PLANNING AND ZONING COMMISSION

B. REPLAT APPROVAL OF A PART OF LOTS 6 AND 7, BLOCK 14 OF THE CHAFFIN'S FIRST ADDITION,
C. ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT

EXCEPTION – LOT WIDTH

REPLAT – PART OF LOTS 6 AND 7, BLOCK 14 OF THE CHAFFIN'S FIRST ADDITION

ZONE CHANGE – C-1 TO R-1
813 E. PECAN ST.
(DHESI INVESTMENTS, LLC)

<u>No one was present to represent the request.</u>
The property is located at 813 East Pecan Street between North Maxey Street and North Willow Street. The property is zoned a C-1 (Retail Business) District.

The owner would like to Replat part of Lot 6 and part of Lot 7 into one lot for a single-family residential dwelling. They are requesting to change the zoning from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District. They are also requesting an exception to allow a 59.93' wide lot in lieu of the required 60'.

Commission Member Vanderveeer stated the survey shows a 50' wide lot.

Rob Rae, Director of Development Services explained, "the measurement is on the curve because of the shape of the lot."

Vice-Chairman Downtain asked if the owner is aware of the requirement for the alley improvements.

Mr. Rae responded, "I spoke to him about that. Parking will be required for one space per bedroom on their lot."

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

Board of Adjustments
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the exception to allow a 59.93' wide lot in lieu of the required 60'. Second by Commission Member Vanderveer.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the Replat of a part of Lots 6 and 7, Block 14 of the Chaffin's First Addition, and zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 813 East Pecan Street subject to the Staff Review Letters. Second by Commission Member Whitaker.

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

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

FINAL PLAT – SHERMAN PD ON WEST TRAVIS ADDITION

SITE PLAN – SHERMAN PD HEADQUARTERS

<u>FINAL PLAT, SITE PLAN APPROVAL AND EXCEPTION</u>
THE REQUEST OF THE CITY OF SHERMAN (OWNER), JONATHAN HAKE, P.E., CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER/REPRESENTATIVE), HIDELL ASSOCIATES (ARCHITECTS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2600 TRAVIS STREET, BEING 10 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

EXCEPTION – SETBACK 2600 TRAVIS STREET (CITY OF SHERMAN)

PLANNING AND ZONING COMMISSION

A. FINAL PLAT APPROVAL OF SHERMAN PD ON WEST TRAVIS ADDITION
B. SITE PLAN APPROVAL AND EXCEPTION UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(A), (2)(G)(I), (2)(J), AND SECTION 510 TO ALLOW A SHERMAN POLICE DEPARTMENT HEADQUARTERS WITH A 85' SETBACK FROM THE NORTH PROPERTY LINE IN LIEU OF THE REQUIRED 100' REQUIRED FROM ANY ROAD, STREET OR ARTERIAL HIGHWAY IN THE BLALOCK INDUSTRIAL PARK.

Aaron Babcock, Hidell Associates, 3033 Kellway Drive, Ste. 120, Carrollton, TX

Mr. Babcock appeared to represent the request and answer any questions. The property is located at 2600 West Travis Street at the southwest corner of West Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

Mr. Babcock explained, "The project consist of a new Police Department Headquarters on a 10-acre parcel at the southwest intersection of West Travis Street and Northgate Drive. There will be two buildings, a front facing facility which is the main complex and a secondary annex facility which sits behind it within a secured parking area which will contain additional police functions as well as vehicle storage. We are asking for an 85' setback as opposed to a 100' setback from the street. We understand this is an industrial area, based on the use of this building and front facing nature of the police facility with the parking, the 85' setback was developed to utilize the site the best we could with the acreage we have. Building A will be 27,641 square feet and Building B will be 6,330 square feet, for a total of 33,971 square foot. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building. The annex facility will house a gym, a training facility, as well as a special operations group, there are two bay areas that will house potential police vehicles they do not want stored in the sun, so they would need a covered area. The whole area would be screened with a secure wrought iron fence. There is no impound at this location. The vehicles will be police cars and employee's vehicles."

Commission Member Blagg asked about the setback.

Mr. Rae explained, "the setback is measured from the property line. Commission Member Blagg is showing a triangle that divides the property from West Travis Street. The City of Sherman owns that triangle property; it is not part of the police department property."

Commission Member Blagg stated, "they would need an easement to cross over that property to get to West Travis Street. Wayne Lee, Director of Engineering responded, "the City of Sherman has no objection for the police department to cross over the property; there will be no easements necessary."

Commission Member Vanderveer asked about the 55.7' setback on the site plan.

Mr. Rae explained, "the Blalock Industrial Park zoning requires a 55.7' setback. Any property facing a public street has to be setback 100'; the other setbacks are required to be 55.7'. They are only asking for the exception for the 85' setback from the public street."

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

Mr. Babcock responded, "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 or exception.

ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the request for a final plat, site plan and exception of Sherman PD on West Travis Addition and to allow a Sherman Police Department Headquarters with an 85' setback from the north property line in lieu of the required 100' at 2600 West Travis Street subject to the Staff Review Letters. Second by Commission Member Sims.

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

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

EXCEPTION AND VARIANCE
THE REQUEST OF CARLOS & ADALUZ CARTAGENA (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 921 NORTH CLEVELAND AVENUE, BEING LOT 1, BLOCK 4, COLLEGE PARK ADDITION, AS FOLLOWS:

EXCEPTION – ADDITON TO NONCONFORMING

VARIANCE – SIDE AND FRONT STREET SETBACKS
921 N. CLEVELAND AVE.
(CARLOS & ADALUZ CARTAGENA)

BOARD OF ADJUSTMENTS
EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.3, SUBSECTION (1) TO ALLOW AN ADDITION TO AN EXISTING NONCONFORMING STRUCTURE LOCATED 4.3' FROM THE NORTH SIDE STREET PROPERTY LINE IN LIEU OF THE REQUIRED 10' AND 20.2' FROM THE FRONT PROPERTY IN LIEU OF THE

REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Carlos Cartagena, 921 N. Cleveland Ave., Sherman, TX
Mr. Cartagena appeared to represent the request and answer any questions. The property is located at 921 North Cleveland Avenue at the southeast corner of North Cleveland Avenue and East Williams Street. The property is zoned an R-1 (One Family Residential) District and CPO (College Park Overlay) District.

Mr. Cartagena explained, "We are requesting an exception to construct a two-story addition to an existing nonconforming structure. The house is located 4.3' from the side street property line so they are requesting a variance to allow a 4.3' side street setback in lieu of the required 10' on a corner lot. The house will have a total of five bedrooms and parking will be provided in the front and back of the property."

Mr. Cartagena said that he had pulled a permit for a fence and that he built that fence. He said that when he decided to add on to his home, a survey was requested. He explained that he did not have a survey when he purchased the home as it was an owner to owner purchase. Upon obtaining a survey, he was surprised to find his property line was not where he thought it was. The house had been built further to the left of his property than he realized, the fence was not on his property line as he had thought and when he added to his home, he thought he still had about 12' from the property line, but he did not.

Chairman Mahone stated, "Your property line is well within the fence."

Mr. Cartagena said it was and explained that after the survey, he only had about 4.5'. He said that he wanted to build straight from wherever this house is set right now.

Chairman Mahone stated, "It's an existing structure and you want to make an addition that's no more than that width"

Mr. Cartagena said, "exactly."

Chairman Mahone asked, "Do you have any idea when this house was built, what time period?"

Mr. Cartagena replied, "I think it was the thirties or twenties, somewhere in there."

Chairman Mahone said, "The house was probably there and on the lot before we had this setback requirement. So the existing structure is reasonable and you just want to add onto it. How big is your addition going to be?"

Mr. Cartagena explained the bottom floor will be about 1500 square feet plus the second floor. Once he is done with it, the house will be close to 4500 square feet. The back addition will be about 19' x 18' plus the second floor.

Chairman Mahone referenced a picture of a current add-on extending wider than the original house and asked Mr. Cartagena if he would be taking that part out. Mr. Cartagena said that he would.

Chairman Mahone stated, "Where you are showing the new building is going to be, it looks like it's lined up, but in the picture it's definitely wider than the house."

Mr. Cartagena replied, "yes, that is before we did the survey."

Mr. Rae stated, "Mr. Chairman, when we red tagged Mr. Cartagena we found the building he had built was actually going into our right-of-way so he had a survey done. That's why he is coming back for this so that he can fix that and not be in our right of way with the addition that he wants to build."

Chairman Mahone asked, "Are you going to actually remove a piece of the addition that you started building and kind of back up a bit?"

Mr. Cartagena replied, "yes, if you guys allow me to just go straight with the existing building."

Commission Member Vanderveer asked how many bedrooms.

Mr. Cartagena responded, "five bedrooms."

Vice-Chairman Downtain asked, "Will you have five parking spaces?"

Mr. Cartagena said that he had more than that.

Vice-Chairman Downtain asked Mr. Cartagena how many parking spaces he thinks he will have.

Mr. Cartagena replied, "about six or seven. I have two entrances on the side by Williams."

Mr. Downtain asked, "Those are in the right-of-way, aren't they?"

Mr. Cartagena responded, "Those were made by the city."

Mr. Cartagena explained that he had been granted permission by the city to put in a half moon driveway and he did that about four years ago. He said that he had three spaces in that driveway. He explained that he has more

room to the right of his home and he can build something there. He also has 2 entrances to the property on the Williams side made by the city.

Chairman Mahone asked if the required parking spots have to be within the boundaries, or if Mr. Cartagena is allowed to have parking places in the front.

Mr. Lee replied that no parking is allowed in the right-of-way.

Mr. Rae stated, "Before a building permit is issued for this property, we will confirm that the parking is there. He does have two fence openings on Williams street where he could provide access and parking in the back lot of his house."

Chairman Mahone said, "Because you have five bedrooms, you are required to have one parking spot per bedroom. When I look at this plat it doesn't look to me like there are legitimate parking spots, so if it is not lined out on this plat, you are still going to have to comply with that. When you get inspected, they will inspect that to make sure you have those spaces. Those spaces need to be within your property line and they have to be 9' x 20'. Do you think you can fit five 9' x 20' spots?"

Mr. Cartagena replied, "yes."

Mr. Lee stated, "We do have a right-of-way permit process in Engineering for driveways, so for your driveways you will have to come to us."

Mr. Cartagena said that he did ask for a permit for his driveway when he came in for permits for a fence and electric pole. He said he was told to just put in the driveways.

Mr. Rae explained to Mr. Cartagena that unless Engineering has a record of that, then that is just his word and asked Mr. Cartagena if he understood.

Mr. Cartagena replied, "yes."

Chairman Mahone asked if the Staff Review Letter spelled out five parking places.

Vice-Chairman Downtain replied, "It's one per bedroom."

Chairman Mahone stated, "We have it on the record that it is five bedrooms."

Commission Member Vanderveer asked, "The fence along Williams, even though it is off of his property, is that approved? Is that going to have to be relocated?"

Mr. Rae replied, "First question, no, it is not approved. He did come and get a permit for that fence. When our

Inspectors go out and do inspections of fences, we trust and rely on the property owner to identify where their property lines are. Because he did not have a survey at the time he got the fence, it wasn't clear where his property line was."

Vice-Chairman Downtain asked, "What are the expectations for the fence at this point?"

Mr. Rae replied that he spoke with the applicant and that he has two choices. He can either relocate his fence on his property line or request an encroachment easement with the Engineering Department and City Council.

Chairman Mahone asked Mr. Cartagena if he understood.

Mr. Cartagena said that he understood. He said that the fence was on his property line based on how the neighbor's fence was placed.

Commission Member Vanderveer asked if the 4.3' variance would allow Mr. Cartagena to keep the Williams side of his house straight and if he would remove that part that encroaches too close.

Mr. Cartagena explained that he was going to build a garage, which was where that addition was coming out wider that the original structure. He explained that he was not going to build that garage anymore. He explained that that it would not line up and once he removed that addition, it would actually go in about 2', which would then be about 10' from the property line.

Commission Member Vanderveer confirmed that the "bump out" was going away.

Mr. Cartagena pointed out to the board on a provided picture that he was removing the part of the structure that was wider than the house. He explained that where he was planning to build would go in 2' from the side of the home shown in the picture.

Commission Member Vanderveer stated, "It's going to go in toward the house and then go toward the back."

Mr. Cartagena replied, "exactly."

Commission Member Vanderveer said, "so it is not going toward the street."

Chairman Mahone stated, "Your existing structure, it looks like from the plat, is 36.4' wide. I just want to confirm that you are not going to build anything wider that that going back".

Mr. Cartagena replied, "no."

Chairman Mahone stated, "It's on the record, 36.4 ft."

Vice-Chairman Downtain asked Mr. Cartagena to point out what was going on near Williams Street, with the parking and the approach. He pointed out that there is no parking in front and wanted to know where all the parking would be.

Mr. Cartagena demonstrated for Vice-Chairman Downtain on a picture where all his parking would be and assures that he has enough space for the required parking.

Vice-Chairman Downtain stated, "the staff review letter says you'll have to have that parking and if you get too far along you won't get the Certificate of Occupancy Permit because you can't park in the right-of-way."

Chairman Mahone said, "Right now you've got some rough framing that is going to have to be removed. I would hate for you to get further in this project and find that there is more expensive stuff to be removed before you get your Certificate of Occupancy Permit."

Mr. Cartagena replied, "exactly."

Chairman Mahone asked if Mr. Cartagena had the Staff Review Letter.

Mr. Cartagena responded, he had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the request for an exception and variance to allow an addition to an existing nonconforming structure located 4.3' from the north side street property line in lieu of the required 10' and 20.2' from the front property line in lieu of the required 25' at 921 North Cleveland Avenue subject to the Staff Review letter. Second by Commission Member Sims.

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

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

<u>VARIANCE, EXCEPTION AND PRELIMINARY PLAT</u>
THE REQUEST OF V PROP LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3400 BLOCK OF WEST CANYON CREEK DRIVE, BEING 14.227 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

VARIANCES – SIDE AND REAR YARD SETBACKS

EXCEPTION – LOT WIDTH

3400 BLOCK OF WEST CANYON CREEK DRIVE (V PROP LLC)

BOARD OF ADJUSTMENTS

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 20' REAR YARD SETBACKS FOR LOTS 5, 9, 18, 22, 31 & 35 IN THE PROPOSED WEST CANYON CREEK, SECTION 4 FOR RESIDENTIAL DWELLINGS IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 7.5' SIDE SETBACKS FOR LOTS 1-39 IN THE PROPOSED WEST CANYON CREEK, SECTION 4 FOR RESIDENTIAL DWELLINGS IN LIEU OF THE REQUIRED 10% OF THE LOT WIDTH IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
C. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
   LOT 6 – 42.63' LOT WIDTH
   LOT 7 – 46.84' LOT WIDTH
   LOT 8 – 42.63' LOT WIDTH
   LOT 19 – 42.63' LOT WIDTH
   LOT 20 – 46.84' LOT WIDTH
   LOT 21 – 42.63' LOT WIDTH
   LOT 32 – 42.63' LOT WIDTH
   LOT 33 – 46.84' LOT WIDTH
   LOT 34 – 42.63' LOT WIDTH

PLANNING AND ZONING COMMISSION

D. PRELIMINARY PLAT APPROVAL OF WEST CANYON CREEK, SECTION 4

<u>V PROP LLC/Lynn Vessels, PO Box 1171, Sherman, TX</u>

Mr. Vessels appeared to represent the request and answer any questions. The property is located in the 3400 block of West Canyon Creek Drive between Deerwood Court and West Lamberth Road. The property is zoned an R-1 (One Family Residential) District.

Mr. Vessels explained, "We would like to plat the property into thirty-nine (39) lots to construct single-family homes. They are requesting variances for 7.5' side yard setbacks in lieu of the required 8.8' to shift homes closer to one side of the lot to allow for side entry garages, variances for Lots 5, 9, 18, 22, 31, and 35 to allow 20' rear setbacks in lieu of the required 25' because the current build line on the cul-de-sac makes these lots very shallow and variances on Lots 6, 7, 8, 19, 20, 21, 32, 33 and 34 to allow lot widths less than the required 60'."

Chairman Mahone asks Mr. Rae how oddly shaped lots are measured. He gave an example of a lot shown in one of the attachments and asked where the rear setback would be measured from.

Mr. Rae replied that the lot referred to would be measured from the west and that pie-shaped lots are unique in how they are measured.

Chairman Mahone stated that it depended on which way the house was faced and that a judgement call would be made.

Mr. Rae agreed.

Chairman Mahone asked if Mr. Vessels had any questions about the two Staff Review Letters.

Mr. Vessels explained that one of the Staff Review Letters, item 3 states that, according to the Fire Marshall, the cul-de-sac does not meet city ordinance. Mr. Vessels said that he had discussed this with Mr. Lee and the Fire Marshall and that they are going to give them an exception as these spaces were laid out before the building code changed requiring larger cul-de-sacs.

Vice-Chairman Downtain asked, "Is Highland Homes who developed Deerwood Court or are you developing Deerwood Court?"

Mr. Vessels replied, "They are the builders on it."

Commission Member Vanderveer asked, "so Lots 6 and 7, they were able to work with?"

Mr. Vessels replied, "Those are wider lots. They are laid out different. They weren't the pie-shaped lots, they were squared up lots. They made them work, but they are hard to get into the garages being a side entry. They asked that we not design anymore lots like that, that's why we went to the pie-shaped lots on the cul-de-sac. In fact we dropped a lot. We had 4 lots and now we have 3 lots to better fit their product."

Commission Member Sims asked, "Other than the obvious reason of just getting more lots in here, is there any other reason we are going from 5 lots on each side of the street, making them smaller?"

Mr. Vessels explained, "with smaller lots the product would not fit for side entry."

Commission Member Sims clarified, "If we went to four lots on each side of the street, they would fit."

Mr. Vessels agreed, but explained this would cause them to lose six lots and with construction cost and values it would not make financial sense to lose six lots as this is their profit in this phase. He said they ran the numbers, and determined that it makes more sense to ask for the variance as the 88' lot will work with the 7.5' variance.

Commission Member Vanderveer asked, "An 88' lot requires an 8.8' setback and their just asking for a 7.5'?"

Mr. Rae answered, "That's correct. There are other cities that have a standard side yard setback, not the 10%. Sherman and Denison both have that 10% requirement."

Mr. Vessels said, "We are tied to these distances. These street alignments were laid out in 2017-2018 when Canyon Creek was built. We drew this several different ways, and this made the most sense."

Chairman Mahone asked if all the garages turn 90 degrees to not face the street.

Mr. Vessels replied, "Yes, we have asked that none of the garage doors to be side entry and none face Canyon Creek Drive. All these garage doors in this phase will be to the North."

Chairman Mahone said, "In order to have a car drive that way and enter that way it is easier to shift the house over and make that space."

Mr. Vessels explained that in the layout, they all have a two-one split garage with the option for a third car attached by a breezeway. He said they are asking for the same product as all these home have sold so far.

Chairman Malone stated, "If you were allowed to face the garage toward the street, then you really wouldn't need that setback with the size of these houses. They could just be shifted a little bit."

Mr. Vessels asked, "the setback?"

Chairman Malone answered, "the side yard setback you are asking for, the 7.5'."

Mr. Vessels responded, "If we had front entry garages, there would be plenty of room, but our deed restrictions ask for that."

Commission Member Vanderveer asked, "Will Engineering make sure the cul-de-sac works for fire trucks and sanitation trucks?"

Mr. Lee responded, "We have already talked to the Fire Marshall about that and got back with the applicant."

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

Mr. Vessels responded, We have seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance, exception or preliminary plat.

Board of Adjustments
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve requests for a variance to allow 20' rear yard setbacks for Lots 5, 9, 18, 22, 31 & 35 in the proposed West Canyon Creek, Section 4 for residential dwellings in lieu of the required 25', a variance to allow 7.5' side setbacks for Lots 1-39 in the proposed West Canyon Creek, Section 4 for residential dwellings in lieu of the required 10% of the lot width, and the exception to allow the following lot widths in lieu of the required 60' lot width.
Lot 6 – 42.63' lot width
Lot 7 – 46.84' lot width
Lot 8 – 42.63' lot width
Lot 19 – 42.63' lot width
Lot 20 – 46.84' lot width
Lot 21 – 42.63' lot width
Lot 32 – 42.63' lot width
Lot 33 – 46.84' lot width
Lot 34 – 42.63' lot width.
Second by Commission Member Vanderveer.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the Preliminary Plat of West Canyon Creek, Section 4 in the 3400 Block of West Canyon Creek Drive subject to the Staff Review letter. Second by Commission Member Vanderveer.

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

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

SITE PLAN APPROVAL, EXCEPTION AND VARIANCE
THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNER), 903 BREWERS (PROPOSED TENANT) AND ASHLEY JOHNSON, METHOD ARCHITECTURE (ARCHITECT/REPRESENTATIVE) CONCERNING THE PROPERTY AT 3232 NORTHGATE DRIVE, BEING LOT 1, BLOCK 2, NORTHGATE BUSINESS PARK PHASE 1, AS FOLLOWS;
PLANNING AND ZONING COMMISSION

SITE PLAN – 903 BREWERS

EXCEPTION –903 BREWERS RESTAURANT S IN BLALOCK INDUSTRIAL PARK

SITE PLAN APPROVAL EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(A), (2)(G)(1), (2)(J), AND SECTION 510 TO ALLOW 903 BREWERS RESTAURANT, BREWERY, WAREHOUSE, GRAIN SILOS AND OUTDOOR PATIO WITH A 57' SETBACK FROM THE EAST PROPERTY LINE IN LIEU OF THE REQUIRED 100' REQUIRED FROM ANY ROAD, STREET OR ARTERIAL HIGHWAY IN THE BLALOCK INDUSTRIAL PARK/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

VARIANCE – SETBACK FROM EAST PROPERTY LINE SETBACK

3232 NORTHGATE DRIVE (SHERMAN ECONOMIC DEVELOPMENT CORPORATION)

Drew Hayes, Method Architecture, 3227 McKinney Ave., Dallas, TX

Mr. Hayes appeared to represent the request and answer any questions. The property is located at 3232 Northgate Drive at the northwest corner of Northgate Drive and West FM 1417 (Heritage Parkway). The property is zoned a BIP (Blalock Industrial Park) and also located in the O-1.1 (FM Highway 1417) Overlay District.

Mr. Hayes explained, "The proposed tenant (903 Brewers) would like to construct a 45,717 square foot building. This breaks down to a 30,047 square foot restaurant, brewery, and warehouse with a 3,873 square foot upper office and mezzanine, a 10,118 white metal panel covered patio, and a 1,679 square foot uncovered patio. The exterior of the building will be red brick, white painted concrete, dark brown corrugated metal panels, glazing with thick black anodized metal framing, and a gray metal roof. The drive, parking, sidewalk, and loading dock will total 80,233 square feet consisting of approximately 162 provided parking places, including 3 regular ADA spaces and 2 ADA van spaces. The landscaped area will be 96,641.6 square feet."

Mr. Hayes stated, "There will be two entrances, one primary entrance on east side of the property and one secondary entrance for distributions on south side of the property."

Commission Member Vanderveer asked, "The reason for that 57' setback is because of the nature of the project? Is it because of a detention pond or other complicating factors?"

Mr. Hayes replied, "Yes, there are wetlands, off the property, but just on the edge of the west side. We are adding a detention pond to the property to help control the flow into those wetland areas."

Chairman Mahone asked, "Is parking calculated off of square footage or does type of business come into play?"

Mr. Rae replied, "In the Blalock Industrial Park, its one space per every two employees, so their required parking is a little unique. They are over parked at this site as Blalock Industrial Park is specifying. I think their parking should match what, realistically, a warehouse with a taproom

restaurant would have. That would be up to them to make sure that worked."

Chairman Mahone asked Mr. Rae, "Do you have an opinion on how many parking spaces that would be?"

Mr. Rae responded, "I would have to go back and calculate it."

Chairman Mahone asked Mr. Hayes, "How many parking spaces do you have here?"

Mr. Hayes replied, "162."

Mr. Rae stated, "For restaurants, we calculate the number of spaces for 2 spaces per 4 seats when there is outdoor dining, so we would have to determine that based on how many seats they would have in the restaurant."

Chairman Mahone asked, "How many seats do you plan to have in your restaurant?"

Mr. Hayes responded, "approximated 150 indoor seats."

Chairman Mahone stated, "that would be 75 spots and asked if there were any concerns with that."

Mr. Rae replied, "I don't. They pretty much have every space covered except for the detention area, so they have done what they can for that."

Commission Member Vanderveer stated "I feel the parking is ample for day to day parking."

Chairman Mahone asked what side of the building the overhead doors for the loading dock were on.

Mr. Hayes replied, "they face westward, there will be 2 doors for truck entrance and a third door for vehicular access.

Commission Member Blagg asked, "What is your percentage of alcohol to food?"

Ms. Natalie Roberts, 1718 South Elm Street, Sherman, TX
"We are, by the way TABC calculates it, over 51% food."

Commission Member Whitaker asked Rob if there is any zoning around the Blalock District that could cause complications for this project.

Mr. Rae replied, "The only thing I could comment to that is that the Blalock Industrial Park is a unique area in the City of Sherman and it has a lot of really important employers at that location."

Commission Member Vanderveer asked Rob if this project could compound, or cause complications, for anyone around the area such as those across the street or a mile down the road due to the volume of people.

Mr. Rae replied, "not that I am aware of. The only compounding challenge for any project of significant size would be traffic."

Mr. Hayes stated, "I would have to deal with the State as far as 1417 goes."

Mr. Rae asked what this is regarding.

My Hayes replied, "the entrance."

Mr. Rae let Mr. Hayes know that would be Engineering.

Vice-Chairman Downtain asked, "Have those employers seen any adverse impact from the other retail?"

Mr. Rae replied, "I am not aware of any. This is outside the Blalock Commercial Overlay District which is closer to 75. It has unique requirements for restaurants and retail."

Commission Vanderveer stated, "It could have a pull toward that way and could encourage future development."

Mr. Rae agreed.

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

Mr. Hayes responded, "We have seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Site Plan Approval, exception or variance.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the site plan, exception and variance to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio with a 57' setback from the east property line in lieu of the required 100' at 3232 Northgate Drive subject to the Staff Review Letter. Second by Vice-Chairman Downtain.

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

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

SITE PLAN – DOMINO'S PIZZA WITH DRIVE THRU

VARIANCE – SETBACK FROM SOUTH PROPERTY LINE
3260 SOUTH U.S. HIGHWAY 75 (PAGA LTD)

SITE PLAN APPROVAL AND VARIANCE

THE REQUEST OF STEVE PALMER, PAGA LTD (OWNER), BWG (ARCHITECT) AND KRG CIVIL ENGINEERS, INC. (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3260 SOUTH U.S. HIGHWAY 75, BEING LOT 26, BLOCK 2 OF THE REPLAT OF SHERMAN CROSSROADS, PHASE II, LOTS 25, 26 & 27, BLOCK 2, A REPLAT OF SHERMAN CROSSROADS, PHASE II, LOT 6, BLOCK 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL AND VARIANCE UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) AND (2)(G)(2) AND ORDINANCE NO. 2280, SECTION 6.13.7, SUBSECTION (7) FOR A DOMINO'S PIZZA WITH DRIVE THRU WITH A 26' SETBACK FROM THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

Kelly Gomez, KRG Civil Engineers, 2150 South Central Expressway Suite 200, McKinney, TX
Bruce Green, BWG Architecture, 218 Emily Lane, Van Alstyne, TX

Mr. Gomez and Mr. Green appeared to represent the request and answer any questions. The property is located at 3260 South U.S. Highway 75 between West FM 1417 (Heritage Parkway) and West Travis Street. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District.

Mr. Gomez explained, "I am requesting site plan approval for a 3,178 square foot Domino's Pizza with a Drive Thru. The exterior of the building will be brick veneer with stone accents. They are also requesting a 26' setback in lieu of the required 55.7' on the south side of the property. Parking will be provided for 32 spaces."

Mr. Gomez stated, "We received the Staff Review Letter and there was one thing I am not clear on from the Fire Marshall about the fire lane radii. We had 20' in there and I am not sure if the requirements have changed.

Chairman Mahone replied, "Item 2 says fire access code shall be coordinated with the Fire Marshall."

Rob Rae added, "and then item 14 on the next page".

Chairman Mahone read item 14 aloud, "Radii do not meet the requirements." He then stated, "Regardless of what we do, that is still something that will have to be dealt with the Fire Marshall."

Mr. Gomez replied, "That is no big concern for us and we should be able to comply with that."

Mr. Lee stated, "Fire Marshall requires 25'."

Chairman Malone asked Mr. Gomez if he could make 25' work and Mr. Gomez said that he could.

Commission Member Vanderveer asked if the south side setback and shift to the south was to make more parking on the north.

Mr. Gomez agreed that was the reason.

Commission Member Vanderveer asked, "Has this already been done in that development area?"

Mr. Rae replied, "Yes" and explained, referring to one of the attachments, "If you look at the setback lines that are in here, the small square in the middle of those dashed lines is where they can put the building. The Blalock Commercial Overlay is 55.7' setback on all sides. Dominos is requesting it, Panda Express requested it, as well as Taco Bell and the McDonald's that is already built."

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

Mr. Hayes responded, We have seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the site plan and variance to allow a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' at 3260 South US Highway 75 subject to the Staff Review letter. Second by Commission Member Sims.

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

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

EXCEPTION AND REPLAT

EXCEPTION – LOT WIDTH

REPLAT - SOUTH 25 FT. OF LOT 6 AND THE NORTH 25 FT. OF LOT 7, BLOCK 2, W.D. FITCH ADDITION

THE REQUEST OF DEVIN SQUERI (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1008 SOUTH THROCKMORTON STREET, BEING THE SOUTH 25' OF LOT 6 AND THE NORTH 25' OF LOT 7, BLOCK 2, W.D. FITCH ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50'

WIDE LOT IN LIEU OF THE REQUIRED 60' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT

1008 S. THROCKMORTON ST. (DEVIN SQUERI)

PLANNING AND ZONING COMMISSION

B. REPLAT APPROVAL OF THE SOUTH 25 FT. OF LOT 6 AND THE NORTH 25 FT. OF LOT 7, BLOCK 2, W.D. FITCH ADDITION

Devin Squeri, 1919 Sandy Creek Dr., Frisco, TX

Mr. Squeri appeared to represent the request and answer any questions. The property is located at 1008 South Throckmorton Street between Epstein and Spring Streets. The property is zoned an R-1 (One-Family Residential) District.

Mr. Squeri explained, "I would like to Replat the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2 into one lot for a single-family residential dwelling. I am also requesting an exception to allow a 50' wide lot in lieu of the required 60' for a residential dwelling."

Chairman Mahone stated that it appeared there were multiple 50' wide lots in this area and Mr. Squeri agreed and stated that there were 50' lots all around.

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

Mr. Hayes responded, "I have seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments
ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the exception to allow a 50' wide lot in lieu of the required 60'. Second by Commission Member Vanderveer.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the Replat of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition at 1008 South Throckmorton Street subject to the Staff Review letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, SIMS, BLAGG AND VANDERVEER.
VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE – REAR SETBACK
708 PIKES PLACE
(WYLDEWOOD HOMES, LLC)

VARIANCE
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER), TIM PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 708 PIKES PLACE, BEING LOT 7, BLOCK A, WASHINGTON MEADOWS, PHASE 1, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 17' REAR YARD SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

(DENIED)

Tim Pike, 518 Bledsoe Rd, Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 708 Pikes Place between North FM 1417 (Heritage Parkway) and Nolan Drive. The property is zoned an R-1 (One-Family Residential) District.

Mr. Pike explained, "The owner would like to construct a single-family dwelling and is requesting a 17' rear yard setback in lieu of the required 25'."

Chairman Mahone stated, "Mr. Pike we have seen you quite a bit for similar requests in the past. What is going on with this one? Why does it need a setback variance?"

Mr. Pike replied, "My subdivision lots have shrank due to some engineering changes, drainage on the east side and knuckles on my corners."

Mr. Pike clarified what he meant by "knuckles", pointing to one of the attachments included in the meeting agenda.

Chairman Mahone asked how wide Lot 7 is.

Commission Member Blagg replied, "C1 says 61.93'. That's on the rear, C2 is on the front, so it's 47' plus 16', so 63'."

Chairman Mahone asked Mr. Pike if the house is presold and Mr. Pike said that the whole subdivision is sold.

Chairman Mahone says to Mr. Pike, "help me understand your business. The floor plan is sold along with that lot." Mr. Pike replied, "yes, if possible, depending on tonight".

Chairman Mahone asked Mr. Pike how he would sell something that's not approved.

Mr. Pike replied, "We took deposits, it's not under official real estate contract. My sales department got a little carried away before engineering was complete and sold the whole subdivision. My front is designed for smaller houses, and the back of my subdivision is larger lots. Unfortunately, some of my lots shrank during engineering as we are not finished with engineering yet."

Mr. Vanderveer stated, "Engineering still isn't done."

Mr. Pike replied, "Stage 1 and 1A is complete except for drainage on the east side. It's already determined that it won't affect my lots any more than it already has."

Chairman Mahone asked, "If this was not approved, would you just figure a new plan for a new house that does fit?"

Mr. Pike replied, "Yes; it's 67', I have a 65' and 52' is my least depth on the plan."

Commission Member Vanderveer asked, "You need it approved or go back to the drawing board and put a smaller unit on there?"

Mr. Pike replied, "Yes, and tell the homeowner I can't sell them the house on that lot."

Chairman Mahone stated, "My concern is that the number 16 does not seem like a big deal, but we just keep seeing these. I wonder why we keep granting these when it seems like an afterthought to get setbacks approved."

Mr. Pike stated, "On that subdivision, I may try to do more patio homes because of setbacks."

Chairman Mahone stated, "I am sure you are familiar with the new ordinances on patio homes too."

Mr. Pike replied, "yes."

Commission Member Vanderveer asked, "How many units in this development have you had to ask for this kind of variance?"

Mr. Pike replied, "These are the first, this development is just starting."

Commission Member Vanderveer asked if Mr. Pike foresees having to come back. He stated that lots to the south look like the same size and asked if they would need a variance as well.

Mr. Pike said, "As we go south, my lots get bigger. These are the only ones I found in phase one that I'll have trouble with."

Vice Chairman Downtain asked if the lots got narrower down at the end of Pike Place and Mr. Pike replied that for the most part, the lots are 60'.

Chairman Mahone stated, "In this development, these are the first ones you are asking for, but you have several other developments, right?"

Mr. Pike replied, "yes sir. I have just finished up my last development of 90 and I was here last month for my very last house. I have been in a lot."

Commission Member Vanderveer asked, "Were those for variances as well?"

Mr. Pike answered, "yes sir."

Chairman Mahone stated, "There's been a lot of these rear yard setbacks."

Vice-Chairman Downtain stated, in reference to 708, 712, and 716 Pike's Place which are also on the Agenda, "You mentioned had you known these could all be combined, these three, and looking ahead, there is one that is a little as 13' instead of 25'."

Chairman Mahone stated "When we are talking about 20' instead of 25', that seems reasonable, but when we add all this up, it seems less and less reasonable, especially with this 13' setback."

Commission Member Blagg asked, "Do you have plans that will satisfy the setbacks on the plat?"

Mr. Pike answered, "I do, at 716 Pikes Place, which would give me 15' more."

Commission Member Vanderveer stated, "Mr. Pike would then have 28' and that would meet the requirements."

Chairman Mahone asked Mr. Pike about the potential of more of the same request in the remaining lots. Mr. Pike replied that he had not been through all of them.

Mr. Rae asked, "Is it a possibility?"

Mr. Pike said, "yes."

Vice Chairman Downtain asked, "Did the homes that are already there meet setbacks or did you get exceptions on those?"

Mr. Pike replied, "I think I got exceptions on the original for four. I started out with my lots plenty deep, but as engineering went along, it changed things. I wanted 60' by 124' for everything."

Chairman Mahone asked Mr. Lee to help him understand why a lot would be reduced by engineering. Mr. Lee replied that he was not familiar with the exact details being referred to.

Mr. Pike said, "The drainage on the east side got widened from the original plan, which took out seven lots, and shrank several lots."

Vice Chairman Downtain asked, "Would it be possible for you to come back with some different plans and ask for a much more reduced variance?"

Mr. Pike replied, "yes."

Commission Member Vanderveer added, "or potentially no variance."

Chairman Mahone said, "Mr. Pike, I think a 20% variance is reasonable. I cannot talk for the rest of the board."

Commission Member Vanderveer asked if Mr. Pike had units that would fit that 20% variance and Mr. Pike said he did not have any plans drawn, but he could go back and adjust.

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

Mr. Pike responded, they had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to deny the request for variance to allow a 17' rear yard setback for a residential dwelling in lieu of the required 25' at 708 Pikes Place. Second by Commission Member Whitaker.

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

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

<u>VARIANCE</u>
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER), TIM PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 712 PIKES PLACE, BEING LOT 6, BLOCK A, WASHINGTON MEADOWS, PHASE 1, AS FOLLOWS:
BOARD OF ADJUSTMENTS

VARIANCE – REAR YARD SETBACK 712 PIKES PLACE (WYLDEWOOD HOMES, LLC)

(TABLED)

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 18' REAR YARD SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe Rd, Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 712 Pikes Place between North FM 1417 (Heritage Parkway) and Nolan Drive. The property is zoned an R-1 (One-Family Residential) District.

Mr. Pike explained, "The owner would like to construct a single-family dwelling and is requesting an 18' rear yard setback in lieu of the required 25'."

Mr. Pike requested to table this request.

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to table the request for a variance to allow an 18' rear yard setback for a residential dwelling in lieu of the required 25' at 712 Pikes Place. Second by Vice-Chairman Downtain.

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

THE REQUEST WAS TABLED

VARIANCE – REAR YARD SETBACK 716 PIKES PLACE (WYLDEWOOD HOMES, LLC)

VARIANCE
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER), TIM PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 716 PIKES PLACE, BEING LOT 5, BLOCK A, WASHINGTON MEADOWS, PHASE 1, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 13' REAR YARD SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

(TABLED)

Tim Pike, 518 Bledsoe Rd., Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 716 Pikes Place between North FM 1417 (Heritage Parkway) and Nolan Drive. The property is zoned an R-1 (One-Family Residential) District.

Mr. Pike requested to table this request,

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.
ACTION TAKEN.
Motion by Vice-Chairman Downtain to table the variance to allow a 13' rear yard setback for a residential dwelling in lieu of the required 25' at 716 Pikes Place. Second by Commission Member Vanderveer.

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

THE REQUEST WAS TABLED

OTHER BUSINESS

UPDATES TO SUBDIVISION ORDINANCE 2684

CONSIDER UPDATES TO THE SUBDIVISION ORDINANCE NO. 2684

Rob Rae, Director of Development Services appeared to represent the request and answer any questions.

Mr. Rae explained, "This is an administrative update to our subdivision regulations and our zoning ordinance regarding platting and site plan approval. Two years ago, the State approved the Shot Clock rule that cities have to approve plats and site plans within 30 days of the application. We had a situation before the last meeting where a plat application was submitted after the deadline for the meeting, but outside of the thirty-day window. As Staff, we were forced to make the decision to either push this to Council to approve the plat, or fit it into that meeting where they were past the deadline for the application. In summary, what we are doing is providing more regulations and language to be able to fit that Shot Clock into our application process."

Commission Member Vanderveer asked, "Without this, could someone potentially/intentionally wait until after the deadline to skip Planning and Zoning and go straight to Council?"

Mr. Rae replied, "Yes, you could calculate the number of days after the application deadline and submit it. What we are going to be proposing at the next Planning and Zoning meeting, if this is approved by Council, is that we come to you with an approved schedule for 2021 and 2022 and there would be a window for which those applications could be submitted so that they can't submit a site plan or a plat before a certain date nor after a certain date, otherwise, we would just reject it"

Chairman Mahone asked, "Would that help you comply with that Shot Clock?"

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

Mr. Rae added, "We'd also add things to it about pre-application conferences making sure that applicants for Planning and Zoning come in and meet with us before to try and clarify rules and regulations. The ordinance should also give some process and regulation about how we are to notify if there is a denial or if an application is not approved or accepted based on a checklist of items."

Vice-Chairman Downtain asked, "The deletions are obvious with the strike through, is there anything indicating what the additions are?"

Mr. Rae replied, "Everything that is regular text is additions. We didn't use the italicized because everything was an addition."

Commission Vanderveer stated, "You completely adjusted it."

Mr. Rae agreed, "Yes."

Chairman Mahone stated, "It looks like its expanded a little bit."

Mr. Rae said, "In our Subdivision Ordinance, Chapter 10 Article 10.05, Section 4 is currently called Pre-application Conference. We struck that out and renamed it Development Application of Processing Procedures. The paragraph at the beginning is what was currently in there and everything below is what we are recommending to be added. In our Zoning Ordinance, our site plan requirements are in Section 7 Subsection 12. In that case, we struck out everything that was currently in there and included the new language. It is important to note that the language that was already in there we kept, we just rearranged it so that it's still keeping the existing regulations that we have for site plan."

No other citizens appeared before the Planning and Zoning Commission to discuss the update to subdivision regulations.

Motion by Vice-Chairman Downtain to approve the recommended updates to the Subdivision Ordinance No. 2684. Second by Commission Member Vanderveer.

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

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

CONSIDER UPDATES TO ORDINANCE NO. 2280, ARTICLE 14.02 AIRPORT HAZARD ZONING

UPDATES TO ORDINANCE 2280

Greg Perry, Assistant City Engineer appeared to represent the request and answer any questions.

Mr. Perry explained, "This ordinance is to update and come into compliance with Federal Aviation Administration (FAA) regulations and our current airport layout, drawing and package that we have out at the airport. The current airport ordinance was done under a joint group back in 1995 and many things have changed since then. We are trying to bring it up to current standards."

Commission Member Sims asked, "Can you highlight the major changes? Are we basically doing the same thing, scrapping most of it and starting over?"

Mr. Perry replied, "A lot of the language stays the same, it's just some distances. There's different surfaces to the airspace. Those have changed. Our current approaches are much shorter, they are 4,000' - 5,000' and they should be 10,000'. There are just some higher regulations that are based on that. It's changing one of the approaches on one-six from being just a visual approach to a non-precision approach. Visual approach is when a pilot can only use clues on the ground to land whereas a non-precision approach is when he can also use his instruments. This helps to square up what our runway actually is."

Commission Member Vanderveer asked, "We have height restrictions for construction, is that correct?"

Mr. Rae replied, "Each of our zoning districts has certain height regulations tied to them, yes."

Commission Member Vanderveer asked, "Are we seeing anything built that would become a hazard to air navigation in that area?"

Mr. Lee replied, "no, that's mostly residential, some churches and a school".

Commission Vanderveer asked, "Is this more for legality and clarification for airport row?"

Mr. Perry said this would also help developers. The existing ordinance is anything over 75' requires an air space, whereas with the new ordinance, staff could look at it and make a determination as to where the ground is, whether that ground is below the surface level and whether one would need an air space, eliminating the ninety day wait.

Chairman Mahone asked Mr. Rae if he had anything to add.

Mr. Rae replied that our current standards are outdated and TXDOT, who follows FAA guidelines, has different standards we should adopt and that those are the regulations that we want to update and follow.

Commission Member Vanderveer asked, "Would any future cell phone towers need to consider this."

Mr. Perry replied, "Yes, any tower over 200' is required to get an air space."

Commission Member Vanderveer stated, "Anything under that, staff would have to consider the land."

Mr. Perry stated that staff also have to consider if there is frequency interference, which is also part of what the air space does. Anything in the City Limits, like a big radio tower is going to have to be air spaced.

No other citizens appeared before the Planning and Zoning Commission to discuss the update to the Airport Hazard regulations.

Motion by Commission Member Vanderveer to approve the recommended updates to Ordinance No. 2280, Article 14.02 Airport Hazard Zoning. Second by Commission Member Blagg.

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

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

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:34 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 08/17/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 7, 13, 14, 18, 20 & 21)

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

List of Agenda Items:

7. * 4901 KNOLLWOOD ROAD

The request of Cypress Lofts Sherman, LP (Owners), Helvey-Wagner Surveying, Inc. (Surveyor), and Young Enterprises LP (Representative) concerning the property at 4901 Knollwood Road, being 11.069 acres in the James H. Clark Survey, Abstract No. 275, also being all of Lot 1-R, Block 2, Cypress Lofts Addition, the remainder of Lot 1, Block 2, Replat of Blocks 2, 3, 4, 5, 6, 7, 8 and 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One (said Lot 1-R being a portion of said Lot One, Block 2) and all of Lot 2, Block 2, as follows;

Planning and Zoning Commission

Replat approval of Cypress Lofts Addition, Phase 1A, being a Replat of Lot 1-R, Block 2, Cypress Lofts Addition, a part of Lot One and all of Lot Two, Block 2, Replat of Blocks 2, 3, 4, 5, 6, 7, 8 and 9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One

13. * 801 RIDDELS ROAD

The request of Jeffrey T. and Desiree Adams (Owners) and Copley Land Surveying (Surveyor) concerning the property at 801 Riddels Road, being 4.988 acres in the W.A. Deaver Survey, Abstract No. 347, as follows;

Planning and Zoning Commission

Final Plat approval of Adams Addition.

14. * 900 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of FL Country Village LTD (Owner), Joe Gilbert (General Contractor), DFD Architects, Inc. (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being Lot 1, The Reserve at Country Village, as follows:

Planning and Zoning Commission

Site Plan approval for an addition to Country Village Apartments

18. * <u>300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)</u>

The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer), HEDK Architects (Architect) and American Communities (Developer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 4.58 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval for Bel-Air Village Multi-Family Residential, Phase 1

20. * <u>110 EAST FM 1417 (VIETNAM VETERANS PARKWAY)</u>

The request of MKT Real Estate Holdings, LLC (Owner), Schulman's Movie Bowl Grille – Sherman (Tenant), Franklin Designs, Inc. (Designer) and Bearded Brothers (Contractor) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lot 4, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Site Plan approval for a Smokehouse for Schulman's Movie Bowl Grille – Sherman

21. * <u>221 WEST TRAVIS STREET</u>

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey, Abstract No. 667 in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 3

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

*** 4901 KNOLLWOOD ROAD**

The request of Cypress Lofts Sherman LP (Owners), Helvey-Wagner Surveying, Inc. (Surveyor), and Young Enterprises LP (Representative) concerning the property at 4901 Knollwood Road, being 2.358 acres in the James H. Clark Survey, Abstract No. 275, also being Lot 1-R, Block 2, Cypress Lofts Addition, and a portion of Lot One, Block 2, Replat of Blocks 2,3,4,5,6,7,8 and 9, North Creek Addition, Section One of All of Block No. 1 of the Replat of North Creek Addition, Section One (said Lot 1-R being a portion of said Lot One, Block 2), as follows;

Planning and Zoning Commission

Replat approval of Cypress Lofts Addition, Phase 1A, being a Replat of Lot 1-R, Block 2, Cypress Lofts Addition, and a portion of Lot One, Block 2, Replat of Blocks 2,3,4,5,6,7,8 and 9, North Creek Addition, Section One of All of Block No. 1 of the Replat of North Creek Addition, Section One

Background:

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

Adjacent Zoning:

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

Origination:

Cypress Lofts Sherman LP (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)
Young Enterprises LP (Representative)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

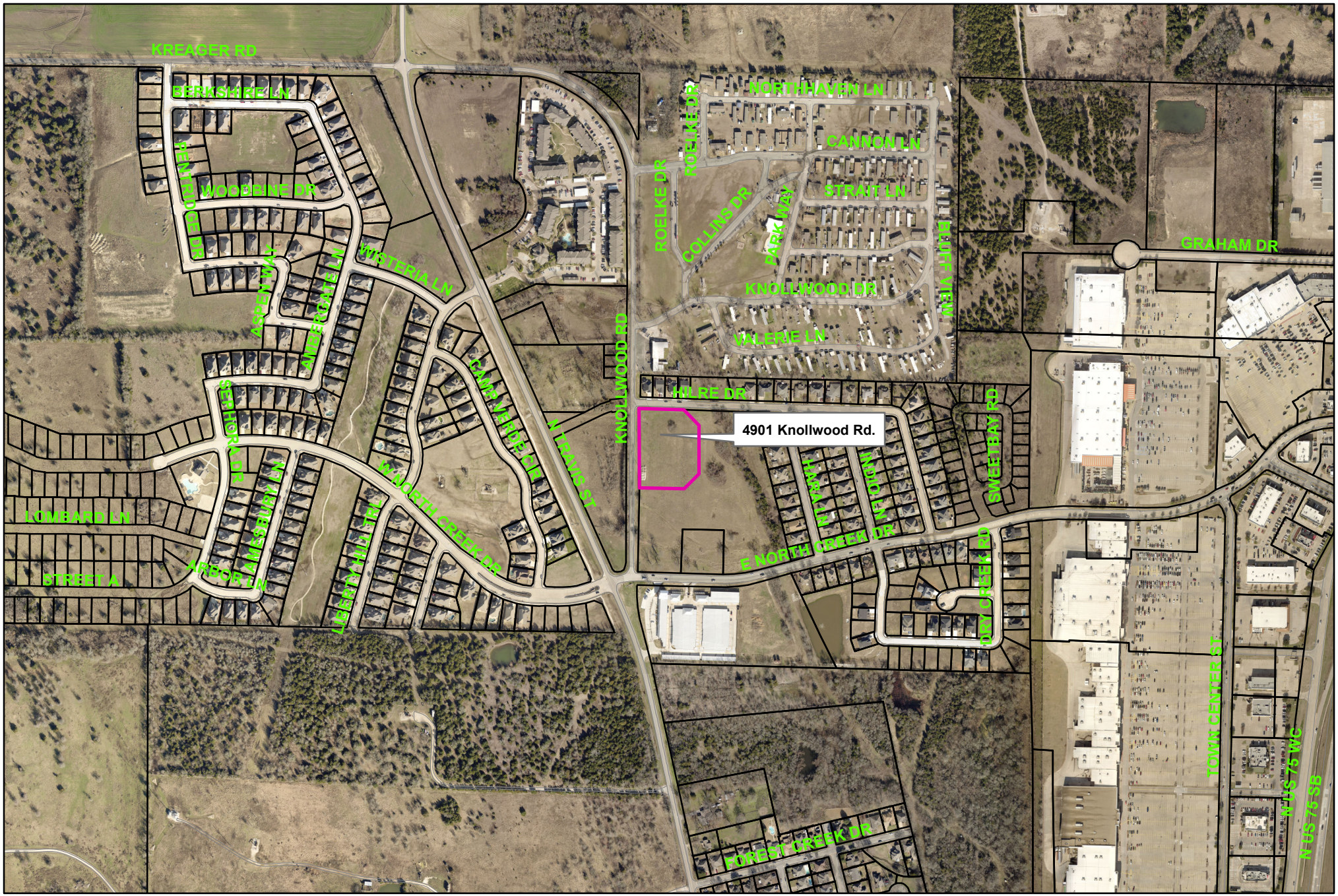
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Cypress Lofts Addition, Phase 1A
Staff Review Letter



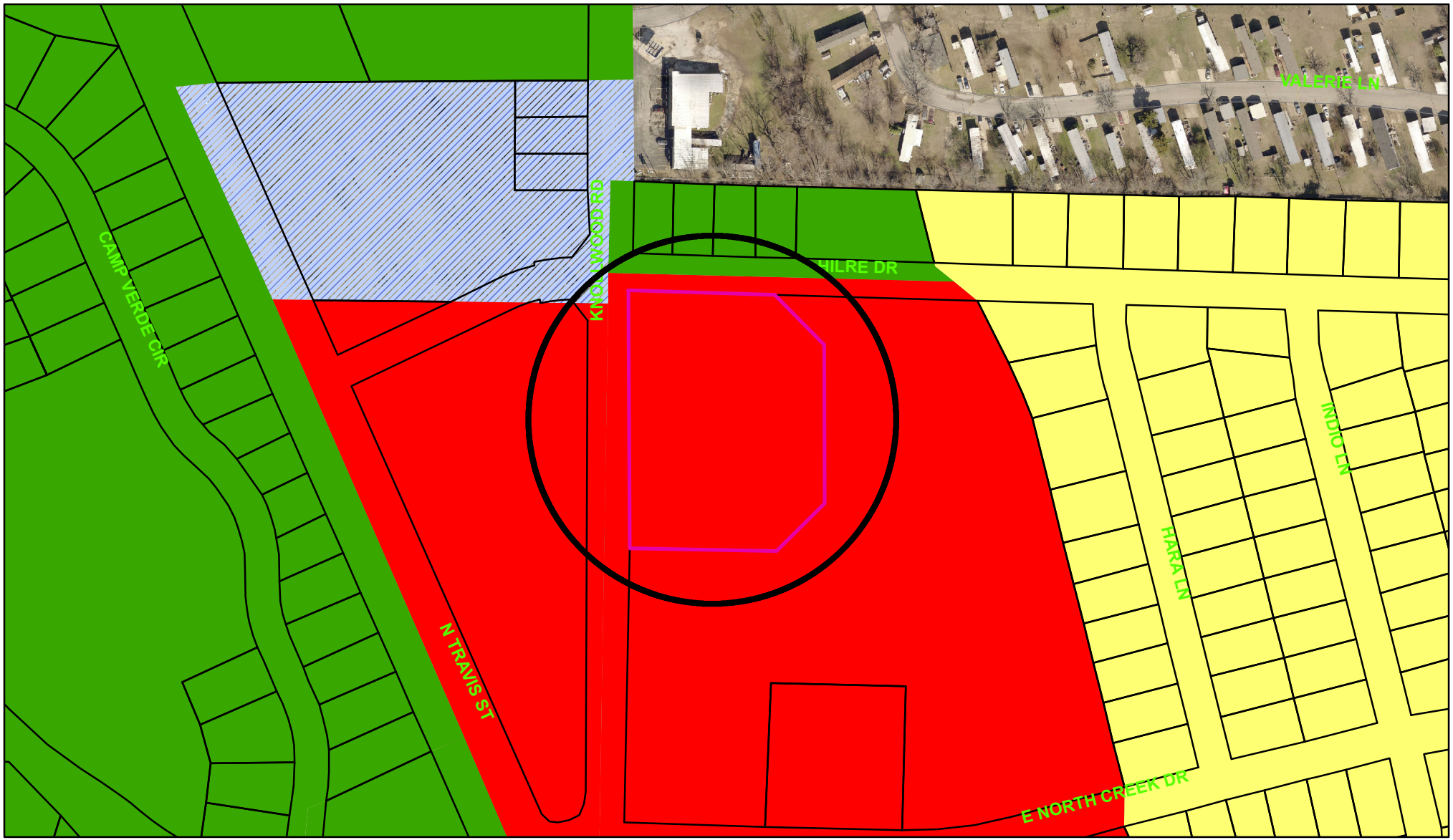
4901 Knollwood Road

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft



Zoning - 4901 Knollwood Road

Legend

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

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

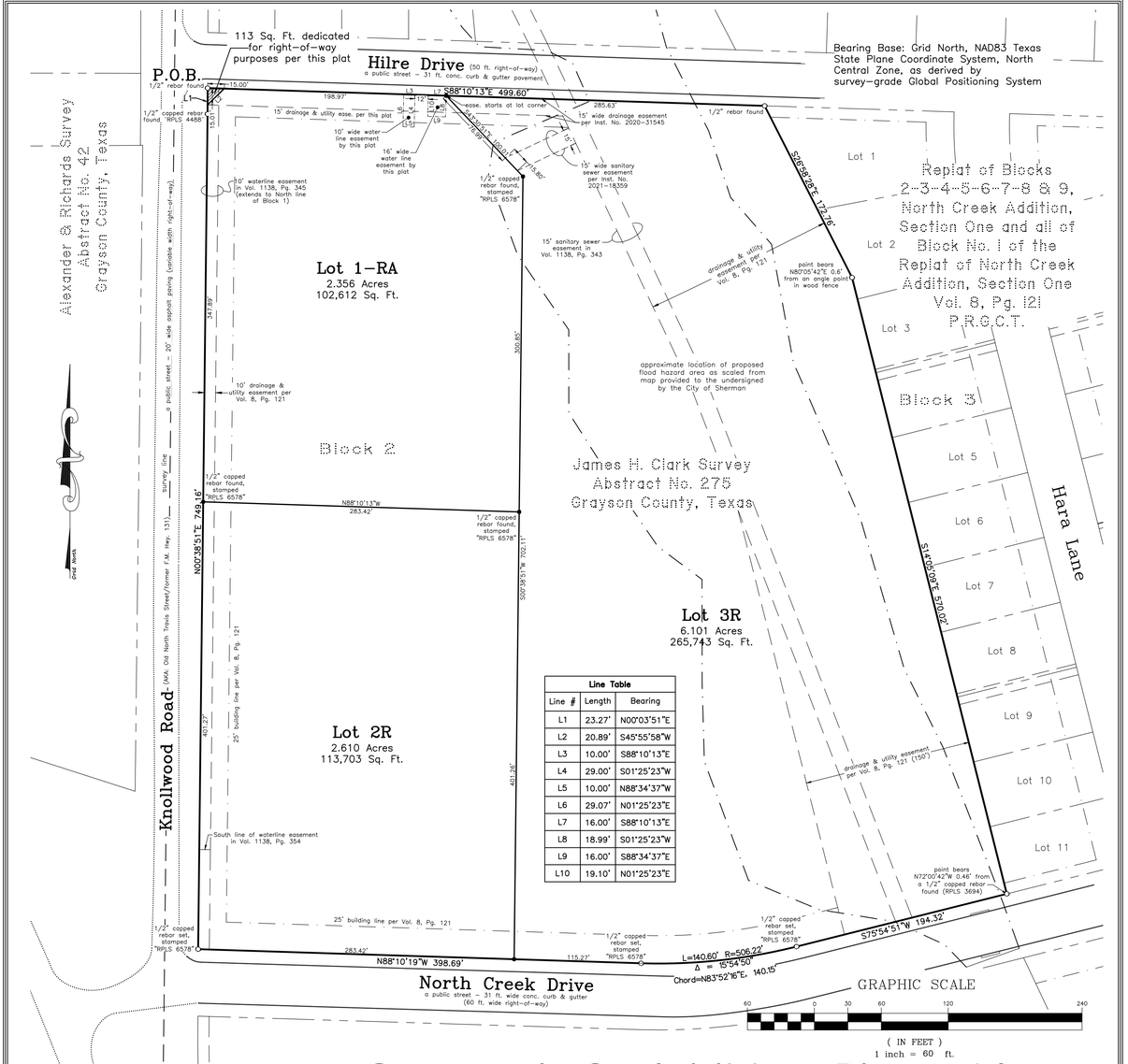
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Line Table		
Line #	Length	Bearing
L1	23.27'	N00°03'51"E
L2	20.89'	S45°55'58"W
L3	10.00'	S88°10'13"E
L4	29.00'	S01°25'23"W
L5	10.00'	N88°34'37"W
L6	29.07'	N01°25'23"E
L7	16.00'	S88°10'13"E
L8	18.99'	S01°25'23"W
L9	16.00'	S88°34'37"E
L10	19.10'	N01°25'23"E

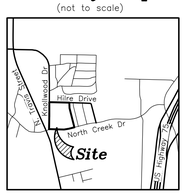
General Notes:

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 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The 10 ft. utility easement along the North line of Lot 1-R per Doc. No. 2020-11 is hereby abandoned.

Cypress Lofts Addition, Phase 1A

(being a Replat of Lot 1-R, Block 2, Cypress Lofts Addition, a part of Lot One and all of Lot Two, Block 2, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Vol. 8, Pg. 121, P.R.G.C.T.)
to
the City of Sherman
11.069 Acres
in the
James H. Clark Survey
Abstract No. 275

Vicinity Map
(not to scale)



Job No. CGS160621-R

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

Owner:
Young Enterprises, LP &
Cypress Lofts Sherman, LP
5414 N. Heritage Parkway
Sherman, Texas 75091

Z:\Shared Projects\Land Projects R2\Cypress-Loft-Addition\Drawings\Replat-Cypress Lofts Add.dwg 7/26/2021 3:10 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275, and being all of Lot 1-R, Block 2, Cypress Lofts Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2020-11, Plat Records, Grayson County, Texas, the remainder of Lot One, Block 2, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas as per plat of record in Volume 8, Page 121, said Plat Records (said Lot 1-R being a portion of said Lot One, Block 2) and all of Lot Two, said Block 2 and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the South line of Hilre Drive, a public street, with the East line of Knollwood Road, a public street, at the Northwest corner of both said Lot 1-R and the herein described tract;

THENCE South 88 deg. 10 min. 13 sec. East, with the South line of said Hilre Drive and the North line of said Lot 1-R, passing a 1/2 inch capped rebar found, stamped "RPLS 6578" at a distance of 213.97 ft. at the most Northerly Northeast corner of said Lot 1-R, continuing on now with the North line of said Lot One, Block 2 for a TOTAL distance of 285.63 ft. to a 1/2 inch rebar found at the Northwest corner of Lot 1, Block 3, said Replat of North Creek Addition in Vol. 8, Pg. 121 and the Northeast corner of both said Lot One and the herein described tract;

THENCE South 26 deg. 58 min. 28 sec. East, with the East line of said Lot One and the West line of said Block 3, a distance of 172.76 ft. to an angle point, SAID point bears North 80 deg. 05 min. 42 sec. East, 0.6 ft. from an angle point in a wood fence;

THENCE South 14 deg. 05 min. 09 sec. East, continuing with the East line of said Lot One and the West line of said Block 3, a distance of 570.02 ft. to a point in the North line of North Creek Drive, a public street, at the Southwest corner of Lot 11, said Block 3 and the most Eastern Southeast corner of said Lot One and the Southeast corner of the herein described tract;

THENCE South 75 deg. 54 min. 51 sec. West, with the North line of said North Creek Drive and the South line of said Lot One, a distance of 194.32 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the beginning of a curve;

THENCE Southwesterly, continuing along with the North line of said North Creek Drive and the South line of said Lot One, with a curve to the right, having a radius of 506.22 ft., a central angle of 15 deg. 54 min. 50 sec. (chord bears: South 83 deg. 52 min. 16 sec. West, 140.15 ft.) and an arc length of 140.60 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve;

THENCE North 88 deg. 10 min. 19 sec. West, continuing along the North line of said North Creek Drive and now with the South line of said Lots Two and One, a distance of 398.69 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the intersection of the North line of said North Creek Drive with the East line of said Knollwood Road, at the most Western Southwest corner of said Lot One and the Southwest corner of the herein described tract;

THENCE North 00 deg. 38 min. 51 sec. East, with the East line of said Knollwood Road and the West line of both said Lot One and Lot 1-R, a distance of 749.16 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at an angle point;

THENCE North 00 deg. 03 min. 51 sec. East, continuing with the East line of said Knollwood Road and the West line of said Lot 1-R, a distance of 23.27 ft. to the **PLACE OF BEGINNING** and containing **11.069 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Cypress Lofts Sherman, LP and Young Enterprises LP, sole owner of Cypress Lofts Addition, Phase 1A to The City of Sherman, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Todd Young, Authorized Representative for Young Enterprises, LP & Cypress Lofts Sherman, LP

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Todd Young, 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 _____, 2021.

_____
Notary Public, Grayson County, Texas

This, the final plat of Cypress Lofts Addition, Phase 1A to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Cypress Lofts Addition, Phase 1A to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Final Plat of Cypress Lofts Addition, Phase 1A to the City of Sherman, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Cypress Lofts Addition, Phase 1A
(being a Replat of Lot 1-R, Block 2, Cypress Lofts Addition, a part of Lot One and all of Lot Two, Block 2, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Vol. 8, Pg. 121, P.R.G.C.T.)
to
the City of Sherman
11.069 Acres
in the
James H. Clark Survey
Abstract No. 275

Job No. CGS160621-R

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

Owner:
Young Enterprises, LP &
Cypress Lofts Sherman, LP
5414 N. Heritage Parkway
Sherman, Texas 75091

Z:\Shared Projects\Land Projects R2\Cypress-Loft-Addition\Drawings\Replat-Cypress Lofts Add.dwg 7/26/2021 3:10 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Young Enterprises, LP
5414 N. Heritage Parkway
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Cypress Lofts Addition, Phase 1A has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Previously platted as a 10' Utility Easement along Hilre Drive must be shown on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6*
3. Remove General Notes Item 10. Easement must be abandoned by City Council. Coordinate with Engineering Department to begin abandonment process. Easement must be abandoned prior to filing of the plat and Abandonment filing information shall be shown on the plat.
4. Show leader lines to indicate flood hazard area.
5. Show current plats and rights of way on surrounding properties, Instrument Nos. 2021-28 and 2018-40, PRGCT.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

810 EAST MULBERRY STREET

The request of Tobar Properties LLC (Owner), Preston Trail Land Surveying (Surveyor), and NBS Drafting and Design (Draftsman) concerning the property at 810 East Mulberry Street, being Lots 19 and 20, Block 14, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 810 East Mulberry Street between Maxey and Willow Streets. The property is zoned an M-2 (Heavy Manufacturing) District. The owner is requesting a zone change from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District.

Adjacent Zoning:

C-1 (Retail Business) District
M-2 (Heavy Manufacturing) District

Origination:

Tobar Properties LLC (Owner)
Preston Trail Land Surveying (Surveyor)
NBS Drafting and Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

0

Development Review Meeting:

No

Attachments

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

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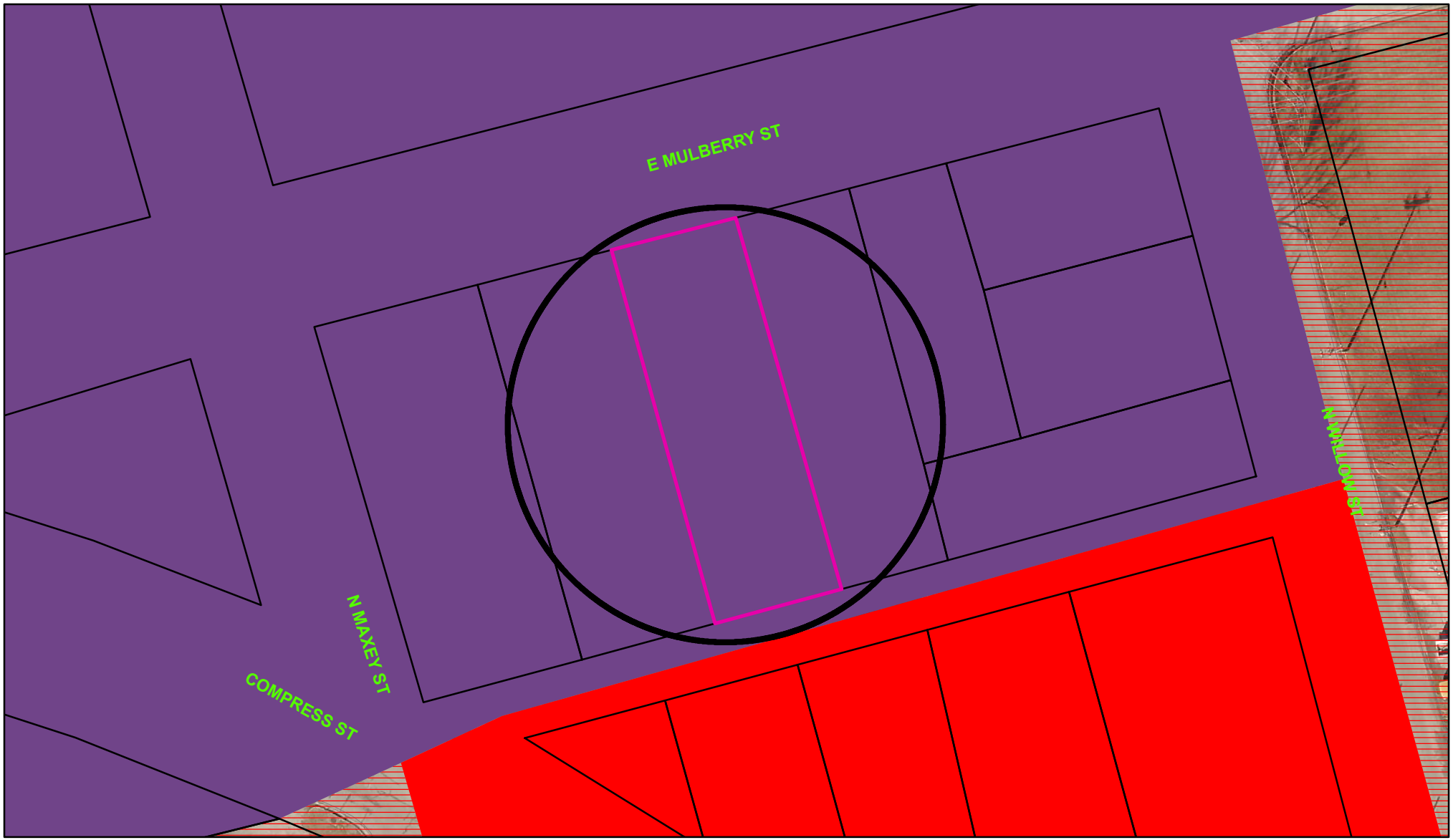
810 East Mulberry Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 810 East Mulberry Street

Legend

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

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

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

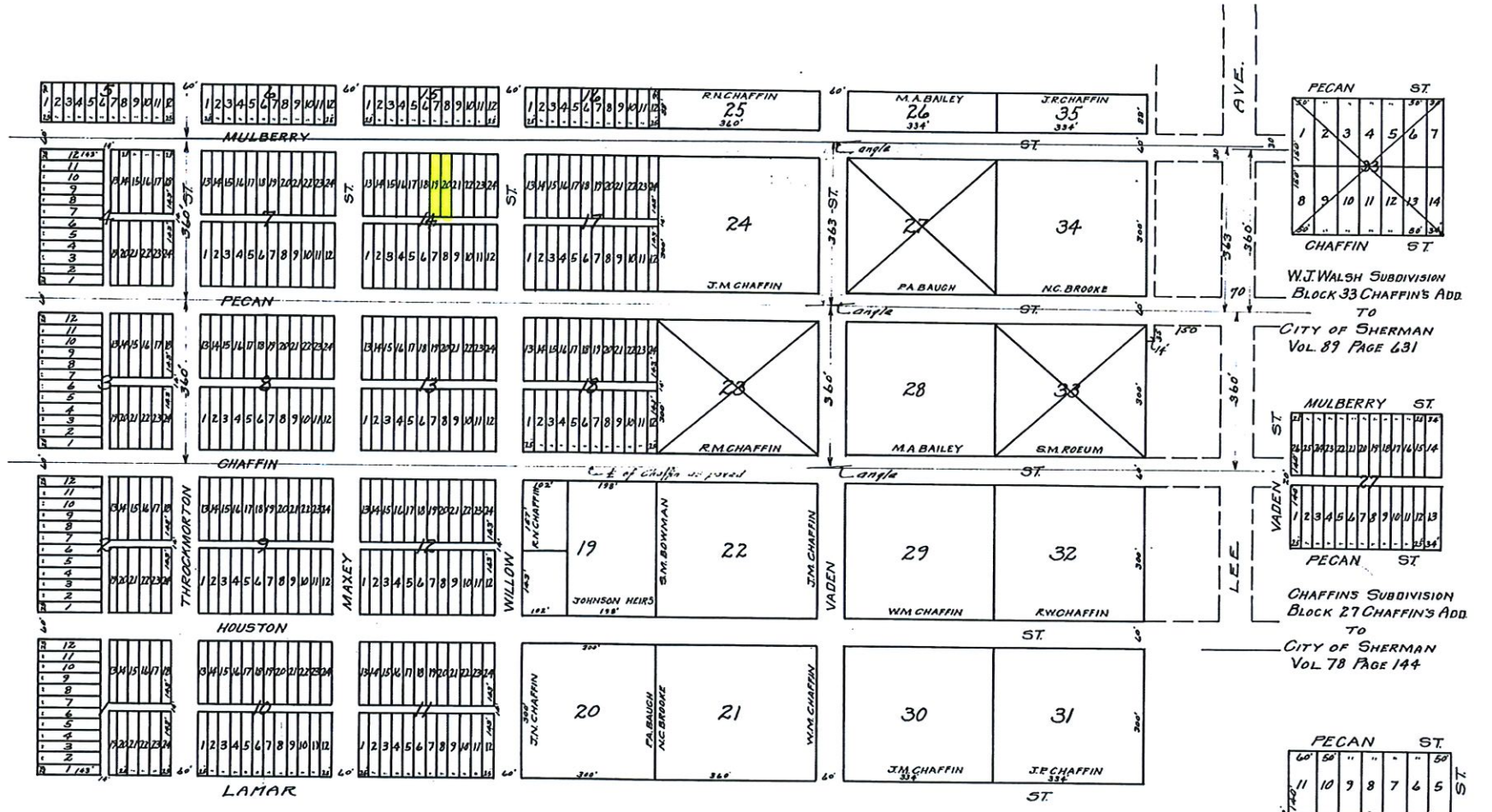
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

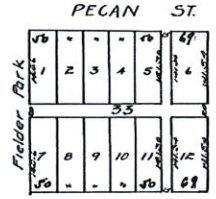
1 in = 50 ft

810 East Mulberry Street



W.M Chaffin's 1st Addition
To
City of Sherman
Vol. 26 Page 49

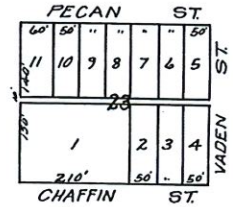
W.M Chaffin's 2nd Addition
To
City of Sherman
Vol. 84 Page 505



J.R.McElroy's Replat
Blk. 33 Chaffin's Add.
Vol. 199 Page 55 alleys Ded.

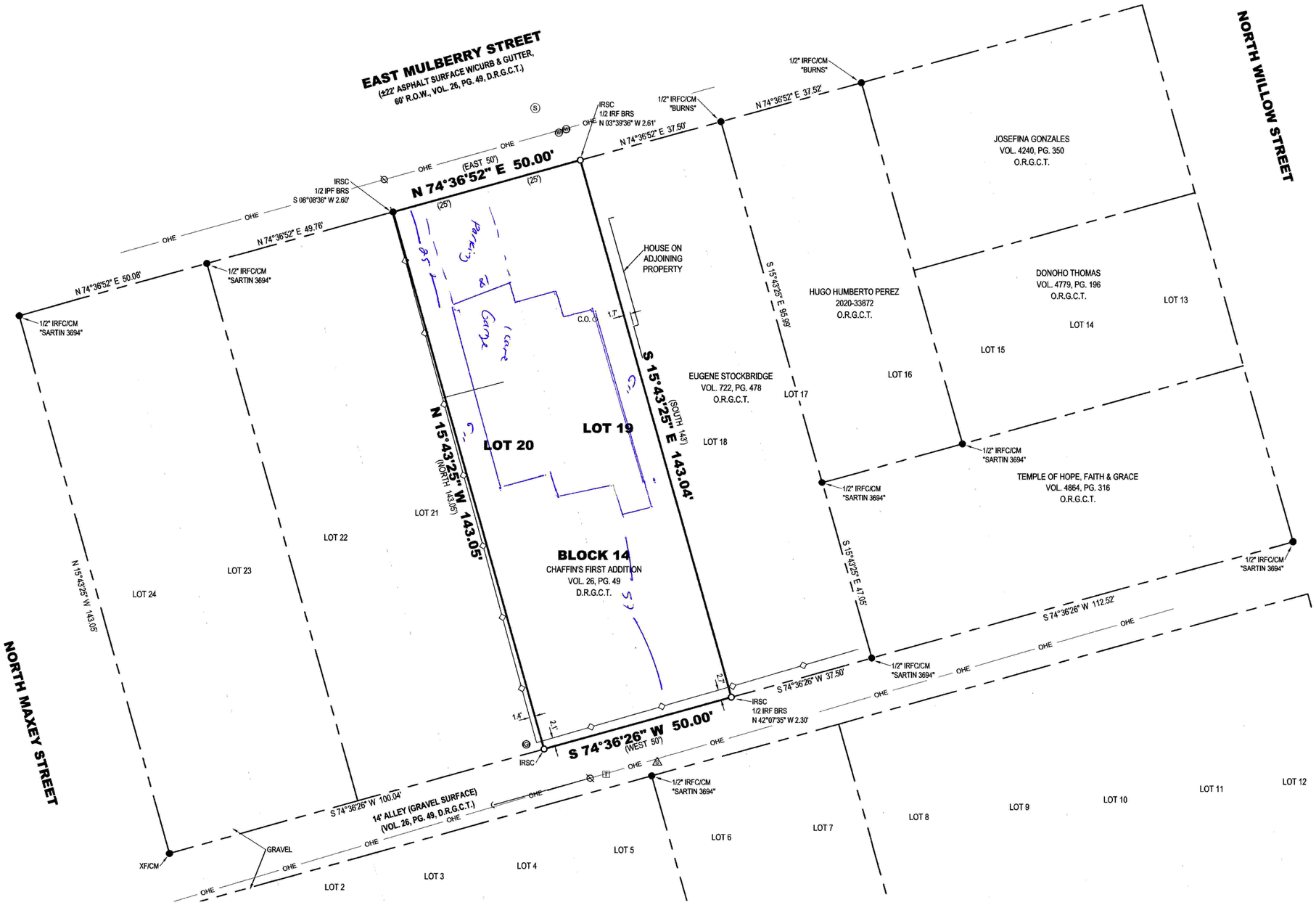
W.J. Walsh Subdivision
Block 33 Chaffin's Add.
To
City of Sherman
Vol. 89 Page 631

Chaffin's Subdivision
Block 27 Chaffin's Add.
To
City of Sherman
Vol. 78 Page 144



Hattie M. Keniff's Subdivision
Block 23 Chaffin's Add.
To
City of Sherman
Vol. 108 Page 88

10079



0 10 20

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.

LAND DESCRIPTION:

BEING Lots 19 and 20, Block 14, Chaffin First Addition, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat recorded in Volume 26, Page 49, Deed Records of Grayson County, Texas.

GENERAL NOTES:

1. This survey was completed without the benefit of a current title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

2. The surveyed property is subject to any matter, including but not limited to, easements, roadways and/or building set back lines as shown on the Recorded Plat of Chaffin's First Addition to the City of Sherman, according to the Plat of Record in Volume 26 at Page 49 of the Deed Records of Grayson County, Texas.

FLOOD STATEMENT:

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

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE FOUND
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.
	UTILITY/POWER POLE
XF	'X' SCRIBED IN CONCRETE FOUND
	NATURAL GAS METER
	GUY
	TELEPHONE BOX
	BURIED NATURAL GAS MARKER
	SANITARY SEWER MANHOLE
	WATER METER
C.O.	CLEAN OUT
	BOUNDARY LINE
	ADJOINER LINE
	CHAIN LINK FENCE
	ASPHALT
OHE	OVERHEAD ELECTRIC/UTILITY

Certify to: Tobar's Properties, L.L.C.;

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 05/03/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

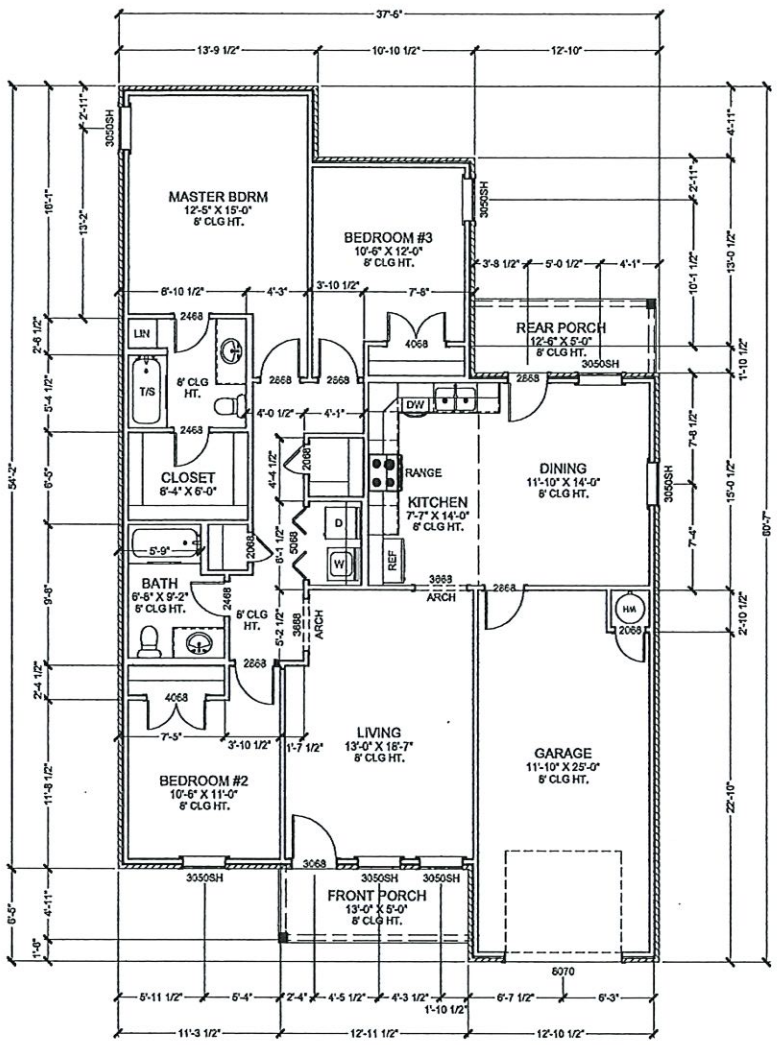
Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

TITLE SURVEY
CHAFFIN'S FIRST ADDITION
BLOCK 14, LOTS 19, 20
810 East Mulberry Street, Sherman
Grayson County, Texas

Preston Trail
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: JPH Checked by: CRN	Scale: 1"=20' Date: 05/11/2021	Project No. 21-0259 Sheet No. 1 of 1



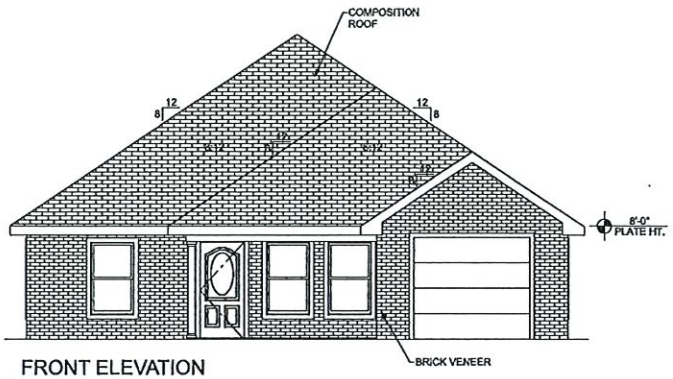
FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:

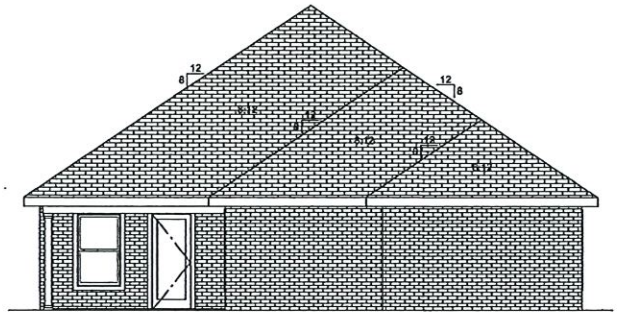
1,476 SF- LIVING AREA

327 SF- GARAGE
70 SF- FRONT PORCH
66 SF- REAR PORCH

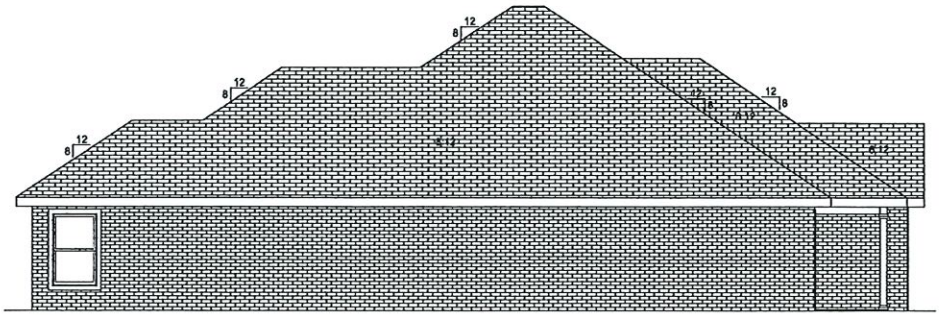
1,939 SF- TOTAL UNDER ROOF



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

A New Spec House For
MARIO TOBAR
OPTION #1

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
5/7/2019

SCALE:

SHEET:
A-1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Tobar Properties, LLC
635 Preston Meadows Rd.
Sherman, TX 75092

NBS Drafting and Design
303 West Houston
Sherman, TX 75090

Preston Trail Land Surveying
83493 North State Highway 289 Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for a zone change under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District located at 810 East Mulberry Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Exception would be needed if Replatting to a 50' wide lot.
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. Replatting of the property is required prior to building permits being issued. *Code of Ordnances 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*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

700 BLOCK WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET

The request of Leo Bowler (Owner), Windrose Land Surveying/Platting (Surveyor), and Cody Crannell, CCM Engineering (Civil Engineer/Representative) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths in lieu of the required 60' lot widths in the proposed Austin Landing, Phase IV in an SF-1 (Single-Family Residential) District:

Lot 11, Block A – 45.29' lot width
Lot 12, Block A – 42.34' lot width
Lot 23, Block B – 40.22' lot width

Planning and Zoning Commission

B. Final Plat approval of Austin Landing, Phase IV

Background:

The property is located in the 700 Block West Northcreek Drive and the 4900 Block North Travis Street between Travis Street and Plainview Road. The property is zoned an SF-1 (Single-Family Residential) District. The Final Plat of the Austin Landing Phase IV Addition (135 lots) was denied at the July 19, 2021, City Council Meeting pending approval of an exception to allow three lots to be less than 60' wide:
Lot 11, Block A – 45.29' lot width
Lot 12, Block A – 42.34' lot width
Lot 23, Block B – 40.22' lot width

Adjacent Zoning:

SF-1 (Single-Family Residential) District

Origination:

Leo Joseph Bowler, III (Owner)
Windrose Land Surveying (Surveyor)
Cody Crannell (Representative)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.
and
Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

2

Objections Received:

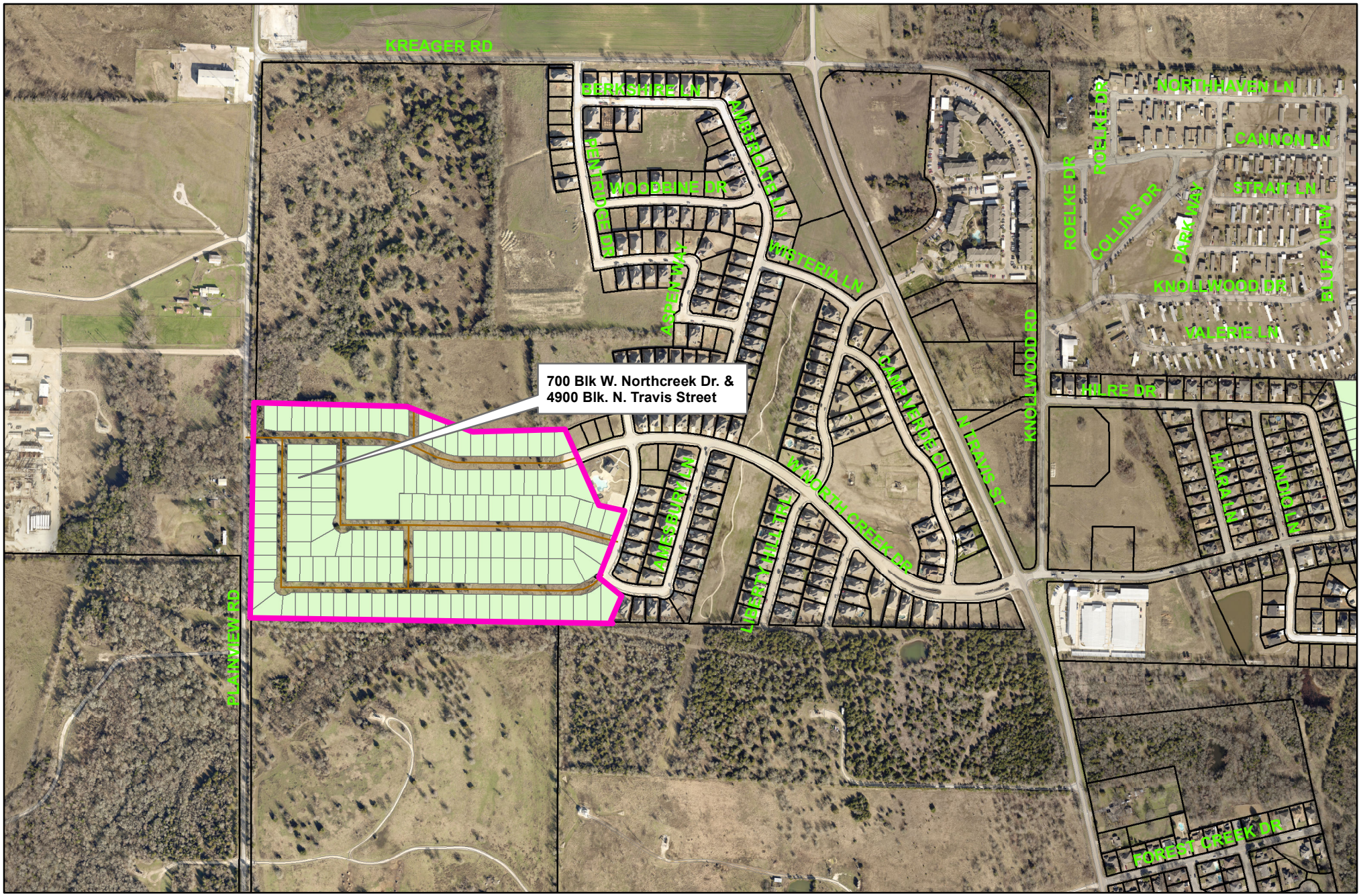
0

Development Review Meeting:

No

Attachments

Location Map
Location Map
Zoning Map
Zoning Sign Photo
Lot Width Exceptions
Austin Landing Phase IV
Staff Review Letter



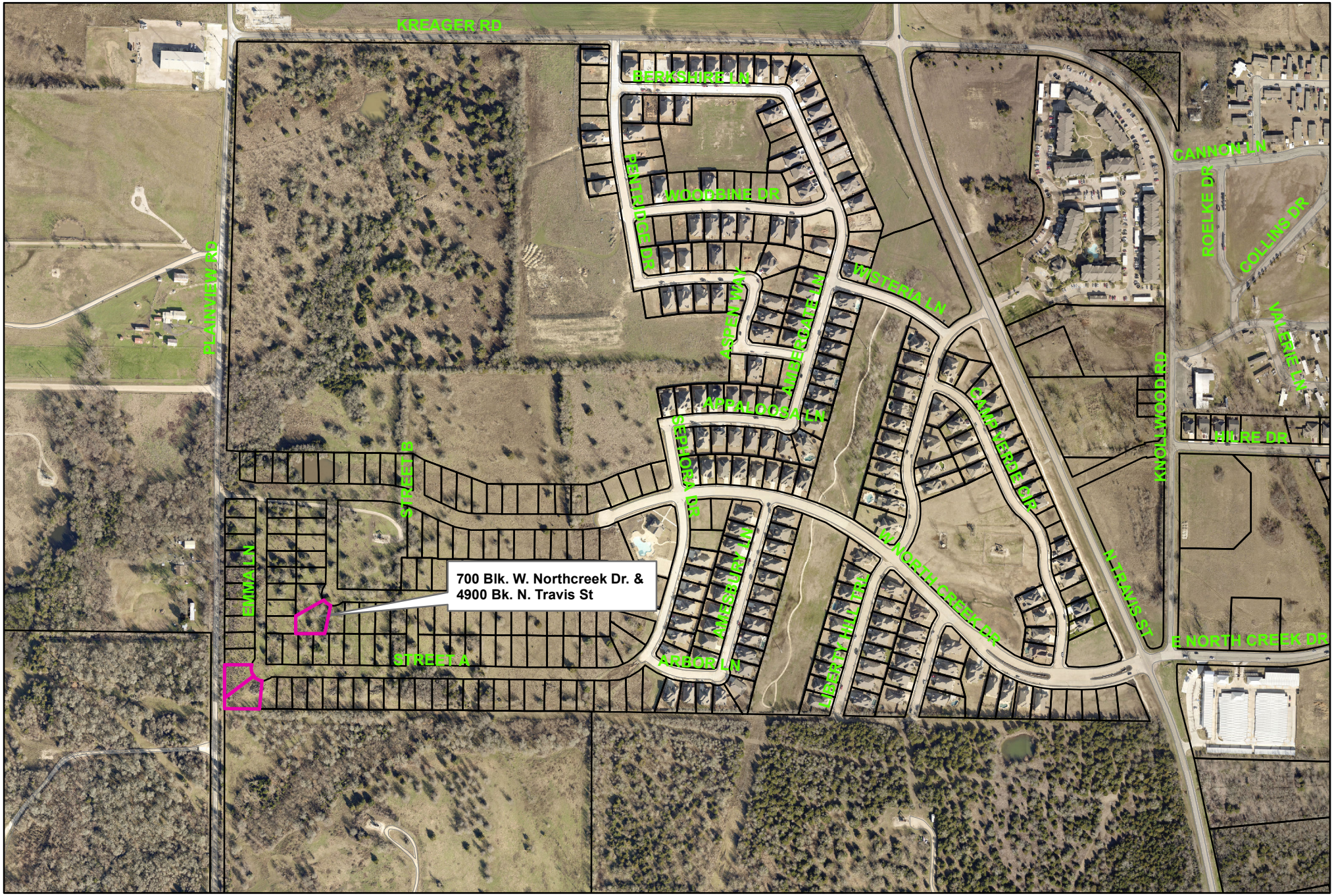
700 Block West Northcreek Drive & 4900 Block North Travis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 611 ft



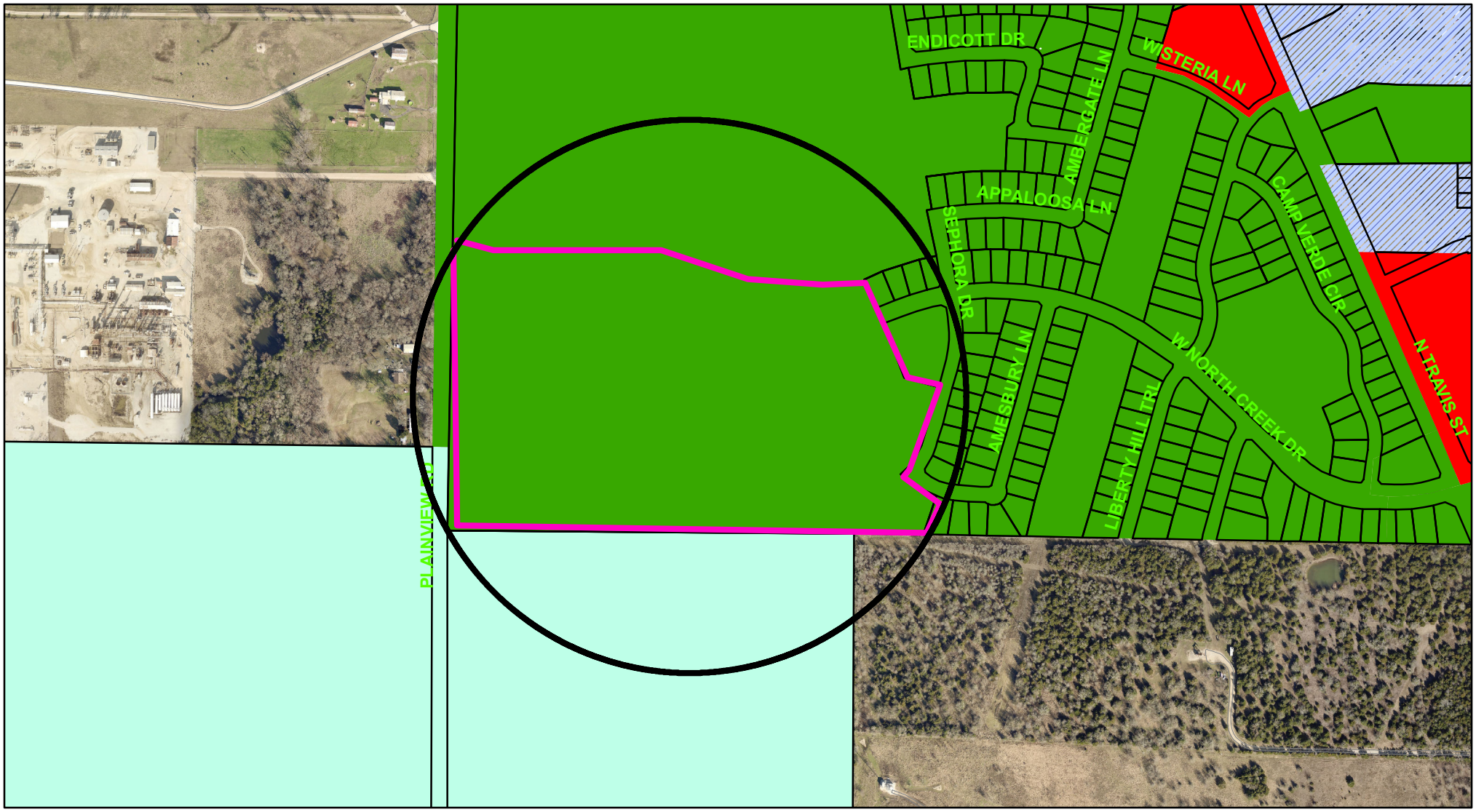
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

700 Block West Northcreek Drive & 4900 Block North Travis Street

NOT TO SCALE

1 in = 500 ft



Zoning - 700 Block West Northcreek Drive & 4900 Block North Travis Street

Legend

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

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

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

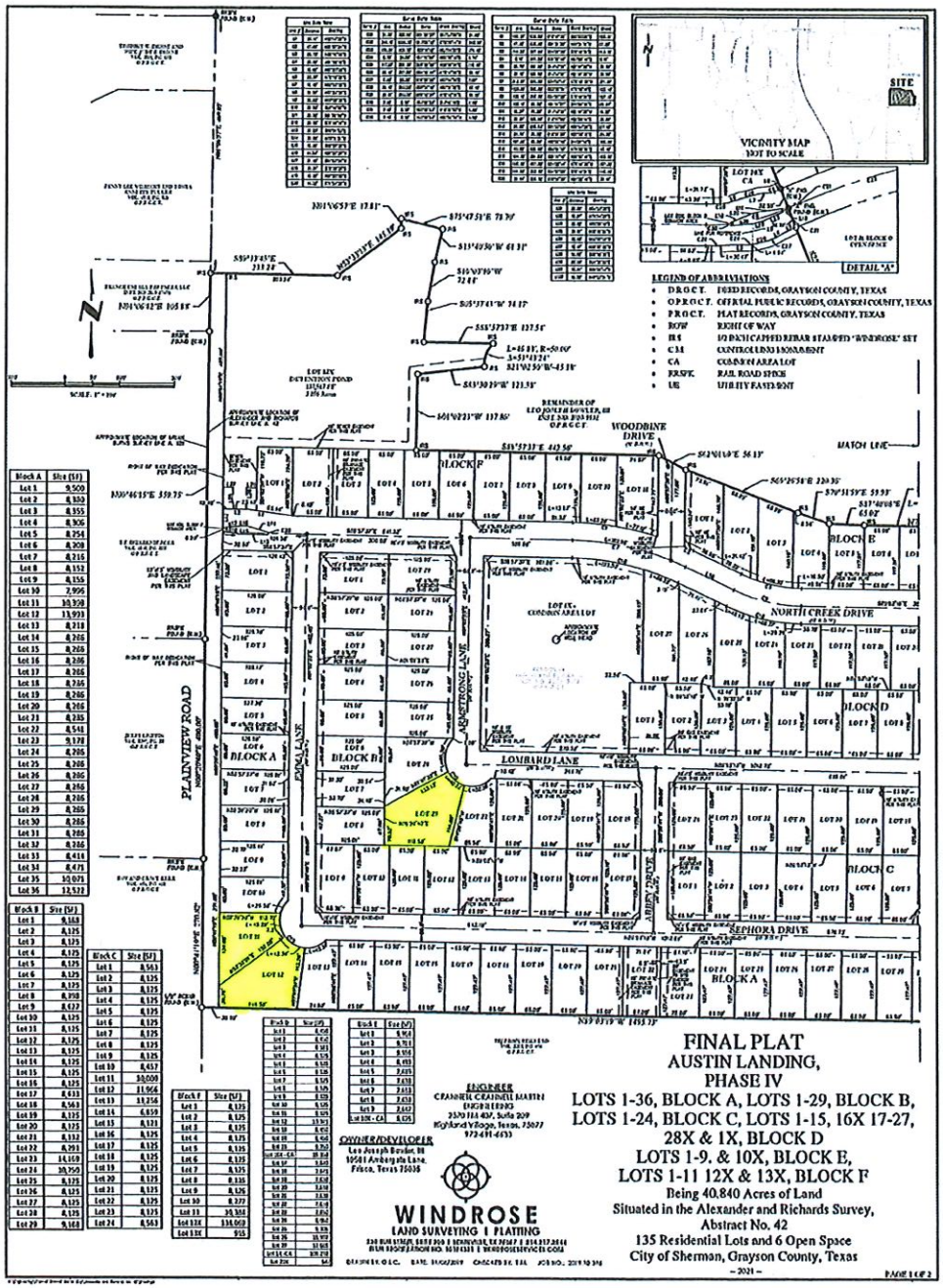
Sherman
CLASSIC TOWN. BROAD HORIZON.

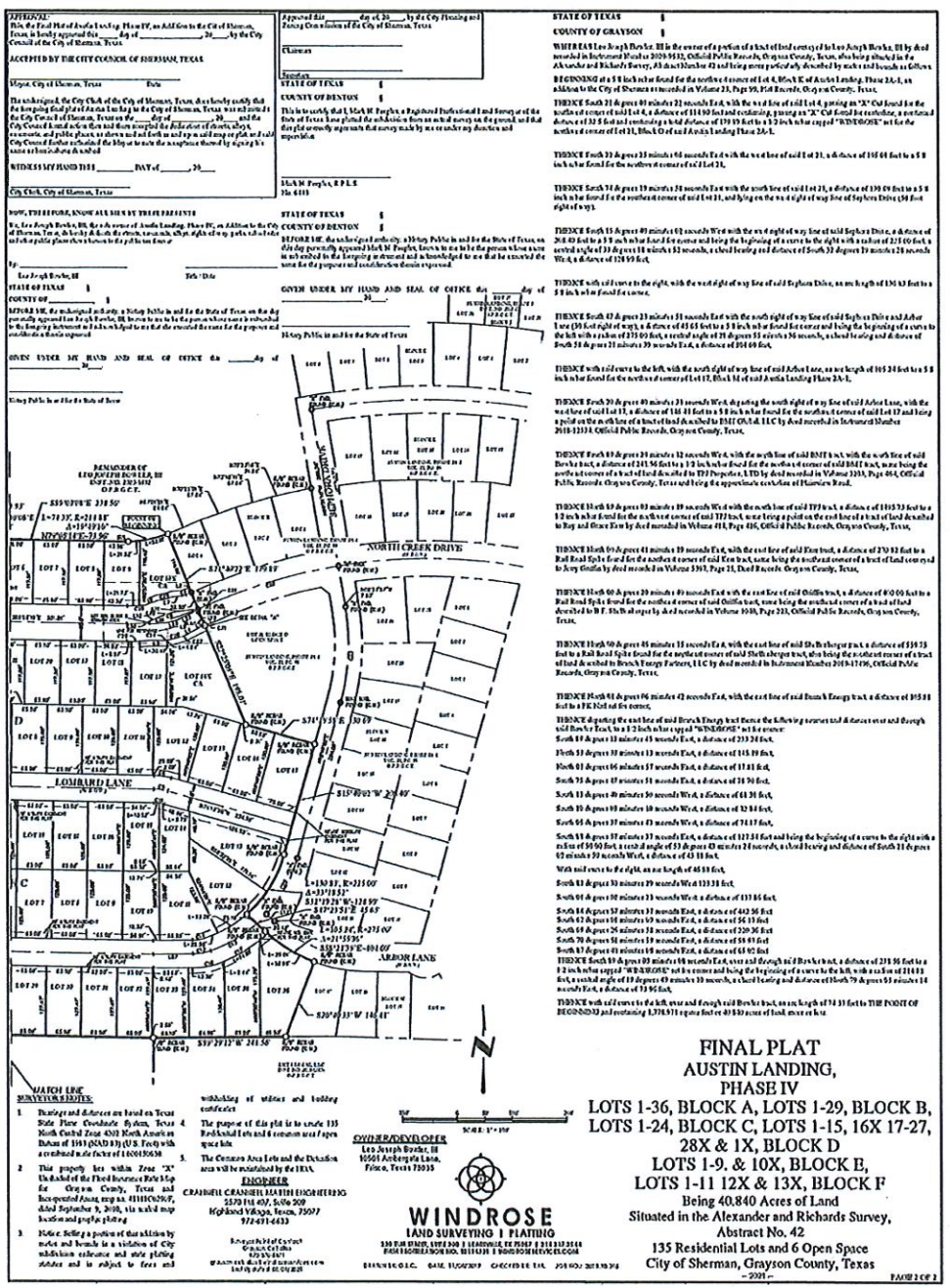
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft

700 Block West Northcreek Drive &
4900 Block North Travis Street


VICINITY MAP
NOT TO SCALE
SITE
DETAIL "A"
LEGEND OF ABBREVIATIONS
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
CM CONTROLLING MONUMENT
CA COMMON AREA LOT
RRSPK RAIL ROAD SPIKE
UE UTILITY EASEMENT
PLAINVIEW ROAD
WOODBINE DRIVE
NORTH CREEK DRIVE
LOMBARD LANE
ARMSTRONG LANE
ABBEY DRIVE
SEPHORA DRIVE
ARBOR LANE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
LOT IX, COMMON AREA LOT
MATCH LINE
SCALE: 1" = 100'
FINAL PLAT
AUSTIN LANDING,
PHASE IV
LOTS 1-36, BLOCK A, LOTS 1-29, BLOCK B,
LOTS 1-24, BLOCK C, LOTS 1-15, 16X 17-27,
28X & 1X, BLOCK D
LOTS 1-9. & 10X, BLOCK E,
LOTS 1-11 12X & 13X, BLOCK F
Being 40.840 Acres of Land
Situated in the Alexander and Richards Survey,
Abstract No. 42
135 Residential Lots and 6 Open Space
City of Sherman, Grayson County, Texas
– 2021 –
ENGINEER
CRAINEM CRAINEM MARTIN ENGINEERING
2570 Hi 407, Suite 209
Highland Village, Texas, 75077
972-491-4633
OWNER/DEVELOPER
Lee Joseph Bowler, III
10501 Amberglen Lane,
Frisco, Texas 75035
WINDROSE
LAND SURVEYING | PLATTING
PAGE 1 OF 2


APPROVED
Approved this ____ day of ____, 20__, by the City Planning and Zoning Commission of the City of Sherman, Texas
Chairman
Secretary
ACCEPTED by the CITY COUNCIL OF SHERMAN, TEXAS
Mayor, City of Sherman, Texas Date
STATE OF TEXAS
COUNTY OF DENTON
I, HEATHER HAMILTON, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Heather Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.
Notary Public in and for the State of Texas
STATE OF TEXAS
COUNTY OF GRAYSON
WHEREAS Lee Joseph Bowler, III is the owner of a portion of a tract of land out of the Lee Joseph Bowler, III by deed recorded in Instrument Number 2019-39132, Official Public Records, Grayson County, Texas, also being situated in the Alexander and Richards Survey, Abstract Number 42 and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch set found for the northeast corner of Lot 4, Block E of Austin Landing, Phase 2A-1, an addition to the City of Sherman as recorded in Volume 23, Page 99, Plat Records, Grayson County, Texas;
THENCE South 21 degrees 09 minutes 22 seconds East, with the east line of said Lot 4, passing an "X" Cut found for the northeast corner of said Lot 4, a distance of 111.90 feet and continuing, passing an "X" Cut found for reference, a combined distance of 321.56 feet and continuing a total distance of 329.19 feet to a 1/2 inch white capped "WINDROSE" set for the northeast corner of Lot 11, Block D of said Austin Landing Phase 2A-1;
THENCE South 21 degrees 33 minutes 46 seconds East with the east line of said Lot 11, a distance of 166.66 feet to a 5/8 inch white found for the northeast corner of said Lot 24;
THENCE South 34 degrees 19 minutes 19 seconds East with the south line of said Lot 24, a distance of 109.99 feet to a 5/8 inch white found for the northeast corner of said Lot 23, and lying on the west right of way line of Stephens Drive (50 foot right of way);
THENCE South 15 degrees 49 minutes 01 seconds West with the west right of way line of said Stephens Drive, a distance of 264.00 feet to a 5/8 inch white found for corner and being the beginning of a curve to the right with a radius of 225.00 feet, a central angle of 39 degrees 11 minutes 52 seconds, a chord bearing and distance of South 35 degrees 25 minutes 28 seconds West, a distance of 150.99 feet;
THENCE with said curve to the right, with the west right of way line of said Stephens Drive, an arc length of 153.93 feet to a 5/8 inch white found for corner;
THENCE South 42 degrees 23 minutes 31 seconds East with the south right of way line of said Stephens Drive and Arbor Lane (50 foot right of way), a distance of 451.65 feet to a 5/8 inch white found for the northeast corner of said BMT tract, same being the beginning of a curve to the left with a radius of 275.00 feet, a central angle of 21 degrees 51 minutes 56 seconds, a chord bearing and distance of South 53 degrees 19 minutes 29 seconds East, a distance of 104.69 feet;
THENCE with said curve to the left, with the south right of way line of said Arbor Lane, an arc length of 105.24 feet to a 5/8 inch white found for the northeast corner of Lot 17, Block M of said Austin Landing Phase 2A-1;
THENCE South 20 degrees 49 minutes 31 seconds West departing the south right of way line of said Arbor Lane, with the east line of said Lot 17, a distance of 146.11 feet to a 5/8 inch white found for the northeast corner of said BMT tract and being a point on the north line of a tract of land described in BMT 0614 LLC by deed recorded in Instrument Number 2018-12314 Official Public Records, Grayson County, Texas;
THENCE North 69 degrees 21 minutes 12 seconds West, with the north line of said BMT tract, with the north line of said Bowler tract, a distance of 241.56 feet to a 1/2 inch white found for the northeast corner of said BMT tract, same being the northeast corner of a tract of land described in TPF Properties, LTD by deed recorded in Volume 1010, Page 464, Official Public Records, Grayson County, Texas and being the approximate centerline of Harrisburg Road;
THENCE North 69 degrees 03 minutes 19 seconds West with the north line of said TPF tract, a distance of 110.53 feet to a 1/2 inch white found for the northwest corner of said TPF tract, same being a point on the east line of a tract of land described to Roy and Grace Ross by deed recorded in Volume 418, Page 188, Official Public Records, Grayson County, Texas;
THENCE North 00 degrees 03 minutes 19 seconds East, with the east line of said Ross tract, a distance of 270.11 feet to a Rail Road Spike found for the northeast corner of said Ross tract, same being the northeast corner of a tract of land conveyed to Amy Griffin by deed recorded in Volume 1303, Page 21, Deed Records, Grayson County, Texas;
THENCE North 00 degrees 20 minutes 49 seconds East with the east line of said Griffin tract, a distance of 80.00 feet to a Rail Road Spike found for the northeast corner of said Griffin tract, same being the northeast corner of a tract of land described to B.F. Hicks et ux by deed recorded in Volume 1010, Page 233, Official Public Records, Grayson County, Texas;
THENCE North 00 degrees 05 minutes 13 seconds East, with the east line of said Hicks tract, a distance of 330.73 feet to a Rail Road Spike found for the northeast corner of said Hicks tract, also being the southeast corner of a tract of land described to Bench Energy Partners, LLC by deed recorded in Instrument Number 2019-31705, Official Public Records, Grayson County, Texas;
THENCE North 01 degrees 06 minutes 42 seconds East, with the east line of said Bench Energy tract, a distance of 193.81 feet to a 1/2 inch set for corner;
THENCE departing the east line of said Bench Energy tract across the following courses and distances over and through said Bowler Tract, to a 1/2 inch white capped "WINDROSE" set for corner:
South 88 degrees 53 minutes 45 seconds East, a distance of 233.24 feet;
North 33 degrees 37 minutes 13 seconds East, a distance of 145.19 feet;
North 01 degrees 06 minutes 17 seconds East, a distance of 171.81 feet;
South 75 degrees 17 minutes 51 seconds East, a distance of 78.70 feet;
South 13 degrees 49 minutes 39 seconds West, a distance of 61.31 feet;
South 10 degrees 09 minutes 10 seconds West, a distance of 52.84 feet;
South 05 degrees 37 minutes 43 seconds West, a distance of 74.17 feet;
South 18 degrees 37 minutes 31 seconds East, a distance of 117.35 feet and being the beginning of a curve to the right with a radius of 50.00 feet, a central angle of 53 degrees 03 minutes 24 seconds, a chord bearing and distance of South 21 degrees 03 minutes 59 seconds West, a distance of 45.11 feet;
With said curve to the right, an arc length of 46.31 feet;
South 34 degrees 35 minutes 39 seconds West 133.31 feet;
South 01 degrees 00 minutes 33 seconds West, a distance of 111.86 feet;
South 16 degrees 57 minutes 31 seconds East, a distance of 442.56 feet;
South 42 degrees 16 minutes 03 seconds East, a distance of 56.13 feet;
South 68 degrees 26 minutes 38 seconds East, a distance of 220.36 feet;
South 70 degrees 38 minutes 19 seconds East, a distance of 68.49 feet;
South 81 degrees 01 minutes 18 seconds East, a distance of 63.92 feet;
THENCE South 89 degrees 03 minutes 06 seconds East, over and through said Bowler tract, a distance of 231.96 feet to a 1/2 inch white capped "WINDROSE" set for corner and being the beginning of a curve to the left, with a radius of 10.00 feet, a central angle of 89 degrees 45 minutes 39 seconds, a chord bearing and distance of North 89 degrees 05 minutes 14 seconds East, a distance of 15.96 feet;
THENCE with said curve to the left, over and through said Bowler tract, an arc length of 14.31 feet to THE POINT OF BEGINNING and containing 1,776,931 square feet or 40.810 acres of land, more or less.
SURVEYOR'S NOTES:
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas 4 North Central Zone 4202 North American Datum of 1983 (NAD 83) (US Feet) with a combined scale factor of 1.000150630.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0265F, dated September 26, 2008, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
The purpose of this plat is to create 135 Residential Lots and 6 common area Open space lots.
5. The Common Area Lots and the Detention areas will be maintained by the HOA.
ENGINEER
CRAINEM CRAINEM MARTIN ENGINEERING
2570 Hi 407, Suite 209
Highland Village, Texas, 75077
972-491-4633
OWNER/DEVELOPER
Lee Joseph Bowler, III
10501 Amberglen Lane,
Frisco, Texas 75035
WINDROSE
LAND SURVEYING | PLATTING
FINAL PLAT
AUSTIN LANDING,
PHASE IV
LOTS 1-36, BLOCK A, LOTS 1-29, BLOCK B,
LOTS 1-24, BLOCK C, LOTS 1-15, 16X 17-27,
28X & 1X, BLOCK D
LOTS 1-9. & 10X, BLOCK E,
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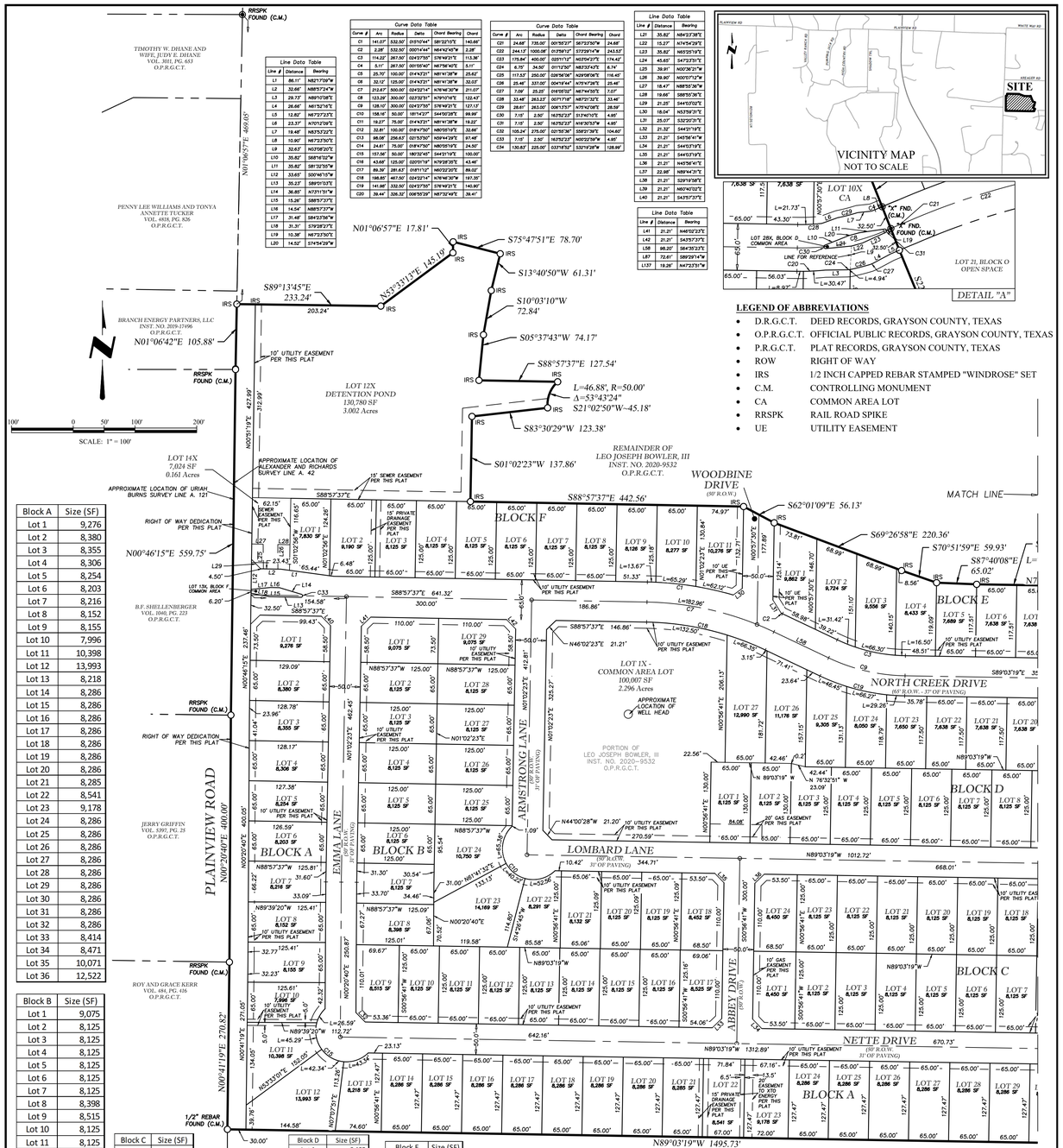
– 2021 –
PAGE 2 OF 2


RRSPK FOUND (C.M.)
TIMOTHY W. DHANE AND WIFE, JUDY E. DHANE VOL. 3011, PG. 653 O.P.R.G.C.T.
N01°06'57"E 469.05'
PENNY LEE WILLIAMS AND TONYA ANNETTE TUCKER VOL. 4838, PG. 826 O.P.R.G.C.T.
BRANCH ENERGY PARTNERS, LLC INST. NO. 2019-17496 O.P.R.G.C.T.
N01°06'42"E 105.88'
10' UTILITY EASEMENT PER THIS PLAT
N01°06'57" 17.81'
S75°47'51"E 78.70'
S13°40'50"W 61.31'
N53°33'13"E 145.10'
S89°13'45"E 233.24'
203.24'
S10°03'10"W 72.84'
S05°37'43"W 74.17'
S88°57'37"E 127.54'
L=46.88', R=50.00'
Δ=53°43'24"
S21°02'50"W-45.18'
S83°30'29"W 123.38'
S01°02'23"W 137.86'
LOT 12X DETENTION POND 130,780 SF 3.002 Acres
REMAINDER OF LEO JOSEPH BOWLER, III INST. NO. 2020-9532 O.P.R.G.C.T.
APPROXIMATE LOCATION OF ALEXANDER AND RICHARDS SURVEY LINE A. 42
APPROXIMATE LOCATION OF URIAH BURNS SURVEY LINE A. 121
LOT 14X 7,024 SF 0.161 Acres
S88°57'37"E
15' SEWER EASEMENT PER THIS PLAT
WOODBINE DRIVE (50' R.O.W.)
MATCH LINE
S88°57'37"E 442.56'
S62°01'09"E 56.13'
S69°26'58"E 220.36'
S70°51'59"E 59.93'
S87°40'08"E 65.02'
N00°46'15"E 559.75'
RIGHT OF WAY DEDICATION PER THIS PLAT
LOT 13X BLOCK F COMMON AREA
B.F. SHELLENBERGER VOL. 1040, PG. 223 O.P.R.G.C.T.
BLOCK F
BLOCK E
LOT 1 9,862 SF
LOT 2 9,724 SF
LOT 3 9,556 SF
LOT 4 8,433 SF
LOT 5 7,689 SF
LOT 6 7,638 SF
LOT 7 7,638 SF
LOT 8 7,638 SF
LOT 9 7,647 SF
LOT 10X - CA 8,635
LOT 1 9,276 SF
LOT 2 8,380 SF
LOT 3 8,125 SF
LOT 4 8,125 SF
LOT 5 8,125 SF
LOT 6 8,125 SF
LOT 7 8,125 SF
LOT 8 8,125 SF
LOT 9 8,125 SF
LOT 10 8,277 SF
LOT 11 10,276 SF
LOT 12X 138,069 SF
LOT 13X 915 SF
LOT 14X 7,024 SF
S88°57'37"E 641.32'
300.00'
S88°57'37"E 146.86'
L=132.50'
N46°02'23"E 21.21'
10' UTILITY EASEMENT PER THIS PLAT
LOT IX - COMMON AREA LOT 100,007 SF 2.296 Acres
APPROXIMATE LOCATION OF WELL HEAD
NORTH CREEK DRIVE (65' R.O.W.; 37' OF PAVING)
S89°03'19"E 35
PORTION OF LEO JOSEPH BOWLER, III INST. NO. 2020-9532 O.P.R.G.C.T.
ARMSTRONG LANE (50' R.O.W.; 30' OF PAVING)
EMMA LANE (50' R.O.W.; 30' OF PAVING)
JERRY GRIFFIN VOL. 5397, PG. 25 O.P.R.G.C.T.
PLAINVIEW ROAD
N00°20'40"E 400.00'
ROY AND GRACE KERR VOL. 484, PG. 436 O.P.R.G.C.T.
N00°41'19"E 270.82'
1/2" REBAR FOUND (C.M.)
30.00'
N89°03'19"W 1493.73'
LOMBARD LANE (80' R.O.W. 32' OF PAVING)
N89°03'19"W 1012.72'
344.71'
668.01'
NETTE DRIVE (80' R.O.W.)
670.73'
642.16'
N89°03'19"W 1312.89'
ABBEY DRIVE (80' R.O.W.)
TPJ PROPERTIES LTD VOL. 3203, PG. 464 O.P.R.G.C.T.
BLOCK A
BLOCK B
BLOCK C
BLOCK D
LOT 1 8,306 SF
LOT 2 8,380 SF
LOT 3 8,355 SF
LOT 4 8,306 SF
LOT 5 8,254 SF
LOT 6 8,203 SF
LOT 7 8,216 SF
LOT 8 8,152 SF
LOT 9 8,155 SF
LOT 10 7,996 SF
LOT 11 10,398 SF
LOT 12 13,993 SF
LOT 13 8,218 SF
LOT 14 8,286 SF
LOT 15 8,286 SF
LOT 16 8,286 SF
LOT 17 8,286 SF
LOT 18 8,286 SF
LOT 19 8,286 SF
LOT 20 8,286 SF
LOT 21 8,285 SF
LOT 22 8,541 SF
LOT 23 9,178 SF
LOT 24 8,286 SF
LOT 25 8,286 SF
LOT 26 8,286 SF
LOT 27 8,286 SF
LOT 28 8,286 SF
LOT 29 8,286 SF
LOT 30 8,286 SF
LOT 31 8,286 SF
LOT 32 8,286 SF
LOT 33 8,414 SF
LOT 34 8,471 SF
LOT 35 10,071 SF
LOT 36 12,522 SF
LOT 1 9,075 SF
LOT 2 8,306 SF
LOT 3 8,125 SF
LOT 4 8,125 SF
LOT 5 8,125 SF
LOT 6 8,125 SF
LOT 7 8,125 SF
LOT 8 8,152 SF
LOT 9 8,515 SF
LOT 10 8,125 SF
LOT 11 8,125 SF
LOT 12 8,125 SF
LOT 13 8,125 SF
LOT 14 8,125 SF
LOT 15 8,125 SF
LOT 16 8,125 SF
LOT 17 8,525 SF
LOT 18 8,452 SF
LOT 19 8,125 SF
LOT 20 8,125 SF
LOT 21 8,132 SF
LOT 22 8,291 SF
LOT 23 14,169 SF
LOT 24 10,750 SF
LOT 25 8,125 SF
LOT 26 8,125 SF
LOT 27 8,125 SF
LOT 28 8,125 SF
LOT 29 9,075 SF
LOT 1 8,125 SF
LOT 2 8,125 SF
LOT 3 8,125 SF
LOT 4 8,125 SF
LOT 5 8,125 SF
LOT 6 8,125 SF
LOT 7 8,125 SF
LOT 8 8,125 SF
LOT 9 8,125 SF
LOT 10 8,277 SF
LOT 11 10,276 SF
LOT 12X 138,069
LOT 13X 915
LOT 14X 7,024
LOT 1 8,125 SF
LOT 2 8,125 SF
LOT 3 8,125 SF
LOT 4 8,125 SF
LOT 5 8,125 SF
LOT 6 8,125 SF
LOT 7 8,125 SF
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LOT 1 8,125 SF
LOT 2 8,125 SF
LOT 3 8,125 SF
LOT 4 8,125 SF
LOT 5 8,125 SF
LOT 6 8,125 SF
LOT 7 8,125 SF
LOT 8 8,125 SF
LOT 9 8,125 SF
LOT 10 8,277 SF
LOT 11 10,276 SF
LOT 12X 138,069 SF
LOT 13X 915 SF
LOT 14X 7,024 SF

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Leo Joseph Bowler, III
10501 Ambergate Lane
Frisco, TX 75035

Windrose Land Surveying-Platting
220 Elm Street, Suite 200
Lewisville, TX 75057

Dear Applicants,

The request for approval of the Austin Landing, Phase IV has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
2. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

629 CLAY LANE

The request of Lauretta Peck (Owner), SIAS Drafting & Design (Draftsman) and Apex Construction (General Contractor) concerning the property located at 629 Clay Lane, being Lot 8, Block 2, Washington Place Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 10' rear setback in lieu of the required 25' for a rear porch addition in an R-1 (One-Family Residential) District.

Background:

The property is located at 629 Clay Lane between Legend Lane and Madison Place. The property is zoned an R-1 (One-Family Residential) District. The owner is requesting a 10' rear setback in lieu of the required 25' for a screened-in porch to enjoy the outdoors. The homeowner, as well as her grandkids are allergic to mosquitos. The exterior will be hardy lap siding with trim and shingles matching the existing house.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Lauretta Peck (Owner)
SIAS Drafting & Design (Draftsman)
Apex Construction (General Contractor)

Master Plan Designation:

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

Number of notices mailed:
27

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Survey
Site Plan/Elevations
Staff Review Letter

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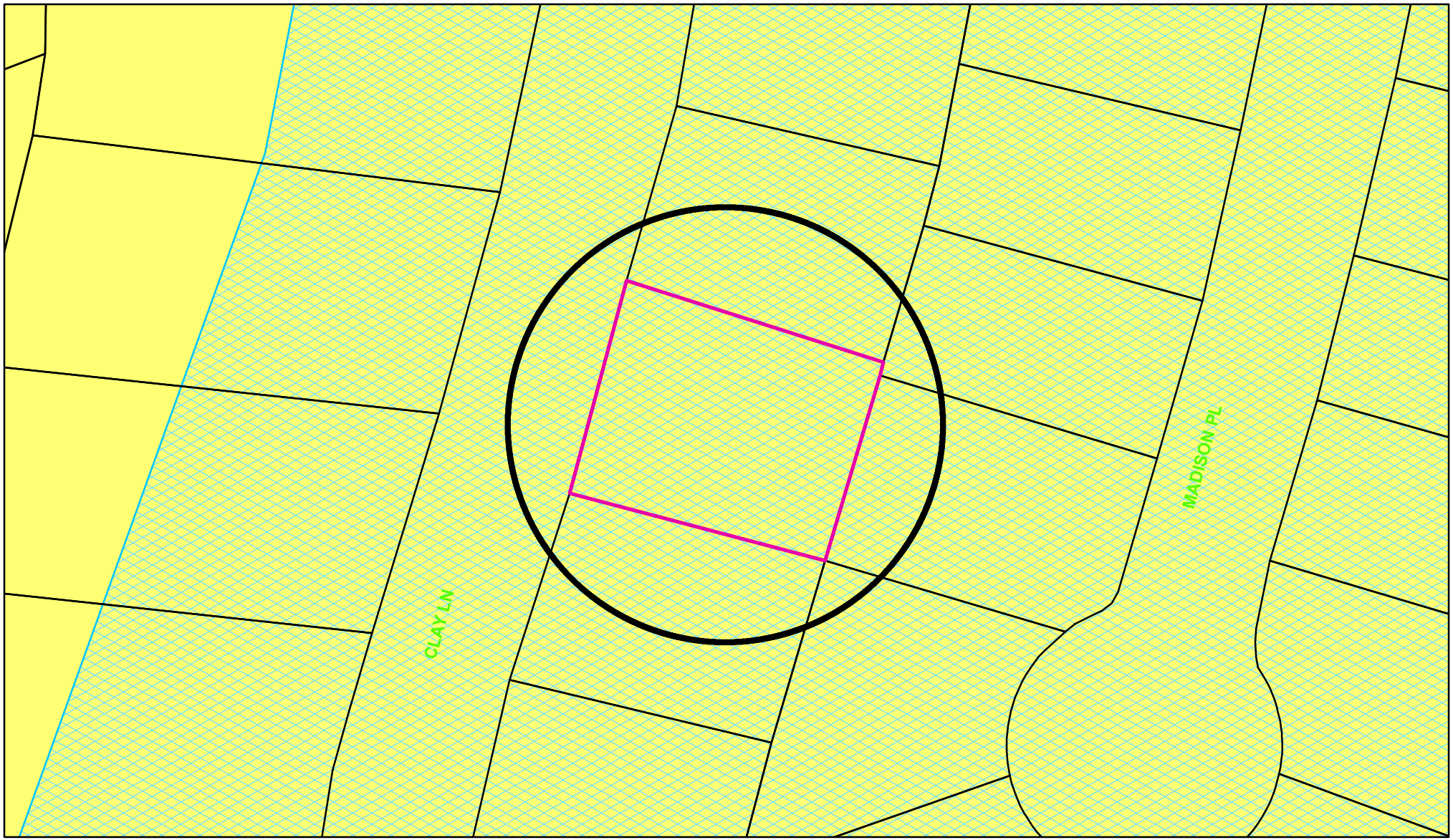
629 Clay Lane

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 629 Clay Lane

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 50 ft

629 Clay Lane

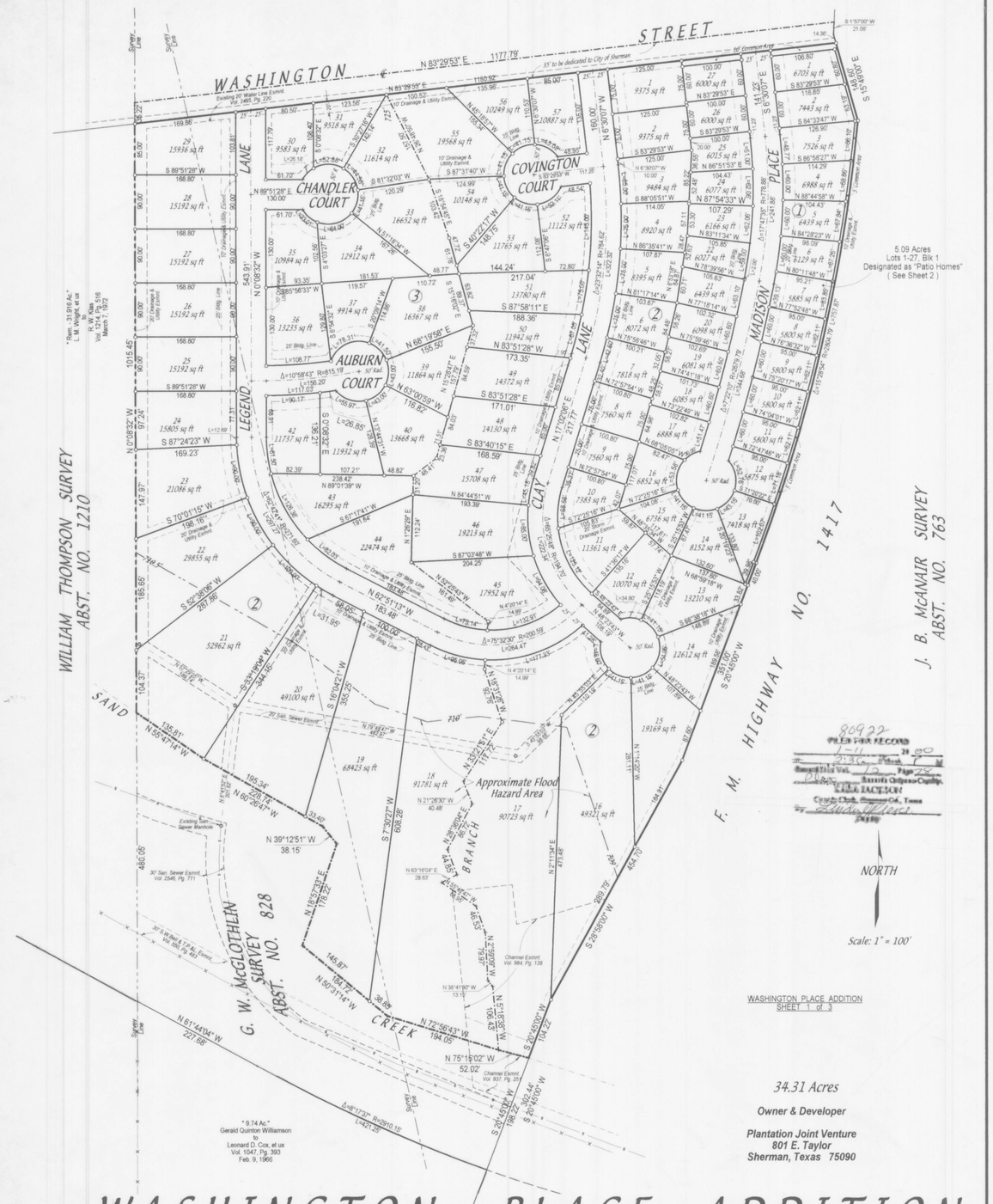
July 6, 2021

RE: 629 Clay Lane – Sherman, TX – Rear Setback Variance Request

To whom it may concern:

The homeowner at 629 Clay Lane – Sherman, TX is requesting a rear setback variance in order to accommodate a screened-in rear porch (see attached plans). The homeowner would like to have a licensed contractor construct a screened-in rear porch so that her & her grandkids can enjoy the outdoors in their newly purchased home. The homeowner, as well as her grandkids, are all allergic to mosquitos & therefore need a screened-in porch. City ordinance states that the rear setback in this particular zone be 25’ off of the rear property line, however, the adjacent properties appear to have their houses no more than 10’ off of the rear property line. The homeowner is asking for the same consideration so that she can have her dream rear porch constructed. Please refer to the attached Site Plan in order to see how the porch is proposed to lay out – the existing home will remain the same.

Thank you for your time & consideration.



80922
FILED FOR RECORD
2:30 PM
Recorded in Vol. 12 Page 78
Kenneth Gregson County
SARA JACKSON
County Clerk, Grayson Co., Texas
By Linda Ashley
Deputy

WASHINGTON PLACE ADDITION
SHEET 1 of 3

34.31 Acres

Owner & Developer

Plantation Joint Venture
801 E. Taylor
Sherman, Texas 75090

WASHINGTON PLACE ADDITION
to the
City of Sherman, Texas

14066

SARTIN & ASSOCIATES SURVEYING COMPANY
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph.: (903) 892-8003 Fax: (903) 868-2970

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McANAIR SURVEY, Abstract No. 763, being a part of a 39.04 acre tract of land conveyed by Burl H. Little, Ltd. Plantation Joint Venture by deed dated December 2, 1998, recorded in Volume 2729, Page 931, Official Public Records Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set railroad spike for the Northeast corner of said 39.04 acre tract, the Southeast corner of a 71.02 acre tract of land described in Tract 4 in Exhibit "A" in deed from Burl H. Little, Jr., et ux to Eric C. Little, dated May 30, 1995, recorded in Volume 2401, Page 122, Real Property Records, Grayson County, Texas at the intersection of the center of a public road known as Washington Street, with the West right-of-way line of F. M. Highway No. 1417;

THENCE in a Southerly direction with the West right-of-way line of said F. M. Highway No. 1417, the East line of said 39.04 acre tract, the following calls and distances;
South 01 deg. 57 min. 00 sec. West, a distance of 21.06 feet;
South 15 deg. 49 min. 00 sec. East, a distance of 148.60 feet;
With a curve to the right having a radius of 2804.79 feet, (chord bears South 13 deg. 00 min. 31 sec. West, 755.57 feet), a distance of 757.87 feet to the end of said curve;
South 20 deg. 45 min. 00 sec. West, a distance of 351.00 feet;
South 28 deg. 58 min. 00 sec. West, a distance of 454.70 feet;
South 20 deg. 45 min. 00 sec. West, a distance of 104.22 feet to the intersection of the West right-of-way line of said F. M . Highway No. 1417 with the center of Sand Creek;

THENCE in a Northwesterly direction with the center of said Sand Creek, the following calls and distances:
North 75 deg. 15 min. 02 sec. West, a distance of 52.02 feet;
North 72 deg. 56 min. 43 sec. West, a distance of 194.05 feet;
North 50 deg. 31 min. 14 sec. West, a distance of 184.72 feet;
North 18 deg. 57 min. 33 sec. East, a distance of 178.22 feet;
North 39 deg. 12 min. 51 sec. West, a distance of 38.15 feet;
North 60 deg. 26 min. 47 sec. West, a distance of 228.74 feet;
North 55 deg. 47 min. 14 sec. West, a distance of 135.81 feet to the intersection of the center of said Sand Creek with the West line of said McGlothlin Survey, the West line of said 39.04 acre tract, the East line of a 31.916 acre tract of land conveyed by L. M. Wright, et ux to R. W.Klas by deed recorded in Volume 1214, Page 516, Deed Records, Grayson County, Texas, the East line of the William Thompson Survey, Abstract No. 1210;

THENCE North 00 deg. 08 min. 32 sec. West, with the West line of said McGlothlin Survey, the West line of said 39.04 acre tract, the East line of said 31.916 acre tract, the East line of said Thompson Survey, at a distance of 980.23 feet passing a set 1/2 inch rebar on the South side of said Washington Street, and continuing for a total distance of 1015.45 feet to a set railroad spike for the Northeast corner of both said Thompson Survey, and 31.916 acre tract, the apparent Southwest corner of an 0.75 acre tract of land conveyed by Marion Little, et al to Eric C. Little, et ux by deed dated August 28, 1959, recorded in Volume 898, Page 82, Deed Records, Grayson County, Texas in the center of said Washington Street;

THENCE North 83 deg. 29 min. 53 sec. East, with the center of said Washington Street, the South line of said 0.75 acre tract, at a distance of 197.33 feet passing its Southeast corner, the most Southerly Southwest corner of the above mentioned 71.02 acre tract, and continuing for a total distance of 1177.79 feet to the place of beginning and containing 34.31 ACRES OF LAND more or less.....

KNOW ALL MEN BY THESE PRESENT:

I, Marshall Sartin, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas.

STATE OF TEXAS REGISTERED MARSHALL SARTIN 3694 PROFESSIONAL LAND SURVEYOR

MARSHALL SARTIN, R.P.L.S. # 3694 — 11-4-99 Date

That Plantation Joint Venture, acting by and through Dean Gilbert, Inc., Managing Joint Venture, Dean Gilbert, President, owners and developers of WASHINGTON PLACE ADDITION to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

PLANTATION JOINT VENTURE

By: Dean Gilbert, Inc., Dean Gilbert, President

LISA WHITFIELD Notary Public STATE OF TEXAS My Comm. Exp. 10-27-2003

THE 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 Dean Gilbert, 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 10th day of January, ~~1999~~ 2000.

Lisa Whitfield
NOTARY PUBLIC, State of Texas

Approved this 9th day of November, 1999 by the City Planning and Zoning Commission of the City of Sherman, Texas.

James E. Jaco
CHAIRMAN

Janet Shadden
SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 15th day of November, 1999.

Jim Lehman
MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of WASHINGTON PLACE ADDITION to the City of Sherman, was submitted to the City Council on the 15th day of November, 1999 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 plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 15th day of November, 1999.

Linda Ashley
CITY CLERK, City of Sherman, Texas

CITY OF SHERMAN TEXAS

Corrected plat

WASHINGTON PLACE ADDITION
SHEET 3 OF 3

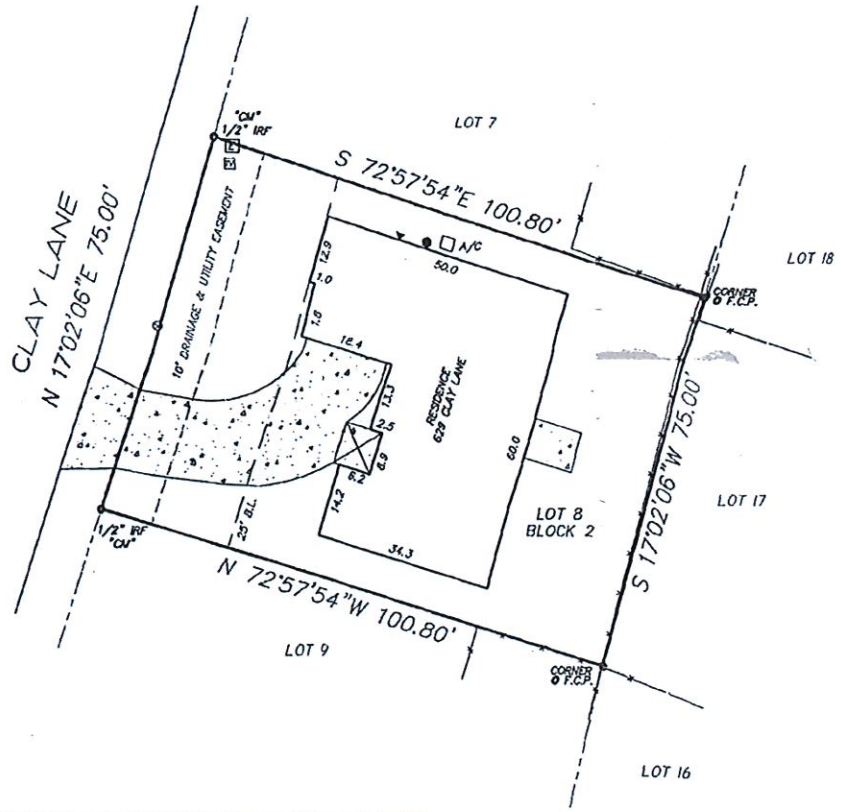
80922
FILED FOR RECORD
2:30 PM
Recorded in Vol. 12 Page 78
Kenneth Gregson County
SARA JACKSON
County Clerk, Grayson Co., Texas
By Linda Ashley
Deputy

WASHINGTON PLACE ADDITION
SHEET 3 OF 3

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

DESCRIPTION

Lot 8, Block 2, of WASHINGTON PLACE ADDITION, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in Volume 12, Page 78-81, of the Plat Records of Grayson County, Texas.



NOTES

1) BEARING SOURCE: WEST LINE OF LOT 8, BLOCK 2, PER PLAT.

2) Survey prepared with benefit of Title Commitment, G.F. No. 0136465, Effective Date April 26, 2021.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

LEGEND

IRS	IRON ROD SET W/CAP "FITE 5837"	Ø	POWER POLE	[T]	TELEPHONE PEDESTAL
IRFC	IRON ROD FOUND W/CAP		LIGHT POLE	[O]	FIBER OPTIC CABLE
IRF	IRON ROD FOUND		ANCHOR	[TV]	TELEVISION PEDESTAL
"CM"	CONTROL MONUMENT	▼	ELEC. METER	[S]	SUB SURFACE BOX
-x-x-x-	FENCE LINE	[E]	ELECTRIC TRANSFORMER	[W]	UTILITY WARNING SIGN
---.---.---	OVERHEAD POWER LINE	●	GAS METER	[G]	GAS PIPELINE SIGN
----------	ADJOINING PROPERTY LINE	⊗	WATER METER	[CONC]	CONCRETE
- - - - - -	EASEMENT BOUNDARY LINE	⊕	WATER VALVE		WOOD
----------	BUILDING SETBACK LINE		FIRE HYDRANT		BRICK

FITE & ASSOCIATES LAND SURVEYING, LLC

SCALE: 1" = 20' DATE: 5-19-2021
JOB NO. FA210212 GF NO. 0136465
DRAWN: D.W.F. FRW NO. 10124651
CHECK: D.W.F.

3480 COUNTY ROAD 3307 PH. NO. 903-355-8178
GREENVILLE, TX 75402 FAX NO. 903-454-7478
E-MAIL: dfsurveyorders@gmail.com

STATE OF TEXAS
REGISTERED
DAVID W. FITE
5837
PROFESSIONAL
LAND SURVEYOR

REAR PORCH ADDITION FOR LAURETTA PECK
(629 CLAY LN. - SHERMAN, TX)

Square Footage:

Existing living square footage will not be impacted.

Scope of Work:

Add enclosed porch to rear of existing home.

GENERAL NOTES:

1. Contractor/Home Owner to review & verify all dimensions, specs, & connections before construction begins.
2. Contractor/Home Owner to determine finish-outs.
3. Contractor to confirm the size, spacing, & species of all framing & structural members.
4. Any structural or framing members not indiciated on the plan are to be sized by the contractor.
5. Provide collar ties, cross-bridging, & bracing as required.
6. Provide additional bearing points as required by loading trasfers.
7. Framng layout & size may vary with local codes & conditions.
8. Roof plan is for general layout only, do not use for rafter count.
9. Confirm window openings for your local egress requirements, light, & venting.
10. The mechanical & electrical plans are suggested only. Consult your mechanical & electrical contractors for exact specs, locations & sizes.
11. Names of materials & manufacturers shown on the plans do not represent an endorsement of recommendation by the designer. Final selections of materials are the responsibility of the home owner/ builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproffing & many other small items & details not necessarily indicated on the plans, & over which the designer has no control or responsibility. The designer shall not be held liable for any errors, omissions, or deficiencies on this plan set in any form by any party whatsoever.
12. Minor alterations to this plan can be made by the builder. Please contact our drafting deapartment for information & price quotes if major changes are required at 903-647-6651.

PRINT TO 24" X 36" FOR SCALE
(Sheet Scale Located in Titleblock)

Sheet List	
Sheet Name	Sheet Number
Cover Sheet	A1
Proposed Site Plan	A2
Floor & Roof Plans	A3
Elevations	A4

Cover Sheet

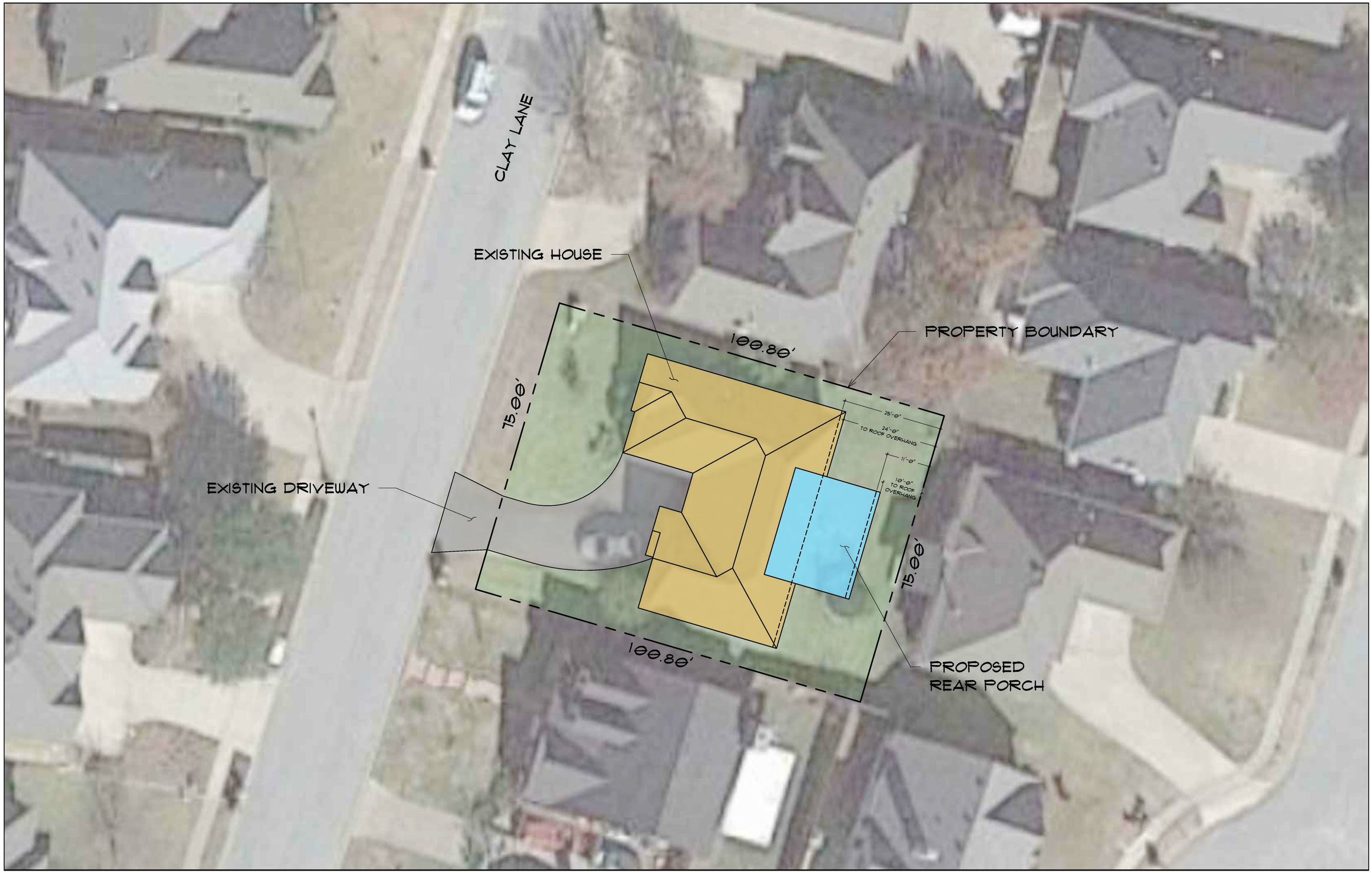
Project number	Peck_Rear Porch
Date	07/05/21
Drawn by	JCS
Checked by	JCS

A1

Scale 1/4" = 1'-0"

Project Address:
629 Clay Ln.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com



GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE 1" = 10'-0"

0 10' 20'

Variance Requested for 10'-0" Rear Setback in Order to Accommodate Rear Enclosed Porch

Proposed Site Plan

A2

Project number	Peck_Rear Porch
Date	07/05/21
Drawn by	JCS
Checked by	JCS
Scale	1" - 10'-0"

Project Address:
629 Clay Ln.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com

SIAS Drafting & Design

Door Schedule				
Count	Type	Width	Height	Type Mark
1	Door-Exterior-Double 60" x 80"	5' - 0"	6' - 8"	16
1	Door-Exterior-Single -36" x 80" (Existing)	3' - 0"	6' - 8"	42
1	Garage Door - 16' x 7' (Existing)	16' - 0"	7' - 0"	140

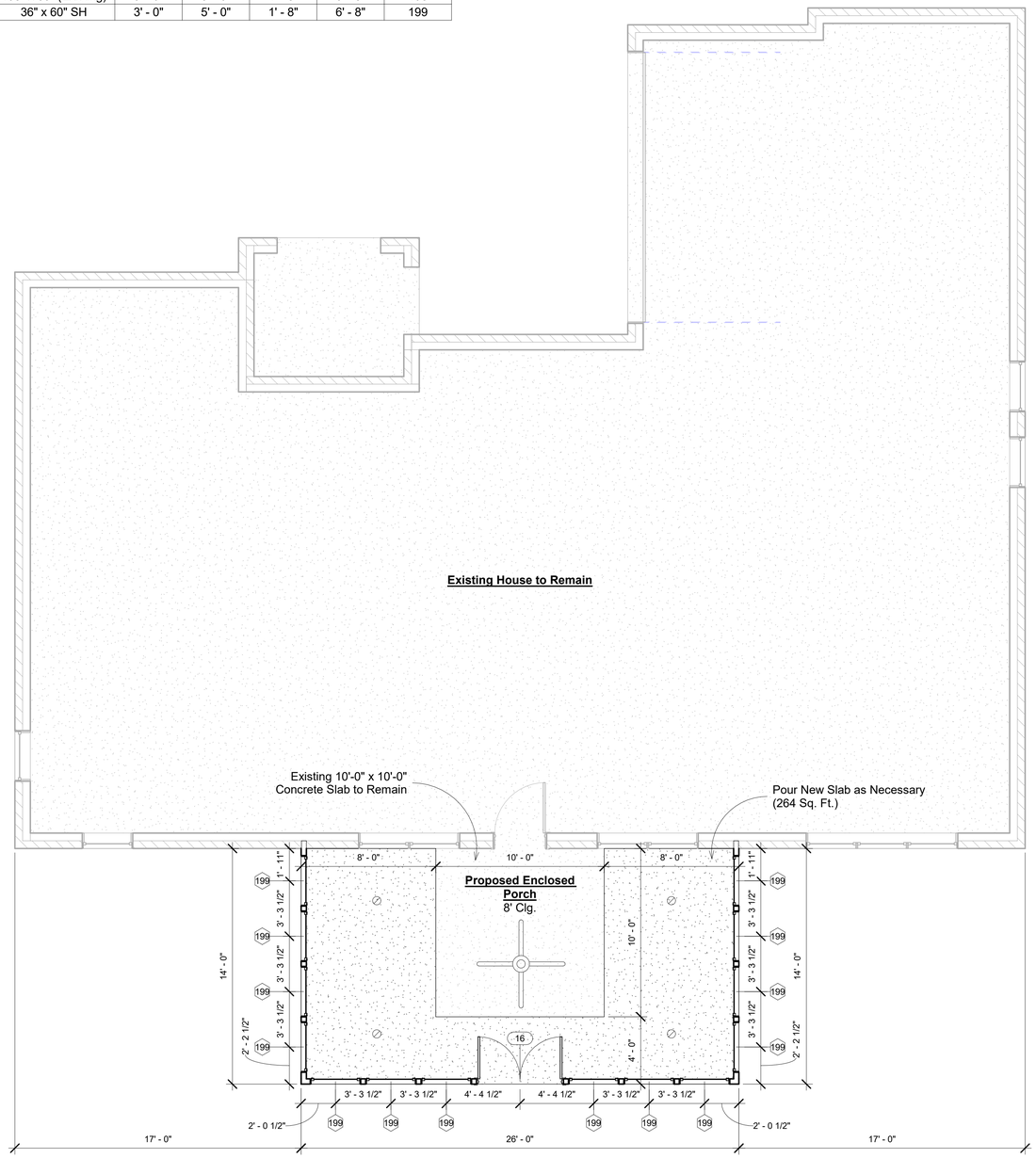
Window Schedule						
Count	Type	Width	Height	Sill Height	Head Height	Type Mark
1	36" x 48" (Existing)	3' - 0"	4' - 0"	2' - 8"	6' - 8"	72
3	36" x 60" (Existing)	3' - 0"	5' - 0"	1' - 8"	6' - 8"	135
2	72" x 60" (Existing)	6' - 0"	5' - 0"	1' - 8"	6' - 8"	153
1	108" x 60" (Existing)	9' - 0"	5' - 0"	1' - 8"	6' - 8"	198
14	36" x 60" SH	3' - 0"	5' - 0"	1' - 8"	6' - 8"	199

GENERAL FRAMING NOTES:

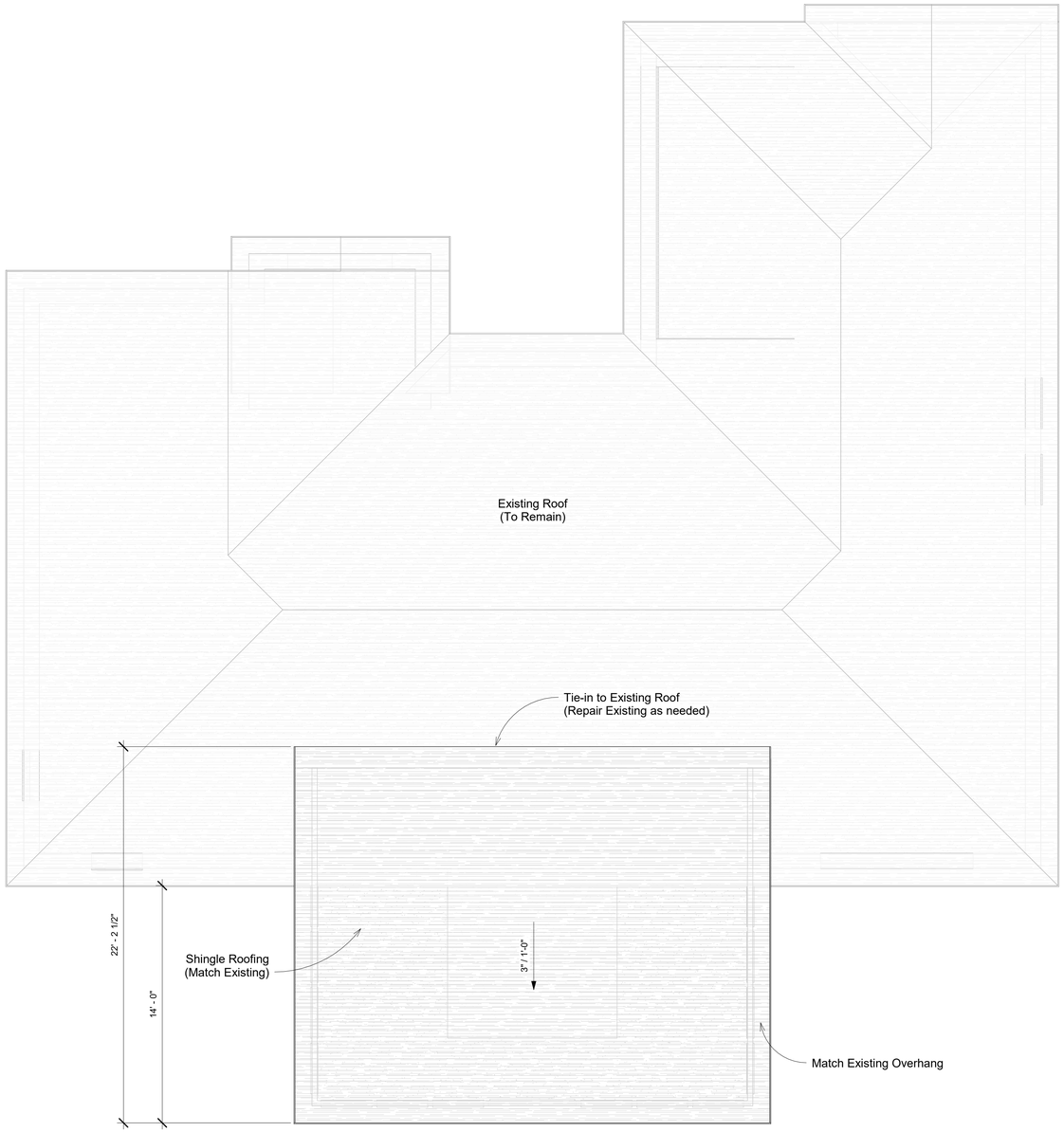
1. 2x4 exterior walls.

GENERAL WINDOW NOTES:

1. Low-E U-Factor .35 SHGC .22



Floor Plan



Roof Plan

Floor & Roof Plans

A3

Scale 1/4" = 1'-0"

Project number	Peck_Rear Porch
Date	07/05/21
Drawn by	JCS
Checked by	JCS

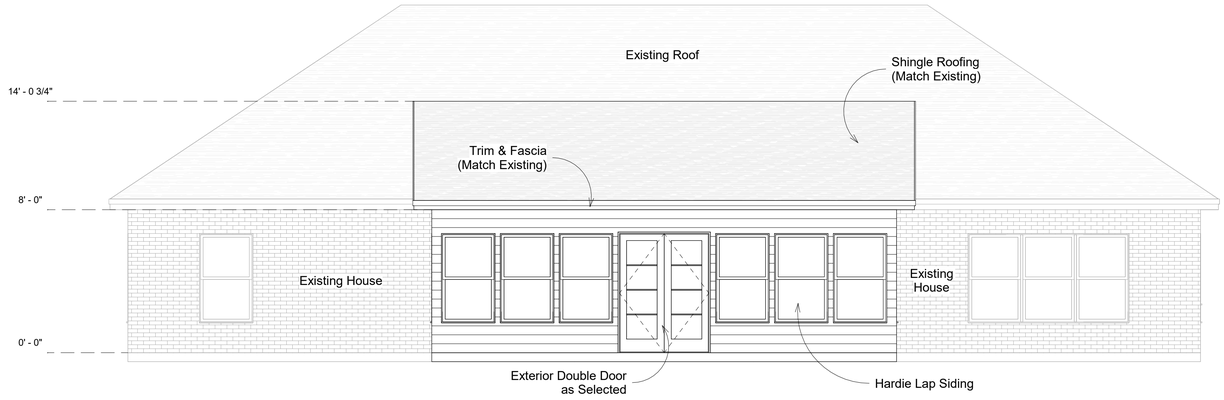
Project Address:
629 Clay Ln.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com

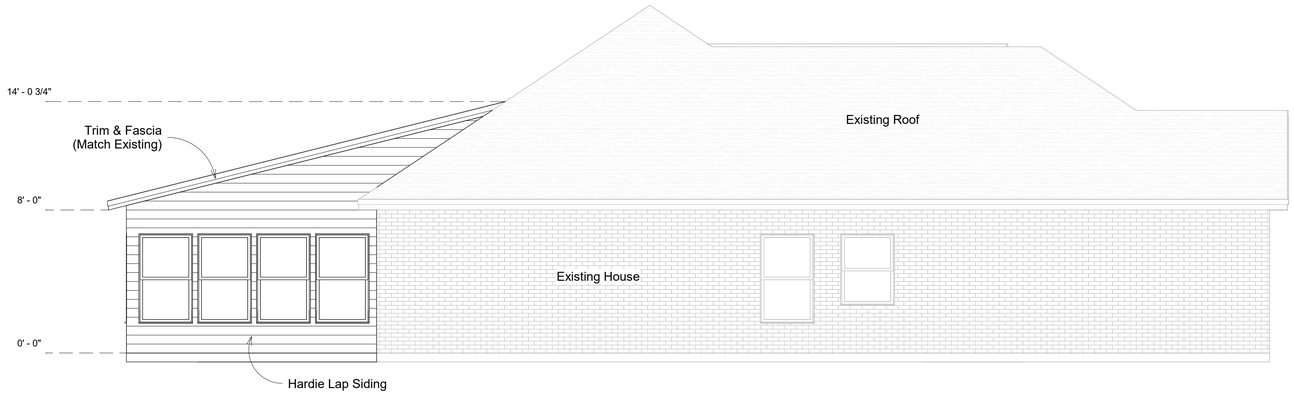
SIAS Drafting & Design

GENERAL EXTERIOR NOTES:

1. 30 year onyx shingles (match existing).
2. Match existing trim & fascia.
3. Hardie Lap Siding.



Rear Elevation



Left Elevation

Right Elevation

Elevations

A4

Scale 1/4" = 1'-0"

Project number Peck_Rear Porch
Date 07/05/21
Drawn by JCS
Checked by JCS

Project Address:
629 Clay Ln.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com

SIAS Drafting & Design

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Lauretta Peck
629 North Clay Lane
Sherman, TX 75092

Apex Construction
224 East Houston Street
Sherman, TX 75090

SIAS Drafting & Design
115 Crow Road
Sherman, TX 75092

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 10' rear setback in lieu of the required 25' for a rear porch addition in an R-1 (One Family Residential) District located at 629 Clay Lane has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

2113 SOUTH EAST STREET

The request of Ricky Cooper (Owner), Hambrick Triple H Investments Group, LLC (Contractor), Al Hambrick (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2113 South East Street, being Lots 8 & 9, Block 49, Southside Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side setback for an addition to the existing dwelling in lieu of the required 10' in an R-1 (One-Family Residential) District.

Background:

The property is located at 2113 South East Street between Cottage and Sherman Streets. The property is zoned an R-1 (One-Family Residential) District. The owner is requesting a 6' side setback in lieu of the required 10' for an addition to the existing dwelling.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Ricky Cooper (Owner)
Hambrick Triple H Investments Group, LLC (Contractor)
Al Hambrick (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
9

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 8 & 9, Blk 49, Southside Addition
Survey/Site Plan
Building Elevations
Staff Review Letter

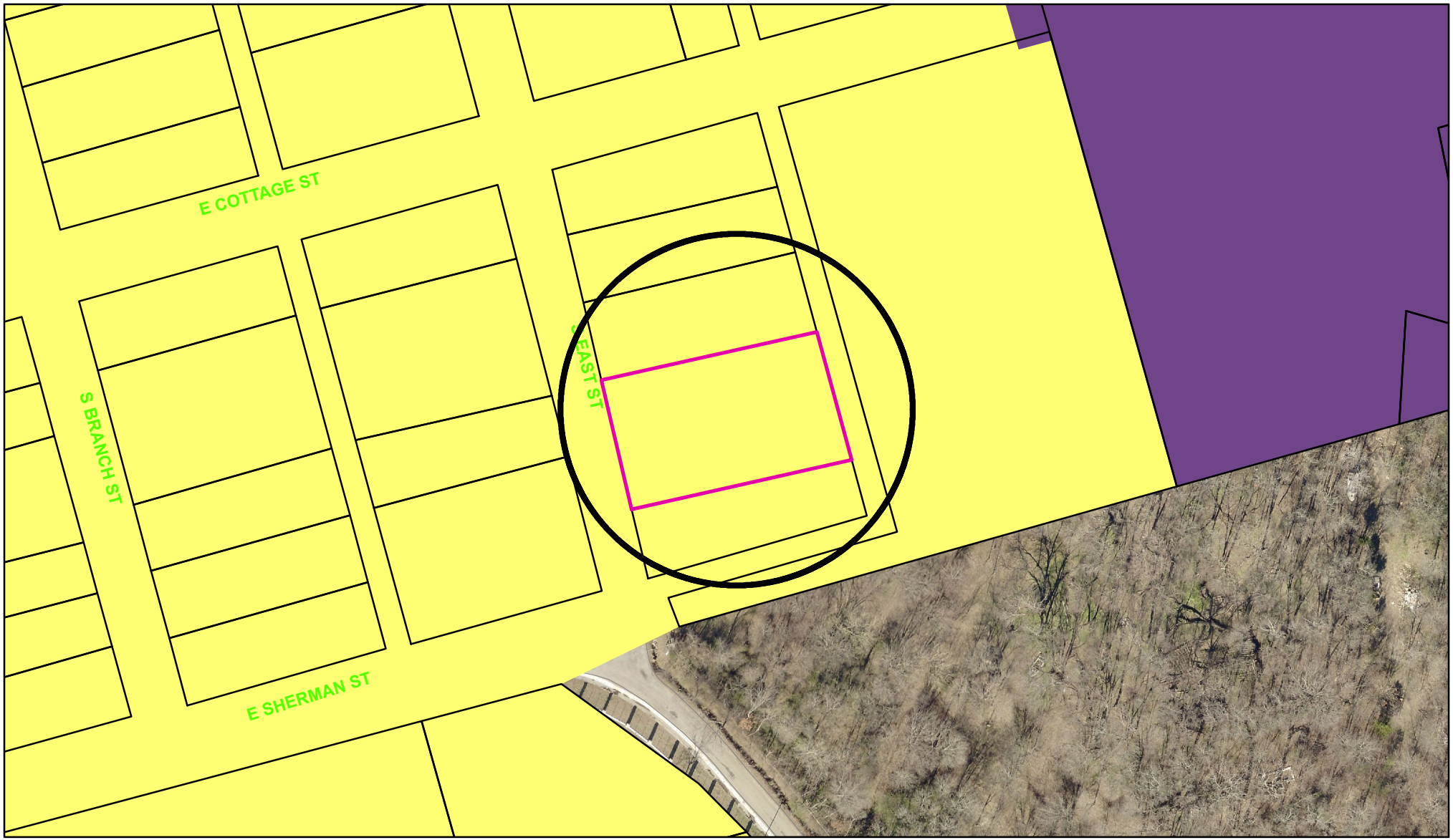
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2113 South East Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2113 South East Street

Legend

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

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Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

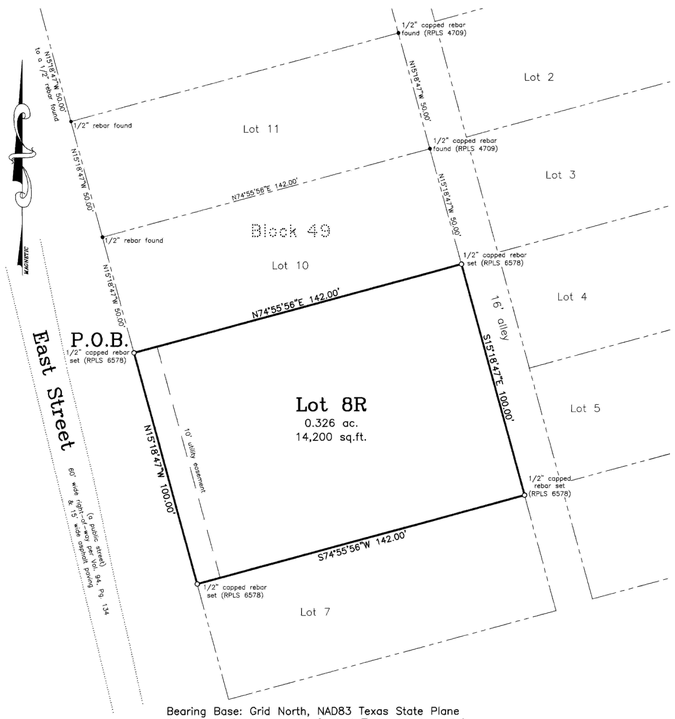
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

2113 South East Street



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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Replat of Lots 8 and 9, Block 49 of South Side Addition

to the City of Sherman, Texas

0.326 Acres

in the

Preston Kitchen Survey Abstract No. 667

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 Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS940521

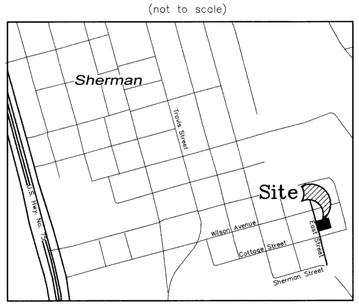
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Ricky Don Cooper
2113 S. East Street
Sherman, Texas 75090

22415

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/2/2021 10:54:34 AM
In the PLAT Records
SOUTH SIDE ADDN REPLAT
Doc Number: 2021-163
Number of Pages: 2
Amount: 75.00
Order#: 20210802000087
By: RC

Site Location
(not to scale)



Z:\Shared Projects\Land Projects R2\2113-S-East-Street-Sherman\Civil 3D\Plat.dwg Layout: Plat Plot Date Jul 20 21 Time: 12:51 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the Preston Kitchen Survey, Abstract No. 667, being a Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, recorded in Volume 94, Page 134, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set, stamped "RPLS 6578" in the East right-of-way line of East Street, a public street, at the Southwest corner of Lot 10, said Block 49 of South Side Addition and the Northwest corner of both said Lot 9 and the herein described tract, **SAID** rebar bears South 15 deg. 18 min. 47 sec. East, 50.00 ft. from a 1/2 inch rebar found at the Northwest corner of said Lot 10;

THENCE North 74 deg. 55 min. 56 sec. East, with the South line of said Lot 10 and the North line of said Lot 9, a distance of 142.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West line of a 16 ft. wide Alley, at the Southeast corner of said Lot 10 and the Northeast corner of both said Lot 9 and the herein described tract, **SAID** rebar bears South 15 deg. 18 min. 47 sec. East, 50.00 ft. from a 1/2 inch capped rebar found, stamped "RPLS 4709" at the Northeast corner of said Lot 10;

THENCE South 15 deg. 18 min. 47 sec. East, with the West line of said Alley and the East line of both said Lots 8 and 9, a distance of 100.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of Lot 7, said Block 49 of South Side Addition and the Southeast corner of both said Lot 8 and the herein described tract;

THENCE South 74 deg. 55 min. 56 sec. West, with the North line of said Lot 7 and the South line of said Lot 8, a distance of 142.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the East right-of-way line of said East Street, at the Northwest corner of said Lot 7 and the Southwest corner of both said Lot 8 and the herein described tract;

THENCE North 15 deg. 18 min. 47 sec. West, with the East right-of-way line of said East Street and the West line of both said Lots 8 and 9, a distance of 100.00 ft. to the **PLACE OF BEGINNING** and containing **0.326 ACRES** of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 Date: 7/21/2021

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

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

I, Ricky Don Cooper, owner of Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Ricky Don Cooper

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Ricky Don Cooper, 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 28th day of July, 2021.

Notary Public, Grayson County, Texas

DAWN MARIE WEST
Notary Public, State of Texas
Comm. Expires 04-14-2025
Notary ID 133038657

AVIGATION RELEASE

WHEREAS, Ricky Don Cooper, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Replat of Lots 8 and 9, Block 49, South Side Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Replat of Lots 8 and 9, Block 49, South Side Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this 28th day of July, 2021.

By: Ricky Don Cooper

By: Ricky Don Cooper, Owner

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, is hereby approved this 22nd day of June, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, is hereby approved this 19th day of July, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: MAYOR, CITY OF SHERMAN, TEXAS 07/28/2021 DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 19th day of July, 2021, 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 28th DAY OF July, 2021, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

CITY OF SHERMAN, TEXAS

Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas 0.326 Acres in the Preston Kitchen Survey Abstract No. 667

Owner:
Ricky Don Cooper
2113 S. East Street
Sherman, Texas 75090

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

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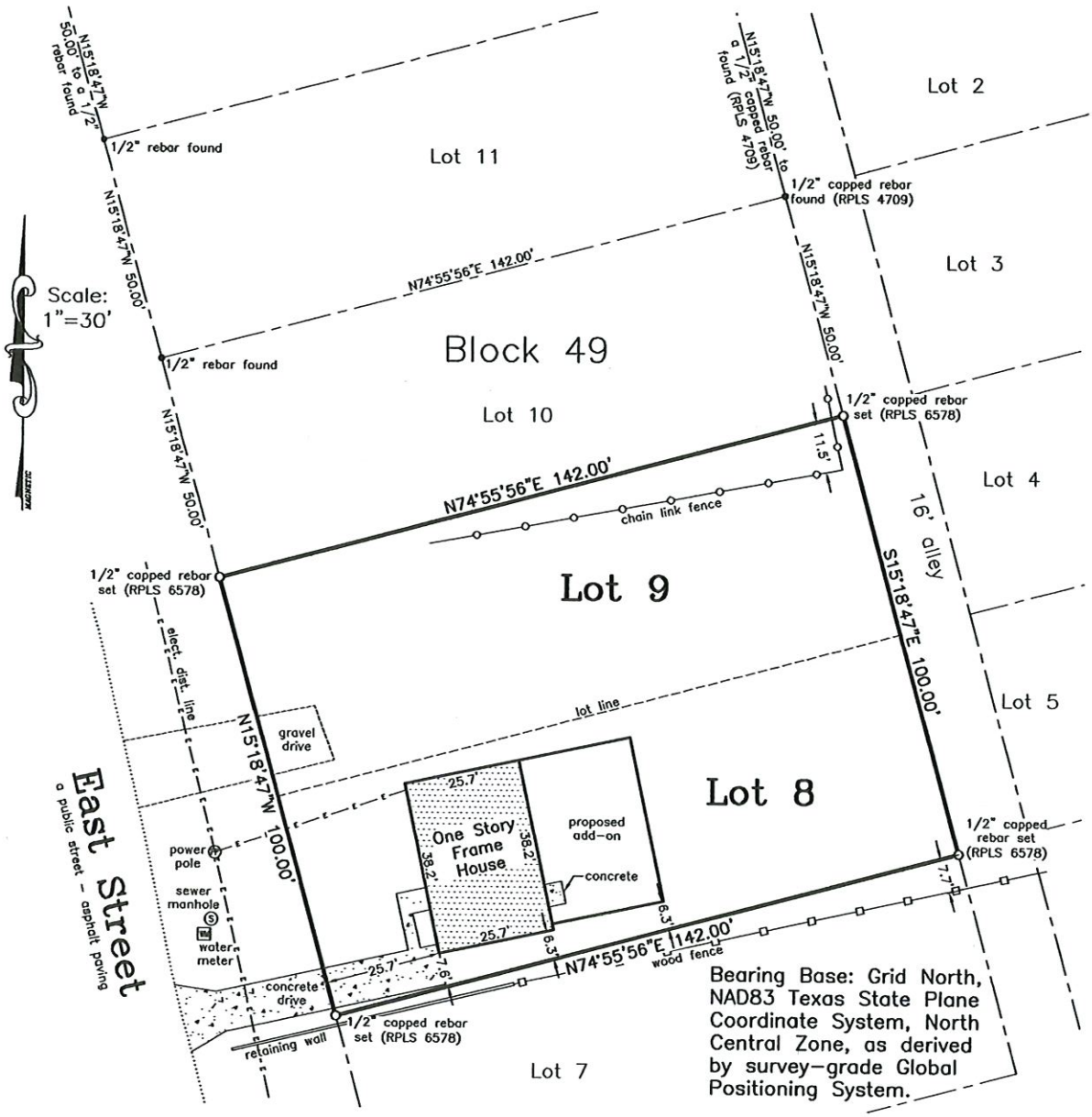
E-9-457

Z:\Shared Projects\Land Projects R2\2113-S-East-Street-Sherman\Civil 3D\Plat.dwg Layout: Plat Plot Date Jul 20 21 Time: 12:51 PM



Owner: Ricky Don Cooper
Address: 2113 S. East Street
Sherman, Texas

This survey is for the sole benefit of the owner and buyer stated at left, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon.

Legal Description is as follows: Lots 8 & 9, Block 49, South Side Addition to the City of Sherman, Texas, as per plat of record in Volume 94, Page 134, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 F, Revised Date: September 29, 2010.

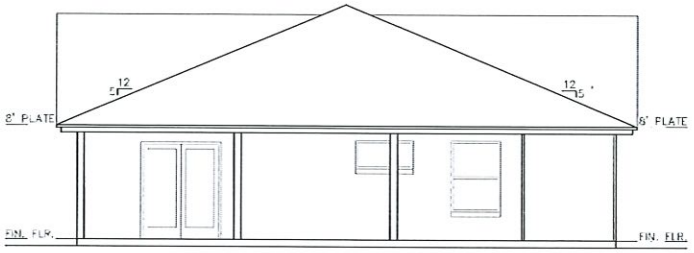
Note: This survey was done without the benefit of a title commitment.

Job No. AGS760321

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

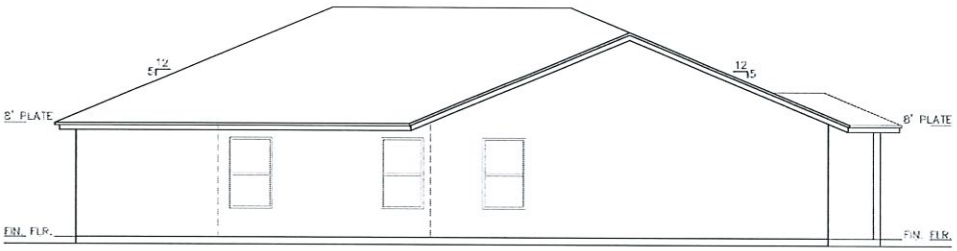
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 23, 2021

Z:\Shared Projects\Land Projects R2\2113-S-East-Street-Sherman\Civil 3D\2113 S East Street.dwg 7/16/2021 11:51 AM



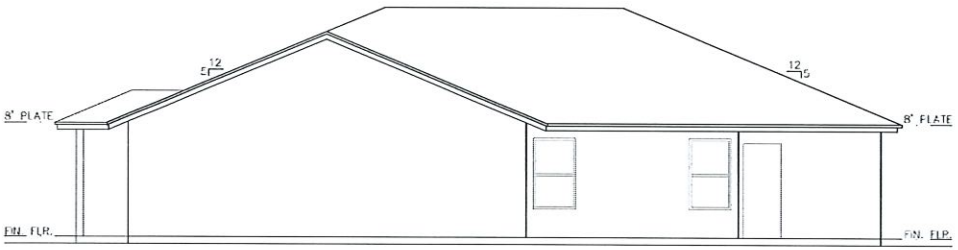
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

PLANS
MICHAEL V. LANG
EMAIL: plans-by-design.com
N. COLLINS BLVD
RICHARDSON, TX. 75080
PHONE: 972.231.1000
FAX: 972.231.1003

COOPER
HAMBRICK INV.

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.
COPYRIGHT © 2021 PLANS BY DESIGN
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCALITY ORDINANCES AND RESTRICTIONS APPLY. LIMIT OF RESPONSIBILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.
2033

DATE
04-12-2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Ricky Cooper
2113 South East Street
Sherman, TX 75090

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

Al Hambrick
1920 Timberline Lane
Sherman, TX 75092

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6'side setback for an addition to the existing dwelling in lieu of the required 10' in an R-1 (One Family Residential) District located at 2113 South East Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

305 CORNERSTONE DRIVE

The request of P & N Sherman, LLC (Owner), Hampton Inn Hotel (Proposed Tenant), ADR Designs, LLC (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 305 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.6, Subsection (6)(c) to allow a 54.4' tall Hampton Inn & Suites Hotel in lieu of the allowed 45 feet or 3 stories in height in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Hampton Inn & Suites Hotel in a C-1 (Retail Business) District.

Background:

The property is located at 305 Cornerstone Drive off North Highway 75. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner recently was approved to Replat three lots into one lot for commercial development. This project consist of a proposed (4) four-story Hampton Inn and Suites Hotel. The building area will be 49,174 square foot with eighty-three (83) rooms. The exterior of the building will be stucco with stone accents. Parking will be provided for 84 spaces.

Adjacent Zoning:

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

Origination:

P & N Sherman, LLC (Owner)
Hampton Inn & Suites Hotel (Proposed Tenant)
ADR Designs, LLC (Architect)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

13

Objections Received:

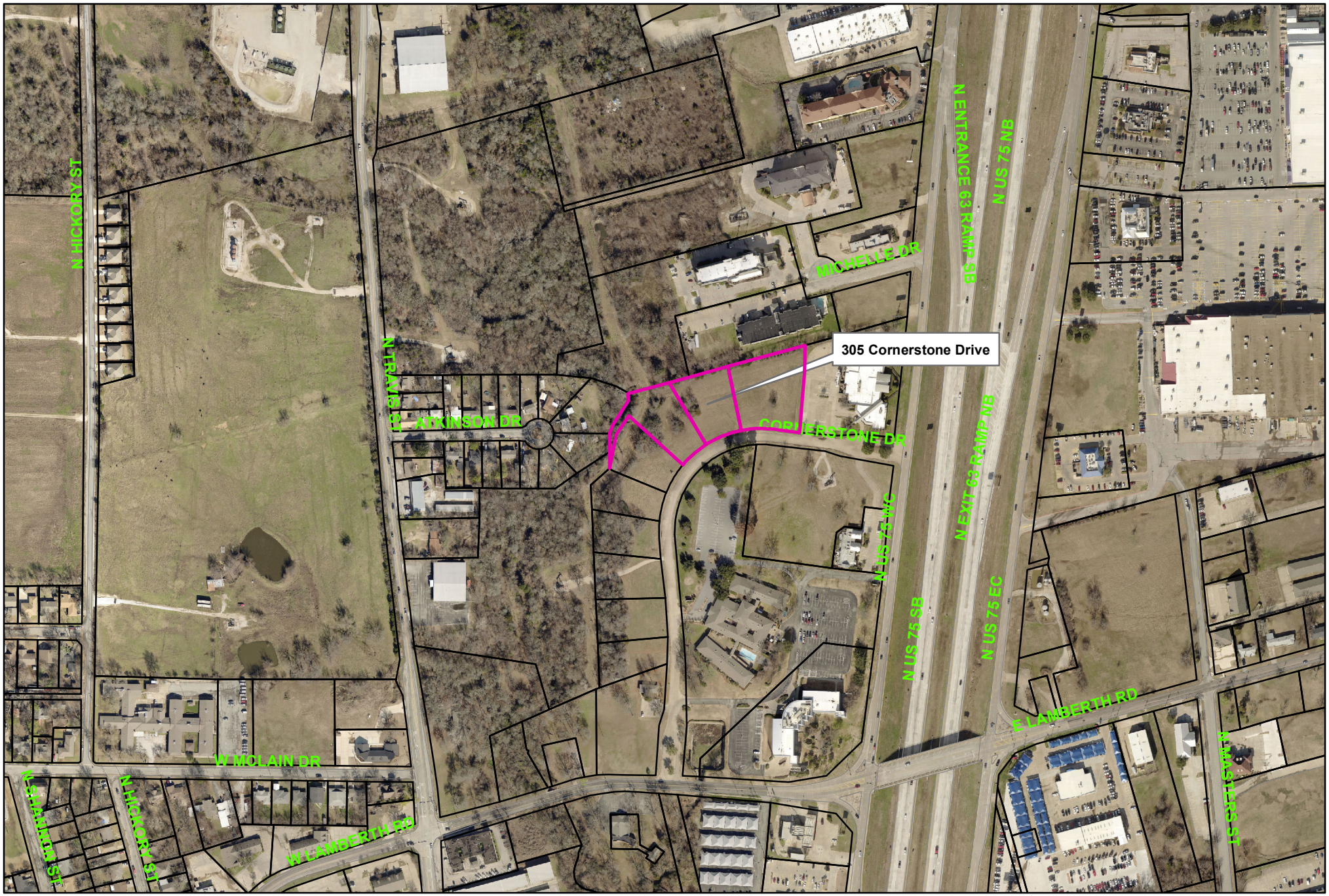
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Proposed Replat
Site Plan
Color Building Elevations
Building Elevations
Staff Review Letter



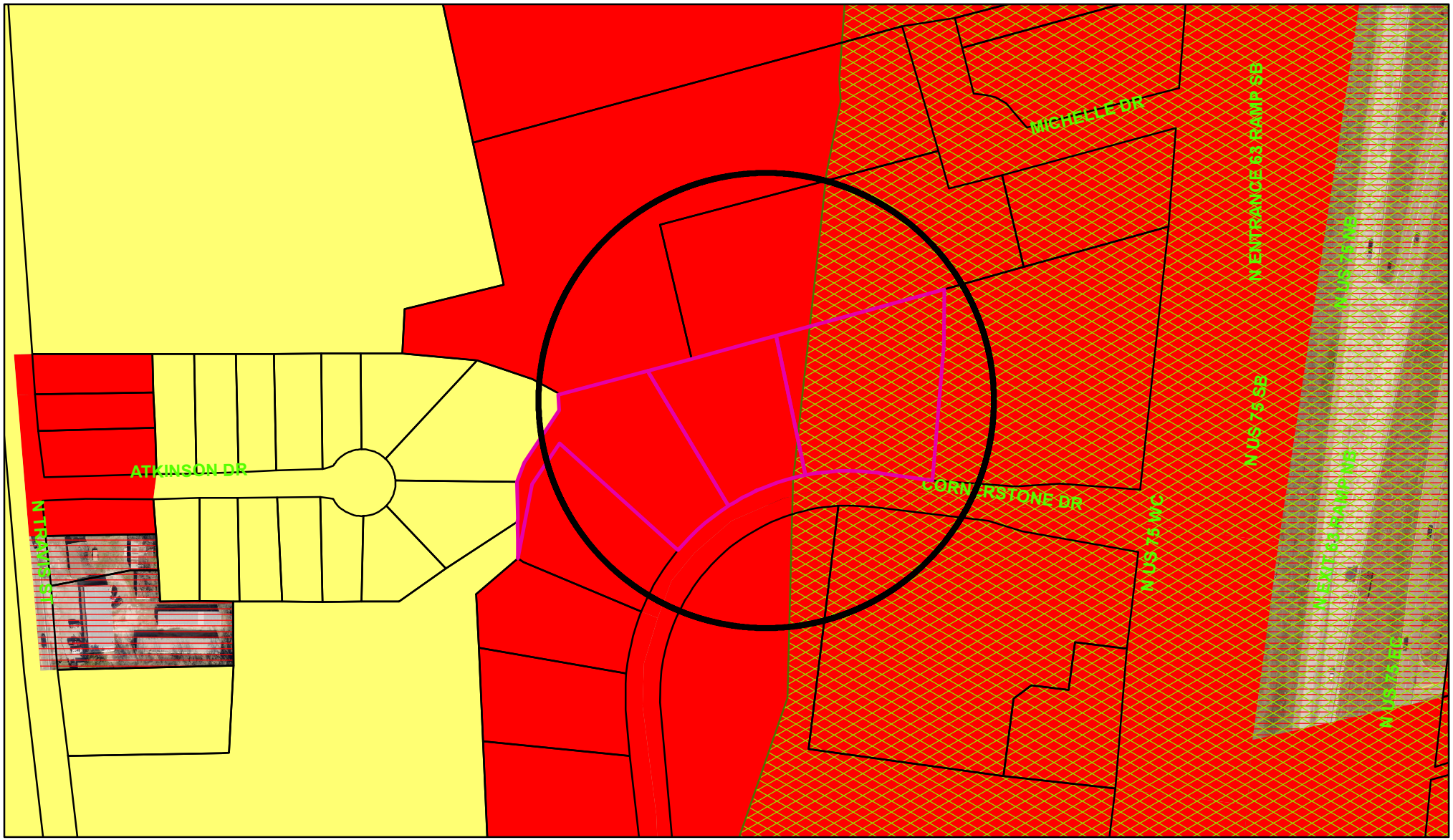
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

305 Cornerstone Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 305 Cornerstone Drive

Legend

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

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

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

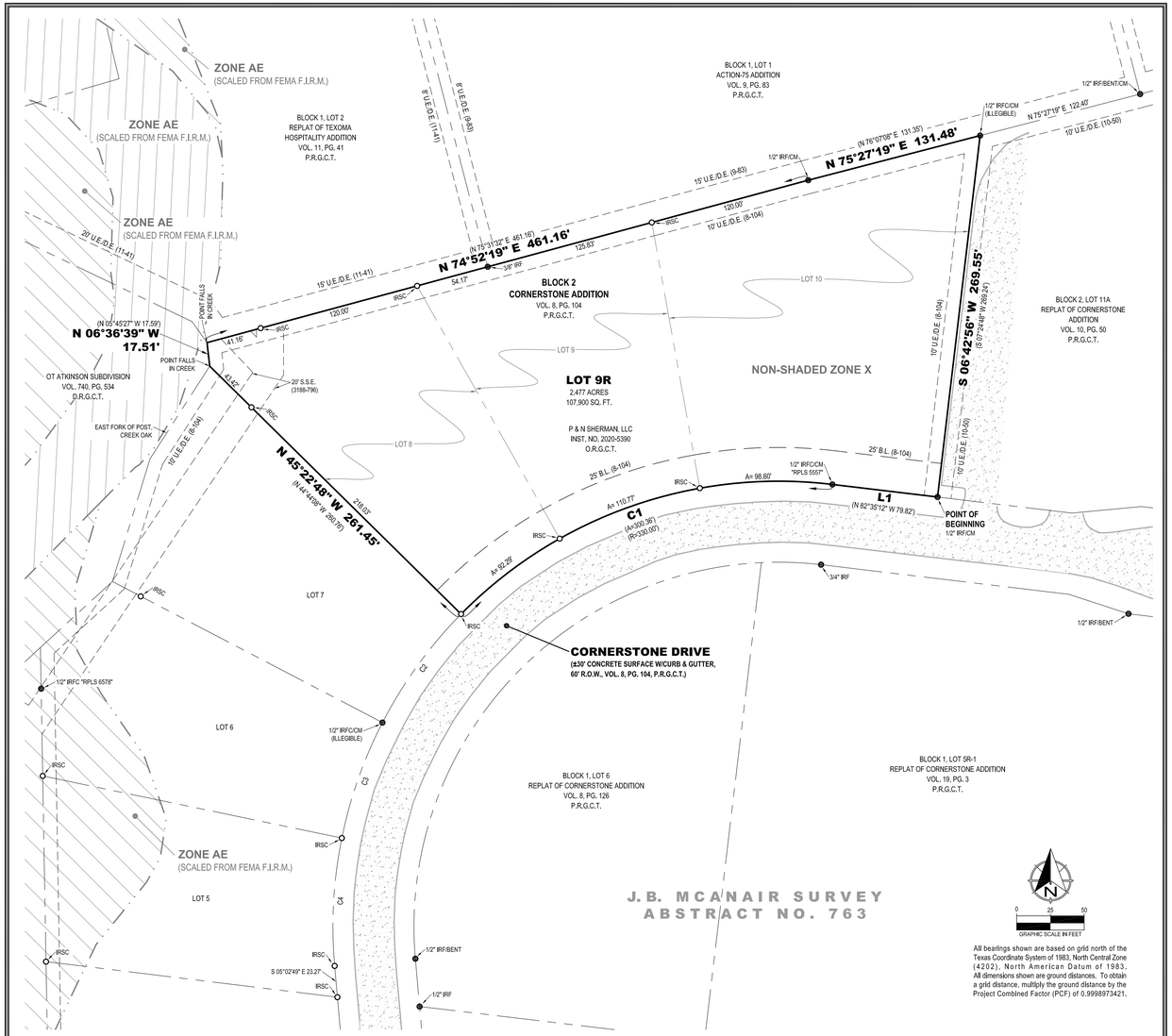
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

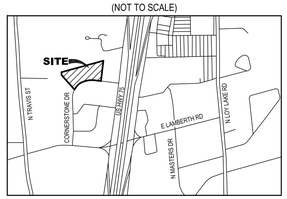
1 in = 200 ft

305 Cornerstone Drive



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)



LINE	BEARING	DISTANCE
L1	N 83°10'19" W	78.38'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	301.66'	330.00'	52°22'34"	S 70°45'03" W	291.27'
C2	99.58'	330.00'	17°17'22"	S 35°55'05" W	99.20'
C3	90.97'	330.00'	15°47'43"	S 19°22'32" W	90.69'
C4	95.18'	330.00'	16°31'32"	S 03°12'55" W	94.85'

FLOOD STATEMENT:

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

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

OWNER/DEVELOPER:
P & N Sherman, LLC
Jack Patel
1225 Baynes Drive
McKinney, TX 75071

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

REPLAT OF CORNERSTONE ADDITION
BLOCK 2, LOT 9R
BEING A REPLAT OF LOTS 8, 9 & 10, BLOCK 2
CORNERSTONE ADDITION
2.477 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=50' Date: 05/17/2021	Project No. 20-0010.1 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS P & N SHERMAN, 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 Lots 8, 9 and 10 in Block 2 of Cornerstone Addition, according to the plat thereof recorded in Volume 8, Page 104, Plat Records, Grayson County, Texas, 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 found for the southeast corner of Lot 10, common to the southwest corner of Lot 11A in Block 2 of the Replat of Cornerstone Addition, according to the plat thereof recorded in Volume 10, Page 50, said Plat Records, and on the northerly right-of-way line of Cornerstone Drive;

THENCE North 83°10'19" West, with the southerly line of said Lot 10, and with the northerly right-of-way line of Cornerstone Drive, a distance of 78.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found at the beginning of a curve to the left having a delta angle of 52°22'34", a radius of 330.00 feet, and a chord bearing and distance of South 70°45'03" West, 291.27 feet;

THENCE continuing with the southerly line of said Lot 10, and with the northerly right-of-way line of Cornerstone Drive, and with said curve to the left, passing en route at an arc distance of 98.60 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for the southwest corner of said Lot 10, and continuing on said course, with the southerly line of aforesaid Lot 9, passing en route at an arc distance of 209.37 feet a Capped Iron Rod set for the southwest corner of said Lot 9, and continuing on said course, with the southerly line of aforesaid Lot 8, a total arc distance of 301.66 feet to a Capped Iron Rod previously set for the southern-most southwest corner of said Lot 8, common to the southeast corner of Lot 7 in said Block 2 (8-104);

THENCE North 45°22'48" West, with the southwesterly line of said Lot 8, and with the northeasterly line of said Lot 7, passing en route at a distance of 218.03 feet a Capped Iron Rod set for witness, and continuing on said course a total distance of 261.45 feet to the western-most southwest corner of said Lot 8, common to the northeast corner of said Lot 7, and on the easterly line of OT Atkinson Subdivision, according to the plat thereof recorded in Volume 740, Page 534, Deed Records, Grayson County, Texas, and said point falls in a creek;

THENCE North 06°36'39" West, with the westerly line of said Lot 8, and with the easterly line of said OT Atkinson Subdivision, and in said creek, a distance of 17.51 feet to the northwest corner of said Lot 8, 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 8, and with the southerly line of said Lot 2, passing en route at a distance of 41.16 feet a Capped Iron Rod set for witness, and continuing on said course, passing en route at a distance of 161.16 feet a Capped Iron Rod set for the northeast corner of said Lot 8, and continuing on said course, with the northerly line of aforesaid Lot 9, passing en route at a distance of 215.33 feet a 3/8-inch iron rod found for the southeast corner of said Lot 2, and continuing on said course, with the southerly line of Lot 1 in Block 1 of the Action-75 Addition, according to the plat thereof recorded in Volume 9, Page 83, said Plat Records, passing en route at a distance of 341.16 feet a Capped Iron Rod previously set for the northeast corner of said Lot 9, and continuing on said course, with the northerly line of aforesaid Lot 10, a total distance of 461.16 feet to a 1/2-inch iron rod found for angle point;

THENCE North 75°27'19" East, continuing with the northerly line of said Lot 10, and with the southerly line of said Lot 1, a distance of 131.48 feet to a 1/2-inch iron rod with an illegible cap found for the northeast corner of said Lot 10, common to the northwest corner of aforesaid Lot 11A;

THENCE South 06°42'56" West, with the easterly line of said Lot 10, and with the westerly line of said Lot 11A, a distance of 269.55 feet to the POINT OF BEGINNING and enclosing 2.477 acres (107,900 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 **REPLAT OF CORNERSTONE ADDITION, BLOCK 2, LOT 9R**, 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: _____
Jack 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 **Jack 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 **REPLAT OF CORNERSTONE ADDITION, BLOCK 2, LOT 9R**, 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

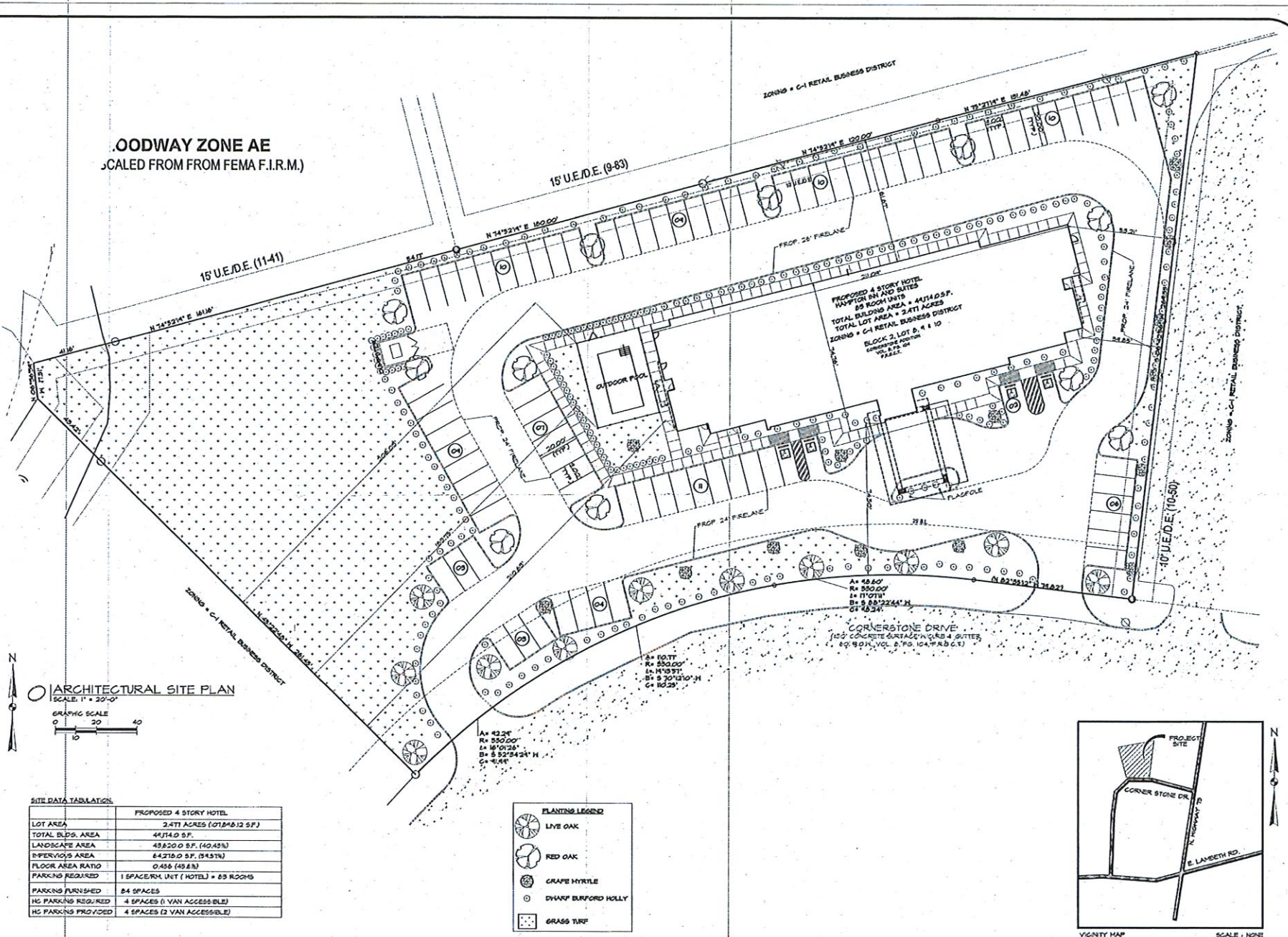
OWNER/DEVELOPER:
P & N Sherman, LLC
Jack Patel
1225 Baynes Drive
McKinney, TX 75071

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

REPLAT OF CORNERSTONE ADDITION
BLOCK 2, LOT 9R
BEING A REPLAT OF LOTS 8, 9 & 10, BLOCK 2
CORNERSTONE ADDITION
2.477 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=50' Date: 05/17/2021	Project No. 20-0010.1 Sheet No. 2 of 2



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE
0 20 40
10

SITE DATA TABULATION

	PROPOSED 4 STORY HOTEL
LOT AREA	2.471 ACRES (107,648.12 S.F.)
TOTAL BLDG. AREA	44,114.0 S.F.
LANDSCAPE AREA	43,820.0 S.F. (40.45%)
IMPERVIOUS AREA	64,218.0 S.F. (59.51%)
FLOOR AREA RATIO	0.456 (45.6%)
PARKING REQUIRED	1 SPACE/RM. UNIT (HOTEL) = 83 ROOMS
PARKING FURNISHED	84 SPACES
HC PARKING REQUIRED	4 SPACES (1 VAN ACCESSIBLE)
HC PARKING PROVIDED	4 SPACES (2 VAN ACCESSIBLE)

PLANTING LEGEND

- LIVE OAK
- RED OAK
- CRAPE MYRTLE
- DWARF BURFORD HOLLY
- GRASS TURF

VICINITY MAP SCALE: NONE

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DSR
DESIGN MANAGER: RCM
PROJECT DATE: 033121
REVISION DATE: 072321

P&N SHERMAN LLC
911 W LOOP 281 SUITE 211-38
LONGVIEW, TEXAS 75604
PHONE: 903-38-1646

Hampton Inn & Suites by HILTON

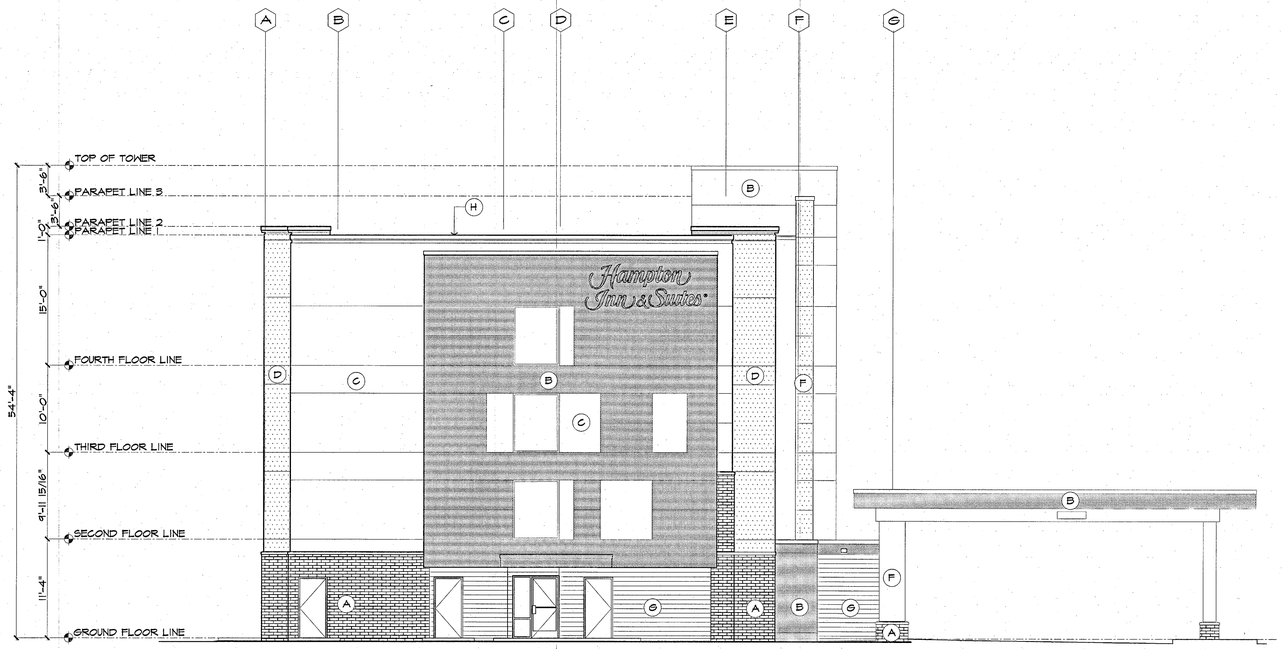
CORNERSTONE DRIVE
CITY OF SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2607
E-MAIL: adrdesignsllc@sbcglobal.net
POR: JOHN C. SARGENT

JOB NUMBER: PNS - 21667

SHEET NUMBER
ASP

Hampton Inn & Suites
Sherman, Texas



02 LEFT ELEVATION
SCALE: 1/8"=1'-0"

01 FRONT ELEVATION
SCALE: 1/8"=1'-0"

COLOR & FINISH LEGEND

- A — CORONADO STONES - BLACK FOREST
- B — STUCCO COLOR 1 DIGNITY BLUE (6804)
- C — STUCCO COLOR 2 EXTRA WHITE (1006)
- D — STUCCO COLOR 3 WHITE HYACINTH (0046)
- E — EIFS COLOR 4 (COLOR TO MATCH WINDOW FRAME)
- F — STUCCO COLOR 5 CLASSIC FRENCH GRAY (0071)
- G — LONGBOARD SIDING (WOOD LOOK) COLOR: DARK CHERRY
- H — METAL COPING DARK BRONZE

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 053121
REVISION DATE: 071321

P&N SHERMAN LLC
911 W LOOP 281 SUITE 211-38
LONGVIEW, TEXAS 75604
PHONE: 903-38-1846

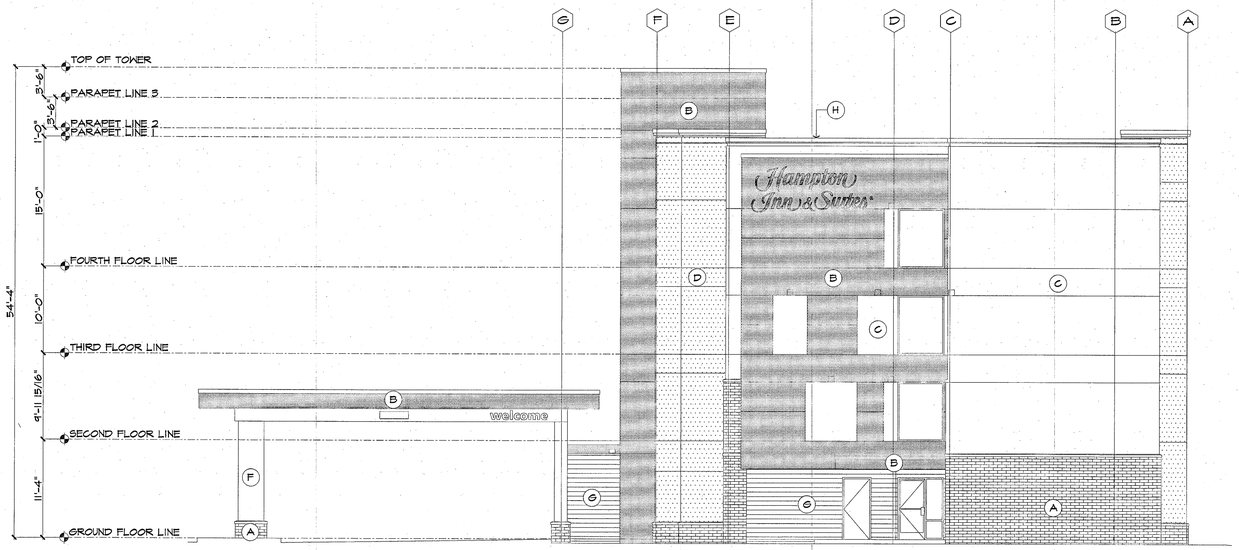
Hampton Inn & Suites by HILTON

CORNERSTONE DRIVE
CITY OF SHERMAN, TEXAS

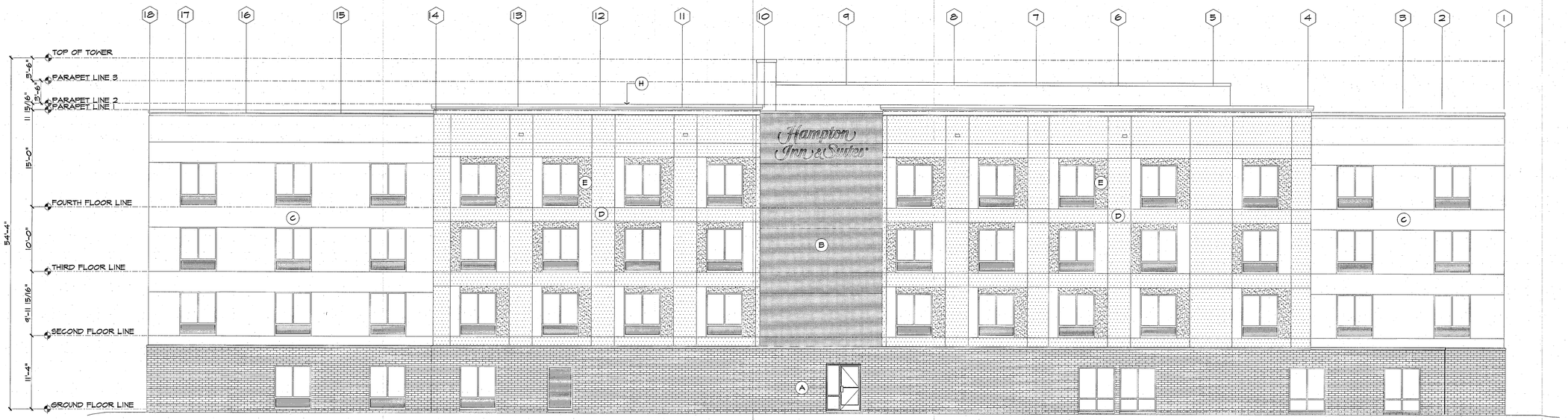
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

JOB NUMBER: PNS - 21667

SHEET NUMBER
A310



02 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



0 REAR ELEVATION
SCALE: 1/8"=1'-0"

COLOR & FINISH LEGEND

- A — CORONADO STONES - BLACK FOREST
- B — STUCCO COLOR 1 DIGNITY BLUE (6804)
- C — STUCCO COLOR 2 EXTRA WHITE (1006)
- D — STUCCO COLOR 3 WHITE HYACINTH (0046)
- E — EIFS COLOR 4 (COLOR TO MATCH WINDOW FRAME)
- F — STUCCO COLOR 5 CLASSIC FRENCH GRAY (0071)
- G — LONGBOARD SIDING (WOOD LOOK) COLOR: DARK CHERRY
- H — METAL COPING DARK BRONZE

PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 053121
REVISION DATE: 071321

P&N SHERMAN LLC
911 W LOOP 281 SUITE 211-38
LONGVIEW, TEXAS 75604
PHONE: 903-38-1846

Hampton Inn & Suites by HILTON
CORNERSTONE DRIVE
CITY OF SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesignsllc@adrdesigns.com
POR: JOHN C. SARGENT

JOB NUMBER: PNS - 21667

SHEET NUMBER
A311

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

P&N Sherman, LLC
911 W. Loop 281, Suite 211-38
Longview, TX 75604

Anil Ram
601 Saddle Hill Drive
Grand Prairie, TX 75050

Preston Trail Land Surveying
83493 N. State Highway 289
Pottsboro, TX 75076

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Hampton Inn & Suites Hotel in a C-1 (Retail Business) District located at 305 Cornerstone Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.1; Sec. 7 (13) &(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per unit. *(Chapter 14, Exhibit A, Section 8, Subsection 5(a))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Only one freestanding sign is allowed per development lot. The setback requirement for the sign is 25' from the front property line. *(Chapter 14, Exhibit A, Subsection 14)*
9. The flag poles shall have a minimum setback of 25' from the front property line. Only American and Texas flags shall be flown; no flags advertising the business is allowed.
10. All public pools must be completely enclosed by a fence at least six (6) feet in height. The fence shall not permit the passage of a sphere two (2) inches in diameter. The fence shall be equipped with lockable, self-closing, self-latching gates. *(Chapter 6, Section*

6.04.012(h))

11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Platting of the property is required. *Code of Ordnances 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 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. The location of the trash receptors must be approved by the Public Works Department.
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
17. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
18. Water and Sewer Pro-Rata will be due at the time of development.
19. Fire lane to be 26' in width on all sides of main building.
20. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
21. Civil Engineering plans shall be provided to the Engineering Department for review and approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

*** 801 RIDDELS ROAD**

The request of Jeffrey T. and Desiree Adams (Owners) and Copley Land Surveying (Surveyor) concerning the property at 801 Riddels Road, being 4.988 acres in the W.A. Deaver Survey, Abstract No. 347, as follows:

Planning and Zoning Commission

Final Plat approval of Adams Addition.

Background:

The property is located at 801 Riddles Road, the northeast corner of Riddels Road and Pleasant Home Road in southwest Sherman off West Houston Street. The property is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Jeffrey T. and Desiree Adams (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

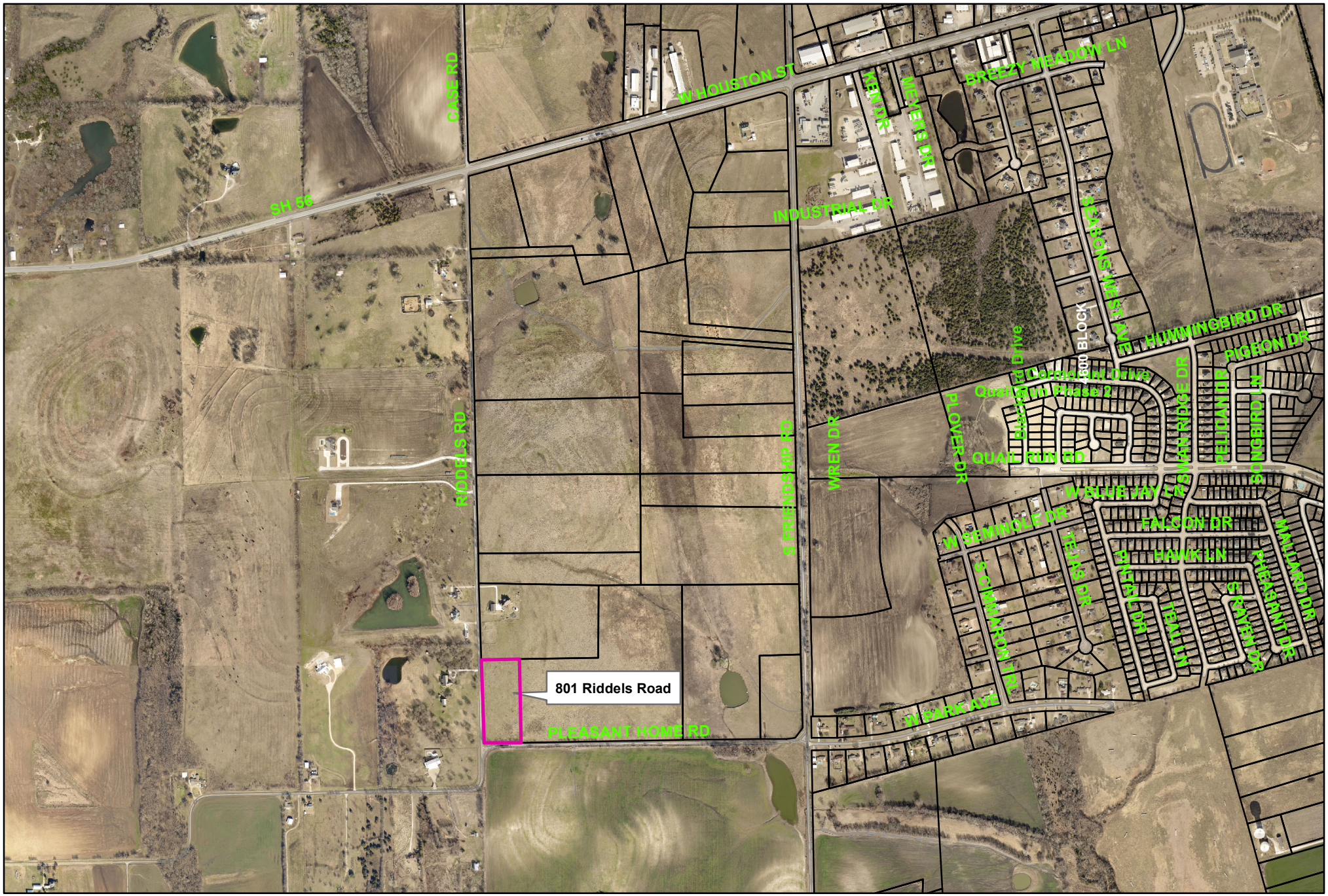
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Adams Addition
Staff Review Letter



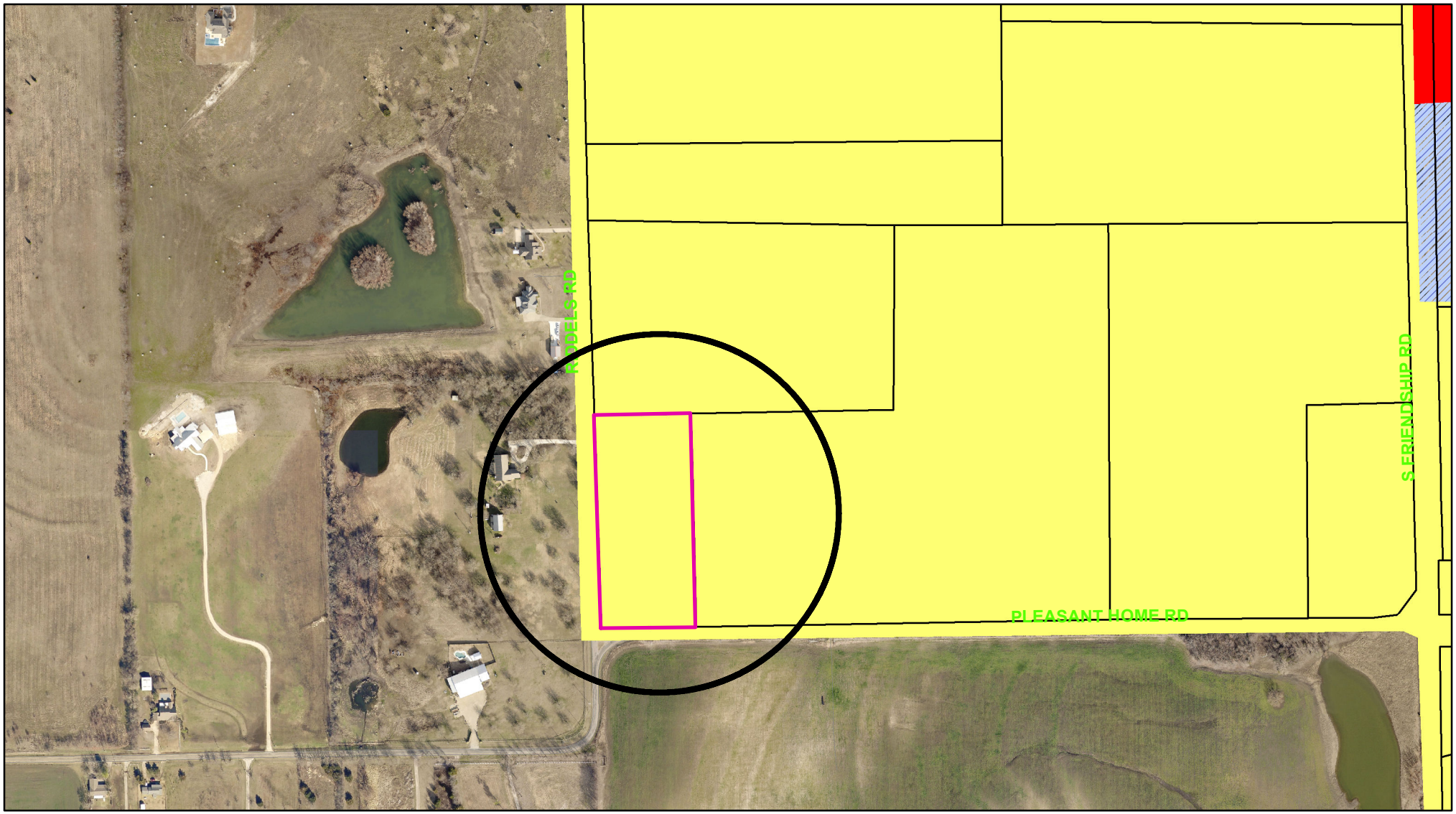
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

801 Riddels Road

NOT TO SCALE

1 in = 1,026 ft



Zoning - 801 Riddels Road

Legend

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

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

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

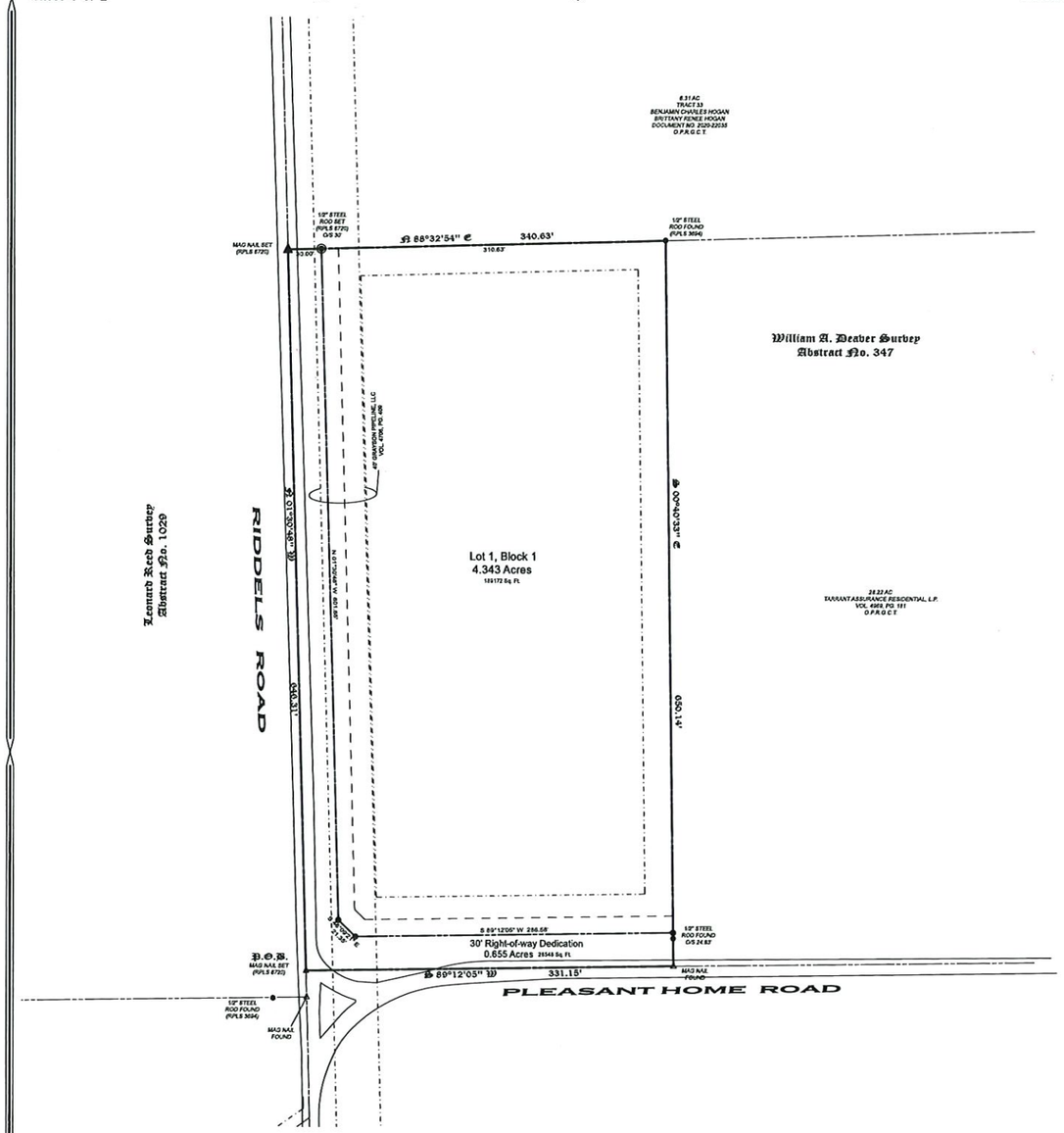
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

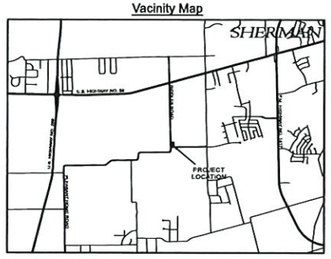
N
NOT TO SCALE

1 in = 440 ft

CLS Job# 21060309



Vacinity Map



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

0 60 120
SCALE – 1" = 60'

Final Plat of
Adams Addition
an addition to the City of Sherman Grayson County, Texas

6/29/2021

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

OWNERS/DEVELOPER
JEFFREY T. ADAMS
DESIREE ADAMS
1708 GLENWAY DRIVE
SHERMAN, TEXAS 75092

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

CLS Job# 21060309

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the W. A. Deaver Survey, Abstract No. 347, and being the same 4.998 acre tract of land conveyed to Jeffrey T. Adams and wife Desiree Adams by deed of record in Document No. 2021-4471, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the intersection of a Riddels Road and a Pleasant Road for the southwest corner of said 4.998 acre tract;

Thence **North 01°30'48" West**, along the centerline of said Riddle Road and the west line of said 4.998 acre tract a distance of **646.31 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the center of said Riddle Road for the northwest corner of said 4.998 acre tract and the southwest corner of Tract 33 conveyed to Benjamin Charles Hogan and wife Brittany Renee Hogan by deed of record in Document No. 2020-22305;

Thence **North 88°32'54" East**, along the north line of said 4.998 acre tract and the south line of said Tract 33 passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at 30.0 feet and continuing for a total distance of **340.63 feet** to a 1/2" steel rod found with a cap marked RPLS 3649 maintaining the northeast corner of said 4.998 acre tract, a point in the south line of said Tract 33 and the northwest corner of a 28.22 acre tract of land conveyed to Tarrant Assurance Residential, L.P. by deed of record in Volume 4969, Page 181 of said Official Public Records;

Thence **South 00°40'33" East**, along the east line of said 4.998 acre tract and the west line of said 28.22 acre tract passing a 1/2" steel rod found at a distance of 625.31 feet and continuing for a total distance of **650.14 feet** to a mag nail found in said Pleasant Road maintaining the southeast corner of said 4.998 acre tract and the southwest corner of said 28.22 acre tract;

Thence **South 89°12'05" West**, along Pleasant Road and the south line of said 4.998 acre tract a distance of **331.15 feet** to the **Point-of-Beginning** and containing **4.998 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2021.

_____
JEFFREY T. ADAMS

_____
DESIREE ADAMS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this____day of_____, 2021.

_____
Notary Public in and for
the State of Texas

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this____day of_____, 2021.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____ day of _____ ,2021.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman — Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas — Date

– GENERAL NOTES –

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

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

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

OWNERS/DEVELOPER
JEFFREY T. ADAMS
DESIREE ADAMS
1708 GLENWAY DRIVE
SHERMAN, TEXAS 75092

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

Final Plat of
Adams Addition
an addition to the City of Sherman Grayson County, Texas

6/29/2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Jeffrey Adams & Desiree Adams
1708 Glenway Drive
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Adams Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Water shall be extended to serve the development.
3. City sewer does not serve subject property. On-site sewage facility is required.
4. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
5. Indicate type of easement along internal perimeter of proposed lot.
6. Verify Volume and Page for Grayson Pipeline Easement. Shown Volume and Page are incorrect.
7. Water Line Easement to City of Sherman to be shown on plat and shall lie outside of Grayson Pipeline Easement.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper

copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

*** 900 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of FL Country Village LTD (Owner), Joe Gilbert (General Contractor), DFD Architects, Inc. (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being Lot 1, The Reserve at Country Village, as follows:

Planning and Zoning Commission

Site Plan approval for an addition to Country Village Apartments

Background:

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

The project consists of adding five (5), sixteen-unit (16) apartment buildings, two (2), five-car garages and eight (8) carports, for a total of 151 parking spaces to the Country Village Apartments. The exterior of the buildings will be masonry veneer and concrete siding to match the existing buildings. A six (6) foot high wrought iron fence with masonry columns every 24' will surround the development.

Adjacent Zoning:

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

Origination:

FL Country Village LTD (Owners)
Joe Gilbert (General Contractor)
DFD Architects, Inc. (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.
and
Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required.

Objections Received:

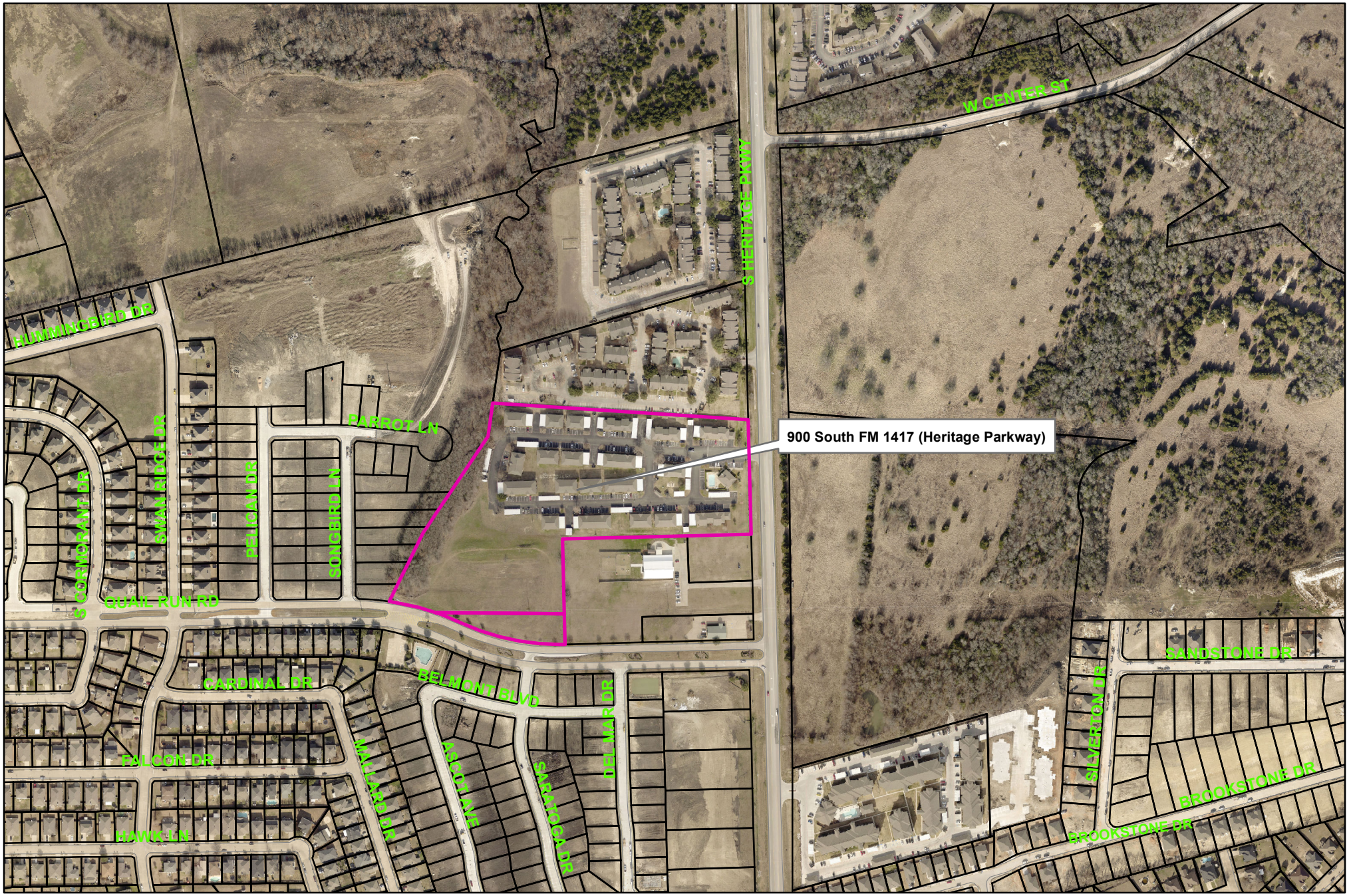
0

Development Review Meeting:

Yes

Attachments

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



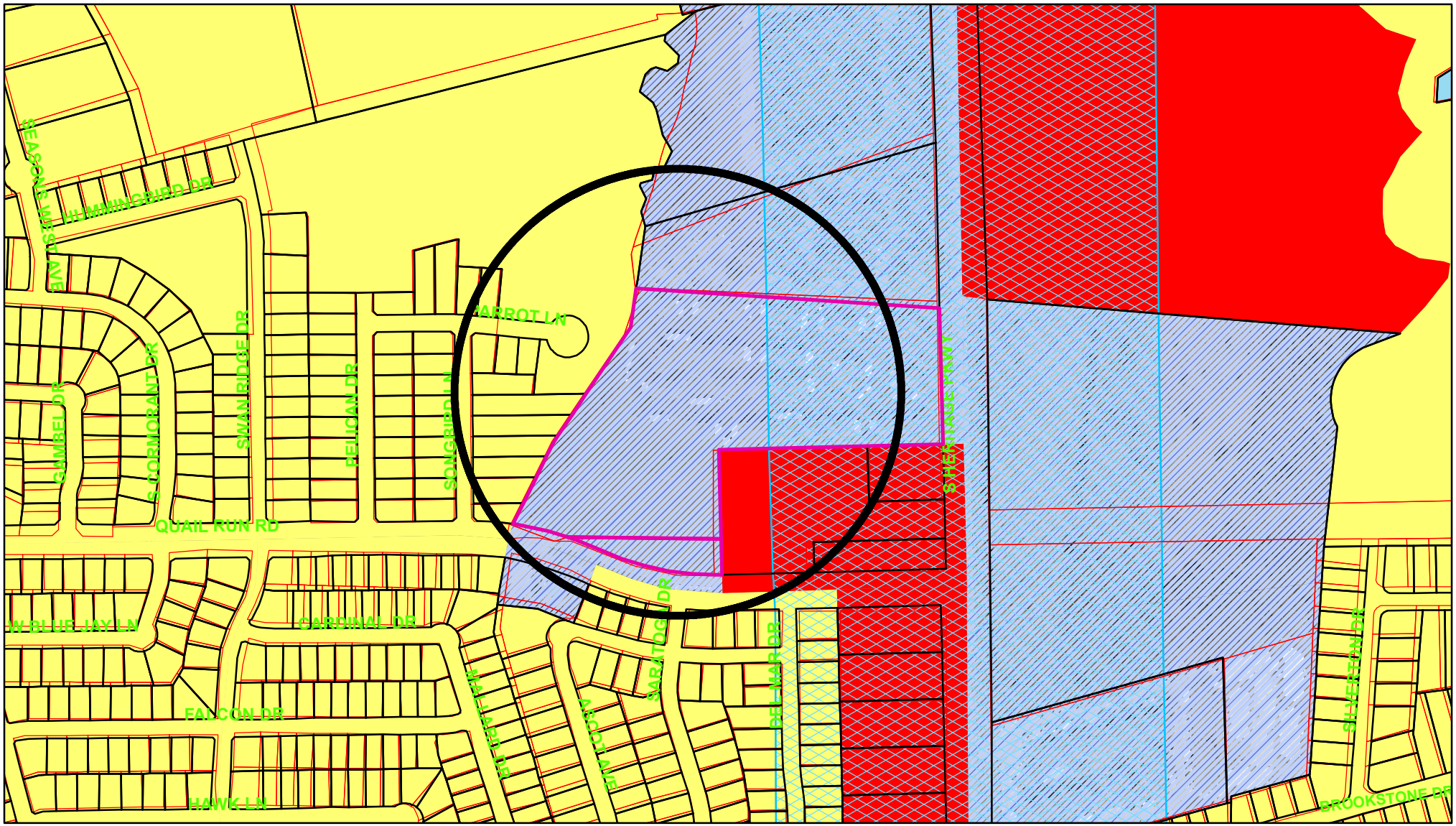
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

900 South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 440 ft



Zoning - 900 South FM 1417 (Heritage Parkway)

Legend

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

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

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

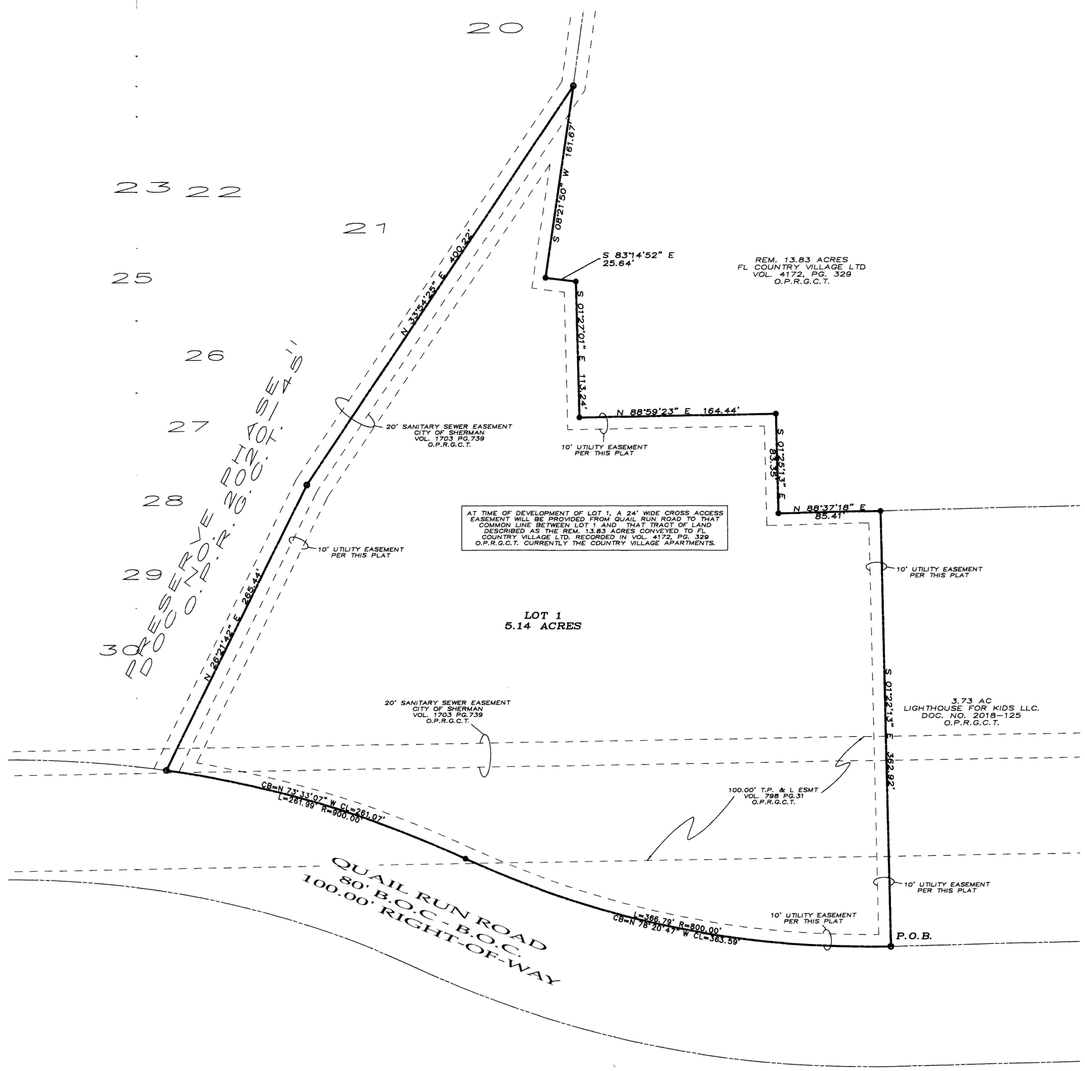
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

JOB NO. 21030217



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/11/2021 2:37:42 PM
In the PLAT Records
THE RESERVE AT COUNTRY
Doc Number: 2021-120
Number of Pages: 2
Amount: 75.00
Order#: 20210611000121
By: HA

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

FINAL PLAT

THE RESERVE AT COUNTRY VILLAGE

BEING A PART OF A 13.83 ACRE TRACT OF LAND CONVEYED TO FL COUNTRY VILLAGE LTD, IN VOLUME 4172, PAGE 328, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 5.14 ACRES

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNERS/DEVELOPER
FL COUNTRY VILLAGE LTD.
5840 SPRING VALLEY ROAD APT. 506
DALLAS, TEXAS 75254

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

3-24-2021

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

SHEET 1 OF 2 22106

JOB NO. 21030217

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 13.83 acres conveyed to FL Country Village, LTD by deed recorded in Volume 4172, Page 328, 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 a the Southwest corner of a 3.73 acre tract of land conveyed to Lighthouse for Kids LLC, and being in the North Right-of-Way of Quail Run Road;

Thence the following calls and distances with Said North Right-of-Way:
with a non-tangent curve to the right having a radius of 800.00 feet, (chord bears North 78°20'47" West, a distance of 363.59 feet) an arc length of 366.79 feet;
with a reverse curve to the left having a radius of 900.00 feet, (chord bears North 73°33'07" West, a distance of 261.07 feet) an arc length of 261.99 feet;

Thence North 26°21'42" East with the east line of The Preserve Phase II addition a distance of 265.44 feet to a found ½" steel rod;

Thence North 33°54'25" East with the west line of said 13.83 acre tract of land a distance of 400.22 feet to a found ½" steel rod;

Thence the Following callas and distances over and across said 13.83 acre tract of land:
South 08°21'50" West a distance of 161.67 feet to a set ½" steel rod;
South 83°14'52" East a distance of 25.64 feet to a set 1/2" steel rod;
South 01°27'01" East a distance of 113.24 feet to a set 1/2" steel rod;
North 88°59'23" East a distance of 164.44 feet to a set 1/2" steel rod;
South 01°25'13" East a distance of 83.35 feet to a set 1/2" steel rod;
North 88°37'18" East a distance of 85.41 feet to a set 1/2" steel rod;

Thence South 01°22'13" East with the west line of said Lighthouse for Kids LLC tract a distance of 362.92 feet to the Point of Beginning and containing 5.14 acres of land.

ACCEPTANCE

Approved this 20th day of April 2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

6-7-2021
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

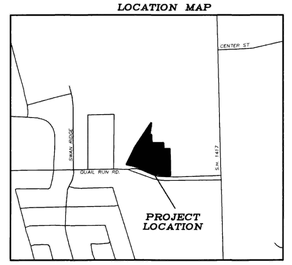
06/08/2021
Date

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

~ 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. Additional median cut on Quail Run Road will not be permitted.
12. On-site detention for Lot 1 will be privately owned and maintained by owner of said Lot 1.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this 31st day of May ,2021.

FL COUNTRY VILLAGE LTD
BY ITS GENERAL PARTNER,
FL COUNTRY VILLAGE GP, INC
STEVEN DIETRICH, PRESIDENT

PROVINCE OF ONTARIO
COUNTRY OF CANADA

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steve Dietrich 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 31 day of May, 2021.

Notary Public in and for
Province of Ontario
Commission Expires: ---

WILLIAM L. THATCHER
1457 Ontario St.
Burlington, Ontario, L7S 1G6

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, THE RESERVE AT COUNTRY VILLAGE, an addition to the City of Sherman, Texas, was submitted to the City Council on the 17th day of May , 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 7th day of June ,2021.

Clerk, City of Sherman, Texas

CITY OF SHERMAN TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/11/2021 2:37:42 PM
In the PLAT Records
THE RESERVE AT COUNTRY
Doc Number: 2021-120
Number of Pages: 2
Amount: 75.00
Order#: 20210611000121
By: HA

FINAL PLAT

THE RESERVE AT COUNTRY VILLAGE

BEING A PART OF A 13.83 ACRE TRACT OF LAND CONVEYED TO FL COUNTRY VILLAGE LTD, IN VOLUME 4172, PAGE 328, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 5.14 ACRES

OWNERS/DEVELOPER
FL COUNTRY VILLAGE LTD.
5840 SPRING VALLEY ROAD APT. 506
DALLAS, TEXAS 75254

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

3-24-2021

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

SHEET 2 OF 2

E-9-448

Site tabulation

a. Gross square feet of each structure.
8,378/per floor (41,890)

b. Gross square feet of property.
223,898

c. Required parking.
160

d. Parking provided.
163

e. Current zoning.
R-2 Residential

f. Proposed zoning.
R-2 Residential

g. Hard surface area (square feet).
67,073/pavement, 10,850/sidewalks
(including garages & carports)

h. Landscaped area (square feet).
104,207

i. Floor-to-Area Ratio (FAR).
41,890/223,898 = 0.187

NOTES:
1. 163 TOTAL PARKING SPACES

2. 4'-0" WIDE SIDEWALKS

TRUE NORTH

1 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

FIRST ISSUED ON:
JULY 26, 2021

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

REVISIONS:

DFD ARCHITECTS INC
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

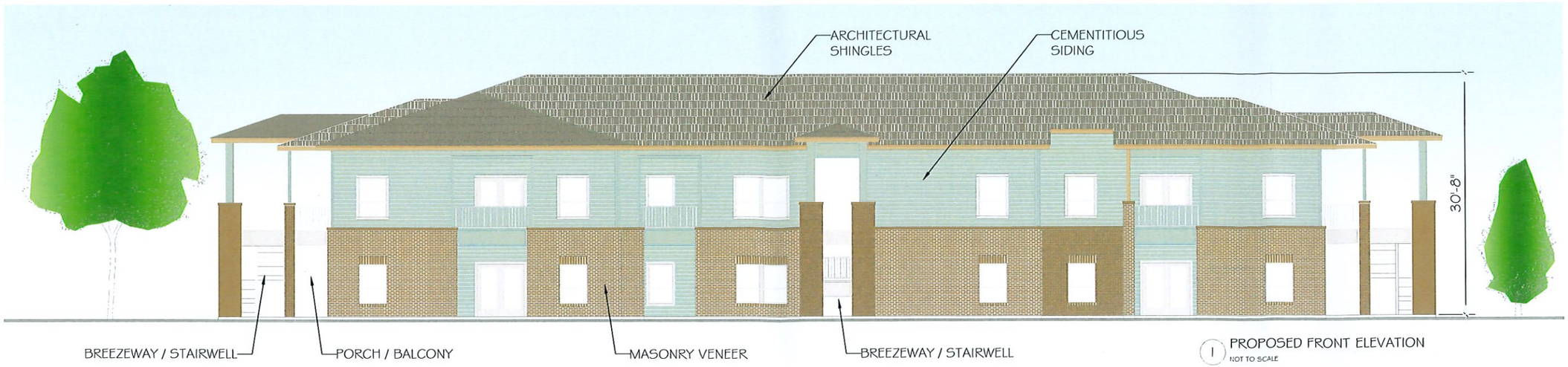
COUNTRY VILLAGE APARTMENTS

PROJECT LOCATION:
- QUAIL RUN ROAD
SHERMAN, TEXAS 75092

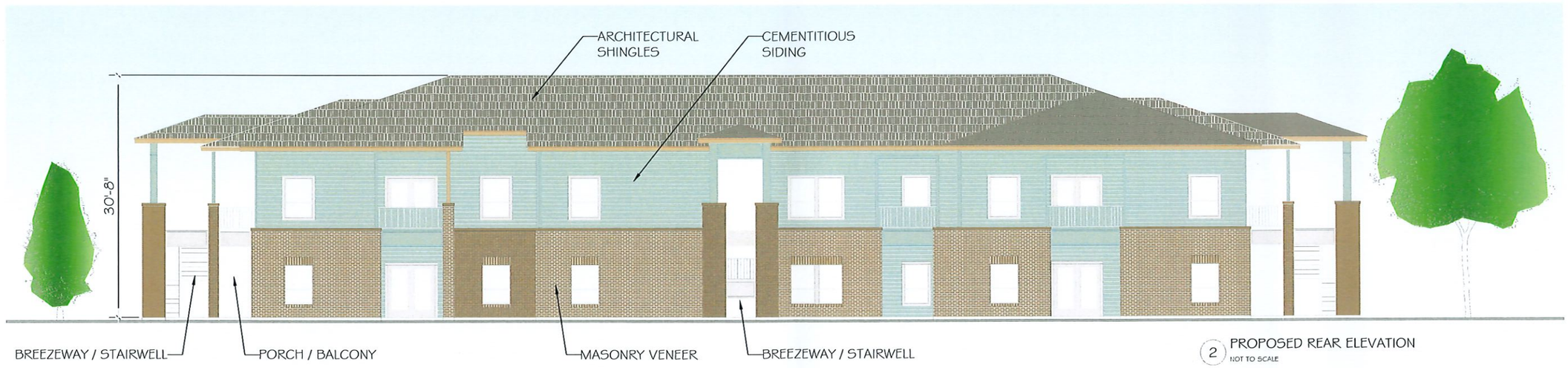
OWNER:
-
-
-

SITE PLAN

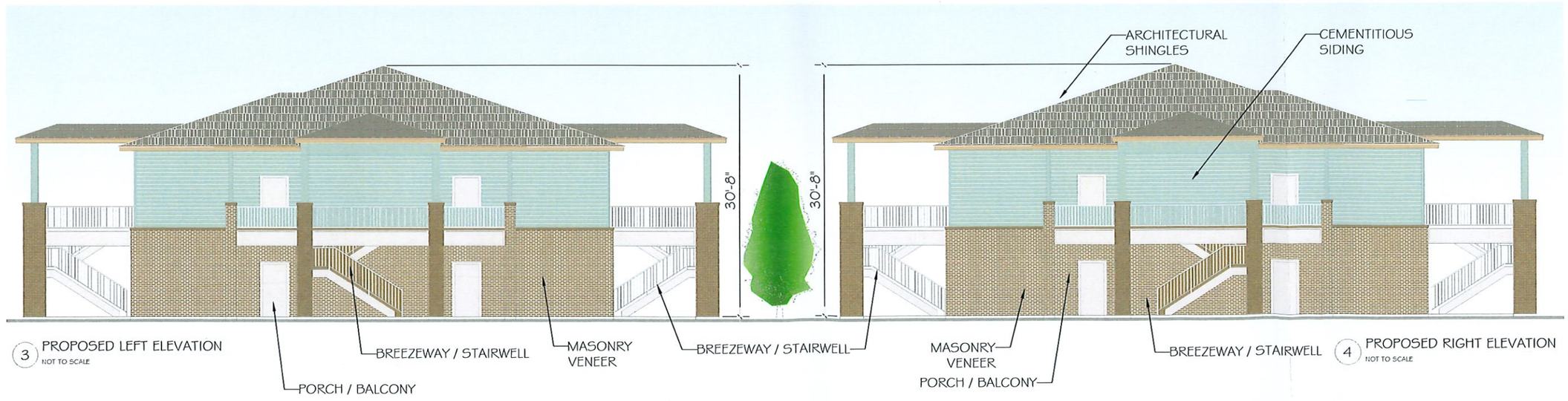
AS101



1 PROPOSED FRONT ELEVATION
NOT TO SCALE



2 PROPOSED REAR ELEVATION
NOT TO SCALE



3 PROPOSED LEFT ELEVATION
NOT TO SCALE

4 PROPOSED RIGHT ELEVATION
NOT TO SCALE

FIRST ISSUED ON:
JULY 22, 2021

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

REVISIONS:

DFD ARCHITECTS INC
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

COUNTRY VILLAGE APARTMENTS

PROJECT LOCATION:
SHERMAN, TEXAS

OWNER:

EXTERIOR ELEVATIONS

A5101

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

FL Country Village LTD
5840 Spring Valley Road, Apt. 506
Dallas, TX 75254-3357

DFD Architects, Inc.
305 West Willis St., Ste. 101
Leander, TX 78641

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for Site Plan approval for an addition to Country Village Apartments located at 900 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. *(Chapter 14, Exhibit A, Subsection 6.4, Section 7 (13)(d)& Section 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround the multi-family development. The masonry columns shall be separated at 24 feet on the portion of the development facing public streets, and 32 feet on all other portions of the development. The fence shall be setback 25' off the Quail Run property line. A minimum six (6) foot solid screening device shall be provided where a multi-family development (R-2), commercial development (C-0, C-1, or C- 2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
5. No building shall exceed 45 feet in height unless an exception is granted. *(Chapter 14, Exhibit A, Section 6.4)*
6. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.4 & Section 7, Subsection 10(b))*
8. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4)*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director

of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

11. 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*
12. Sidewalk required along Quail Run Road.
13. Show width and radii for Fire Lanes on Site Plan. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
14. Site plan does not show easements as reflected as platted. *The Reserve at Country Village, Instrument No. 2021-120, PRGCT.*
15. 5-Car garage by detention pond appears to be within the 20' Sanitary Sewer Easement. Permanent structures will not be permitted to encroach into any easements.
16. Apartment building on west side of site plan appears to encroach into the 10' utility easement. Permanent structures will not be permitted to encroach into any easements.
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. On-site detention for subject property will be privately owned and maintained by owner of said property. *The Reserve at Country Village, Instrument No. 2021-120, PRGCT.*
19. The location of the trash receptors must be approved by the Public Works Department.
20. Internal water and sewer lines will be privately owned and maintained.
21. Pre-Development Meeting recommended; coordinate with Building & Zoning Department to schedule meeting.

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

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

The request of Terra Perpetua LLC (Owners) and Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319).

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development which was zoned an R-1 (One-Family Residential) District. The owner amended the planned development to include that acreage for a total of 278.313 acres and renamed it to Bel Air Village. The Planned Development Ordinance (No. 6186) was approved March 18, 2019.

The developer has requested to amend the Planned Development Ordinance to change the front yard setback (garage door) from 25 feet to 20 feet for Single-Family Residential Detached.

Adjacent Zoning:

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

Origination:

Terra Perpetua LLC (Owners)
Kimley-Horn & Associates (Surveyor/Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

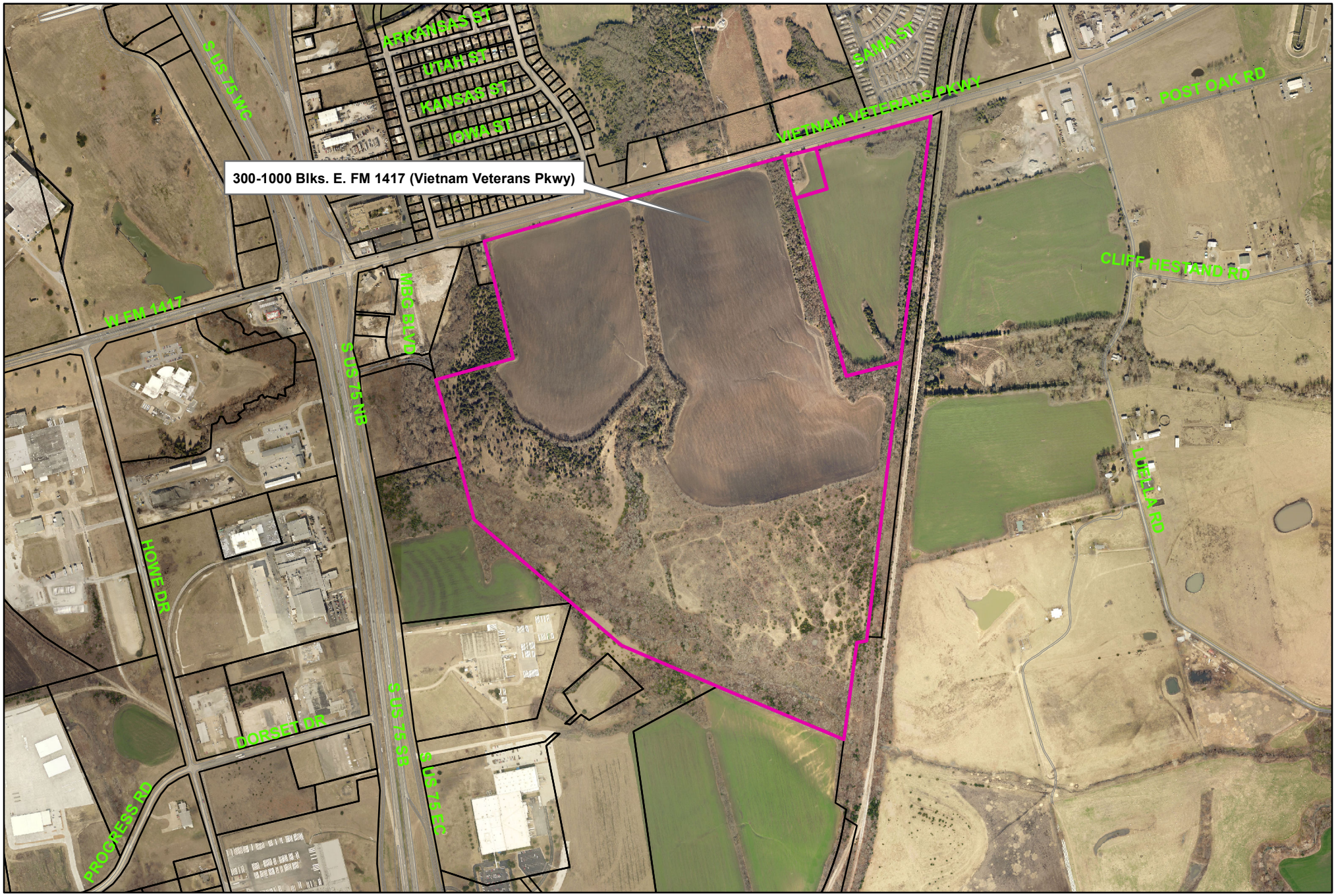
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ordinance 6232
Ordinance 6319
Amended Planned Development
Staff Review Letter



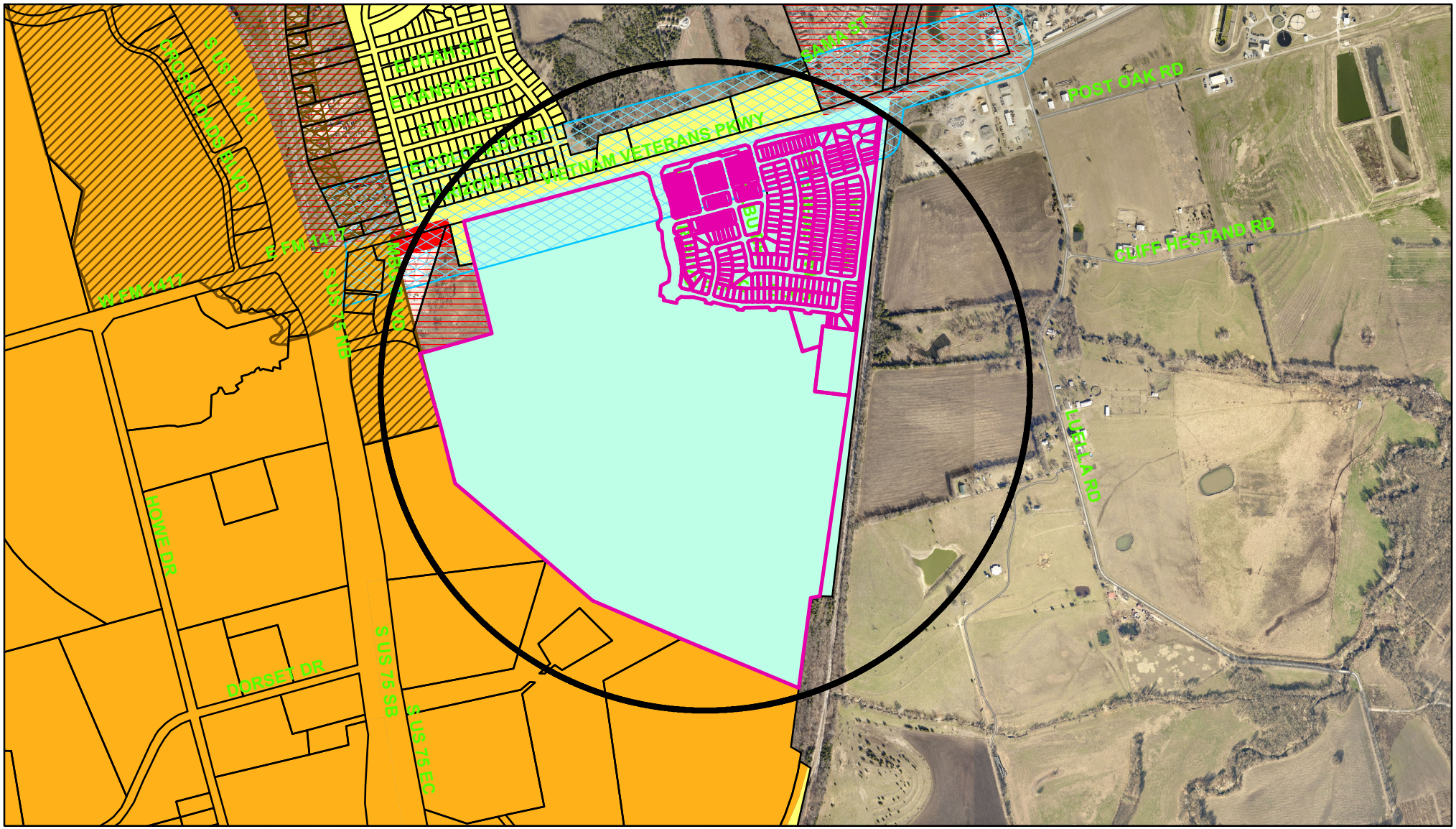
300-1000 Blks. E. FM 1417 (Vietnam Veterans Pkwy)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,000 ft



Zoning - 300-1000 Bocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,173 ft

300-1000 Blocks East FM 1417 (Heritage Parkway) (Vietnam Veterans Parkway)

ORDINANCE NO. 6232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR TERRA PERPETUA VILLAGE IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Planned Development; and

WHEREAS, the City Council finds that this Planned Development will complement or be compatible with the surrounding developments and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 15°22'34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75°03'39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71°14'48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75°03'39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74°41'09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74°18'39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Maddox tracts the following calls and distances:

South 14°55'29" East a distance of 642.51 feet;

South 15°21'36" East a distance of 667.58 feet;

South 17°39'07" East a distance of 284.78 feet;

South 15°20'03" East a distance of 209.84 feet to a 1/2" steel rod set marking the Southwest corner of the said Maddox tract and an inside "L" corner to the said 246.134 acre tract;

THENCE North 75°18'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Maddox tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

THENCE South 06°41'02" West with said West right-of-way line a distance of 2152.98 feet to an "L" corner;

THENCE North 83°18'58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06°41'02" West continuing with said West right-of-way line a distance of 843.85 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67°19'54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49°31'48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a 1/2" steel rod found at an angle point;

THENCE North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74°28'45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING and containing 245.83 acres of land more or less**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 5th day of August, 2019.

ADOPTED on this the 5th day of August, 2019

EFFECTIVE DATE on this the 5th day of August, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

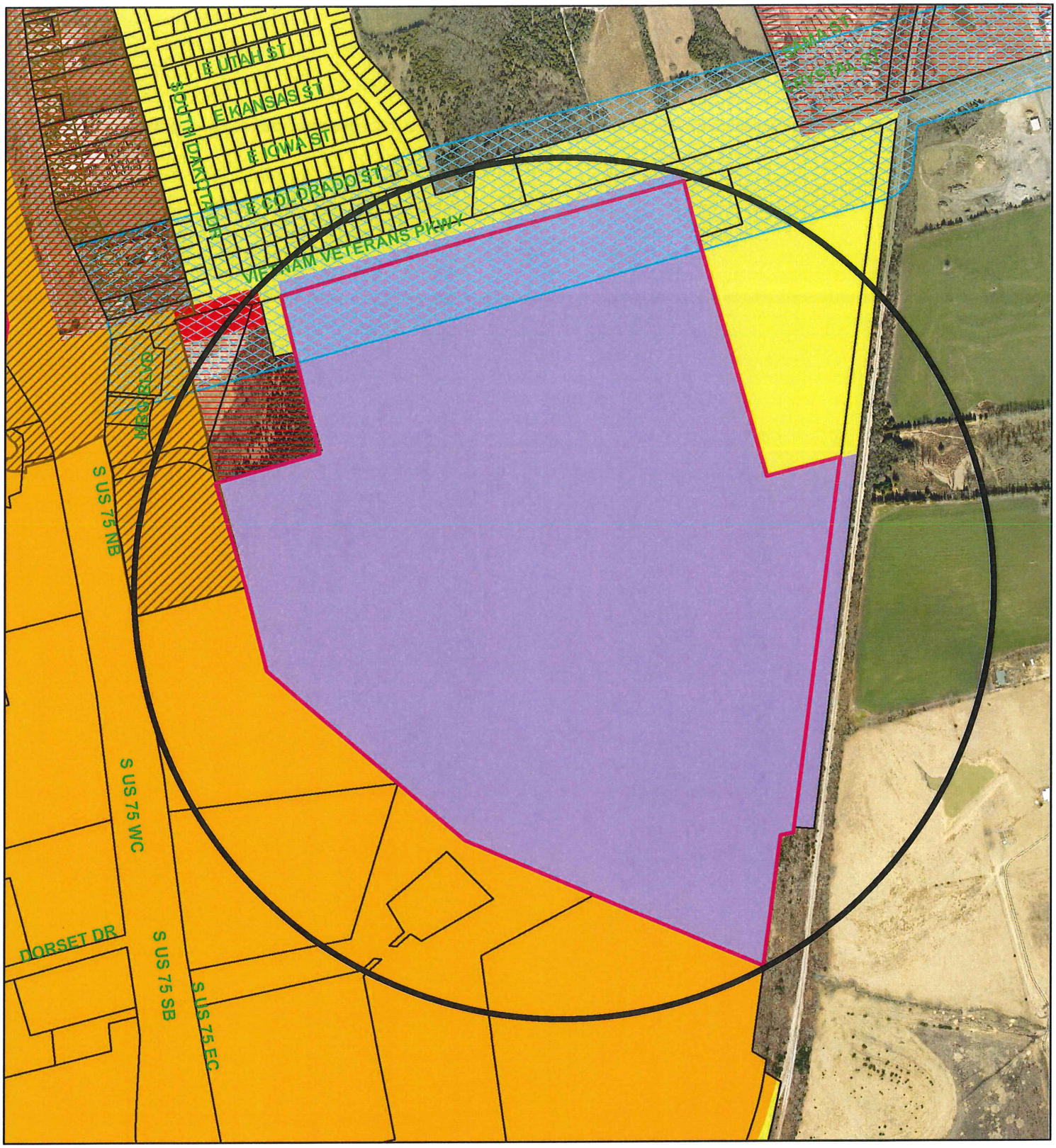
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blks. East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 1,270 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

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

NOT TO SCALE

1 in = 800 ft

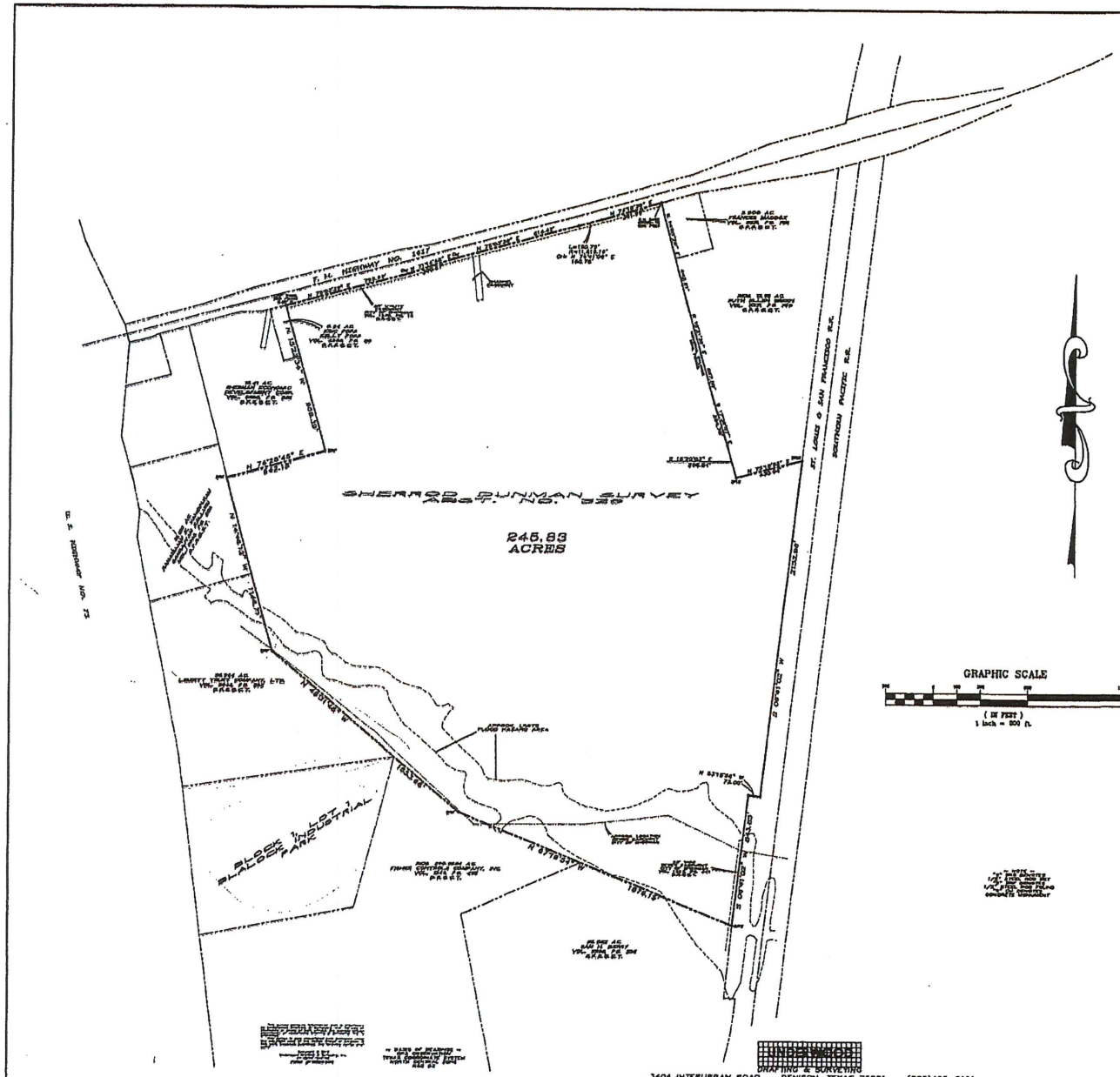
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

300-1000 East FM 1417

(Vietnam Veterans Parkway)

JOB NO. 16010011
FM: SM-DFT: MM



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 338, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1715, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 10°22'34" West a distance of 0.39 feet said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard W. Self and Bessie Self to Eric Pope and Kelly Pope by deed dated March 30, 2010, recorded in Volume 4608, Page 60, Official Public Records, Grayson County, Texas;

Thence North 78°03'38" East with said right-of-way the a distance of 788.66 feet to a concrete monument at an angle point;

Thence North 71°14'48" East continuing with said right-of-way the a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

Thence North 78°03'38" East continuing with said right-of-way the a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,515.16 feet;

Thence in an Easterly direction continuing with said right-of-way the along said curve, (chord bears North 74°41'08" East, 190.78 feet) an arc distance of 190.78 feet to the end of said curve;

Thence North 74°18'28" East continuing with said right-of-way the a distance of 397.84 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a concrete monument, said point also being the original Northeast corner of the same tract of land described as 238.54 acres conveyed by Frances Mae Green to Ruth Ellen Green by deed dated October 1, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.60 acres severed from said 238.54 acre tract as conveyed by said Ruth Ellen Green to said Frances Medlock by deed dated October 1, 2002, recorded in Volume 3331, Page 760, said Official Public Records;

Thence in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Medlock tracts the following calls and distances:

South 14°38'29" East a distance of 642.31 feet;
South 10°21'36" East a distance of 887.16 feet;
South 17°58'00" East a distance of 280.78 feet;
South 18°20'03" East a distance of 309.64 feet to a 1/2" steel rod set marking the Southwest corner of the said Medlock tract and an inside "L" corner to the said 246.134 acre tract;

Thence North 75°10'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Medlock tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

Thence South 08°41'02" West with said West right-of-way the a distance of 2182.59 feet to an "L" corner;

Thence North 83°18'58" West a distance of 75.00 feet to an "L" corner;

Thence South 08°41'02" West continuing with said West right-of-way the a distance of 643.58 feet to a 1" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 28.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1983, recorded in Volume 2288, Page 280, Real Property Records, Grayson County, Texas, also being the interior Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recorded in Volume 1340, Page 483, said Deed Records;

Thence North 87°19'04" West with the Southeasterly line of the said 246.134 acre tract, passing the Northwest corner of the said 28.032 acre tract and continuing for a total distance of 1876.18 feet to a 1" steel rod found at an angle point;

Thence North 46°31'48" West continuing with said Southeasterly line, passing the Northeast corner of Block 1, Lot 1, Bladon Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume B, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 20.286 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Tool Company, Ltd. by deed dated February 7, 2017, recorded in Volume 6845, Page 838, said Official Public Records, and continuing for a total distance of 1903.66 feet to a 1/2" steel rod found at an angle point;

Thence North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 20.286 acre tract, passing the Northeast corner of the said 20.286 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Alemán to Ramonchon M. Ignacuran and Bernadette Kaur Nijjar by deed dated February 10, 2017, recorded in Volume 6944, Page 838, said Official Public Records, and continuing for a total distance of 1148.71 feet to a 1/2" steel rod found for an angle point in the Westerly Northeast corner of the said 246.134 acre tract and the Southeast corner of the same tract of land described as 13.41 acres conveyed by Gerske Corporation to Sherman Economic Development Corporation by deed dated August 21, 2014, recorded in Volume 5080, Page 484, said Official Public Records;

Thence North 74°28'10" East a distance of 442.16 feet to a 1/2" steel rod found monitoring an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

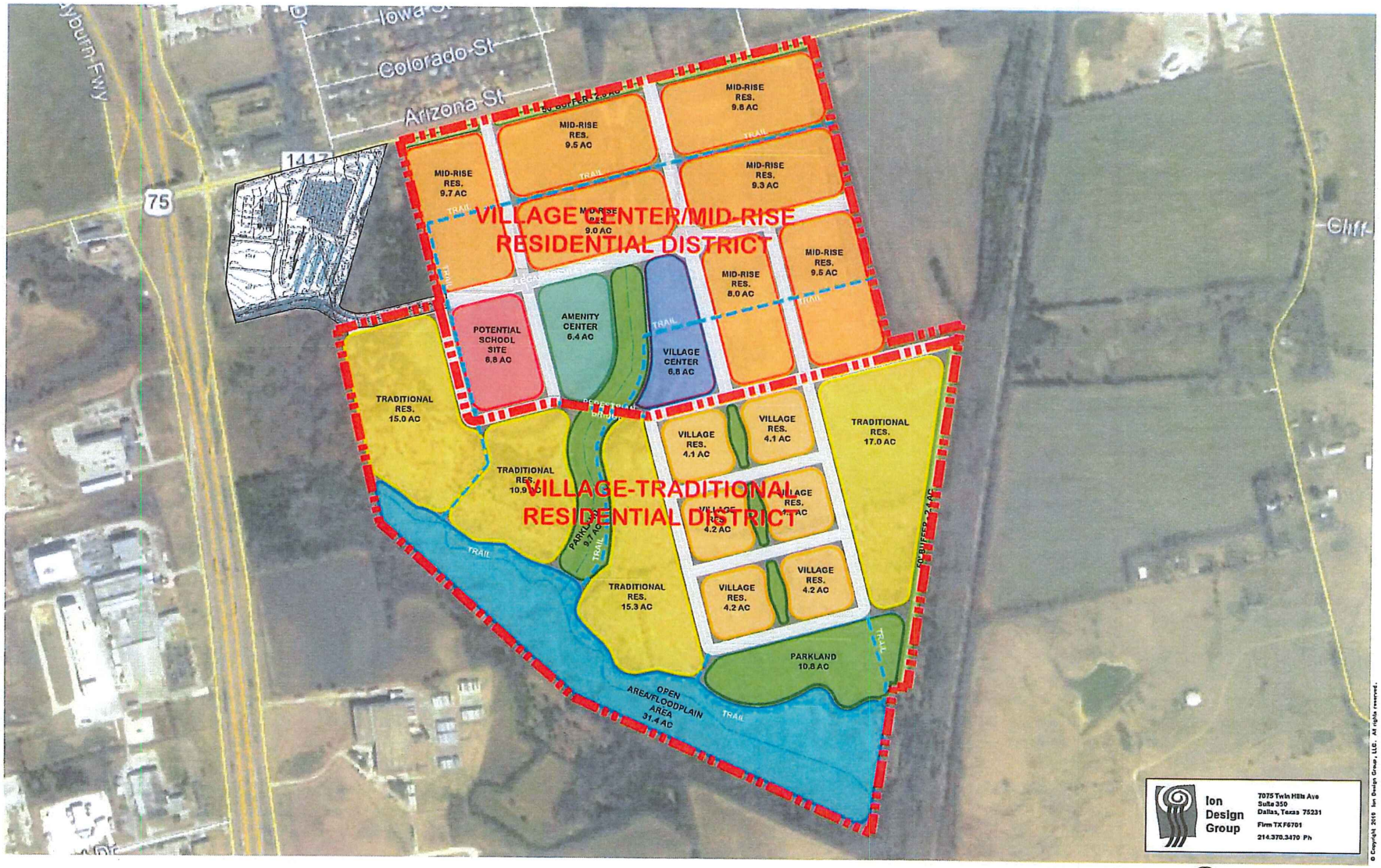
Thence North 12°23'34" West with the Northerly West line of the said 246.134 acre tract a distance of 938.39 feet to the Point-of-Beginning and containing 246.83 acres of land more or less.....

I, James R. Morel, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground. Said survey was performed without benefit of Title Examination, and no certification is made regarding the existence or effect of any easements, rights of way, servitude, appurtenances, or encumbrances embraced by the subject property.

James R. Morel
Registered Professional
Land Surveyor No. 5433
01-24-2018

STATE OF TEXAS
JAMES R. MOREL
5433
REGISTERED
LAND SURVEYOR

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

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TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

0 250 500
SCALE

ORDINANCE NO. 6319

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO AMEND A PLANNED DEVELOPMENT FOR BEL AIR VILLAGE FORMERLY KNOWN AS TERRA PERPETUA VILLAGE (ORDINANCE NO. 6232) IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), TO INCLUDE 32.545 ACRES FOR A TOTAL OF 278.313 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Planned Development; and

WHEREAS, the City Council finds that this Planned Development will complement or be compatible with the surrounding developments and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and a tract of land conveyed to C. T.

Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551 Deed Records Grayson County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a ½" steel rod found bears North 15° 22' 34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75° 03' 39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71° 14' 48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75° 03' 39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74° 41' 09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74° 18' 39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE North 74° 18' 25" East a distance of 243.59 feet to a concrete right-of-way marker; Thence North 80° 01' 17" East a distance of 803.99 feet to a ½" steel rod set at an angle point in said right-of-way;

THENCE North 74° 18' 39" East a distance of 95.31 feet to a ½" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06° 41' 02" West with said West right-of-way line a distance of 4,025.86 feet to an "L" corner;

THENCE North 83° 18' 58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06° 41' 02" West continuing with said West right-of-way line a distance of 843.85 feet to a ½" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October l, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67° 19' 54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49° 31' 48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a ½" steel rod found at an angle point;

THENCE North 14° 46' 12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a ½" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74° 28' 45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15° 22' 34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING AND CONTAINING 278.313 ACRES OF LAND MORE OR LESS.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.
4. Platting of the property is required.
5. Street names will need to be approved by the Building and Zoning Department before the plat is filed at the Grayson County Courthouse.

Engineering:

6. Driveways and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
7. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
8. Platting of the property is required.
9. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. Development Agreement required for public infrastructures.
11. Traffic Impact Analysis required.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 8th day of September, 2020.

ADOPTED on this the 8th day of September, 2020.

EFFECTIVE DATE on this the 8th day of September, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

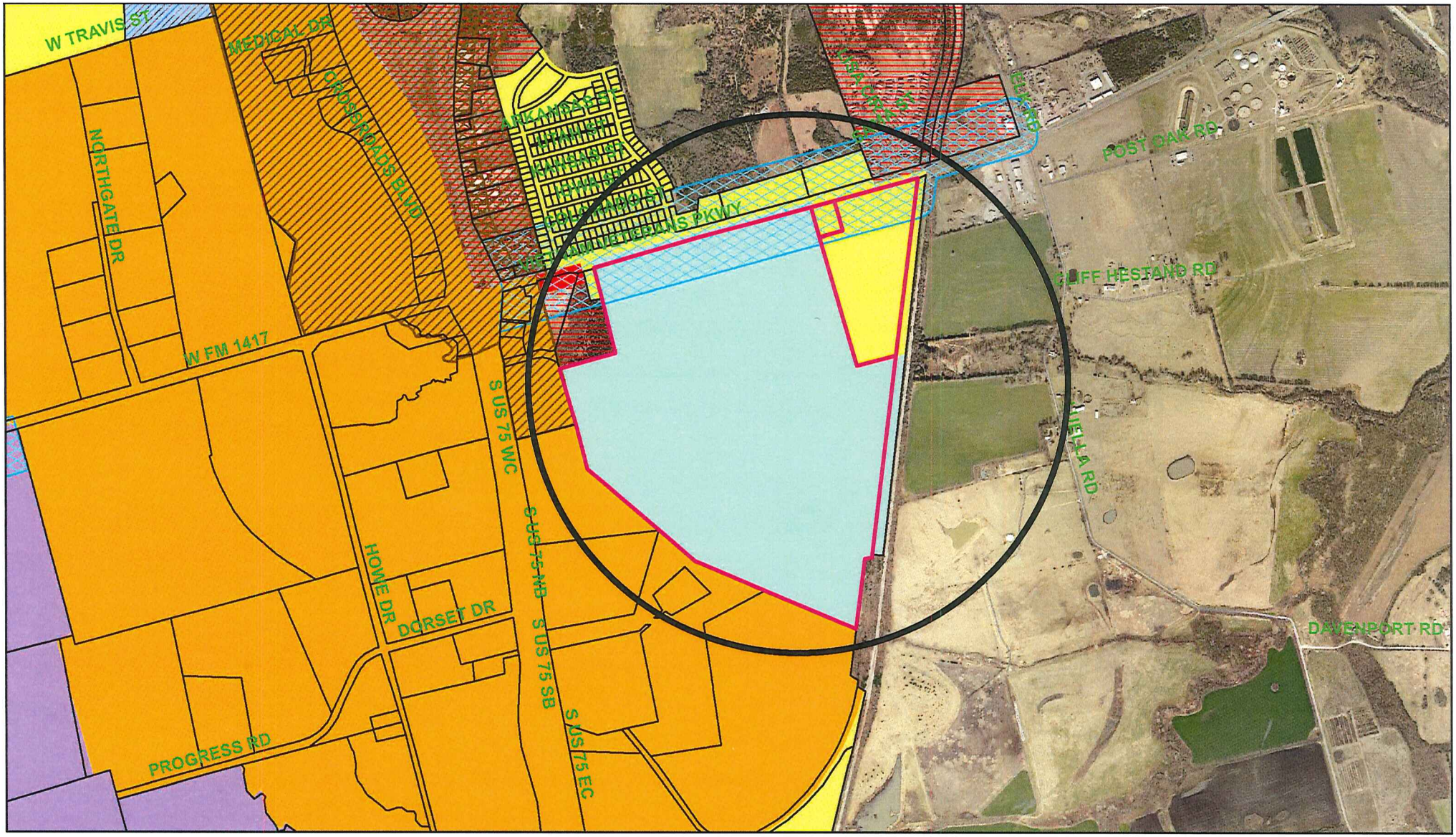
BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

CITY OF SHERMAN

Bel Air Village Expansion



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Parcels_Buffer3

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,500 ft

300-1000 Blocks East FM 1417

(Vietnam Veterans Parkway)

ORDINANCE NO. 6232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR TERRA PERPETUA VILLAGE IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Planned Development; and

WHEREAS, the City Council finds that this Planned Development will complement or be compatible with the surrounding developments and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 15°22'34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75°03'39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71°14'48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75°03'39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74°41'09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74°18'39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Maddox tracts the following calls and distances:

South 14°55'29" East a distance of 642.51 feet;

South 15°21'36" East a distance of 667.58 feet;

South 17°39'07" East a distance of 284.78 feet;

South 15°20'03" East a distance of 209.84 feet to a 1/2" steel rod set marking the Southwest corner of the said Maddox tract and an inside "L" corner to the said 246.134 acre tract;

THENCE North 75°18'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Maddox tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

THENCE South 06°41'02" West with said West right-of-way line a distance of 2152.98 feet to an "L" corner;

THENCE North 83°18'58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06°41'02" West continuing with said West right-of-way line a distance of 843.85 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67°19'54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49°31'48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a 1/2" steel rod found at an angle point;

THENCE North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74°28'45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING and containing 245.83 acres of land more or less**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 5th day of August, 2019.

ADOPTED on this the 5th day of August, 2019

EFFECTIVE DATE on this the 5th day of August, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

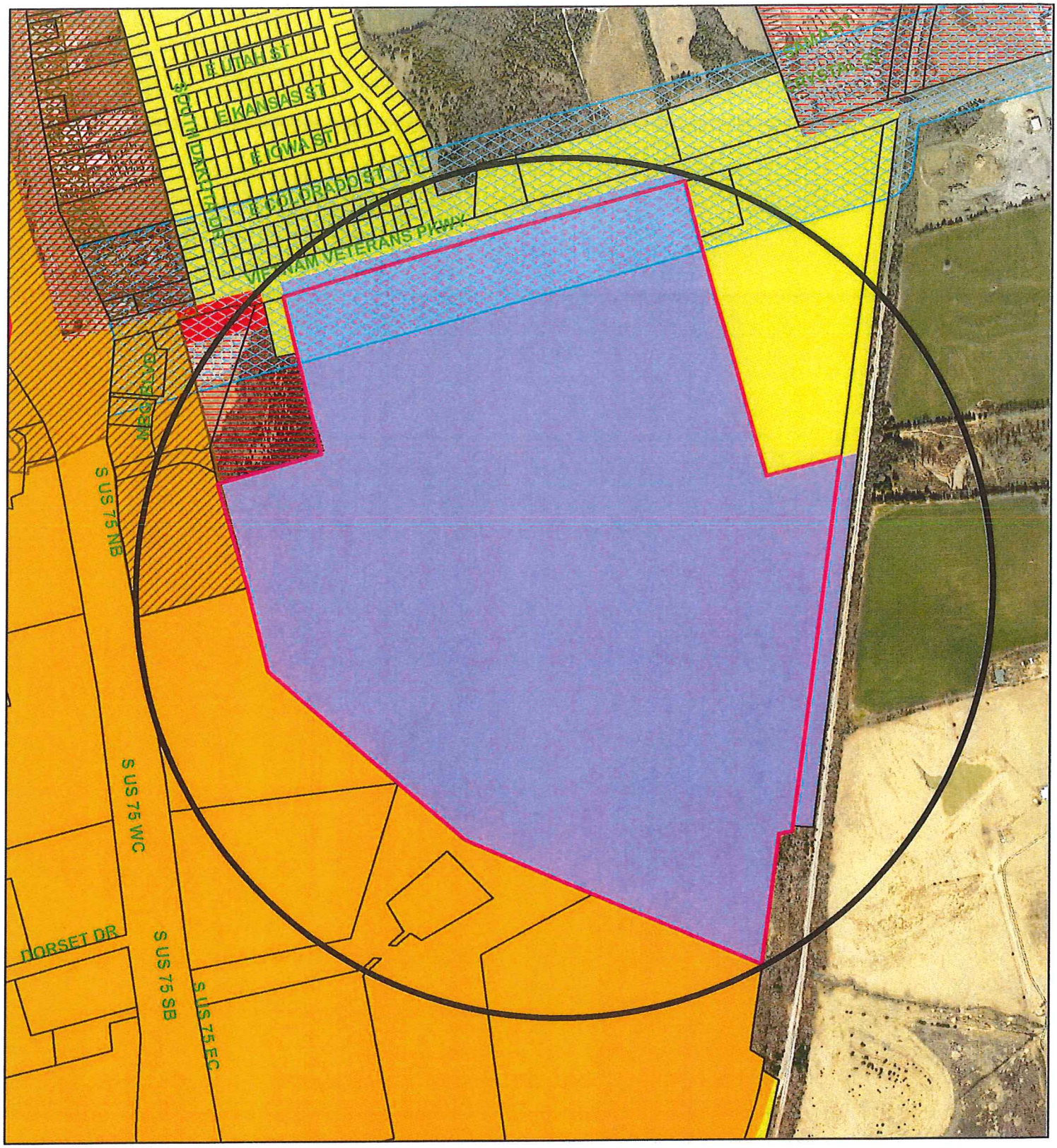
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blks. East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 1,270 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

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

NOT TO SCALE

1 in = 800 ft

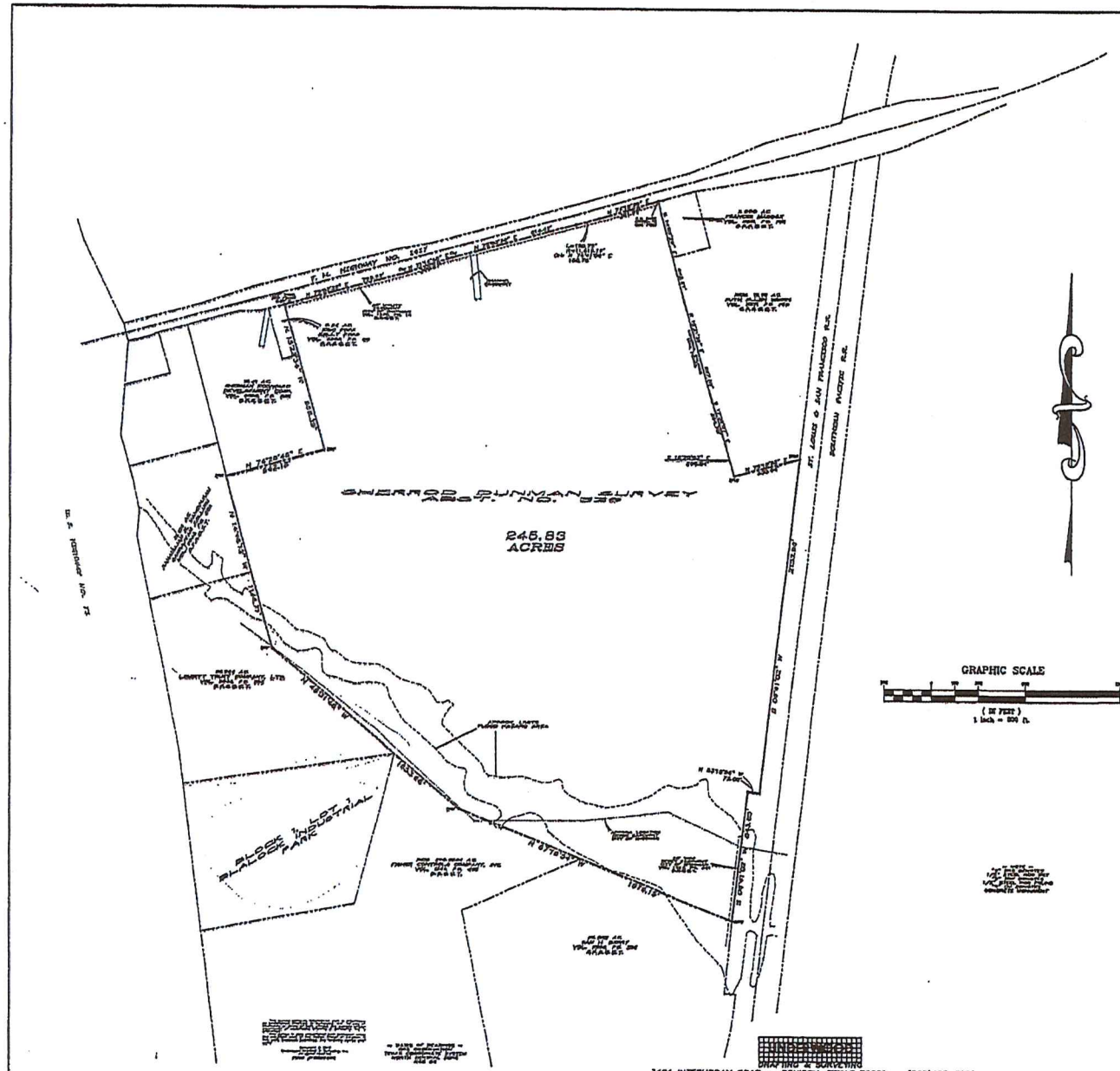
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

300-1000 East FM 1417

(Vietnam Veterans Parkway)

JOB NO. 16010011
FIELD-DFT/JH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 338, and being the same tract of land described as 246.134 acres conveyed by Colonial Grocers, Limited to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 284, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 18°22'34" West a distance of 0.39 feet, said point also being the Northeast corner of the same tract of land described as 0.64 acres conveyed by Rimberg II Golf and Skate Sail to Cris Papp and Kelly Papp by deed dated March 26, 2010, recorded in Volume 4805, Page 60, Official Public Records, Grayson County, Texas;

Thence North 75°03'38" East with said right-of-way line a distance of 788.68 feet to a concrete monument at an angle point;

Thence North 71°14'48" East continuing with said right-of-way line a distance of 300.07 feet to an angle point at the Southeast base of a concrete monument;

Thence North 73°03'16" East continuing with said right-of-way line a distance of 814.47 feet to the beginning of a curve to the left having a radius of 1,482.16 feet;

Thence in an Easterly direction continuing with said right-of-way line along said curve (chord bears North 74°41'08" East, 190.78 feet) an arc distance of 190.91 feet to the end of said curve;

Thence North 74°18'29" East continuing with said right-of-way line a distance of 331.69 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southeast base of a concrete monument, said point also being the original Northeast corner of the same tract of land described as 38.58 acres conveyed by Frances Mabee to Ruth Ellen Green by deed dated October 31, 2002, recorded in Volume 3631, Page 755, said Official Public Records, and being the Northeast corner of the same tract of land described as 2.00 acres excepted from said 38.58 acre tract as conveyed by said Ruth Ellen Green to said Frances Mabee by deed dated October 8, 2002, recorded in Volume 3631, Page 758, said Official Public Records;

Thence in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Mabee tracts the following calls and distances:

South 14°35'26" East a distance of 642.51 feet;
South 10°21'36" East a distance of 807.16 feet;
South 17°04'50" East a distance of 344.79 feet;
South 10°20'33" East a distance of 306.64 feet to a 1/2" steel rod set marking the Southwest corner of the said Mabee tract, and an inside "L" corner in the said 246.134 acre tract;

Thence North 79°39'27" East with a fence distance of 439.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Mabee tract, in the Westerly right-of-way line of the Ft. St. Lewis & San Francisco Railroad;

Thence South 08°41'08" West with said right-of-way the a distance of 3182.89 feet to an "L" corner;

Thence North 63°18'52" West a distance of 75.00 feet to an "L" corner;

Thence South 08°41'08" West continuing with said West right-of-way line a distance of 642.65 feet to a 1/2" steel rod set, marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 88.072 acres conveyed by Sherman Development Partnership No. 1 to Sam R. Berry by deed dated October 1, 1993, recorded in Volume 2256, Page 885, Real Property Records, Grayson County, Texas, also being the most Easterly Southeast corner of the same tract of land described as 240.2286 acres conveyed by International Business Machines Corporation to Fabrica Controls Company, Inc. by deed dated June 30, 1970, recorded in Volume 1348, Page 403, said Deed Records;

Thence North 67°19'24" West with the Southeasterly line of the said 246.134 acre tract, passing the Northeast corner of the said 88.072 acre tract and continuing for a total distance of 1876.15 feet to a 1/2" steel rod found at an angle point;

Thence North 48°01'46" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Steven Industrial Park, an addition to the City of Denison as shown by plat of record in Volume 6, Page 92, Plat Records, Grayson County, Texas, and being the Southeast corner of the same tract of land described as 20.356 acres conveyed by said Sherman Development Partnership No. 1 to County Investment Company, Ltd. by deed dated February 2, 2017, recorded in Volume 5643, Page 525, said Official Public Records, and continuing for a total distance of 1503.06 feet to a 1/2" steel rod found at an angle point;

Thence North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 20.356 acre tract, passing the Northeast corner of the said 20.356 acre tract and the Southeast corner of the said tract of land described as 13.169 acres conveyed by Anthony Alexis to Ramandeep Singh Bhalwan and Ramandeep Kaur by deed dated February 10, 2017, recorded in Volume 5845, Page 1, said Official Public Records, and continuing for a total distance of 1680.71 feet to a 1/2" steel rod found marking the most Westerly Northwest corner of the said 246.134 acre tract and the Southeast corner of the same tract of land described as 13.41 acres conveyed by Omaha Corporation to Shamrock Economic Development Corporation by deed dated August 23, 2016, recorded in Volume 5880, Page 885, said Official Public Records;

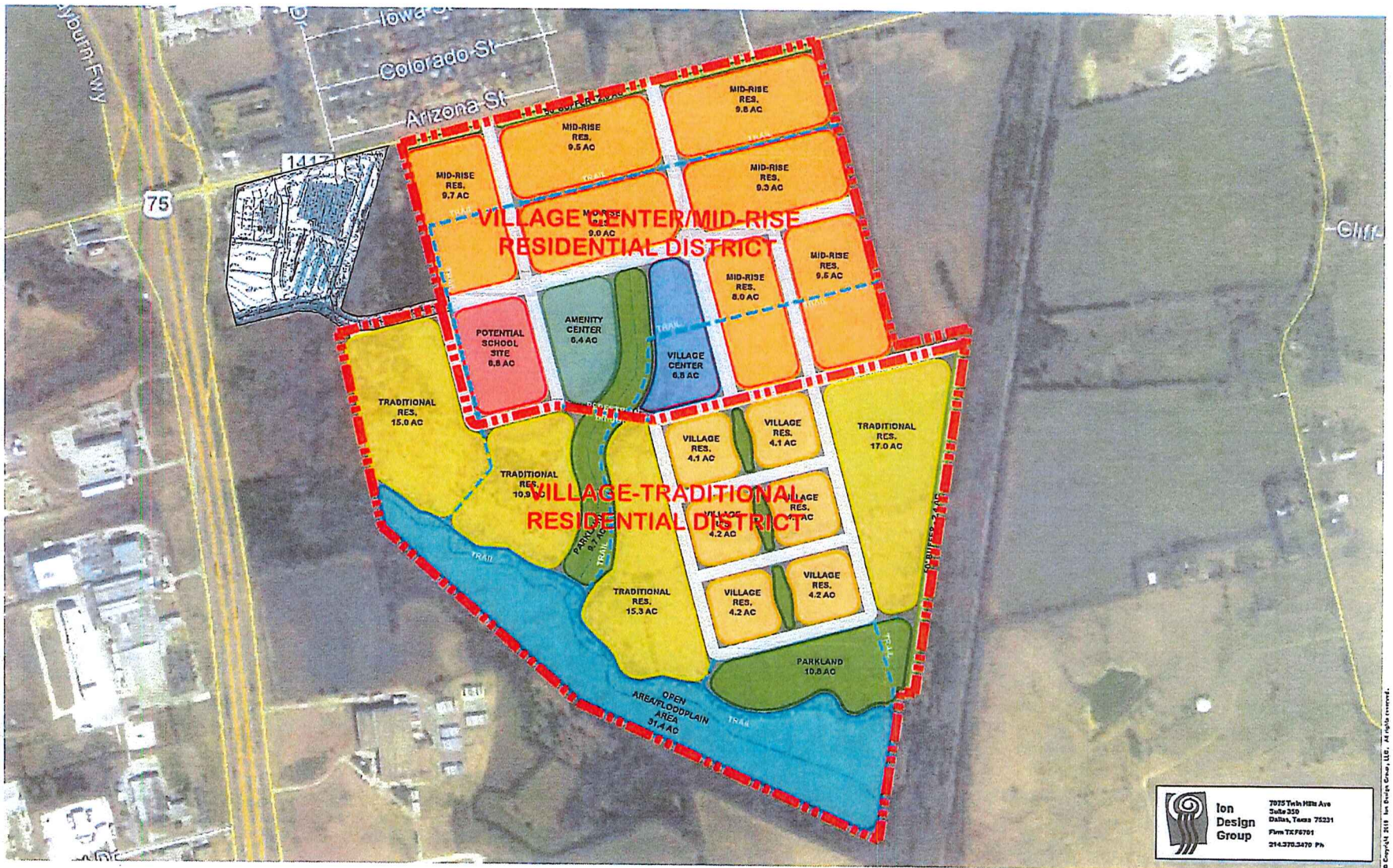
Thence North 74°58'42" East a distance of 242.10 feet to a 1/2" steel rod found maintaining an inside "L" corner in the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

Thence North 18°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 938.39 feet to the Point-of-Beginning and containing 246.83 acres of land more or less.

I, James R. Marat, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground. Said survey was performed without benefit of Title Examination, and no certification is made regarding the existence or absence of any easements, rights of way, servants, appurtenances, or encumbrances embraced by the subject property.

James R. Marat
Registered Professional
Land Surveyor No. 6433
01-24-2018

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181



TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

0 250 500
SCALE

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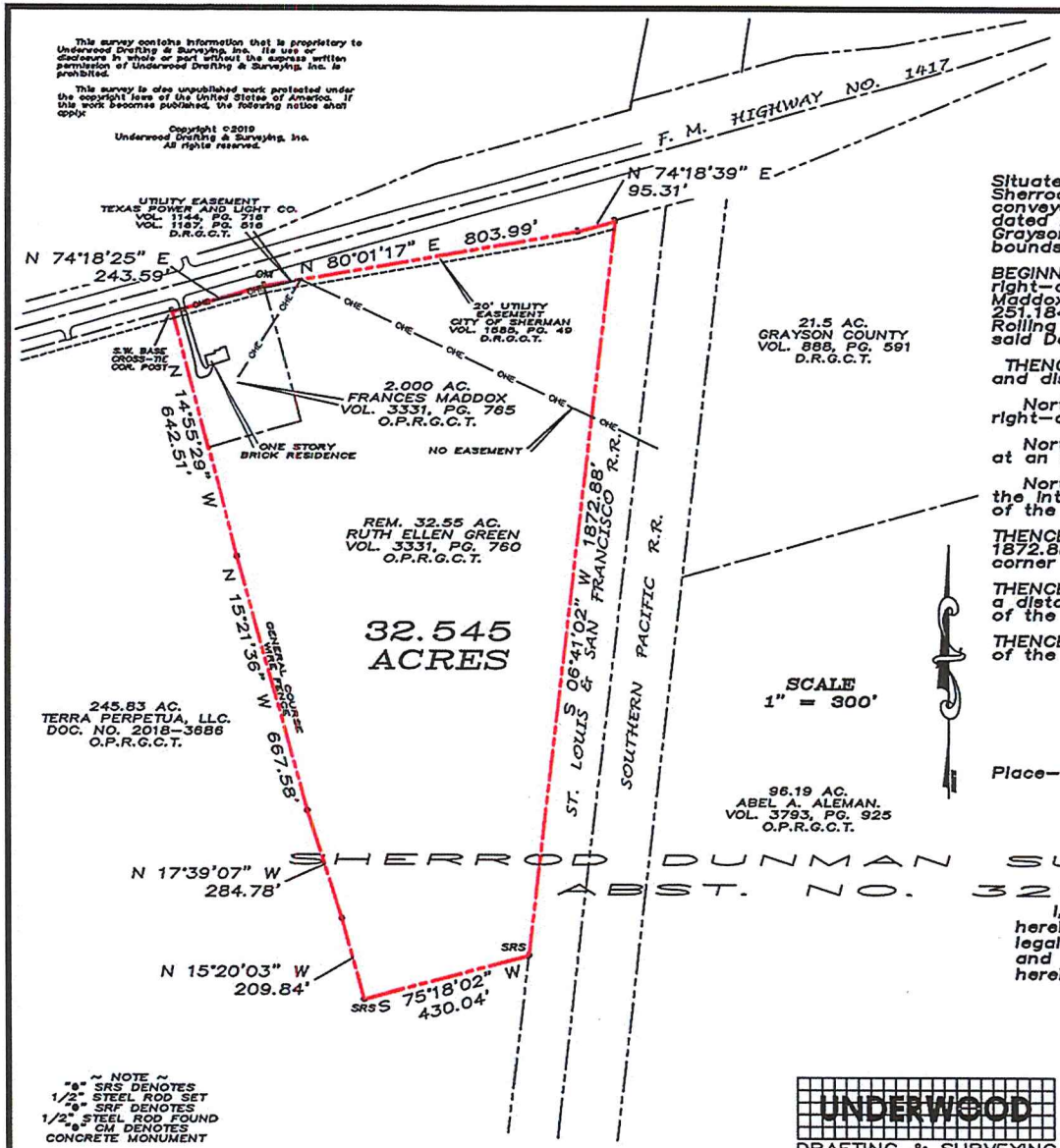
JOB NO. 19090693
FW: JW — DFT: DWU

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



~ NOTE ~
"●" SRS DENOTES 1/2" STEEL ROD SET
"●" SRF DENOTES 1/2" STEEL ROD FOUND
"●" CM DENOTES CONCRETE MONUMENT

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract no. 329, and being a part of the land conveyed by M. L. Maddox to C. T. Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a cross-tie corner post at the intersection of the South right-of-way line of F. M. Highway No. 1417 and the West line of the said Maddox tract, said post being common to the Northeast corner of a 251.1845 acre tract of land conveyed by Edward C. Greene, Trustee, to Rolling Meadows Associates, by deed recorded in Volume 1716, Page 384, said Deed Records;

THENCE in an easterly direction with said right-of-way the following calls and distances:

North 74°18'25" East a distance of 243.59 feet to a concrete right-of-way marker;

North 80°01'17" East a distance of 803.99 feet to a 1/2" steel rod set at an angle point in said right-of-way;

North 74°18'39" East a distance of 95.31 feet to a 1/2" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06°41'02" West with said railroad right-of-way a distance of 1872.88 feet to a 1/2" steel rod set, said rod maintaining the Southeast corner of the said Maddox tract of land;

THENCE South 75°18'02" West with the South line of the said Maddox tract a distance of 430.04 feet to a 1/2" steel rod set at the Southwest corner of the said Maddox tract;

THENCE in a Northerly direction with an old fence maintaining the West line of the said Maddox tract the following calls and distances;

North 15°20'03" West a distance of 209.84 feet to a point;

North 17°39'07" West a distance of 284.78 feet to a point;

North 15°21'36" West a distance of 667.58 feet to a point;

North 14°55'29" West a distance of 642.51 feet to the Place-of-Beginning and containing 32.545 acres of land more or less...

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/17/19

UNDERWOOD
DRAFTING & SURVEYING
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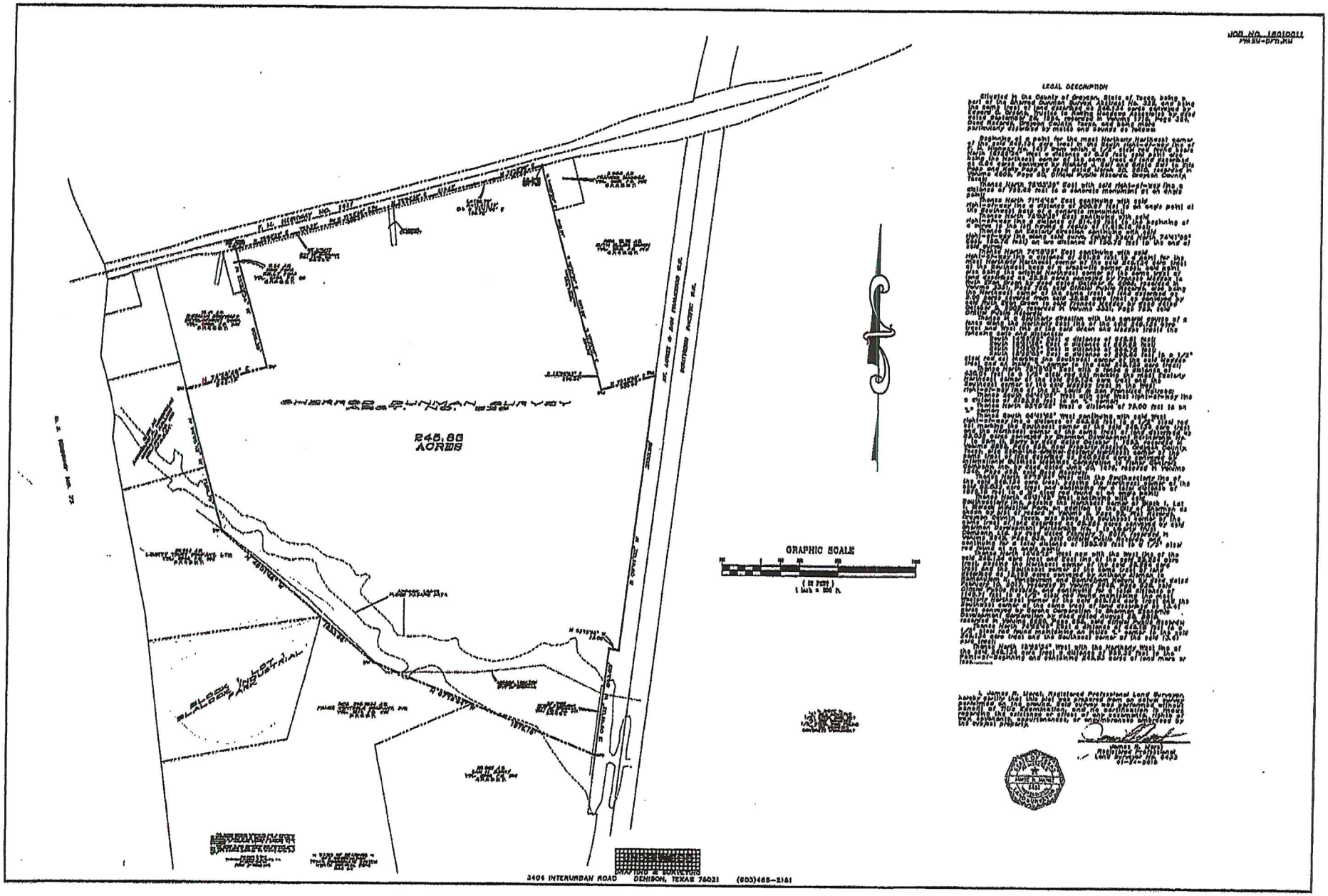
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GRAPHIC SCALE
LEGAL DESCRIPTION
3406 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181

BEL AIR VILLAGE

PLANNED DEVELOPMENT

CITY OF SHERMAN, TEXAS

DESIGN TEAM

ION DESIGN GROUP, LLC

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REVISED JULY 22, 2020

BEL AIR VILLAGE PLANNED DEVELOPMENT

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I. Components of Bel Air Village Planned Development

A. Introduction

Bel Air Village is a mixed-use community encompassing approximately 278.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities complemented by almost 14 percent of the land area set aside as parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE URBAN CENTER uses in proximity to one another.

Note: Words shown in all CAPITAL LETTERS are defined in VI. Definitions.

B. Village Development Objectives

The Bel Air Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering 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;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Key Village Elements

The following enumerates the key elements of the Bel Air Planned Development:

I. Components

A summary of key components covered in the Planned Development, acreages, and overall objectives.

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs the VILLAGE URBAN CENTER and VILLAGE RESIDENTIAL DISTRICTS architectural elements and FAÇADE materials, windows, roofs, service areas and other standards.

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

VI. Definitions

The DEFINITIONS section defines terms used within the Bel Air Village Planned Development.

VII. Appendices

The Appendices contain: Appendix A – CONCEPTUAL PLAN MAP; Appendix B – DEVELOPMENT DISTRICT MAP; and Appendix C – STREET CROSS SECTIONS.

D. Conceptual Plan and Development Districts Maps

The Bel Air Village Planned Development includes the CONCEPTUAL PLAN MAP depicting the respective land uses and the DEVELOPMENT DISTRICTS MAP identifying the two regulating districts.

1. Conceptual Plan Map

a. The CONCEPTUAL PLAN MAP is a depiction of large land use categories that include residential, commercial, open space and major rights-of-way to be developed within the Bel Air Village Planned Development. (See Appendix A – CONCEPTUAL PLAN MAP)

b. The allocation of land uses and proposed road network may be modified as specific development plans come forward at DETAILED SITE PLAN.

c. The table below summarizes generalized land use acreages depicted on the CONCEPTUAL PLAN MAP:

Summary Table of Bel Air Village Acreages and Uses

	Acres	%	Units
RESIDENTIAL			
Single-Family Detached & Attached Residential	167.3	60.1	1,900
Mid-Rise Residential & Lagoon Area	51.2	18.4	3,000
COMMERCIAL			
Village Center	4.5	1.6	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	38.6	13.9	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	16.7	6.0	N/A
Total Acres	**278.3**	**100.0%**	
Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval			

2. Development Districts Map

The DEVELOPMENT DISTRICTS MAP consists of two districts, the VILLAGE URBAN CENTER DISTRICT and the VILLAGE RESIDENTIAL DISTRICT. (See Appendix B – DEVELOPMENT DISTRICTS MAP).

a. VILLAGE URBAN CENTER DISTRICT – land designated for development of COMMERCIAL and MID-RISE RESIDENTIAL uses.

b. VILLAGE RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL uses.

II. Use and Building Envelope Standards

A. Village Urban Center District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) VILLAGE URBAN CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.

(2) COMMERCIAL INDOOR AMUSEMENT

(3) HOTEL, FULL-SERVICE or LIMITED-SERVICE

(4) MID-RISE RESIDENTIAL

(5) SENIOR/ASSISTED LIVING FACILITY

(6) SCHOOL, PRIMARY OR SECONDARY

(7) SKILLED NURSING HOME FACILITY

(8) RECREATIONAL LAGOON

b. Permitted ACCESSORY USES

(1) AFFILIATED RESIDENTIAL USES

(2) AMENITY CENTER

(3) Home Occupations

(4) PARK/OPEN SPACE

(5) Special events

(6) STRUCTURED PARKING

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site

(2) CIVIC BUILDING

(3) Telephonic, radio, television or microwave, communication antennas and tower

d. Prohibited uses

(1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.

(2) Gas wells

(3) Industrial, manufacturing, and warehousing uses

(4) Outside storage, unscreened

(5) Sexually oriented business

(6) Tattoo parlors

(7) Vape businesses

(8) Vehicle-related sales or repair

2. Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Maximum Units /Ac.	Max. Stories	Max. Building Height (ft)	Max. Lot Coverage (%)
Village Urban Center	N/A	N/A	0	0	0	85	5	75'	80

b. Additional Dimensional Standards

(1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN.

(2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

(3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

B. Village Residential District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

b. Permitted ACCESSORY USES

(1) ACCESSORY BUILDING or STRUCTURE

(2) AFFILIATED RESIDENTIAL USES

(3) AMENITY CENTER

(4) Home Occupations

(5) PARK/OPEN SPACE

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) CIVIC BUILDING

(2) SCHOOL, PRIMARY OR SECONDARY

(3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING

(4) Special events

d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection "VILLAGE RESIDENTIAL DISTRICT" or not considered incidental to the primary permitted use.

2. Building Lot Dimensional Standards

a. Dimensional Table

Description	Single-Family Residential Detached	Single-Family Residential Attached
Building Type	Detached	Attached
Minimum Lot Area	4000 square feet	1200 square feet
Maximum Density	12 units per acre	24 units per acre
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	90 feet	50 feet
Front Yard Setback (Alley-Loaded)	10 feet	6 feet
Front Yard Setback (Front-Loaded)	10 feet (building); 25 feet (garage door)	N/A
Side Yard Setback		
Interior Lot	5 feet	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Interior Lot (Zero Lot Line)	1 foot one side, 9 feet other side	N/A
Corner Lot	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet
Maximum Building Height	3 stories, 50 feet	3 stories, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side of adjacent lot for maintenance.

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

III. Architectural Standards

A. Architectural Standards – Village Urban Center District

1. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval

b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (for trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (for trim elements only)

(3) Metal (for beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (only for piers, foundation walls and chimneys)

(5) EIFS

2. Building AWNINGS and CANOPIES

a. Materials, Illumination and Location

(1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.

(2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

3. Building Roofs

a. Permitted Roof Materials

(1) Architectural asphalt shingles

(2) Tile, clay or concrete (faux clay)

(3) Slate (equivalent synthetic or better)

(4) Metal (standing seam, equivalent or better)

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL

b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment

(1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical

(2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

c. Solid Waste Collection and Disposal

(1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.

(2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Architectural Standards – Village Residential District

1. Architectural Diversity

a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front FAÇADE.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4^{th}) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4^{th} lot)

(3) Chimney

(4) Patio courtyard

(5) MASONRY, stone, or cast stone accents

(6) Double entry doors

(7) Covered entry

(8) DORMERS

(9) Cedar shutters

(10) Natural stone (30% front FAÇADE)

(11) 10:12 or great roof pitch (may occur more often than every 4^{th} lot)

(12) Gables with architecture feature

(13) Arch top windows

(14) Circle top windows

(15) Stained wood columns

2. Building FAÇADES

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. RESIDENTIAL buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval

b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.

(2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.

c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited

6. Underground Utilities

a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

IV. Lighting, Parking and Signage Standards

A. Lighting

1. STREET Lights

a. STREET LIGHTS shall be install in accordance with the following:

(1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(3) LOCAL STREETS – lighting shall be at each intersection.

b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

2. VILLAGE URBAN CENTER Lighting

a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE URBAN CENTER.

b. Lighting Standards

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

(1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

(2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.

b. MID-RISE RESIDENTIAL

(1) A minimum of 1.5 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.

(2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per six (6) units.

c. VILLAGE URBAN CENTER

(1) For uses other than MID-RISE RESIDENTIAL, a Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how the uses in the VILLAGE URBAN CENTER will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established as part of the approved DETAILED SITE PLAN.

(2) Required parking ratios for VILLAGE URBAN CENTER uses shall be:

(a) Office – 1 space per 300 square foot

(b) Retail – 1 space per 250 square foot

(c) Restaurant – 1 space per 150 square foot

2. On-Street Parking

a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

C. Signage

3. Signage Plan

a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.

b. Only individual lettering on a VILLAGE URBAN CENTER signage may be internally lit.

c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside.

4. Prohibited or Limited Signs

a. Billboards, off-premises, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.

b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

V. Landscaping and Park/Open Space Standards

A. Landscaping

1. Landscaping – Trees

a. STREET TREES

(1) MAJOR STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(2) MINOR and LOCAL STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.

(4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

b. VILLAGE URBAN CENTER TREES

(1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE URBAN CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.

(2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:

(a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.

(b) Trees may be planted in groups with appropriate spacing for species.

(c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL TREES

(1) General

(a) Required FRONT YARD TREES shall be in addition to the required STREET TREES

(b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

(2) Required FRONT YARD TREES

(a) Lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.

(b) Lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2. Landscaping – Yards

a. VILLAGE URBAN CENTER Yards

(1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

(1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

(2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

(3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

(4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

(5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3. Landscaping – Parking Lots

a. Five (5) linear feet of landscaped evergreen screening and/or masonry wall at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.

b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

(1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN

(3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.

(5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

4. Landscaping – Fences/Walls

a. Fences/Walls – General

(1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.

(2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.

(3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.

(4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE URBAN CENTER.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

b. Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

c. Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5. Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

6. Landscaping – Completion

a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

b. Due to on-going drought conditions, the CITY may authorize delay for planting of new landscape materials, in which case, a certificate of occupancy may be issued.

c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

B. Park/Open Space

1. PARK/OPEN SPACE

a. VILLAGE URBAN CENTER

(1) VILLAGE URBAN CENTER uses, other than MID-RISE RESIDENTIAL, shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.

(2) MID-RISE RESIDENTIAL shall allocate not less than ten percent (10%) of the lot area to PARK/OPEN SPACE.

(a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.

(b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.

b. VILLAGE RESIDENTIAL

(1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.

(2) PARK/OPEN SPACE shall be maintained by either a property or homeowners association or by the CITY if designated public PARK/OPEN SPACE.

2. PEDESTRIAN PATHWAYS

c. PEDESTRIAN PATHWAYS shall be a minimum of six (6) feet in width on MAJOR and MINOR STREETS and five (5) feet on LOCAL STREETS.

d. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

VI. Definitions

A. Purpose

The words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

B. Terms Defined

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE URBAN CENTER uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

BUILDING OFFICIAL – The official appointed to enforce the ZONING ORDINANCE.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCIAL purposes.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL USE (see USE).

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

VILLAGE URBAN CENTER – Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE URBAN CENTER intended for more flexible development standards allowing for VILLAGE URBAN CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-

RISE RESIDENTIAL uses.

VILLAGE RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EIFS (EXTERIOR INSULATION AND FINISH SYSTEM) – a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind.

FRONT YARD TREE (see TREE, FRONT YARD).

HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities, and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk, and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S BUILDING OFFICIAL.

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE URBAN CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, PARKWAYS, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS.

RETAIL (see USE).

RESIDENTIAL (see USE)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET TREE (see TREE, STREET).

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability, and fire resistive specifications.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

USES

ACCESSORY USE – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including the following: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

COMMERCIAL USE – Includes BUSINESS SERVICES, OFFICES, PERSONAL SERVICES, RETAIL SERVICES, RETAIL SPECIALTY USES, RETAIL TRADE USES, STUDIO USES, and RECREATIONAL LAGOON.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RECREATIONAL LAGOON – A large, artificially-created recreational water body for swimming and other water-related activities (can be a COMMERCIAL or CIVIC use).

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

> **RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.
>
> **RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.
>
> **RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as "apartments;" this definition does not include a HOTEL or any short-term stay facility (stays of less than six months) but may include ground-floor commercial.
>
> **RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit; this definition includes DETACHED and ATTACHED residential uses but does not include MID-RISE RESIDENTIAL.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, LIMITED and FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

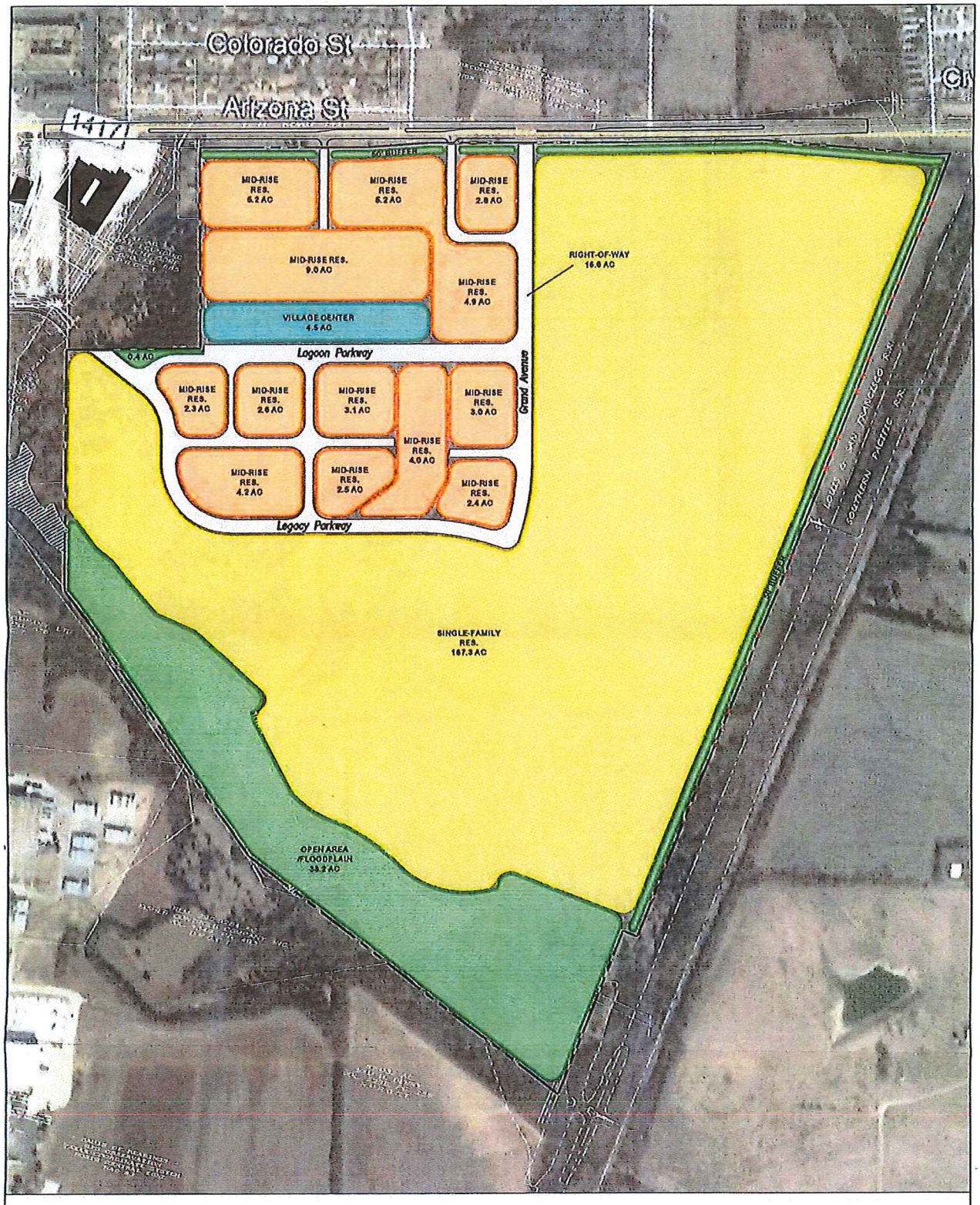
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

A. Appendix – Conceptual Plan Map

B. Appendix – Development Districts Map

C. Appendix – Street Cross Sections



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7076 Tate Hills Ave
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Dallas, Texas 75231
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214.370.3470 Ph

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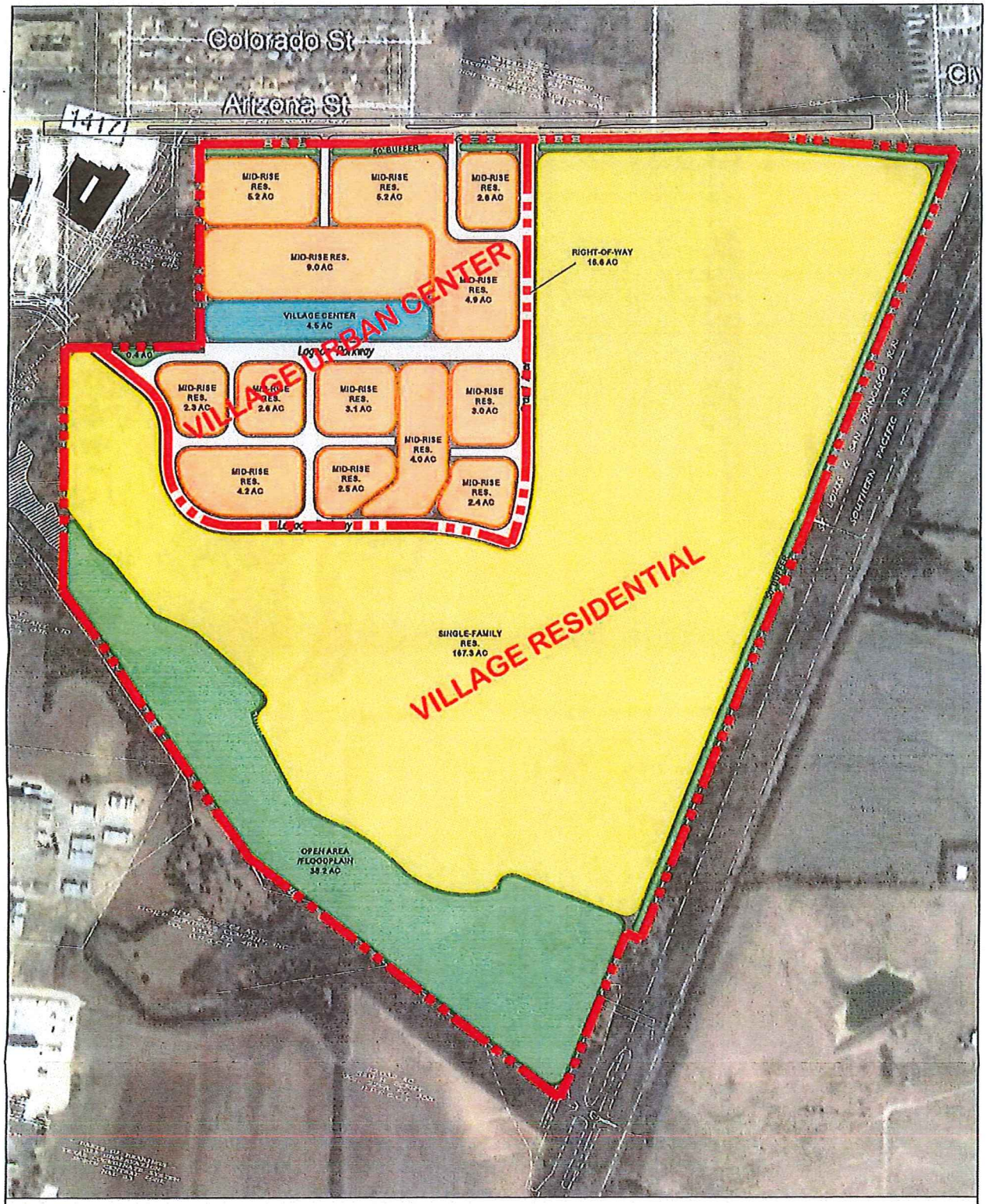
BEL AIR VILLAGE

Conceptual Plan Map

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Print Date 12/1/2020

0 200 400
SCALE



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BEL AIR VILLAGE

Development Districts Map

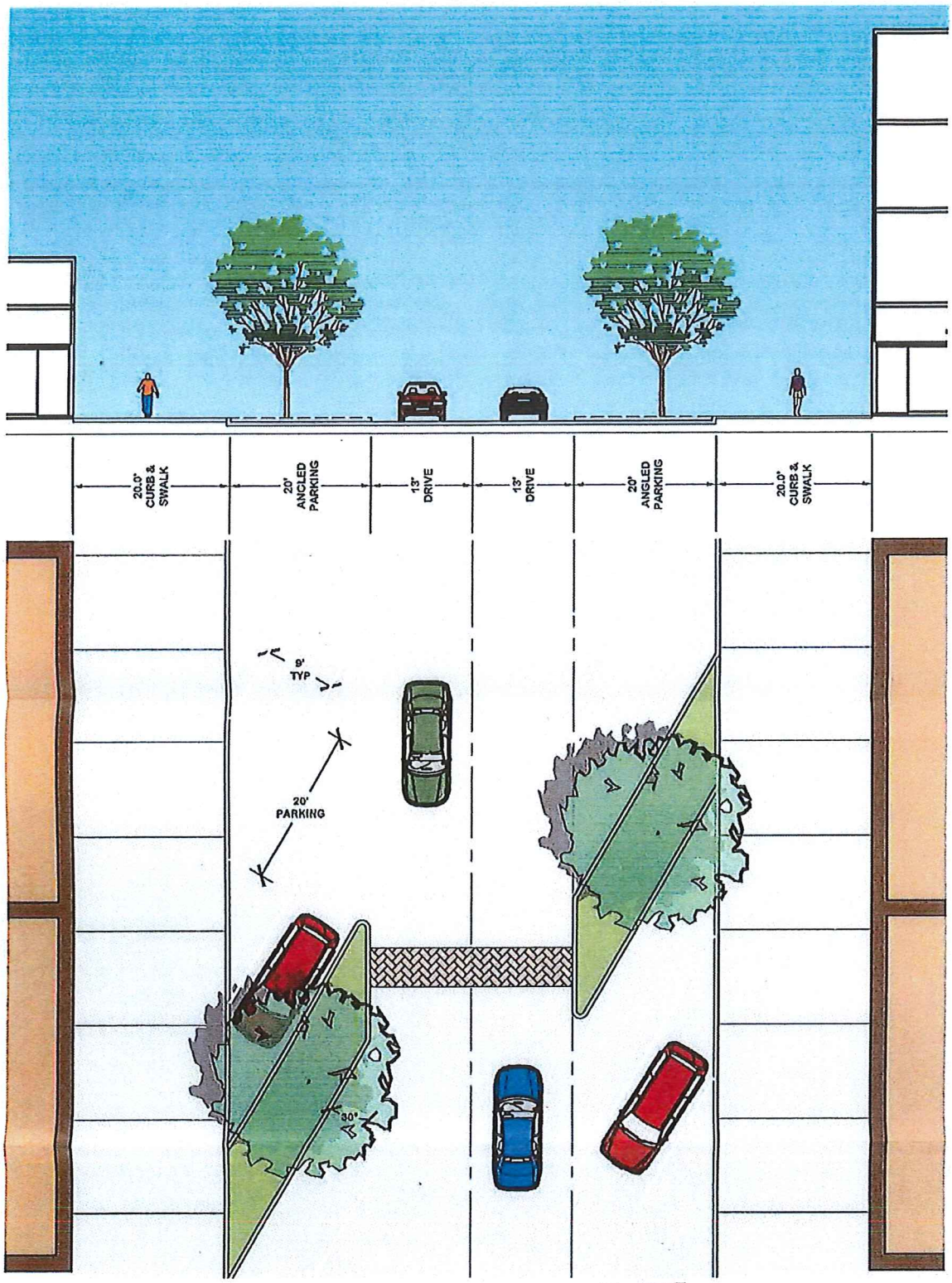
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Print Date 12/1/20

N

0 200 400
SCALE

LAGOON PARKWAY - 106' R.O.W.



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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

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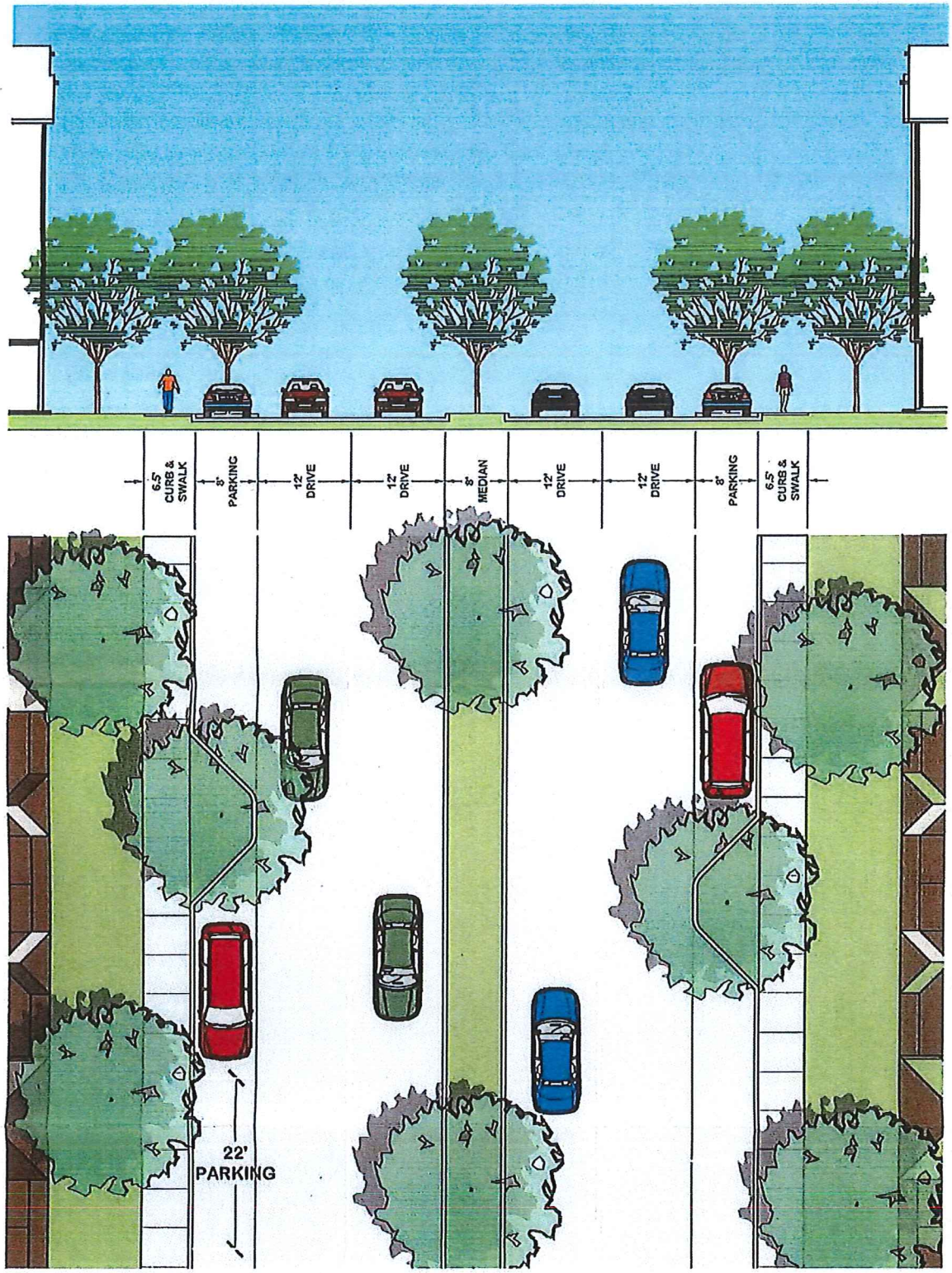
GRAND AVENUE - 85' R.O.W.



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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

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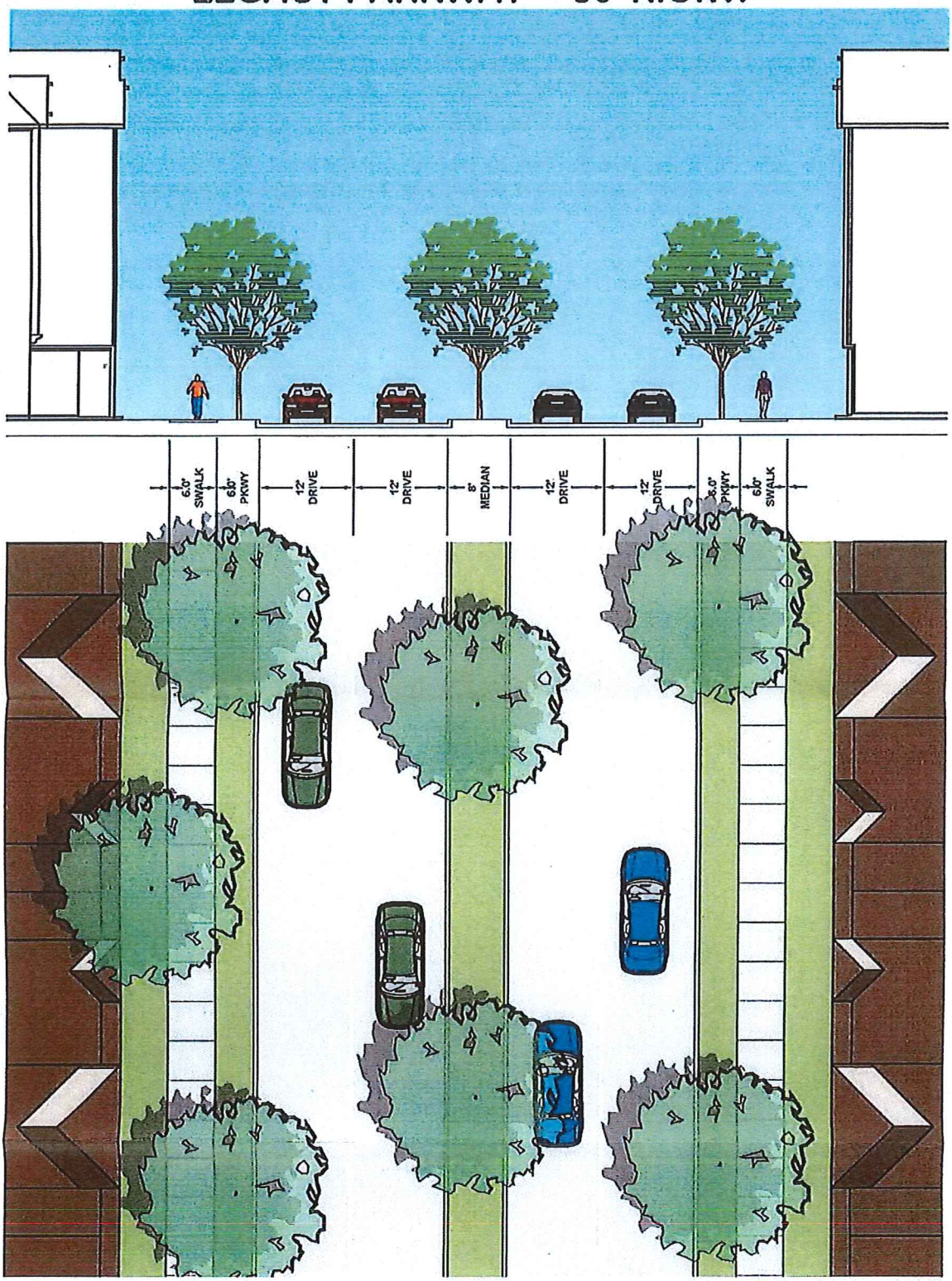
LEGACY PARKWAY - 80' R.O.W.



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STREET SECTIONS
SHERMAN, TEXAS
May 2020

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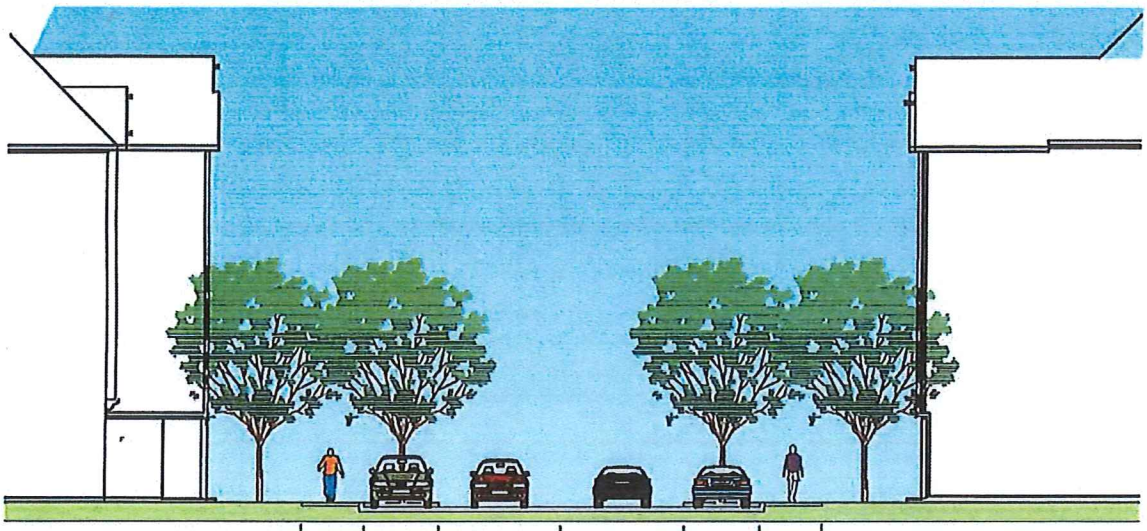
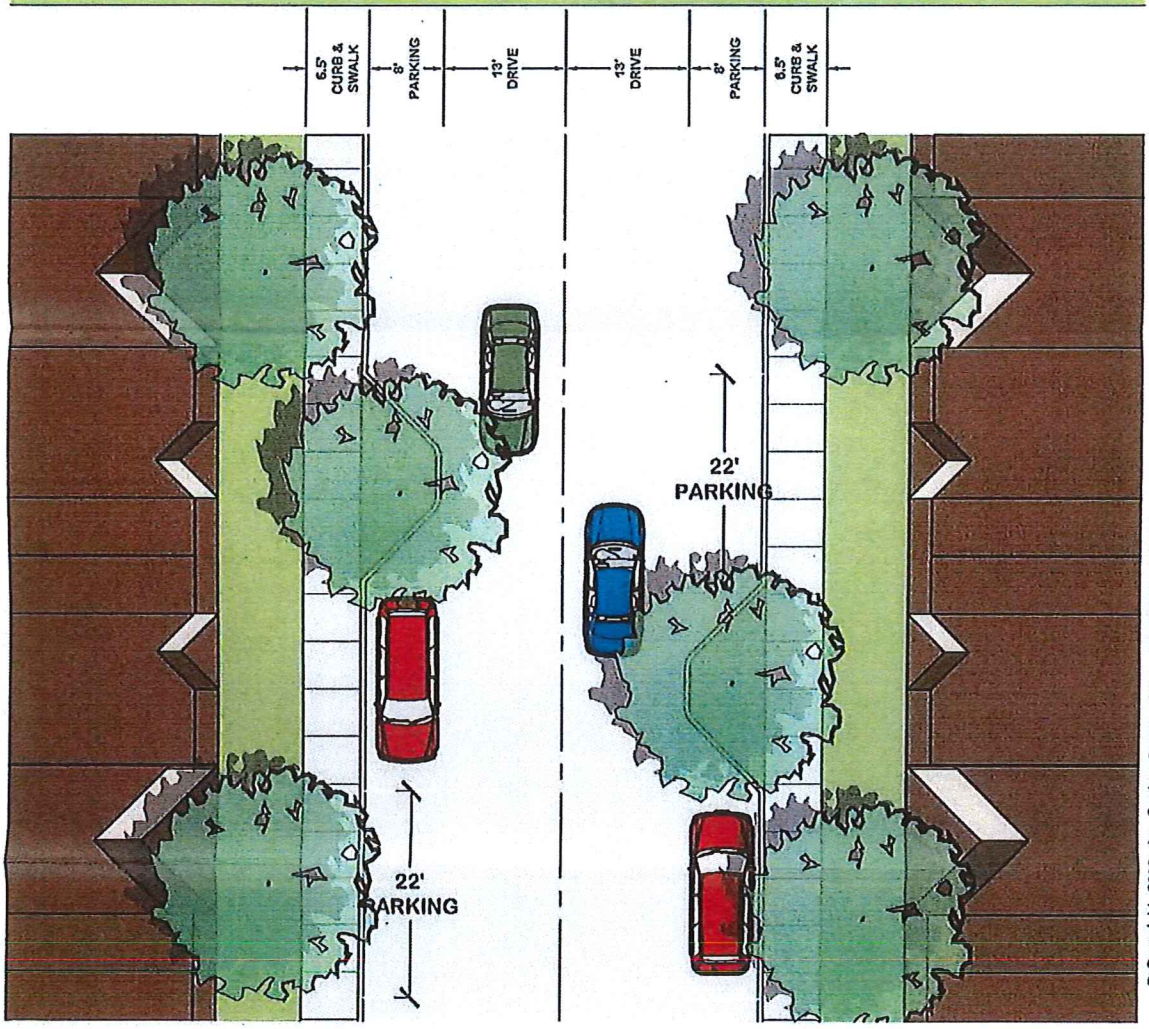
VILLAGE RESIDENTIAL - 55' R.O.W.





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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

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HALFF

Memo to: City of Sherman

July 23, 2020

Bel Air PD Review

C/O: Rob Rae, AICP, Director of Development Services

Rob,

Per the requested review of the revised Bel Air PD, Halff has completed a review of the revised language and discussed refinements with the applicants as of July 20, 2020.

To summarize the proposed revisions, the applicant has proposed increasing the property within the PD framework, adjusted the developments district framework and the focus of the project amenities around the recreational lagoon feature. The land uses and anticipated development characteristics have added definition and clarity to frame the expectations for this mixed-use, mixed-density development. Additionally, exhibits have been refined with additional design clarity and the PD has added sections with summary tables that communicate project requirements more clearly and concisely than before.

Halff's task was to review the revisions in the context of the PD ordinance to ensure that the changes were consistent with the approved PD and the City's 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 Bel Air PD revisions set a clear framework for density, a public gathering space in the lagoon feature, and a mix of uses and housing opportunities, much of which could not be achieved under the zoning regulations and, thus, a PD is necessary to facilitate the project.

The minimum ordinance qualifications of multiple housing types, retail/employment, and a public destination are achieved. The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan. The enhancements required in the ordinance, including examples of a cohesive mixed-use setting, variety of housing, pedestrian-friendly streets, architectural certainty, etc. are all presented in a manner that is understandable and supportive of the overarching theme of the project.

The only question that was outstanding after the review and conversation with the project team was the proposed public parkland in the original PD, which is no longer proposed in the revision. The proposal of the recreational lagoon is being presented instead as the public destination component. It should be noted that there is no specific requirement for a park in the PD ordinance. Therefore, there is no inconsistency with the ordinance, just a reviewer's note that the parkland has been replaced with the lagoon concept, which is less detailed at this time because the feature has not been designed or precisely located on the site.

After a thorough review and conversation with the project team, Halff has determined that the proposed revisions to the Bel Air PD are consistent and supportive of the elements of the City of Sherman PD ordinance and recommends approval.

Reviewed by:

Jordan Maddox, AICP

Planning Team Leader, Halff Associates, Inc.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 11.

Meeting Date: 08/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services
Rob Rae, Incoming Director of Development Services

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

Requested Action/Proposed Use:

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

The request of Terra Perpetua LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) to include 32.545 acres for a total of 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).

Background:

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

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

Adjacent Zoning:

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

Origination:

Terra Perpetua LLC (Owners)
Bryan Klein, ION Design Group (Representative)
Bush Architects, LLC (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ordinance 6232
Survey - 32 acres
Survey - 245 acres
Bel Air Village Planned Development
Halff & Associates Review
Staff Review Letter

BEL AIR VILLAGE

PLANNED DEVELOPMENT

CITY OF SHERMAN, TEXAS

DESIGN TEAM

ION DESIGN GROUP, LLC

7075 Twin Hills Avenue, Suite 350, Dallas, TX 75231

GFF ARCHITECTS

808 Fairmount St SUITE 300, Dallas, TX 75201

REVISED SEPTEMBER 7, 2021

Bel Air Village Planned Development

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I. Components of Bel Air Village Planned Development

A. Introduction

Bel Air Village is a mixed-use community encompassing approximately 278.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities complemented by almost 14 percent of the land area set aside as parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE URBAN CENTER uses in proximity to one another.

Note: Words shown in all CAPITAL LETTERS are defined in VI. Definitions.

B. Village Development Objectives

The Bel Air Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering 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;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Key Village Elements

The following enumerates the key elements of the Bel Air Planned Development:

I. Components

A summary of key components covered in the Planned Development, acreages, and overall objectives.

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs the VILLAGE URBAN CENTER and VILLAGE RESIDENTIAL DISTRICTS architectural elements and FAÇADE materials, windows, roofs, service areas and other standards.

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

VI. Definitions

The DEFINITIONS section defines terms used within the Bel Air Village Planned Development.

VII. Appendices

The Appendices contain: Appendix A – CONCEPTUAL PLAN MAP; Appendix B – DEVELOPMENT DISTRICT MAP; and Appendix C – STREET CROSS SECTIONS.

D. Conceptual Plan and Development Districts Maps

The Bel Air Village Planned Development includes the CONCEPTUAL PLAN MAP depicting the respective land uses and the DEVELOPMENT DISTRICTS MAP identifying the two regulating districts.

1. Conceptual Plan Map

a. The CONCEPTUAL PLAN MAP is a depiction of large land use categories that include residential, commercial, open space and major rights-of-way to be developed within the Bel Air Village Planned Development. (See Appendix A – CONCEPTUAL PLAN MAP)

b. The allocation of land uses and proposed road network may be modified as specific development plans come forward at DETAILED SITE PLAN.

c. The table below summarizes generalized land use acreages depicted on the CONCEPTUAL PLAN MAP:

Summary Table of Bel Air Village Acreages and Uses

	Acres	%	Units
RESIDENTIAL			
Single-Family Detached & Attached Residential	167.3	60.1	1,900
Mid-Rise Residential & Lagoon Area	51.2	18.4	3,000
COMMERCIAL			
Village Center	4.5	1.6	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	38.6	13.9	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	16.7	6.0	N/A
Total Acres	**278.3**	**100.0%**	
Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval			

2. Development Districts Map

The DEVELOPMENT DISTRICTS MAP consists of two districts, the VILLAGE URBAN CENTER DISTRICT and the VILLAGE RESIDENTIAL DISTRICT. (See Appendix B – DEVELOPMENT DISTRICTS MAP).

a. VILLAGE URBAN CENTER DISTRICT – land designated for development of COMMERCIAL and MID-RISE RESIDENTIAL uses.

b. VILLAGE RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL uses.

II. Use and Building Envelope Standards

A. Village Urban Center District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) VILLAGE URBAN CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.

(2) COMMERCIAL INDOOR AMUSEMENT

(3) HOTEL, FULL-SERVICE or LIMITED-SERVICE

(4) MID-RISE RESIDENTIAL

(5) SENIOR/ASSISTED LIVING FACILITY

(6) SCHOOL, PRIMARY OR SECONDARY

(7) SKILLED NURSING HOME FACILITY

(8) RECREATIONAL LAGOON

b. Permitted ACCESSORY USES

(1) AFFILIATED RESIDENTIAL USES

(2) AMENITY CENTER

(3) Home Occupations

(4) PARK/OPEN SPACE

(5) Special events

(6) STRUCTURED PARKING

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site

(2) CIVIC BUILDING

(3) Telephonic, radio, television or microwave, communication antennas and tower

d. Prohibited uses

(1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.

(2) Gas wells

(3) Industrial, manufacturing, and warehousing uses

(4) Outside storage, unscreened

(5) Sexually oriented business

(6) Tattoo parlors

(7) Vape businesses

(8) Vehicle-related sales or repair

2. Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Maximum Units /Ac.	Max. Stories	Max. Building Height (ft)	Max. Lot Coverage (%)
Village Urban Center	N/A	N/A	0	0	0	85	5	75'	80

b. Additional Dimensional Standards

(1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN.

(2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

(3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

B. Village Residential District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

b. Permitted ACCESSORY USES

(1) ACCESSORY BUILDING or STRUCTURE

(2) AFFILIATED RESIDENTIAL USES

(3) AMENITY CENTER

(4) Home Occupations

(5) PARK/OPEN SPACE

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) CIVIC BUILDING

(2) SCHOOL, PRIMARY OR SECONDARY

(3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING

(4) Special events

d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection "VILLAGE RESIDENTIAL DISTRICT" or not considered incidental to the primary permitted use.

2. Building Lot Dimensional Standards

a. Dimensional Table

Description	Single-Family Residential Detached	Single-Family Residential Attached
Building Type	Detached	Attached
Minimum Lot Area	4000 square feet	1200 square feet
Maximum Density	12 units per acre	24 units per acre
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	90 feet	50 feet
Front Yard Setback (Alley-Loaded)	10 feet	6 feet
Front Yard Setback (Front-Loaded)	10 feet (building); 20 feet (garage door)	N/A
Side Yard Setback		
Interior Lot	5 feet	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Interior Lot (Zero Lot Line)	1 foot one side, 9 feet other side	N/A
Corner Lot	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet
Maximum Building Height	2.5 story, 40 feet	3 story, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side of adjacent lot for maintenance.

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

III. Architectural Standards

A. Architectural Standards – Village Urban Center District

1. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:
   (1) MASONRY/STONE
   (2) STUCCO/PLASTER
   (3) Hardie-Plank™ equivalent or better siding
   (4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval

b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:
   (1) Pre-cast masonry (for trim and cornice elements only)
   (2) Gypsum reinforced fiber concrete (for trim elements only)
   (3) Metal (for beams, lintels, trim elements and ornamentation only)
   (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
   (5) EIFS

2. Building AWNINGS and CANOPIES

a. Materials, Illumination and Location
   (1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.
   (2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

3. Building Roofs

a. Permitted Roof Materials
   (1) Architectural asphalt shingles
   (2) Tile, clay or concrete (faux clay)
   (3) Slate (equivalent synthetic or better)
   (4) Metal (standing seam, equivalent or better)
   (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL

b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment
   (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical
   (2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

c. Solid Waste Collection and Disposal

(1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.

(2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Architectural Standards – Village Residential District

1. Architectural Diversity

a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front FAÇADE.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4^{th}) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4^{th} lot)

(3) Chimney

(4) Patio courtyard

(5) MASONRY, stone, or cast stone accents

(6) Double entry doors

(7) Covered entry

(8) DORMERS

(9) Cedar shutters

(10) Natural stone (30% front FAÇADE)

(11) 10:12 or great roof pitch (may occur more often than every 4^{th} lot)

(12) Gables with architecture feature

(13) Arch top windows

(14) Circle top windows

(15) Stained wood columns

2. Building FAÇADES

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. RESIDENTIAL buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval

b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.

(2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.

c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited

6. Underground Utilities

a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

IV. Lighting, Parking and Signage Standards

A. Lighting

1. STREET Lights

a. STREET LIGHTS shall be install in accordance with the following:

(1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(3) LOCAL STREETS – lighting shall be at each intersection.

b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

2. VILLAGE URBAN CENTER Lighting

a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE URBAN CENTER.

b. Lighting Standards

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

(1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

(2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.

b. MID-RISE RESIDENTIAL

(1) A minimum of 1.5 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.

(2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per six (6) units.

c. VILLAGE URBAN CENTER

(1) For uses other than MID-RISE RESIDENTIAL, a Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how the uses in the VILLAGE URBAN CENTER will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established as part of the approved DETAILED SITE PLAN.

(2) Required parking ratios for VILLAGE URBAN CENTER uses shall be:

(a) Office – 1 space per 300 square foot

(b) Retail – 1 space per 250 square foot

(c) Restaurant – 1 space per 150 square foot

2. On-Street Parking

a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

C. Signage

1. Signage Plan

a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.

b. Only individual lettering on a VILLAGE URBAN CENTER signage may be internally lit.

c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside.

2. Prohibited or Limited Signs

a. Billboards, off-premises, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.

b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

V. Landscaping and Park/Open Space Standards

A. Landscaping

1. Landscaping – Trees

a. STREET TREES

(1) MAJOR STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(2) MINOR and LOCAL STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.

(4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

b. VILLAGE URBAN CENTER TREES

(1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE URBAN CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.

(2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:

(a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.

(b) Trees may be planted in groups with appropriate spacing for species.

(c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL TREES

(1) General

(a) Required FRONT YARD TREES shall be in addition to the required STREET TREES

(b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

(2) Required FRONT YARD TREES

(a) Lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.

(b) Lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2. Landscaping – Yards

a. VILLAGE URBAN CENTER Yards

(1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

(1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

(2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

(3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

(4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

(5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3. Landscaping – Parking Lots

a. Five (5) linear feet of landscaped evergreen screening and/or masonry wall at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.

b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

(1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN

(3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.

(5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

4. Landscaping – Fences/Walls

a. Fences/Walls – General

(1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.

(2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.

(3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.

(4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE URBAN CENTER.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

b. Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

c. Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5. Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

6. Landscaping – Completion

a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

b. Due to on-going drought conditions, the CITY may authorize delaying planting of new landscape materials, in which case, a certificate of occupancy may be issued.

c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

B. Park/Open Space

1. PARK/OPEN SPACE

a. VILLAGE URBAN CENTER

(1) VILLAGE URBAN CENTER uses, other than MID-RISE RESIDENTIAL, shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.

(2) MID-RISE RESIDENTIAL shall allocate not less than ten percent (10%) of the lot area to PARK/OPEN SPACE.

(a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.

(b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.

b. VILLAGE RESIDENTIAL

(1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.

(2) PARK/OPEN SPACE shall be maintained by either a property or homeowners association or by the CITY if designated public PARK/OPEN SPACE.

2. PEDESTRIAN PATHWAYS

c. PEDESTRIAN PATHWAYS shall be a minimum of six (6) feet in width on MAJOR and MINOR STREETS and five (5) feet on LOCAL STREETS.

d. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

VI. Definitions

A. Purpose

The words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

B. Terms Defined

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE URBAN CENTER uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

BUILDING OFFICIAL – The official appointed to enforce the ZONING ORDINANCE.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCIAL purposes.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL USE (see USE).

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

VILLAGE URBAN CENTER – Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE URBAN CENTER intended for more flexible development standards allowing for VILLAGE URBAN CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-

RISE RESIDENTIAL uses.

VILLAGE RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EXTERIOR INSULATION AND FINISH SYSTEM or "EIFS" - a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind.

FRONT YARD TREE (see TREE, FRONT YARD).

HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities, and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk, and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S BUILDING OFFICIAL.

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE URBAN CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, PARKWAYS, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS.

RETAIL (see USE).

RESIDENTIAL (see USE)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET TREE (see TREE, STREET).

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability, and fire resistive specifications.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

USES

> **ACCESSORY USE** – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including the following: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

COMMERCIAL USE – Includes BUSINESS SERVICES, OFFICES, PERSONAL SERVICES, RETAIL SERVICES, RETAIL SPECIALTY USES, RETAIL TRADE USES, STUDIO USES, and RECREATIONAL LAGOON.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RECREATIONAL LAGOON – A large, artificially-created recreational water body for swimming and other water-related activities (can be a COMMERCIAL or CIVIC use).

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

> **RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.
>
> **RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.
>
> **RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as "apartments;" this definition does not include a HOTEL or any short-term stay facility (stays of less than six months) but may include ground-floor commercial.
>
> **RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit; this definition includes DETACHED and ATTACHED residential uses but does not include MID-RISE RESIDENTIAL.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, LIMITED and FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

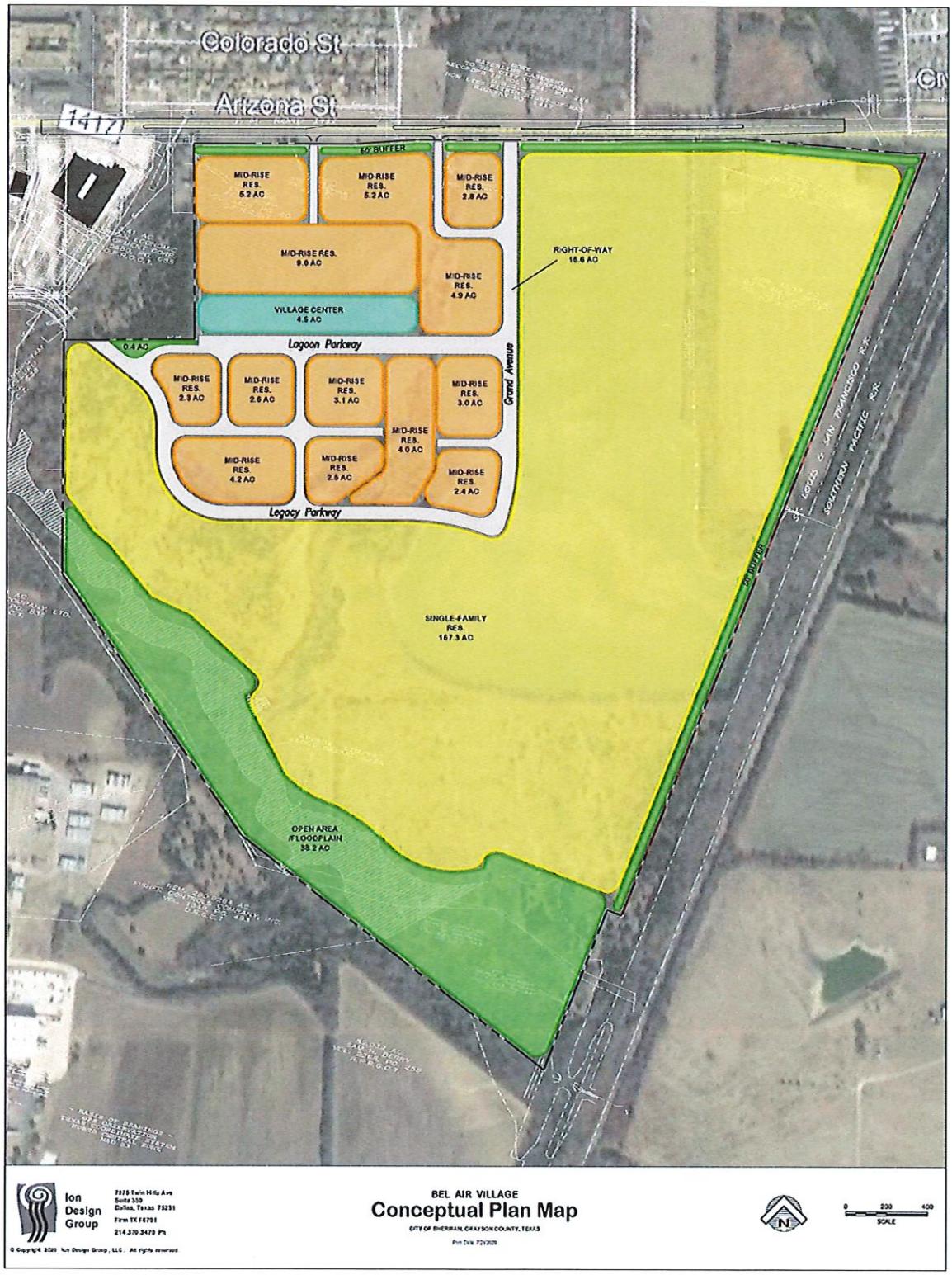
VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

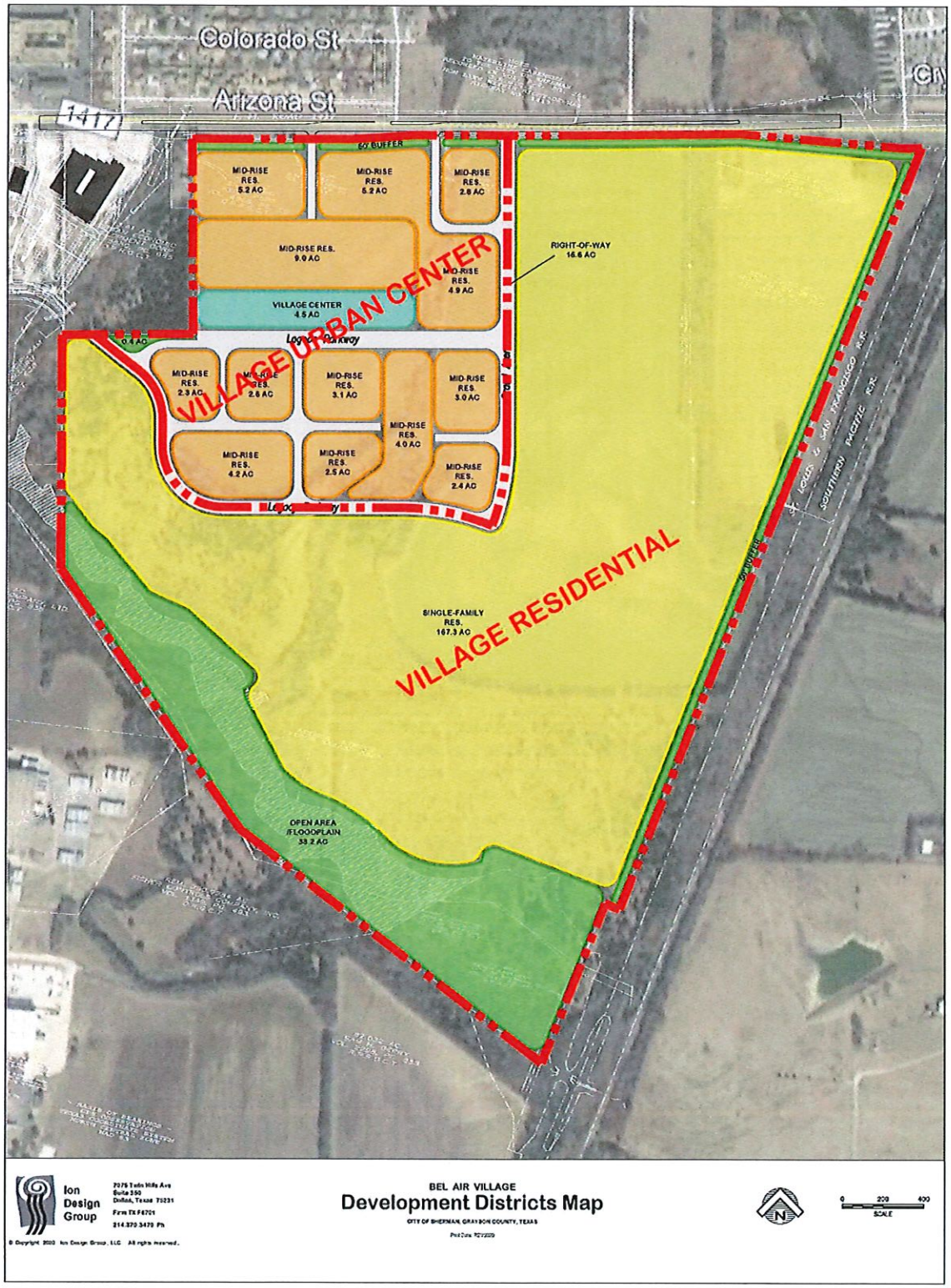
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

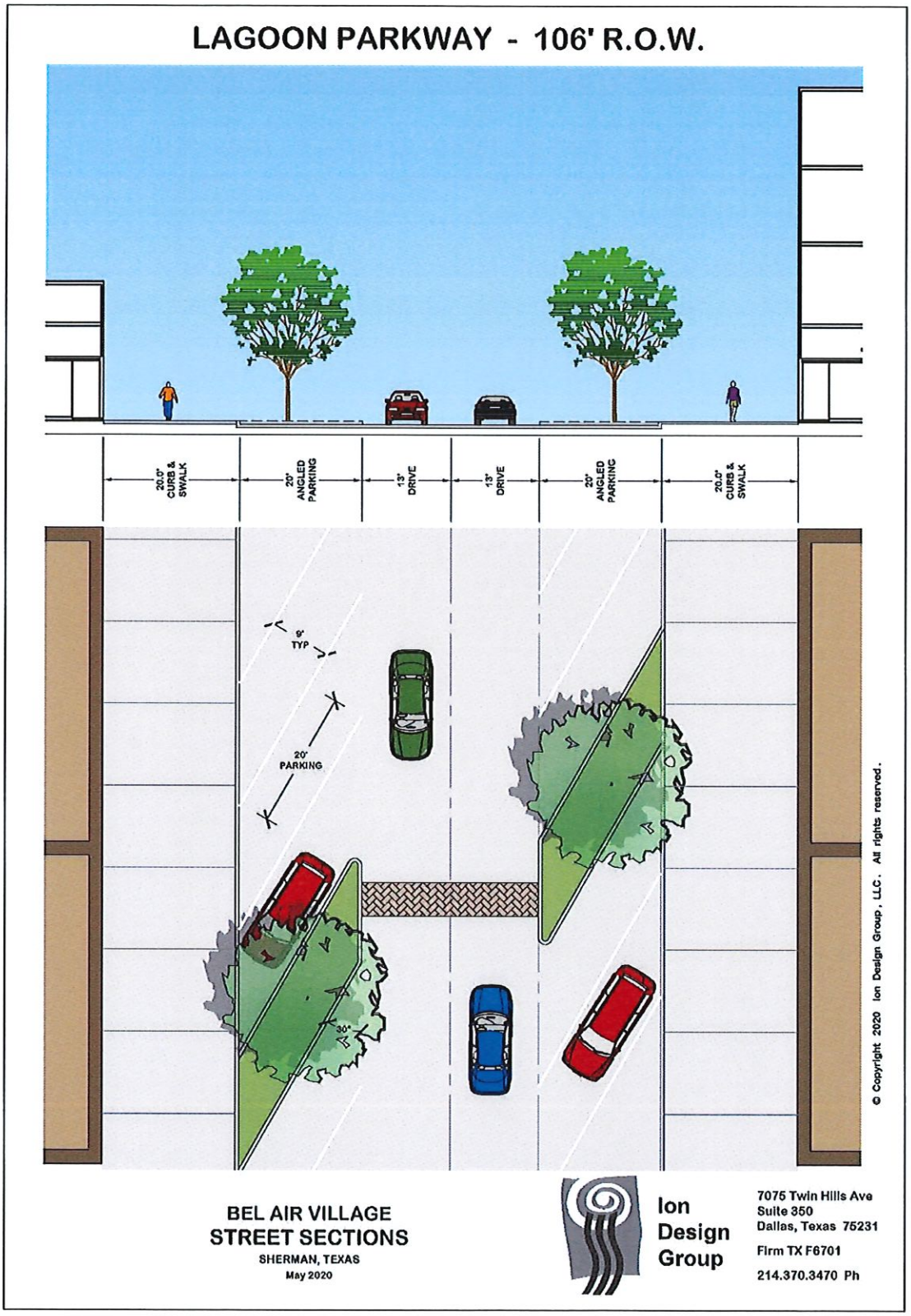
A. Appendix – Conceptual Plan Map



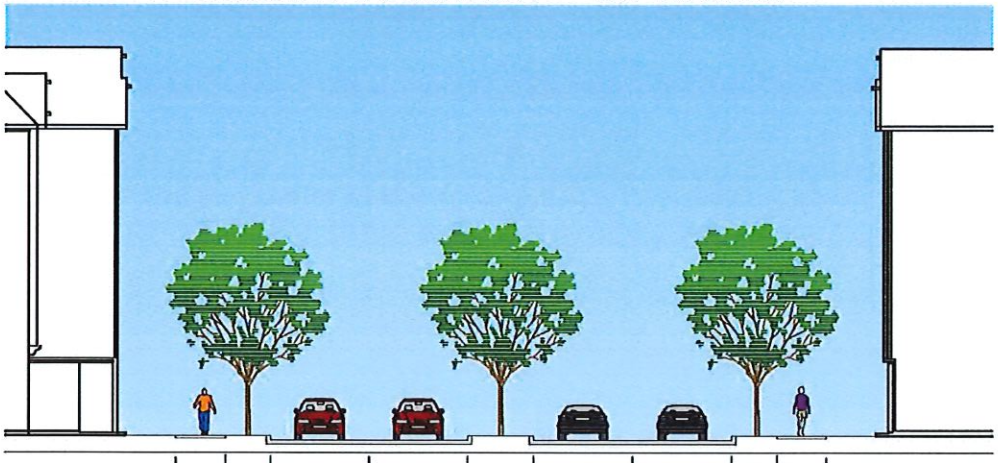
B. Appendix – Development Districts Map

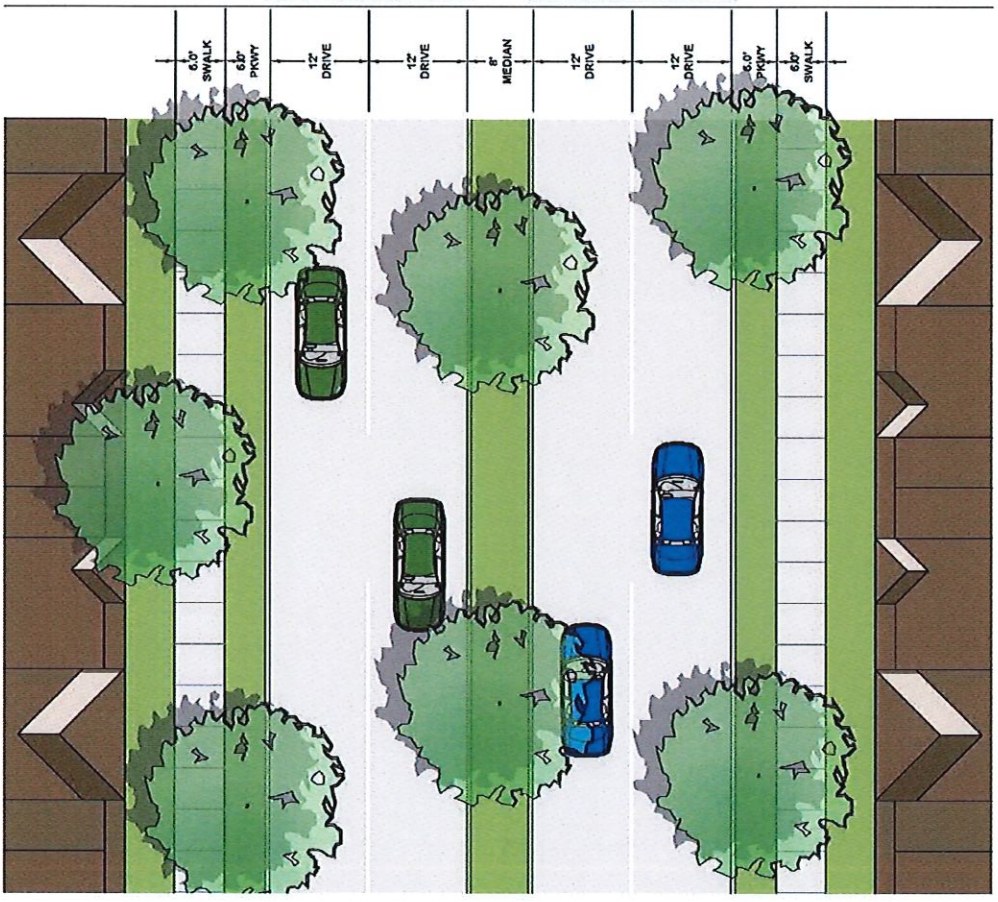


C. Appendix – Street Cross Sections



LEGACY PARKWAY - 80' R.O.W.





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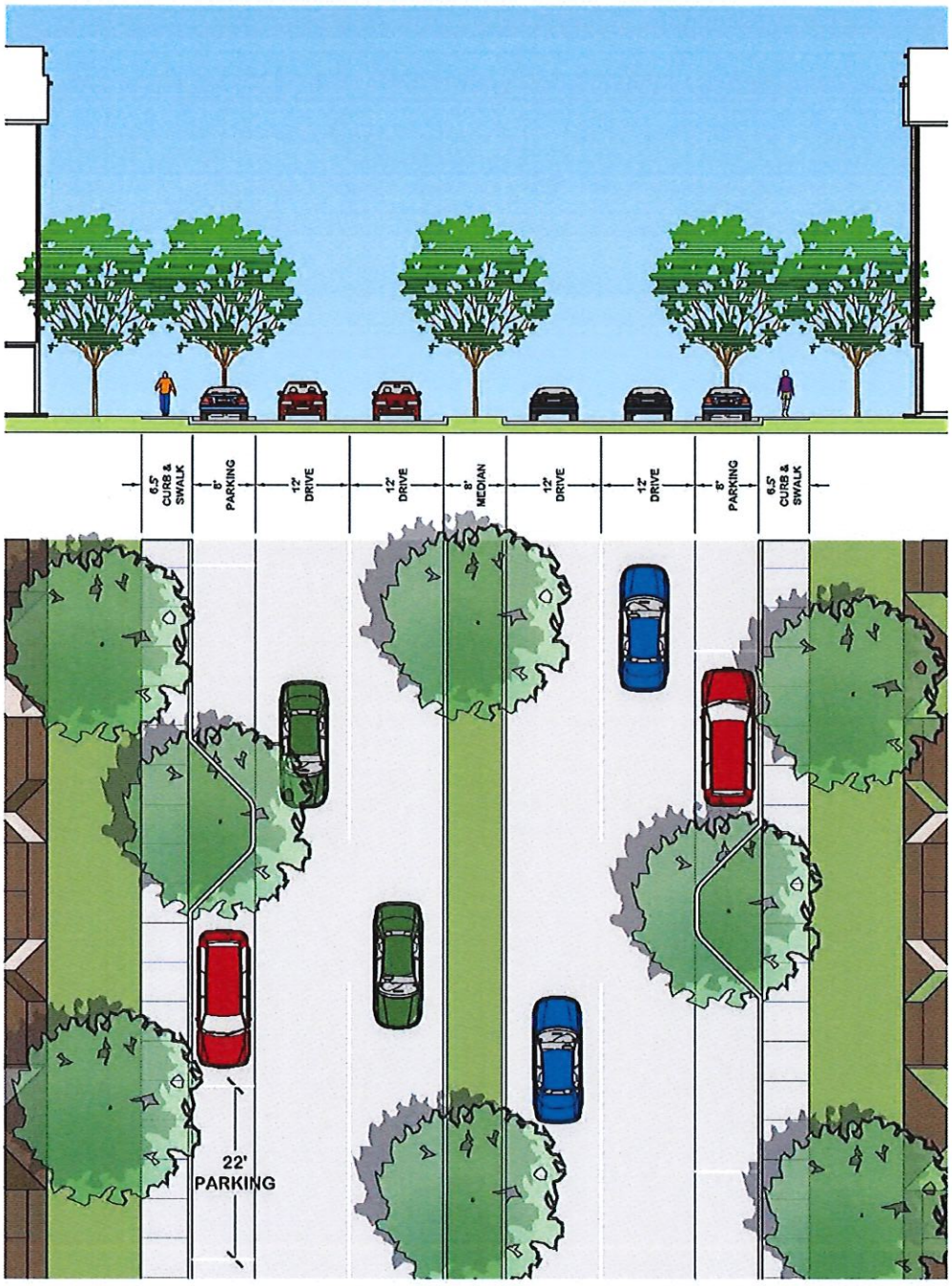
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

GRAND AVENUE - 85' R.O.W.



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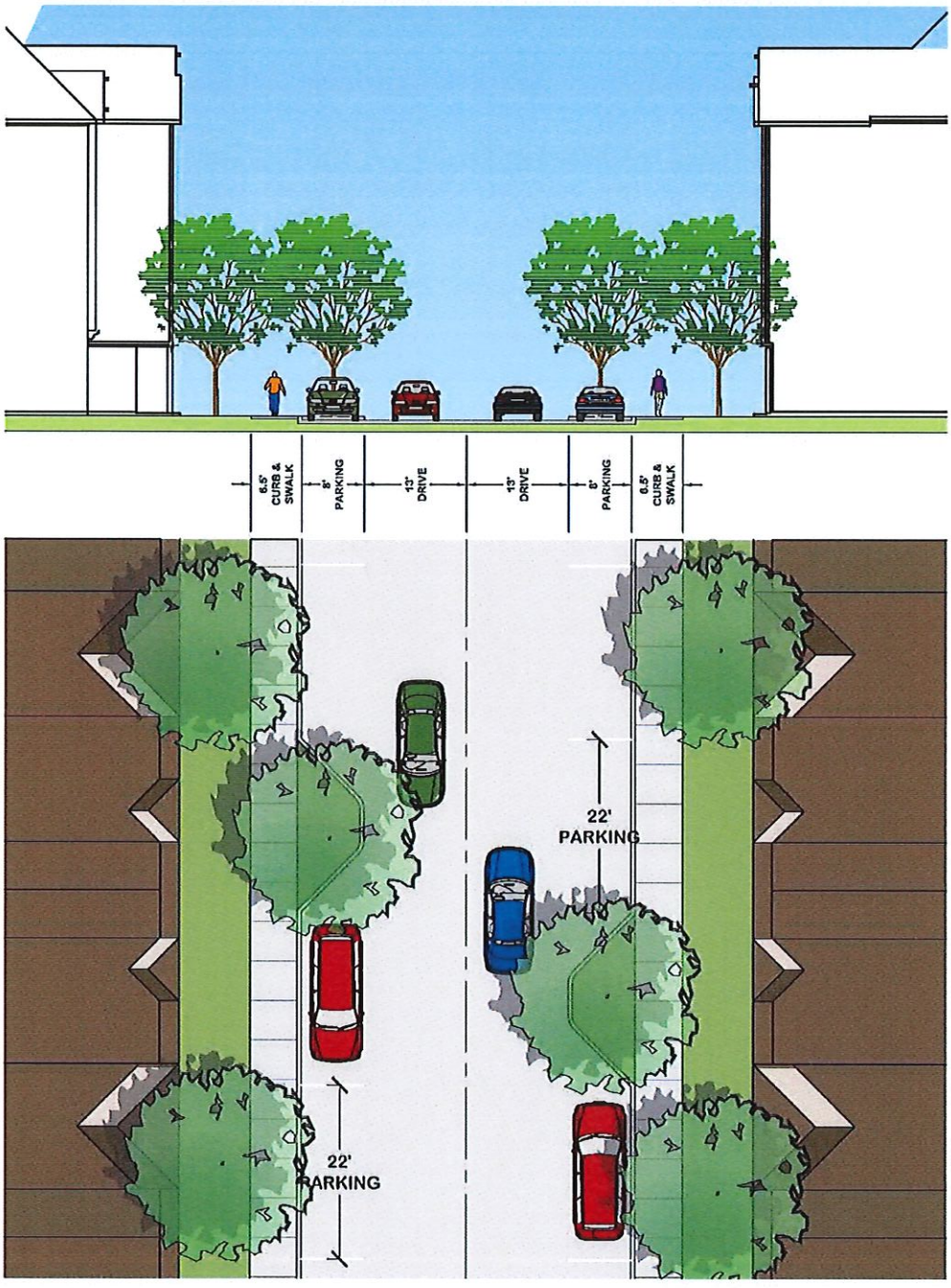
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

VILLAGE RESIDENTIAL - 55' R.O.W.



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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Terra Perpetua LLC
Ronny Guerrero
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Kimley-Horn & Associates
Michel Carlisle
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request to Amend a Planned Development under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319) located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.2)*
2. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

537 EAST BROCKETT STREET & 536 EAST CARTER STREET

The request of Holley Jolly Homes LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 537 East Brockett and 536 East Carter Streets, being 0.238 acres in the J.B. McAnair Survey Abstract No. 763, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths and area in lieu of the required 60' lot widths, 6,000 square foot lot area in the proposed Corner Stone Addition in an R-1 (One-Family Residential) District/(College Park) Overlay District:

Lot 1– 43.89' lot width, 4,291 square foot lot area
Lot 2 – 5,406 square foot lot area

Planning and Zoning Commission

B. Final Plat approval of Corner Stone Addition.

Background:

The property is located at 537 East Brockett Street and 536 East Carter Street between East and Broughton Streets. The property is zoned an R-1 (One-Family Residential) District and located in the College Park Overlay District. The owner would like to plat the property into two lots for residential development. They are requesting exceptions for lot widths and area.

Adjacent Zoning:

R-1 (One-Family Residential) District
College Park Overlay District

Origination:

Holley Jolly Homes LLC (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

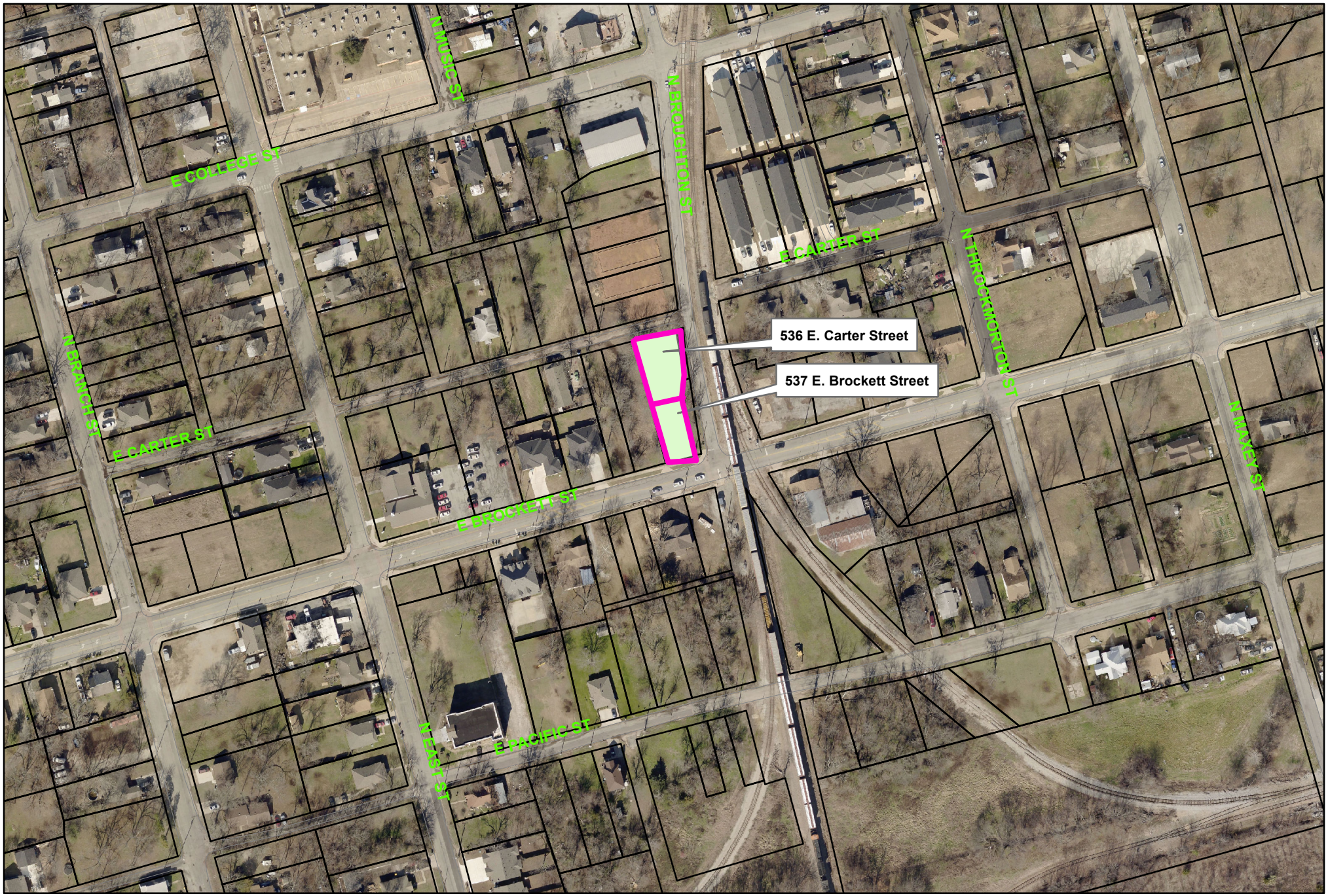
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Corner Stone Addition
Staff Review Letter



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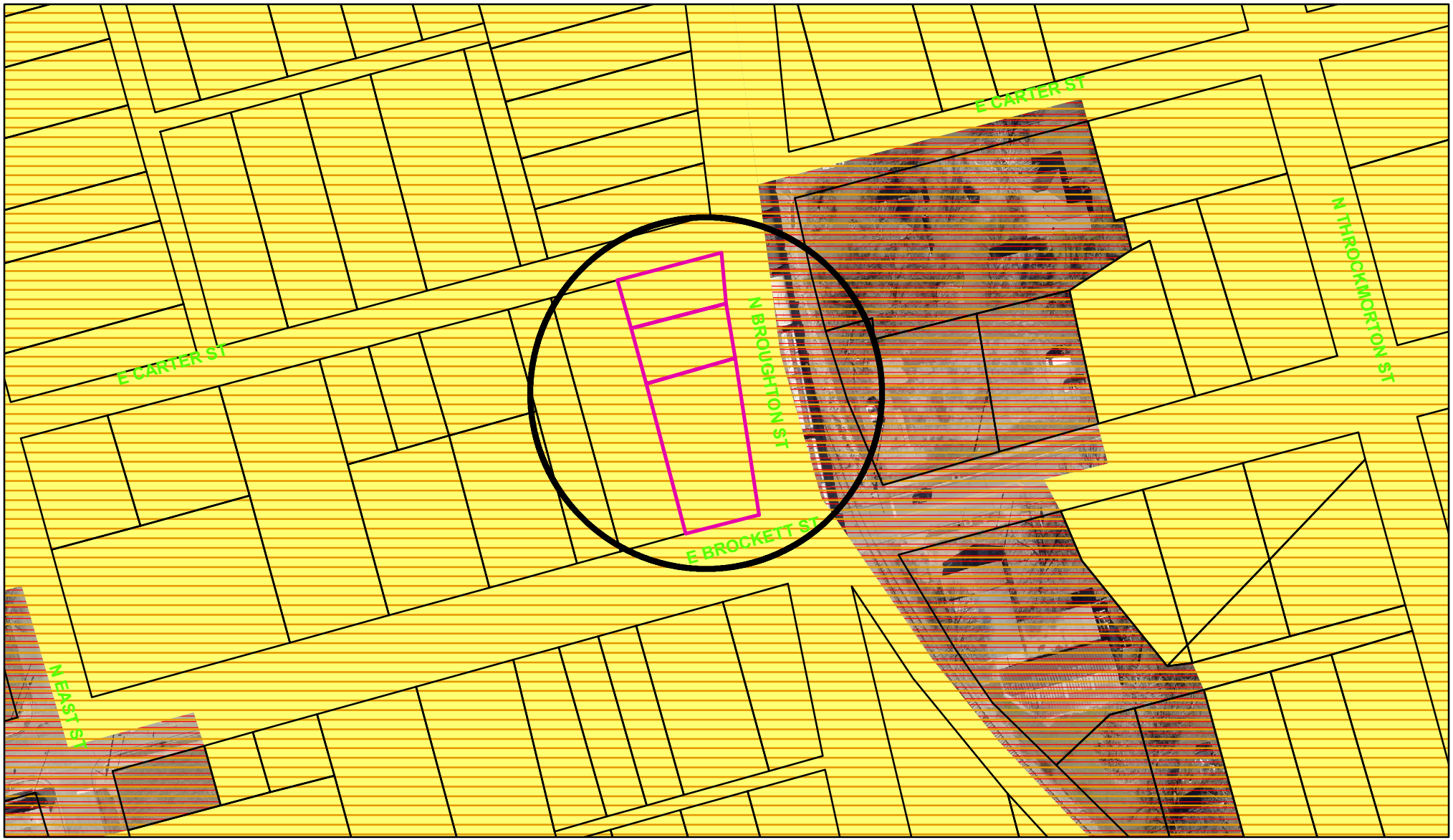
City of Sherman, Texas
Development Services Department

537 East Brockett Street & 536 East Carter Street

NOT TO SCALE

1 in = 190 ft



Zoning - 537 East Brockett Street & 536 East Carter Street

Legend

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

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

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

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City of Sherman, Texas
Development Services Department

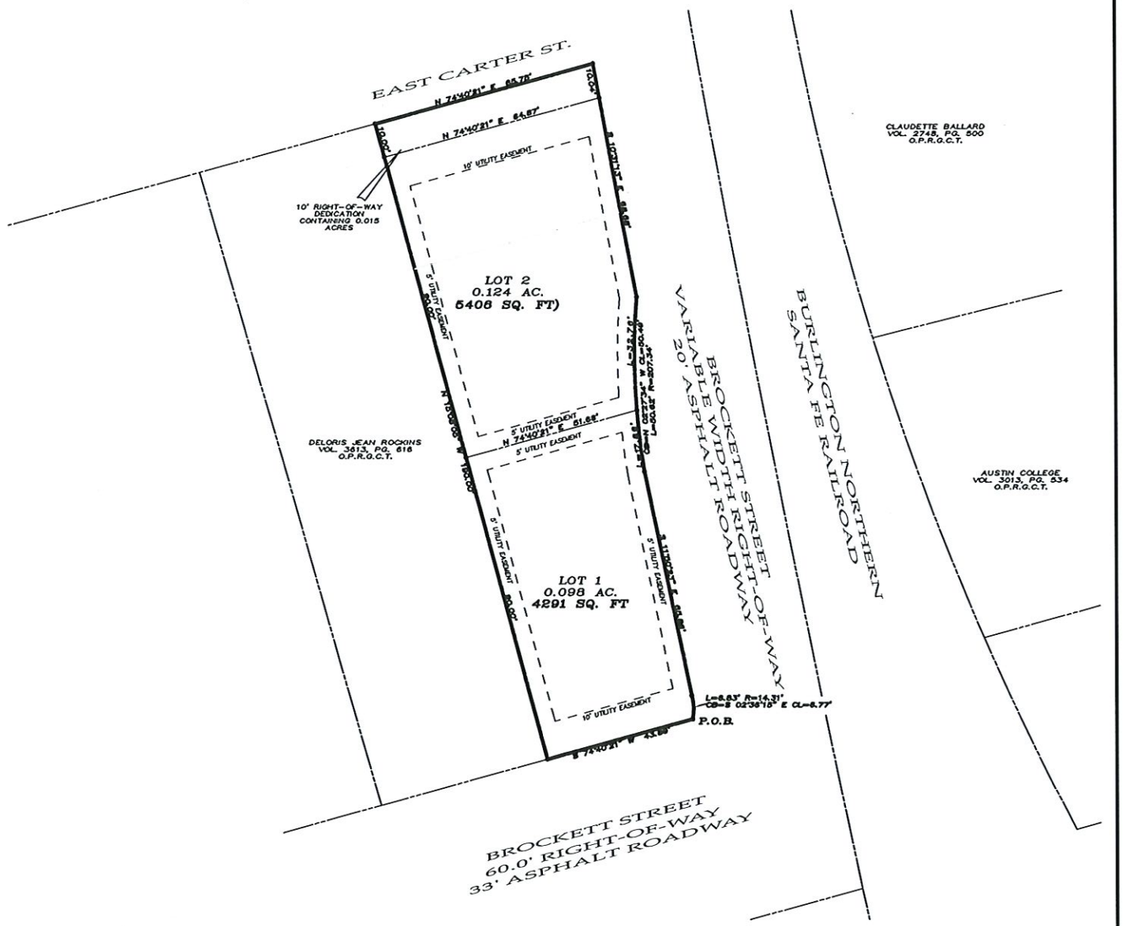
NOT TO SCALE

1 in = 100 ft

537 East Brockett Street

536 East Carter Street

JOB NO. 21060565



FINAL PLAT

CORNER STONE ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 769. Being in the City of Sherman, Grayson County, Texas. Containing 0.238 acres of land

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

07-21-21

OWNERS/DEVELOPER
HOLLEY JOLLY HOMES LLC.
2013 S. POLARIS
DENISON, TX 75020

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

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

SHEET 1 OF 2

JOB NO. 21060565

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 3 tracts conveyed to Holley Jolly Homes LLC as recorded in Document Number 2020-38327, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Found ½" steel rod at the intersection of the North Right-of-Way of Brockett Street and the West Right-of-Way of Broughton street;

Thence South 74°40'21" West with said North Right-of-Way a distance of 43.89 feet to a found ½" steel rod;

Thence North 15°08'05" West with the East Line of a Tract of land conveyed to Deloris Jean Rockins a distance of 190.00 feet to a set ½" Steel rod in the South Right-of-Way of Carter Street;

Thence North 74°40'21" East with the said South Right-Of-Way a distance of 65.75 feet to a found ½" steel rod;

Thence South 10°31'13" East with said West Right-of-Way of Broughton Street a distance of 68.68 feet to a found ½" steel rod;

Thence with a non-tangent curve to the left having a radius of 207.34 feet, (chord beare South 02°27'34" East, a distance of 50.49 feet) an arc length of 50.62 feet;

Thence South 11°50'23" East with said West Right-of-way a distance of 65.86 feet to a found ½" steel rod;

Thence with a non-tangent curve to the right having a radius of 14.31 feet, (chord beare South 02°36'15" East, a distance of 8.77 feet) an arc length of 8.83 feet to the Point of Beginning and containing 0.238 acres of land.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____ ,2021.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____,2021.

_____
HOLLEY JOLLY HOMES LLC.(JOSH HOLLEY)

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ GENERAL NOTES ~

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

FINAL PLAT

CORNER STONE ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 769. Being in the City of Sherman, Grayson County, Texas. Containing 0.238 acres of land

07-21-21

OWNERS/DEVELOPER
HOLLEY JOLLY HOMES LLC.
2013 S. POLARIS
DENISON, TX 75020

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

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Holley Jolly Homes, LLC
2013 S. Polaris
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Corner Stone Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Name of Plat needs to be changed, there is already a Cornerstone Addition.
2. Remove direction (East) from Carter Street
3. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
4. Broughton Street shall be named as such on drawing.
5. Dedicate a 15'x15' corner clip on Northeast corner of proposed Lot 2. *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. Utility Easement along Broughton Street by separate instrument shall be shown on plat. Instrument No. 2021-9549 OPRGCT.
7. Graphically show found and set monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
8. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
11. 5' Utility Easement along Western boundary line and between proposed lots is not required by Engineering Department unless sanitary sewer main is to be extended along the western boundary line. If sanitary sewer extension is planned to be in such location, a 10' Utility Easement is required.

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

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

214 EAST COLLEGE STREET

The request of MPY Homes, LLC (Owner), Anil Pesaramelli (Representative), Charlie Shearer, Shearer Design & Associates (Designer) and Copley Land Surveying (Surveyor) concerning the property at 214 East College Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District.

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

MPY Homes LLC (Owner)
Anil Pesaramelli (Representative)
Charlie Shearer, Shearer Design & Associates (Designer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
18

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Proposed Plat - M.P.Y. Homes 2nd Addition
Site Plan
Building Elevations
Staff Review Letter

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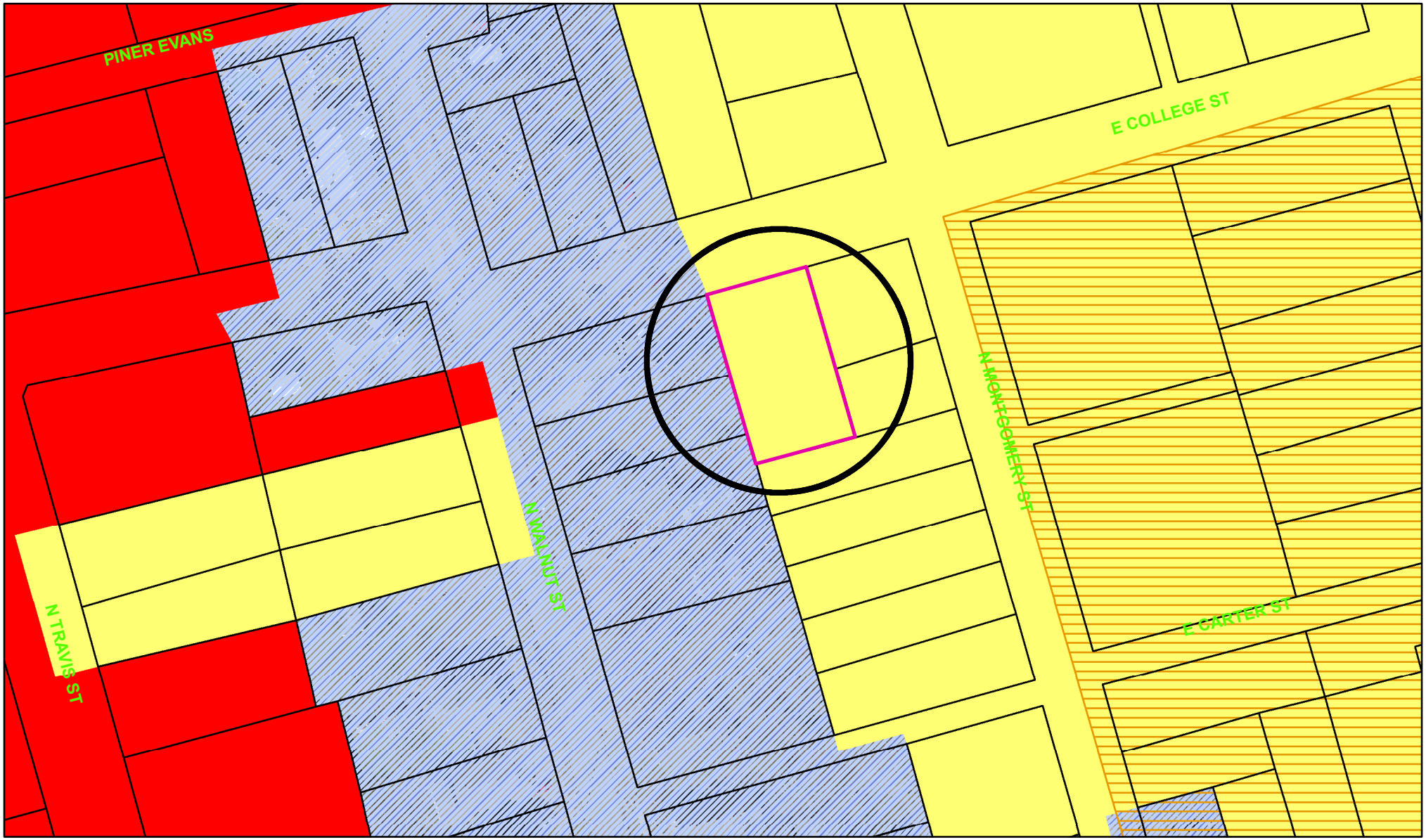
214 East College Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 214 East College Street

Legend

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

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

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

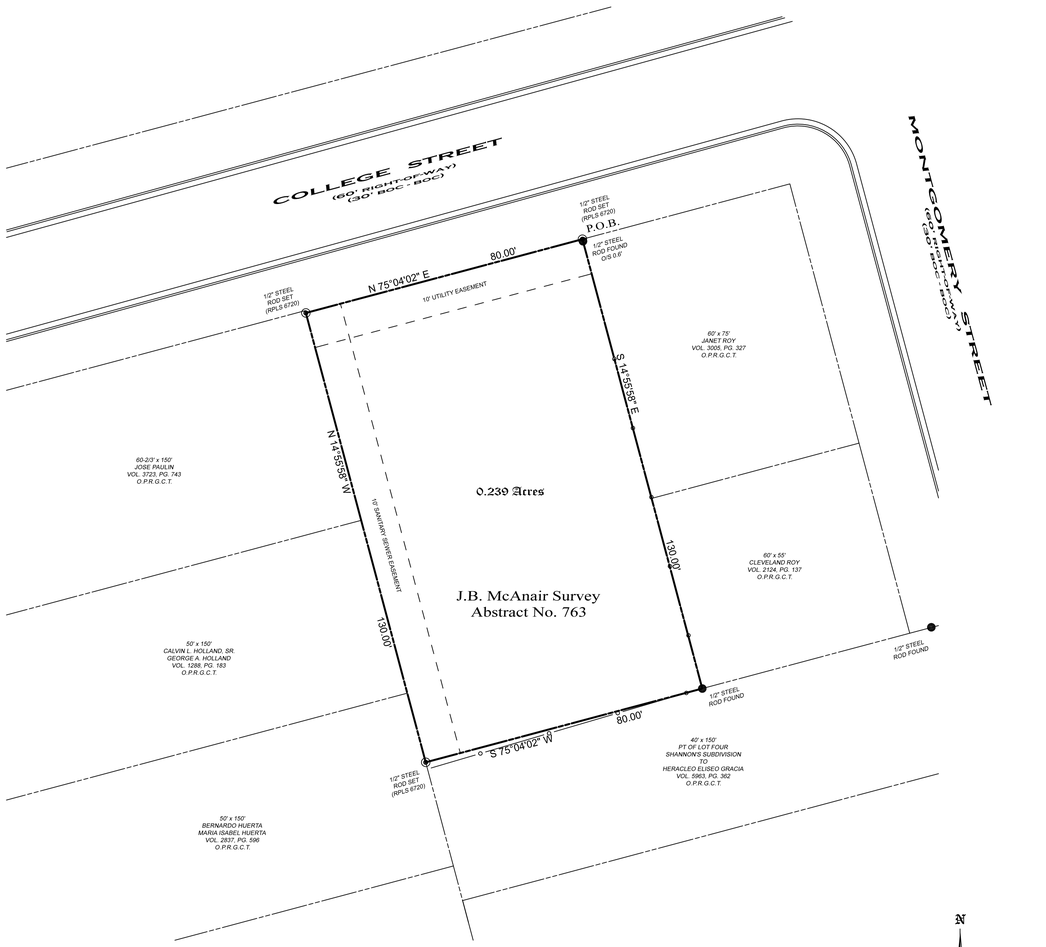
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

214 East College Street



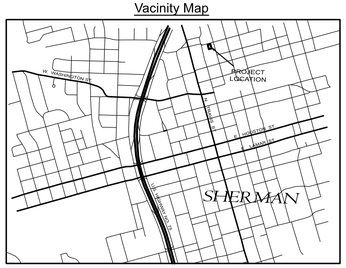
0 20 40

SCALE = 1" = 20'

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

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

Vacinity Map



Final Plat of
M.P.Y. Homes Second Addition
an addition to the City of Sherman Grayson County, Texas

7/20/2021

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

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS 75056

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being the same 0.239 acre tract of land conveyed to MPY HOMES, LLC by deed of record in Document No. 2021-10863, Official Public 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 in the south line of College Street for the northeast corner of said 0.239 acre tract and the northwest corner of a 60' x 75' tract of land conveyed to Janet Roy by deed of record in Volume 3005, Page 327 of said Official Public Records;*

Thence ***South 14°55'58" East***, *along the east line of said 0.239 acre tract and the west line of said 60' x 75' tract passing the southwest corner of said 60' x 75' tract continuing along the west line of a 60' x 55' tract of land conveyed to Cleveland Roy by deed of record in Volume 2124, Page 137 of said Official Public Records a total distance of* ***130.00 feet*** *to a 1/2" steel rod found at the corner of a chainlink fence in the north line of a 40' x 150' tract of land being part of Lot Four, Shannon's Subdivision to Grayson County conveyed to Heracleo Eliseo Gracia by deed of record in Volume 5963, Page 362 of said Official Public Records, said rod maintaining the southeast corner of said 0.239 acre tract and the southwest corner of said 60' x 55' tract;*

Thence ***South 75°04'02" West***, *along the north line of said 40' x 150' tract and the south line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of a 50' x 150' tract of land conveyed to Bernardo Huerta and wife Maria Isabel Huerta by deed of record in Volume 2837, Page 596 of said Official Public Records for the southwest corner of said 0.239 acre tract and the northwest corner of said 40' x 150' tract;*

Thence ***North 14°55'58" West***, *along the west line of said 0.239 acre tract and the east line of said 50' x 150' Huerta Tract passing the northeast corner of said 50' x 150' Huerta Tract, continuing along the east line of a 50' x 150' tract conveyed to Calvin L. Holland, Sr. and wife George A. Holland by deed of record in Volume 1288, Page 183, Deed Records, Grayson County, Texas passing the northeast corner of said 50' x 150' Holland Tract and continuing along the east line of a 60-2/3' x 150' tract conveyed to Jose Paulin by deed of record in Volume 3723, Page 743 a total distance of* ***130.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said College Street for the northwest corner of said 0.239 acre tract;*

Thence ***North 75°04'02" East***, *along the south line of said College Street and the north line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.239 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, MPY 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 M.P.Y. Homes Second Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at M.P.Y. Homes Second 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 _____, 2021.

By: MPY HOMES, LLC

*By:*_____
ANIL PESARAMELLI

~ GENERAL NOTES ~

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

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

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____day of _____, 2021.

_____
ANIL PESARAMELLI

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this____day of_____, 2021.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____ day of _____ ,2021.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

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

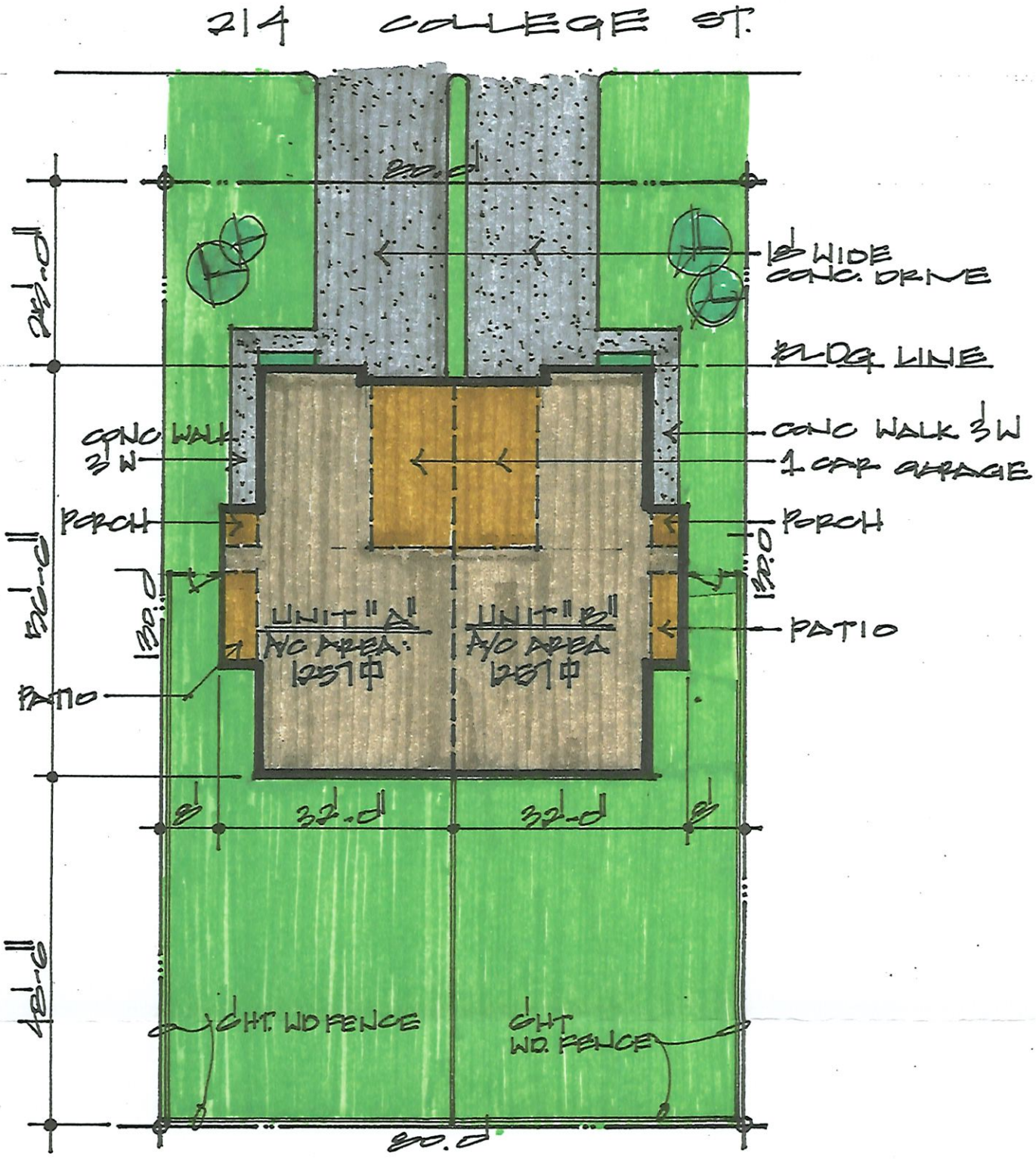
Final Plat of
M.P.Y. Homes Second Addition
an addition to the City of Sherman Grayson County, Texas

7/20/2021

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

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS 75056

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



N

SITE PLAN

1"=20'-0"

FINAL PLAT M.P.T. HOMES, SECOND ADDITION
CITY OF SHERMAN, GRAYSON CO., TEXAS
7/15/21

3 PARKING SPACES PER UNIT PROVIDED

SD&A
SHEARER DESIGN & ASSOCIATES
415 West Main St.
Denison, Texas 75020
214-497-5466
shearerdesign@yahoo.com

FRONT ELEVATION

3/16"=1'-0"

214 E. COLLEGE ST.

SHERMAN, TEXAS

SHEARER DESIGN & ASSOCIATES
415 West Main St.
Denison, Texas 75020
214-497-5466
shearerdesign@yahoo.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

August 9, 2021

MPY Homes LLC
Anil Pesaramelli
5200 Windhaven Pkwy., Apt. 1308
Lewisville, TX 75056

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Charlie Shearer
915 Waterloo Lake Drive
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District located at 214 East College Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Structure on site plan appears to encroach into the 10' Sanitary Sewer Easement on Western property line. Permanent structures will not be permitted to encroach into any easements. Staff recommends denial due to this factor.
10. Filed plat is required prior to building permits being issued. *Code of Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

Respectfully,

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

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

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

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

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

The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer), HEDK Architects (Architect) and American Communities (Developer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 4.58 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval for Bel-Air Village Multi-Family Residential, Phase 1

Background:

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

The owners are requesting site plan approval for Phase 1 (4.58 acres) for multi-family development of 310 units. The exterior of the buildings will be a combination of cement lap siding, stucco and brick. Parking will be provided 553 spaces with garage parking for 541.

Adjacent Zoning:

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

Origination:

Terra Perpetua LLC (Owners)
Kimley-Horn & Associates (Surveyor/Civil Engineer)
HEDK Architects (Architect)
American Communities (Developer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

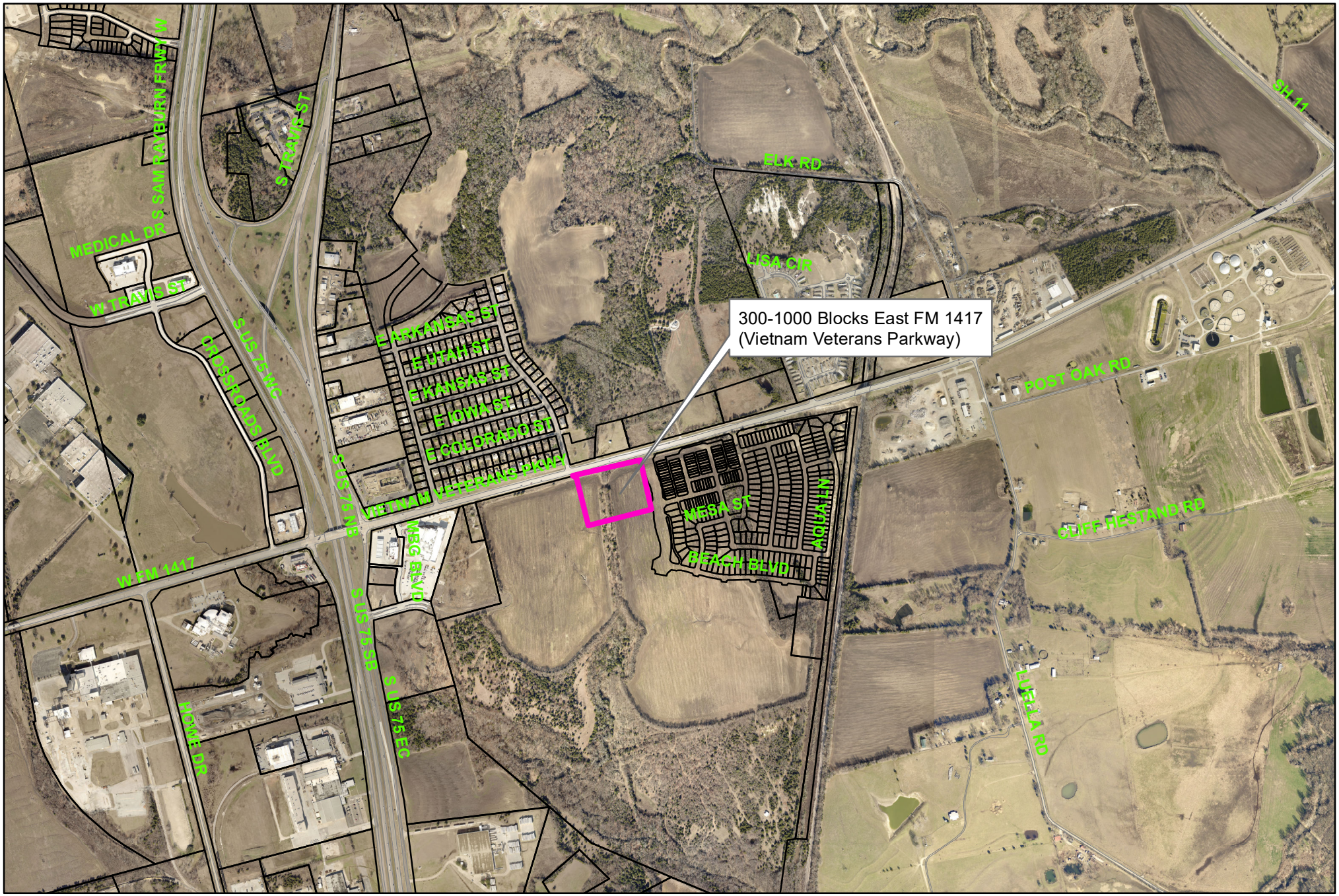
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Planned Development Survey and Conceptual Site Plan
Site Plan
Building Elevations
Staff Review Letter



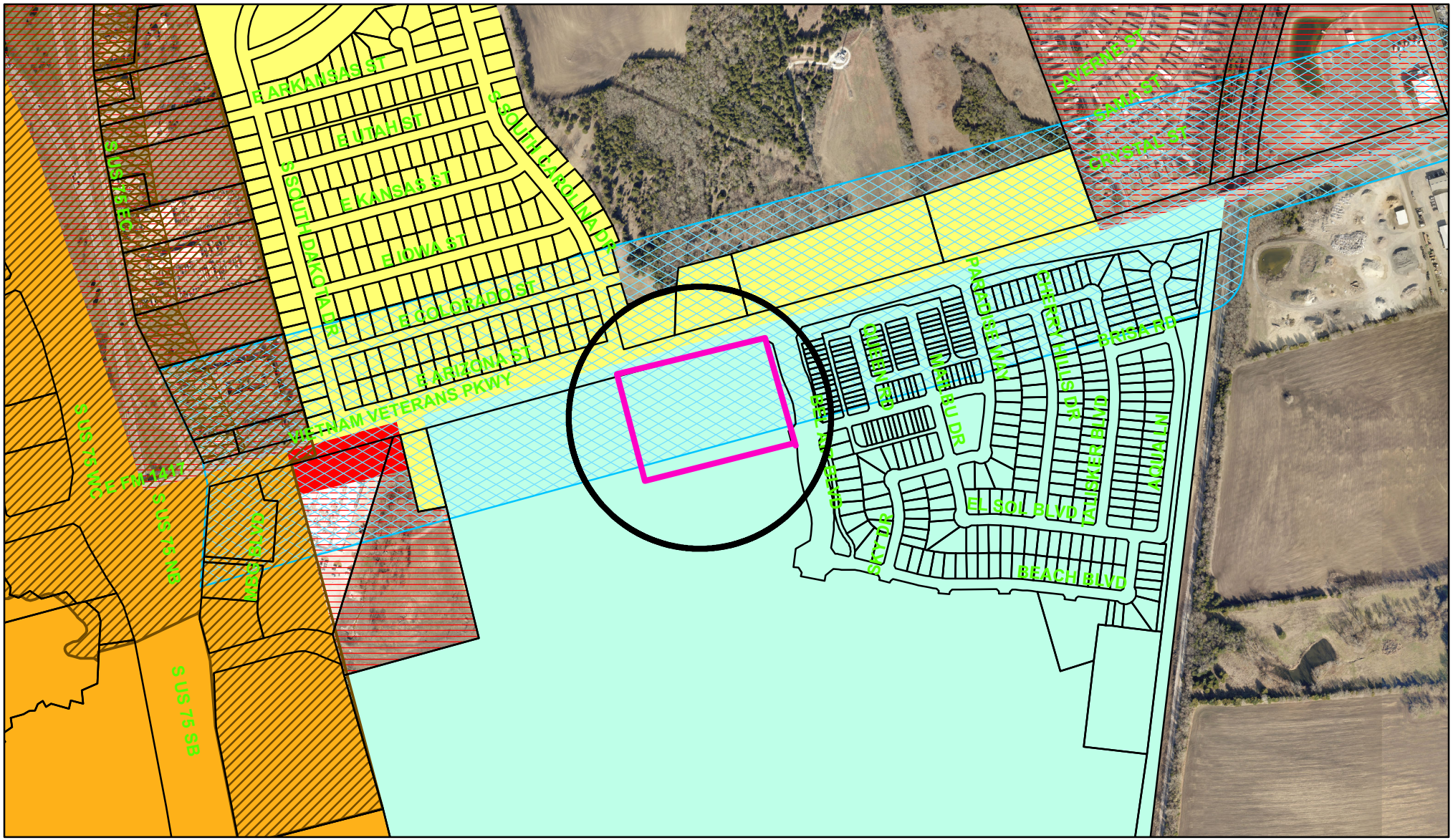
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

300-1000 Blocks East FM 1417
(Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 1,202 ft



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

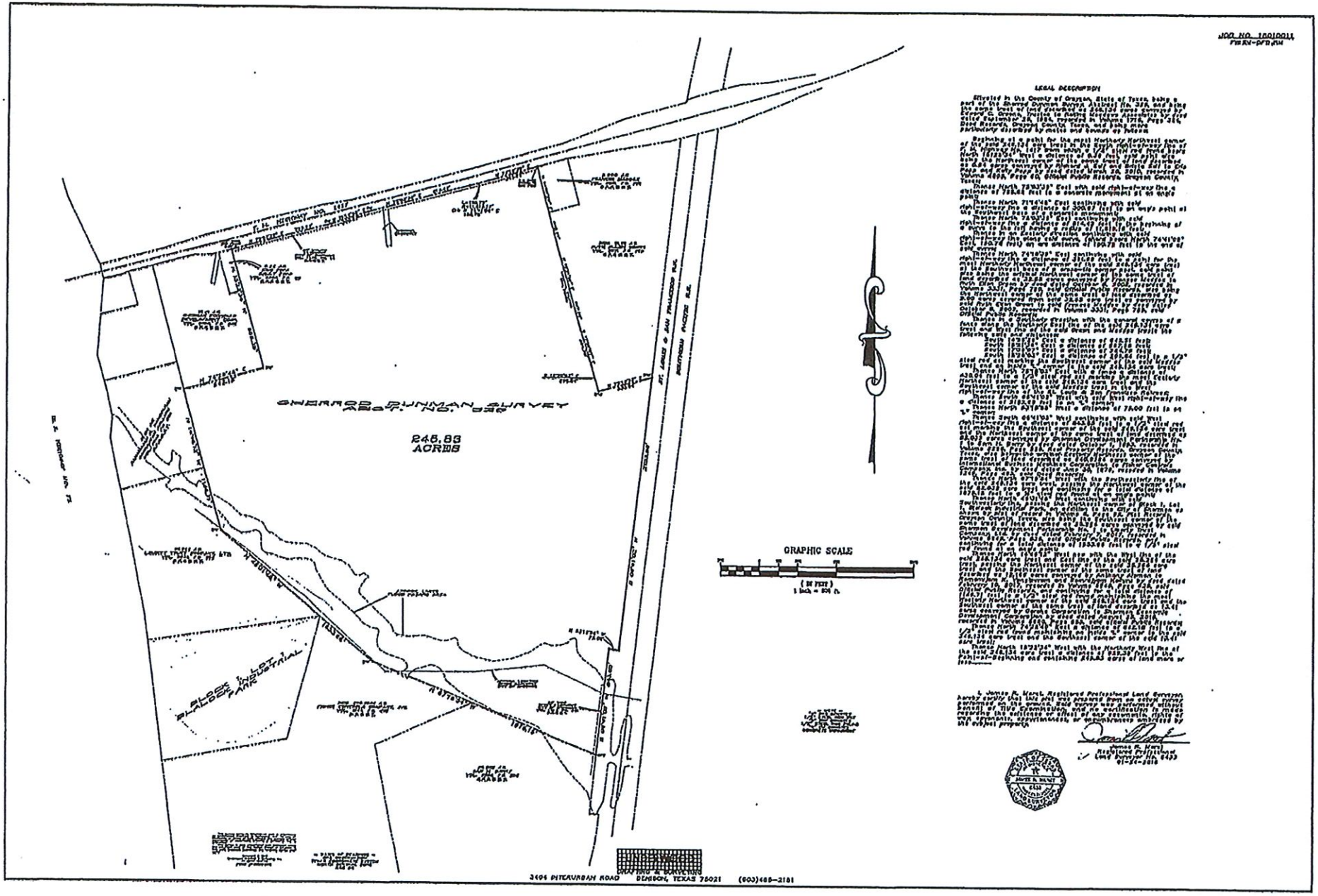
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

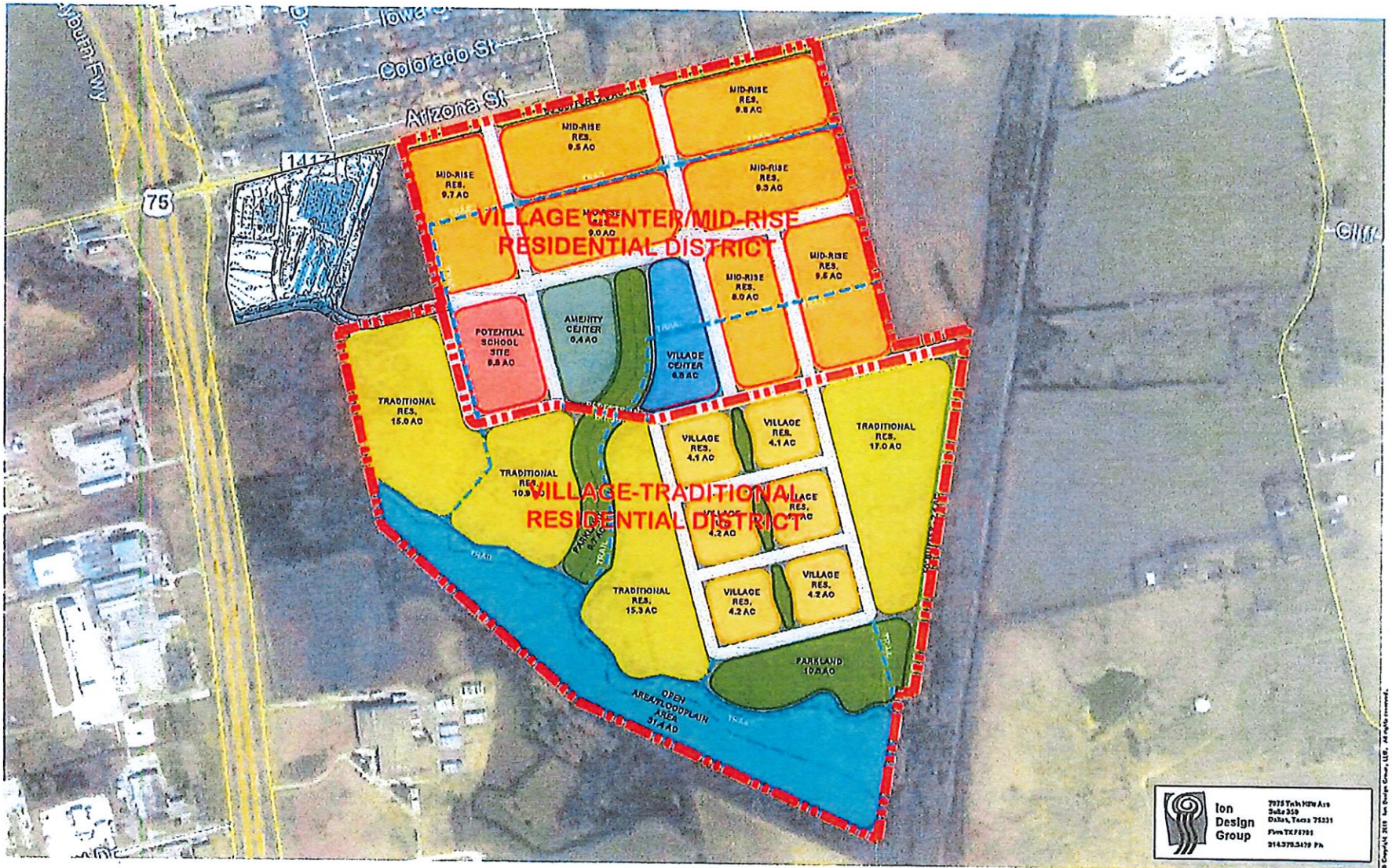
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

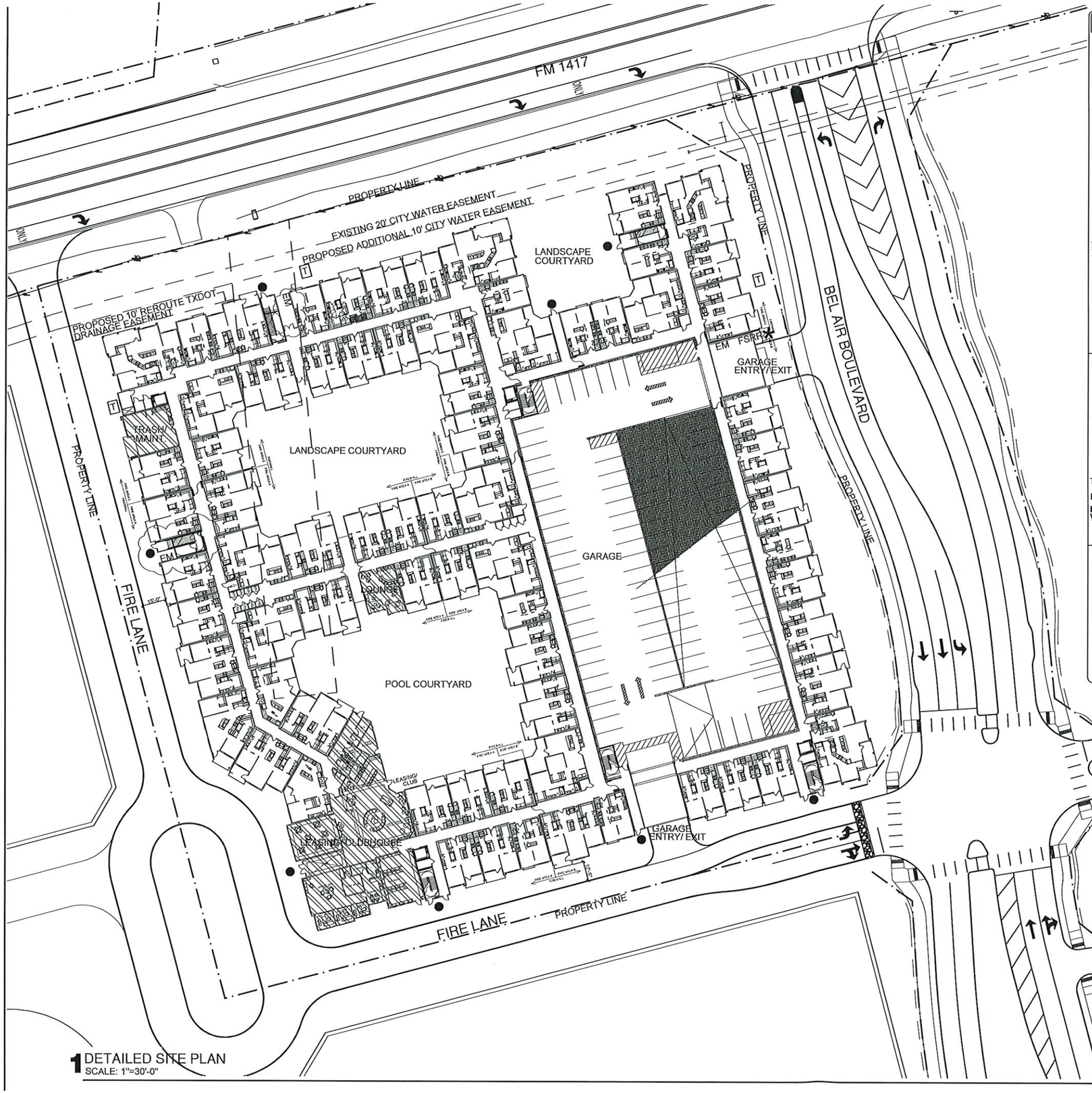
NOT TO SCALE

1 in = 626 ft


JOB NO. 15010011
LEGAL DESCRIPTION
GNERROD DUNMAN SURVEY
246.83
ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
BLOCK 1 LOT
BLOCK 1 LOT
3494 PITTSBURGH ROAD DENTON, TEXAS 76201 (940)484-2181

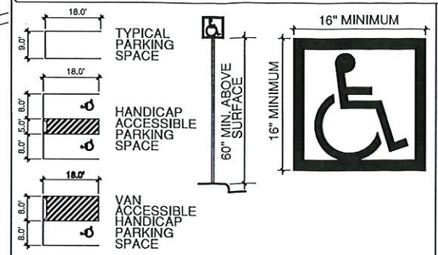


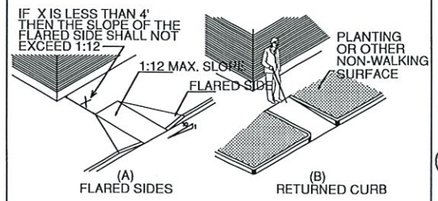
TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF ENERGAN, GRAYSON COUNTY, TEXAS



1 DETAILED SITE PLAN
SCALE: 1"=30'-0"

SITE LEGEND:





- # / X — BUILDING NUMBER / BUILDING TYPE
- HANDICAP ACCESSIBLE
- EM — ELECTRICAL METER LOCATION (REF. TO MEP)
- FIRE SPRINKLER ROOM LOCATION
- BUILDING ORIENTATION
- TRANSFORMER LOCATION (REF. TO MEP)
- DENOTES ENTRY LOCATION
- T — TRASH

PARKING TABULATION

TOTAL PROVIDED SPACES 553

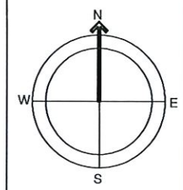
PARKING BREAKDOWN:	PHASE 2
GARAGE PARKING	541
HC GARAGE	+/- 12
SURFACE PARKING	
HC SURFACE PARKING	
TOTAL	553
SPACES PER UNIT	1.78
SPACES PER BED	1.20

TOTAL MINIMUM REQUIRED SPACES = 517 SPACES

PARKING REQUIRED 1.5 PER UNIT + 1SPACE PER 6 UNITS VISITOR

RESIDENT PARKING 310 UNITS x 1.5 = 465
VISITOR PARKING 310 UNITS / 6 = 52
= 517

SITE ORIENTATION



SITE NOTES

1. LEGAL DESCRIPTION: 4.94 ACRES
2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.
5. THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

Bel Air Village Multi-Family Phase 1 Calculations courtesy of Kimley- Horn	
Building Area (GSF)	1st Floor: 97,943 2nd Floor: 99,921 3rd Floor: 99,921 4th Floor: 99,921 Total: 397,706
Garage Area (GSF)	1st Tier: 18,107 2nd Tier: 32,258 3rd Tier: 32,258 4th Tier: 32,258 5th Tier: 32,258 6th Tier: 16,129 Total: 179,297
Lot Area	4.94 Acres
Lot Coverage	71.5%
Required Parking	465 Spaces (1.5/unit)
Provided Parking	553 Spaces
Handicap Parking	+/- 12 Spaces
Current Zoning	PD
Proposed Zoning	N/A
Hard Surface Area	166,152 SF
Landscaped Area	31,448 SF
Floor-to-Area Ratio	1:1.85

Calculation courtesy of Kimley-Horn

REVISIONS

BEL AIR VILLAGE PH 1

310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A1-01

SITE PLAN

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3 BUILDING - OVERALL FRONT ELEVATION
SCALE: 1/16" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS KEY

	PRIMARY RESIDENTIAL SIDING & FASCIA		
	STUCCO		
	BRICK		
	ACCENT MATERIALS		
	METAL RAILINGS		
	METAL		

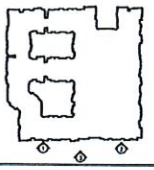
LEGEND

- EXTERIOR LIGHTING LOCATION
- WALL PACK
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SILL
- T.O.D. TOP OF DECK
- T.O.R. TOP OF ROOF

NOTES

MATERIALS SHALL CONFORM AND APPLIED PER MFR. CONDITIONS.

BUILDING KEY



REVISIONS

BEL AIR VILLAGE PH 1

310 Apartments in SHERMAN, TEXAS

AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE ISSUED FOR REGULATORY APPROVAL OR CONSTRUCTION

HDK ARCHITECTS

4545 EDEN PARKWAY ADDISON, TX 75001

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-00

BUILDING OVERALL ELEVATIONS

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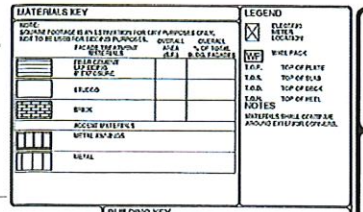
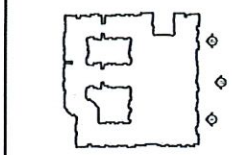
3 BUILDING - OVERALL FRONT ELEVATION
SCALE: 1/16" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING KEY



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS, NOT TO BE USED FOR REGULATORY APPROVAL OR CONSTRUCTION

HDK ARCHITECTS
4545 BYRON PARKWAY ADDISON, TX 75001
214.220.0410 hdkdfw.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-01
BUILDING OVERALL ELEVATIONS

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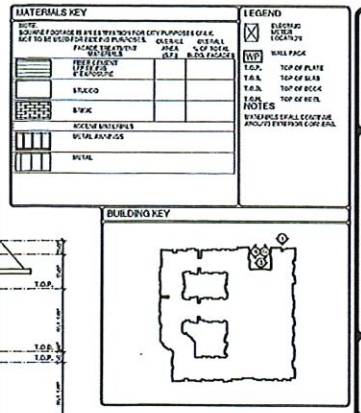
3 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

HDK ARCHITECTS
4515 EXCEL PARKWAY ADDISON, TX 75001
214.720.0515 hdkarch.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-02

BUILDING OVERALL ELEVATIONS

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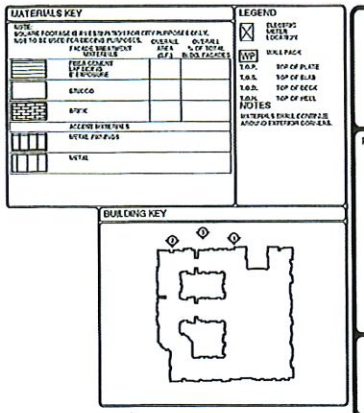
3 BUILDING - FRONT ELEVATION
SCALE: 1/16" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

PERMIT PRINTS - NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

HEDK ARCHITECTS
4925 EXCEL PARKWAY ADDISON, TX 75001
214.520.6879 hedk.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-03

BUILDING OVERALL ELEVATIONS

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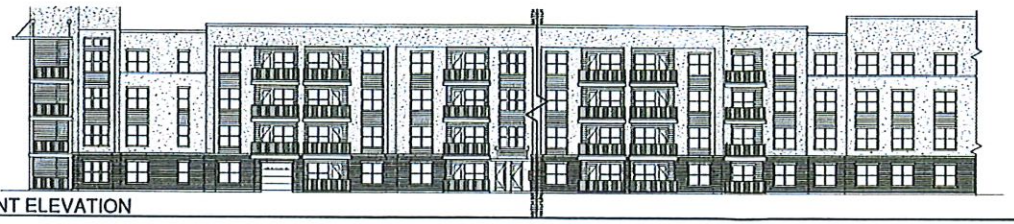
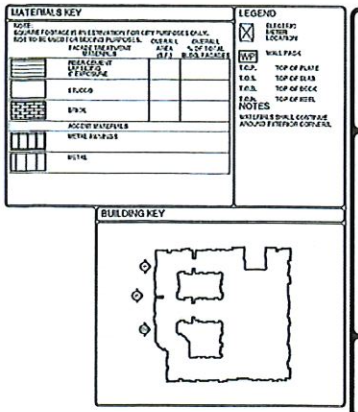


3 BUILDING - FRONT ELEVATION
SCALE: 1/16" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL OR CONSTRUCTION

HDK ARCHITECTS
4144 SPICEL PARKWAY ADDISON, TX 75001

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-04

BUILDING OVERALL ELEVATIONS

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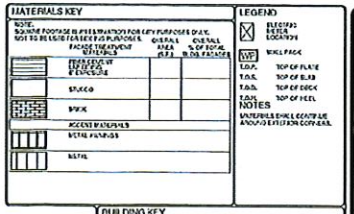
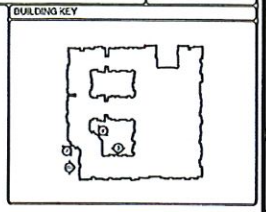
3 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"





REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

HDK ARCHITECTS
4299 ROBEL PARKWAY ADDISON, TX 75001
214.522.0818

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-05

BUILDING OVERALL ELEVATIONS

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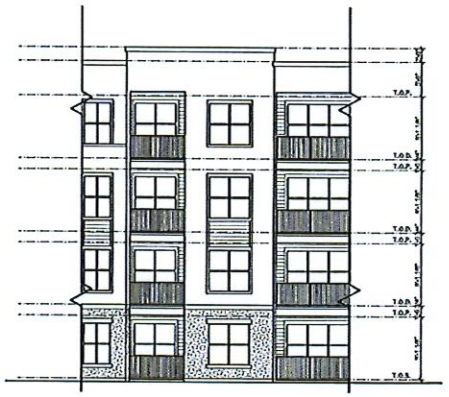
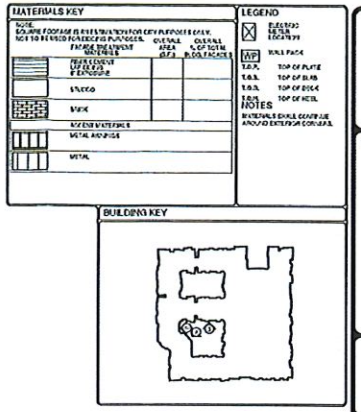
3 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

PRELIMINARY PRINTS ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

HDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.522.8870 hdk.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-06

BUILDING OVERALL ELEVATIONS

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2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS KEY

	FACADE TREATMENT MATERIALS	GROSS AREA (SF)	OVERALL % OF TOTAL BLDG FACADES
	FIBER CEMENT LAP SIDING & PANELING		
	STUCCO		
	BRICK		
	ACCENT WATER PIPE		
	METAL RAILINGS		
	METAL		

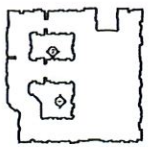
LEGEND

- ELEVATION MATERIAL LOCATION
- WP WHITE PAINT
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.O.D. TOP OF DECK
- T.O.H. TOP OF PARAPET

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

BUILDING KEY



REVISIONS

BEL AIR VILLAGE PH 1

310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

HDK ARCHITECTS
4944 BELT LINE PARKWAY ADDISON, TX 75001
214.522.8878 hdkarch.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-07

BUILDING
OVERALL ELEVATIONS

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3 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS KEY

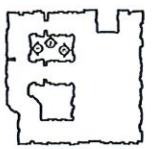
FACADE TREATMENT BY ELEVATION	OVERALL AREA (SF)	OVERALL % OF TOTAL ELEVATION
FIBER CEMENT SIDING AND EXPOSURE		
STUCCO		
BRICK		
ACCENT MATERIALS		
METAL RAILINGS		
METAL		

LEGEND

MP	WALL PACK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.D.	TOP OF DECK
T.O.R.	TOP OF ROOF

NOTES
MATERIAL SHALL CONFORM TO ARCHITECTURAL CONTROLS.

BUILDING KEY



REVISIONS

BEL AIR VILLAGE PH 1
310 Apartments in SHERMAN, TEXAS
AMERICAN COMMUNITIES

PRINTS MAY NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY ARCHITECT OR ENGINEER

HEK ARCHITECTS
4545 EXCEL PARKWAY ADDISON, TX 75001
214-233-0009 hekarch.com

DATE
XX-XX-21

PROJECT
21156

SHEET NUMBER
A4-08

BUILDING OVERALL ELEVATIONS

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Terra Perpetua LLC
Ronny Guerrero
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Kimley-Horn & Associates
Michel Carlisle
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for site plan approval for Bel-Air Village Multi-Family Residential, Phase 1 located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Planned Development Ordinance for Bel-Air Village must be followed. *(Ordinance No. 6319) and (Chapter 14, Exhibit A, Section 6.12)*
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Multi-Family buildings must comply with the Architectural Standards in the Planned Development Ordinance.
4. Mid-rise residential shall provide a minimum of 1.5 parking spaces per unit. Additional visitor parking shall be provided at a minimum of 1 space per 6 units.
5. Must comply with the Landscaping and Park/Open Space Standards.
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 Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
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. 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. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
13. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. TxDOT drainage easement will be required to be abandoned.
15. Three Party Agreement required for Public Infrastructures.
16. Internal water and sewer lines will be privately owned and maintained.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

811 NORTH EAST STREET

The request of Grow More Invest, LLC (Owner), Charlie Shearer, Shearer Design & Associates (Representative) and Copley Land Surveying (Surveyor) concerning the property at 811 North East Street, being 0.119 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 3, Block 1, Hall and Jones Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 37' wide lot in lieu of the required 60' and a 5,180 square foot lot area in lieu of the required 6,000 square foot for a residential dwelling in an R-1 (One-Family Residential) District/(College Park) Overlay District.

Planning and Zoning Commission

B. Replat approval of Lot 3, Block 1, Hall and Jones Addition.

Background:

The property is located at 811 North East Street between College and Carter Streets. The property is zoned an R-1 (One-Family Residential) District and located in the College Park Overlay District.

The owner is requesting an exception to allow a 37' wide lot and 5,180 square foot lot area to Replat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Grow More Invest, LLC (Owner)
Charlie Shearer, Shearer Design & Associates (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

51

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lot 3, Block 1, Hall & Jones Addition
Staff Review Letter

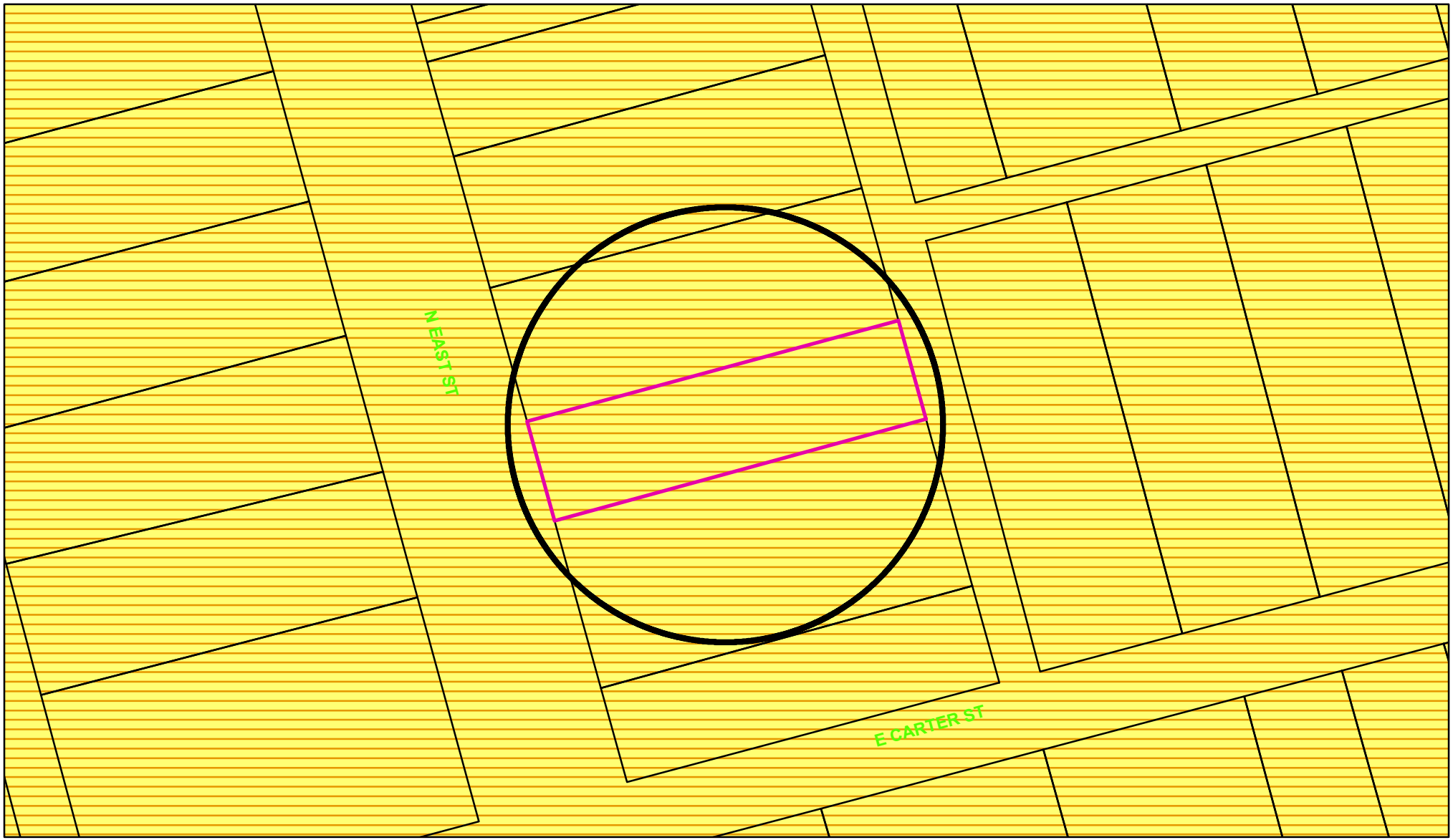
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

811 North East Street

NOT TO SCALE

1 in = 200 ft



Zoning - 811 North East Street

Legend

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

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

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

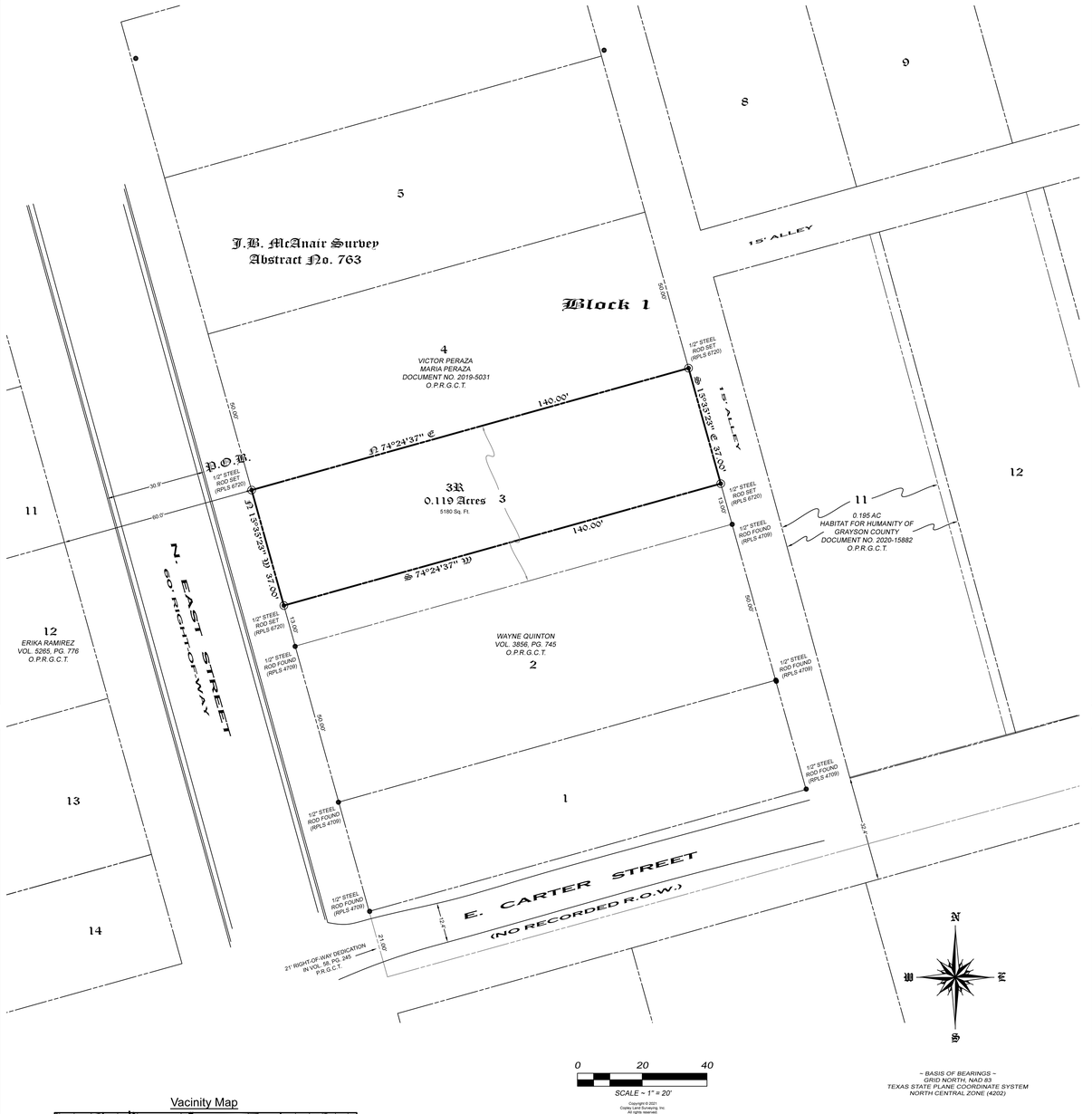
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 50 ft

811 North East Street



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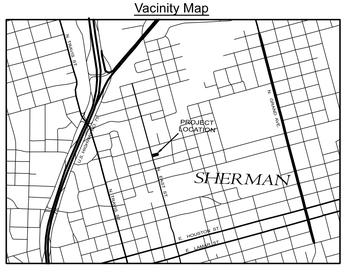
Copley Land Surveying, Inc.
All rights reserved.

Vacinity Map



Replat of
Lot 3, Block 1, Hall and Jones Addition
an addition to the City of Sherman Grayson County, Texas

7/6/2021

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

OWNERS/DEVELOPER
GROW MORE INVEST, LLC
955 WEST PRESIDENT GEORGE
BUSH HWY, APT. NO. 4209
RICHARDSON, TEXAS 75088

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

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 3, Block 1, Hall and Jones Addition an addition to the City of Sherman as shown by plat of record in Volume 58, Page 245, 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 in the east line of N. East Street for the northwest corner of Lot 3;

Thence **North 74°24'37" East**, along the north line of said Lot 3, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of a 15' alley as shown in said Hall and Jones Addition;

Thence **South 15°35'23" East**, along the east line of said Lot 3, a distance of **37.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Lot 3 for the southeast corner of the herein described tract;

Thence **South 74°24'37" West**, over and across said Lot 3, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said N. East Street and the west line of said Lot 3 for the southwest corner of the herein described tract;

Thence **North 15°35'23" West**, along the east line of said N. East Street and the west line of said Lot 3, a distance of **37.00 feet** to the **Point-of-Beginning** and containing **0.119 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, GROW MORE INVEST, 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 LOT 3, BLOCK 1, HALL AND JONES ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at LOT 3, BLOCK 1, HALL AND JONES 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 _____, 2021.

By: GROW MORE INVEST, LLC

By:_____
BHARGAV YENIGALLA

~ 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 Replat is to show the north 37 feet of Lot 3 as 1 Lot.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, GROW MORE INVEST, LLC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of LOT 3, BLOCK 1, HALLS AND JONES ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____, 2021.

_____
BHARGAV YENIGALLA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this____day of_____, 2021.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of LOT 3, BLOCK 1, HALL AND JONES ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____ ,2021.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman — Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas — Date

Replat of
Lot 3, Block 1, Hall and Jones Addition
an addition to the City of Sherman Grayson County, Texas

7/6/2021

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

OWNERS/DEVELOPER
GROW MORE INVEST, LLC
955 WEST PRESIDENT GEORGE
BUSH HWY, APT. NO. 4209
RICHARDSON, TEXAS 75088

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Grow More Invest, LLC
955 West President George Bush Hwy.
Apt. No. 4209
Richardson, TX 75088

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lot 3, Block 1, Hall and Jones Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
2. Remove direction from street names.
3. The City of Sherman does not maintain alleys.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

* **110 EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of MKT Real Estate Holdings, LLC (Owner) and Franklin Designs, Inc. (Designer) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lot 4, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Site Plan approval for a Smokehouse for Schulman's Movie Bowl Grille - Sherman

Background:

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

The following has been approved for the property:

- Specific Use Permit to allow a movie theater/bowling alley/arcade (commercial amusement center - April 16, 2018.
- Variance to allow a 467 square foot, 60' tall multi-tenant freestanding sign along Highway 75 South and a 130 square foot, 12' tall multi-tenant monument sign 18' from the FM 1417 (Vietnam Veterans Parkway) property line - April 16, 2019

The owner would like construct a 20' x 20' smokehouse behind the Schulman's Movie Bowl Grill for Billy's Grille.

Adjacent Zoning:

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

Origination:

MKT Real Estate Holdings, LLC (Owner)
Schulman's Movie Bowl Grille – Sherman (Tenant)
Franklin Designs, Inc. (Designer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

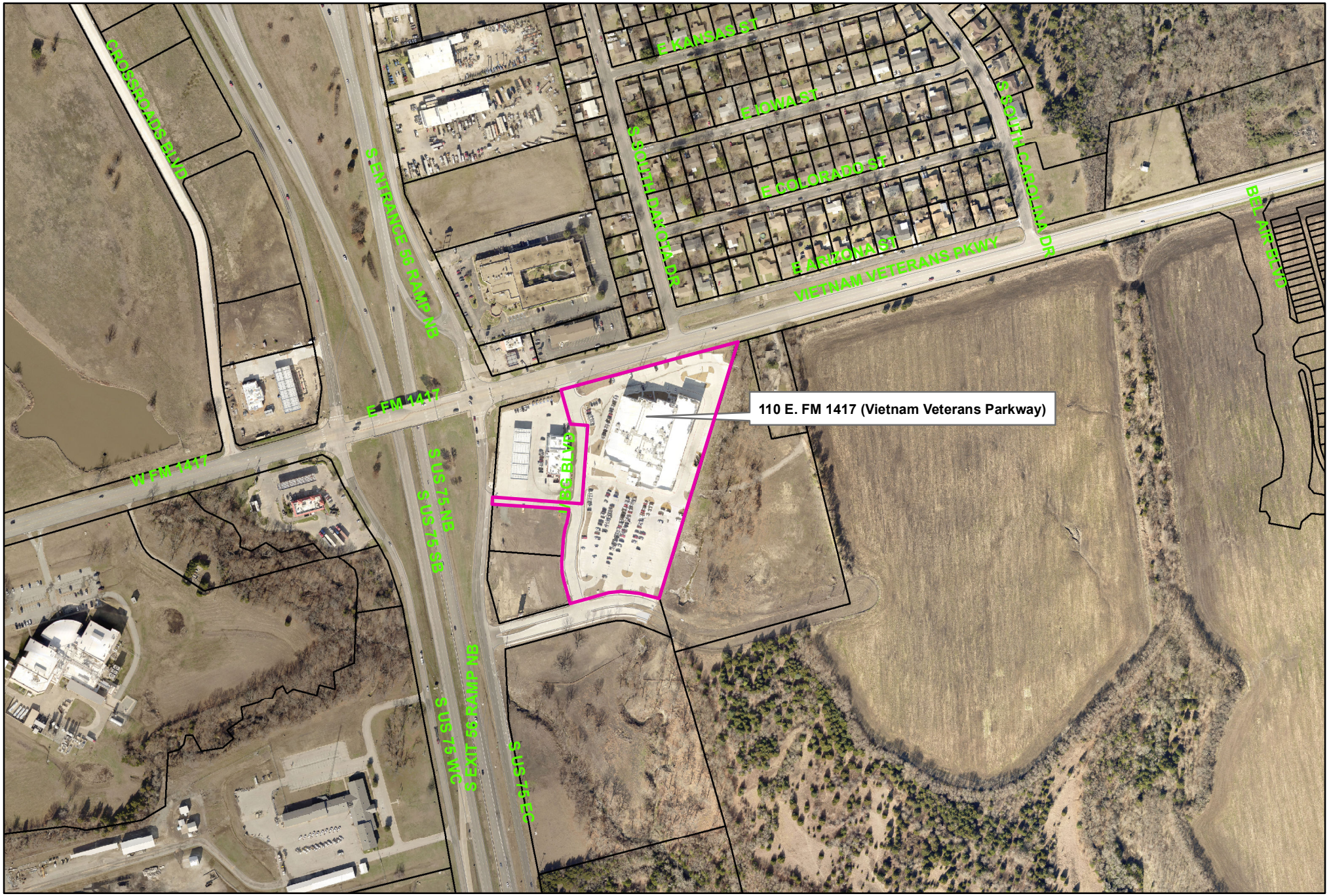
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Narrative
Plat
Site Plan
Building Elevations
Staff Review Letter



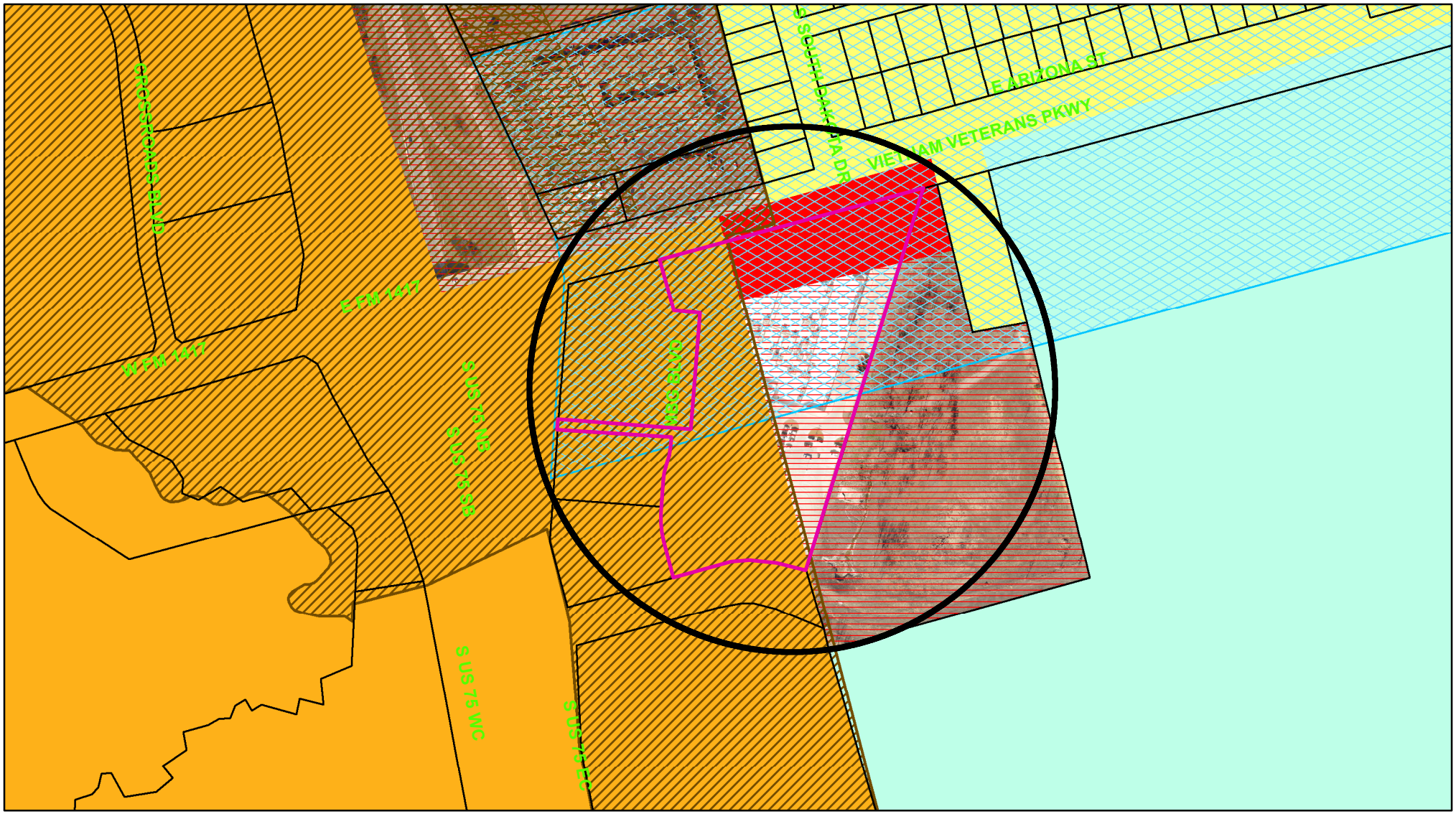
Sherman
CLASSIC TOWN. BROAD HORIZON.

110 East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Development Services Department

1 in = 440 ft



Zoning - 110 East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

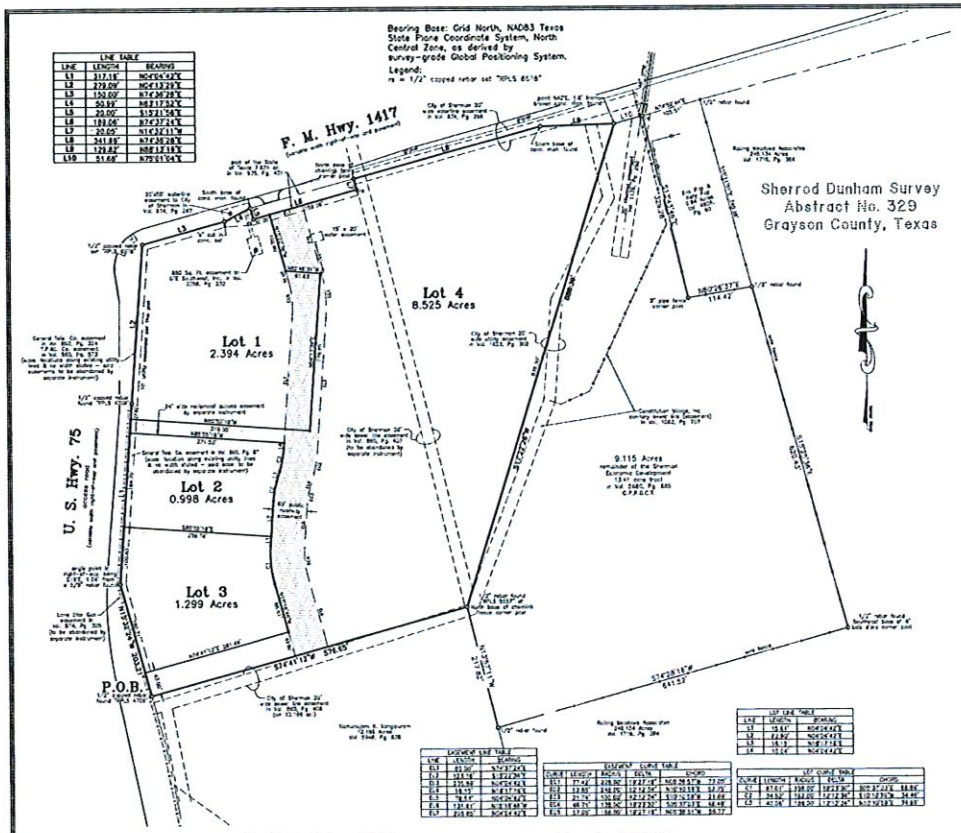
City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

1 in = 324 ft

MBG Sherman Smokehouse Description 6/15/2021

This smokehouse will be a 20'-0" x 20'-0" metal building built out of a red-iron steel frame construction with channel or z shaped purlins on the roof structure and channel or z-shaped girts on the side walls. Exterior Walls will have a metal panel 4'-0" from the ground to wainscot height, at the 4'-0" height, the metal panels will need to be capped and have a U-shaped channel mounted on top of that cap to accept welded wire metal panels (6x6x4x4) that will go from the 4'-0" wainscot level to the 8'-0" elevation level (Panels will need to be secured in a channel at the top and bottom). At the 8'-0" elevation to the 10'-0" the solid standard metal panels will resume. The roof will need to be white metal panels or galvanized metal panels. The front door will be constructed out of the same material that the building is made out of and will be a bi-parting barn style door that will be mounted to bard door hardware.
This 20'-0 x 20'-0" metal building will be secured to the parking lot to the left of the dumpsters. See site plans for more details.



MBG Sherman Addition to the City of Sherman, Texas

13.215 Acres

in the

Sherrod Dunham Survey Abstract No. 329

Sherman Economic Development Corporation
Owner

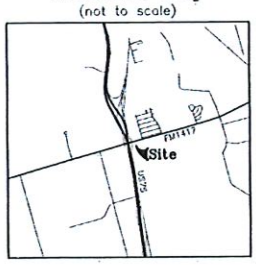
Job No. CGS57318

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

21936

Location Map
(not to scale)



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 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. City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 26, 2008.
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.

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

D:\Land Projects 2005\Sherman-City-22ac-75-1417\dwg\Plat.dwg 3/17/2018 12:45:59 AM CDT

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 5/1/2018 3:00:42 PM
In the PLAT Records
MBG SHERMAN ADDITION
Doc Number: 2018 - 51
Number of Pages: 2
Amount: 86.00
Order#: 20180501000185
By: JM

SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey, Abstract No. 329, and being all of the following two (2) tracts of land: 1) 1.49 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23385, Official Public Records, Grayson County, Texas; 2) the 7.409 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman, Texas by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23058, said Official Public Records and being a part of the 13.41 ac. tract of land conveyed to Sherman Economic Development Corporation by Gorcha Corporation by Warranty Deed dated August 25, 2015 and recorded in Volume 5680, Page 685, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped "RPLS 4709" in the East right-of-way line of U. S. Highway No. 75, at the Northwest corner of the 12.166 ac. tract of land conveyed to Ramanujam K. Vangipuram in Volume 5948, Page 658, said Official Public Records, at the Southwest corner of said Sherman Economic Development Corporation 7.409 ac., at the most Westerly Southwest corner of the herein described tract;

THENCE North 15 deg. 32 min. 24 sec. West, with the East right-of-way line of said U. S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 203.21 ft. to an angle point, being South 19 deg. East, 1.04 ft. from a 5/8 inch rebar found;

THENCE North 04 deg. 04 min. 42 sec. East, continuing with the East right-of-way line of said U. S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 317.18 ft. to a 1/2 inch capped rebar found stamped "RPLS 4709" at the most Westerly Northwest corner of said Sherman Economic Development Corporation 7.409 ac., at the Southwest corner of said Sherman Economic Development Corporation 1.49 ac.;

THENCE North 04 deg. 13 min. 29 sec. East, continuing with the East right-of-way line of said U. S. Hwy. 75 and the West line of said Sherman Economic Development Corporation 1.49 ac., a distance of 279.09 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the East right-of-way line of said U. S. Hwy. 75 with the South right-of-way line of F. M. Highway No. 1417, at the Northwest corner of both said Sherman Economic Development Corporation 1.49 ac. and the herein described tract;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F. M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 150.00 ft. to an "X" cut in concrete set, at an angle point;

THENCE North 83 deg. 17 min. 52 sec. East, continuing with the South right-of-way line of said F. M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 50.99 ft. to a point at the South base of a concrete monument found at the Northeast corner of said Sherman Economic Development Corporation 1.49 ac.;

THENCE South 15 deg. 21 min. 56 sec. East, with the East line of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an Ell corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 74 deg. 37 min. 24 sec. East, with a North line of said Sherman Economic Development Corporation 7.409 ac., a distance of 189.08 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 14 deg. 32 min. 11 sec. West, with the West line of said Sherman Economic Development Corporation 13.41 ac., a distance of 20.05 ft. to a point at the North base of a chainlink fence corner post, in the South right-of-way line of said F. M. Hwy. 1417, at the Northeast corner of said Sherman Economic Development Corporation 13.41 ac.;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F. M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 341.96 ft. to a point at the South base of a concrete monument found, at an angle point;

THENCE North 88 deg. 13 min. 16 sec. East, continuing with the South right-of-way line of said F. M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 129.82 ft. to a point a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of the herein described tract and being North 42 deg. East, 1.6 ft. from a broken concrete monument found;

THENCE South 17 deg. 22 min. 26 sec. West, over and across said Sherman Economic Development Corporation 13.41 ac., a distance of 886.39 ft. to a 1/2 inch rebar found at the North base of a chainlink fence corner post, at the Northeast corner of said Vangipuram 12.166 ac., at the Southeast corner of said Sherman Economic Development Corporation 7.409 ac., at an Ell corner of the herein described tract;

THENCE South 74 deg. 41 min. 12 sec. West, with the general course of a chainlink fence maintaining the North line of said Vangipuram 12.166 ac. and the South line of said Sherman Economic Development Corporation 7.409 ac. passing a chainlink fence corner post at a fence corner and continuing for a total distance of 576.65 ft. to the PLACE OF BEGINNING and containing 13.215 ACRES of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 — Date: 5/1/18

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

I, Brad Douglass, Authorized Agent for Sherman Economic Development Corporation, owner of MBG Sherman Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Brad Douglass
Authorized Agent for Sherman Economic Development Corporation

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Brad Douglass, 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 1st day of May 2018.

Notary Public, Grayson County, Texas

AMBER DOAN — Notary Public, State of Texas — Comm. Expires 08-12-2020 — Notary ID 131478374

City of Sherman

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 17th day of April 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman — Secretary

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 27th day of April 2018, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: MAYOR, CITY OF SHERMAN, TEXAS — DATE: 05/01/2018

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of MBG Sherman Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 27th day of April 2018, and that the City Council, by formal action, then and there accepted the public right-of-way dedication of all easements and public roadway 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 1st DAY OF May 2018, BY Linda Ashby, CITY CLERK, CITY OF SHERMAN, TEXAS

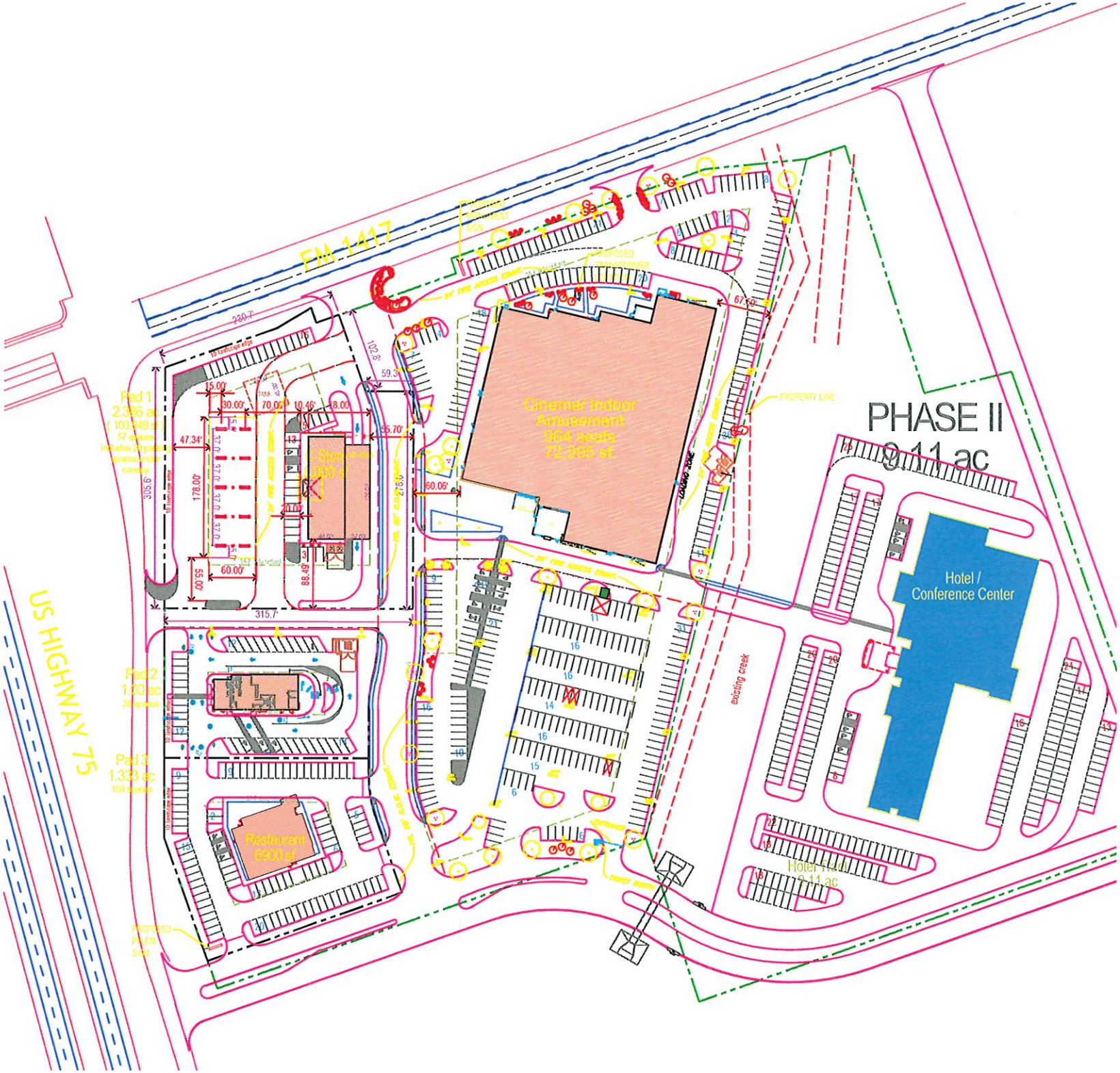
CITY OF SHERMAN, TEXAS

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

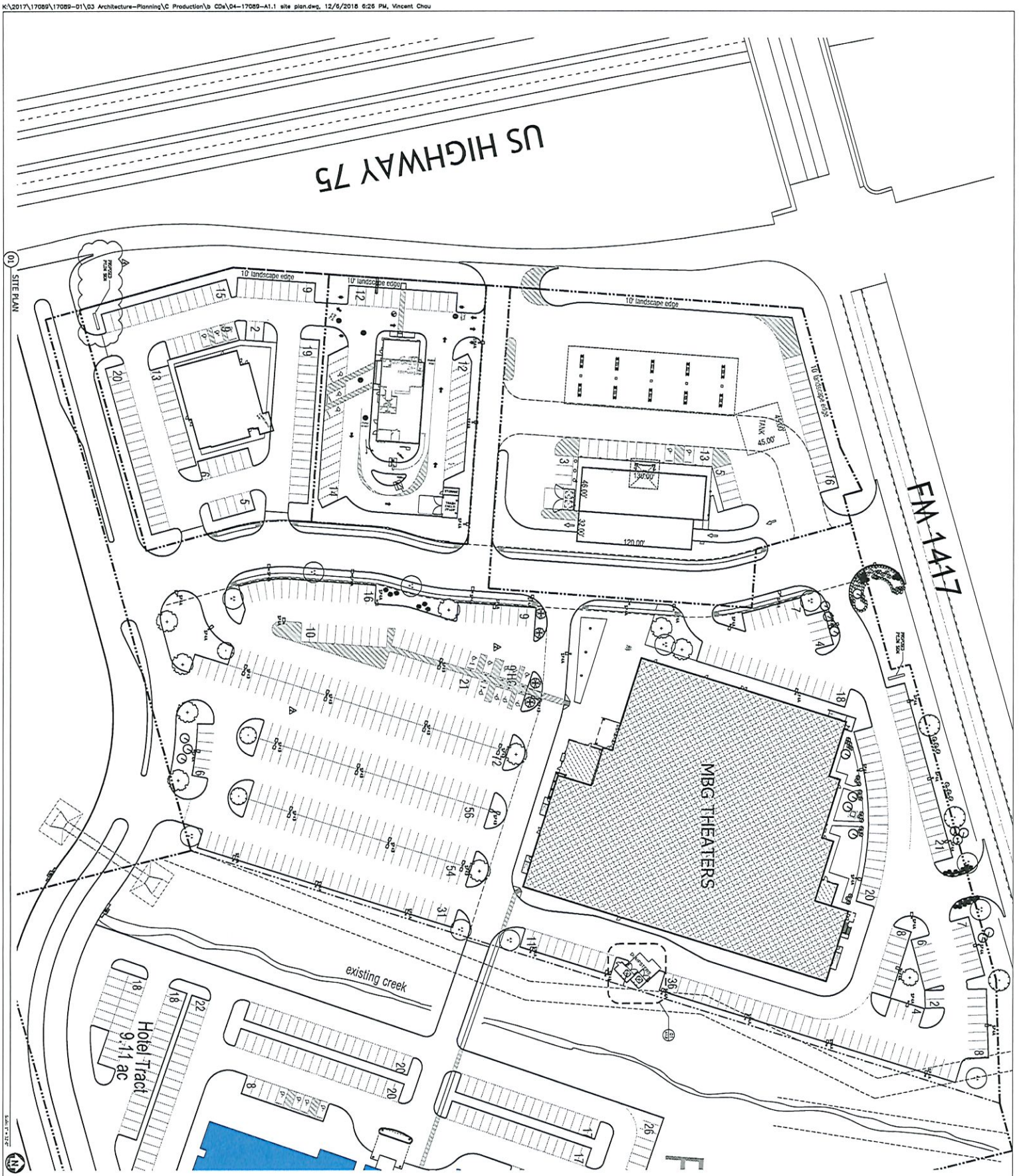
Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 5/1/2018 3:00:42 PM
In the PLAT Records
MBG SHERMAN ADDITION
Doc Number: 2018 - 51
Number of Pages: 2
Amount: 86.00
Order#: 20180501000185
By: JM

E-9-328

D:\Land Projects 2005\Sherman-City-22ac-75-1417\dwg\Plat.dwg 3/17/2018 12:45:59 AM CDT


FM 1417
US HIGHWAY 75
Pad 1
2.366 ac
Pad 2
1.00 ac
Pad 3
1.333 ac
Cinema/ Indoor Amusement
964 seats
72,395 sf
Restaurant
6000 sf
PHASE II
9.11 ac
Hotel / Conference Center
existing creek
PROPERTY LINE
24' FIRE ACCESS EMRT.
PROPOSED PYLON SIGN
315.7'
305.6'
178.00'
60.00'
55.00'
88.49'
60.06'
65.70'
67.59'
102.8'
59.3'
47.34'
30.00'
70.00'
10.46'
18.00'
15.00'

K:\2017\17089\17089-01\03 Architecture-Planning\C Production\b CDs\04-17089-A1.1 site plan.dwg, 12/6/2018 6:26 PM, Vincent Chau



01 SITE PLAN

No	Description	Date
	ISSUE LOG	
	PERMIT SET	06.15.18
	BID SET	07.13.18
	CONSTRUCTION	08.24.18
A	REVISION	11.09.18

Project Number: 17089-01
Drawn By: MA
Created By: SM

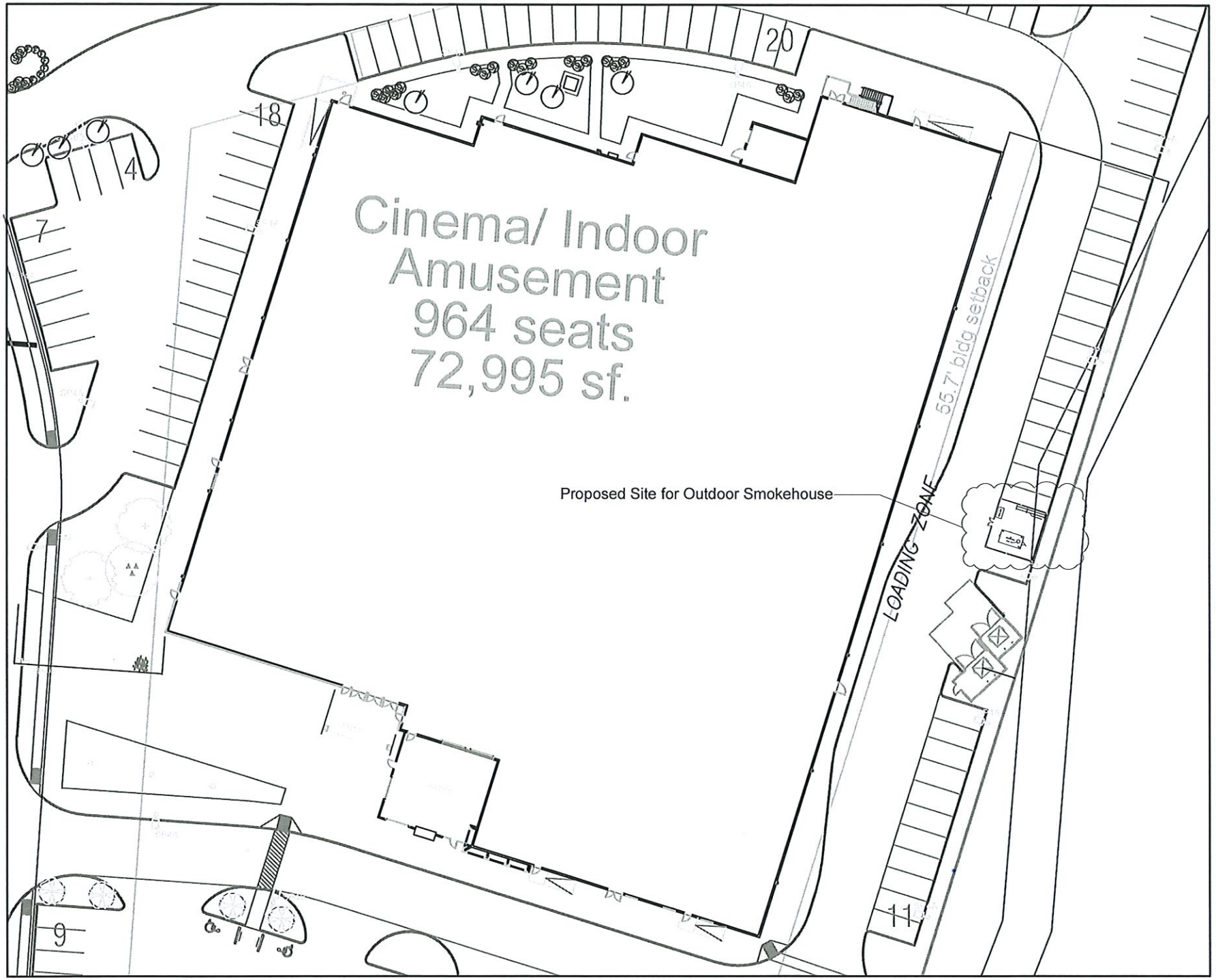
11.09.2018

HODGES Architecture
www.hodgesarch.com
1942 Grough, Dallas, TX 75214
972.357.1000

A1.1
SITE PLAN

SCHULMAN'S MBG

US HIGHWAY 75 AT FM 1417
SHERMAN, TEXAS



FRANKLIN DESIGNS INC.

SUBMITTED TO :
MARK SCHULMAN

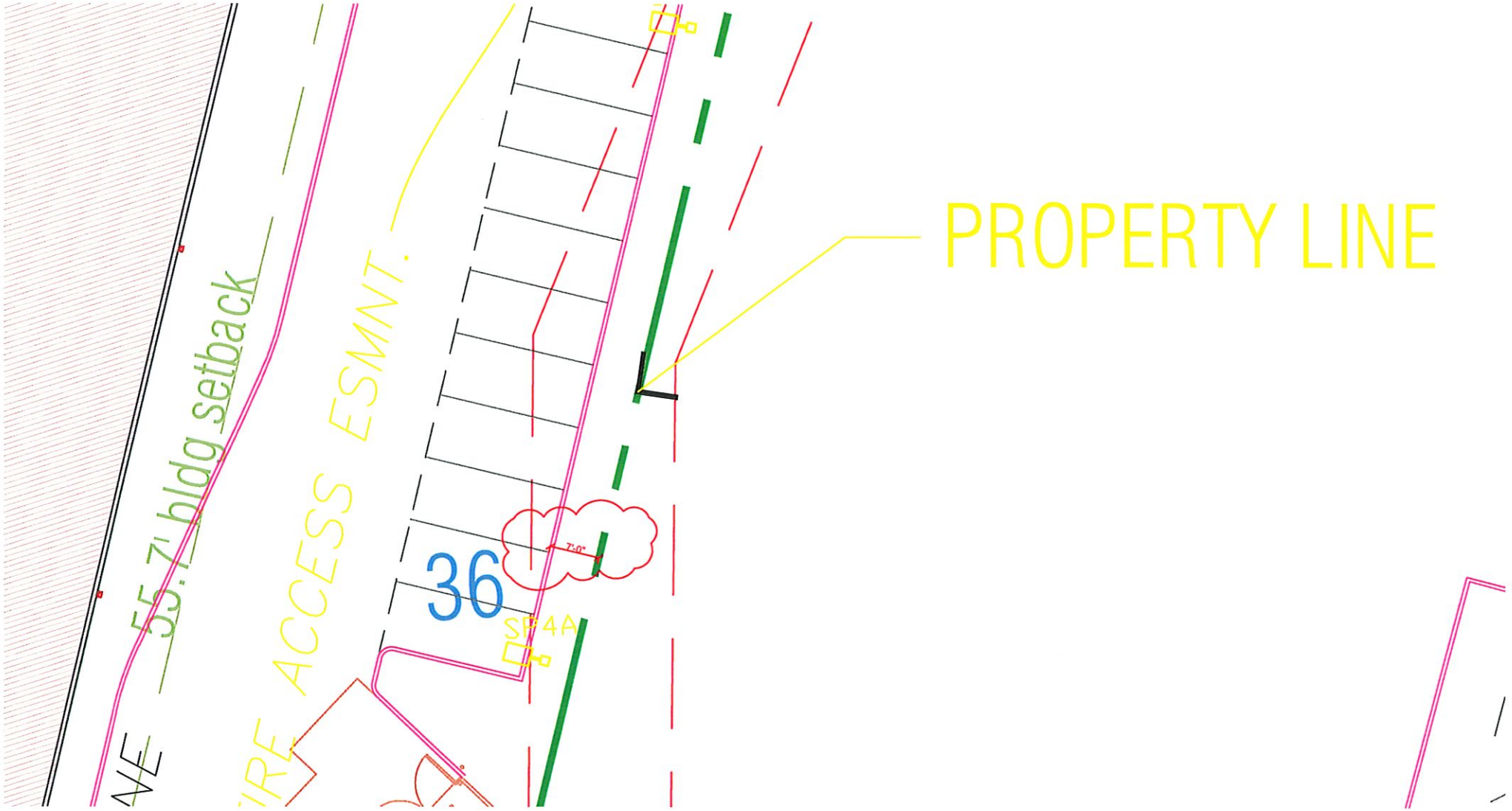
REMARKS :
ENLARGED SITE PLAN

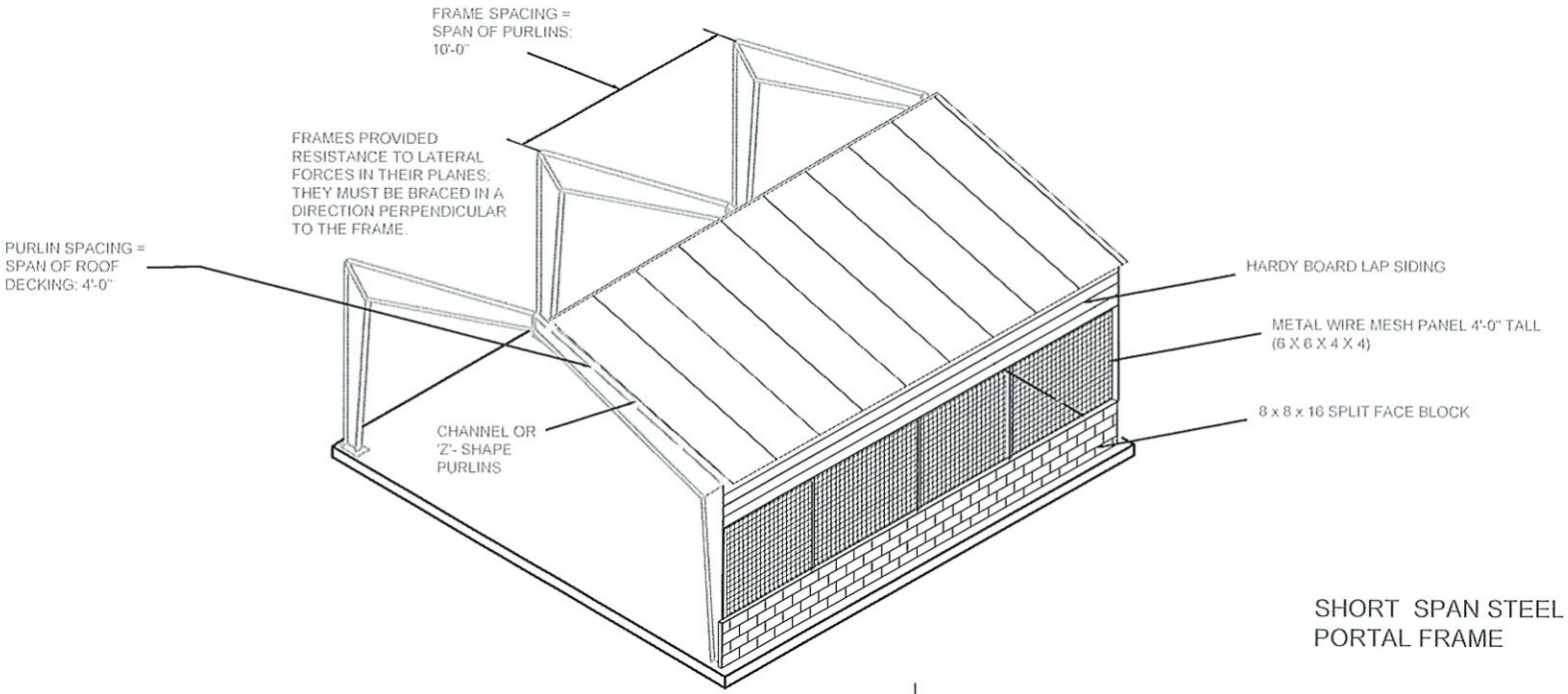
DATED :
JUNE 28.2021

DRAFT BY :
CHAD DAVIS

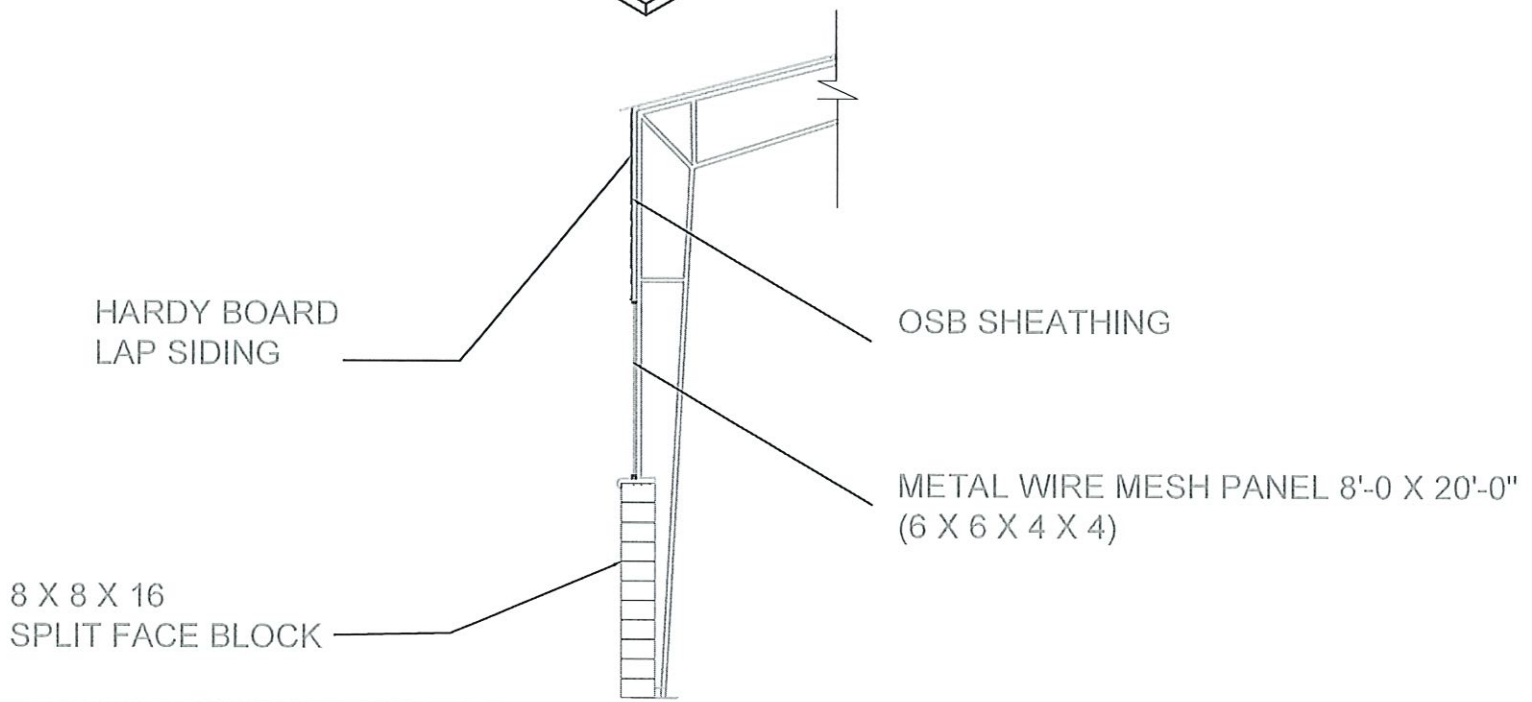
NOTE :
NOT TO SCALE

SHEET NO :
1


55.7' bldg setback
ACCESS ESMNT.
36
SP4A
PROPERTY LINE



SHORT SPAN STEEL PORTAL FRAME



FRANKLIN DESIGNS INC.

SUBMITTED TO :
MARK SCHULMAN

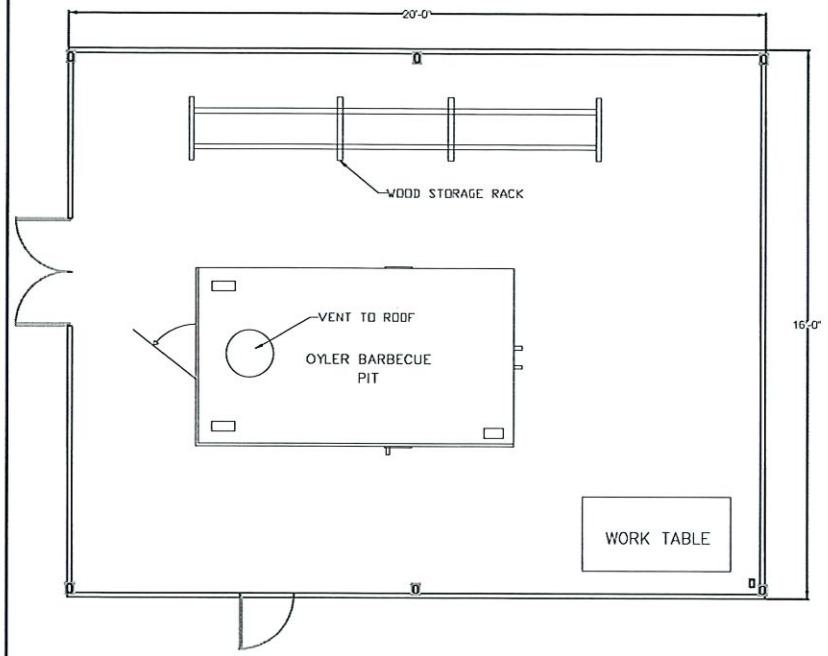
REMARKS :

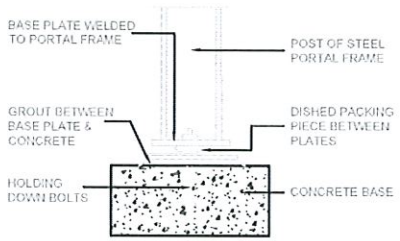
DATED :
JUNE 28.2021

DRAFT BY :
CHAD DAVIS

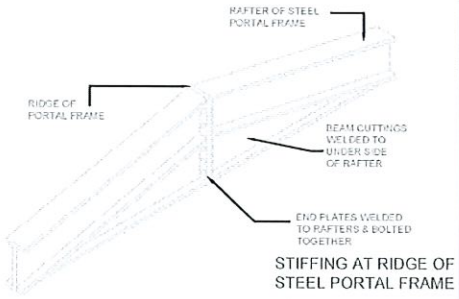
NOTE :
NOT TO SCALE

SHEET NO :
3

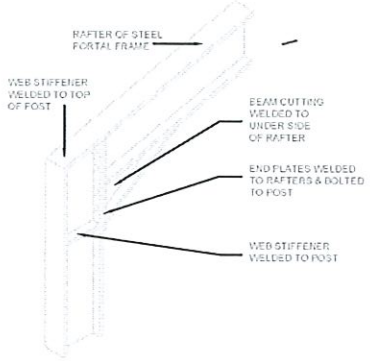




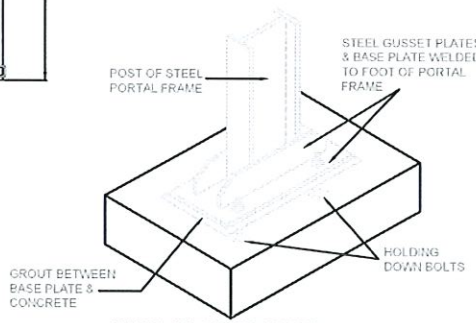
PINNED BASE TO STEEL PORTAL FRAME



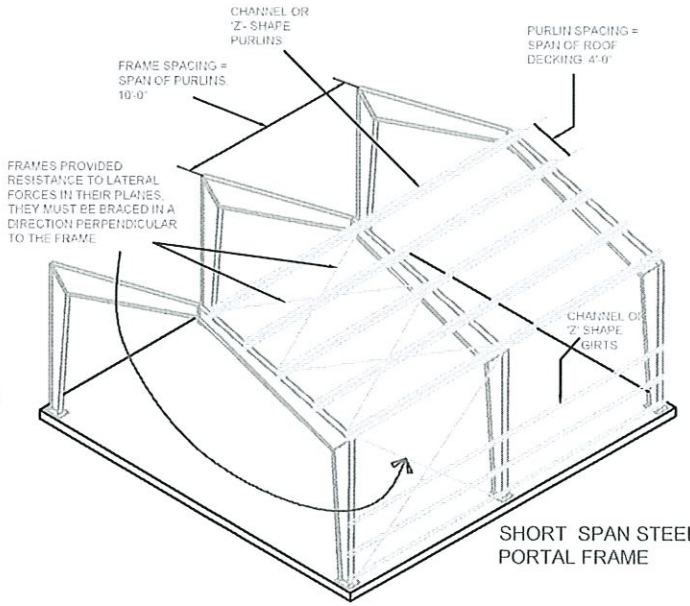
STIFFING AT RIDGE OF STEEL PORTAL FRAME



HAUNCH TO STEEL PORTAL FRAME

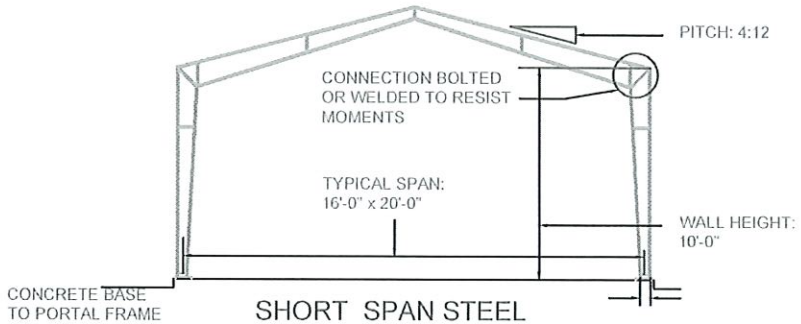


FIXED BASE TO STEEL PORTAL FRAME



SHORT SPAN STEEL PORTAL FRAME

FRAMING IS TYPICALLY CLAD WITH CORRUGATED METAL ROOFING AND SIDING



SHORT SPAN STEEL PORTAL FRAME

FRANKLIN DESIGNS INC.

SUBMITTED TO :
MARK SCHULMAN

REMARKS :

DATED :
JUNE 28,2021

DRAFT BY :
CHAD DAVIS

NOTE :
NOT TO SCALE

SHEET NO :
2

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Mark Schulman
4565 Lake Shore Drive
Waco, TX 76710

Bearded Brothers
Joshua Banner
5133 Dugan Chapel Rd.
Bells, TX 75414

Dear Applicants,

The request for site plan approval for a Smokehouse for Schulman's Movie Bowl Grille – Sherman located at 110 East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the C-1 (Retail Business) District and the O-1.1 (FM Highway 1417) Overlay District. (*Chapter 14, Exhibit A, Section 6.6; Section 6.7, Section 6.13.2)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2, Subsection 6 (c)(ii)).*
7. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 08/17/2021

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

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

Requested Action/Proposed Use:

*** 221 WEST TRAVIS STREET**

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey, Abstract No. 667 in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 3

Background:

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

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockett Davis Drake, Inc. (Representative)
Votex Surveying Company (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Sherman Crossroads Medical No. 3

Staff Review Letter

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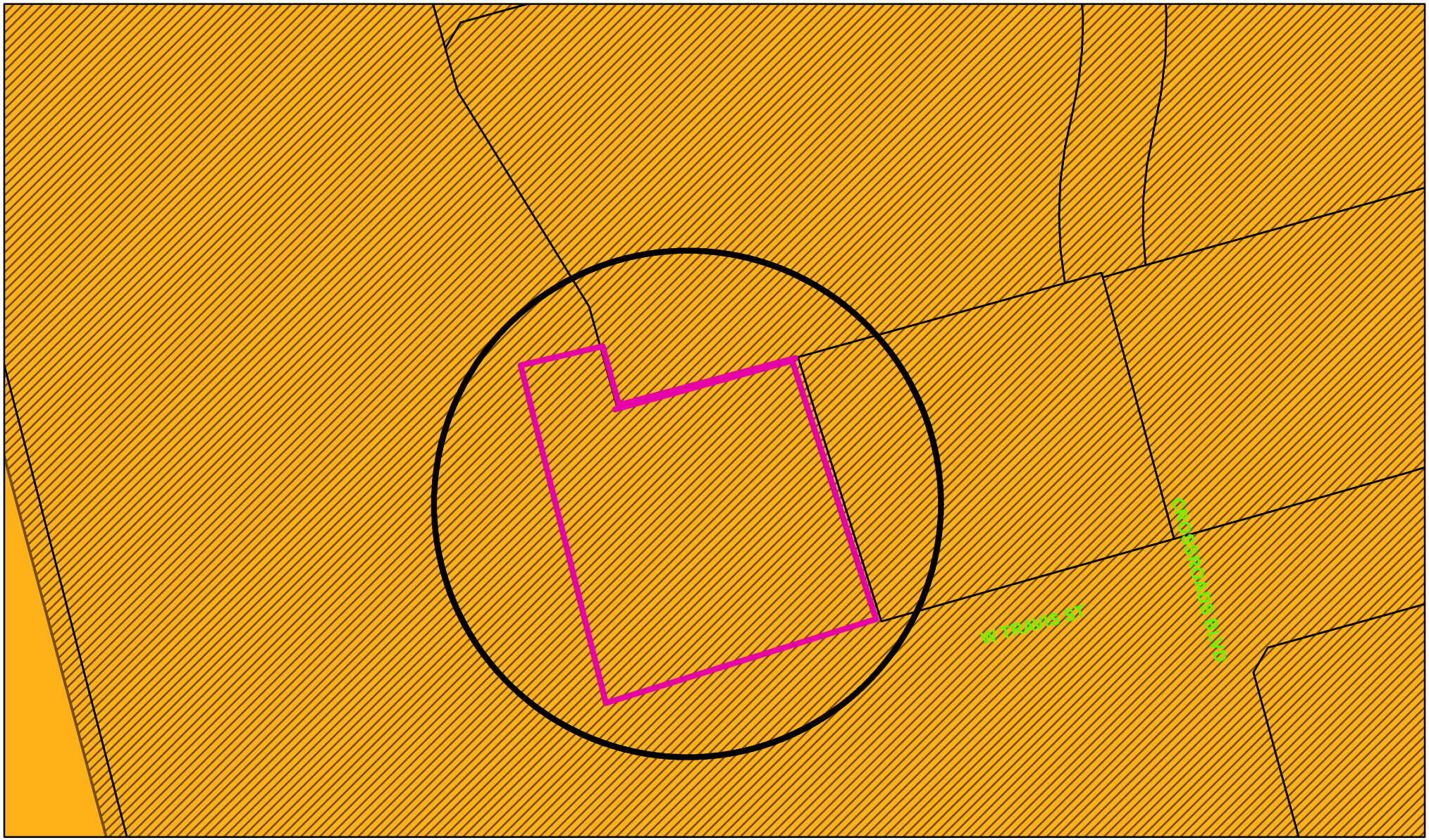
221 West Travis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 700 ft



Zoning - 221 West Travis Street

Legend

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

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

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

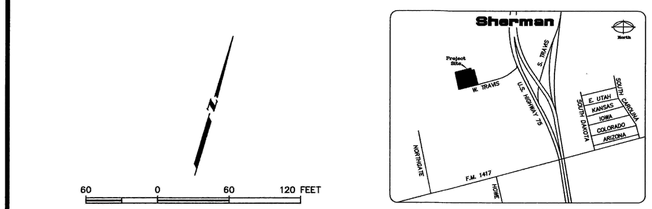
ImageGIS.DBO.ORTHOS_2020
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Sherman
CLASSIC TOWN. BROAD HORIZON.

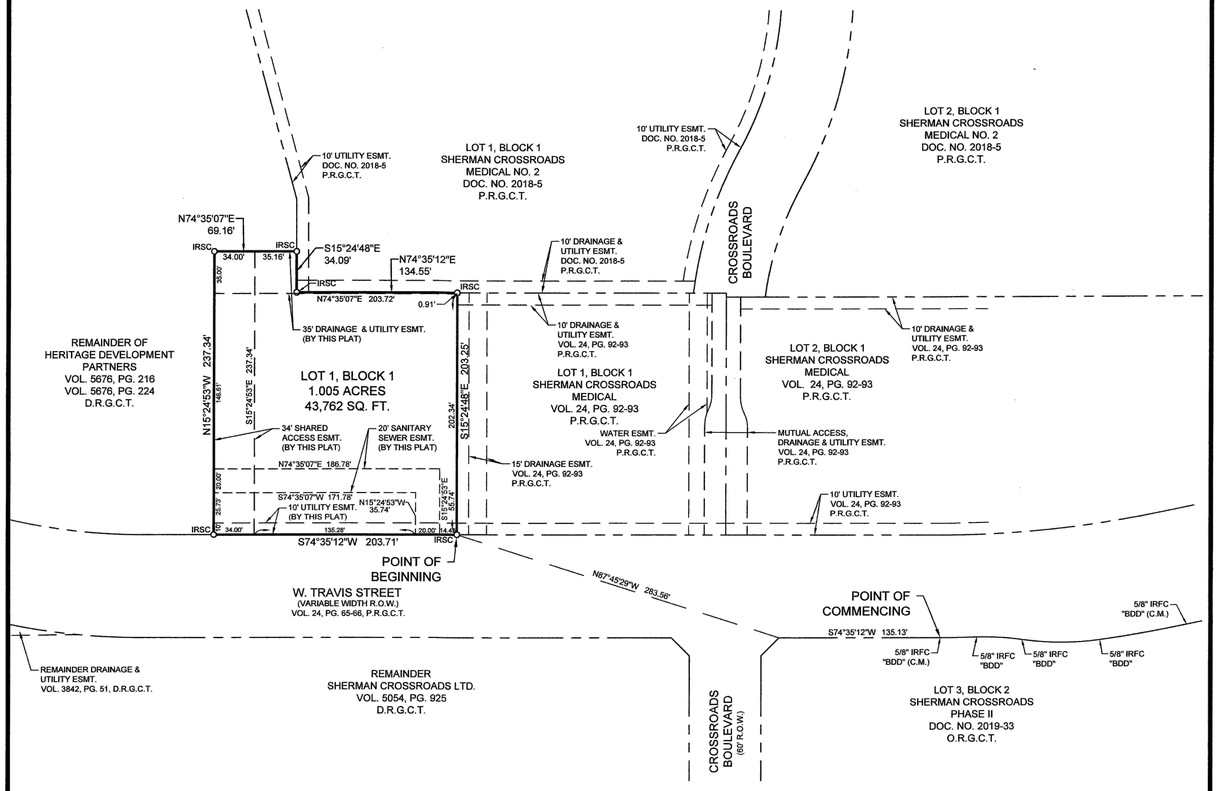
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft



Vicinity Map



LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD W/CAP FOUND
(C.M.)	CONTROLLING MONUMENT
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "VOTEX SURVEYING"

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM AN UNPLATTED TRACT.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 485509 0405F, REVISED DATE SEPTEMBER 29, 2010. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

FINAL PLAT

SHERMAN CROSSROADS MEDICAL NO. 3

LOT 1, BLOCK 1

AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SHEET 1 OF 2

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2020-029

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Heritage Development Partners, LLC are the owners of a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and being a portion of that 44.83 acre tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed recorded in Volume 5676, Page 216 and Volume 5676, Page 224 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "BDD" found for corner in the south right-of-way line of West Travis Street (a variable width right-of-way) at an angle point in the north line of Lot 3, Block 2, Sherman Crossroads Phase II, an addition to the City of Sherman according to the plat recorded in Document No. 2019-33, Official Public Records, Grayson County, Texas;

THENCE S 74°35'12" W, along said south right-of-way line, a distance of 135.13 feet to the north end of a right-of-way corner clip at the intersection of said south right-of-way line with the east right-of-way line of Crossroads Boulevard (a 60-foot wide right-of-way);

THENCE N 87°45'29" W, over and across said West Travis Street, a distance of 283.56 feet to the **POINT OF BEGINNING**; being a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the north right-of-way line of said West Travis Street at the southwest corner of Lot 1, Block 1, Sherman Crossroads Medical, an addition to the City of Sherman according to the plat recorded in Volume 24, Pages 92-93, Plat Records, Grayson County, Texas;

THENCE S 74°35'12" W, along said north right-of-way line, a distance of 203.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE departing said north right-of-way line, the following courses and distances:

N 15°24'53" W, a distance of 237.34 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

N 74°35'07" E, a distance of 69.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the southwest line of Lot 1, Block 1, Sherman Crossroads Medical No. 2, an addition to the City of Sherman according to the plat recorded in Document No. 2018-5, Plat Records, Grayson County, Texas;

THENCE S 15°24'48" E, along said southwest line of Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 34.09 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the southwest corner of said Lot 1, Block 1, Sherman Crossroads Medical No. 2;

THENCE N 74°35'12" E, along the southeast line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 134.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the northwest corner of said Lot 1, Block 1, Sherman Crossroads Medical;

THENCE S 15°24'48" E, along the southwest line of said Lot 1, Block 1, Sherman Crossroads Medical, a distance of 203.25 feet to the **POINT OF BEGINNING** and containing 43,762 square feet or 1.005 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That HERITAGE DEVELOPMENT PARTNERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS MEDICAL NO. 3, an addition to the City of Sherman, Grayson County, Texas, Being 3.0063 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at Grayson, _____ County, Texas, this 4th day of August, 2021.

HERITAGE DEVELOPMENT PARTNERS, LLC

By: _____
Richard Jelsma, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Richard Jelsma, Manager, 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 purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4TH day of August, 2021.

_____
Notary Public, State of Texas

SYLVIA VENTURA
Notary Public
STATE OF TEXAS
ID#4270103
My Comm. Exp. Dec. 1, 2022

12/1/2022
My Commission Expires On:

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 4th day of August, 2021.

_____
Candy Hone, RPLS
Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS
REGISTERED
CANDY HONE
5867
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th of August 2021.

_____
Notary Public, State of Texas

SYLVIA VENTURA
Notary Public
STATE OF TEXAS
ID#4270103
My Comm. Exp. Dec. 1, 2022

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS MEDICAL NO. 3 to the City of Sherman was submitted to the City Council on the ___ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D. 2021.

_____
City Clerk, City of Sherman, Texas

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

FINAL PLAT

SHERMAN CROSSROADS MEDICAL NO. 3

LOT 1, BLOCK 1

AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SHEET 2 OF 2

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2020-029

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 6, 2021

Heritage Development Partners, LLC
2600 N. U.S. Hwy. 75
Sherman, TX 75090

Votex Surveying Company
10440 N. Central Expwy., Ste. 800
Dallas, TX 75231

Dear Applicants,

The request for approval of the Final plat of Sherman Crossroads Medical No. 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 17, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Street name shall be spelled out as West Travis Street.
2. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. West Travis is an 86' ROW. Update plat accordingly.
5. Bearing on Easement lines shall be clearly shown. i.e. N74°35'07"E, 203.72'
6. Correct acreage in Owner's Certificate of Dedication.
7. Graphically show curb line on drawing.
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)*
9. Existing sewer main has been abandoned. 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).*
10. Water Pro-Rata will be due at the time of development.
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. Three Party Agreement required for Public Infrastructures.
13. Coordinate with Engineering Department regarding discrepancies in internal calls.

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 08/17/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

OTHER BUSINESS

Approve 2021 and 2022 Planning and Zoning Commission and Board of Adjustments Calendars

List of Agenda Items:

Attachments

2021 Calendar

2022 Calendar

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

CITY OF SHERMAN
2021 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS CALENDAR
FILING AND MEETING SCHEDULE

ZONING, SPECIFIC USE PERMITS, VARIANCES/EXCEPTIONS, TEMPORARY USE PERMITS, PLATS, BLALOCK INDUSTRIAL PARK, OR SITE PLANS

MONTH	COMPLETE APPLICATION ACCEPTED	PLANNING & ZONING COMMISSION MEETING	CITY COUNCIL MEETING
JANUARY	12/14/2020-12/17/2020	1/12/2021	2/1/2021
FEBRUARY	1/18/2021-1/21/2021	2/16/2021	3/15/2021
MARCH	2/15/2021-2/18/2021	3/16/2021	4/5/2021
APRIL	3/22/2021-3/25/2021	4/20/2021	5/17/2021
MAY	4/19/2021-4/22/2021	5/18/2021	6/7/2021
JUNE	5/24/2021-5/27-2021	6/22/2021	7/19/2021
JULY	6/21/2021-6/24/2021	7/20/2021	8/16/2021
AUGUST	7/19/2021-7/22/2021	8/17/2021	9/7/2021
SEPTEMBER	8/23/2021-8/26/2021	9/21/2021	10/18/2021
OCTOBER	9/20/2021-9/23/2021	10/19/2021	11/15/2021
NOVEMBER	10/18/2021-10/21/2021	11/16/2021	12/6/2021
DECEMBER	11/15/2021-11/18/2021	12/14/2021	1/3/2022

The above dates are scheduled Planning and Zoning Commission (P&Z) meeting dates and the meeting for the City Council. The complete application required date is the date a complete application (i.e. site plan, legal description, all pertinent information, and fee) is due to be submitted for the P&Z and City Council dates for that month. Any application submitted after the date shown in that month will be scheduled for the next monthly meeting dates. Variances/Exceptions, Temporary Use Permits and site plans are scheduled for Planning and Zoning Commission meetings only. Meeting dates and application dates are subject to change and should be verified with Development Services staff.

CITY OF SHERMAN ZONING

Request	Staff Review	Zoning Commission (5 Members for quorum)	Board of Adjustment (5 Members)	City Council
Exceptions & Variances	x		x 4/5 vote	
Temporary Use Permit	x		x 4/5 vote	
Zone Change	x	x Majority, Min. 4 votes		x
Specific Use Permit	x	x Majority, Min. 4 votes		x
Plat	x	x Majority, Min. 4 votes		x
Blalock Industrial Park	x	x Majority, Min. 4 votes		x
Site Plan	x	x Majority, Min. 4 votes	x 4/5 vote	

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

CITY OF SHERMAN
2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS CALENDAR
FILING AND MEETING SCHEDULE

ZONING, SPECIFIC USE PERMITS, VARIANCES/EXCEPTIONS, TEMPORARY USE PERMITS, PLATS, BLALOCK INDUSTRIAL PARK, OR SITE PLANS

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Blalock Industrial Park	x	x Majority, Min. 4 votes		x
Site Plan	x	x Majority, Min. 4 votes	x 4/5 vote	

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 08/17/2021

Prepared By: Patsy Reeves, Development Services Coordinator

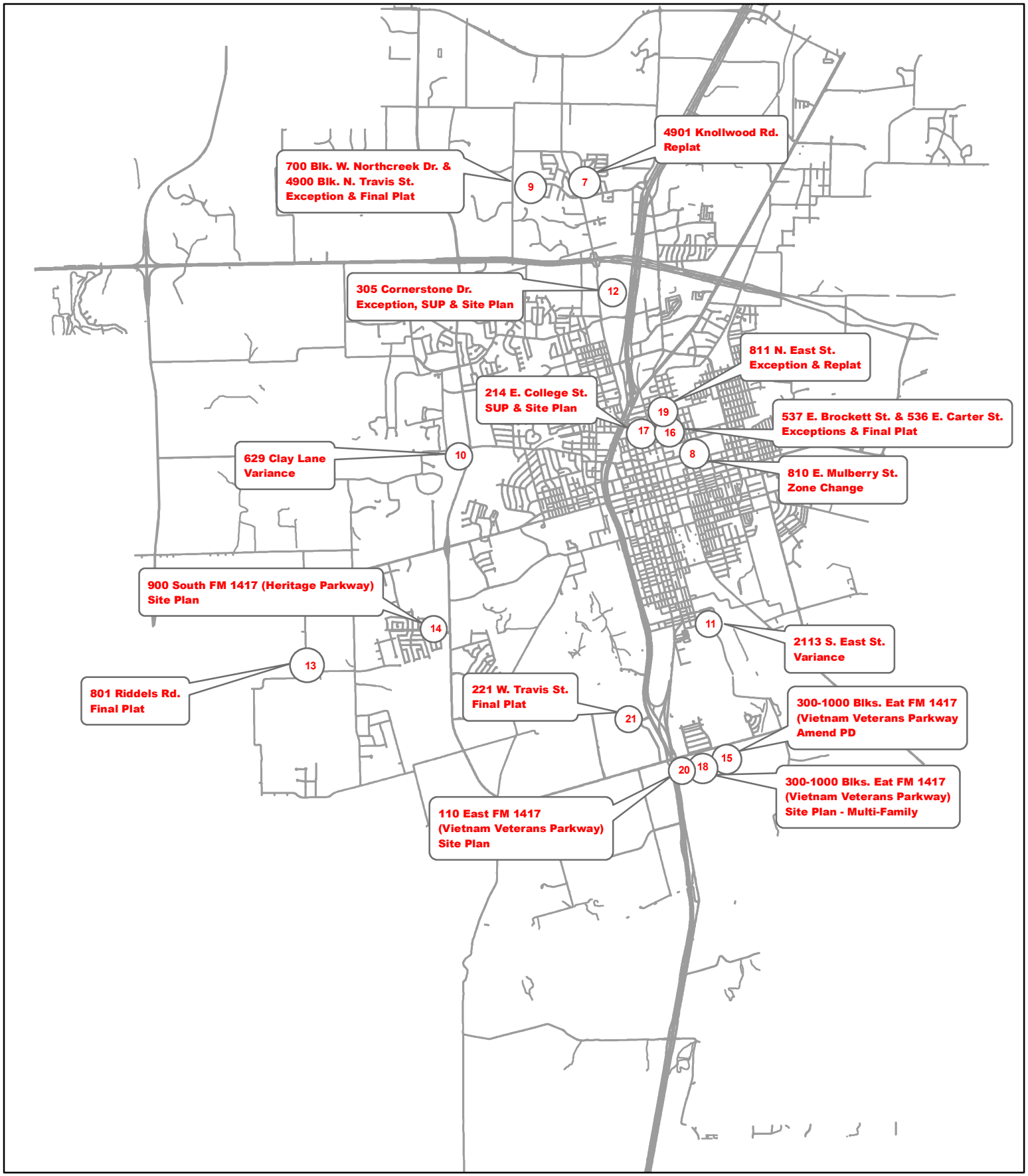
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
August 17, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N

NOT TO SCALE

1 inch = 7,000 feet