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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 19, 2202 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 JUNE 21, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS 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 (13, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28)**
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. **817 SOUTH MONTGOMERY STREET(A LETTER WAS RECEIVED FROM BRIGIDA GONZALEZ JULY 13, 2022 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM)**
The request of Francisco Acevedo (Owner), Brigida Gonzalez (Tenant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 817 South Montgomery Street, Lots 3 – 5, Block 1, Youngs Addition, as follows:

Planning and Zoning Commission

A. Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light

Manufacturing) District to a C-2 (General Commercial) District.

B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automotive Tire Shop in a C-2 (General Commercial) District.

8. **810 EAST HOUSTON STREET(AN EMAIL WAS RECEIVED FROM UBER JR GALAVIZ ON JULY 13, 2022 AT 11:22 A.M. REQUESTING TO WITHDRAW THIS ITEM)**

The request of Uber Galaviz and Norberto Galarza (Owner) and Surdukan Surveying Inc. (Surveyor) concerning the property at 810 East Houston Street, being 0.164 acres in the J.B. McAnair Survey, Abstract No. 763 and being lots 19 and 20, Block 11, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 11, Lot 19R.

9. **1016 EAST CHERRY STREET**

The request of Axalt Denison TX Holdings, LLC (Owner), Christopher Wyatt (Representative) and CBG Surveying Texas LLC (Surveyor) concerning the property located at 1016 East Cherry Street, being a portion of Lot 3, Block 2 of Hazelwood and Vaden Addition, as follows:

Planning and Zoning Commission

A. Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Board of Adjustments

B. Variance under Ordinance No. Ordinance No. 2280, Section 6.3, Subsection (1) to allow 24' from the front property line in lieu of the required 25' in an R-1 (One-Family Residential) District.

10. **3601 NORTH TRAVIS STREET**

The request of PAAGE LTD (Owner), Joe Johnson, HBJ Architects (Representative), and Preston Trail Land Surveying (Surveyor) concerning the property located at 3601 North Travis Street, being Lot One (1), Block One (1) of Convey Addition consisting of 6.624 acres and also being 4.71 acres in the J.B. McAnair Survey, Abstract 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 wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

11. **2305 AND 2615 GRAYSTONE DRIVE**

The request of Lloyd Plyler Construction LLP (Owner), Terrin Bertholf, B & H Development, LLC (Prospective Buyer/Representative) and Manhard Engineering (Surveyor/Engineer) concerning the property located at 2305 and 2615 Graystone Drive, being 19.95 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

A. Preliminary Plat approval Evergreen Parks Subdivision.

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

C. Zone Change approval under Ordinance No. 2280, Section 12, from a C-2 (General

Commercial) District to an R-1 (One-Family Residential) District.

12. **3100-3500 BLOCKS DRIPPING SPRINGS ROAD**

The request of Suzzane M. Shipp (Owner), James Haddock, Strand Planning and Landscape Architecture (Representative), Justin Christ, S2 Land Development (Developer) and Pierce-Murry Land Solutions (Surveyor) concerning the property located in the 3100-3500 Blocks Dripping Springs Road, being 24.25 acres in the Eustacia Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract 503, as follows:

Planning and Zoning Commission

A. Preliminary Plat approval of Sweetwater Springs Phase 3.
B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in a R-1 (One-Family Residential) District.
C. Zone Change approval under Ordinance No. 2280, Section 12, from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.

13. * **527 SOUTH WILLOW STREET AND 909 EAST KING STREET**

The request of Grayson Chin Baptist Church (Owner), Reverend Khen Chum (Representative), J. Volk Consulting (Engineer) and Copley Land Surveying (Surveyor), concerning the property located at 527 South Willow Street and 909 East King Street, being part of the G.B. Pilant survey, Abstract No. 963, and being all of Lots 1, 2, 3 & 4 and a 20' alley in Block 4, W. Elliott's Addition consisting of 0.685 acres, as follows:

Planning and Zoning Commission

Replat of Grayson Chin Baptist Church Addition.

14. **5615 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Gregg Holbrook (Owner), Baylee Kowert (Applicant) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property at 5615 North FM 1417 (Heritage Parkway), being 3.00 acres in the John Goode Survey, Abstract No. 468, 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 Montessori School, Grades 3-12 in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

15. * **407 EAST COLLEGE STREET**

The request of Hannah and Daniel Juarez (Owners) and Copley Land Surveying (Surveyor) concerning the property in the 407 East College Street, being 0.161 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat of Juarez Addition.

16. * **501 WEST SHEPHERD DRIVE**

The request of Texas Instruments Incorporated (Owner), Patrick Braun, Pacheco Koch (Representative) and Ringley & Associates, Inc (Surveyor) concerning the property located at 501 West Shepherd Drive, being 559.333 acres in the M.G. Felers Survey, Abstract 427, the C.S. Dale Survey, Abstract No. 356, The William Martin Survey, Abstract 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329, the John Chronister Survey, Abstract No. 248 and the James A. Foster Survey, Abstract No. 418, as follows:

Planning and Zoning Commission

A. Final Plat of Texas Instruments Sherman Addition.
B. Site Plan approval Texas Instruments Sherman Addition

17. **6412 SOUTH HIGHWAY 75**

The request of Texas Instruments Incorporated (Owner) and Zane Broadhead (Representative) concerning the property 6412 South Highway 75, being 3.673 acres in the William Martin Survey, Abstract No. 765, as follows:

Board of Adjustments

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant for a period of 24 months in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District.

18. **715 NORTH ELM STREET**

The request of DP Capstone LLC (Owner), Austin Hoover (Representative), HD Design Build (Designer) and Sartin Surveying, LLC (Surveyor) concerning the property located at 715 North Elm Street, being Lot 18, L.C. Chapman's Additon, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

19. * **2100 - 2200 BLOCKS NORTH TRAVIS STREET**

The request of Russell Spears, Post Oak Liquidating Trust (Owners), Brad Tidwell, Oak View Capital Partners (Developer) and Underwood Surveying (Surveyor) concerning the property located in the 2100 - 2200 Blocks North Travis Street, being 8.93 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 2 of the Replat of Lot 3, Block 2, Independence Square Addition, Section 3, as follows:

Planning and Zoning Commission

Replat of Lot 2 of Independence Square Addition, Section 3

20. * **3231 NORTHGATE DRIVE**

The request of SEDCO (Owner), Kent Sharp (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Northgate Drive, being 11.111 acres and also being Lots 1 and 2, Block 1 Northgate Business Park, Phase 1, as follows:

Planning and Zoning Commission

Replat of 903 Brewer's Addition.

21. * **2815 NORTH HIGHWAY 75**

The request of Sara Real Estate LLC (Owner), Andrew Acedo (Representative) and RTMDesign (Architect) concerning the property located at 2815 North Highway 75, being Lot 2, Texoma Crossing Addition in the J.B. McAnair Survey, Abstract No. 783, as follows:

Planning and Zoning Commission

Site Plan approval of Denny's Restaurant.

22. * **3400 -4000 BLOCKS WEST LAMBERTH ROAD**

The request of Hickery Hill LLC (Owner), Taylor Blanchard, Linesight Development (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 105.999 acres in the Ralsto W. Adams Survey, Abstract No. 18 and the William Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Hickory Hill.

23. * **602 SOUTH CHARLES STREET**

The request of Timber Realty Management LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 602 South Charles Street, being part of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 5 and the North 25 ft. of Lot 6, C.L. Stowes Addition, consisting of 0.321 acres, as follows:

Planning and Zoning Commission

Replat approval of King Street Addition.

24. * **2450 NORTH FRISCO ROAD**

The request of H. Blume Loe Jr. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. Mcglothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Final Plat approval of USOW Sherman Addition.

25. * **252 AND 268 ROBERTS RUN**

The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 252 and 268 Roberts Run, being part of the J.M. Thomas Survery, Abstract No. 1234 and being all of Lots 17 and 18, Block 1, Preston Club The Classics-Phase Three, consisting of 0.798 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three.

26. * **112 AND 128 ROBERTS RUN**

The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 112 and 128 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 8 and 9, Block 1, Preston Club The Classics-Phase Three, consisting of 0.452 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three.

27. * **912 AND 916 SOUTH GRIBBLE STREET**

The request of Beranea Cruz (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 912 and 916 South Gribble Street, being part of the G.B Pilant Survery, Abstract No. 963 and being all of Lots 2 and 3 of Opel Addition, consisting of 2.170 acres, as follows:

Planning and Zoning Commission

Replat approval of Opel Addition, Phase Two.

28. * **4001 OB GRONER ROAD**

The request of John Adcock (Owner), Charlie Moussa, Premier Multifamily Development (Developer) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

29. **2005 SOUTH SAM RAYBURN FREEWAY**

The request of Camping World RV Sales, LLC (Owner), Jeremy Friesen (Representative) and CEI Engineering Associates, Inc (Surveyor), concerning the property located at 2005 South Sam Rayburn Freeway, being 13.59 acres in the Preston Kitchen Survey, Abstract 667, as follows:
Board of Adjustments

A. Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 10' setback from the highway in lieu of the allowed 40' in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.
B. Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow two freestanding signs in lieu of the allowed one freestanding sign in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.
C. Variance under Ordinance No. 2280, Section 7, Subsection (14)(b)(11) to allow an off-premise advertising sign in lieu of the regulation that no off-premise advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

30. **OTHER BUSINESS:**

Consider Zoning Ordinance Updates.

31. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public

and said notice was posted on July 14, 2022 at 4:00 P.M. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of July, 2022
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 07/19/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR JUNE 21, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

June 21, 2022

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 June 21, 2022.

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

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the May 17, 2022, regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
Mr. Rae stated, "Next month we will have the Capital Improvements Advisory Committee (CIAC) meeting at 4:00 P.M. prior to the July 19, 2022, Planning and Zoning Commission meeting to go over the impact fee update."

APPOINT BOARD OF ADJUSTMENTS

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

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA ITEMS (12, 13, 17, 18, 19, 20, 21, 22, 24 & 25)

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on

the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

PRELIMINARY PLAT – THE PRESERVE (PHASE 4) 4000-4300 BLKS WINTER WAY (JAMES GLENN HIDALGO)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JAMES GLENN HIDALGO (OWNER) AND VILBIG AND ASSOCIATES, INC (CONSULTING ENGINEER/SURVEYOR) CONCERNING THE PROPERTY IN THE 4000-4300 BLOCKS WINTER WAY, BEING 15.040 ACRES, ALSO BEING PART OF THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 1, BLOCK 1 OF TEXOMA CHRISTIAN SCHOOL ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF THE PRESERVE (PHASE 4).

The property is located in the 4000-4300 Blocks Winter Way between Seasons West Avenue and South FM 1417 (Heritage Parkway) and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 45 lots for residential development: 43 residential lots, one lot of open space and one detention basin lot. 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 – VELA-AGUILAR ADDITION 2400 S. FIRST ST. (FRANCISCO VELA & CINDY AGUILAR)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF FRANCISCO VELA & CINDY AGUILAR (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400 SOUTH FIRST STREET, BEING 0.648 ACRES AND BEING PART OF THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AND BEING LOT 1 OF ALVARADO-VELA ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT VELA-AGUILAR ADDITION.

The property is located at 2400 South First Street at the intersection of South First Street and East Ida Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – QT 1915 ADDITION 2801 TEXOMA PKWY. (QT LLC SOUTH)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF QT LLC SOUTH (OWNERS), COREY VAUGHAN (REPRESENTATIVE), TOMMY VILBIG (ENGINEER) AND BOWMAN CONSULTING GROUP, LTD

(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2801 TEXOMA PARKWAY, BEING 2.9654 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF QT 1915 ADDITION.

The property is located at 2801 Texoma Parkway, the northeast corner of U.S. Highway 82 and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – STONE CREEK FLATS 900 BLK. S. FM 1417 (HERITAGE PKWY.) (SSCGC HOLDINGS, LLC)

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, LLC (DEVELOPER) AND UNDERWOOD SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY), BEING 15.974 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF STONE CREEK FLATS.

The property is located in the 900 Block South FM 1417 (Heritage Parkway) between West Center Street and Brookstone Drive. The property is zoned an R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into two lots for a multifamily development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – BEL-AIR VILLAGE PHASE 2 (SINGLE FAMILY) 300-1000 BLKS. FM 1417 (VIETNAM VETERANS PKWY.) (RONNY GUERRO)

THE REQUEST OF RONNY GUERRO (OWNER) AND KIMLEY-HORN & ASSOCIATES (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS FM 1417 (VIETNAM VETERANS PARKWAY), BEING 119.806 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF BEL-AIR VILLAGE PHASE 2 (SINGLE FAMILY).

The property is located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway) between Luella Road and Highway 75. The property is zoned PD (Planned Development). The owner would like to plat the property into

575 lots for residential development: 561 residential lots and 14 homeowners association (HOA) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – THE HILLS OF SHERMAN 300-1200 BLCKS. W. HWY. 82 (AJH ENTERPRISES, LTD)

THE REQUEST OF AJH ENTERPRISES, LTD (OWNER), CROSS ENGINEERING CONSULTANTS, INC (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING CONCERNING THE PROPERTY LOCATED IN THE 300-1200 BLOCKS WEST HIGHWAY 82, BEING 133.157 IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF THE HILLS OF SHERMAN.

The property is located in the 300-1200 Blocks West Highway 82 between Rex Cruse Drive and North Hickory Street. The property is zoned an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District. It is located in the O-1 (75 & 82) Overlay District. The owner would like to plat the property into 294 lots for commercial and residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT AND SITE PLAN – CONSENT AGENDA ITEM

PRELIMINARY PLAT - JAMESTOWN SQUARE, BLOCK A, LOTS 1-7
SITE PLAN – JAMESTOWN SQUARE MULTI-FAMILY DEVELOPMENT, PHASE ONE, BLOCK A, LOT 4
6000-6400 BLKS. S. HWY. 75 AND 100-200 BLKS. AKERS RD.
(JAMESTOWN SQUARE)

6000-6400 BLOCKS SOUTH HIGHWAY 75 & 100-200 BLOCKS AKERS ROAD
THE REQUEST OF JAMESTOWN SQUARE (OWNER), DBA ARCHITECTS (ARCHITECT) AND CALEB JONES KIMLEY-HORN & ASSOCIATES (SURVEYOR/ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 6000-6400 BLOCKS SOUTH HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD, BEING 54.445 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PRELIMINARY PLAT APPROVAL JAMESTOWN SQUARE, BLOCK A, LOTS 1-7.
B. SITE PLAN APPROVAL OF JAMESTOWN SQUARE MULTI-FAMILY DEVELOPMENT, PHASE ONE, BLOCK A, LOT 4.

The property is located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, the northeast corner of Highway 75 and Akers Road and is zoned R-1 (One Family Residential) District, C-1 (Retail Business)

District and R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into seven (7) lots for residential and commercial development. The owner is also requesting site plan approval for Phase One of the Jamestown Square multi-family development in the proposed Block A, Lot 4 of the Jamestown Square Preliminary Plat. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – BAKERSFIELD ADDITION LOT 1, BLOCK 1 4001 OB GRONER RD. (ROBERT TESCH INVESTMENTS, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ROBERT TESCH INVESTMENTS, LLC (OWNER), CHARLIE MOUSSA (DEVELOPER) AND PACHECO KOCH (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4001 OB GRONER ROAD, BEING 13.564 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL BAKERSFIELD ADDITION LOT 1, BLOCK 1.

The property is located at 4001 OB Groner Road near the intersection of West OB Groner Road and South FM 1417 (Heritage Parkway) and is in the O-1.1 (F.M. Highway 1417) Overlay District. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for a multi-family development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – ACEPACK WAREHOUSES RENOVATIONS 1815 S. SAM RAYBURN FWY. (ACEPACK, INC.)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ACEPACK, INC. (OWNER), PANN S. SRIBHEN AND PSA ENGINEERING (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1815 SOUTH SAM RAYBURN FREEWAY, BEING 12.69 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF ACEPACK WAREHOUSES RENOVATIONS.

The property is located at 1815 South Sam Rayburn Freeway at the intersection of South Sam Rayburn Freeway and West Park Avenue and is in the O-1.2 (Sam Rayburn) Overlay District. The property is zoned an M-2 (Heavy Manufacturing) District. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – BARBARA LANE ESTATES PHASE TWO 111 BARBARA LN. (WILLIAM SMITH)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WILLIAM SMITH (OWNER) AND COX LAND SURVEYING CO. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 111 BARBARA LANE, BEING 6.794 ACRES IN THE JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789, IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF BARBARA LANE ESTATES PHASE TWO.

The property is located at 111 Barbara Lane near the intersection of Brown Road and Barbara Lane in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT - COVAS ADDN. VARIANCE – LOT WIDTH 515 N. EAST ST. (M & G HOME BUILDERS, LLC)

VARIANCE AND REPLAT

THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 515 NORTH EAST STREET, BEING PART OF J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 3, BLOCK 9, G.W. BOND'S SECOND ADDITION, CONTAINING 0.133 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 48' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF COVAS ADDITION.

Martin Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 515 North East Street near the southwest corner of East Pacific and North East Streets and is zoned an R-1 (One-Family Residential) District.

Mr. Covarrubias explained, "We would like to plat the property into one lot for residential development. We are also requesting a Variance to allow a 48' lot width in lieu of the required 60'. 50' lots are average around this area."

Chairman Mahone asked, "Are you planning on building a single-family home?"

Mr. Covarrubias replied, "yes."

Commission Member Sims asked, "How many bedrooms is this house going to have?"

Mr. Covarrubias replied, "three."

Chairman Mahone asked, "Will you have three parking spaces?"

Mr. Covarrubias replied, "yes, with the garage and the driveway."

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

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

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

ACTION TAKEN.

Board of Adjustments
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 48' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District at 515 North East Street subject to the Staff Review letter. Second by Commission Member Blagg.

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

Planning and Zoning
Motion by Commission Member Manley to approve the Replat of Covas Addition at 515 North East Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

VARIANCE AND REPLAT
THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 922 SOUTH MONTGOMERY STREET, BEING PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SOUTH 26 FT. OF

REPLAT - EILEEN'S ADDN.
VARIANCE – LOT WIDTH
922 S. MONTGOMERY ST.

LOT 4, THE NORTH 24 FT. OF LOT 5, BLOCK 6 OF ROBERT A KING'S ADDITION, CONTAINING 0.161 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF EILEEN'S ADDITION.

(M & G HOME BUILDERS, LLC)

Martin Covarrubias, 1218 N. Brents, Sherman, TX
Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 922 South Montgomery Street near the northwest corner of South Montgomery and East Spring Streets and is zoned an R-2 (Multi-Family Residential) District.

Mr. Covarrubias explained, "We would like to plat the property into one lot for residential development. We are also requesting a Variance to allow a 50' lot width in lieu of the required 60'."

Mr. Rae asked, "Are you building a single-family home?"

Mr. Covarrubias replied, "yes."

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

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

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

ACTION TAKEN.

Board of Adjustments
Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-2 (Multi-Family Residential) District at 922 South Montgomery Street subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning
Motion by Commission Member Manley to approve the Replat of Covas Addition at 922 South Montgomery Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

SUP AND SITE PLAN – EARLY LEARNING & TUTORING CENTER
1817 GLENWAY DR.
(LUKE SCHEIBMEIR)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF LUKE SCHEIBMEIR (OWNER), COLLEEN BOWLING (TENANT), AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1817 GLENWAY DRIVE, BEING LOT NINE (9), BLOCK ONE (1) OF THE PEPPERTREE ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN EARLY LEARNING & TUTORING CENTER (SCHOOL NURSERY, KINDERGARTEN, OR DAYCARE FOR CHILDREN) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Colleen Bowling, 1817 Glenway Dr., Sherman, TX
Ms. Bowling appeared to represent the request and answer any questions. The property is located at 1817 Glenway Drive between North Grant and North Ridgeway Drives. The owner is requesting a Specific Use Permit and Site Plan approval to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District.

Ms. Bowling explained, "We rented the home to operate Bright Idea Learning Tutoring and Early Learning Center for early childhood through twelfth grade.

The business has been in existence and established in this community for 4 years. We have outgrown our old space and are moving into this new address and adding an Early Learning Center to the business.

We will be running a preschool in the daytime hours and tutoring in the after-school hours Monday-Friday. The preschool will house no more than twelve students and will have the same holidays as Sherman Independent School District and will operate from 7:30 A.M. to 5:30 P.M. The tutoring is typically in the evening hours and in the summer. This allows us to utilize the space for both purposes.

We will have minimal traffic as parents drop off and pick up rather than park and stay. This is a central location that meets the requirements for the preschool and enhances education in our growing community.

I am a certified reading specialist, and my friend is a dyslexia therapist. She has been tutoring out of her home. I have just

joined her and am going through child-care licensing get that squared away so that the pre-school can open in August 2022."

Chairman Mahone asked, "How many employees do you expect to have in this building?"

Ms. Bowling answered, "We have five tutors, and the preschool will have three, but they will not be there all of the time. Right now, we have a maximum of four there at one time when we are tutoring."

Chairman Mahone asked, "What are their parking requirements?"

Mr. Rae replied, "The property has the number of parking spaces for residential use."

Chairman Mahone stated, "It looks like you have enough parking for four vehicles if you use the garage."

Ms. Bowling agreed."

Mr. Rae stated, "Our ordinance for a nursery, kindergarten or daycare states one parking space per every 1.5 employee."

Commission Member Davis asked, "Do you have eight employees?"

Ms. Bowling replied, "no, we have four."

Chairman Mahone clarified, "You said you would have four at one time, how many altogether?"

Ms. Bowling replied, "eight. They have shifts. We would only have four at one time."

Chairman Mahone asked, "What is Staff's view on parking?"

Mr. Rae replied, "It would be based off the number of total employees."

Chairman Mahone stated, "That comes to 5.3 parking spaces."

Mr. Lee stated, "They would need 6 spaces."

Chairman Mahone stated, "I am looking at this neighborhood and thinking this is going to create a parking problem."

Ms. Bowling stated, "There is street parking and parking in the field."

Chairman Mahone stated, "Parking is required to be on the property."

Commission Member Manley stated, "It is possible that you could have twelve cars dropping off at 7:30 A.M. and twelve cars picking up at 5:30 P.M."

Ms. Bowling replied, "They are usually staggered."

Commission Member Davis stated, "There is tutoring until 8:00 P.M."

Ms. Bowling replied, "at times."

Chairman Mahone asked Ms. Cotton, "Is it a problem that the Staff Review Letter quotes parking for a residence and not a business?"

Ms. Cotton replied, "No, that can be clarified today."

Commission Member Blagg asked for an Executive Session.

Chairman Mahone announced, "The Planning & Zoning Commission will now hold a closed Executive Session pursuant to the Texas Open Meetings Act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:23 p.m.

RECONVENE

RECONVENE

The Executive Session closed, and the meeting reconvened at 5:32 p.m.

Brenda Ashley, 249 Thornwood Ln., Van Alstyne, TX

Ms. Ashley stated, "I am the owner of 1821 Glenway Drive. I see this as creating a problem for current residents when you have parents all dropping off and picking up at the same time. Would you like to have your neighbor operating a business like this next door to you?"

Ms. Bowling replied, "We have the parents sign a contract stating they will drop off and pick their children quickly and efficiently. We want to be an asset to the neighborhood and not disrupt the flow of anything going on."

Chairman Mahone stated, "If this Specific Use Permit is granted, you will have to abide by the parking requirement of 1 space per every 1.5 employees."

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

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

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

ACTION TAKEN.
Motion by Commission Member Blagg to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District at 1817 Glenway Drive subject to the Staff Review Letter; the stipulation that the Specific Use Permit is tied to the applicant; and the condition that the applicant must renew the Specific Use Permit one year from the date of this approved ordinance. Second by Commission Member Sims.

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

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

PRELIMINARY PLAT – WEST CENTER TRACT
SUP – PATIO HOMES 2000-2300 BLKS W. CENTER ST. (W.W. COLLINS HOLDINGS, LP)

PRELIMINARY PLAT AND SPECIFIC USE PERMIT
THE REQUEST OF W.W. COLLINS HOLDINGS, LP (OWNER), FRANK SU, MERITAGE HOMES OF TEXAS (PROSPECTIVE BUYER), JOHNSON VOLK CONSULTING (ENGINEER/SURVEYOR) AND KIMLEY-HORN AND ASSOCIATES (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000-2300 BLOCKS WEST CENTER STREET, BEING 67.25 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
A. PRELIMINARY PLAT OF WEST CENTER TRACT.
B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Frank Su, 8840 Cypress Waters, Coppell, TX 76092
Mr. Su appeared to represent the request and answer any questions. The property is located in the 2000-2300 Blocks West Center Street between West Center and West Houston Streets and is zoned R-1 (One-Family Residential) District.

Mr. Su explained, "We would like to plat the property into 233 lots for residential development. We are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District. This will be done in two phases.

The project has seven acres of open space dedicated to the City of Sherman in addition to the required open space for the Patio Homes. There will also be a playground and trails that go throughout the open space area. The homes will range from 1700 to 2500 square feet with garages.

There will be two main ingresses and egresses, one off Houston Street and one off of Center Street. There is also a connection on Cascade Drive.

There are two green areas on the west side of the property that are drainage outlets that come from the Parkhaven Addition onto this property. We are calculating the stormwater drainage of that. Our property sits lower than the Parkhaven Addition, so the drainage runs west to east. Our property is accepting that and calculating storm waters will go to the existing creek area and out to the detention basin."

Mr. Lee agreed, "The natural land flows west to east."

Commission Member Blagg asked, "How does the land dedication work?"

Mr. Lee replied, "They will plat the property as a designated lot and then work up paperwork with the City of Sherman to dedicate that lot to the City of Sherman."

Mr. Rae clarified, "The calculations for open space are not including that dedication."

Commission Member Blagg asked, "If a landowner donates land to the City of Sherman, is it required to be used as park?"

Mr. Lee replied, "It depends on how it is dedicated in the wording."

<u>Gary Davidson, 409 S. Glacier, Sherman, TX</u>
An email was received from Mr. Davidson on June 21, 2022 at 7:26 A.M. stating, "Kerri, I have been to see you at your office several times concerning the proposed zoning change for the West Center Tract. I so appreciate your accommodation to me and willingness to try and answer my questions. I haven't had all of my questions answered, however, and have been told that I will probably have to wait until the June 21 meeting to find out the answers. From what I have been able to find out about the proposed zoning change and planned development, I can say that I am definitely opposed to it. I believe that the R-1 designation should stand and not be altered. The existing neighborhoods and neighborhoods currently in development that abut this tract would be negatively impacted by the population density of the planned patio home community. Those of us who inhabit lots immediately contiguous to the development would inherit not one, but at least two back fence neighbors. Congested streets and overburdened park areas should not be the reasonable expectation of those who have homes and those who are building homes in the Park Haven community. I strongly urge the members of the Planning and Zoning Commission

to deny the request to amend in any way the current zoning designation for this tract.
Thank you very much."

John Gaddy, 2501 W. Center St., Sherman, TX
An email was received from Mr. Gaddy on June 15, 2022, at 12:00 P.M. stating, "I feel that the addition of over 300 Patio homes would greatly affect the infrastructure of the existing neighborhoods. This increase would cause more problems for Sory Elementary in the form of traffic and enrollment. Also, I am concerned with the amount of water that flows from and onto this property. I have provided a video of a 2-inch rain from behind my house.
On August 16, 2016, a request was presented for a specific use permit at 600-800 blocks of Parkhaven Addition to build 50 Patio Homes with 50 ft. fronts. You heard from several homeowners against this request. I read 19 pages from your minutes of the meeting, and I don't believe they have changed minds.
The city of Sherman is growing, and we want it to be done right. Please adhere to the existing requirements for an R-1 neighborhood.
Thanks
John Gaddy"

Chairman Mahone asked, "How many extra homes are you able to get into this area with Patio Home size lots verses a regular 6,000 square foot lot?"

Mr. Su replied, "Patio Home lot minimums are 40' wide and a regular lot is 60' wide. We are doing 50' wide lots, so we are going to do the maximum sized Patio Home lots. That allows us to do the open space and keep the creek that is already there. The basic 60' lot requires no open space. I do not know the exact number of lot difference."

Everett Mitchell, 401 Glacier Dr., Sherman, TX
Mr. Mitchell stated, "This is directly behind my house. I think they should keep the lot the way it is. I don't mind homes like the ones that are there now, but small lots will ruin the neighborhood and take away from the value of my house."

Ben Dever, 2413 W. Cascade Dr., Sherman, TX
Mr. Dever stated, "I am here to petition to deny the request for Patio Homes to be built adjacent to the Parkhaven Addition and to disallow the use of Cascade Drive to interconnect any new housing developments. This is below the housing standards of the established Parkhaven Addition that would unavoidably be compromised should this zoning request be allowed. Baker Park is known for the quality it represents. It is one of the most well-established neighborhoods featuring massive trees, classically styled brick homes, full size yards and quiet streets. These neighborhoods should be distinct and separate. The current proposal will further exacerbate the traffic load on Baker Park Drive and turn Cascade Drive from a quiet dead-

end street into a noisy primary thoroughfare for up to 500 cars each day in front of our homes. We are asking that you uphold the current R-1 (One-Family Residential) District standards and deny these Patio Homes/Cluster Houses to be directly attached to our regularly spaced neighborhood."

Gary Davidson, 409 S. Glacier Dr., Sherman, TX
Mr. Davidson stated, "I am here in opposition to the Patio Homes as well. I would like to know what is going to happen to the easement behind our homes. I would like to know if the new lots will come right up to my lot or if these dissimilar communities will be walled off or separated."

Kris West, 2609 W. Biscayne Dr., Sherman, TX
Mr. West stated, "I am concerned about the strain on the school district. I would like to know about the Homeowner Association (HOA). I am concerned with the street connection of Cascade Drive to FM 1417 and the traffic cutting through. I would like to know what the price point will be on the homes."

Scott Fuhrman, 2508 Calgary Dr., Sherman, TX
Mr. Fuhrman stated, "I am not thrilled about what this is going to do to the value of our homes. I question why we must use Cascade Drive because of the safety of the children and older people. They don't make neighborhoods like Parkhaven anymore, don't take that away from us."

John Getty, 2501 W. Center St., Sherman, TX
Mr. Getty stated, "This is way too many homes. I am very concerned with the infrastructure with the existing neighborhood. Sory Elementary doesn't have room now for the existing students. I am concerned about the water that flows from Parkhaven Addition to this property. We already have a road that people cannot get to because of the flooding. I am requesting that you leave the R-1 (One-Family Residential) District standards as they are and turn down the Patio Homes."

Pam Minor, 2122 W. Houston, Sherman, TX
Ms. Minor stated, "We are concerned with the traffic. We have trouble getting out of our driveway as it is. Traffic is always backed up. There are no homes from our house to Sory Elementary and we would like to have that considered."

Martha Dorman, 2600 W. Biscayne Dr., Sherman, TX
Ms. Dorman stated, "My concern is drainage. The development to the west of Baker Park went through and we were assured the drainage would be addressed. It has turned that part of Baker Park and Cascade Drive into a river. We wonder what is going to happen when they come in and raise the existing dirt four to six feet behind the existing homes and run that water in a ditch. It goes onto the existing landowners. I want to make sure that the engineer does look at the drainage for this property and that

it will not drain onto these homes. How full will the detention pond stay?"

Jim McHugh, 2500 W. Cascade Dr., Sherman, TX
Mr. McHugh stated, "I have concerns about this many homes using Cascade Drive as one of the accesses. I hope that you deny this request."

Nancy Sims, 2509 W. Cascade Dr., Sherman, TX
Ms. Sims stated, "Can you tell me where Cascade Drive enters the picture? Will Cascade Drive be connected to FM 1417? I am concerned about people speeding off FM 1417 down Cascade Drive. We were told that was a flood plain and that it would never be built on."

Chairman Mahone asked Mr. Lee, "Is there plans for Cascade Drive to connect to FM 1417?"

Mr. Lee replied, "There is no direct connection. They must go through four 90 degree turns to get to FM 1417 through the Estates of Baker Park."

Chairman Mahone asked, "This connection of Cascade Drive into the neighborhood, is that something that is required by engineering?"

Mr. Lee replied, "Our ordinance says new neighborhoods will connect to roads that were stubbed out and there was plan for circulation. We have a waterline stubbed out into the neighborhood at that point, so the developer was probably asked to connect."

Mr. Su replied to the citizen comments, "We are not impacting the easement.

There will be a Homeowners Association (HOA) formed by us and taken over by the homeowners that purchase here.

The homes are currently valued at $400,000.00.

The quality of the homes is very similar to what is being built today by Highland Homes next door. We build quality products.

As for drainage, our site does sit lower than the Parkhaven Addition. We are not planning on raising our property. The overflow of the detention pond overflows to the City of Sherman's sewer.

We do have fences around the property and there will be walls on Houston and Center Streets. They will be masonry on the public side and fences around the entire property."

Chairman Mahone asked Mr. Lee, "Is there in inspection after they have done their grading?"

Mr. Lee replied, "Yes, but the homebuilders sometimes change that. Engineering is done once the developer does their final grading."

Mr. Rae stated, "The flooding that is happening to the west of the Estates of Baker Park, the drainage has not been put in yet. It has only been graded."

Mr. Lee agreed, "They have not finished their final grading, nor have they put the underground storm sewer in."

Commission Member Manley asked, "Has a traffic study been done for Cascade Drive? Do you have any concerns about the capacity of Cascade Drive to handle this extension?"

Mr. Lee replied, "There has not been a traffic study requested on this development. Their primary access is on Highway 56 and the secondary access is off Center Street. Cascade is an intermediate connection. Most traffic will go to Highway 56 and Center Street."

Commission Member Blagg asked, "What is the setback for these homes?"

Mr. Rae replied, "Patio Homes have a front setback of 20', side setback of 5' and a rear setback of 10'. They cannot have more than a 2500 square foot house."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Preliminary Plat of West Center Tract and the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District in the 2000-2300 Blocks West Center Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

VARIANCE – STRUCTURE HEIGHT 715 N. PORTER ST. (AUSTIN COLLEGE)

VARIANCE
THE REQUEST OF AUSTIN COLLEGE (OWNER) AND DAVID TURK (REPRESENTATIVE), CONCERNING THE PROPERTY LOCATED AT 715 NORTH PORTER STREET, BEING 29.79 ACRES IN THE JB MCANAIR SURVEY, ABSTRACT 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (5) TO ALLOW TWO (2) 80' TALL STADIUM LIGHTS AND TWO (2) 100' TALL STADIUM LIGHTS IN LIEU OF THE ALLOWED 35' TALL HEIGHT RESTRICTION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

David Turk, 900 N. Grand Avenue, Sherman, TX
Mr. Turk appeared to represent the request and answer any questions. The property is located at 715 North Porter, the northeast corner of North Porter and East Brockett Streets.

Mr. Turk explained, "We are requesting two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District at the football field at Jerry Apple Stadium. They are different heights because Porter Street sits lower and to get over the stadium, we need the extra height on that side of the field. These lights are LED (light-emitting diode) lights. We have to meet a certain foot count and these lights are designed and directed to maintain that foot count.

There is currently no lighting on this field. There is currently no schedule for night games, but as we are rejuvenating the field, it is time to put in the lights."

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (5) to allow two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District at 715 North Porter Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

ZONE CHANGE – M-1 TO C-2

ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF FRANCISCO ACEVEDO (OWNER), BRIGIDA GONZALEZ (TENANT) AND UNDERWOOD

DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 817 SOUTH MONTGOMERY STREET, LOTS 3 – 5, BLOCK 1, YOUNGS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOTIVE TIRE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP & SITE PLAN – AUTOMOTIVE TIRE SHOP
817 S. MONTGOMERY ST. (FRANCISCO ACEVEDO)

(TABLED)

Brigida Gonzalez, 817 S. Montgomery St., Sherman, TX
Mr. Gonzalez appeared to represent the request and answer any questions. The property is located at 817 North Montgomery between East Odneal and East Spring Streets. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval to allow an Automotive Tire Shop in a C-2 (General Commercial) District.

Ms. Gonzalez explained, "There is already a tire shop at this location. We are purchasing the tire shop business, not the building, and would like to continue the business as Cocho's Tire Shop. We are in the process of getting the Certificate of Occupancy."

Chairman Mahone asked, "Are you currently operating the business there?"

Ms. Gonzalez replied, "yes, we still have the permit from the previous owner, and I am here to get the permit (Certificate of Occupancy) in my name.

Chairman Mahone asked, "What kind of business is this?"

Ms. Gonzalez replied, "It is a new and used tire shop. There are a lot of used tires that we are still cleaning up."

Chairman Mahone asked, "How long have you been operating there?"

Ms. Gonzalez replied, "a month."

Commission Member Davis asked, "Where are you performing the work?"

Ms. Gonzalez replied, "outside, in the front."

Chairman Mahone asked, "Do you have bays that you pull the cars into?"

Ms. Gonzalez replied, "No we don't."

Chairman Mahone asked, "Is that permissible?"

Mr. Rae replied, "no, not to do the work in the front yard. My understanding from what I had seen at the property was that the work happens around back under a covered area."

Chairman Mahone asked, "Are there covered areas in the back?"

Ms. Gonzalez replied, "no."

Chairman Mahone said, "It looks like mostly residential houses around you and behind you there is a driveway. Is that driveway your driveway?"

Ms. Gonzalez replied, "yes, it's a driveway with an empty lot in the back."

Mr. Rae stated, "I drove around back, and I saw that there were a lot of cars parked in this area and that is where it looks like there is work being done on cars."

Chairman Mahone asked, "Are you working underneath the roof in the back?"

Ms. Gonzalez replied, "no, nothing in the back. Everything is in the front facing Montgomery Street."

<u>An anonymous email was received June 10, 2022 at 9:54 A.M.</u>
"This email is regarding the tire shop located on S. Montgomery St. I would like to anonymously express my concerns toward this building in my neighborhood and the side businesses I have been told they're running through the shop. I have lived on Montgomery for about 3 years now and I have found woman's underwear and other pieces of clothing behind my fence on my property and hear/see traffic going through the same alley I found the clothing. All of them park behind the tire shop. The owner once bragged about dropping a bunch of cats off in the neighborhood which caused a huge infestation. In my opinion the shop is better torn down and replaced with homes. Again, I would like to give this information anonymously and thank you for your time."

<u>An anonymous email was received June 9, 2022 at 11:16 A.M.</u>
"I wish to remain anonymous. The tire shop on Montgomery St is lowering our property value. The last one here drew in prostitutes, drugs and drinking. It's undesirable to look at. Replace it with some more new homes instead. There's been little girls' clothes and panties found out in the back behind our fences. There's more traffic back there. It's an eyesore from all the junk that's kept back. Please help brighten our

neighborhood and make a new positive change by tearing this building down and replace with new neighbors."

<u>An anonymous email was received June 9, 2022, at 11:17 A.M.</u>
"It is undesirable to look at. They bring lots of stray cats. It brings down properties value. Doesn't fit in to the area."

Chairman Mahone asked, "Are there a lot of cats in the area?"

Ms. Gonzalez replied, "The neighbor in the back has a lot of cats."

Chairman Mahone asked, "Are there any other businesses going on at this location?"

Ms. Gonzalez replied, "yes, next to us is a cabinet shop. It is in the same building, but it is separate."

Chairman Mahone asked, "Are you renting a portion of the building?"

Ms. Gonzalez replied, "yes, the bigger portion."

Commission Member Blagg asked, "Do we know when the M-1 (Light Manufacturing) District zone change was granted?"

Mr. Rae replied, "It was rezoned from C-1 (Retail Business) District and C-2 (General Commercial) District to M-1 (Light Manufacturing) District in 2002. I think the Certificate of Occupancy was a church before this. Montgomery is predominantly an R-1 (One-Family Residential) District all the way from downtown to Douglass Avenue. There are multiple platted lots in the property, and we have added in our Staff Review Letter that it would all need to be replatted as one lot as part of the Specific Use Permit."

Commission Member Davis asked, "How long have you been working with this current owner?"

Ms. Gonzalez replied, "about a month."

Commission Member Davis stated, "A couple of the letters we received address drugs, drinking and prostitution going on at this location. Have you seen anything going on that seems out of the ordinary? Is anyone hanging out drinking in the evenings?"

Ms. Gonzalez replied, "no. We have been cleaning a lot."

Chairman Mahone asked, "Does City Staff have any comments about the operation happening out front?"

Mr. Rae replied, "We were not aware that would be happening. We hadn't seen that happening. There are a lot of tires stored outside, which is not permitted. There are signs that are not permitted."

Mr. Lee added, "The parking in back is actually the City of Sherman right-of-way."

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

Ms. Gonzalez replied, "no, we have not seen the Staff Review Letter. My address is wrong."

Commission Member Davis stated, "A lot of what is on the Staff Review Letter may cause you issues. You cannot store tires or work on cars outside."

Ms. Gonzalez replied, "but there is already a permit in place to do this."

Mr. Rae replied, "That is non-conforming. That is why we asked you to get a Zone Change and Specific Use Permit, to bring this to conforming status."

Commission Member Sims stated, "We need to get her a Staff Review Letter to review."

Chairman Mahone asked Ms. Cotton, "Is this grounds for tabling?"

Ms. Cotton replied, "You want to give her the opportunity to review that letter to see if she is going to be able to accommodate the City of Sherman requests."

Chairman Mahone asked Ms. Gonzalez, "Would you like time to review this letter and come back to the next meeting?"

Ms. Gonzalez asked, "What are the chances of being able to do this if I put in a sliding door?"

Mr. Rae replied, "We don't know. We don't know how you would operate your business. We don't know how it has been operated in the past. From what I can see when I go out there is that they are using the back entrance to access it, but you are telling us something different, so we don't know."

Ms. Gonzalez stated, "There is a storage in the back that someone else is using and we have no access to the back."

Mr. Rae replied, "We weren't aware of that."

Chairman Mahone stated, "It sounds like there are more than two businesses. It sounds like there are at least three."

Commission Member Davis stated, "If you table this you will have time to figure out what you can or cannot do."

Ms. Gonzalez requested to table the request.

Mr. Rae requested a meeting with Ms. Gonzalez to discuss this business.

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

ACTION TAKEN.
Motion by Commission Member Sims to table the Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automotive Tire Shop in a C-2 (General Commercial) District. Second by Commission Member Davis.

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

THE ITEM WAS TABLED

VARIANCE – LOT WIDTHS
FINAL PLAT – HIDDEN MEADOWS
3800 BLK. W. HOUSTON ST.
(LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD)

<u>VARIANCE AND FINAL PLAT</u>
THE REQUEST OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (OWNERS) AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, INC (REPRESENTATIVE/ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3800 BLOCK WEST HOUSTON STREET, BEING 43.369 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR RESIDENTIAL DWELLINGS IN THE HIDDEN MEADOWS, PHASE 1 SUBDIVISION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
BLOCK D, LOT 5 – 50.00'
BLOCK C, LOT 32 – 43.22'
BLOCK E, LOT 19 – 42.29'
BLOCK E, LOT 20 – 39.48'
PLANNING AND ZONING COMMISSION
FINAL PLAT OF HIDDEN MEADOWS.

<u>Michael Carlisle, 260 E. Davis St., Ste. 100, McKinney, TX</u>
Mr. Carlisle appeared to represent the request and answer any questions. The property is located in the 3800 block of West Houston Street between Ridgeview Road and North

Friendship Road and is zoned an R-1 (One-Family Residential) District.

Ms. Carlisle explained, "We would like to plat the property into 149 lots for residential development: 145 residential Lots and 4 homeowners association (HOA) lots. We are requesting a Variance for the lot widths of the lots that are in the knuckles to keep a typical lot size."

Bill Hackathorn, 437 Ridgeview Rd., Sherman, TX
Mr. Hackathorn stated, "I do not have a problem with the Variances. The Final Plat could be a problem. We have heard several different things about a street being built between these houses and our street that causes concern. We have questions and concerns with a sewage line coming from the Plat down Ridgeview Road. Will the houses on the west side of Ridgeview Road that are currently on septic systems be able to connect to that sewer line? We have concerns with the traffic coming down Houston Street and whether we will be able to get off our street."

Victoria Dryden, 204 Ridgeview Rd., Sherman, TX
Ms. Dryden stated, "We have been told they are going to demolish all the trees. Ridgeview Road is small cannot handle the water that runs off. Where is the entrance and exit to Hidden Meadows?"

Ajay Anderson, 433 Ridgeview Rd., Sherman, TX
Mr. Anderson stated, "My concern is Ridgeview Road. Do you know that this is a proposed emergency exit or entrance?"

Sonia Cramer, 406 Ridgeview Rd., Sherman, TX
Ms. Cramer stated, "I share the sentiment about a thoroughfare coming down Ridgeview Road that would access the Plat. I live on the westside of Ridgeview Road and those homes are older established homes 1.4-acre to 2-acre lots and we would like to keep the integrity of that neighborhood by not clustering homes right there."

Chairman Mahone asked, "Does anyone else see on the Plat any connection to Ridgeview Road?"

Commission Member Manley replied, "no, I see a utility easement access."

David Dryden, 204 Ridgeview Rd., Sherman, TX
Mr. Dryden stated, "How will emergency access only on Ridgeview Road be promised to us. Will there be a gate that is not accessible to the residents? Will there be an access gate that only the fire department will have access to? Is there going to be a homeowner's association (HOA)? What kind of borders are they going to have?"

Richard Hobbs, 201 & 205 Ridgeview Rd., Sherman, TX

Mr. Hobbs stated, "We oppose any access to Ridgeview Road from any direction."

Jeff Cramer, 406 Ridgeview Rd., Sherman, TX
Mr. Cramer stated, "I have the same concerns regarding access and utility easements on Ridgeview Road."

Debra Cantrell, 3801 Houston St., Sherman, TX
Ms. Cantrell stated, "We are surrounded by this community coming in. What kind of fencing will they be required to do? Is there going to be a 12' perimeter."

Julie Morgan, 409 Ridgeview Rd., Sherman, TX
Ms. Morgan stated, "We live right by the creek where the drainage easement is, and I am curious how we are going to keep from getting flooded. I am also concerned about the Ridgeview Road access."

Chris Morgan, 409 Ridgeview Rd., Sherman, TX
Mr. Morgan stated, "We are concerned with drainage and Ridgeview Road. The wooded area is very pretty and we don't want to lose that. They have torn out a lot of trees."

Rudy Garza, 413 Ridgeview Rd., Sherman, TX
Mr. Garza stated, "I am opposed to any right-of-way access to Ridgeview Road."

Mr. Carlisle replied, "We will not have continuous traffic from the subdivision to Ridgeview Road. What we have planned and what is shown in our engineering plans is a swing gate with a Knox Box (a small wall-mounted safe that holds building keys for fire departments, emergency medical services and police) which will be controlled by the fire department to allow emergency access."

Mr. Lee added, "This will also provide emergency access to Ridgeview Road if Highway 56 is blocked. Ridgeview is not currently up to code for emergency access."

Mr. Carlisle continued to explain, "There is one access point in phase one on Highway 56. There is one proposed access point in phase two on Highway 56.

Fencing will be just like any other neighborhood, board on board residential fence.

A homeowner's association (HOA) will be set up by the developer or homebuilder then eventually be turned over to the homeowners.

The primary footprint of our proposed detention pond is on that 4.2-acre lot where the current swell goes from the main property over to the east toward Ridgeview Road. We tried to move that out of sight the best we could by pushing it away from Ridgeview Road. The drainage easement that goes to the east and winds is the existing channel."

Commission Member Blagg asked, "How much of that property is going through that drainage easement?"

Mr. Carlisle replied, "The majority of phase one. There are perimeter lots that are not going there, but we are matching existing flows at all of our outpour points. There is a small area to the north of the outfall that we are over detaining for to account for that."

Chairman Mahone asked, "Will the residents on the west side of Ridgeview would gain access to the City of Sherman sewer because of this development?"

Mr. Lee replied, "They would have to submit engineered plans to run sewer up Ridgeview Road because it is just going down that one lot where the drainage is. There is the ability to do that, but someone would have to engineer a new sewer line."

Mr. Rae explained, "The Final Plat would be on the Consent Agenda if it weren't for the Variances. Everything else would need to follow the ordinances that we have. The developer is permitted by right to develop subject to our ordinances and their Final Plat submission currently complies with our ordinances.

We are required by state law to send out notices for the Variances to residents within 200'."

Commission Member Manley asked, "Is there any way to address their concerns with drainage that is not caused by this development."

Commission Member Davis replied, "They cannot shed more water or allow more water to flow than is there now. That means when they are developing this place, and a 5" rain comes, you may get a dirty road, but when it is done and the houses are there, no more water is supposed to run on your property than what it would be now."

Mr. Lee stated, "If that detention pond starts silting up and water starts coming over the road, engineering needs to be notified so that we can let the homeowner's association (HOA) know that they need to clean out their detention pond."

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

Ms. Carlisle replied, "yes, 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 Variances or Final Plat.

ACTION TAKEN.

Board of Adjustments
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District:
Block D, Lot 5 – 50.00'
Block C, Lot 32 – 43.22'
Block E, Lot 19 – 42.29'
Block E, Lot 20 – 39.48'
in the 3800 block of West Houston Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Commission Member Davis to approve Final Plat of Hidden Meadows in the 3800 block of West Houston Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned for a Recess at 7:28 P.M.

RECESS

RECONVENE
The meeting reconvened at 7:33 P.M.

RECONVENE

SPECIFIC USE PERMIT AND FINAL PLAT
THE REQUEST OF KIRK ALLEN, THREE OAKS DEVELOPMENT & CONSTRUCTION (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 50.908 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

SUP – PATIO HOMES
FINAL PLAT – THREE OAKS ADDITION SECTION 2
300-400 BLKS E. SHERMAN ST.
(KIRK ALLEN)

FINAL PLAT APPROVAL OF THREE OAKS ADDITION SECTION 2.

Kirk Allen, 1313 W. Washington St., Sherman, TX
Mr. Allen appeared to represent the request and answer any questions. The property is located in the 300-400 Blocks East Sherman Street between South East and South Crockett Streets and is zoned R-1 (One-Family Residential) District.

Mr. Allen explained, "We would like to plat the property into 82 lots for residential development. We are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District. This is phase two and we are including a lot of open space by the creek with trails.
We have two access points to the subdivision at Alamo Road and San Jacinto Way, we will extend Montgomery Street further down and tie phase one to phase two at Goliad Street."

Mr. Rae explained, "We have been working with Mr. Allen on this project. The City of Sherman currently owns property where the police shooting range used to be. We have been working with Mr. Allen on dedicating land and maybe some capitol on building a park here. We have also been talking with Lennar Homes of Texas Land and Construction on the south side of Post Oak Creek about dedicating some land as well for this park. We are planning on connecting to South Travis Street as well, if Mr. Allen does dedicate that property and contribute some to the park."

Mr. Allen stated, "We want this to happen. This is to make something better in south Sherman. I am buying lots to the north and am trying to revitalize the area."

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

Mr. Allen replied, "yes, 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 Specific Use Permit, Site Plan or Final Plat.

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District and the Final Plat of Three Oaks Addition Section 2 in the 300-400 Blocks East Sherman Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

VARIANCE – PARKING
ZONE CHANGE – M-1 TO C-2
SUP & SITE PLANT MINI-WAREHOUSE
4500 FRISCO RD.
(DANIEL AND KARI WILLS)

VARIANCE, ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF DANIEL AND KARI WILLS (OWNERS), REX HUDDLESTON (PROSPECTIVE BUYER), KENT HUGHLETT (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF MIDWAY MALL PART OF BLOCK 4, AS FOLLOWS:

BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NINE (9) PARKING SPACES IN LIEU OF THE REQUIRED 19 SPACES FOR A MINI-WAREHOUSE.
PLANNING AND ZONING COMMISSION
ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN INDOOR STORAGE (MINI-WAREHOUSE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Kent Hughlett, 177 Timberbrook Cir., Denison, TX
Mr. Hughlett appeared to represent the request and answer any questions. The property is located at 4500 Frisco Road between Texoma Parkway and Fallon Drive.

Mr. Hughlett explained, "The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; a Specific Use Permit and Site Plan approval to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District; and a Variance to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse.

There is an existing building on this property that is now vacant and will be remodeled to add storage units.

There is existing paving on the property where we are going to develop the back of the property to add three more buildings for self-storage.

We will fence off the property and have a gate at the front.

We will have no need for water. There will be no offices or staff onsite. Everything is done online."

Mr. Rae said, "Mr. Chairman, if you make a motion to approve, I ask that you add a condition that the freestanding sign be removed or moved to be conforming. It is currently on the property line. I have spoken to the applicant about that sign."

Mr. Hughlett stated, "There are some flagpoles we may want to leave temporarily."

Mr. Rae replied, "Only if they are on your private property. If they are in the public right-of-way, they would need to be removed."

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

Mr. Hughlett replied, "yes, 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, Zone Change, Specific Use Permit or Site Plan.

ACTION TAKEN.
Board of Adjustments
Motion by Commission Member Davis to approve the Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse at 4500 Frisco Road subject to the Staff Review Letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Zone Change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District at 4500 Frisco Road subject to the Staff Review Letter and the condition that the freestanding sign be removed or moved to be conforming. Second by Commission Member Sims.

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

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

OTHER BUSINESS

OTHER BUSINESS
CONSIDER ZONING ORDINANCE UPDATES

Rob Rae, Development Services Director represented the item.

Mr. Rae explained, "The Planning and Zoning Subcommittee has been meeting once a month to go over the updates of the zoning ordinance. We are on month four. Each month we handled something different. The first month was Section 7: Signs, Accessory buildings, etc.; the second meeting was Overlay Districts; our third meeting was the Manufacturing Districts and the Blalock Industrial Park; and our last meeting was the Commercial Districts.

Staff and the Planning and Zoning Subcommittee felt that we are good on the recommended changes for the Commercial Districts and Manufacturing Districts to bring them to the Planning and Zoning Commission for review. We are not ready for the Overlay Districts or Section 7.

For the Commercial Districts, we have CO (Commercial Office) District, C-1 (Retail Business) District and C-2 (General Commercial) District. We are recommending a new commercial district and that would be Neighborhood Commercial. The purpose of this district is designed for a limited range of service and light retail land uses, which are located at intersections of thoroughfares in the vicinity of residential neighborhoods. The permitted uses have not been finalized but an example of this would be grocery stores, convenience stores and restaurants, but not tattoo parlors, smoke shops or things like that. Westwood Village at Archer Drive and Highway 56 would be a good example of an appropriate place to have Neighborhood Commercial District because it is smaller scale and focused on serving the neighborhoods around it, not the larger community.

What we are recommending for regulations and setbacks are:

- Minimum Lot Area of 10,000 square feet,
- Lot width of 50'
- Front and rear setbacks of 25'
- Side setback 0'
- Building setback to adjacent residential and thoroughfares would be 25'

If City Council were to adopt this, there would be nothing zoned this, and the applicant would have to make that request for the zone change. Setbacks and permitted uses are the most important things for us to consider.

Next, we have Commercial Zoning Districts. Our recommended changes to the regulations and setbacks of

the CO (Commercial Office) District, C-1 (Retail Business) District and C-2 (General Commercial) District are:

- **Minimum Lot Area: Increase from 5,000 square feet to 10,000 square feet.**
- **Lot Width: No Change (50')**
- **Front Setback: No Change for C-0 & C-1 (25'); increase from 15' to 25' for C-2**
- **All rear setbacks for all commercial districts increase from 10' to 25'.**
- **No change on the side setbacks (0').**
- **The building setback adjacent to residential we recommend increasing that from 15' to 60'.**

  The reason for that increase is that 60' is about the size of a collector roadway so if you were on one side of the street and you had a collector roadway in between, you would have a little bit of a gap. If you had a commercial property that is backing up to a house you would have a little more separation for their buildings, so there would be the residential lot, the gap of 60' and then they could have their building area. They could put parking in that area, but no structures. We could discuss if dumpsters could be in that setback area.

If you are familiar with our zoning ordinance, our permitted uses are described in each district. What we are recommending is that table be removed, and all of our zoning districts refer to our Matrix of Permitted Uses, which we currently have. Our attorneys are recommending that as well to limit confusion and make it clearer.

Our recommendations for other regulations are:

- **Floor-Area Ratio (FAR) for the CO (Commercial Office) District increase from 0.5 to 1.0,**
- **C-1 (Retail Business) District to remain unchanged (0.5)**
- **C-2 (General Commercial) District decrease from 1.0 to 0.5.**

Floor-Area Ratio (FAR) controls density for commercial and non-residential areas. If you have a 1-acre lot and your Floor-Area Ratio (FAR) is 0.5, then you could only have a floor area of half an acre. You can go vertical on that.

We added a regulation to for the Commercial Districts that the building area is not to be larger than 50 % of the lot area.

We recommend height regulations for CO (Commercial Office) District and C-1 (Retail Business) District increase from 35' to 50' and C-2 (General Commercial) District remain unchanged at 35'.

We have 3 designations in the Manufacturing Districts: M-1 (Light Manufacturing) District, M-1.5 (Medium

Manufacturing) District and M-2 (Heavy Manufacturing) District. The changes that we are recommending in all Manufacturing Districts are:

- **Minimum lot area of 10,000 square feet**
- **Lot width minimum of 50 square feet**
- **Front setbacks increase from 15' to 25'**
- **No change to the rear or side setbacks**
- **Building setback adjacent to residential increase from 15' to 60', making sure there is a buffer between manufacturing and residential.**

Permitted uses for the Manufacturing District will refer to the Matrix of Permitted Uses Table.

Our recommendations for Other Regulations for the Manufacturing District are:

- **Floor-Area Ratio (FAR): No Change (1.5)**
- **Impervious Cover: Added regulation to not allow the Impervious Cover area to be larger**
- **than 80% of the lot. This includes buildings, concrete, parking areas, and driveways.**
- **The recommended height regulations for M-1 (Light Manufacturing) District remains unchanged at 100'**
- **M-1.5 (Medium Manufacturing) District is reduced from 200' to 150'**
- **M-2 (Heavy Manufacturing) District remains unchanged at 150'**

We are recommending phasing out the M-1.5 (Medium Manufacturing) District. The only M-1.5 (Medium Manufacturing) District we have in the City of Sherman are Texas Instruments and Finisar and on the east side of Highway 75, which we anticipate from meeting with developers that will change. They can still exist, but the language would say zoning or rezoning to M-1.5 (Medium Manufacturing) District would not be permitted after a certain date.

We are recommending a big change to the Blalock Zoning District. The Blalock Zoning District was originally established in 1962 with a minor update in 2001. It is antiquated. We met with the subcommittee in May 2022 and met with SEDCO (Sherman Economic Development Corporation) staff in June 2022 to go over the Blalock Zoning District. As you know SEDCO is the primary driver for attracting new industrial manufacturing businesses and they own a lot of land in the Blalock Industrial Park. They were a key part in these update recommendations.

Currently the Blalock Industrial Park is separated into tracts: 1, 2, 3, 4.1, 5. There are multiple tracts that have legal descriptions for each of those tracts with different regulations. It is extremely confusing.

We are recommending removal of the tracts and having consistent regulations throughout the district.

Permitted Uses will be referred to the Matrix of Permitted Uses Table.

Regulations and setbacks:

- **The minimum lot area currently varies between 5 acres and 25 acres depending on the tract and we recommend that it be consistent at a minimum of 5 acres. That would be a less regulating change.**
- **The maximum lot coverage varies between 25% and 50% and we recommend it be consistent at 50% which is less regulating.**
- **On the setbacks, we are recommending the following:**
  - **200' from U.S. Highway 75**
  - **100' from F.M. 1417**
  - **50' from all other roadways**
  - **25' from side and rear setbacks not adjacent to public roadways**

The current setbacks in Blalock Industrial Park range from 55.7' to 400'.

Commission Member Manley asked, "Is there a setback from a residential district in the Blalock Industrial Park?"

Mr. Rae replied, "I will check on that language. If there is no language pertaining to that and if you all agree, I will add that language for a 60' buffer."

Mr. Rae continued, "Other Regulation recommendations on screening are:

- **No fences in the front, rear or side yards adjacent to a public roadway. This was Staff's, Planning and Zoning Subcommittee's and SEDCO's opinion. SEDCO wants Blalock Industrial Park to look clean and nice.**
- **No chain link fences visible from a public roadway, including barbed wire.**
- **Mechanical, utility, and service facilities screened on 3 sides and not visible from the public roadway**
- **Freight and loading docks shall be screened from the public roadway**

Parking is currently one parking space per every two employees, we are recommending providing one space for every 400 square feet of office floor area and one space for every 1000 square feet of manufacturing floor area. That is consistent with our current ordinance. We have added that a parking study may be conducted to prove less parking is required and that may be approved administratively from City Staff.

There is limited information in Blalock Industrial Park for signs. We do want to have specific regulations for signs in Blalock Industrial Park outside our sign ordinance.
The sign recommendation is:

- **One freestanding monument signs is permitted per lot**
- **Lots larger than 10 acres, a sign can be up to 300 square feet in sign face, 15' high, and 50' setback.**
- **Lots smaller than 10 acres, a sign can be up to 150 square feet in sign face, 10' high, and 25' setback.**
- **Directional signs**
  - **One sign per driveway entrance, a sign can be up to 32 square feet in sign face and 15' setback**
- **Wall signs**
  - **One wall sign is permitted for each wall face. A sign can be up to 600 square feet in sign face and not more than 20% of the wall face.**
- **Temporary Signs**
  - **One temporary sign is allowed for up to 30 days in one calendar year. It cannot exceed 64 square feet in sign face. A sign permit is not required for a temporary sign.**

We would enforce the temporary sign ordinance through complaints. The 30 days can be spread out over time. We would advise that no permit is needed and explain our ordinance."

Mr. Rae asked the Planning and Zoning Commission, "Are we going the right direction with these recommendations? Is there anything we need to consider differently on these recommendations?"

The Planning and Zoning Commission agreed that the recommendations are going in the right direction.

Commission Member Blagg asked, "Will the updates cause a lot of non-conforming buildings. Will existing buildings be grandfathered in?"

Mr. Rae replied, "There are a lot on non-conforming things now in the City of Sherman. There is language both from the State of Texas that controls and regulates existing, non-conforming structures and the City of Sherman has language as well that protects them as long as they don't change their use or expand their business."

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 8:28 p.m.

ADJOURNMENT

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 07/19/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

CONSENT AGENDA ITEMS (13, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28)

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:

13. * 527 SOUTH WILLOW STREET AND 909 EAST KING STREET

The request of Grayson Chin Baptist Church (Owner), Reverend Khen Chum (Representative), J. Volk Consulting (Engineer) and Copley Land Surveying (Surveyor), concerning the property located at 527 South Willow Street and 909 East King Street, being part of the G.B. Pilant survey, Abstract No. 963, and being all of Lots 1, 2, 3 & 4 and a 20' alley in Block 4, W. Elliott's Addition consisting of 0.685 acres, as follows:

Planning and Zoning Commission

Replat of Grayson Chin Baptist Church Addition.

15. * 407 EAST COLLEGE STREET

The request of Hannah and Daniel Juarez (Owners) and Copley Land Surveying (Surveyor) concerning the property in the 407 East College Street, being 0.161 in the J.B. McAnair Survey, Abstract No. 763, follows:

Planning and Zoning Commission

Replat of Juarez Addition.

16. * 501 WEST SHEPHERD DRIVE

The request of Texas Instruments Incorporated (Owner), Patrick Braun, Pacheco Koch (Representative) and Ringley & Associates, Inc (Surveyor) concerning the property located at 501 West Shepherd Drive, being 559.333 acres in the M.G. Felers Survey, Abstract 427, the C.S. Dale Survey, Abstract No. 356, The William Martin Survey, Abstract 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329, the John Chronister Survey, Abstract No. 248 and the James A. Foster Survey, Abstract No. 418, as follows:

Planning and Zoning Commission

1. Final Plat of Texas Instruments Sherman Addition.
2. Site Plan approval Texas Instruments Sherman Addition

19. * 2100 - 2200 BLOCKS NORTH TRAVIS STREET

The request of Russell Spears, Post Oak Liquidating Trust (Owners), Brad Tidwell, Oak View Capital Partners (Developer) and Underwood Surveying (Surveyor) concerning the property located in the 2100 -

2200 Blocks north Travis Street, being 8.93 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 2 of the Replat of Lot 3, Block 2, Independence Square Addition, Section 3, as follows:
Planning and Zoning Commission
Replat of Lot 2 of Independence Square Addition, Section 3

20. * 3231 NORTHGATE DRIVE
The request of SEDCO (Owner), Kent Sharp (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Northgate Drive, being 11.111 acres and also being Lots 1 and 2, Block 1 Northgate Business Park, Phase 1, as follows:
Planning and Zoning Commission
Replat of 903 Brewer's Addition.

21. * 2815 NORTH HIGHWAY 75
The request of Sara Real Estate LLC (Owner), Andrew Acedo (Representative) and RTMDesign (Architect) concerning the property located at 2815 North Highway 75, being Lot 2, Texoma Crossing Addition in the J.B. McAnair Survey, Abstract No. 783, as follows:
Planning and Zoning Commission
Site Plan approval of Denny's Restaurant.

22. * 3400 -4000 BLOCKS WEST LAMBERTH ROAD
The request of Hickery Hill LLC (Owner), Taylor Blanchard, Linesight Development (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 105.999 acres in the Ralsto W. Adams Survey, Abstract No. 18 and the William Thompson Survey, Abstract No. 1209, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Hickory Hill.

23. * 602 SOUTH CHARLES STREET
The request of Timber Realty Management LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 602 South Charles Street, being part of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 5 and the North 25 ft. of Lot 6, C.L. Stowes Addition, consisting of 0.321 acres, as follows:
Planning and Zoning Commission
Replat approval of King Street Addition.

24. * 2450 NORTH FRISCO ROAD
The request of H. Blume Loe Jr. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. Mcglothlin Survey, Abstract No. 808, as follows:
Planning and Zoning Commission
Final Plat approval of USOW Sherman Addition.

25. * 252 AND 268 ROBERTS RUN
The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 252 and 268 Roberts Run, being part of the J.M. Thomas Survery, Abstract No. 1234 and being all of Lots 17 and 18, Block 1, Preston Club The Classics-Phase Three, consisting of 0.798 acres, as follows:
Planning and Zoning Commission
Replat approval of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three.

26. * 112 AND 128 ROBERTS RUN

The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 112 and 128 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 8 and 9, Block 1, Preston Club The Classics-Phase Three, consisting of 0.452 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three.

27. * 912 AND 916 SOUTH GRIBBLE STREET

The request of Beranea Cruz (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 912 and 916 South Gribble Street, being part of the G.B Pilant Survery, Abstract No. 963 and being all of Lots 2 and 3 of Opel Addition, consisting of 2.170 acres, as follows:

Planning and Zoning Commission

Replat approval of Opel Addition, Phase Two.

28. * 4001 OB GRONER ROAD

The request of John Adcock (Owner), Charlie Moussa, Premier Multifamily Development (Developer) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

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

Meeting Date: 07/19/2022

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:

817 SOUTH MONTGOMERY STREET(A LETTER WAS RECEIVED FROM BRIGIDA GONZALEZ JULY 13, 2022 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM)

The request of Francisco Acevedo (Owner), Brigida Gonzalez (Tenant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 817 South Montgomery Street, Lots 3 – 5, Block 1, Youngs Addition, as follows:

Planning and Zoning Commission

A. Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.
B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automotive Tire Shop in a C-2 (General Commercial) District.

Background:

This item was tabled at the May 17, 2022 Planning and Zoning Meeting. The property is located at 817 North Montgomery between East Odneal and East Spring Streets. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval to allow an Automotive Tire Shop in a C-2 (General Commercial) District. There is already a tire shop at this location. The applicant is purchasing the tire shop business (not the building) and would like to continue the business as Cocho's Tire Shop.

The following has been approved for this location:

- February 13, 1962 - Variance to allow a 6' fence closer than 40' to a front street
- October 9, 1962 - Exception to erect a 35'x35' masonry addition to rear of present building
- April 9, 2002 - Zone Change from C-1 (Retail Business) District and C-2 (General Commercial) District to M-1 (Light Manufacturing) District for 801, 805, 811, 817 and 821 South Montgomery Street

Adjacent Zoning:

R-1 (One-Family Residential) District
M-1 (Light Manufacturing) District
R-2 (Multi-Family Residential) District

Origination:

Francisco Acevedo (Owner)
Brigida Gonzalez (Tenant)
Underwood Drafting & 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:

25

Objections Received:

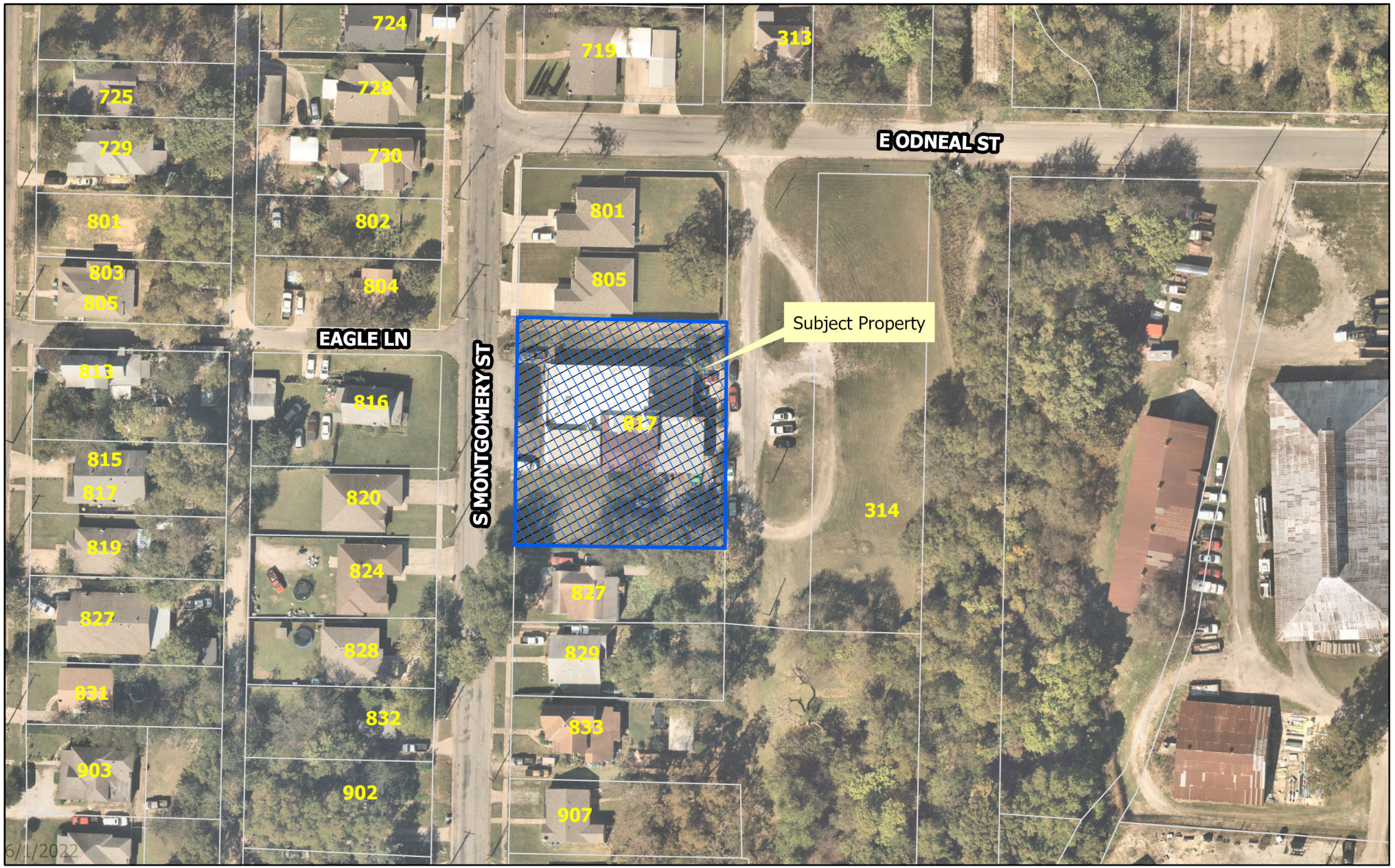
3

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Photos
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

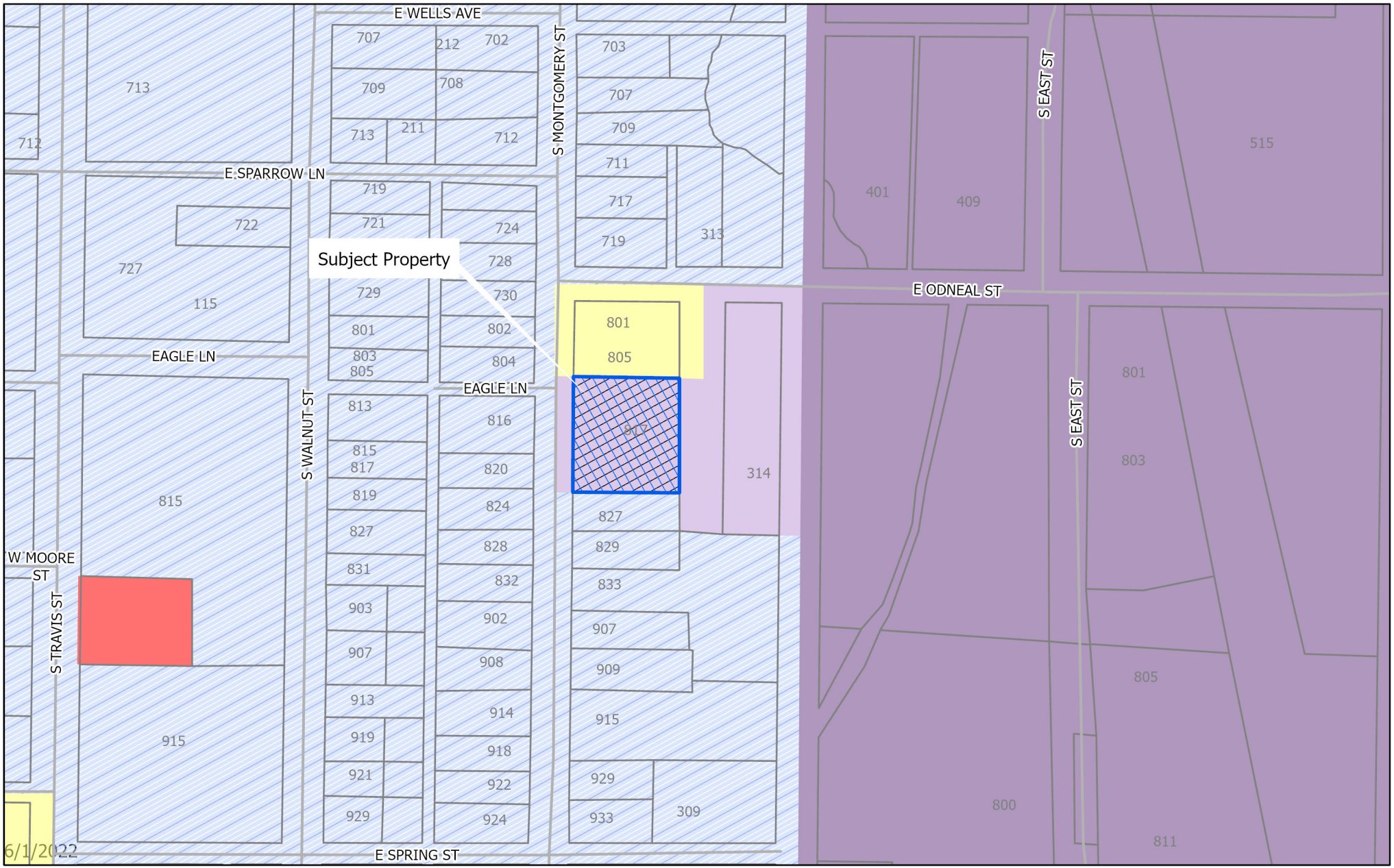
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(817 S Montgomery St)

N
W E
S

Date: 6/1/2022 9:26 AM

Scale: 1:1,171



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(817 S Montgomery St)

N W E S

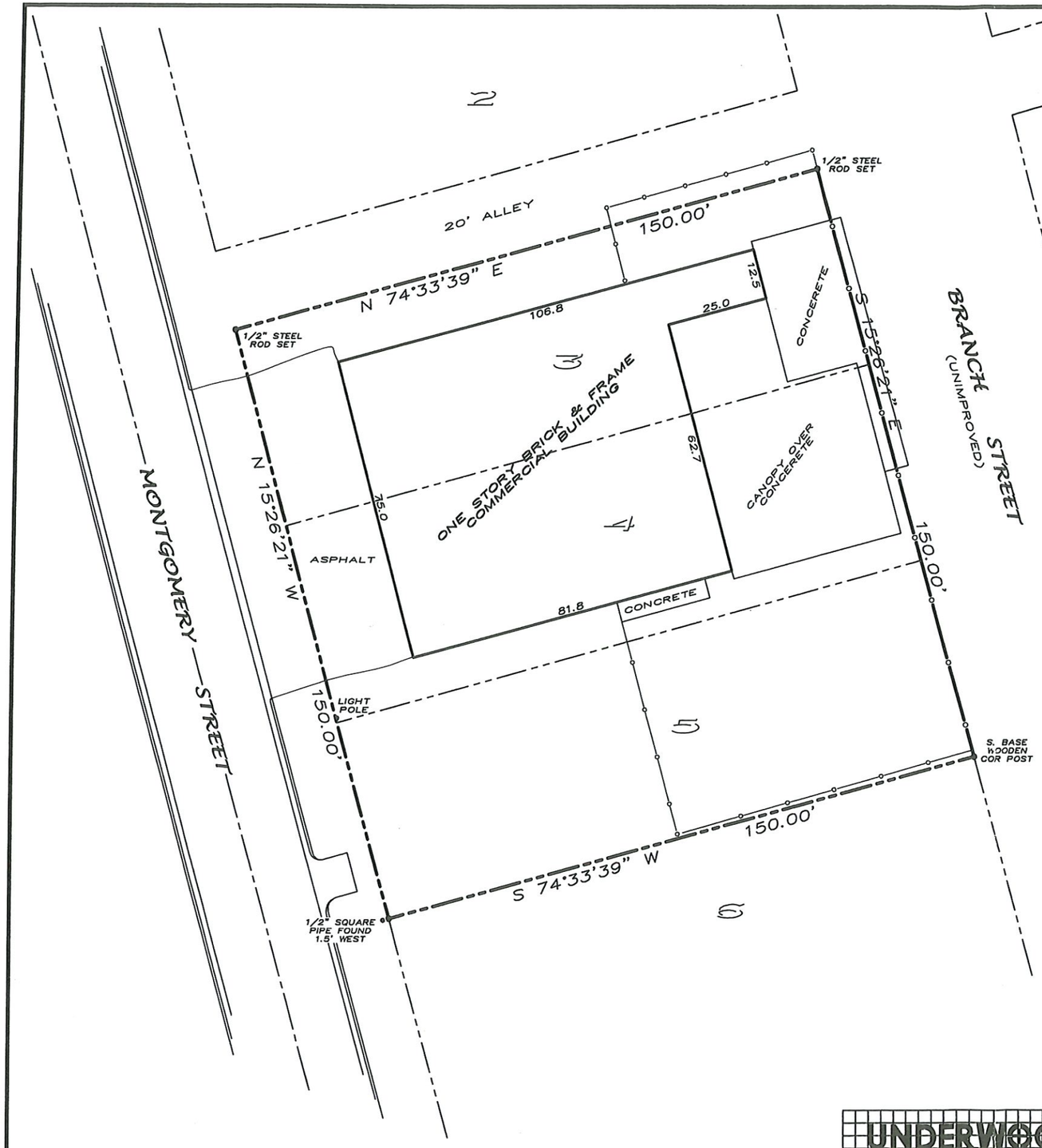
Scale: 1:2,306

Date: 6/1/2022 9:26 AM

817 S MONTGOMERY ST



JOB NO. 13020067



This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2013
Underwood Drafting & Surveying, Inc.
All rights reserved.

SCALE
1" = 30'

~ BASIS OF BEARINGS ~
GPS OBSERVATION
TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE
NAD 83

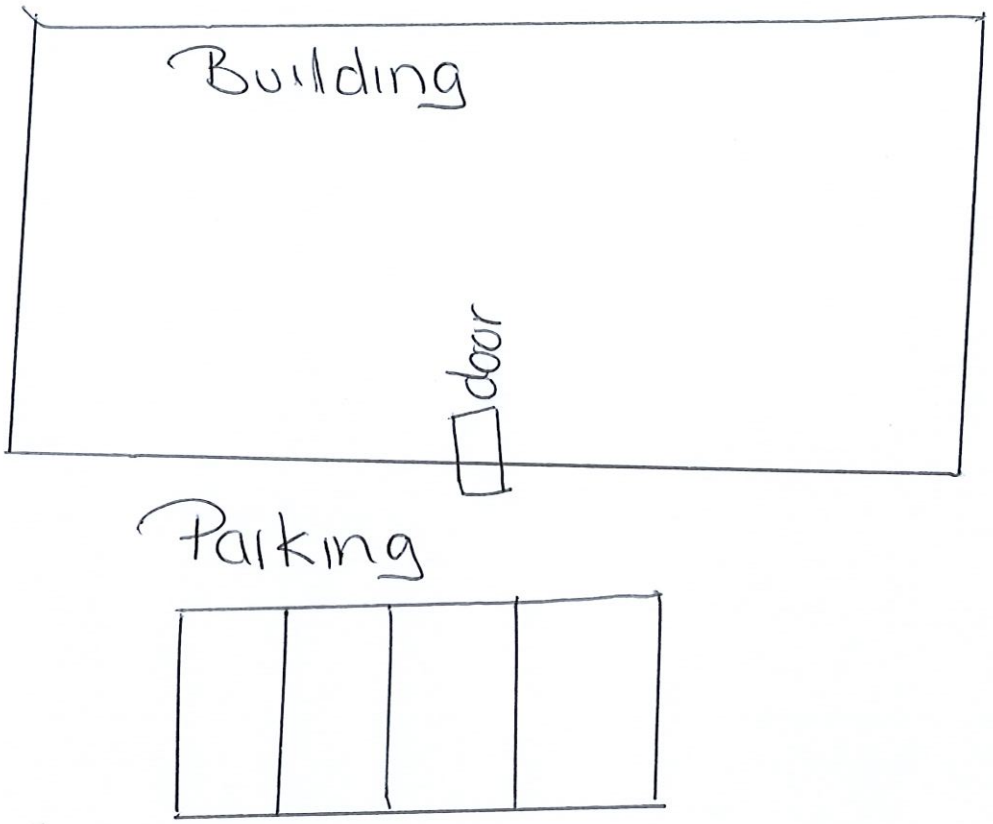
I, James R. Maret, Registered Professional Land Surveyor, do hereby certify that on the 13th day of February, 2013, a survey was made on the ground of the property shown hereon, described as Lots 3, 4, and 5 of Young's Addition to the City of Sherman, Texas, as shown by plat of record in Volume 38, Page 539, Deed Records, Grayson County, Texas, and is correct, and that there are no conflicts, overlapping of improvements, easements or rights-of-way, except as shown on the plat herewith, and that the plat herewith is a correct representation of the property legally described hereinabove;

The building on the subject property is locally known as 817 S. Montgomery Street, Sherman, Texas, and is located as shown; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

James R. Maret
Registered Professional
Land Surveyor No. 5433

STATE OF TEXAS
REGISTERED
JAMES R. MARET
5433
PROFESSIONAL
LAND SURVEYOR

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


Building
door
Parking


NOTHING FREE
AIR 5
Nothing FREE
AIR
5





Storage

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Brigida Gonzalez
1415 N. Cleveland Ave.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Francisco Acevedo
817 S. Montgomery
Sherman, TX 75090

Dear Applicants,

The request for a Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automotive Tire Shop in a C-2 (General Commercial) District located at 817 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Parking must be provided 1 space for every 400 square feet of floor area of the building. *(Chapter 14, Exhibit A, Section 8(5)(a))*
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
8. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts is allowed.
9. A minimum six (6) foot solid screening device shall be provided on the side and rear property lines. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(2))*
10. Barbed wire is not allowed without a special permit *(Chapter 8, Section 8.02.003)*
11. The sign ordinance must be followed. No banner or wind-driven signs are allowed and must be removed. *(Chapter 14, Exhibit A, Section 7, Subsection 14(f))*
12. The property must be properly maintained in a state of good repair and neat appearance.

13. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
14. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
15. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

Engineering:

16. New 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)*
17. Platting of the property is required. (*Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
18. Previously abandoned alley to be reflected on plat.
19. No parking is permitted within platted 50' right-of-way behind building, platted as Branch Street. (*Vol. 38, Pg. 539, DRGCT)*

Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission. It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



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

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

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

Meeting Date: 07/19/2022

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 HOUSTON STREET(AN EMAIL WAS RECEIVED FROM UBER JR GALAVIZ ON JULY 13, 2022 AT 11:22 A.M. REQUESTING TO WITHDRAW THIS ITEM)
The request of Uber Galaviz and Norberto Galarza (Owner) and Surdukan Surveying Inc. (Surveyor) concerning the property at 810 East Houston Street, being 0.164 acres in the J.B. McAnair Survey, Abstract No. 763 and being lots 19 and 20, Block 11, Chaffin's First Addition, as follows:
Planning and Zoning Commission
Replat approval of Chaffin's First Addition, Block 11, Lot 19R.

Background:

The property is located at 810 East Houston Street between South Willow and South Maxey Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential development.

Adjacent Zoning:

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

Origination:

Uber Galaviz and Norberto Galarza (Owner)
Surdukan 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:

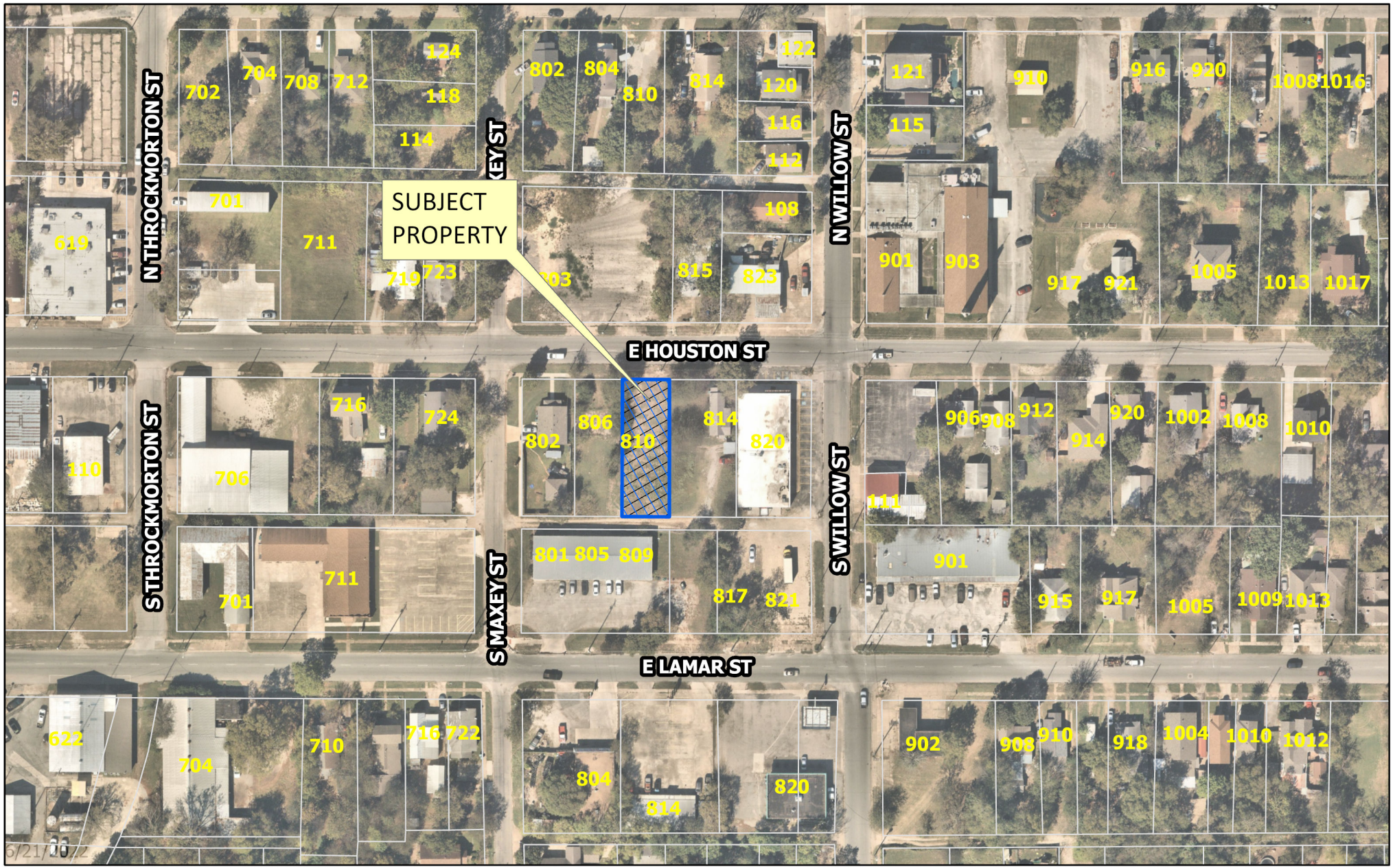
87

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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

6/21/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

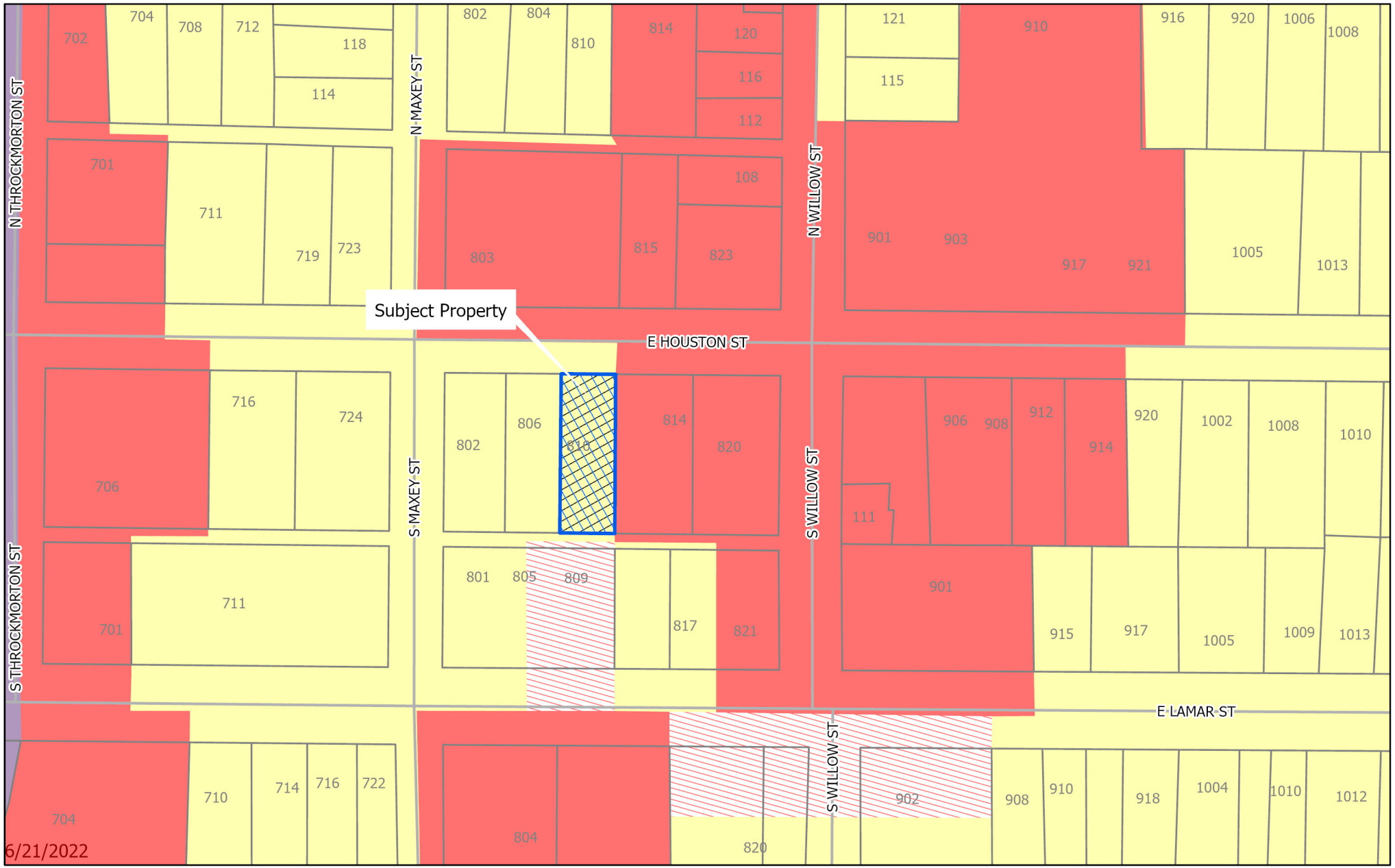
CITY OF SHERMAN

(810 E Houston)

N
W E
S

Date: 6/20/2022 5:01 PM

Scale: 1:1,664



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(810 E Houston)

N
W E
S

Scale: 1:1,432

Date: 6/20/2022 5:01 PM

810 E HOUSTON



FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for The City of Sherman, Grayson County, Texas, Panel No. 48181C0290 F, Dated September 29, 2010 as published by the Federal Emergency Management Agency.



NORTH

GRAPHIC SCALE

0 20 40 60

SCALE 1" = 20'

The vertical position are derived from Texas ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).

The purpose of this Plat is to combine 2 Lots into 1 Lot.

LEGEND

C.M.	= CONTROLLING MONUMENT
CIRF	= CAPPED 1/2" IRON ROD FOUND STAMPED (4613)
IRF	= IRON ROD FOUND

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, JUBER GALAVIZ PENA and NORBERTO MANUEL GALARZA, hereinafter called OWNERS, are the owners of all of 0.164 acre tract of land situated in the J.B. McAnair, Abstract No. 763, City of Sherman, Grayson County, Texas and being all of Lots 19 and 20, Block 11 of Chaffin's First Addition, accordings to the plat thereof recorded in Volume 26, Page 49, Deed Records of Grayson County, Texas and being the same Lots 19 and 20, Block 11 conveyed to Juana Maria Whitlock as recorded in Instrument No. 2022-7951 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the south Right-of-Way (R.O.W) line of S. Houston St. at a 1/2" iron rod with plastic cap stamped "4613" found the northwest corner of said Lot 20, Block 11;

THENCE N 74°39'01" E with the south R.O.W line of S. Houston St. a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 19, Block 11;

THENCE S 15°20'59" E a distance of 143.00' to a 3/4" iron rod found for the southeast corner of said Lot 19, Block 11;

THENCE S 74°39'01" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" found for the southwest corner of said Lot 20, Block 11;

THENCE N 15°20'59" W a distance of 143.00' to the POINT OF BEGINNING, and containing 7,150 Square Feet or 0.164 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

UBER GALAVIZ PENA and NORBERTO MANUEL GALARZA do hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and 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 any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S 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, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, , and shall be a covenant running with the land.

Executed this _____ day of _____, AD, 2022.

_____
UBER GALAVIZ PENA
OWNER

_____ _____
NORBERTO MANUEL GALARZA
OWNER

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN under my hand and seal of office this the ___ day of _____, 2022.

_____
Notary Public in and for
the State of Texas
My Commission Expires_____

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN under my hand and seal of office this the ___ day of _____, 2022.

_____
Notary Public in and for
the State of Texas
My Commission Expires_____

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

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

_____ _____
Chairman *Secretary*



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID J. SURDUKAN, 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.

Signature: _____
DAVID J. SURDUKAN R.P.L.S. NO. 4613

Date: _____

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

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

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing PLAT OF REPLAT OF CHAFFIN'S FIRST ADDITION, BLOCK 11, LOT 19R to the City of Sherman was submitted to the City Council on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, A.D. 2022.

_____
City Clerk, City of Sherman, Texas

REPLAT OF CHAFFIN'S FIRST ADDITION, BLOCK 11, LOT 19R

BEING ALL OF CHAFFIN'S FIRST ADDITION, BLOCK 11, LOTS 19 & 20
AN ADDITION TO THE CITY OF SHERMAN
BEING 0.164 ACRES SITUATED IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

OWNER
UBER GALAVIZ PENA &
NORBERTO MANUEL GALARZA
510 S CROCKER AVE
DENISON, TX 75021
(903) 436-0059

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 20' DATE: JUNE 10, 2022 JOB No. 2022-43

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Uber Galaviz Pena
Norberto Manuel Galarza
510 S. Crockett Ave.
Denison, TX 75021

Surdukan Surveying, Inc.
P.O. Box 126
Anna, TX 75409

Dear Applicants,

The request for approval of the Replat of Chaffin's First Addition, Block 11, Lot 19R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Plat layout does not meet City standard. Coordinate with Engineering Department for example of required plat layout. *Code of Ordinances Chapter 10.05, Section 6*
3. The width of the pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. 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*
5. Graphically show edge of pavement on drawing.
6. Show Point of Beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Dedicate a 10' Utility Easement along Houston Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Remove South (S.) from Houston Street in legal description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
10. Correct owner's address on Ownership block .
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

1016 EAST CHERRY STREET

The request of Axalt Denison TX Holdings, LLC (Owner), Christopher Wyatt (Representative) and CBG Surveying Texas LLC (Surveyor) concerning the property located at 1016 East Cherry Street, being a portion of Lot 3, Block 2 of Hazelwood and Vaden Addition, as follows:

Planning and Zoning Commission

A. Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Board of Adjustments

B. Variance under Ordinance No. Ordinance No. 2280, Section 6.3, Subsection (1) to allow 24’ from the front property line in lieu of the required 25’ in an R-1 (One-Family Residential) District.

Background:

The property is located at 1016 East Cherry Street between South Hazelwood and South Vaden Streets. The owner is requesting a Zone Change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and a Variance to allow 24’ from the front property line in lieu of the required 25’.

Adjacent Zoning:

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

Origination:

Axalt Denison TX Holdings, LLC (Owner)
Christopher Wyatt (Representative)
CBG Surveying Texas LLC (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:

31

Objections Received:

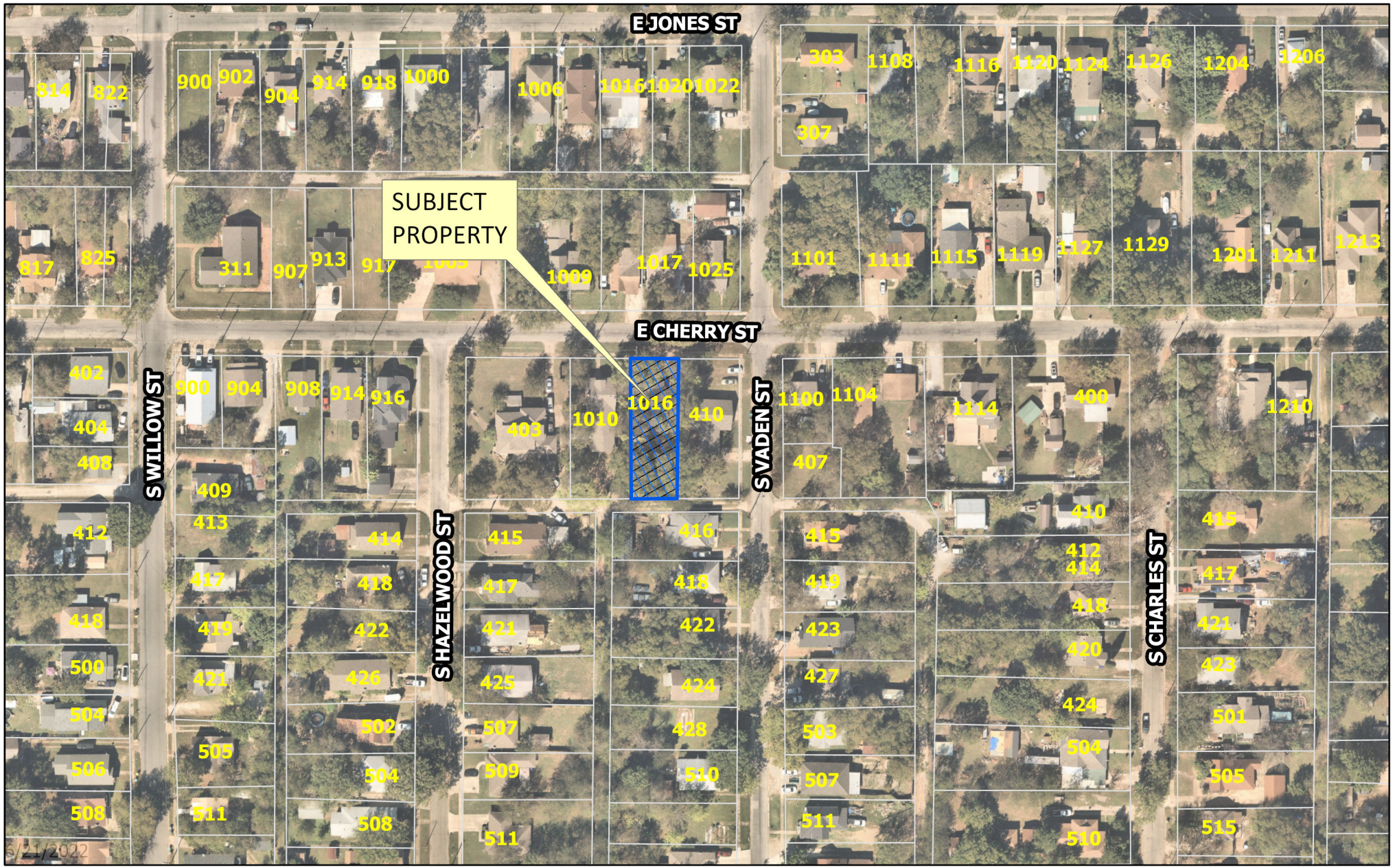
0

Development Review Meeting:

No

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

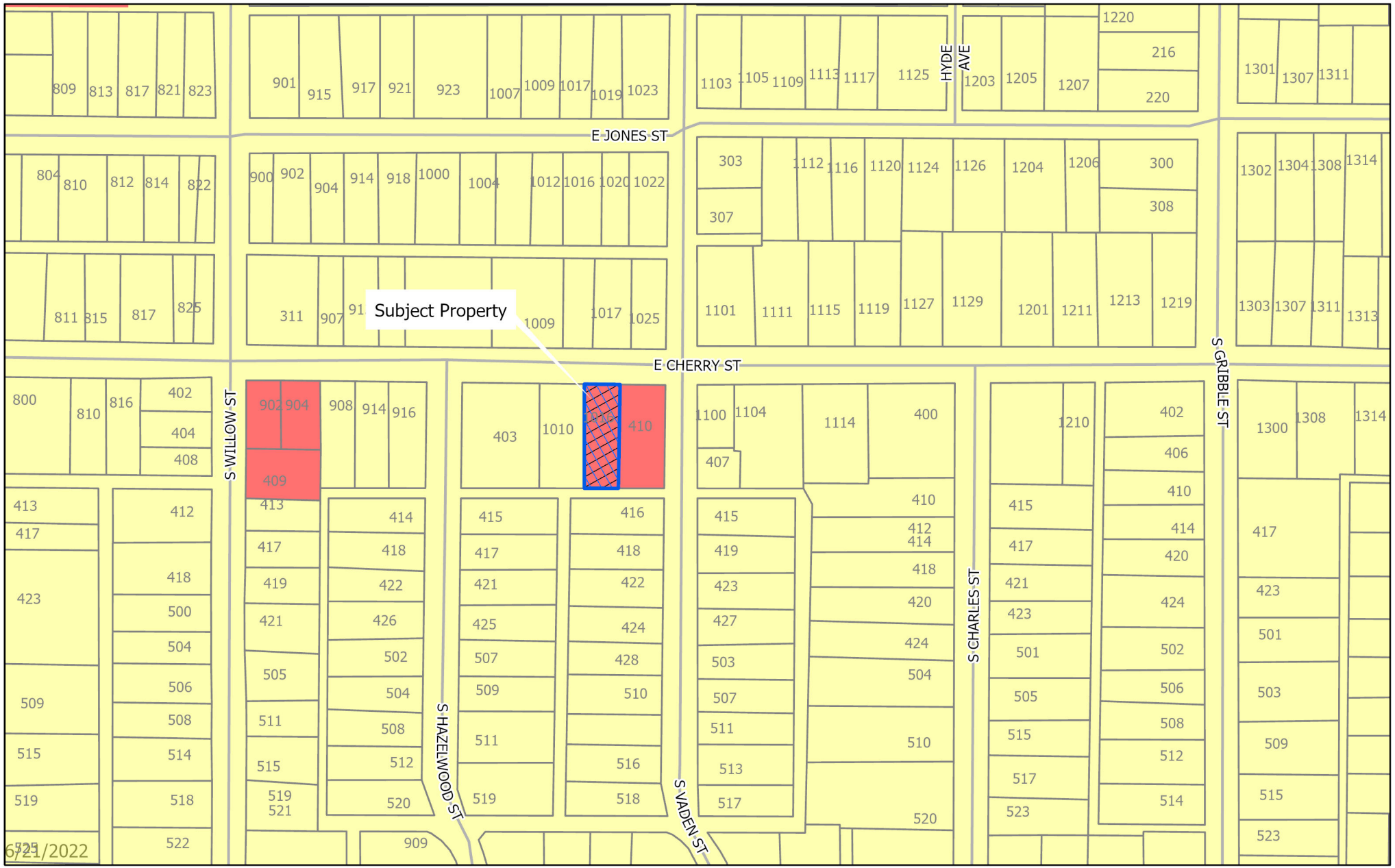
CITY OF SHERMAN

(1016 E Cherry)

N
W
E
S

Date: 6/20/2022 5:01 PM

Scale: 1:1,664



6/21/2022

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(1016 E Cherry)

N W E S

Scale: 1:2,237

Date: 6/20/2022 5:01 PM

1016 E CHERRY



CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio



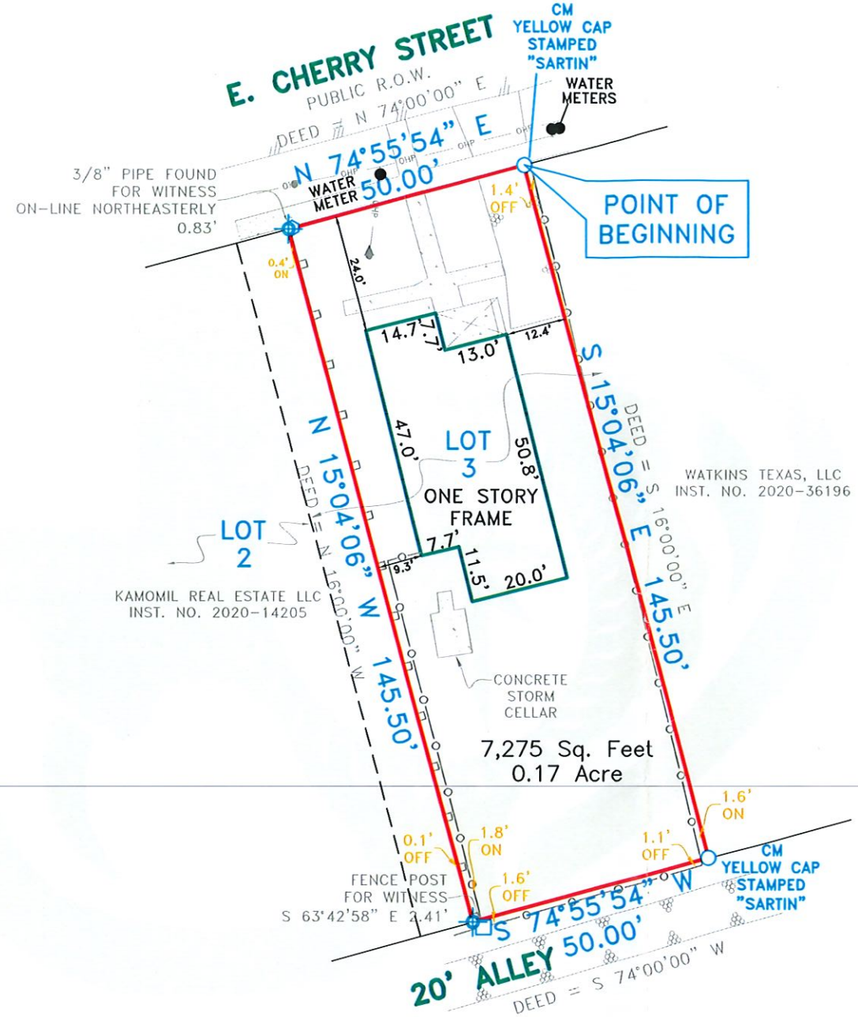
TIAGO TITLE

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⬡ 3/8" PIPE FOUND
- ⊠ "X" FOUND/SET
- POINT FOR CORNER
- ⊛ 5/8" ROD FOUND
- T TRANSFORMER PAD
- ■ COLUMN
- ▲ UNDERGROUND ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- ● POWER POLE
- △ OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 103, PG. 74



1016 E. Cherry Street

Being a portion of Lot 3, Block 2, of HAZELWOOD AND VADEN ADDITION, an Addition to Grayson County, Texas, according to the Plat thereof recorded in Volume 103, Page 74, Plat Records, Grayson County, Texas, same being that tract of land conveyed to Haley McGuire, by deed recorded in Volume 5584, Page 811, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

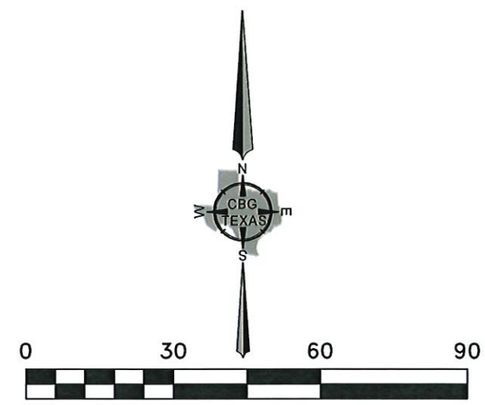
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Watkins Texas, LLC, by deed recorded in Instrument No. 2020-36196, Official Public Records, Grayson County, Texas, same being along the South line of E. Cherry Street (public right-of-way);

THENCE South 15 degrees 04 minutes 06 seconds East, along the West line of aforementioned Watkins Texas tract, a distance of 145.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of aforementioned Watkins Texas tract, same being along the North line of a 20 foot alley;

THENCE South 74 degrees 55 minutes 54 seconds West, along the Northwest line of aforementioned 20 foot alley, a distance of 50.00 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Kamomil Real Estate, LLC, by deed recorded in Instrument No. 2020-14205, Official Public Records, Grayson County, Texas, from which a fence post found for witness bears South 63 degrees 42 minutes 58 seconds East, a distance of 2.41 feet;

THENCE North 15 degrees 04 minutes 06 seconds West, along the East line of aforementioned Kamomil Real Estate tract, a distance of 145.50 feet to a point for corner, said corner being the Northeast corner of aforementioned Kamomil Real Estate tract, same being along said South line of aforementioned E. Cherry Street, from which a 3/8 inch iron pipe found on-line for witness bears Northeasterly, a distance of 0.83 feet;

THENCE North 74 degrees 55 minutes 54 seconds East, along said South line of aforementioned E. Cherry Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 7,275 square feet or 0.17 acre of land.



NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48181C0290F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

This survey is made in conjunction with the information provided by Tiago Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____
Purchaser

_____
Purchaser

Drawn By: JA

Scale: 1" = 30'

Date: 03/01/2021

GF NO.: TX21-00129PT

Job No. 2103442

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
TODD FINCHER
5633
PROFESSIONAL
LAND SURVEYOR

TODD FINCHER
R.P.L.S. NO. 5633


1016

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Axalt Denison TX Holdings, LLC
Christopher Wyatt
4308 Ridgewood Rd.
Melissa, TX 75454

CBG Surveying Texas LLC
419 Century Plaza Dr., STE. 210
Houston, TX 77073

Dear Applicants,

The request for a Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and a Variance under Ordinance No. Ordinance No. 2280, Section 6.3, Subsection (1) to allow 24' from the front property line in lieu of the required 25' in an R-1 (One-Family Residential) District located at 1016 East Cherry Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant

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:

3601 NORTH TRAVIS STREET

The request of PAAGE LTD (Owner), Joe Johnson, HBJ Architects (Representative), and Preston Trail Land Surveying (Surveyor) concerning the property located at 3601 North Travis Street, being Lot One (1), Block One (1) of Convey Addition consisting of 6.624 acres and also being 4.71 acres in the J.B. McAnair Survey, Abstract 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 wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 3601 North Travis Street between Highway 82 and Atkinson Drive. The owner is requesting a Specific Use Permit and Site Plan approval to allow wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District for Beacon Roofing Products. The applicant understands that the approval of outdoor storage would require screening.

The following has been approved for this location:

- March 14, 1995 - Zone Change from R-1 (One-Family Restidential) District to C-2 (General Commercial) District
- March 14, 1995 - Variance to not require a screening device adjacent to a residential district.
- July 16, 2013 - Specific Use Permit to allow a lumber yard in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. P&Z CONDITION: NO OUTSIDE STORAGE
- July 16, 2013 - Variance to allow existing building finishes of metal in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
O-1 (75 & 82) Overlay District

Origination:

PAAGE LTD (Owner)
Joe Johnson, HBJ Architects (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Development Review Meeting:

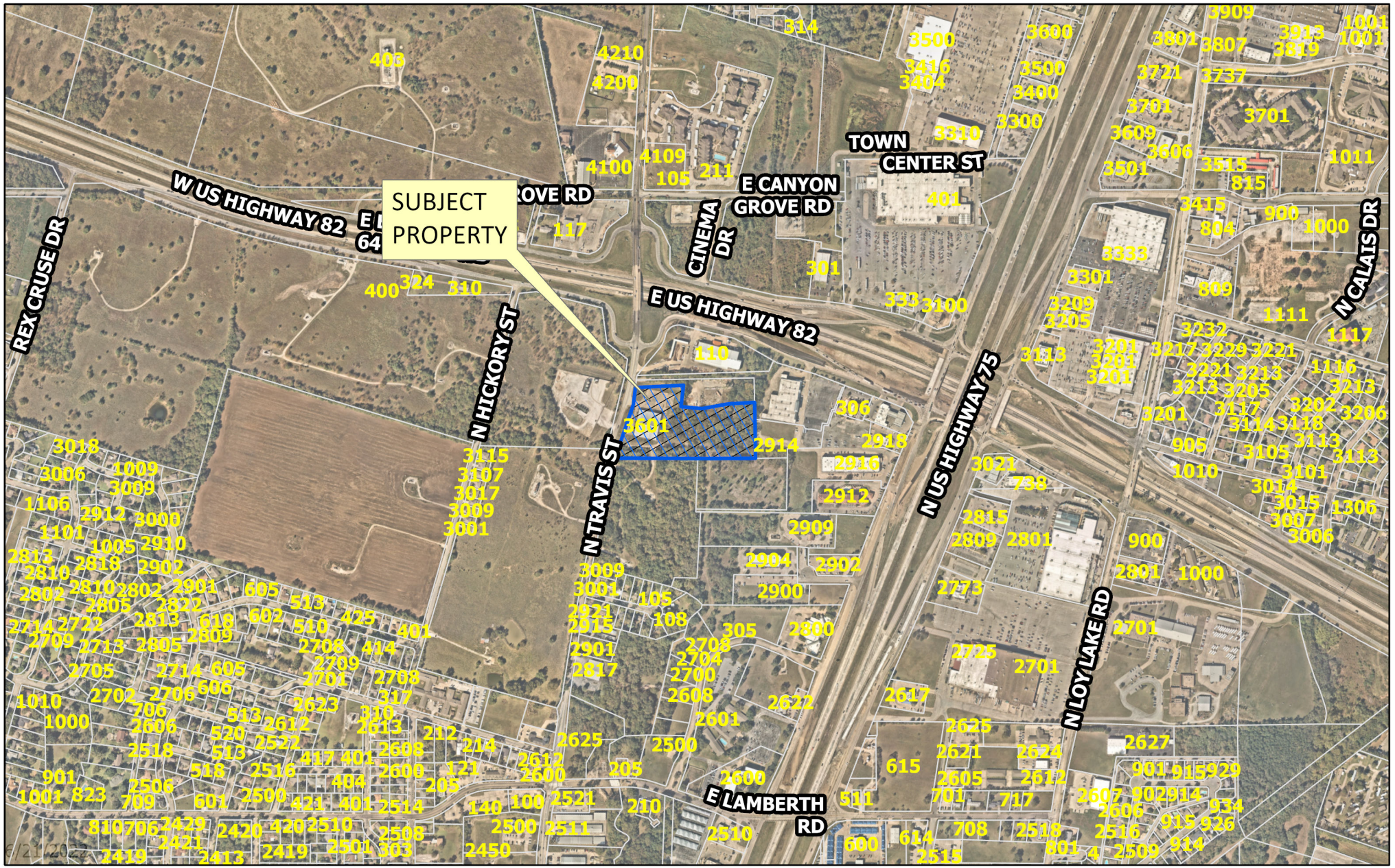
No

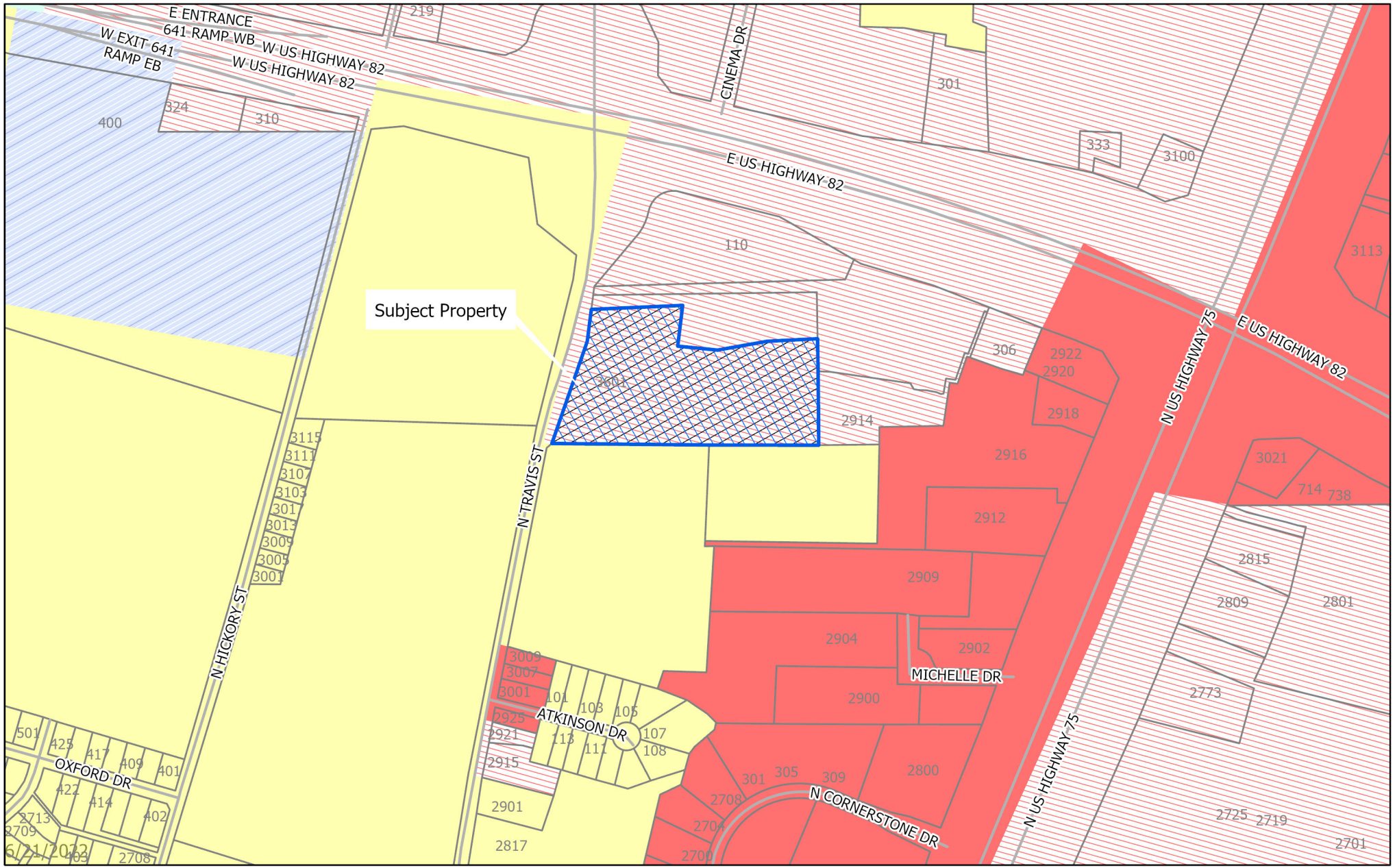
Staff Recommendation:

The Site Plan does not identify the required parking spaces of 31 spaces. In addition, the Outdoor Storage shown in the Site Plan does not match the location of the Screening Fence. Staff recommends considering approval following the refinement of the Site Plan to reflect the location of the Outdoor Storage and the required parking.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Narrative
Screen Wall
Staff Review Letter


SUBJECT PROPERTY
W US HIGHWAY 82
E US HIGHWAY 82
E CANYON GROVE RD
TOWN CENTER ST
CINEMA DR
REX CRUSE DR
N HICKORY ST
N TRAVIS ST
N US HIGHWAY 75
N LOY LAKE RD
E LAMBERTH RD
N CALAIS DR
3601
2914
110
105
211
117
301
324
310
400
403
4210
4200
4100
4109
3500
3600
3416
3404
3400
3300
3310
3609
3606
3501
3515
3701
3737
3807
3819
3909
3913
1001
1011
815
900
1000
804
3415
3333
3301
3209
3205
3100
3113
3201
3217
3229
3221
3232
1111
1117
1116
3213
3206
3202
3118
3114
3117
3105
3101
3014
3015
3007
3006
1306
905
1010
809
738
3021
2915
2809
2801
2773
2725
2701
2617
2625
2627
2624
2621
2612
2607
2605
2606
2516
2518
2509
914
915
926
934
929
901
615
614
600
511
701
717
708
2515
2510
2500
2511
2521
2600
2608
2622
2601
2625
2612
2614
2623
2613
2612
2522
2516
2518
2506
2429
2420
2419
2413
2450
2501
2503
2508
2510
2420
2421
2419
2413
2414
2402
2410
2406
2414
2418
2422
2426
2430
2434
2438
2442
2446
2450
2454
2458
2462
2466
2470
2474
2478
2482
2486
2490
2494
2498
2502
2506
2510
2514
2518
2522
2526
2530
2534
2538
2542
2546
2550
2554
2558
2562
2566
2570



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

6/21/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(3601 N Travis)

N
W E
S

Scale: 1:5,461

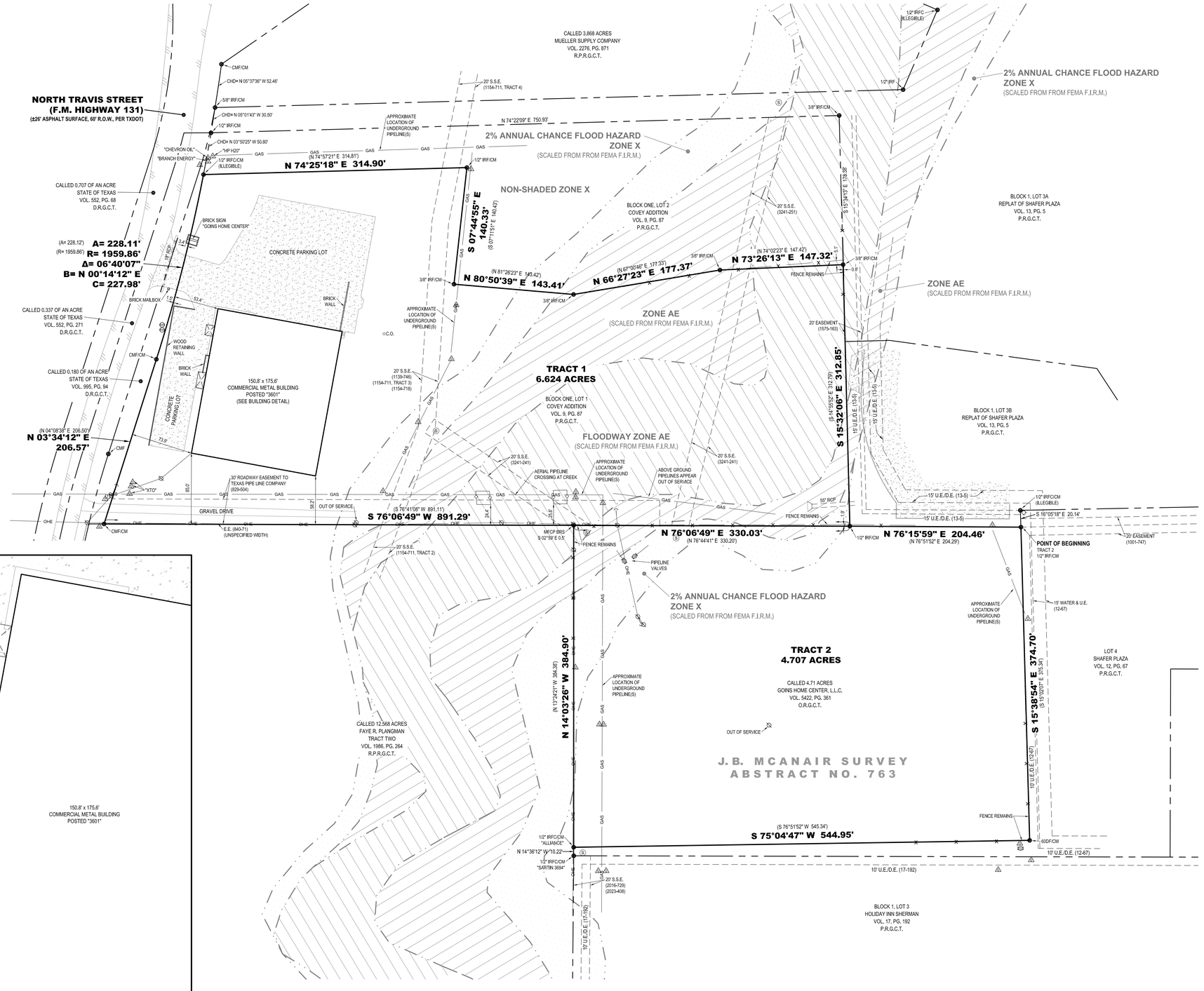
Date: 6/20/2022 5:01 PM

3601 N TRAVIS

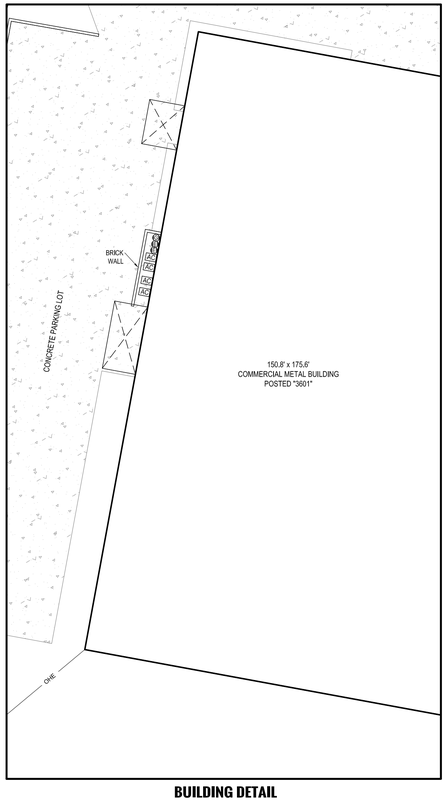


LEGEND

●	FOUND MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CMF	CONCRETE MONUMENT FOUND
MFCP	METAL FENCE CORNER POST
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
RCP	REINFORCED CONCRETE PIPE
AC	AC UNIT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
E	ELECTRIC METER
	UTILITY/POWER POLE
T	TELEPHONE BOX
G	NATURAL GAS METER
	BURIED NATURAL GAS MARKER
	NATURAL GAS VALVE
W	WATER METER
S	SANITARY SEWER MANHOLE
C.O.	CLEAN OUT
	BURIED CABLE MARKER
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
x	WIRE FENCE
	CHAIN LINK FENCE
	ASPHALT
OHE	OVERHEAD ELECTRIC/UTILITY
GAS	GAS LINE



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.



BUILDING DETAIL
SCALE: 1"=20'

LAND DESCRIPTION:

TRACT 1:

BEING Lot One (1), in Block One (1) of Convey Addition, an addition to the City of Sherman, Texas, as shown by plat thereof recorded in Volume 9, Page 87, Plat Records, Grayson County, Texas.

TRACT 2:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 4.71 acre tract of land described in the deed to Goins Home Center, LLC, recorded in Volume 5422, Page 361, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 4.71 acre tract, common to the southern-most southeast corner of Lot 3B in Block 1 of the Replat of Shafer Plaza, according to the plat thereof recorded in Volume 13, Page 5, Plat Records, Grayson County, Texas, and on a westerly line of Lot 4 of Shafer Plaza, according to the plat thereof recorded in Volume 12, Page 67, said Plat Records;

THENCE South 15°38'54" East, with the easterly line of said 4.71 acre tract, and with a westerly line of said Lot 4, a distance of 374.70 feet to a 60D Nail found for the southeast corner of said 4.71 acre tract, common to a re-entrant corner of said Lot 4;

THENCE South 75°04'47" West, with the southerly line of said 4.71 acre tract, and with a northerly line of said Lot 4, a distance of 544.95 feet to a 1/2-inch iron rod with a plastic cap stamped "ALLIANCE" found for the southwest corner of said 4.71 acre tract, common to the western-most northwest corner of said Lot 4, and on the easterly line of a called 12.568 acre tract of land described as Tract Two in the deed to Faye R. Plangman, recorded in Volume 1986, Page 264, Real Property Records, Grayson County, Texas;

THENCE North 14°03'26" West, with the westerly line of said 4.71 acre tract, and with the easterly line of said 12.568 acre tract, a distance of 384.90 feet to the northwest corner of said 4.71 acre tract, common to the northeast corner of said 12.568 acre tract, and on the southerly line of Lot 1 in Block One of Covey Addition, according to the plat thereof recorded in Volume 9, Page 87, said Plat Records, and from which a metal fence corner post bears South 02°59' East, a distance of 0.5 feet;

THENCE North 76°06'49" East, with the northerly line of said 4.71 acre tract, and with the southerly line of said Lot 1, a distance of 330.03 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, common to the southwest corner of aforesaid Lot 3B;

THENCE North 76°15'59" East, continuing with the northerly line of said 4.71 acre tract, and with a southerly line of said Lot 3B, a distance of 204.46 feet to the POINT OF BEGINNING and enclosing 4.707 acres (205,040 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. ATD-154-6001542000228, issued by Alamo Title Insurance Company, countersigned by Alamo Title Company, with an effective date of September 7, 2020, and an issued date of September 16, 2020, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10f. Easement granted to The Texas Pipe Line Company recorded in Volume 829, Page 504, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10g. Easement granted to Texas Power & Light Company, recorded in Volume 840, Page 71, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10h. Easement granted to Sherman Oaks Corporation, recorded in Volume 1139, Page 746, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10i. Easement granted to Texas Pipe Line Company, recorded in Volume 567, Page 49, Real Property Records, Grayson County, Texas, as affected by Instrument, recorded in Volume 942, Page 70, Real Property Records, Grayson County, Texas.
(Does not affect the surveyed property)

10j. Easement granted to Texas Power & Light Company recorded in Volume 1144, Page 706, Real Property Records, Grayson County, Texas.
(Does not affect the surveyed property)

10k. Easement granted to The Texas Pipe Line Company, recorded in Volume 559, Page 342, Real Property Records, Grayson County, Texas.
(Blanket easement affects the larger tract of land from which the surveyed property was carved out of. Exact location unable to be determined by description. Also affects the surveyed property by rights of ingress and egress.)

10l. Easement granted to The Texas Pipe Line Company, recorded in Volume 577, Page 69, Real Property Records, Grayson County, Texas.
(Blanket easement affects the larger tract of land from which the surveyed property was carved out of. Exact location unable to be determined by description. Also affects the surveyed property by rights of ingress and egress.)

10m. Easement granted to City of Sherman, recorded in Volume 1154, Page 711, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10n. Easement granted to City of Sherman, recorded in Volume 3241, Page 251, Real Property Records, Grayson County, Texas.
(Does not affect the surveyed property)

10o. Easement granted to City of Sherman, recorded in Volume 3241, Page 241, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

GENERAL NOTES:

1. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

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 a portion of this property is within "Zone AE" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined," and within "Floodway Zone AE" defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights," and within "0.2% Annual Chance Flood Hazard Zone Z" defined as "Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile," as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Reshma Damanwalla, Goins Home Center, LLC; Alamo Title Insurance Company, Alamo Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 09/21/2020, 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
TRACT 1: COVEY ADDITION
BLOCK 1, LOT 1, 6.624 ACRES
TRACT 2: 4.707 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
3601 North Travis Street, 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	Scale: 1"=60'	Project No. 20-0495
	Checked by: CRN	Date: 09/22/2020	Sheet No. 1 of 1


N Travis St
APPROX 24,500 SF
Proposed Outdoor Storage areas shown in blue.


SHOWROOM
3601
HARDWARE
TOOL
Best
GOINS
HOME CENTER
LUMBER
PLUMBING
ELECTRICAL

Haberman • Bullerl • Johnson
ARCHITECTS

June 17, 2022

City of Sherman
Departmental Services
220 W. Mulberry
PO Box 1106
Sherman, TX 75091

Project: **Project Narrative**
PAAGE, ltd
3601 N. Travis St
Sherman, Tx

The applicant seeks approval of a Specific Use Permit for a new National tenant (Beacon Roofing Products - BECN) to allow outdoor storage at 3601 N. Travis St in Sherman, TX.

Based on the City's Zoning Map, the existing zoning is C-2, which allows all uses in C-1, and Office / Storage of Goods would be allowed by right. However, we believe Outdoor Storage would require an SUP.

The applicant understands that approval of outdoor storage would require screening per the City of Sherman's requirements.

We believe, with your agreement and acceptance of the above items that the SUP application is in general conformance with The City of Sherman's requirements and await your confirmation of conditional approval.

If you have any questions, or if additional clarification is necessary, please do not hesitate to call.

Sincerely,

Joe W. Johnson, AIA
HBJ Architects





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

PAAGE LTD
5428 Lake Victoria Cr.
Flower Mound, TX 75022

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

Joe Johnson
HBJ Architects
2225 E. Randol Mill Rd., STE 524
Arlington, TX 76011

Dear Applicants,

The request for a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District located at 3601 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General commercial) District/O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Parking shall be provided for one space per 500 square feet. *(Chapter 14, Exhibit A, 8(5)(a))*
7. All finishes shall be masonry, masonry veneer, or concrete siding, unless a variance is requested. *(Chapter 14, Exhibit A, Section 6.13.1)*
8. The maximum height of the building shall not exceed 35'. (*Chapter 14, Exhibit A, Sec. 6.7)*
9. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
10. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
11. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to

the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. *(Chapter 14, Exhibit A, Section 6.13.1(7)(d)(3))*

12. The freestanding monument sign is currently non-conforming and must be removed or relocated to be conforming to the Sign Ordinance. A sign permit is required if relocating to a conforming location on the site.
13. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
14. The property must be properly maintained in a state of good repair and neat appearance.
15. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
16. 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:

17. Existing sign encroaches into TxDOT Right of Way. Encroachment Agreement approved by TxDOT to be provided to City of Sherman Engineering Department prior to filing of plat.
18. Structures will not be permitted within the 20' Sanitary Sewer Easement as shown in Vol. 9, Pg. 87, PRGCT.
19. Existing drive approach does not meet City or TxDOT standard. New 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)*
20. All requirements of the Floodplain Ordinance shall be followed. *(Code of Ordinances Chapter 3, Article 3.12)*

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. 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: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

2305 AND 2615 GRAYSTONE DRIVE

The request of Lloyd Plyler Construction LLP (Owner), Terrin Bertholf, B & H Development, LLC (Prospective Buyer/Representative) and Manhard Engineering (Surveyor/Engineer) concerning the property located at 2305 and 2615 Graystone Drive, being 19.95 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

A. Preliminary Plat approval Evergreen Parks Subdivision.
B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District.
C. Zone Change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 2305 and 2615 Graystone Drive between North Frisco Road and Village Drive.

The owner is requesting to plat the 19.95 acre property into 99 lots for residential development; a Specific Use Permit for Patio Homes with lots between 40' and 50' wide and homes that are 1200 - 2500 square feet; and a Zone Change from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

The development will include 34,000 square feet of parks spread across three different pocket parks, a one acre wet pond with a fountain, and interconnected walking trails surrounding and connecting the parks and pond. The developer intends to plant a thick hedgerow of evergreen trees along the northern and western boundaries that serve as a natural green barrier to the railroad and surrounding properties.

The following has been approved for 2305 Graystone Drive:

- January 10, 1995 - Zone Change from R-1 (One Family Residential) District to C-2 (General

Commercial) District
- January 10, 1995 - Variance to provide 40 parking spaces in lieu of the 405 required for a golf driving range and a baseball/softball batting cage

Adjacent Zoning:

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

Origination:

Lloyd Plyler Construction LLP (Owner)
Terrin Bertholf, B & H Development, LLC (Prospective Buyer/Representative)
Manhard Engineering (Surveyor/Engineer)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

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:

16

Objections Received:

2

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Zoning Sign Photo
Survey
Preliminary Plat
Site Plan
Narrative
Traffice Impact Analysis

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

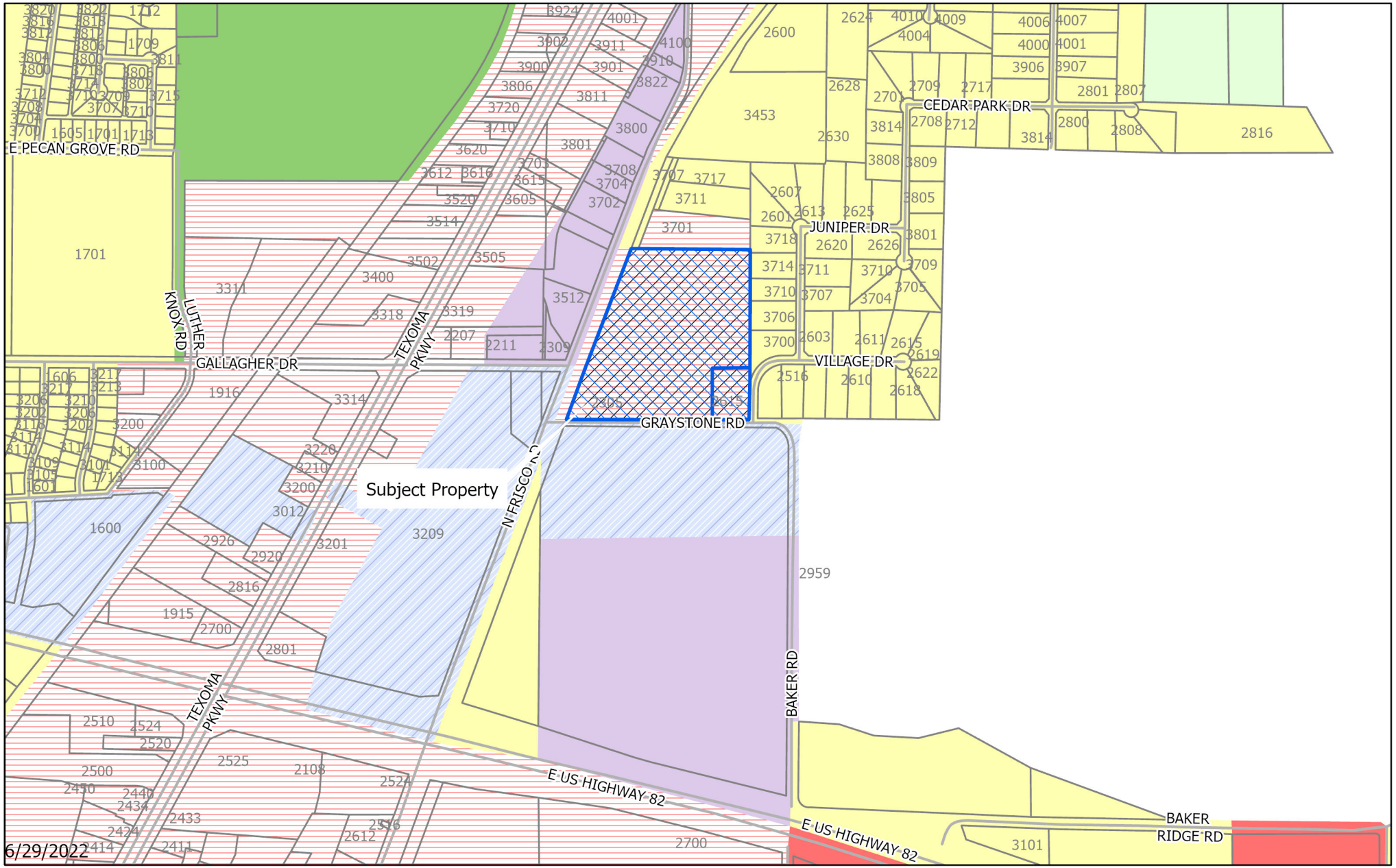
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(2305 & 2615 Graystone Dr)

N
W E
S

Date: 6/29/2022 11:27 AM

Scale: 1:6,432



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(2305 & 2615 Graystone Dr)

N
W E
S

Scale: 1:9,382

Date: 6/29/2022 11:27 AM

2305 Graystone



2615 Graystone



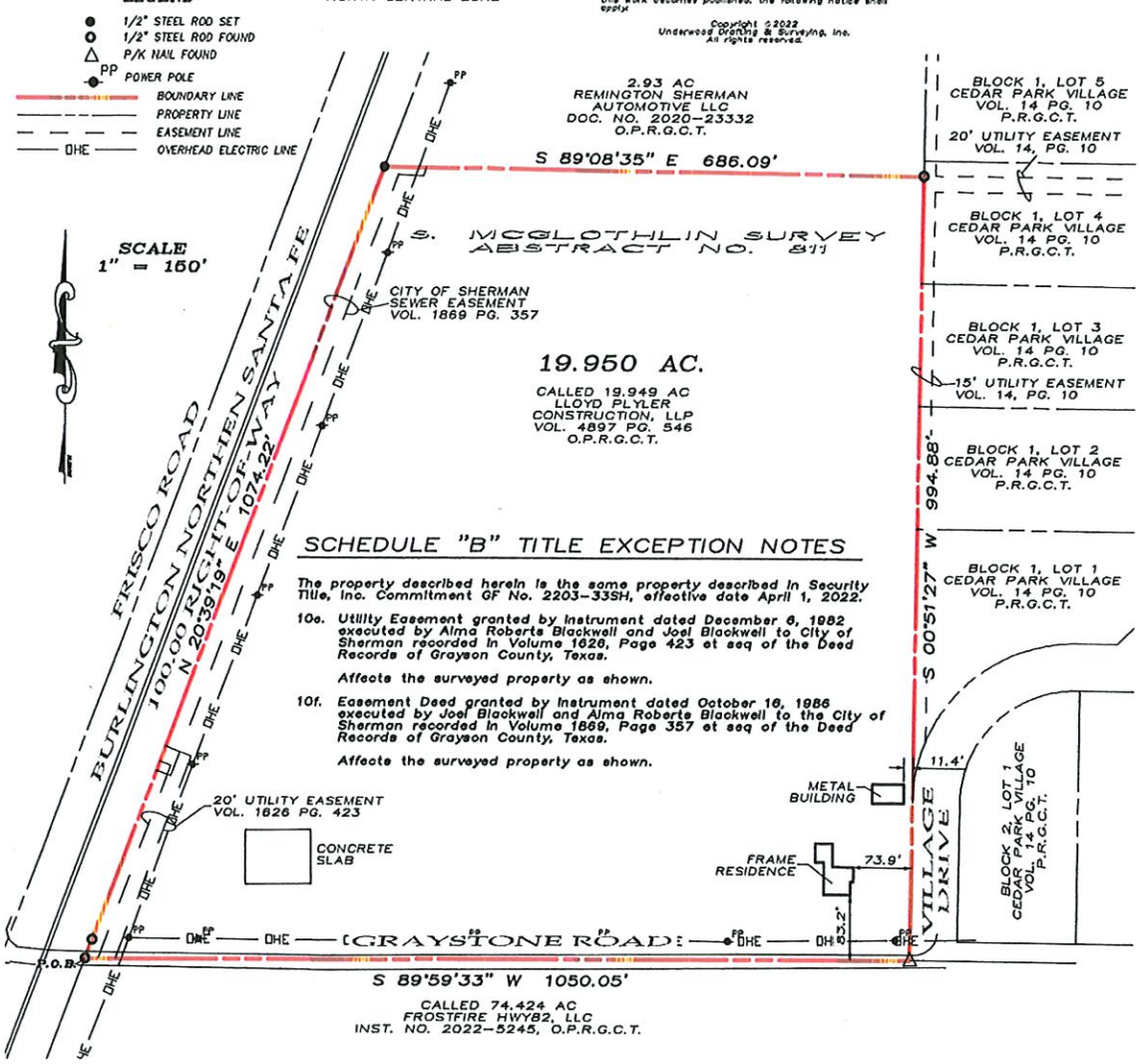
This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright ©2022
Underwood Drafting & Surveying, Inc.
All rights reserved.

JOB NO. 22060640
DFT: BH

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



SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Security Title, Inc. Commitment GF No. 2203-33SH, effective date April 1, 2022.

10e. Utility Easement granted by instrument dated December 6, 1982 executed by Alma Roberts Blackwell and Joel Blackwell to City of Sherman recorded in Volume 1626, Page 423 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

10f. Easement Deed granted by instrument dated October 16, 1986 executed by Joel Blackwell and Alma Roberts Blackwell to the City of Sherman recorded in Volume 1869, Page 357 et seq of the Deed Records of Grayson County, Texas.

Affects the surveyed property as shown.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel M. Mcglothlin Survey, Abstract No. 811, and being a part of the same tract of land described as 19.95 acres conveyed to Lloyd Plyler Construction LLP. by deed recorded in Volume 4897, Page 546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel road at the southwest corner of said 19.95 acre tract, being at the intersection of the east Right-of-Way of the Burlington Northern Santa Fe railroad and the center of Graystone Road;

Thence North 20°39'19" East, with the said East Right-of-Way of the Burlington Northern Santa Fe railroad a distance of 1074.22 feet to a set ½" steel rod;

Thence South 89°08'35" East with the south line of a 2.93 acre tract of land conveyed to Remington Sherman Automotive LLC. Recorded in Document Number 2020-23332 of said Official Public Records, a distance of 686.09 feet to a found ½" steel rod;

Thence South 00°51'27" West, with the west line of the Cedar Park Village Addition a distance of 994.88 feet to a found P/K nail in the center of said Graystone Road;

Thence South 89°59'33" West with the center of said Graystone Road a distance of 1050.05 feet to the Point of Beginning and containing 19.950 acres of land.

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

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 06/06/22

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

ABBREVIATIONS

IRF = IRON ROD FOUND
PKNF – "PK" NAIL FOUND IN PAVEMENT
CM = CONTROLLING MONUMENT
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
B.S.L. = BUILDING SETBACK LINE

EXISTING WATER LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING SANITARY SEWER LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°51'27"E	14.83'
L2	N40°44'08"W	14.83'
L3	N56°17'34"E	15.00'
L4	N63°54'18"E	15.00'
L5	S38°58'10"E	15.00'
L6	N45°51'17"E	15.00'
L7	N44°08'33"W	15.00'
L8	S45°51'27"W	15.00'
L9	N44°08'32"W	15.00'
L10	N20°49'30"E	25.23'
L13	S89°08'33"E	17.89'
L14	S20°49'30"W	2.98'
L17	S00°51'27"W	26.32'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°51'47"	168.07'	49.46'	N07°56'07"E	49.29'
C3	13°08'23"	75.03'	17.21'	S34°20'22"E	17.17'
C4	90°00'00"	50.00'	78.54'	N44°08'33"W	70.71'
C5	19°58'03"	175.00'	60.99'	S10°50'29"W	60.68'
C6	5°38'14"	88.04'	8.66'	S01°24'24"E	8.66'
C7	23°04'11"	75.26'	30.30'	N16°11'33"W	30.10'
C8	13°08'23"	75.03'	17.21'	S34°20'22"E	17.17'
C9	13°08'23"	75.03'	17.21'	S34°20'22"E	17.17'
C10	20°35'21"	75.00'	26.95'	S51°12'27"E	26.81'
C11	27°38'25"	75.00'	36.18'	S75°19'20"E	35.83'
C12	18°47'10"	74.81'	24.53'	N80°39'23"E	24.42'
C13	21°19'33"	74.47'	27.72'	N60°42'03"E	27.56'
C14	9°10'42"	75.00'	12.01'	N45°31'30"E	12.00'
C16	9°10'42"	75.00'	12.01'	N45°31'30"E	12.00'
C17	19°31'53"	76.51'	26.08'	N30°58'19"E	25.96'
C18	5°48'44"	200.00'	20.29'	N17°55'08"E	20.28'
C19	70°01'57"	50.00'	61.11'	S55°50'29"W	57.38'
C21	32°53'39"	24.83'	14.28'	S72°47'19"E	14.08'
C22	22°34'29"	24.78'	9.76'	S10°19'34"E	9.70'
C23	109°58'03"	25.00'	47.98'	S34°09'31"E	40.95'
C24	25°41'56"	24.97'	11.20'	S33°39'58"W	11.11'
C25	14°00'09"	31.48'	7.69'	N28°44'10"E	7.67'
C27	17°35'36"	25.00'	7.68'	N82°03'39"E	7.65'
C28	24°20'21"	25.00'	10.62'	N11°18'44"W	10.54'
C29	31°09'11"	25.00'	13.59'	N73°33'58"W	13.43'
C30	27°44'46"	25.00'	12.11'	N76°59'04"E	11.99'
C31	28°40'30"	25.06'	12.54'	N14°14'55"E	12.41'
C32	14°44'08"	149.24'	38.38'	S14°31'59"W	38.28'
C33	5°13'55"	150.24'	13.72'	S04°44'53"W	13.71'

HOA LOT NOTES

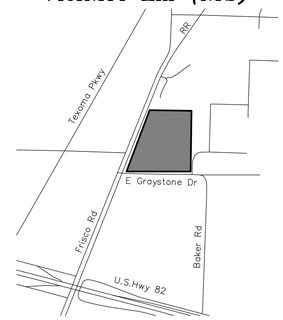
1. HOA LOT 1: 154,622 SQUARE FEET; NO HOMES TO BE CONSTRUCTED.
2. HOA LOT 2: 5,363 SQUARE FEET; NO HOMES TO BE CONSTRUCTED.
3. HOA LOT 3: 1,157 SQUARE FEET; NO HOMES TO BE CONSTRUCTED.

SURVEY PREPARED FOR

B&H DEVELOPMENT
118 W. Chestnut St. Denison, TX 75021
ATTN: TERRIN BERTHOLF

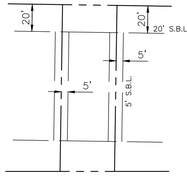
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

VICINITY MAP (NTS)

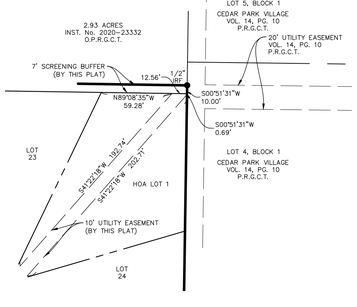


TYPICAL SETBACK DETAIL

R.O.W.



DETAIL #1 (1"=60')



PRELIMINARY PLAT
OF
EVERGREEN PARKS SUBDIVISION

19.95 ACRES IN THE SAMUEL M. McGLOTHLIN SURVEY, ABSTRACT No. 811
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS.

PRELIMINARY PLAT
EVERGREEN PARKS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

PROJ. MGR.:	BB
PROJ. ASSOC.:	SC
DRAWN BY:	SC
DATE:	2022-06-22

SHEET 1
PR CODE

PENDING

Manhard CONSULTING
640 Taylor Street, Suite 1200, Fort Worth, Texas 76102 ph 817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-10194754

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____ , 2022.

_____
COMPANY NAME:
COMPANY OWNER NAME:

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

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

_____
Notary Public, Grayson County, Texas

LEGAL DESCRIPTION

BEING all that certain 19.95–acre tract of land situated in the Samuel M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, as described in Warranty Deed to Lloyd Plyler Construction, LLP recorded in Volume 4897, Page 549, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a one–half inch iron rod found for the southwest corner of said 19.95–acre tract, same being at the intersection of the east right–of–way line of a 100' Burlington Santa Fe Northern railroad right–of–way and the center of Graystone Road (right–of–way by prescription);

THENCE North 20°39'19" East, with the east right–of–way line of said Burlington Northern Santa Fe railroad and the west line of said 19.95–acre tract, a distance of 1,074.22 feet to a one–half inch iron rod found for the northwest corner of said 19.95–acre tract, same being the southwest corner of that certain called 2.93–acre tract as described in deed recorded in Instrument No. 2020–23332, O.P.R.G.C.T.;

THENCE South 89°08'35" East, with the south line of said 2.93 acre tract and the north line of said 19.95 acre tract, a distance of 686.09 feet to a one–half inch iron rod found for the northeast corner of said 19.95 acre tract, same being in the west line of Lot 4, Block 1, Cedar Park Village addition, an addition to the City of Sherman, according to the plat thereof recorded in Volume 14, Page 10, Plat Records, Grayson County, Texas (P.R.G.C.T.);

THENCE South 00°51'27" West, with the west line of said Cedar Park Village addition and the east line of said 19.95–acre tract, a distance of 994.88 feet to a "PK" nail found in the center of said Graystone Road for the southeast corner of said 19.95–acre tract;

THENCE South 89°59'33" West, with the south line of said 19.95–acre tract and the center of said Graystone Road, a distance of 1,050.05 feet to the **POINT OF BEGINNING**, containing 19.950 acres of land.

SURVEYOR'S GENERAL NOTES

1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY No. 48181C0290F, REVISED 09/29/2010, THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". DETERMINATION BASED ON VISUAL INSPECTION AND RELATIVE SCALING OF FIRM. 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.

2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE–EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202). COORDINATES SHOWN HEREON ARE GRID VALUES. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE SURFACE ADJUSTMENT FACTOR USED IS 1.00012.

5. WATER SUPPLY TO BE PROVIDED BY THE CITY OF SHERMAN, TEXAS.

6. SEWER SERVICE TO BE PROVIDED BY THE CITY OF SHERMAN, TEXAS.

7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

8. 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.

9. THE CITY OF SHERMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

10. THE OWNERS AND BUILDERS MUST COMPLY WITH ALL OTHER STATE AND FEDERAL REGULATIONS REGARDING DEVELOPMENTS OF THIS TYPE.

CERTIFICATION OF COMPLIANCE

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

Witness my hand this _____ day of _____ , 2022.

_____
City Clerk, City of Sherman, Texas

I, Authorized Representative for B&H Development, sole owner of Final Plat of Evergreen Parks to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, right–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Authorized Representative for B&H Development:

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

WITNESS MY HAND THIS _____ DAY OF _____ , 2022, BY

_____
CITY CLERK, CITY OF SHERMAN, TEXAS

This, the Final Plat of Evergreen Parks to the City of Sherman, Texas, is hereby approved this _____ day of _____ , 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Evergreen Parks to the City of Sherman, Texas, is hereby approved this _____ day of _____ , 2022, by the City Council of the City of Sherman, Texas.

_____
Mayor, City of Sherman, TEXAS DATE

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS SURVEY SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT AND SHALL NOT BE RECORDED FOR ANY PURPOSE. DATE OF PRELIMINARY RELEASE FOR MUNICIPAL REVIEW: 2022–06–20 BY SEAN I. COMPTON, RPLS.

Sean I. Compton
Registered Professional Land Surveyor
State of Texas No. 6766

SURVEY PREPARED FOR

B&H DEVELOPMENT
118 W. Chestnut St. Denison, TX 75021
ATTN: TERRIN BERTHOLF

PRELIMINARY PLAT
OF
EVERGREEN PARKS SUBDIVISION

19.95 ACRES IN THE SAMUEL M. McGLOTHLIN SURVEY, ABSTRACT No. 811
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS.

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
640 Taylor Street, Suite 1200, Fort Worth, Texas 76102 ph 817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-10194754

PRELIMINARY PLAT
EVERGREEN PARKS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

PROJ. MGR.: BB
PROJ. ASSOC.: SC
DRAWN BY: SC
DATE: 2022–06–22

SHEET
2
PR CODE

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PENDING

S. STAMP



ZONING TYPE:	CURRENT: C-2 (GENERAL COMMERCIAL) PROPOSED: R-1 (ONE FAMILY RESIDENTIAL)	
TOTAL PROJECT SITE	19.95 AC	
R.O.W. DEDICATION (GRAYSTONE RD.)	0.96 AC	
NET USABLE AREA	18.99 AC	
	AC	%
TOTAL OPEN SPACE	3.55	18.7
USABLE OPEN SPACE	2.30	12.1
PARKS/WALKING TRAILS	1.05	5.5
STORMWATER BASIN	1.25	6.6
BUFFER ZONE/NATURAL SCREEN	1.25	6.6
SINGLE FAMILY LOTS	12.06	63.5
RIGHT OF WAY	3.38	17.8
TOTAL UNITS	99	
DENSITY	4.96 DU/AC	
TYPICAL LOT DIMENSIONS	40'x120'	
FRONT YARD SETBACK	20'	
REAR YARD SETBACK	20'	
INTERIOR SIDE SETBACK	5'	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	2,985 LF	

UTILITY LEGEND

- STD. 4' SANITARY SEWER MANHOLE
- JUNCTION BOX
- CURB INLET
- FIRE HYDRANT
- WATER FITTINGS
- GATE VALVE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- SETBACK LINE
- LOT LINE
- RIGHT OF WAY LINE
- TYPICAL LOT SETBACK AREA
- STORMWATER BASIN
- PARK AREAS
- SIDEWALK

OWNER/DEVELOPER
B&H DEVELOPEMENT
118 W. CHESTNUT ST.
DENISON, TEXAS 75021
903-267-1573
TERRIN BERTHOLF

ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE.
SUITE 1000
DALLAS, TEXAS 75243
972.972.4250
BRIAN BRIDGEWATER, P.E.

REVISIONS	DRAWN BY	DATE

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

20 AC SINGLE FAMILY DEVELOPEMENT

CITY OF SHERMAN, TEXAS

SITE PLAN

PROJ. MGR.:	BB
PROJ. ASSOC.:	NG
DRAWN BY:	SJM
DATE:	06/20/2022

SHEET

SP0.1

611.089001.00

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PENDING

Plot Date: 06/23/22 Dwg Name: P:\311.089 B&H Development\001 Sherman 20 AC- Single Family Dev\Data\Civil\SUP\Plan Set Drawing\Site Plan.dwg Updated By: NGrubb

June 23, 2022

Mr. Rob Rae,

This 19.95 acre property is currently zoned C2 for commercial use. Due to housing conditions and pricing, the location of the land, the proximity to the railroad and the land uses of the surrounding parcels, the best use of this land is to be downzoned from C2 zoning into residential use for homes with lots between 40' and 50' in width. The purpose of this Specific Use Permit (SUP) request is to allow for those lots between 40' and 50'. These smaller lot sizes will necessitate lower lot prices for homebuilders and allow for 1,200SF-2,500SF homes to be built without a compromise in quality.

As lifelong residents of Sherman, we aim to produce a quality and aesthetically pleasing development that we are proud to have in our city and proud to place our names on. This proposed development includes 99 patio homes lots with a typical dimension of 40'x120'. The development will include ~34,000 sqft of parks spread across three different pocket parks, and a 1 acre wet pond with a fountain and interconnected walking trails surrounding and connecting the parks and pond. We intend to plant a thick hedgerow of evergreen trees along the northern and western boundaries that serve as a natural green barrier to the railroad and surrounding properties.

Thank you for your help with this project.



Terrin Bertholf
B&H Development
118 W. Chestnut
Denison, TX 75021

TRAFFIC IMPACT ANALYSIS FOR
GRAYSTONE DRIVE RESIDENTIAL DEVELOPMENT
SHERMAN, TEXAS

Prepared for:
B&H Development
118 W. Chestnut
Denison, TX 75021

Prepared by:

LEE ENGINEERING
3030 LBJ Freeway, Suite 1660
Dallas, Texas 75234
(972) 248-3006
TBPE Firm F-450



Digitally signed by Kelly D. Parma, P.E., PTOE
Date: 2022-06-23 15:05:29

June 2022

TABLE OF CONTENTS

INTRODUCTION 1

SITE ACCESSIBILITY 4

PROPOSED DEVELOPMENT 7

TRAFFIC VOLUMES 8

TRIP DISTRIBUTION AND ASSIGNMENT 11

INTERSECTION CAPACITY ANALYSES 15

ACCESS MANAGEMENT ANALYSES 19

CONCLUSIONS & RECOMMENDATIONS 22

APPENDIX 23

LIST OF TABLES

Table 1: Trip Generation Characteristics for Proposed Graystone Drive Residential Development 7

Table 2: Historical Daily Traffic Counts 8

Table 3: Level of Service Criteria for Intersections 15

Table 4: Capacity Analysis Results – Existing (2022) Traffic Conditions 16

Table 5: Capacity Analysis Results – Build-Out Year (2023) Traffic Conditions 17

Table 6: Intersection Sight Distance Evaluation 20

LIST OF FIGURES

Figure 1: Vicinity Map of the Study Area 2

Figure 2: Proposed Site Plan 3

Figure 3: Existing Intersection Lane Configurations 5

Figure 4: Proposed Intersection Lane Configurations 6

Figure 5: Existing (2022) Peak Hour Traffic Volumes 9

Figure 6: Build-Out Year (2023) Background Peak Hour Traffic Volumes 10

Figure 7: Assumed Directional Distributions 12

Figure 8: Site Generated Peak Hour Traffic Volumes 13

Figure 9: Build Out Year (2023) Total Peak Hour Traffic Volumes 14

Figure 10: Left Turn Deceleration Lane Analysis Results 19

INTRODUCTION

This traffic study was performed to analyze the potential traffic impacts of the proposed Graystone Drive single-family residential development located to the northeast of the Graystone Drive and Frisco Road intersection in Sherman, Texas. A vicinity map of the study area is shown in **Figure 1** and a site plan for the development is shown in **Figure 2**. The following elements were included in this study:

Data Collection

- Collected weekday AM and PM peak hour turning movement volumes at the following three (3) existing study intersections:
    - Frisco Road and Graystone Drive
    - Village Drive and Graystone Drive
    - Sistrunk Street and Dripping Spring Road
- Studied existing roadway configurations, surrounding land areas, and sight distance at the proposed access points.
- Obtained the proposed site plan, information related to planned roadway improvements, and other relevant information.

Traffic Analysis

- Assessed the general accessibility of the site.
- Estimated the number of trips that will be generated by the proposed development and other future development in the area.
- Estimated the directional distribution of traffic approaching / departing the proposed development during the AM and PM peak hours.
- Reviewed available historical and projected traffic volume data for the study area roadways.
- Determined growth rate of traffic in the area and estimated non-site traffic volumes for the study area at site build-out.
- Assigned the estimated traffic to the street network.

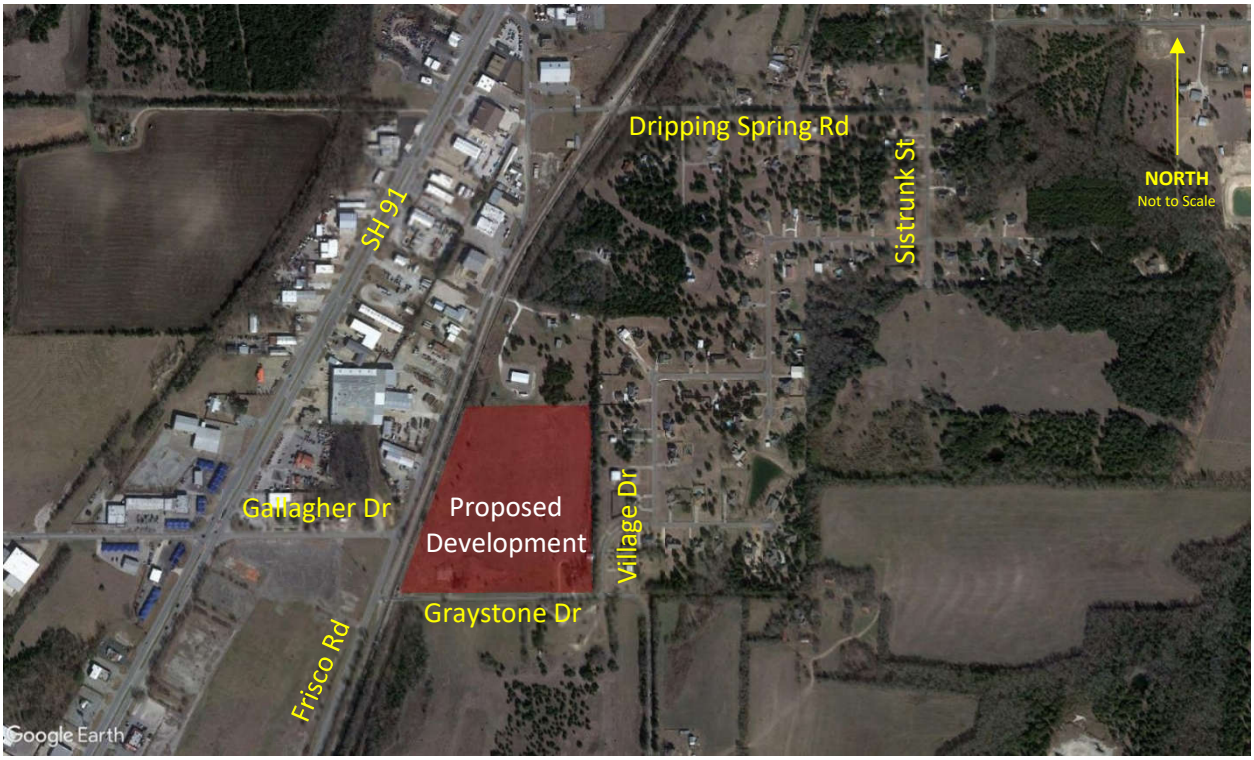
Recommendations

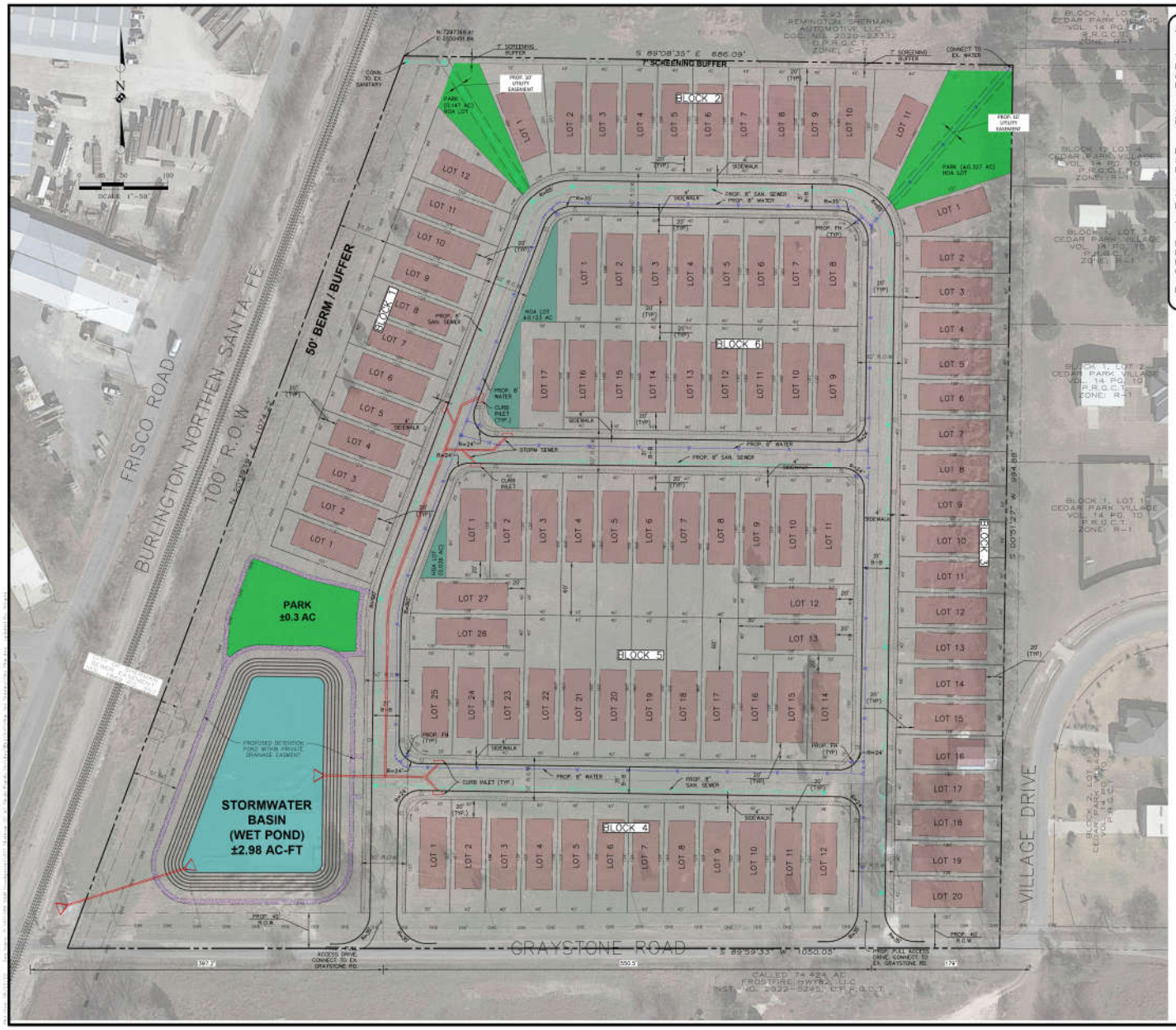
- Determined if any roadway improvements are needed to accommodate projected traffic generated by the proposed development.

Documentation

- Prepared a report documenting the study procedures and results.

Figure 1: Vicinity Map of the Study Area





ZONING TYPE:	CURRENT: C-2 (GENERAL COMMERCIAL) PROPOSED: R-1 (ONE FAMILY RESIDENTIAL)

TOTAL PROJECT SITE	19.95 AC	
R.O.W. DEDICATION (GRAYSTONE RD.)	0.96 AC	
NET USABLE AREA	18.99 AC	
	AC	%
TOTAL OPEN SPACE	3.55	18.7
USABLE OPEN SPACE	2.30	12.1
PARKS/WALKING TRAILS	1.05	5.5
STORMWATER BASIN	1.25	6.6
BUFFER ZONE/NATURAL SCREEN	1.25	6.6
SINGLE FAMILY LOTS	12.06	63.5
RIGHT OF WAY	3.38	17.8
TOTAL UNITS	99	
DENSITY	4.96 DU/AC	
TYPICAL LOT DIMENSIONS	40'x120'	
FRONT YARD SETBACK	20'	
REAR YARD SETBACK	20'	
INTERIOR SIDE SETBACK	5'	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	2,985 LF	

UTILITY LEGEND

- STD. 4' SANITARY SEWER MANHOLE
- JUNCTION BOX
- CURB INLET
- FIRE HYDRANT
- WATER FITTINGS
- GATE VALVE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- SETBACK LINE
- LOT LINE
- RIGHT OF WAY LINE
- TYPICAL LOT SETBACK AREA
- STORMWATER BASIN
- PARK AREAS
- SIDEWALK

OWNER/DEVELOPER
S&H DEVELOPEMENT
118 W. CHESTNUT ST.
DENISON, TEXAS 75021
903.771.6820
ZAID HOTON, CPA

ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE.
SUITE 1000
DALLAS, TEXAS 75243
972.972.4250
BRIAN BRIDGEWATER, P.E.

Manhard CONSULTING
12225 Greenville Avenue Suite 1000, Dallas TX 75243 ph:972.972.4250 manhard.com
Civil Engineers | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-2172

20 AC SINGLE FAMILY DEVELOPEMENT
CITY OF SHERMAN, TEXAS
SITE PLAN

PROJ. MGR.: BB
PROJ. ASSOC.: NO
DRAWN BY: SJM
DATE: 06/20/2022

SHEET
SP0.1
611.089001.00

PENDING

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
LEE ENGINEERING

Proposed Site Plan

Figure 2

SITE ACCESSIBILITY

Site accessibility describes the ease with which vehicles can get to and from a development. A site's accessibility is affected by the geographical location of the development with respect to other activity areas, the roadway system, and physical restraints such as rivers or lakes.

The existing lane configurations for the adjacent roadways are provided in **Figure 3**. A description of the study area roadways includes:

Graystone Drive – Graystone Drive is adjacent to the proposed development to the south with an assumed speed limit of 30 miles per hour (mph) since a posted speed limit was not observed during the site visit. During site observations, the width of the roadway was measured 19 feet. Graystone Drive is a two-lane undivided that is classified as a Local Street in the City of Sherman Thoroughfare plan. All access points to the proposed development will be located on Graystone Drive.

Frisco Road – Frisco Road is parallel west of the proposed development with a posted speed limit of 35 mph. Frisco Road is a two-lane undivided roadway that is classified as a Local Street in the City of Sherman Thoroughfare plan. The roadway provides connections to major roadways in the area (SH 91 and US 82).

Village Drive – Village Drive is east of the proposed development with an assumed speed limit of 30 mph since a posted speed limit was not observed during the site visit. Village Drive is a two-lane undivided roadway that is classified as a Local Street in the City of Sherman Thoroughfare plan.

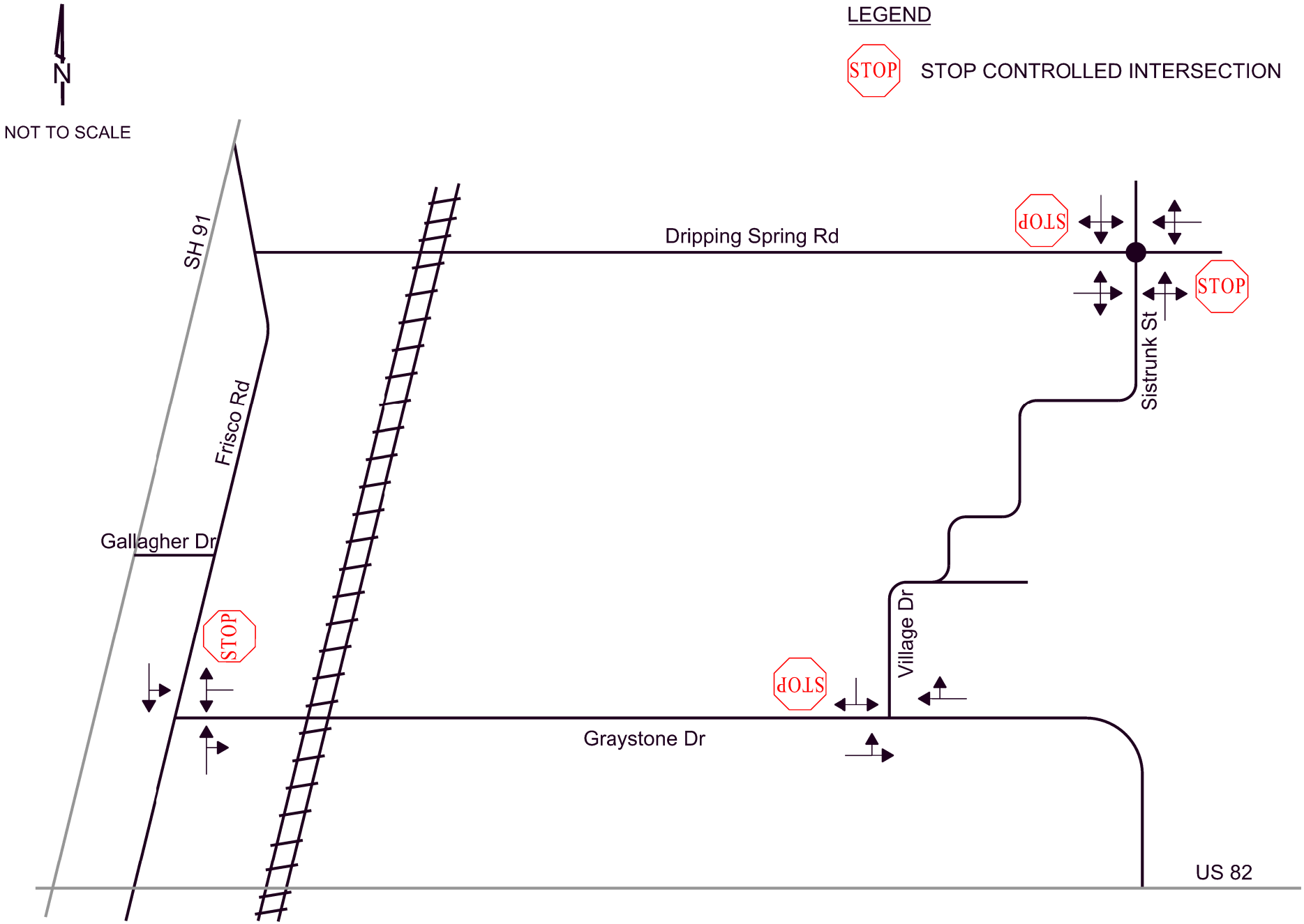
Dripping Spring Road – Dripping Spring Road is approximately ¼-mile north of the proposed development with an assumed speed limit of 30 mph, since a posted speed limit was not observed during the site visit. Dripping Spring Road is a two-lane undivided roadway that is classified as a Minor Arterial in the City of Sherman Thoroughfare Plan.

Sistrunk Street – Sistrunk Street is located east of the proposed development with an assumed speed limit of 30 mph since a posted speed limit was not observed during the site visit. Sistrunk Street is a two-lane undivided roadway that is classified as a Local Street in the City of Sherman Thoroughfare Plan.

Access to the proposed single-family residential development will be provided by two (2) full-access points on Graystone Drive:

- Access Point 1 will be located more than 400 feet east of Frisco Road
- Access Point 2 will be located approximately 180 feet west of Village Drive

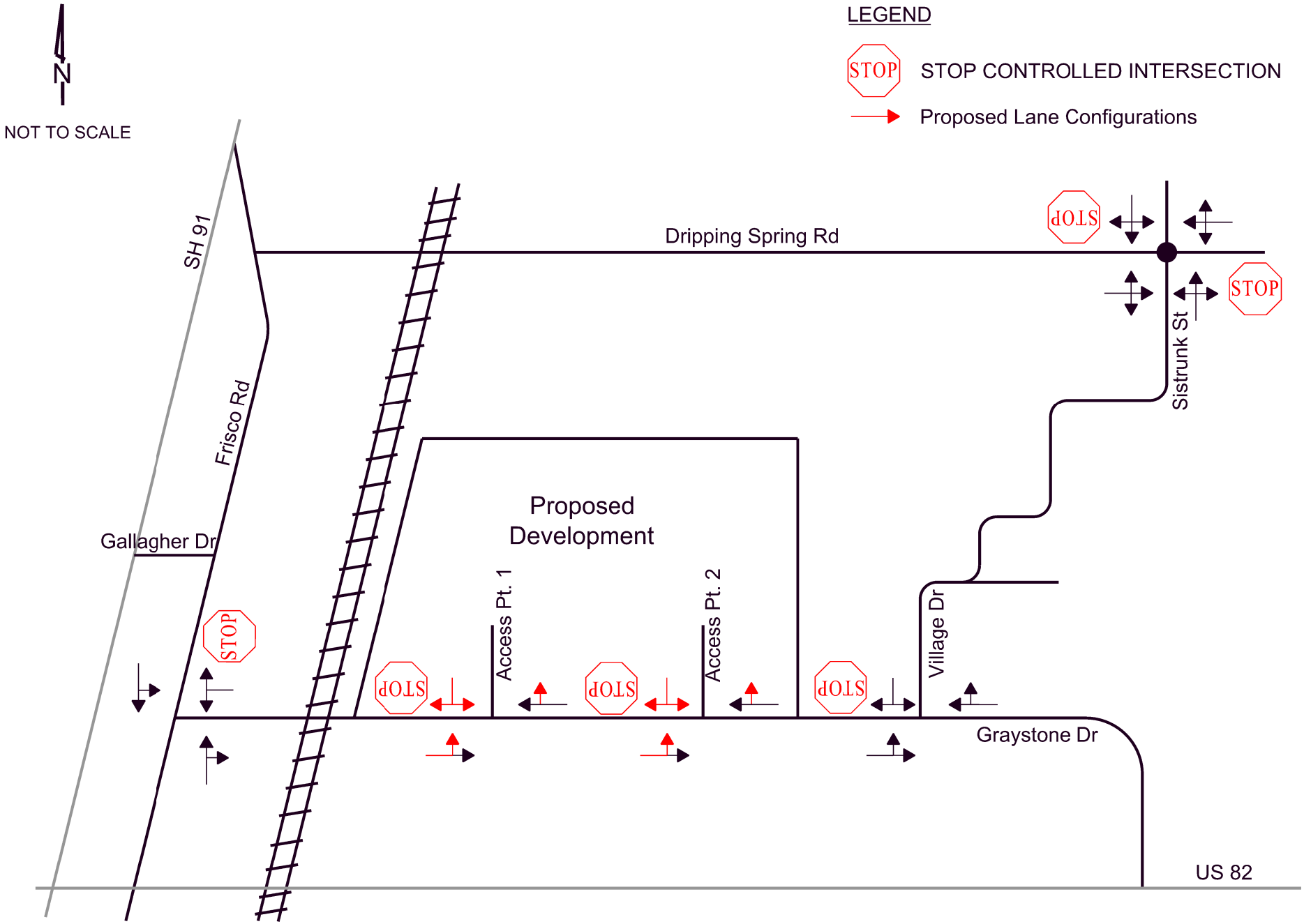
The proposed site access point locations and lane configurations are shown in **Figure 4**.



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Existing Intersection Lane Configurations

Figure 3



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Proposed Intersection Lane Configurations

Figure 4

PROPOSED DEVELOPMENT

The proposed Graystone Drive single-family residential development is planned to include 99 dwelling units. Based on discussions with the developer's representative, the Build-Out Year for the proposed development is planned to occur in 2023.

The number of trips generated by the proposed development is a function of the type and quantity of land uses within the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, 11th Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the AM and PM peak hours, as well as on a daily basis. The trip generation characteristics for the proposed Graystone Drive single-family residential development under Build-Out are shown in **Table 1**.

Table 1: Trip Generation Characteristics for Proposed Graystone Drive Residential Development

Land Use		**Rates**[1]								
Description	**ITE Code**	**Average Weekday**			**AM Peak Hour**			**PM Peak Hour**		
Single-Family Detached Housing	210	Ln(T) = 0.92*Ln(X) + 2.68			Ln(T) = 0.91*Ln(X) + 0.12			Ln(T) = 0.94*Ln(X) + 0.27		
Land Use		**Directional Split**[2]								
Description	**ITE Code**	**Average Weekday**			**AM Peak Hour**			**PM Peak Hour**		
Single-Family Detached Housing	210	50 / 50			26 / 74			63 / 37		
Land Use	**Variable**[3]	**Average Weekday**			**AM Peak Hour**			**PM Peak Hour**		
		Total	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	99	1,000	500	500	74	19	55	98	62	36
TOTAL		**1,000**	**500**	**500**	**74**	**19**	**55**	**98**	**62**	**36**

[1]T = Trips Ends; X = Number of Dwelling Units
[2]XX / YY = % entering vehicles / % exiting vehicles
[3]Number of Dwelling Units

TRAFFIC VOLUMES

Existing Traffic Volumes

Existing weekday peak period turning movement counts at the three (3) existing study intersections were collected on Tuesday, May 10, 2022. **Figure 5** shows the existing traffic volumes collected for this traffic study. The raw traffic count data is provided in the Appendix.

Background Traffic Volumes

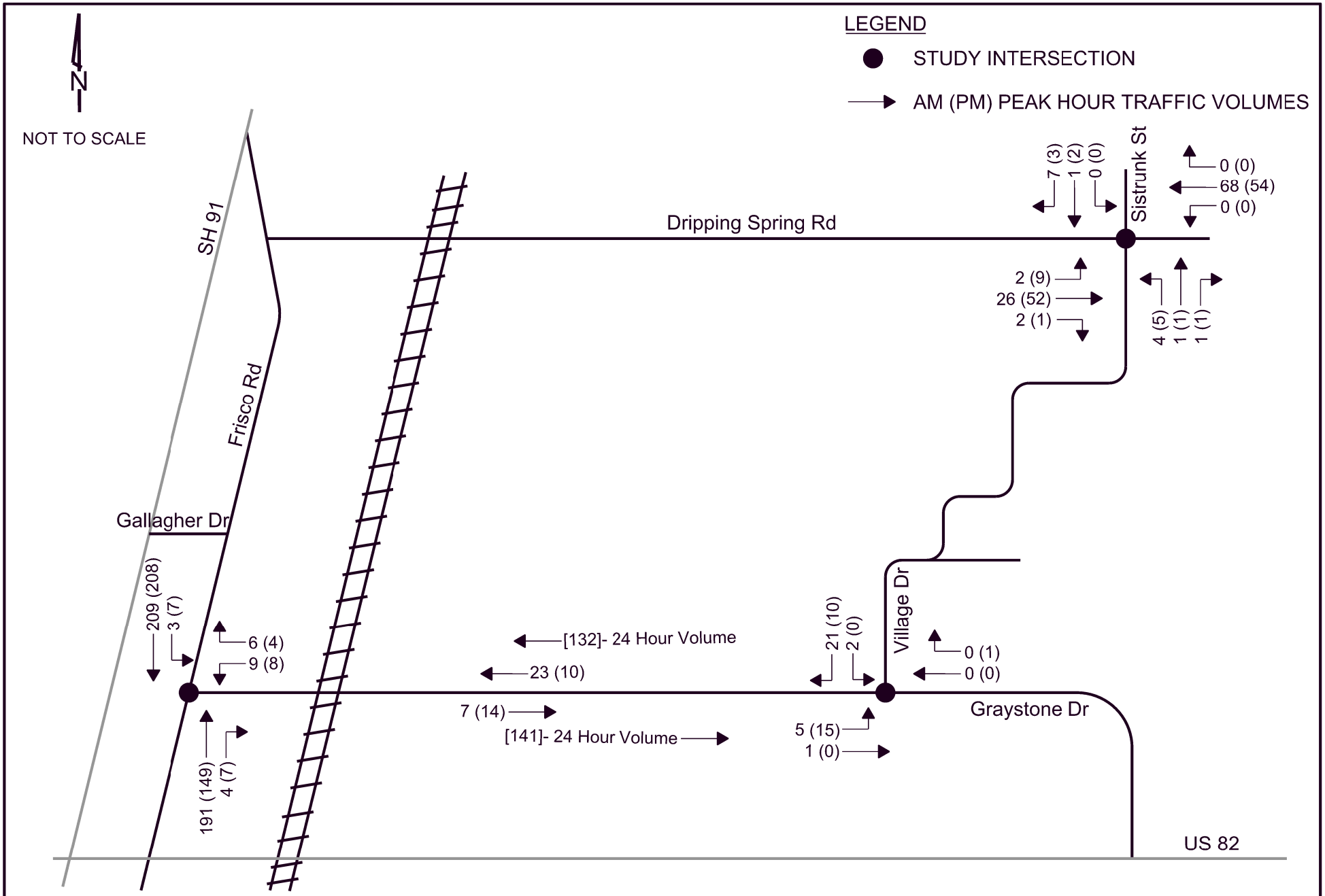
Historical 24-hour traffic volumes in the study area were obtained from traffic data provided in TxDOT's online Traffic Count Database System and are presented in **Table 2.**

Table 2: Historical Daily Traffic Counts

Year	Location	
	Frisco Road (S of Graystone Drive)	**Graystone Drive (E of Frisco Road)**
2008	3,630	380
2009	- - -	- - -
2010	- - -	- - -
2011	- - -	- - -
2012	- - -	- - -
2013	3,241	381
2014	- - -	- - -
2015	3,306	- - -
2016	- - -	- - -
2017	- - -	- - -
2018	3,026	322
2019	2,840	- - -
Average Annual Growth[1]	**-2% / -2%**	**-2% / -3%**

[1] Annual growth rate from 2008 / 2013

The values in Table 2 show that traffic volumes on these area roadways have decreased over the past several years. However, for this traffic analysis, a conservative annual growth rate of 2% was used for determining background traffic volumes under Build-Out Year (2023) conditions. The resulting Build-Out Year (2023) Background traffic volumes are provided in **Figure 6**.

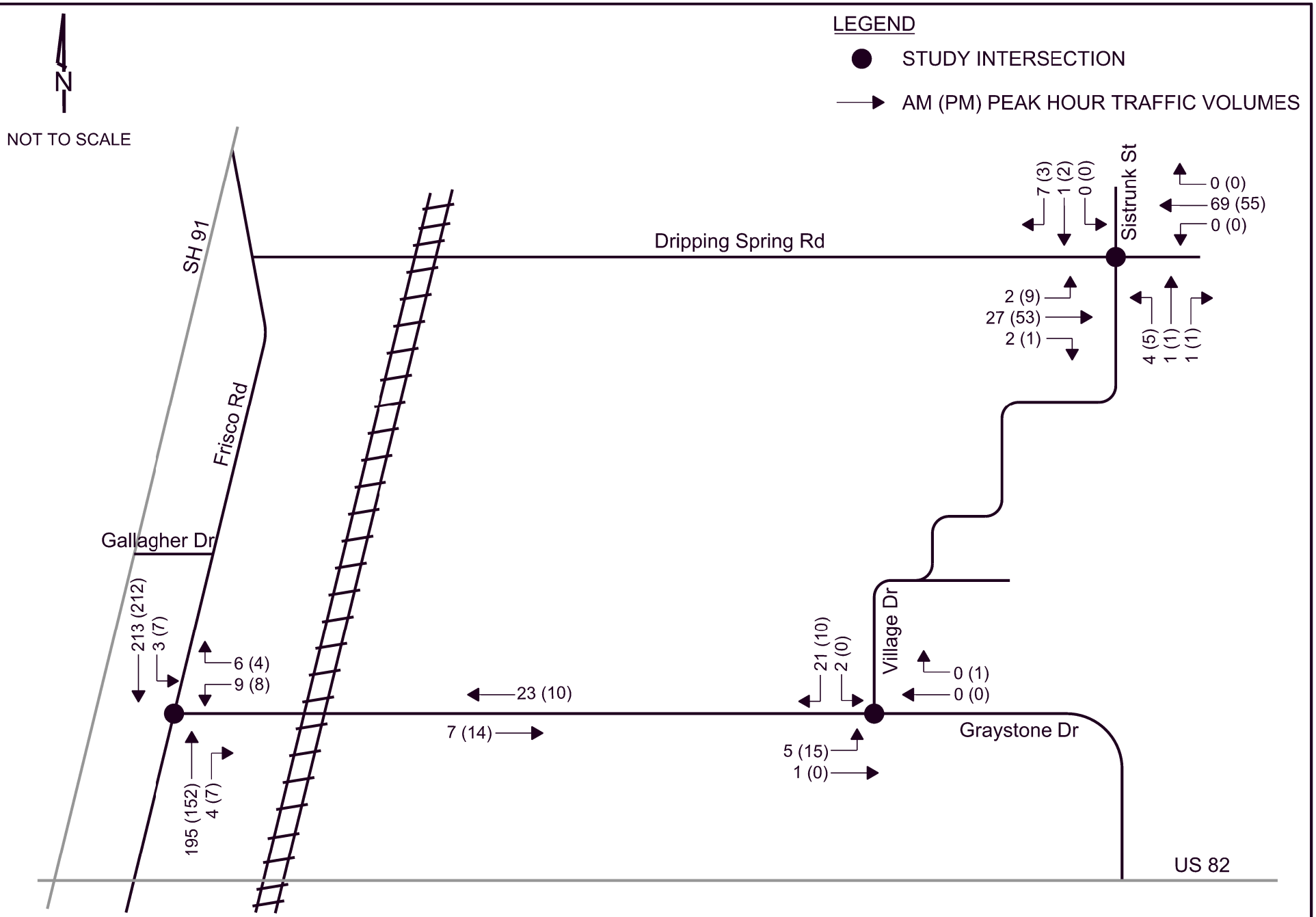


- Traffic volumes collected on Tuesday, May 10, 2022

LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Existing (2022) Total Peak Hour Traffic Volumes

Figure 5



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Build-Out Year (2023) Background Peak Hour Traffic Volumes

Figure 6

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Distribution

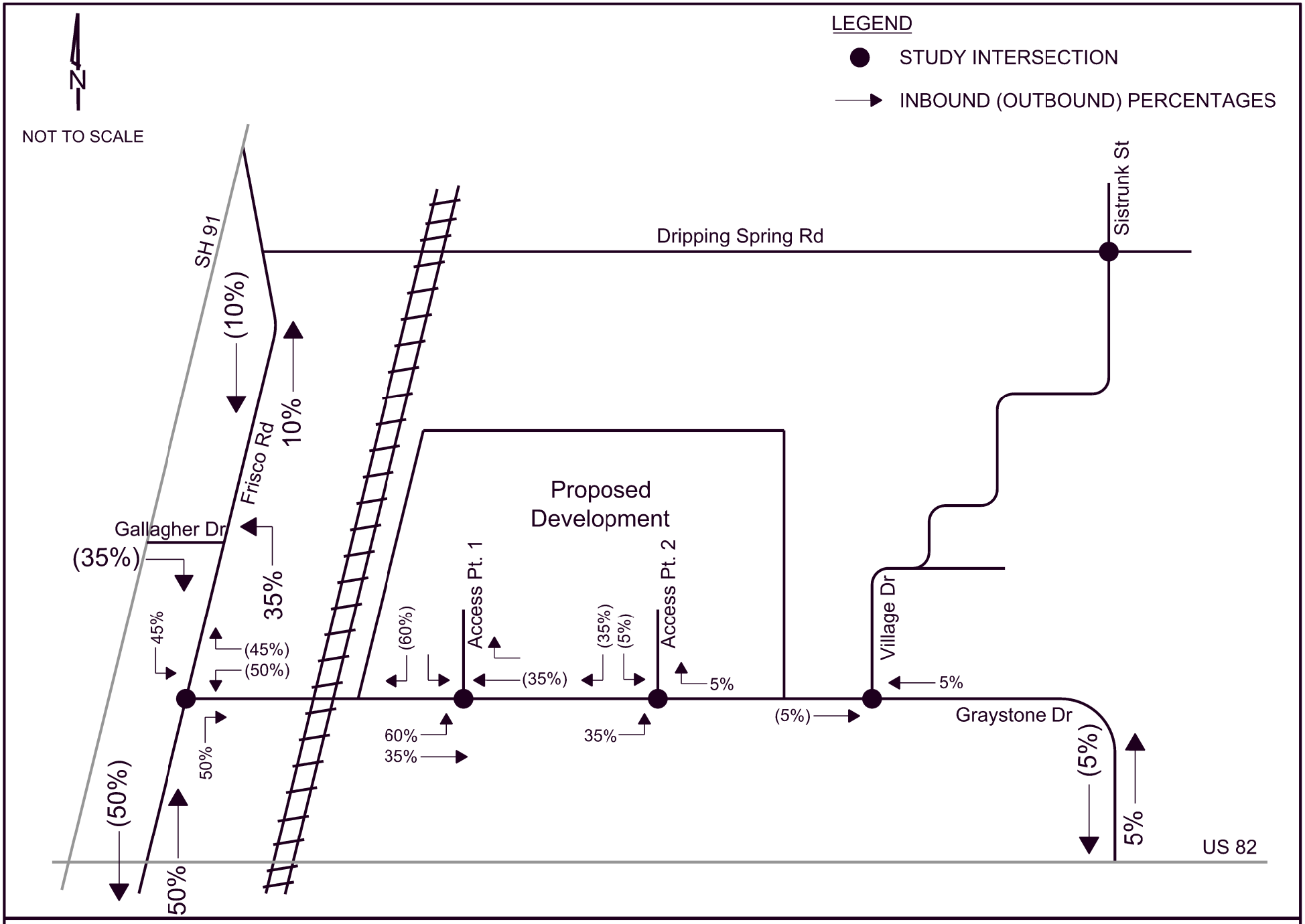
The existing traffic volumes and roadways in the area, along with the proposed site layout, were used to determine the directions from which traffic would approach and depart the proposed Graystone Drive single-family residential development. The assumed directional distribution is provided in **Figure 7**.

Site Traffic Volumes

Traffic volumes expected to be generated by the proposed Graystone Drive single-family residential development (Table 1) were assigned to the area roadways and site access points based on the directional distribution identified in Figure 7. The estimated Graystone Drive single-family residential development site generated traffic volumes for the AM and PM peak hours are shown in **Figure 8**.

Total Traffic Conditions

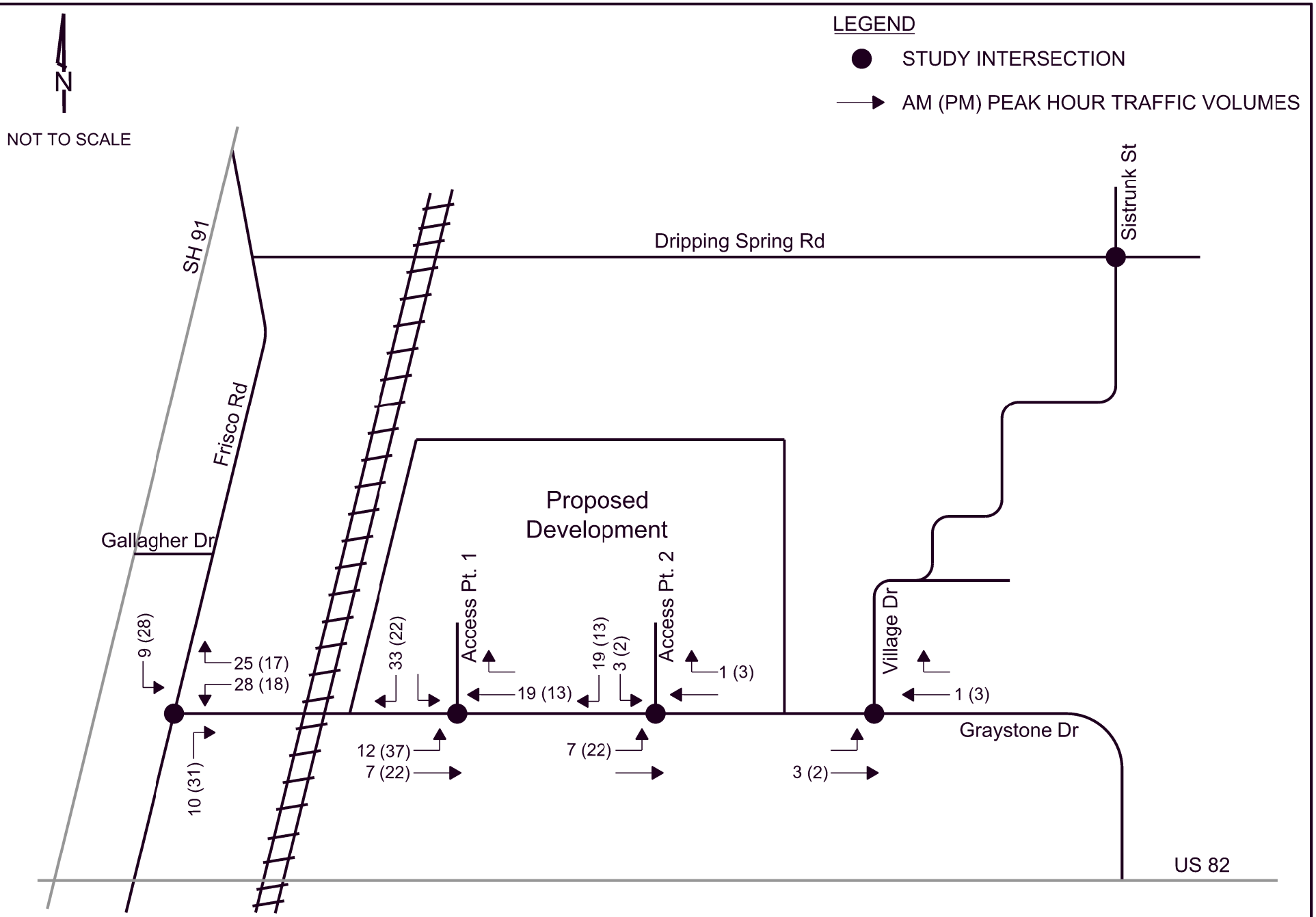
Total (background + site) peak hour traffic conditions at Build-Out Year (2023) of the proposed Graystone Drive single-family residential development were obtained by adding the proposed site generated traffic volumes (Figure 8) to the Build-Out Year (2023) Background traffic volumes (Figure 6) and are shown in **Figure 9**.



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Assumed Directional Distributions

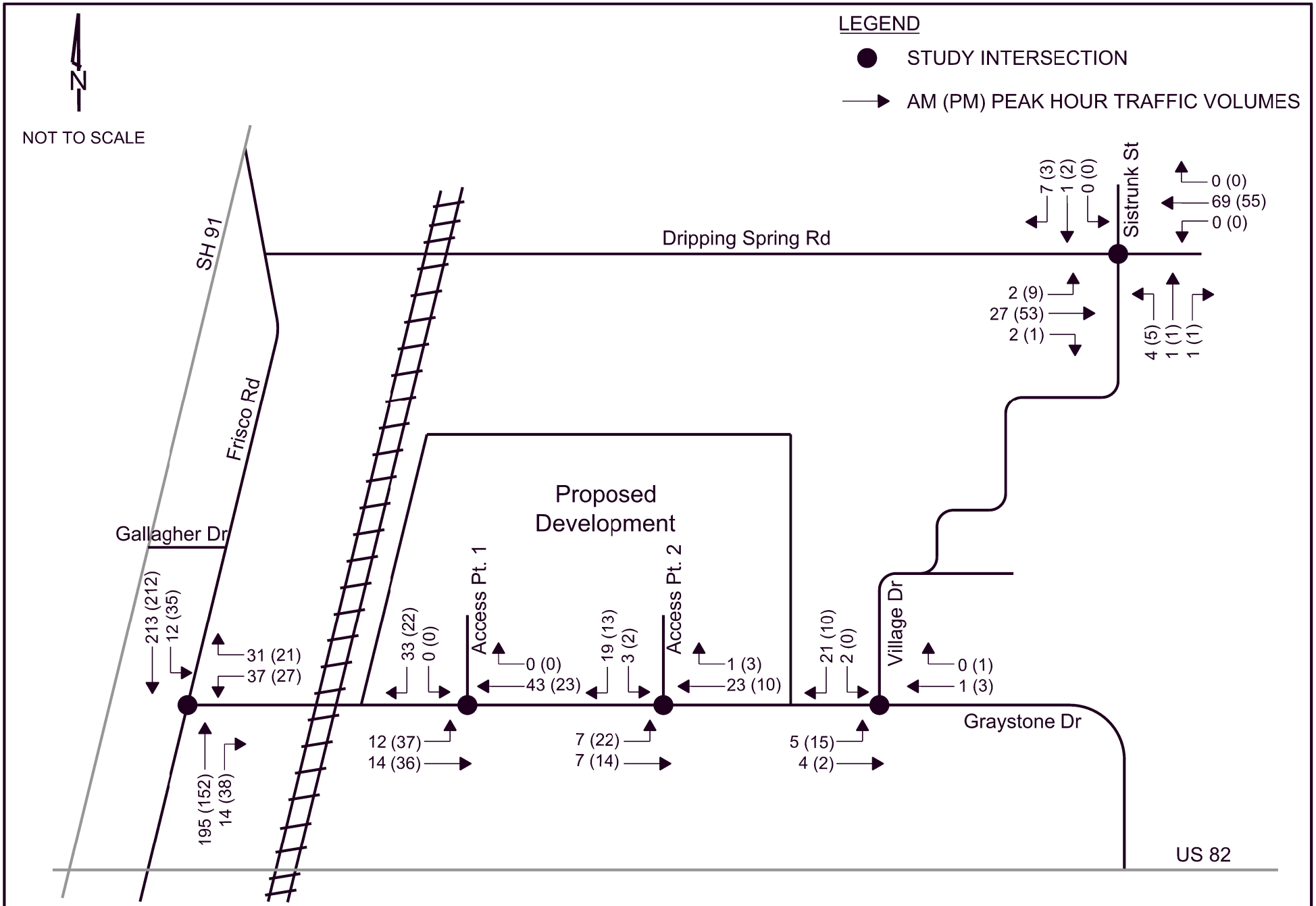
Figure 7



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Site Generated Peak Hour Traffic Volumes

Figure 8



LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TX 75234
PHONE: 972-248-3006
TBPE FIRM NO. F-450

Build-Out Year (2023) Total Peak Hour Traffic Volumes

Figure 9

INTERSECTION CAPACITY ANALYSES

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. The LOS criteria for unsignalized intersections are shown in **Table 3**. LOS is given a letter designation from A to F, with LOS A representing very short delays and LOS F representing very long delays or over-capacity conditions. LOS D is typically considered the minimum acceptable condition.

Table 3: Level of Service Criteria for Intersections

Level-of-Service (LOS)	Average Delay (seconds/vehicle)
	Unsignalized
A	≤ 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	> 50.0 or Volume exceeds Capacity

SOURCE: *Highway Capacity Manual (HCM) 6th Edition*, Transportation Research Board, 2016

Capacity analyses were conducted for the study area intersections under the following analysis scenarios:

- Existing (2022) Traffic Conditions
- Build-Out Year (2023) Background Traffic Conditions
- Build-Out Year (2023) Total Traffic Conditions

The intersection capacity analyses were conducted using *Highway Capacity Manual (HCM) 6th Edition* methodologies in the *Synchro 11* traffic analysis software package. Printouts of the Synchro analysis results are provided in the Appendix.

Existing Traffic Conditions

The existing lane configurations shown in Figure 3 and the Existing (2022) traffic volumes shown in Figure 5 were used for the Existing (2022) analyses. **Table 4** presents the capacity analysis results for the study intersections under Existing (2022) conditions. The intersection of Village Drive and Graystone Drive is assumed to be a two-way stop controlled with southbound traffic on Village Drive required to stop (no stop sign was observed during the site visit).

Table 4: Capacity Analysis Results – Existing (2022) Traffic Conditions

1: Frisco Road and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection[1]	NB	SB Left	WB	EB
Existing (2022) Conditions	AM	--	--	7.7 (A)[2]	11.1 (B)	--
	PM	--	--	7.6 (A)	10.8 (B)	--
2: Village Drive and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB	EB Left
Existing (2022) Conditions	AM	--	--	8.5 (A)	--	7.4 (A)
	PM	--	--	8.4 (A)	--	7.4 (A)
3: Sistrunk Street and Dripping Spring Road (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB Left	EB Left
Existing (2022) Conditions	AM	--	9.4 (A)	9.0 (A)	0.0 (A)	7.8 (A)
	PM	--	9.6 (A)	9.7 (A)	0.0 (A)	7.8 (A)

[1]HCM methodology does not provide intersection-wide delay/LOS for Two-Way Stop-Controlled Intersections
[2]Delay in seconds/vehicle (Level of Service)

The capacity analysis results for Existing (2022) traffic conditions shown in Table 4 indicate that the approaches and movements at the study intersections currently operate at an acceptable level of service (LOS D or better) during both the AM and PM peak hours.

Build-Out Year (2023) Traffic Conditions

The existing lane configurations shown in Figure 3 and the Build-Out Year (2023) Background traffic volumes shown in Figure 6 were used for the Build-Out Year (2023) Background analyses. The proposed intersection lane configurations shown in Figure 4 and the Build-Out Year (2023) Total traffic volumes from Figure 9 were used for the Build-Out Year (2023) Total analyses. **Table 5** presents the capacity analysis results for the study intersections under Build-Out Year (2023) Background and Total conditions.

Table 5: Capacity Analysis Results – Build-Out Year (2023) Traffic Conditions

1: Frisco Road and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection[1]	NB	SB Left	WB	EB
Build-Out (2023) Background	AM	--	--	7.8 (A)[2]	11.4 (B)	--
	PM	--	--	7.7 (A)	10.8 (B)	--
Build-Out (2023) Total	AM	--	--	7.8 (A)	12.4 (B)	--
	PM	--	--	7.8 (A)	11.7 (B)	--
2: Village Drive and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB	EB Left
Build-Out (2023) Background	AM	--	--	8.5 (A)	--	7.4 (A)
	PM	--	--	8.4 (A)	--	7.4 (A)
Build-Out (2023) Total	AM	--	--	8.5 (A)	--	7.4 (A)
	PM	--	--	8.4 (A)	--	7.4 (A)
3: Sistrunk Street and Dripping Spring Road (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB Left	EB Left
Build-Out (2023) Background	AM	--	9.5 (A)	9.0 (A)	0.0 (A)	7.9 (A)
	PM	--	9.7 (A)	9.7 (A)	0.0 (A)	7.8 (A)
Build-Out (2023) Total	AM	--	9.5 (A)	9.0 (A)	0.0 (A)	7.9 (A)
	PM	--	9.7 (A)	9.7 (A)	0.0 (A)	7.8 (A)
4: Access Point 1 and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB	EB Left
Build-Out (2023) Total	AM	--	--	8.7 (A)	--	7.3 (A)
	PM	--	--	8.5 (A)	--	7.3 (A)
5: Access Point 2 and Graystone Drive (Two-Way Stop-Controlled)						
Scenario	Peak Hour	Intersection	NB	SB	WB	EB Left
Build-Out (2023) Total	AM	--	--	8.6 (A)	--	7.3 (A)
	PM	--	--	8.5 (A)	--	7.3 (A)

[1]HCM methodology does not provide intersection-wide delay/LOS for Side-Street/Two-Way Stop-Controlled Intersections
[2]Delay in seconds/vehicle (Level of Service)

The analysis results for Build-Out Year (2022) Background conditions in Table 5 indicate that the approaches and movements at the study intersections are predicted to operate at an acceptable level of service (LOS C or better) during both peak hours.

With the addition of site traffic from the Graystone Drive residential development under Build-Out Year (2023) Total conditions, all approaches and movements at the study intersections are predicted to continue operating at the same, acceptable levels of service during both the AM and PM peak hours as under Build-Out Year (2023) Background conditions. The proposed development is predicted to have minimal impact to the operations at the study intersections. None of the traffic generated by the development is expected to use Village Drive or the Dripping Spring Road and Sistrunk Road intersection.

The approaches and movements at each of the Access Points on Graystone Drive are predicted to operate at LOS A during both the AM and PM peak hours.

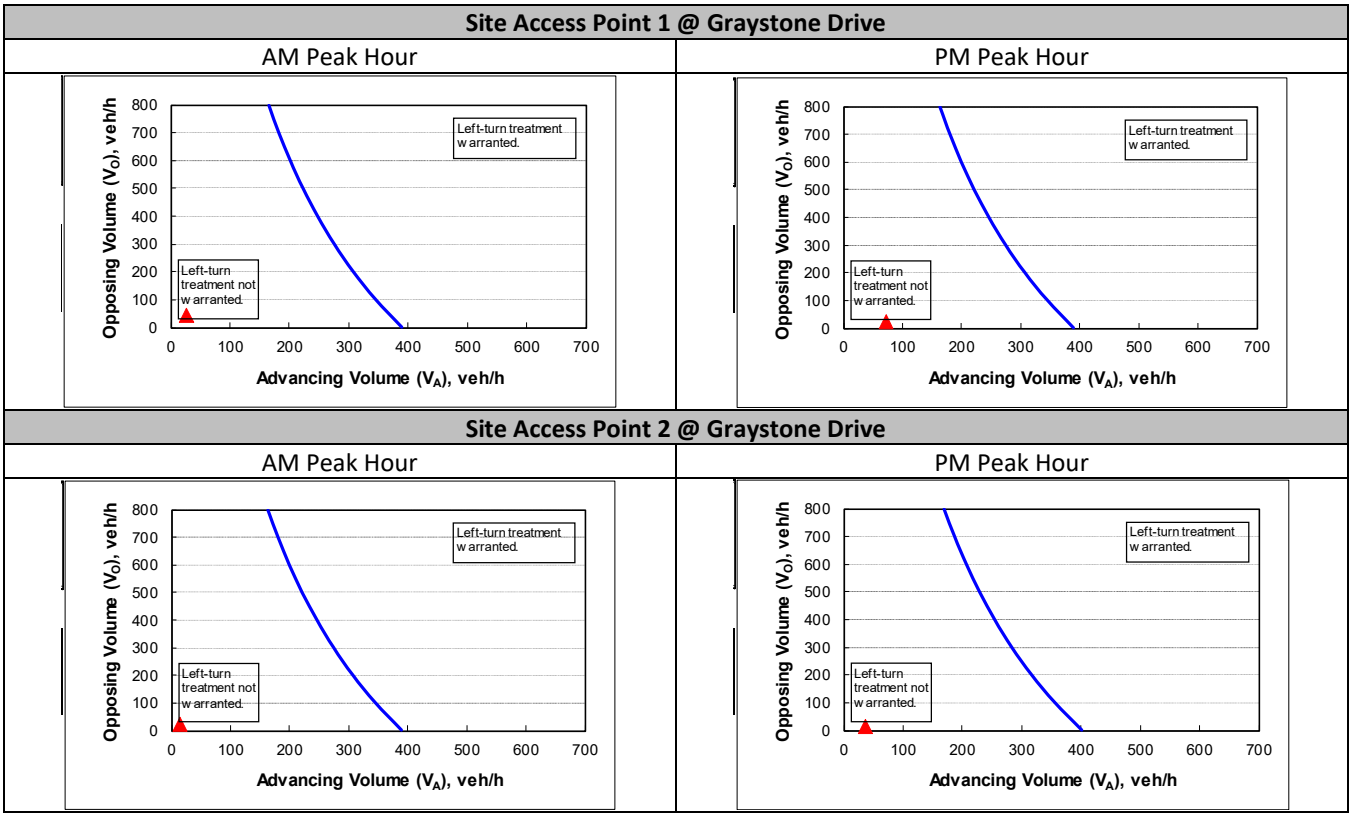
ACCESS MANAGEMENT ANALYSES

As part of this study, access management analyses were performed to consider the need for deceleration lanes and to determine if adequate driveway spacing and intersection sight distance will be provided for the proposed site access points.

Left Turn Deceleration Lane Analysis

The site access points on Graystone Drive for the proposed single-family residential development were analyzed to determine the need for eastbound left turn deceleration lanes. For this analysis, information in *NCHRP Report 457* was used to determine the need for eastbound left turn deceleration lanes. This report provides a figure with a curve to determine the need of a left turn deceleration lane based on the number of through lanes, the speed limit, the number of advancing vehicles, the number of opposing vehicles, and the proportion of advancing vehicles making a left turn. Traffic characteristics at the site access intersections with Graystone Drive were analyzed under Build-Out Year (2023) Total conditions to determine the need for eastbound left turn deceleration lanes and these results are presented in **Figure 10**. Based on the results in this figure, an eastbound left turn deceleration lane is not warranted at either site access point on Graystone Drive.

Figure 10: Left Turn Deceleration Lane Analysis Results



Right Turn Deceleration Lane Analysis

The proposed site access points for the Graystone Drive single-family residential development were analyzed to determine the need for right turn deceleration lanes. Typically, when right turn volumes exceed 40-60 vehicles per hour, a right turn deceleration lane is warranted. With the low westbound right turn volumes (less than 5 right turning vehicles) during the peak hours at the site access points, typical right turn deceleration lane thresholds are not close to being met. Therefore, a westbound right turn deceleration lane is not recommended at either site access point on Graystone Drive.

Sight Distance

As part of this traffic analysis, the available and required intersection sight distance for motorists accessing the adjacent roadway from the proposed site access points on Graystone Drive was analyzed. The sight distance required was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2018 edition of *A Policy on Geometric Design of Highways and Streets*. At this location, the motorist should be able to see if and when adequate gaps exist to perform their desired maneuver. **Table 6** presents the required and assumed available sight distance for vehicles exiting at the proposed access points for the Graystone Drive single-family residential development.

Table 6: Intersection Sight Distance Evaluation

Major Roadway	Graystone Drive	
Posted Speed Limit	30 mph [1]	
Design Vehicle	Passenger Vehicle	
Minor Roadway	Access Point 1	Access Point 2
Required Intersection Sight Distance	335’	
Available Sight Distance to the Left	~375’	~390’
Available Sight Distance to the Right	~500’	360’
Available > Required (To the Left)	YES	YES
Available > Required (To the Right)	YES	YES

[1] There was no posted speed limit on Graystone Drive, so a speed limit of 30 mph was assumed.

Based on conditions that existed in the field when sight distance observations were performed, adequate sight distance is predicted to be provided at for both site access points.

Access Spacing

In the City of Sherman’s *Subdivision Ordinance* [Article 10.05, Section 12(B)(6)(e)], the minimum centerline offset of adjacent intersections is identified as:

(1) Local–local, 150 feet
(2) Local–collector, 150 feet
(3) Collector–collector, 200 feet

Both Frisco Road and Village Drive are identified as Local Streets in the City of Sherman Thoroughfare Plan. Therefore, the minimum distance between the centerline of adjacent streets is 150 feet.

- Access Point 1 will be located more than 400 feet east of the intersection of Graystone Drive and Frisco Road and approximately 550 feet west of Access Point 2. Access Point 1 will meet the City's minimum access spacing requirement.
- Access Point 2 will be located approximately 550 feet east of Access Point 1 and approximately 180 feet west of Village Drive. Access Point 3 will meet the City's minimum access spacing requirement.

CONCLUSIONS & RECOMMENDATIONS

Based on the analysis of the proposed site plan and characteristics of the proposed Graystone Drive single-family residential development, the following **conclusions** can be made:

- The proposed Graystone Drive single-family residential development is predicted to generate 1,000 trips on a daily basis with 74 trips during the AM peak hour and 98 trips during the PM peak hour.

Intersection Capacity Analysis

- The approaches and movements at the study intersections currently operate at an acceptable LOS during the AM and PM peak hours under Existing (2022) conditions. The approaches and movements at these intersections are predicted to continue operating at similar, acceptable LOS under Build-Out Year (2023) Background and Total conditions. Traffic generated by the proposed development is predicted to have minimal impact to the intersections in the study area.

Access Management Analysis

- The traffic volume characteristics on Graystone Drive at the proposed Access Points do not exceed thresholds provided in *NCHRP Report 457* for left turn deceleration lanes. Eastbound left turn deceleration lanes are not recommended at either of the Access Points on Graystone Drive.
- The westbound right turn traffic volumes are low (less than 5 vehicles during the PM peak hour) and as a result, westbound right turn deceleration lane lanes are not recommended at either Access Point on Graystone Drive.
- Based on observations of existing conditions in the field, adequate sight distance is predicted to be available for both Access Points on Graystone Drive.
- Both proposed Access Points will meet City of Sherman spacing requirements.

Based on the results of this study, no recommendations are identified to accommodate the proposed traffic generated by the Graystone Drive single-family residential development.

APPENDIX

PROPOSED SITE PLAN



ZONING TYPE: CURRENT: C-2 (GENERAL COMMERCIAL)
PROPOSED: R-1 (ONE FAMILY RESIDENTIAL)

TOTAL PROJECT SITE	19.95 AC	
R.O.W. DEDICATION (GRAYSTONE RD.)	0.96 AC	
NET USABLE AREA	18.99 AC	
	AC	%
TOTAL OPEN SPACE	3.55	18.7
USABLE OPEN SPACE	2.30	12.1
PARKS/WALKING TRAILS	1.05	5.5
STORMWATER BASIN	1.25	6.6
BUFFER ZONE/NATURAL SCREEN	1.25	6.6
SINGLE FAMILY LOTS	12.06	63.5
RIGHT OF WAY	3.38	17.8
TOTAL UNITS	99	
DENSITY	4.96 DU/AC	
TYPICAL LOT DIMENSIONS	40'x120'	
FRONT YARD SETBACK	20'	
REAR YARD SETBACK	20'	
INTERIOR SIDE SETBACK	5'	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	2,985 LF	

UTILITY LEGEND

- STD. 4' SANITARY SEWER MANHOLE
- JUNCTION BOX
- CURB INLET
- FIRE HYDRANT
- WATER FITTINGS
- GATE VALVE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- SETBACK LINE
- LOT LINE
- RIGHT OF WAY LINE
- TYPICAL LOT SETBACK AREA
- STORMWATER BASIN
- PARK AREAS
- SIDEWALK

OWNER/DEVELOPER
B&H DEVELOPEMENT
118 W. CHESTNUT ST.
DENISON, TEXAS 75021
903.771.6820
ZACH HEFTON, CPA

ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE.
SUITE 1000
DALLAS, TEXAS 75243
972.972.4250
BRIAN BRIDGEWATER, P.E.

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

20 AC SINGLE FAMILY DEVELOPEMENT

CITY OF SHERMAN, TEXAS

SITE PLAN

PROJ. MGR.: BB
PROJ. ASSOC.: NG
DRAWN BY: SJM
DATE: 06/20/2022

SHEET
SP0.1
611.089001.00

PENDING

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Plot Date: 06/23/22
Dwg Name: P:\311.089 B&H Development\001 Sherman 20 AC- Single Family Dev\Data\Civil\SUP\Plan Set\ Drawing\Site Plan.dwg Updated By: NGrubb

INTERSECTION TURNING MOVMENT VOLUMES

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

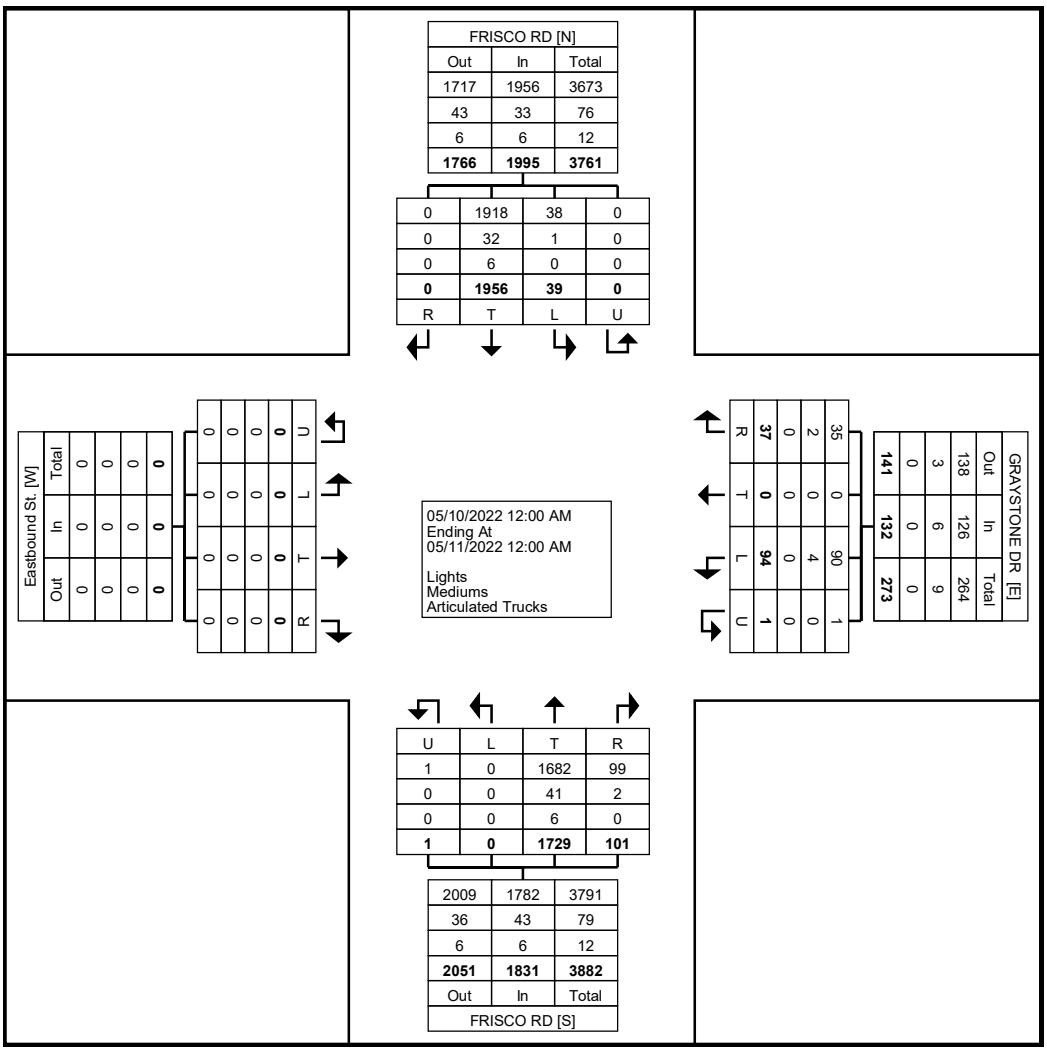
Arlington, Texas, United States 76013
817.265.8968

Count Name: GRAYSTONE DR @ FRISCO RD
Site Code:
Start Date: 05/10/2022
Page No: 1

Turning Movement Data

Start Time	FRISCO RD Southbound					GRAYSTONE DR Westbound					FRISCO RD Northbound					Eastbound St. Eastbound					
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
12:00 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7
12:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 AM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:45 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3
Hourly Total	0	9	0	0	9	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	14
1:00 AM	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5
1:15 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
1:30 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3
1:45 AM	0	2	0	0	2	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	4
Hourly Total	1	8	0	0	9	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	14
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
2:15 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
2:30 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7
3:00 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
3:15 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	4
3:45 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6
Hourly Total	0	7	0	0	7	1	0	0	0	1	0	8	0	0	8	0	0	0	0	0	16
4:00 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
4:30 AM	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	2
4:45 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6
Hourly Total	0	4	0	0	4	0	0	1	0	1	0	6	0	0	6	0	0	0	0	0	11
5:00 AM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	11
5:15 AM	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	6
5:30 AM	0	10	0	0	10	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	14
5:45 AM	0	8	0	0	8	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	19
Hourly Total	0	25	0	0	25	0	0	0	0	0	0	25	0	0	25	0	0	0	0	0	50
6:00 AM	0	5	0	0	5	1	0	2	0	3	0	9	1	0	10	0	0	0	0	0	18
6:15 AM	0	7	0	0	7	3	0	1	0	4	0	13	0	0	13	0	0	0	0	0	24
6:30 AM	0	12	0	0	12	1	0	0	0	1	0	19	1	0	20	0	0	0	0	0	33
6:45 AM	0	20	0	0	20	0	0	1	0	1	0	28	3	0	31	0	0	0	0	0	52
Hourly Total	0	44	0	0	44	5	0	4	0	9	0	69	5	0	74	0	0	0	0	0	127
7:00 AM	0	20	0	0	20	5	0	2	0	7	0	30	0	0	30	0	0	0	0	0	57
7:15 AM	1	48	0	0	49	3	0	2	0	5	0	52	0	0	52	0	0	0	0	0	106
7:30 AM	1	54	0	0	55	2	0	3	0	5	0	76	0	0	76	0	0	0	0	0	136
7:45 AM	1	71	0	0	72	3	0	1	0	4	0	39	1	0	40	0	0	0	0	0	116
Hourly Total	3	193	0	0	196	13	0	8	0	21	0	197	1	0	198	0	0	0	0	0	415
8:00 AM	0	36	0	0	36	1	0	0	0	1	0	24	3	0	27	0	0	0	0	0	64
8:15 AM	0	24	0	0	24	1	0	1	0	2	0	20	3	0	23	0	0	0	0	0	49
8:30 AM	2	15	0	0	17	5	0	0	0	5	0	22	1	0	23	0	0	0	0	0	45
8:45 AM	0	25	0	0	25	2	0	0	0	2	0	15	1	0	16	0	0	0	0	0	43
Hourly Total	2	100	0	0	102	9	0	1	0	10	0	81	8	0	89	0	0	0	0	0	201
9:00 AM	0	20	0	0	20	0	0	2	0	2	0	21	0	0	21	0	0	0	0	0	43
9:15 AM	0	24	0	0	24	2	0	0	0	2	0	19	2	0	21	0	0	0	0	0	47
9:30 AM	0	21	0	0	21	1	0	2	0	3	0	14	0	1	15	0	0	0	0	0	39
9:45 AM	1	29	0	0	30	1	0	1	0	2	0	31	1	0	32	0	0	0	0	0	64
Hourly Total	1	94	0	0	95	4	0	5	0	9	0	85	3	1	89	0	0	0	0	0	193
10:00 AM	0	24	0	0	24	3	0	0	0	3	0	24	1	0	25	0	0	0	0	0	52
10:15 AM	0	27	0	0	27	0	0	0	0	0	0	22	0	0	22	0	0	0	0	0	49
10:30 AM	1	28	0	0	29	1	0	1	0	2	0	18	2	0	20	0	0	0	0	0	51
10:45 AM	0	18	0	0	18	2	0	0	0	2	0	23	3	0	26	0	0	0	0	0	46
Hourly Total	1	97	0	0	98	6	0	1	0	7	0	87	6	0	93	0	0	0	0	0	198
11:00 AM	0	21	0	0	21	0	0	0	0	0	0	29	3	0	32	0	0	0	0	0	53
11:15 AM	0	27	0	0	27	2	0	1	0	3	0	16	0	0	16	0	0	0	0	0	46
11:30 AM	2	31	0	0	33	1	0	0	0	1	0	23	0	0	23	0	0	0	0	0	57
11:45 AM	0	31	0	0	31	0	0	0	0	0	0	32	1	0	33	0	0	0	0	0	64
Hourly Total	2	110	0	0	112	3	0	1	0	4	0	100	4	0	104	0	0	0	0	0	220
12:00 PM	0	26	0	0	26	0	0	1	0	1	0	34	2	0	36	0	0	0	0	0	63
12:15 PM	0	21	0	0	21	1	0	0	0	1	0	24	0	0	24	0	0	0	0	0	46

12:30 PM	0	45	0	0	45	1	0	0	0	1	0	26	1	0	27	0	0	0	0	0	73
12:45 PM	0	33	0	0	33	2	0	0	0	2	0	24	2	0	26	0	0	0	0	0	61
Hourly Total	0	125	0	0	125	4	0	1	0	5	0	108	5	0	113	0	0	0	0	0	243
1:00 PM	2	28	0	0	30	4	0	0	0	4	0	27	1	0	28	0	0	0	0	0	62
1:15 PM	0	31	0	0	31	0	0	0	1	1	0	23	3	0	26	0	0	0	0	0	58
1:30 PM	0	31	0	0	31	1	0	0	0	1	0	23	3	0	26	0	0	0	0	0	58
1:45 PM	0	25	0	0	25	0	0	1	0	1	0	25	0	0	25	0	0	0	0	0	51
Hourly Total	2	115	0	0	117	5	0	1	1	7	0	98	7	0	105	0	0	0	0	0	229
2:00 PM	2	25	0	0	27	0	0	0	0	0	0	34	4	0	38	0	0	0	0	0	65
2:15 PM	0	27	0	0	27	0	0	2	0	2	0	25	1	0	26	0	0	0	0	0	55
2:30 PM	2	49	0	0	51	2	0	0	0	2	0	27	0	0	27	0	0	0	0	0	80
2:45 PM	0	28	0	0	28	1	0	1	0	2	0	35	0	0	35	0	0	0	0	0	65
Hourly Total	4	129	0	0	133	3	0	3	0	6	0	121	5	0	126	0	0	0	0	0	265
3:00 PM	0	36	0	0	36	4	0	0	0	4	0	47	0	0	47	0	0	0	0	0	87
3:15 PM	3	56	0	0	59	1	0	2	0	3	0	47	1	0	48	0	0	0	0	0	110
3:30 PM	3	74	0	0	77	3	0	1	0	4	0	28	4	0	32	0	0	0	0	0	113
3:45 PM	1	42	0	0	43	0	0	1	0	1	0	27	2	0	29	0	0	0	0	0	73
Hourly Total	7	208	0	0	215	8	0	4	0	12	0	149	7	0	156	0	0	0	0	0	383
4:00 PM	1	41	0	0	42	4	0	0	0	4	0	33	0	0	33	0	0	0	0	0	79
4:15 PM	1	35	0	0	36	3	0	0	0	3	0	40	4	0	44	0	0	0	0	0	83
4:30 PM	0	32	0	0	32	0	0	0	0	0	0	37	4	0	41	0	0	0	0	0	73
4:45 PM	2	37	0	0	39	3	0	1	0	4	0	34	4	0	38	0	0	0	0	0	81
Hourly Total	4	145	0	0	149	10	0	1	0	11	0	144	12	0	156	0	0	0	0	0	316
5:00 PM	1	51	0	0	52	2	0	0	0	2	0	43	3	0	46	0	0	0	0	0	100
5:15 PM	0	41	0	0	41	1	0	0	0	1	0	44	4	0	48	0	0	0	0	0	90
5:30 PM	0	37	0	0	37	3	0	0	0	3	0	27	1	0	28	0	0	0	0	0	68
5:45 PM	1	37	0	0	38	2	0	0	0	2	0	26	2	0	28	0	0	0	0	0	68
Hourly Total	2	166	0	0	168	8	0	0	0	8	0	140	10	0	150	0	0	0	0	0	326
6:00 PM	2	32	0	0	34	1	0	1	0	2	0	30	4	0	34	0	0	0	0	0	70
6:15 PM	0	23	0	0	23	0	0	2	0	2	0	28	2	0	30	0	0	0	0	0	55
6:30 PM	0	24	0	0	24	5	0	0	0	5	0	13	4	0	17	0	0	0	0	0	46
6:45 PM	0	34	0	0	34	2	0	0	0	2	0	24	1	0	25	0	0	0	0	0	61
Hourly Total	2	113	0	0	115	8	0	3	0	11	0	95	11	0	106	0	0	0	0	0	232
7:00 PM	2	19	0	0	21	1	0	1	0	2	0	19	0	0	19	0	0	0	0	0	42
7:15 PM	0	19	0	0	19	1	0	0	0	1	0	12	3	0	15	0	0	0	0	0	35
7:30 PM	1	25	0	0	26	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	44
7:45 PM	0	16	0	0	16	0	0	1	0	1	0	16	2	0	18	0	0	0	0	0	35
Hourly Total	3	79	0	0	82	2	0	2	0	4	0	65	5	0	70	0	0	0	0	0	156
8:00 PM	1	25	0	0	26	1	0	0	0	1	0	17	2	0	19	0	0	0	0	0	46
8:15 PM	0	19	0	0	19	0	0	0	0	0	0	18	1	0	19	0	0	0	0	0	38
8:30 PM	0	22	0	0	22	0	0	0	0	0	0	5	1	0	6	0	0	0	0	0	28
8:45 PM	1	14	0	0	15	1	0	0	0	1	0	9	3	0	12	0	0	0	0	0	28
Hourly Total	2	80	0	0	82	2	0	0	0	2	0	49	7	0	56	0	0	0	0	0	140
9:00 PM	1	18	0	0	19	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	30
9:15 PM	0	8	0	0	8	0	0	1	0	1	0	11	1	0	12	0	0	0	0	0	21
9:30 PM	0	13	0	0	13	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	21
9:45 PM	0	10	0	0	10	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	23
Hourly Total	1	49	0	0	50	0	0	1	0	1	0	43	1	0	44	0	0	0	0	0	95
10:00 PM	0	8	0	0	8	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	24
10:15 PM	0	11	0	0	11	1	0	0	0	1	0	6	2	0	8	0	0	0	0	0	20
10:30 PM	0	6	0	0	6	1	0	0	0	1	0	5	0	0	5	0	0	0	0	0	12
10:45 PM	1	7	0	0	8	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	13
Hourly Total	1	32	0	0	33	2	0	0	0	2	0	31	3	0	34	0	0	0	0	0	69
11:00 PM	1	6	0	0	7	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	12
11:15 PM	0	7	0	0	7	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	11
11:30 PM	0	4	0	0	4	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	7
11:45 PM	0	4	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	8
Hourly Total	1	21	0	0	22	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	38
Grand Total	39	1956	0	0	1995	94	0	37	1	132	0	1729	101	1	1831	0	0	0	0	0	3958
Approach %	2.0	98.0	0.0	0.0	-	71.2	0.0	28.0	0.8	-	0.0	94.4	5.5	0.1	-	0.0	0.0	0.0	0.0	-	-
Total %	1.0	49.4	0.0	0.0	50.4	2.4	0.0	0.9	0.0	3.3	0.0	43.7	2.6	0.0	46.3	0.0	0.0	0.0	0.0	0.0	-
Lights	38	1918	0	0	1956	90	0	35	1	126	0	1682	99	1	1782	0	0	0	0	0	3864
% Lights	97.4	98.1	-	-	98.0	95.7	-	94.6	100.0	95.5	-	97.3	98.0	100.0	97.3	-	-	-	-	-	97.6
Mediums	1	32	0	0	33	4	0	2	0	6	0	41	2	0	43	0	0	0	0	0	82
% Mediums	2.6	1.6	-	-	1.7	4.3	-	5.4	0.0	4.5	-	2.4	2.0	0.0	2.3	-	-	-	-	-	2.1
Articulated Trucks	0	6	0	0	6	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	12
% Articulated Trucks	0.0	0.3	-	-	0.3	0.0	-	0.0	0.0	0.0	-	0.3	0.0	0.0	0.3	-	-	-	-	-	0.3



Turning Movement Data Plot

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: GRAYSTONE DR
@ FRISCO RD
Site Code:
Start Date: 05/10/2022
Page No: 4

Turning Movement Peak Hour Data (7:15 AM)

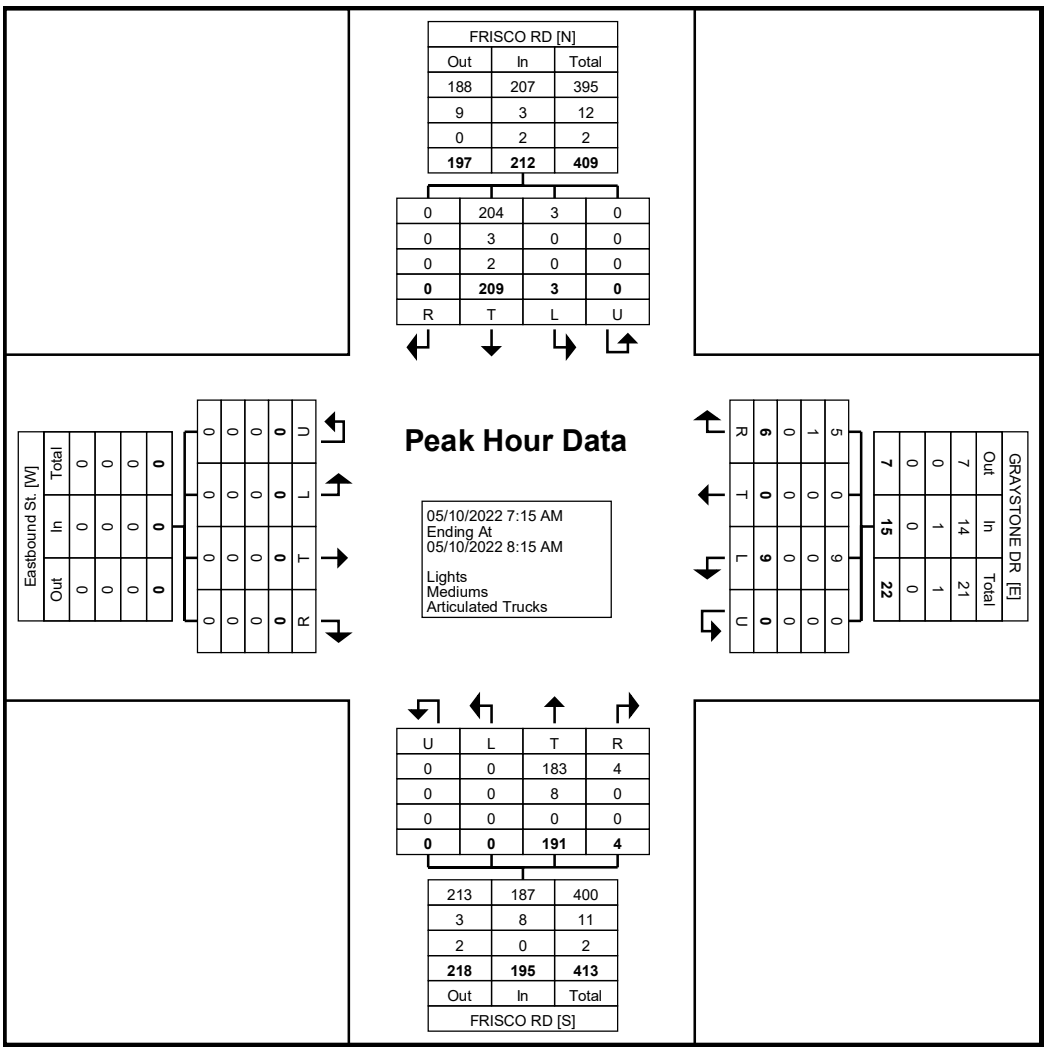
Start Time	FRISCO RD Southbound					GRAYSTONE DR Westbound					FRISCO RD Northbound					Eastbound St. Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:15 AM	1	48	0	0	49	3	0	2	0	5	0	52	0	0	52	0	0	0	0	0	106
7:30 AM	1	54	0	0	55	2	0	3	0	5	0	76	0	0	76	0	0	0	0	0	136
7:45 AM	1	71	0	0	72	3	0	1	0	4	0	39	1	0	40	0	0	0	0	0	116
8:00 AM	0	36	0	0	36	1	0	0	0	1	0	24	3	0	27	0	0	0	0	0	64
Total	3	209	0	0	212	9	0	6	0	15	0	191	4	0	195	0	0	0	0	0	422
Approach %	1.4	98.6	0.0	0.0	-	60.0	0.0	40.0	0.0	-	0.0	97.9	2.1	0.0	-	0.0	0.0	0.0	0.0	-	-
Total %	0.7	49.5	0.0	0.0	50.2	2.1	0.0	1.4	0.0	3.6	0.0	45.3	0.9	0.0	46.2	0.0	0.0	0.0	0.0	0.0	-
PHF	0.750	0.736	0.000	0.000	0.736	0.750	0.000	0.500	0.000	0.750	0.000	0.628	0.333	0.000	0.641	0.000	0.000	0.000	0.000	0.000	0.776
Lights	3	204	0	0	207	9	0	5	0	14	0	183	4	0	187	0	0	0	0	0	408
% Lights	100.0	97.6	-	-	97.6	100.0	-	83.3	-	93.3	-	95.8	100.0	-	95.9	-	-	-	-	-	96.7
Mediums	0	3	0	0	3	0	0	1	0	1	0	8	0	0	8	0	0	0	0	0	12
% Mediums	0.0	1.4	-	-	1.4	0.0	-	16.7	-	6.7	-	4.2	0.0	-	4.1	-	-	-	-	-	2.8
Articulated Trucks	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Articulated Trucks	0.0	1.0	-	-	0.9	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.5

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: GRAYSTONE DR
@ FRISCO RD
Site Code:
Start Date: 05/10/2022
Page No: 5



Turning Movement Peak Hour Data Plot (7:15 AM)

GRAM Traffic NTX Inc.

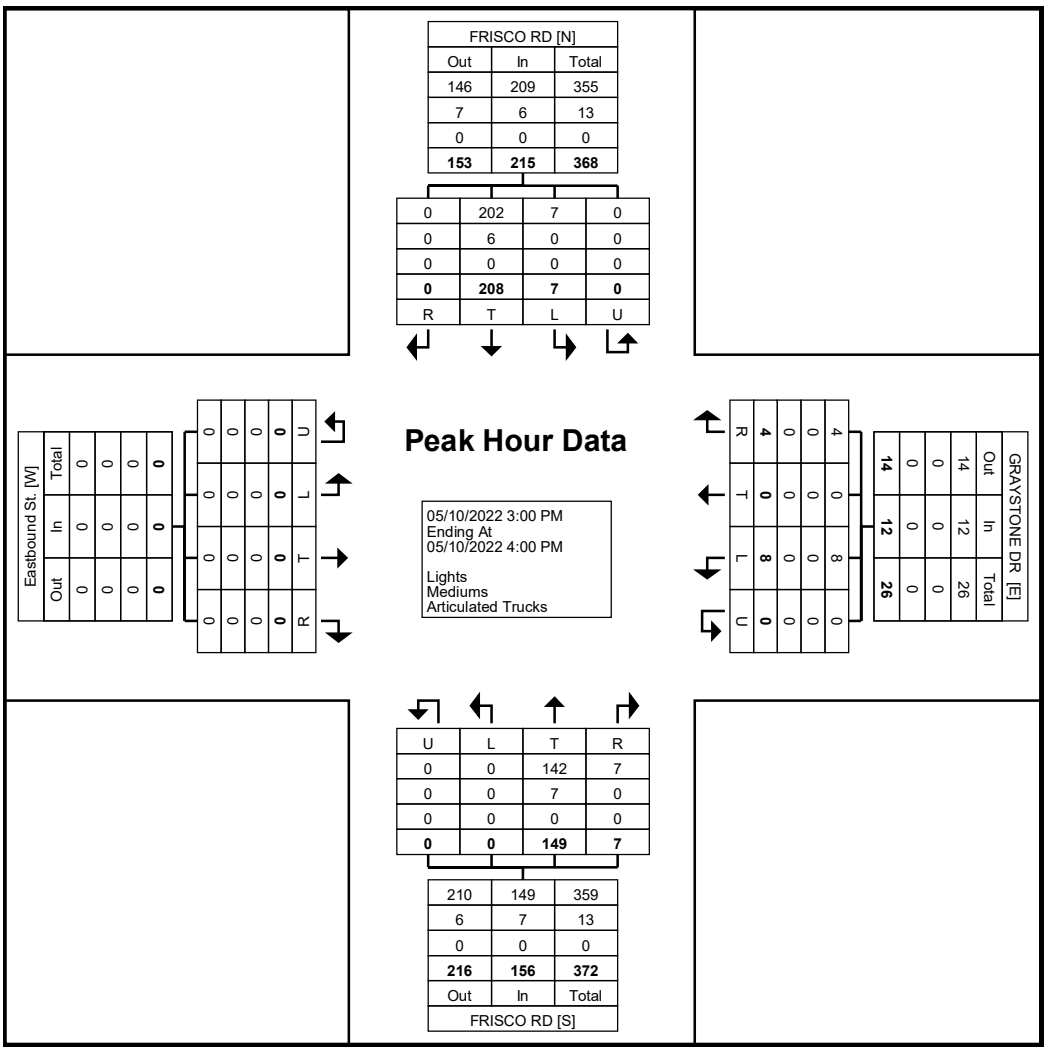
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: GRAYSTONE DR
@ FRISCO RD
Site Code:
Start Date: 05/10/2022
Page No: 6

Turning Movement Peak Hour Data (3:00 PM)

Start Time	FRISCO RD Southbound					GRAYSTONE DR Westbound					FRISCO RD Northbound					Eastbound St. Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
3:00 PM	0	36	0	0	36	4	0	0	0	4	0	47	0	0	47	0	0	0	0	0	87
3:15 PM	3	56	0	0	59	1	0	2	0	3	0	47	1	0	48	0	0	0	0	0	110
3:30 PM	3	74	0	0	77	3	0	1	0	4	0	28	4	0	32	0	0	0	0	0	113
3:45 PM	1	42	0	0	43	0	0	1	0	1	0	27	2	0	29	0	0	0	0	0	73
Total	7	208	0	0	215	8	0	4	0	12	0	149	7	0	156	0	0	0	0	0	383
Approach %	3.3	96.7	0.0	0.0	-	66.7	0.0	33.3	0.0	-	0.0	95.5	4.5	0.0	-	0.0	0.0	0.0	0.0	-	-
Total %	1.8	54.3	0.0	0.0	56.1	2.1	0.0	1.0	0.0	3.1	0.0	38.9	1.8	0.0	40.7	0.0	0.0	0.0	0.0	0.0	-
PHF	0.583	0.703	0.000	0.000	0.698	0.500	0.000	0.500	0.000	0.750	0.000	0.793	0.438	0.000	0.813	0.000	0.000	0.000	0.000	0.000	0.847
Lights	7	202	0	0	209	8	0	4	0	12	0	142	7	0	149	0	0	0	0	0	370
% Lights	100.0	97.1	-	-	97.2	100.0	-	100.0	-	100.0	-	95.3	100.0	-	95.5	-	-	-	-	-	96.6
Mediums	0	6	0	0	6	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	13
% Mediums	0.0	2.9	-	-	2.8	0.0	-	0.0	-	0.0	-	4.7	0.0	-	4.5	-	-	-	-	-	3.4
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0



Turning Movement Peak Hour Data Plot (3:00 PM)

GRAM Traffic NTX Inc.

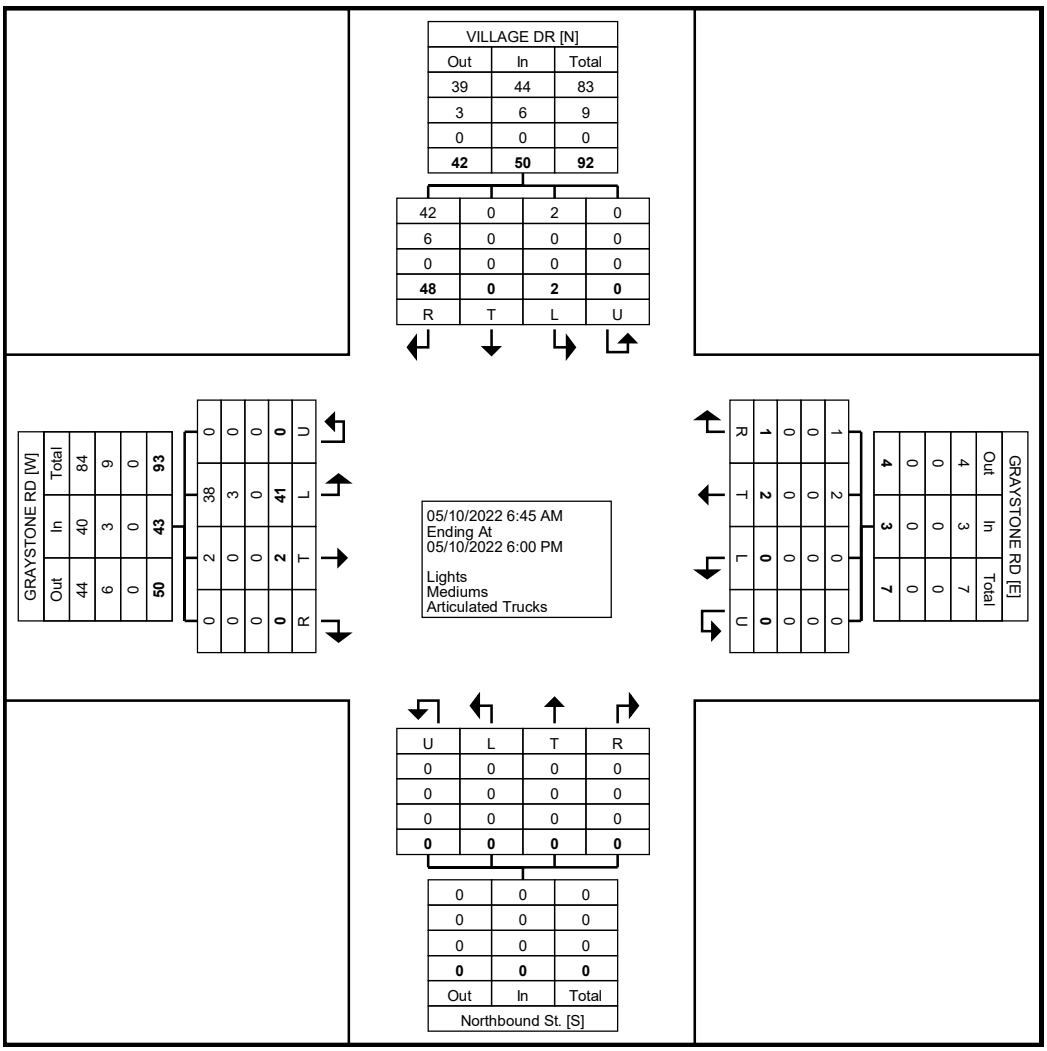
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: VILLAGE DR @ GRAYSTONE RD
Site Code:
Start Date: 05/10/2022

Turning Movement Data

Start Time	VILLAGE DR Southbound					GRAYSTONE RD Westbound					Northbound St. Northbound					GRAYSTONE RD Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
6:45 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	5
Hourly Total	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	5
7:00 AM	0	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7:15 AM	1	0	5	0	6	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	8
7:30 AM	1	0	5	0	6	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	7
7:45 AM	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3	7
Hourly Total	2	0	21	0	23	0	0	0	0	0	0	0	0	0	0	5	1	0	0	6	29
8:00 AM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	3	0	0	0	3	5
8:15 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
8:30 AM	0	0	5	0	5	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	8
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	8	0	8	0	1	0	0	1	0	0	0	0	0	8	0	0	0	8	17
4:00 PM	0	0	4	0	4	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	6
4:15 PM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	6
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	4
4:45 PM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	9
Hourly Total	0	0	9	0	9	0	1	0	0	1	0	0	0	0	0	14	1	0	0	15	25
5:00 PM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	6
5:15 PM	0	0	2	0	2	0	0	1	0	1	0	0	0	0	0	3	0	0	0	3	6
5:30 PM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	5
5:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	3
Hourly Total	0	0	8	0	8	0	0	1	0	1	0	0	0	0	0	11	0	0	0	11	20
Grand Total	2	0	48	0	50	0	2	1	0	3	0	0	0	0	0	41	2	0	0	43	96
Approach %	4.0	0.0	96.0	0.0	-	0.0	66.7	33.3	0.0	-	0.0	0.0	0.0	0.0	-	95.3	4.7	0.0	0.0	-	-
Total %	2.1	0.0	50.0	0.0	52.1	0.0	2.1	1.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	42.7	2.1	0.0	0.0	44.8	-
Lights	2	0	42	0	44	0	2	1	0	3	0	0	0	0	0	38	2	0	0	40	87
% Lights	100.0	-	87.5	-	88.0	-	100.0	100.0	-	100.0	-	-	-	-	-	92.7	100.0	-	-	93.0	90.6
Mediums	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	9
% Mediums	0.0	-	12.5	-	12.0	-	0.0	0.0	-	0.0	-	-	-	-	-	7.3	0.0	-	-	7.0	9.4
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0



Turning Movement Data Plot

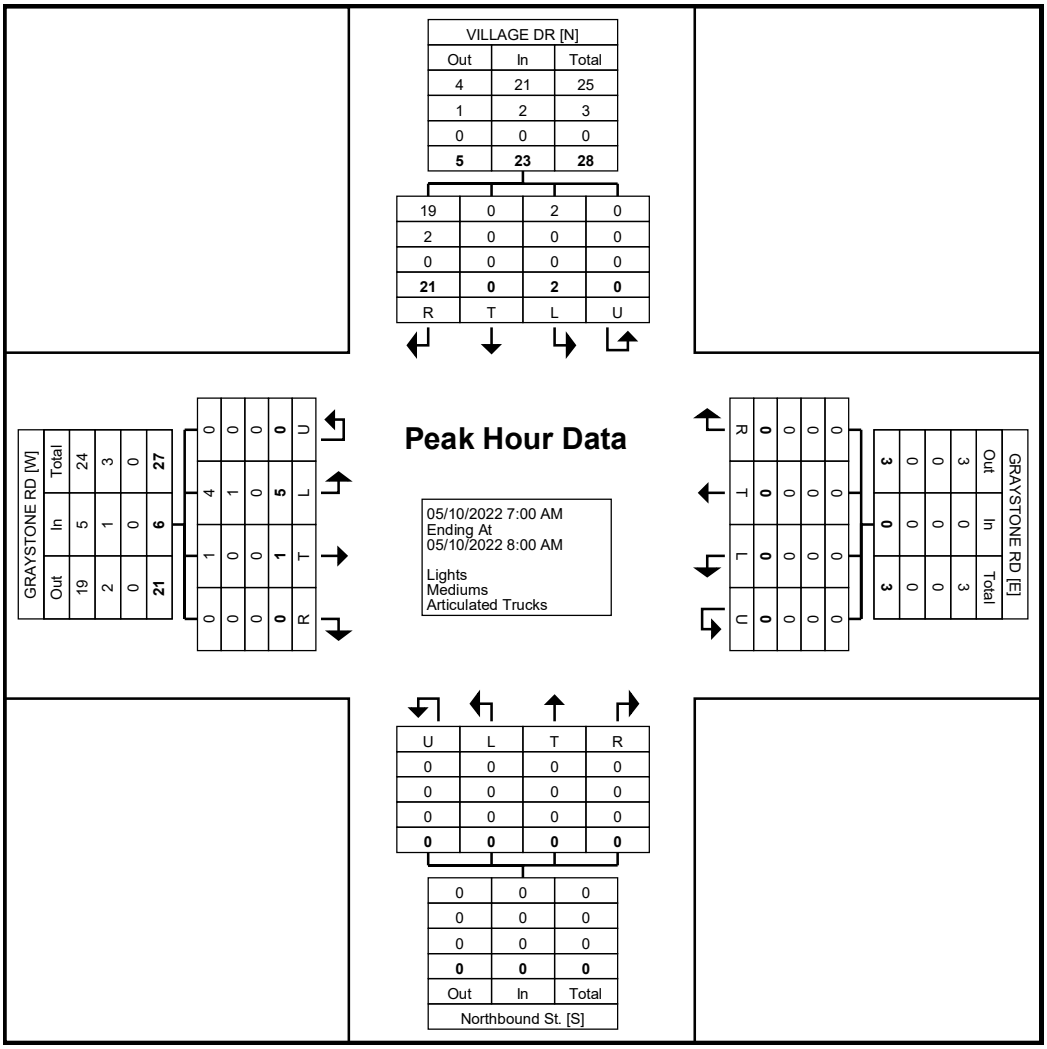
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: VILLAGE DR @ GRAYSTONE RD
Site Code:
Start Date: 05/10/2022
Page No: 3

Turning Movement Peak Hour Data (7:00 AM)

Start Time	VILLAGE DR Southbound					GRAYSTONE RD Westbound					Northbound St. Northbound					GRAYSTONE RD Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	0	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7:15 AM	1	0	5	0	6	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	8
7:30 AM	1	0	5	0	6	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	7
7:45 AM	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3	7
Total	2	0	21	0	23	0	0	0	0	0	0	0	0	0	0	5	1	0	0	6	29
Approach %	8.7	0.0	91.3	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	83.3	16.7	0.0	0.0	-	-
Total %	6.9	0.0	72.4	0.0	79.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.2	3.4	0.0	0.0	20.7	-
PHF	0.500	0.000	0.750	0.000	0.821	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.625	0.250	0.000	0.000	0.500	0.906
Lights	2	0	19	0	21	0	0	0	0	0	0	0	0	0	0	4	1	0	0	5	26
% Lights	100.0	-	90.5	-	91.3	-	-	-	-	-	-	-	-	-	-	80.0	100.0	-	-	83.3	89.7
Mediums	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
% Mediums	0.0	-	9.5	-	8.7	-	-	-	-	-	-	-	-	-	-	20.0	0.0	-	-	16.7	10.3
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0



Turning Movement Peak Hour Data Plot (7:00 AM)

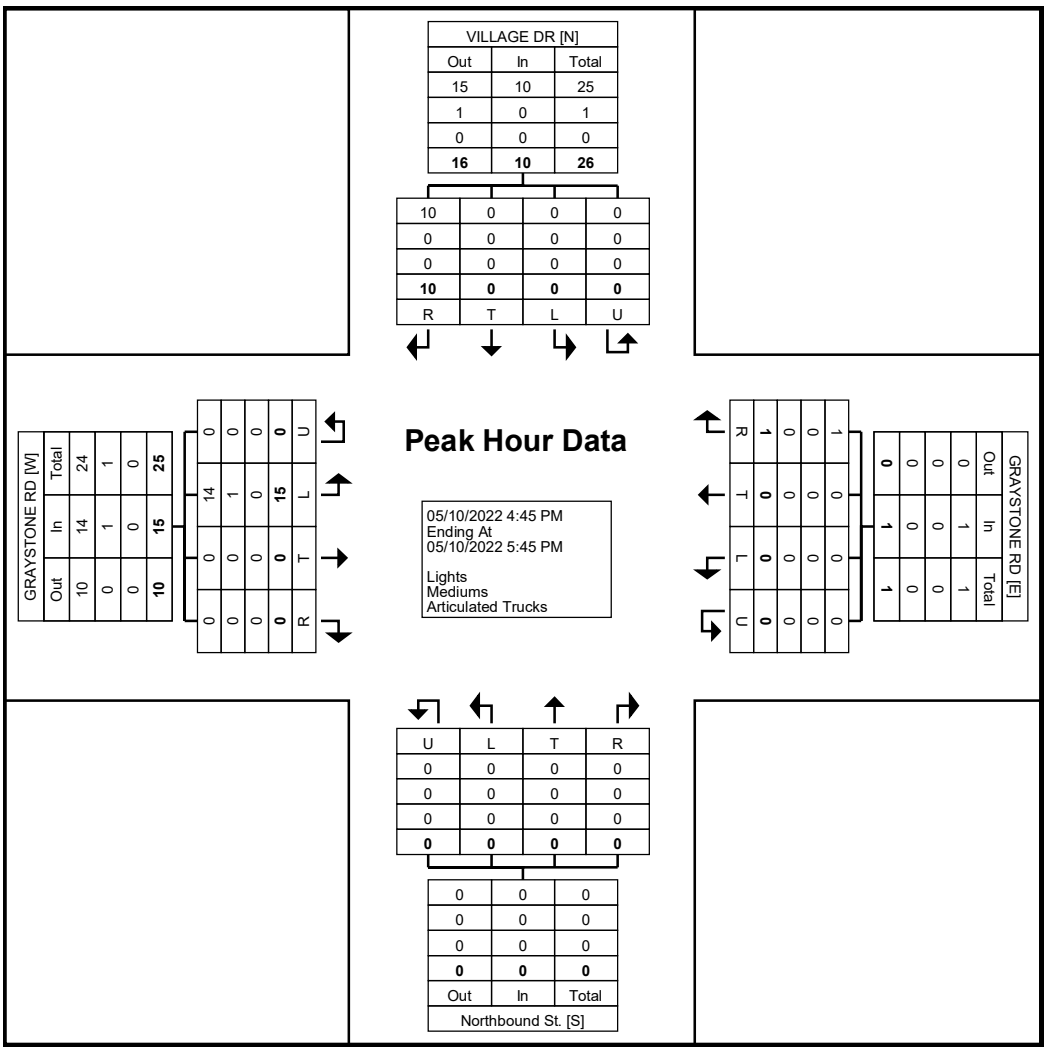
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: VILLAGE DR @ GRAYSTONE RD
Site Code:
Start Date: 05/10/2022

Turning Movement Peak Hour Data (4:45 PM)

Start Time	VILLAGE DR Southbound					GRAYSTONE RD Westbound					Northbound St. Northbound					GRAYSTONE RD Eastbound					
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
4:45 PM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	9
5:00 PM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	6
5:15 PM	0	0	2	0	2	0	0	1	0	1	0	0	0	0	0	3	0	0	0	3	6
5:30 PM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	5
Total	0	0	10	0	10	0	0	1	0	1	0	0	0	0	0	15	0	0	0	15	26
Approach %	0.0	0.0	100.0	0.0	-	0.0	0.0	100.0	0.0	-	0.0	0.0	0.0	0.0	-	100.0	0.0	0.0	0.0	-	-
Total %	0.0	0.0	38.5	0.0	38.5	0.0	0.0	3.8	0.0	3.8	0.0	0.0	0.0	0.0	0.0	57.7	0.0	0.0	0.0	57.7	-
PHF	0.000	0.000	0.833	0.000	0.833	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.625	0.000	0.000	0.000	0.625	0.722
Lights	0	0	10	0	10	0	0	1	0	1	0	0	0	0	0	14	0	0	0	14	25
% Lights	-	-	100.0	-	100.0	-	-	100.0	-	100.0	-	-	-	-	-	93.3	-	-	-	93.3	96.2
Mediums	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
% Mediums	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	-	-	-	6.7	-	-	-	6.7	3.8
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	-	-	-	0.0	-	-	-	0.0	0.0



Turning Movement Peak Hour Data Plot (4:45 PM)

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022
Page No: 1

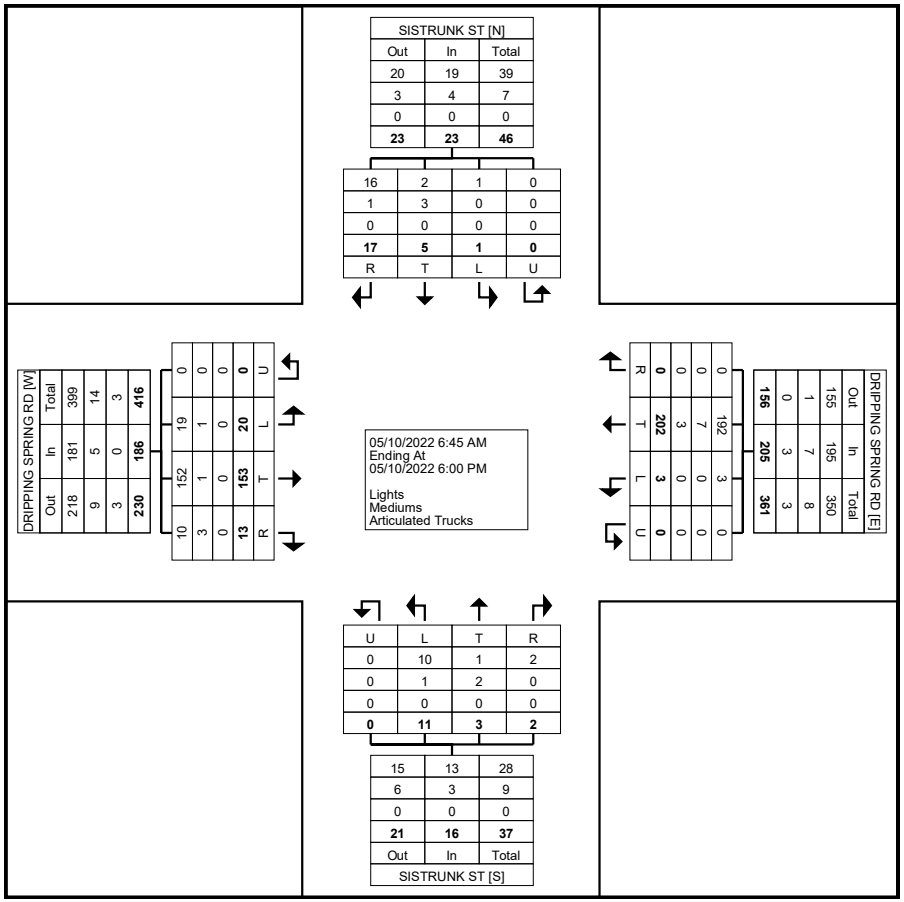
Turning Movement Data

Start Time	SISTRUNK ST Southbound					DRIPPING SPRING RD Westbound					SISTRUNK ST Northbound					DRIPPING SPRING RD Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
6:45 AM	0	1	1	0	2	0	8	0	0	8	0	0	0	0	0	0	6	0	0	6	16
Hourly Total	0	1	1	0	2	0	8	0	0	8	0	0	0	0	0	0	6	0	0	6	16
7:00 AM	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	1	7	1	0	9	23
7:15 AM	1	0	0	0	1	0	19	0	0	19	0	0	1	0	1	0	5	1	0	6	27
7:30 AM	3	0	0	0	3	0	17	0	0	17	0	1	0	0	1	1	9	0	0	10	31
7:45 AM	3	1	0	0	4	0	19	0	0	19	1	0	2	0	3	0	5	0	0	5	31
Hourly Total	7	1	0	0	8	0	68	0	0	68	1	1	4	0	6	2	26	2	0	30	112
8:00 AM	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	0	6	0	0	6	21
8:15 AM	1	0	0	0	1	0	8	0	0	8	0	1	0	0	1	1	1	2	0	4	14
8:30 AM	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	1	7	2	0	10	21
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	1	0	0	0	1	0	32	0	0	32	0	1	2	0	3	2	14	4	0	20	56
4:00 PM	1	1	0	0	2	0	9	1	0	10	0	0	0	0	0	4	12	1	0	17	29
4:15 PM	3	0	0	0	3	0	10	1	0	11	0	0	0	0	0	2	15	2	0	19	33
4:30 PM	1	0	0	0	1	0	15	0	0	15	1	0	1	0	2	0	13	0	0	13	31
4:45 PM	1	2	0	0	3	0	7	0	0	7	0	0	3	0	3	1	9	4	0	14	27
Hourly Total	6	3	0	0	9	0	41	2	0	43	1	0	4	0	5	7	49	7	0	63	120
5:00 PM	0	0	0	0	0	0	14	0	0	14	0	1	1	0	2	0	12	3	0	15	31
5:15 PM	1	0	0	0	1	0	18	0	0	18	0	0	0	0	0	0	18	2	0	20	39
5:30 PM	0	0	0	0	0	0	10	1	0	11	0	0	0	0	0	0	15	2	0	17	28
5:45 PM	2	0	0	0	2	0	11	0	0	11	0	0	0	0	0	2	13	0	0	15	28
Hourly Total	3	0	0	0	3	0	53	1	0	54	0	1	1	0	2	2	58	7	0	67	126
Grand Total	17	5	1	0	23	0	202	3	0	205	2	3	11	0	16	13	153	20	0	186	430
Approach %	73.9	21.7	4.3	0.0	-	0.0	98.5	1.5	0.0	-	12.5	18.8	68.8	0.0	-	7.0	82.3	10.8	0.0	-	-
Total %	4.0	1.2	0.2	0.0	5.3	0.0	47.0	0.7	0.0	47.7	0.5	0.7	2.6	0.0	3.7	3.0	35.6	4.7	0.0	43.3	-
Lights	16	2	1	0	19	0	192	3	0	195	2	1	10	0	13	10	152	19	0	181	408
% Lights	94.1	40.0	100.0	-	82.6	-	95.0	100.0	-	95.1	100.0	33.3	90.9	-	81.3	76.9	99.3	95.0	-	97.3	94.9
Mediums	1	3	0	0	4	0	7	0	0	7	0	2	1	0	3	3	1	1	0	5	19
% Mediums	5.9	60.0	0.0	-	17.4	-	3.5	0.0	-	3.4	0.0	66.7	9.1	-	18.8	23.1	0.7	5.0	-	2.7	4.4
Articulated Trucks	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
% Articulated Trucks	0.0	0.0	0.0	-	0.0	-	1.5	0.0	-	1.5	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.7

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022
Page No: 2



Turning Movement Data Plot

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022

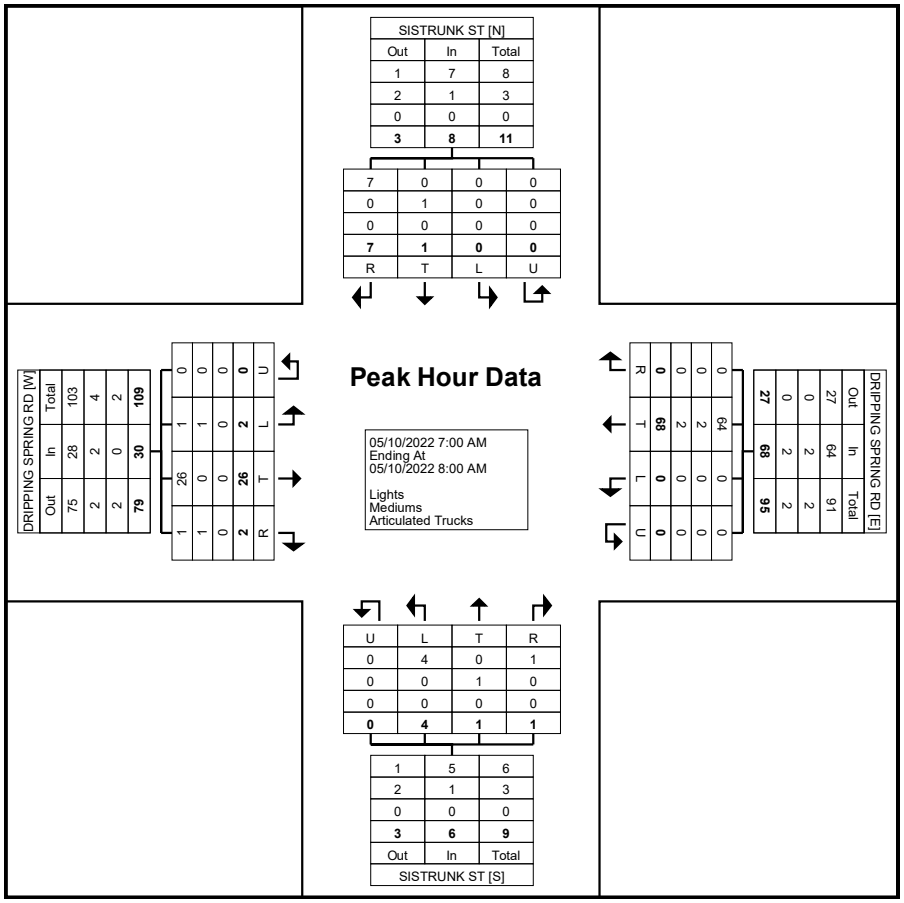
Turning Movement Peak Hour Data (7:00 AM)

Start Time	SISTRUNK ST Southbound					DRIPPING SPRING RD Westbound					SISTRUNK ST Northbound					DRIPPING SPRING RD Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	1	7	1	0	9	23
7:15 AM	1	0	0	0	1	0	19	0	0	19	0	0	1	0	1	0	5	1	0	6	27
7:30 AM	3	0	0	0	3	0	17	0	0	17	0	1	0	0	1	1	9	0	0	10	31
7:45 AM	3	1	0	0	4	0	19	0	0	19	1	0	2	0	3	0	5	0	0	5	31
Total	7	1	0	0	8	0	68	0	0	68	1	1	4	0	6	2	26	2	0	30	112
Approach %	87.5	12.5	0.0	0.0	-	0.0	100.0	0.0	0.0	-	16.7	16.7	66.7	0.0	-	6.7	86.7	6.7	0.0	-	-
Total %	6.3	0.9	0.0	0.0	7.1	0.0	60.7	0.0	0.0	60.7	0.9	0.9	3.6	0.0	5.4	1.8	23.2	1.8	0.0	26.8	-
PHF	0.583	0.250	0.000	0.000	0.500	0.000	0.895	0.000	0.000	0.895	0.250	0.250	0.500	0.000	0.500	0.500	0.722	0.500	0.000	0.750	0.903
Lights	7	0	0	0	7	0	64	0	0	64	1	0	4	0	5	1	26	1	0	28	104
% Lights	100.0	0.0	-	-	87.5	-	94.1	-	-	94.1	100.0	0.0	100.0	-	83.3	50.0	100.0	50.0	-	93.3	92.9
Mediums	0	1	0	0	1	0	2	0	0	2	0	1	0	0	1	1	0	1	0	2	6
% Mediums	0.0	100.0	-	-	12.5	-	2.9	-	-	2.9	0.0	100.0	0.0	-	16.7	50.0	0.0	50.0	-	6.7	5.4
Articulated Trucks	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
% Articulated Trucks	0.0	0.0	-	-	0.0	-	2.9	-	-	2.9	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	1.8

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022
Page No: 4



Turning Movement Peak Hour Data Plot (7:00 AM)

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022

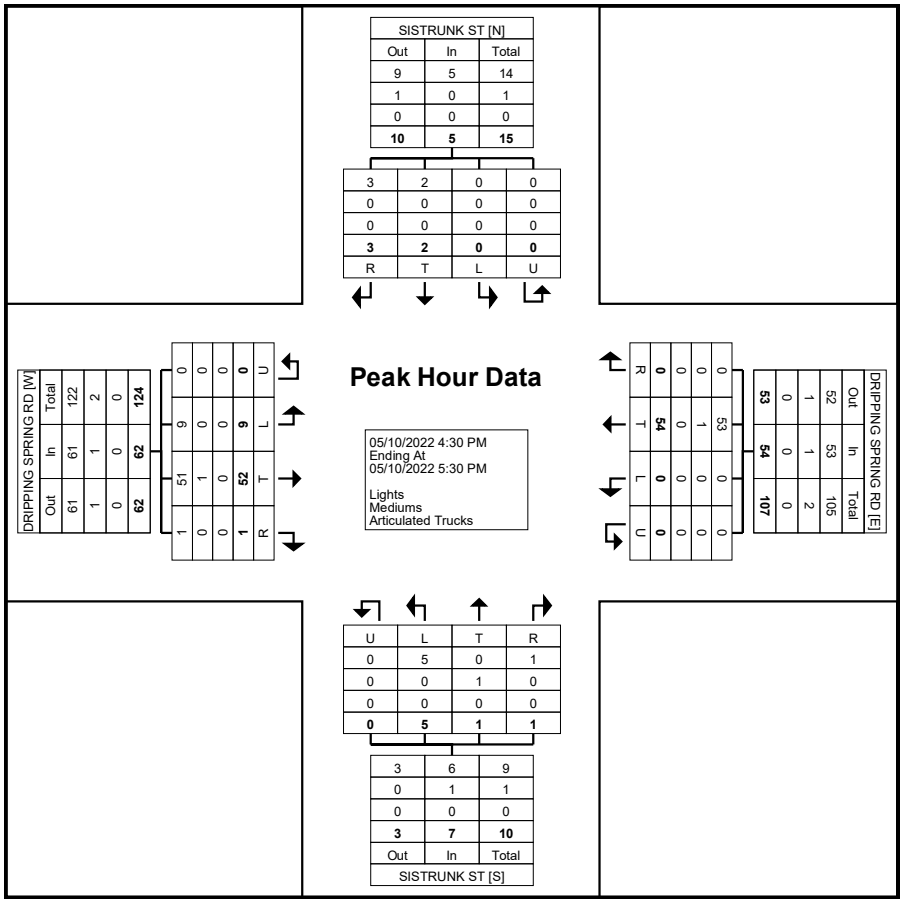
Turning Movement Peak Hour Data (4:30 PM)

Start Time	SISTRUNK ST Southbound					DRIPPING SPRING RD Westbound					SISTRUNK ST Northbound					DRIPPING SPRING RD Eastbound					
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:30 PM	1	0	0	0	1	0	15	0	0	15	1	0	1	0	2	0	13	0	0	13	31
4:45 PM	1	2	0	0	3	0	7	0	0	7	0	0	3	0	3	1	9	4	0	14	27
5:00 PM	0	0	0	0	0	0	14	0	0	14	0	1	1	0	2	0	12	3	0	15	31
5:15 PM	1	0	0	0	1	0	18	0	0	18	0	0	0	0	0	0	18	2	0	20	39
Total	3	2	0	0	5	0	54	0	0	54	1	1	5	0	7	1	52	9	0	62	128
Approach %	60.0	40.0	0.0	0.0	-	0.0	100.0	0.0	0.0	-	14.3	14.3	71.4	0.0	-	1.6	83.9	14.5	0.0	-	-
Total %	2.3	1.6	0.0	0.0	3.9	0.0	42.2	0.0	0.0	42.2	0.8	0.8	3.9	0.0	5.5	0.8	40.6	7.0	0.0	48.4	-
PHF	0.750	0.250	0.000	0.000	0.417	0.000	0.750	0.000	0.000	0.750	0.250	0.250	0.417	0.000	0.583	0.250	0.722	0.563	0.000	0.775	0.821
Lights	3	2	0	0	5	0	53	0	0	53	1	0	5	0	6	1	51	9	0	61	125
% Lights	100.0	100.0	-	-	100.0	-	98.1	-	-	98.1	100.0	0.0	100.0	-	85.7	100.0	98.1	100.0	-	98.4	97.7
Mediums	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	1	0	0	1	3
% Mediums	0.0	0.0	-	-	0.0	-	1.9	-	-	1.9	0.0	100.0	0.0	-	14.3	0.0	1.9	0.0	-	1.6	2.3
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0.0	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0

GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968 isaiah@gramntx.com

Count Name: SISTRUNK ST @ DRIPPING SPRING RD
Site Code:
Start Date: 05/10/2022
Page No: 6



Turning Movement Peak Hour Data Plot (4:30 PM)

SYNCHRO PRINTOUTS

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	6	191	4	3	209
Future Vol, veh/h	9	6	191	4	3	209
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	91
Heavy Vehicles, %	2	17	4	2	2	2
Mvmt Flow	12	8	245	5	4	230

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	486	248	0	0	250	0
Stage 1	248	-	-	-	-	-
Stage 2	238	-	-	-	-	-
Critical Hdwy	6.42	6.37	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.453	-	-	2.218	-
Pot Cap-1 Maneuver	540	755	-	-	1316	-
Stage 1	793	-	-	-	-	-
Stage 2	802	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	538	755	-	-	1316	-
Mov Cap-2 Maneuver	538	-	-	-	-	-
Stage 1	793	-	-	-	-	-
Stage 2	800	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	608	1316	-
HCM Lane V/C Ratio	-	-	0.032	0.003	-
HCM Control Delay (s)	-	-	11.1	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	7.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	1	0	0	2	21
Future Vol, veh/h	5	1	0	0	2	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	20	2	2	2	2	10
Mvmt Flow	5	1	0	0	2	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1	0	-	0	12	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	11	-
Critical Hdwy	4.3	-	-	-	6.42	6.3
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.38	-	-	-	3.518	3.39
Pot Cap-1 Maneuver	1511	-	-	-	1008	1061
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1012	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1511	-	-	-	1005	1061
Mov Cap-2 Maneuver	-	-	-	-	1005	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1012	-

Approach	EB	WB	SB
HCM Control Delay, s	6.2	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1511	-	-	-	1056
HCM Lane V/C Ratio	0.004	-	-	-	0.024
HCM Control Delay (s)	7.4	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	26	2	0	68	0	4	1	1	0	1	7
Future Vol, veh/h	2	26	2	0	68	0	4	1	1	0	1	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	50	2	50	2	6	2	2	100	2	2	100	2
Mvmt Flow	2	29	2	0	76	0	4	1	1	0	1	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	76	0	0	31	0	0	115	110	30	111	111	76
Stage 1	-	-	-	-	-	-	34	34	-	76	76	-
Stage 2	-	-	-	-	-	-	81	76	-	35	35	-
Critical Hdwy	4.6	-	-	4.12	-	-	7.12	7.5	6.22	7.12	7.5	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Follow-up Hdwy	2.65	-	-	2.218	-	-	3.518	4.9	3.318	3.518	4.9	3.318
Pot Cap-1 Maneuver	1268	-	-	1582	-	-	862	629	1044	867	628	985
Stage 1	-	-	-	-	-	-	982	707	-	933	674	-
Stage 2	-	-	-	-	-	-	927	674	-	981	706	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1268	-	-	1582	-	-	853	628	1044	864	627	985
Mov Cap-2 Maneuver	-	-	-	-	-	-	853	628	-	864	627	-
Stage 1	-	-	-	-	-	-	980	706	-	931	674	-
Stage 2	-	-	-	-	-	-	918	674	-	976	705	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	9.4	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	829	1268	-	-	1582	-	-	919
HCM Lane V/C Ratio	0.008	0.002	-	-	-	-	-	0.01
HCM Control Delay (s)	9.4	7.8	0	-	0	-	-	9
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	8	4	149	7	7	208
Future Volume (Veh/h)	8	4	149	7	7	208
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	9	5	175	8	8	245
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	440	179			183	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	440	179			183	
tC, single (s)	6.4	6.4			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.5			2.2	
p0 queue free %	98	99			99	
cM capacity (veh/h)	571	827			1392	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	14	183	253
Volume Left	9	0	8
Volume Right	5	8	0
cSH	642	1700	1392
Volume to Capacity	0.02	0.11	0.01
Queue Length 95th (ft)	2	0	0
Control Delay (s)	10.7	0.0	0.3
Lane LOS	B		A
Approach Delay (s)	10.7	0.0	0.3
Approach LOS	B		

Intersection Summary			
Average Delay	0.5		
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	15	0	0	1	0	10
Future Volume (Veh/h)	15	0	0	1	0	10
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	21	0	0	1	0	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1				42	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1				42	0
tC, single (s)	4.3				6.4	6.3
tC, 2 stage (s)						
tF (s)	2.4				3.5	3.4
p0 queue free %	99				100	99
cM capacity (veh/h)	1511				955	1061

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	21	1	14
Volume Left	21	0	0
Volume Right	0	1	14
cSH	1511	1700	1061
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	7.4	0.0	8.4
Lane LOS	A		A
Approach Delay (s)	7.4	0.0	8.4
Approach LOS			A

Intersection Summary			
Average Delay	7.6		
Intersection Capacity Utilization	17.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	52	1	0	54	0	5	1	1	0	2	3
Future Volume (Veh/h)	9	52	1	0	54	0	5	1	1	0	2	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	11	63	1	0	66	0	6	1	1	0	2	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	66			64			156	152	64	153	152	66
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	66			64			156	152	64	153	152	66
tC, single (s)	4.6			4.1			7.1	7.5	6.2	7.1	7.5	6.2
tC, 2 stage (s)												
tF (s)	2.7			2.2			3.5	4.9	3.3	3.5	4.9	3.3
p0 queue free %	99			100			99	100	100	100	100	100
cM capacity (veh/h)	1279			1538			799	588	1001	807	587	998

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	75	66	8	6
Volume Left	11	0	6	0
Volume Right	1	0	1	4
cSH	1279	1538	784	809
Volume to Capacity	0.01	0.00	0.01	0.01
Queue Length 95th (ft)	1	0	1	1
Control Delay (s)	1.2	0.0	9.6	9.5
Lane LOS	A		A	A
Approach Delay (s)	1.2	0.0	9.6	9.5
Approach LOS			A	A

Intersection Summary				
Average Delay	1.4			
Intersection Capacity Utilization	21.2%	ICU Level of Service	A	
Analysis Period (min)	15			

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	6	195	4	3	213
Future Vol, veh/h	9	6	195	4	3	213
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	17	4	2	2	2
Mvmt Flow	12	8	250	5	4	273

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	534	253	0	0	255	0
Stage 1	253	-	-	-	-	-
Stage 2	281	-	-	-	-	-
Critical Hdwy	6.42	6.37	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.453	-	-	2.218	-
Pot Cap-1 Maneuver	507	750	-	-	1310	-
Stage 1	789	-	-	-	-	-
Stage 2	767	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	505	750	-	-	1310	-
Mov Cap-2 Maneuver	505	-	-	-	-	-
Stage 1	789	-	-	-	-	-
Stage 2	764	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	581	1310	-
HCM Lane V/C Ratio	-	-	0.033	0.003	-
HCM Control Delay (s)	-	-	11.4	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	7.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	1	0	0	2	21
Future Vol, veh/h	5	1	0	0	2	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	20	2	2	2	2	10
Mvmt Flow	5	1	0	0	2	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1	0	-	0	12	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	11	-
Critical Hdwy	4.3	-	-	-	6.42	6.3
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.38	-	-	-	3.518	3.39
Pot Cap-1 Maneuver	1511	-	-	-	1008	1061
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1012	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1511	-	-	-	1005	1061
Mov Cap-2 Maneuver	-	-	-	-	1005	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1012	-

Approach	EB	WB	SB
HCM Control Delay, s	6.2	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1511	-	-	-	1056
HCM Lane V/C Ratio	0.004	-	-	-	0.024
HCM Control Delay (s)	7.4	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	27	2	0	69	0	4	1	1	0	1	7
Future Vol, veh/h	2	27	2	0	69	0	4	1	1	0	1	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	50	2	50	2	6	2	2	100	2	2	100	2
Mvmt Flow	2	30	2	0	77	0	4	1	1	0	1	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	77	0	0	32	0	0	117	112	31	113	113	77
Stage 1	-	-	-	-	-	-	35	35	-	77	77	-
Stage 2	-	-	-	-	-	-	82	77	-	36	36	-
Critical Hdwy	4.6	-	-	4.12	-	-	7.12	7.5	6.22	7.12	7.5	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Follow-up Hdwy	2.65	-	-	2.218	-	-	3.518	4.9	3.318	3.518	4.9	3.318
Pot Cap-1 Maneuver	1266	-	-	1580	-	-	859	627	1043	864	626	984
Stage 1	-	-	-	-	-	-	981	706	-	932	673	-
Stage 2	-	-	-	-	-	-	926	673	-	980	705	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1266	-	-	1580	-	-	850	626	1043	861	625	984
Mov Cap-2 Maneuver	-	-	-	-	-	-	850	626	-	861	625	-
Stage 1	-	-	-	-	-	-	979	705	-	930	673	-
Stage 2	-	-	-	-	-	-	917	673	-	975	704	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	9.4	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	826	1266	-	-	1580	-	-	918
HCM Lane V/C Ratio	0.008	0.002	-	-	-	-	-	0.01
HCM Control Delay (s)	9.4	7.8	0	-	0	-	-	9
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	8	4	152	7	7	212
Future Volume (Veh/h)	8	4	152	7	7	212
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	9	5	179	8	8	249
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	448	183			187	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	448	183			187	
tC, single (s)	6.4	6.4			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.5			2.2	
p0 queue free %	98	99			99	
cM capacity (veh/h)	565	822			1387	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	14	187	257
Volume Left	9	0	8
Volume Right	5	8	0
cSH	636	1700	1387
Volume to Capacity	0.02	0.11	0.01
Queue Length 95th (ft)	2	0	0
Control Delay (s)	10.8	0.0	0.3
Lane LOS	B		A
Approach Delay (s)	10.8	0.0	0.3
Approach LOS	B		

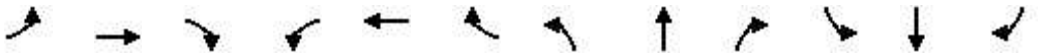
Intersection Summary			
Average Delay	0.5		
Intersection Capacity Utilization	26.8%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	15	0	0	1	0	10
Future Volume (Veh/h)	15	0	0	1	0	10
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	21	0	0	1	0	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1				42	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1				42	0
tC, single (s)	4.3				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.4				3.5	3.3
p0 queue free %	99				100	99
cM capacity (veh/h)	1511				955	1084

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	21	1	14
Volume Left	21	0	0
Volume Right	0	1	14
cSH	1511	1700	1084
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	7.4	0.0	8.4
Lane LOS	A		A
Approach Delay (s)	7.4	0.0	8.4
Approach LOS			A

Intersection Summary			
Average Delay	7.6		
Intersection Capacity Utilization	17.5%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	53	1	0	55	0	5	1	1	0	2	3
Future Volume (Veh/h)	9	53	1	0	55	0	5	1	1	0	2	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	11	65	1	0	67	0	6	1	1	0	2	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	67			66			160	154	66	156	155	67
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	67			66			160	154	66	156	155	67
tC, single (s)	4.6			4.1			7.1	7.5	6.2	7.1	7.5	6.2
tC, 2 stage (s)												
tF (s)	2.7			2.2			3.5	4.9	3.3	3.5	4.9	3.3
p0 queue free %	99			100			99	100	100	100	100	100
cM capacity (veh/h)	1278			1536			796	585	998	803	585	997

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	77	67	8	6
Volume Left	11	0	6	0
Volume Right	1	0	1	4
cSH	1278	1536	780	807
Volume to Capacity	0.01	0.00	0.01	0.01
Queue Length 95th (ft)	1	0	1	1
Control Delay (s)	1.2	0.0	9.7	9.5
Lane LOS	A		A	A
Approach Delay (s)	1.2	0.0	9.7	9.5
Approach LOS			A	A

Intersection Summary				
Average Delay	1.4			
Intersection Capacity Utilization	21.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	37	31	195	14	12	213
Future Vol, veh/h	37	31	195	14	12	213
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	17	4	2	2	2
Mvmt Flow	47	40	250	18	15	273

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	562	259	0	0	268	0
Stage 1	259	-	-	-	-	-
Stage 2	303	-	-	-	-	-
Critical Hdwy	6.42	6.37	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.453	-	-	2.218	-
Pot Cap-1 Maneuver	488	745	-	-	1296	-
Stage 1	784	-	-	-	-	-
Stage 2	749	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	481	745	-	-	1296	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	784	-	-	-	-	-
Stage 2	739	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.4	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	574	1296	-
HCM Lane V/C Ratio	-	-	0.152	0.012	-
HCM Control Delay (s)	-	-	12.4	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0	-

Intersection	
Int Delay, s/veh	7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	4	1	0	2	21
Future Vol, veh/h	5	4	1	0	2	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	20	2	2	2	2	2
Mvmt Flow	5	4	1	0	2	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1	0	-	0	15	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	14	-
Critical Hdwy	4.3	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.38	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1511	-	-	-	1004	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1009	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1511	-	-	-	1001	1084
Mov Cap-2 Maneuver	-	-	-	-	1001	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1009	-

Approach	EB	WB	SB
HCM Control Delay, s	4.1	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1511	-	-	-	1076
HCM Lane V/C Ratio	0.004	-	-	-	0.023
HCM Control Delay (s)	7.4	0	-	-	8.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	27	2	0	69	0	4	1	1	0	1	7
Future Vol, veh/h	2	27	2	0	69	0	4	1	1	0	1	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	50	2	50	2	6	2	2	100	2	2	100	2
Mvmt Flow	2	30	2	0	77	0	4	1	1	0	1	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	77	0	0	32	0	0	117	112	31	113	113	77
Stage 1	-	-	-	-	-	-	35	35	-	77	77	-
Stage 2	-	-	-	-	-	-	82	77	-	36	36	-
Critical Hdwy	4.6	-	-	4.12	-	-	7.12	7.5	6.22	7.12	7.5	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	6.5	-	6.12	6.5	-
Follow-up Hdwy	2.65	-	-	2.218	-	-	3.518	4.9	3.318	3.518	4.9	3.318
Pot Cap-1 Maneuver	1266	-	-	1580	-	-	859	627	1043	864	626	984
Stage 1	-	-	-	-	-	-	981	706	-	932	673	-
Stage 2	-	-	-	-	-	-	926	673	-	980	705	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1266	-	-	1580	-	-	850	626	1043	861	625	984
Mov Cap-2 Maneuver	-	-	-	-	-	-	850	626	-	861	625	-
Stage 1	-	-	-	-	-	-	979	705	-	930	673	-
Stage 2	-	-	-	-	-	-	917	673	-	975	704	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	9.4	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	826	1266	-	-	1580	-	-	918
HCM Lane V/C Ratio	0.008	0.002	-	-	-	-	-	0.01
HCM Control Delay (s)	9.4	7.8	0	-	0	-	-	9
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	14	43	0	0	33
Future Vol, veh/h	12	14	43	0	0	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	15	47	0	0	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	47	0	-	0	88	47
Stage 1	-	-	-	-	47	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1560	-	-	-	913	1022
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	981	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1560	-	-	-	906	1022
Mov Cap-2 Maneuver	-	-	-	-	906	-
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	981	-

Approach	EB	WB	SB
HCM Control Delay, s	3.4	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1560	-	-	-	1022
HCM Lane V/C Ratio	0.008	-	-	-	0.035
HCM Control Delay (s)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	7	23	1	3	19
Future Vol, veh/h	7	7	23	1	3	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	8	25	1	3	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	26	0	-	0	50	26
Stage 1	-	-	-	-	26	-
Stage 2	-	-	-	-	24	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1588	-	-	-	959	1050
Stage 1	-	-	-	-	997	-
Stage 2	-	-	-	-	999	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1588	-	-	-	954	1050
Mov Cap-2 Maneuver	-	-	-	-	954	-
Stage 1	-	-	-	-	992	-
Stage 2	-	-	-	-	999	-

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	8.6
HCM LOS			A

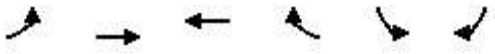
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1588	-	-	-	1036
HCM Lane V/C Ratio	0.005	-	-	-	0.023
HCM Control Delay (s)	7.3	0	-	-	8.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	27	21	152	38	35	212
Future Volume (Veh/h)	27	21	152	38	35	212
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	32	25	179	45	41	249
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	532	202			224	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	532	202			224	
tC, single (s)	6.4	6.4			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.5			2.2	
p0 queue free %	94	97			97	
cM capacity (veh/h)	492	803			1345	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	57	224	290
Volume Left	32	0	41
Volume Right	25	45	0
cSH	593	1700	1345
Volume to Capacity	0.10	0.13	0.03
Queue Length 95th (ft)	8	0	2
Control Delay (s)	11.7	0.0	1.3
Lane LOS	B		A
Approach Delay (s)	11.7	0.0	1.3
Approach LOS	B		

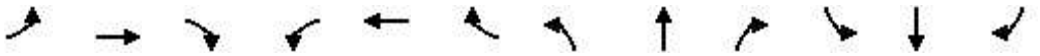
Intersection Summary			
Average Delay	1.8		
Intersection Capacity Utilization	36.7%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	15	2	3	1	0	10
Future Volume (Veh/h)	15	2	3	1	0	10
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	21	3	4	1	0	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	5				50	4
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	5				50	4
tC, single (s)	4.3				6.4	6.3
tC, 2 stage (s)						
tF (s)	2.4				3.5	3.4
p0 queue free %	99				100	99
cM capacity (veh/h)	1506				946	1056

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	24	5	14
Volume Left	21	0	0
Volume Right	0	1	14
cSH	1506	1700	1056
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	6.5	0.0	8.5
Lane LOS	A		A
Approach Delay (s)	6.5	0.0	8.5
Approach LOS			A

Intersection Summary			
Average Delay	6.4		
Intersection Capacity Utilization	17.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	53	1	0	55	0	5	1	1	0	2	3
Future Volume (Veh/h)	9	53	1	0	55	0	5	1	1	0	2	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	11	65	1	0	67	0	6	1	1	0	2	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	67			66			160	154	66	156	155	67
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	67			66			160	154	66	156	155	67
tC, single (s)	4.6			4.1			7.1	7.5	6.2	7.1	7.5	6.2
tC, 2 stage (s)												
tF (s)	2.7			2.2			3.5	4.9	3.3	3.5	4.9	3.3
p0 queue free %	99			100			99	100	100	100	100	100
cM capacity (veh/h)	1278			1536			796	585	998	803	585	997

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	77	67	8	6
Volume Left	11	0	6	0
Volume Right	1	0	1	4
cSH	1278	1536	780	807
Volume to Capacity	0.01	0.00	0.01	0.01
Queue Length 95th (ft)	1	0	1	1
Control Delay (s)	1.2	0.0	9.7	9.5
Lane LOS	A		A	A
Approach Delay (s)	1.2	0.0	9.7	9.5
Approach LOS			A	A

Intersection Summary				
Average Delay	1.4			
Intersection Capacity Utilization	21.3%	ICU Level of Service	A	
Analysis Period (min)	15			



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	37	36	23	0	0	22
Future Volume (Veh/h)	37	36	23	0	0	22
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	40	39	25	0	0	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	25				144	25
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	25				144	25
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				100	98
cM capacity (veh/h)	1589				827	1051

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	79	25	24
Volume Left	40	0	0
Volume Right	0	0	24
cSH	1589	1700	1051
Volume to Capacity	0.03	0.01	0.02
Queue Length 95th (ft)	2	0	2
Control Delay (s)	3.8	0.0	8.5
Lane LOS	A		A
Approach Delay (s)	3.8	0.0	8.5
Approach LOS			A

Intersection Summary			
Average Delay	3.9		
Intersection Capacity Utilization	20.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	22	14	10	3	2	13
Future Volume (Veh/h)	22	14	10	3	2	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	24	15	11	3	2	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	14				76	12
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	14				76	12
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	99
cM capacity (veh/h)	1604				914	1068

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	39	14	16
Volume Left	24	0	2
Volume Right	0	3	14
cSH	1604	1700	1046
Volume to Capacity	0.01	0.01	0.02
Queue Length 95th (ft)	1	0	1
Control Delay (s)	4.5	0.0	8.5
Lane LOS	A		A
Approach Delay (s)	4.5	0.0	8.5
Approach LOS			A

Intersection Summary			
Average Delay	4.5		
Intersection Capacity Utilization	18.6%	ICU Level of Service	A
Analysis Period (min)	15		

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Lloyd Plyler Construction LLP
PO Box 2406
Sherman, TX 75091

Manhard Engineering
12225 Greenville Ave, STE. 1000
Dallas, TX 75243

Terrin Bertholf
B & H Development LLC
118 W. Chestnut
Denison, TX 75021

Dear Applicants,

The request for a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District and a Zone Change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District located at 2305 and 2615 Graystone Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Sec. 9; Sec. 7(13) & (14) and Sec. 17)*
2. Patio home lots must have a minimum lot area of 4,000 square feet, and a minimum lot width of 40 feet on regular lots and 45 feet on corner lots. A maximum lot width is 50 feet or 55 feet for corner lots. (*Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
7. Side yard setbacks must be uniform for all homes within a given block. (*Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
8. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares.

Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9(e))*

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.

Engineering:

10. Location of proposed drain inlets do not allow for adequate drive approach installation on Lot 6, Block 1; Lot 1, Block 4; Lot 1, Block 5; Lot 25, Block 5.
11. Graystone Drive is required to be improved by developer from a 19' wide section to a 24' wide section as a condition of this development.
12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
13. Detention facility to be privately owned and maintained by HOA.
14. Water main must be extended in accordance with City criteria to serve proposed Lot. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G))*
15. 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))*
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
17. Three Party Agreement required for Public Infrastructure.

Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission. It is the policy of the Planning and Zoning Commission and the Board of Adjustments not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

B&H Development
Attn: Terrin Bertholf
1711 N. Lockhart St.
Sherman, TX 75092

Manhard Consulting
Attn: Sean Compton
640 Taylor St., Ste. 1200
Fort Worth, TX 76102

Dear Applicants,

The request for approval of the Preliminary Plat of Evergreen Parks Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The plat is dependent on the approval of the Specific Use Permit to allow patio homes.
2. Graystone Drive is required to be improved by developer from a 19' wide section to a 24' wide section as a condition of this development.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
5. Minimum lot width for Patio Homes is 40 feet at property line. Variance required for all lots not meeting 40 feet. *Code of Ordinances Chapter 14, Sec. 8.9*
6. Dedicate a 15'x15' Right of Way corner clip on all street intersecting corner lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Modify 10' Utility Easement on all corner lots to parallel new right of way created by corner clip.
9. Knuckles required at intersections of Roads A & D and Roads D & E. *Code of Ordinances Chapter 3.02.002(c)(37)*
10. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
11. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Civil plans to reflect approved street names. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*

12. Dedicate a 20' Utility Easement along north property line, aligning with 20' Utility Easement filed in Volume 14, Page. 10, Plat Records, Grayson County, Texas. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
13. Lot 20, Block 3 does not meet minimum width for corner lots. Correct appropriately.
14. Lot 1, Block 5 does not have sufficient space for driveway.
15. Dedicate appropriate easement over existing Overhead Electric lines. Coordinate with electric company for preferred easement width.
16. 10' Water Easement between Lot 11, Block 2 and Lot 1, Block 3 shall extend to property line.
17. 10' Utility Easement between Lot 12, Block 1 and Lot 1, Block 2 to be a 15' Sanitary Sewer Easement.
18. All HOA lots must be assigned a Lot and Block number and be shown on plat as being privately owned and maintained.
19. Coordinate with City of Sherman Engineering Department for right-of-way dedication along Graystone Road.
20. Ownership and Maintenance information of privately owned detention facility to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
21. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
22. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
23. 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.*
24. Three Party Agreement required for Public Infrastructure.

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 **12.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

3100-3500 BLOCKS DRIPPING SPRINGS ROAD

The request of Suzzane M. Shipp (Owner), James Haddock, Strand Planning and Landscape Architecture (Representative), Justin Christ, S2 Land Development (Developer) and Pierce-Murry Land Solutions (Surveyor) concerning the property located in the 3100-3500 Blocks Dripping Springs Road, being 24.25 acres in the Eustacia Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract 503, as follows:

Planning and Zoning Commission

A. Preliminary Plat approval of Sweetwater Springs Phase 3.
B. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in a R-1 (One-Family Residential) District.
C. Zone Change approval under Ordinance No. 2280, Section 12, from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.

Background:

The property is located in the 3100-3500 Blocks Dripping Springs Road between Marshall Street and Dripping Springs Road. The owner is requesting to plat the property into 127 lots for residential development; a Specific Use Permit for Patio Homes ; and a Zone Change from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.

The following has been approved for 2305 Graystone Drive:

- November 16, 2021 - Zone Change approval under Ordinance No. 2280, Section 12, from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.
- November 16, 2021 - Specific Use Permit to allow (235) patio homes in an R-1 (One-Family Residential) District. Being Lots 15-28, Block B, Lots 16-40, Block C, Lots 1-18, Block D, Lots 1-18, Block E, Lots 1-18, Block F, Lots 1-9, Block G, Lots 1-58, Block H, Lots 1-9, Block J and Lots 1-66, Block K of the proposed Replat of Sweetwater Springs, Phase 2, a Replat of Lot 15, Block B, Lot 16, Block C, Sweetwater Springs Subdivision, Block 7, Hilltop Estates, Lots 6-9,

Block 1, Lots 2-5, Block 6, Midway Estates Addition, Lots 2-9, Block 1, Lots 2-9, Block 3, Lot 1, Block 2 and Lot 1, Block 4, Hilltop 2 Estates, Phase 1

Adjacent Zoning:

R-1 (One-Family Residential) District
MH (Manufactured Housing) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Suzzane M. Shipp (Owner)
James Haddock, Strand Planning and Landscape Architecture (Representative)
Justin Christ, S2 Land Development (Developer)
Pierce-Murry Land Solutions (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

32

Objections Received:

0

Development Review Meeting:

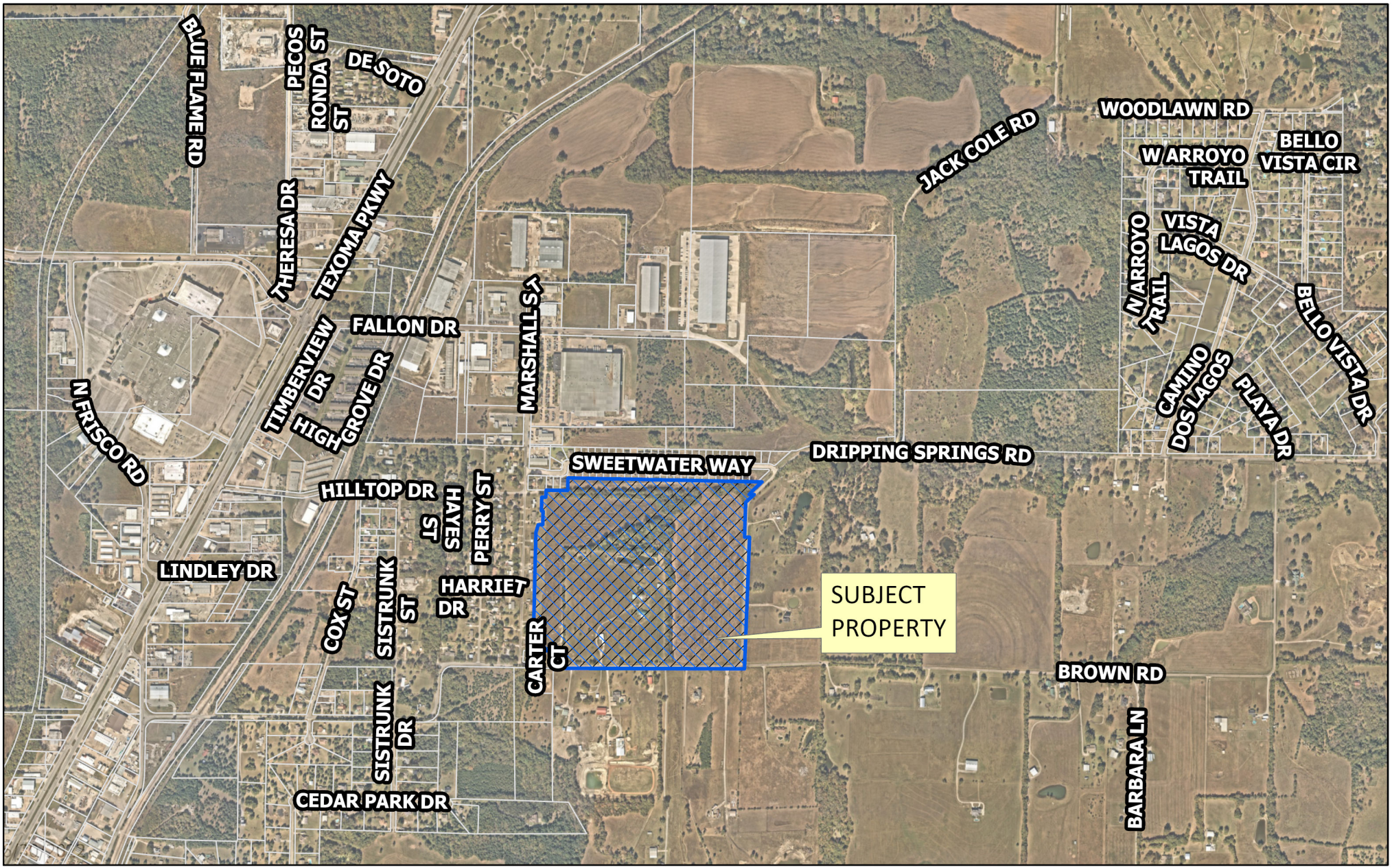
Yes

Staff Recommendation:

Staff has recommended to the developer to provide a Traffic Impact Analysis (TIA) before submitting the development application to better understand the impact of this development on the roadway network. Staff recommends considering approval following the submittal of the TIA.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey/Legal Description
Preliminary Plat
Legal Description
Site Plan
Staff Review Letter
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

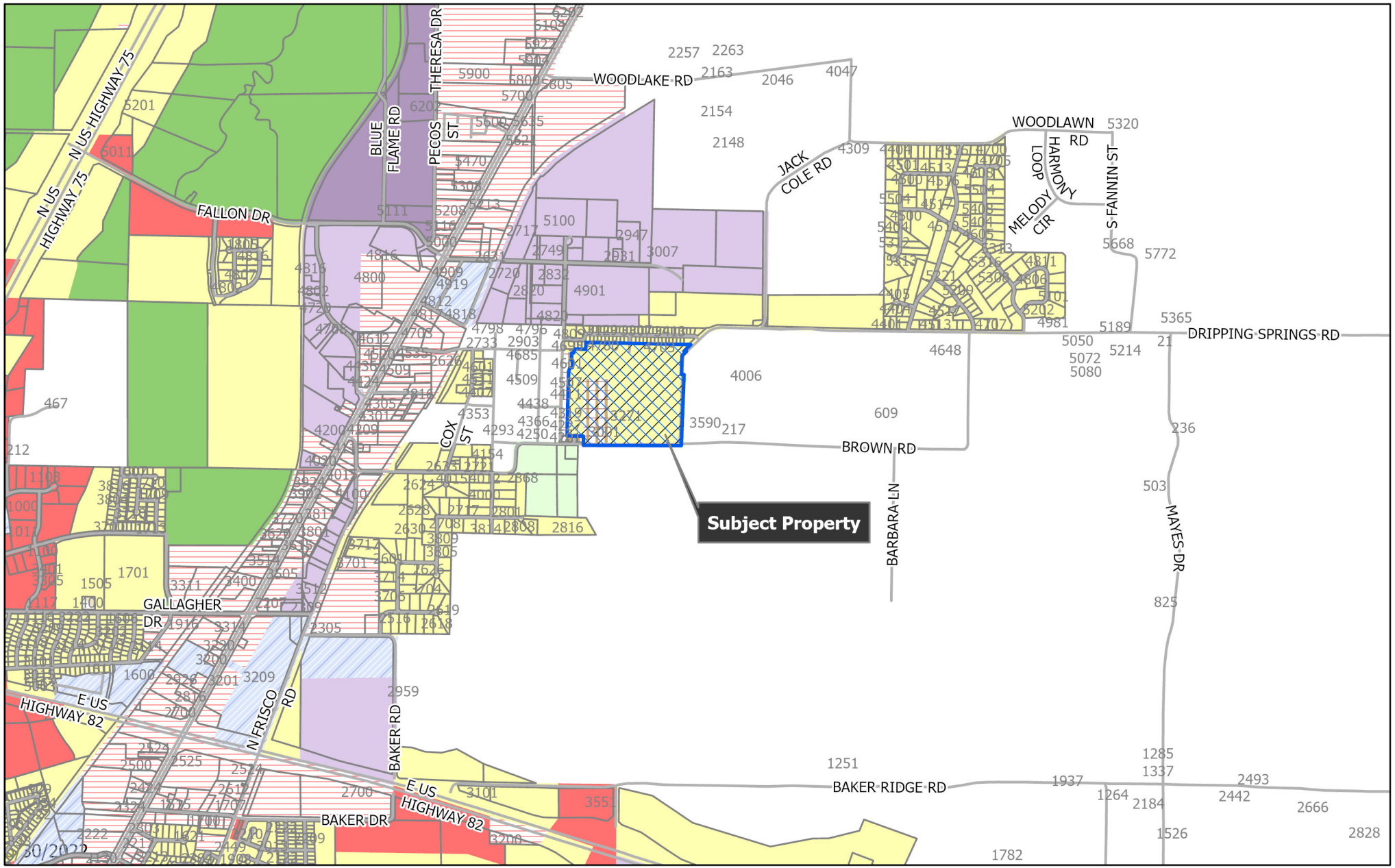
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(3100-3500 Dripping Springs Rd)

N
W E
S

Date: 6/30/2022 11:58 AM

Scale: 1:13,642



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(3100-3500 Dripping Springs Rd)

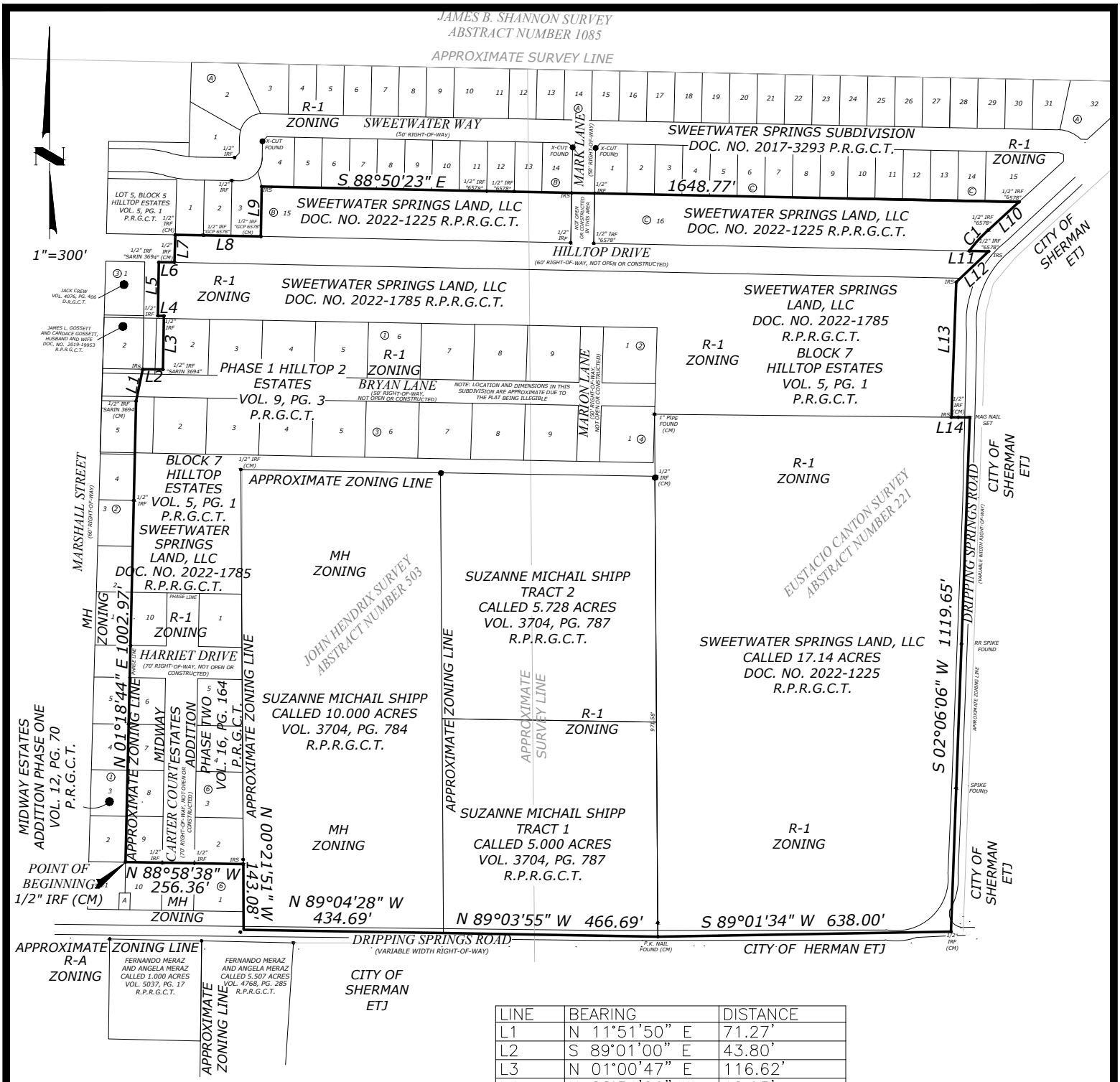
N E S

Scale: 1:25,186

Date: 6/30/2022 11:58 AM

3100-3500 DRIPPING SPRINGS RD.





LINE	BEARING	DISTANCE
L1	N 11°51'50" E	71.27'
L2	S 89°01'00" E	43.80'
L3	N 01°00'47" E	116.62'
L4	N 88°54'26" W	12.95'
L5	N 00°57'16" E	116.60'
L6	S 89°30'25" E	33.82'
L7	N 01°50'45" E	60.10'
L8	S 88°50'23" E	186.34'
L9	N 00°55'41" E	108.64'
L10	S 47°32'21" W	90.42'
L11	S 88°50'23" E	42.09'
L12	S 46°18'17" W	97.38'
L13	S 02°05'07" W	294.13'
L14	S 89°24'56" E	40.01'

ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE DETAILED CITY OF SHERMAN INTERACTIVE MAP, HTTPS://CITYOFSHERMAN.MAPS.ARCGIS.COM.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

STATE OF TEXAS
REGISTERED
TERENCE A MURRAY
6059
PROFESSIONAL
LAND SURVEYOR

PIERCE-MURRAY LAND SOLUTIONS
Engineering Surveying

PIERCE-MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437

AN EXHIBIT SHOWING A

64.890 ACRE TRACT

SITUATED IN
THE EUSTACIO CANTON SURVEY, ABSTRACT NUMBER 221
AND THE JOHN HENDRIX SURVEY, ABSTRACT NUMBER 503,
GRAYSON COUNTY, TEXAS

DRAWN BY: TAM CHECKED BY: CDP DATE: 06-15-2022 JOB NO. 2109-088 TBPELS NO. 10194437 FILE: 2109-088 ZONE2

64.890 ACRE PROPERTY DESCRIPTION

BEING a tract of land situated in the Eustacio Canton Survey, Abstract Number 221 and the John Hendrix Survey, Abstract Number 503, both of the City of Sherman, Grayson County, Texas and being all of those certain tracts of land (Tract 1 and Tract 2) described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1225, Real Property Records, Grayson County, Texas and all of that certain called 23.058 acre gross tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1785, Real Property Records, Grayson County, Texas and all of that certain called 10.000 acre tract of land described indeed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 784, Real Property Records, Grayson County, Texas and all of those certain tracts of land (Tract 1 and Tract 2) described in deed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 787, Real Property Records, Grayson County, Texas and all or portions of the following streets (Dripping Springs Road, Hilltop Drive, Bryan Lane, Mark Lane, Marion Lane, Harriet Drive and Carter Court), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of Midway Estates Addition Phase 2, as recorded in Volume 16, Page 164, Plat Records, Grayson County, Texas, also being the northeast corner of Lot 1, the southeast corner of Lot 2 and the northwest corner of Lot 10, of Block 1, Midway Estates Addition, Phase One, as recorded in Volume 12, Page 70, Plat Records, Grayson County, Texas;

THENCE N 01°18’44”E, a distance of 1002.97 feet along the east line of said Midway Estates Addition Phase 1 to a 1/2 inch iron rod with cap stamped “Sarin 3694” found at the northeast corner of Lot 5, Block 2, said Midway Estates Addition Phase 1;

THENCE N 11°51’50”E, a distance of 71.27 feet to a 1/2 inch iron rod with cap stamped “Pierce Murray” set for the southeast corner of Lot 2, Block 3, said Midway Estates Addition Phase 1 and being in the south line of that certain tract of land described in deed to James L. Gossett and Candace Gossett, Husband and Wife, as recorded in Document Number 2019-19953, Real Property Records, Grayson County, Texas;

THENCE S 89°01’00”E, a distance of 43.80 feet continuing along said south line to a 1/2 iron rod with cap stamped “Sarin 3694” found for the southeast corner of said Gossett tract;

THENCE N 01°00’47”E, a distance of 116.62 feet along the east line of said Gossett tract to a 1/2 inch iron rod found to the northeast corner of said Gossett tract;

THENCE N 88°54’26”W, a distance of 12.95 feet along the north line of said Gossett tract to a 1/2 inch iron rod found for the southeast corner of that certain tract of land described in deed to Jack Crew, as recorded in Volume 4076, Page 406, Deed Records, Grayson County, Texas;

THENCE N 00°57’16”E, a distance of 116.60 feet along the east line of said Crew tract to a 1/2 inch iron rod with cap stamped “Sarin 3694” found in the south Right-of-Way line of Hilltop Drive (a 60’ Right-of-Way, not open or constructed), and being the northeast corner of said Crew tract;

THENCE S 89°30’25”E, a distance of 33.82 feet continuing along said south Right-of-Way line to a 1/2 inch iron rod found;

THENCE N 01°50’45”E, a distance of 60.10 feet across said Hilltop Drive to a 1/2 inch iron rod found in the north Right-of-Way line of said Hilltop Drive and being the southwest corner of Sweetwater Springs Subdivision, as recorded in Document Number 2017-3293, Plat Records, Grayson County, Texas;

THENCE S 88°50’23”E, a distance of 186.34 feet along the south line of said Sweetwater Springs Subdivision to a 1/2 iron rod with cap stamped “GCP 6578” found for the southwest corner of Lot 15, Block B, said Sweetwater Springs Subdivision;

THENCE N 00°55’41”E, a distance of 108.64 feet along the west line of said Lot 15 to a 1/2 inch iron rod with cap stamped “Pierce Murray” set for the northwest corner of said Lot 15;

THENCE S 88°50’23”E, a distance of 1648.77 feet along the north line of said Lot 15, crossing said Mark Lane and then along the north line of Lot 16, Block C, said Sweetwater Springs Subdivision to a 1/2 inch iron rod with cap stamped “6578” found for the northeast corner of said Lot 16 and being in the existing west Right-of-Way line of Dripping Springs Road (a variable width public Right-of-Way);

THENCE S 47°32’21”W, a distance of 90.42 feet along the common line of the east line of said Lot 16 and said west Right-of-Way line to a 1/2 inch iron rod with cap stamped “6578” found at the beginning of a curve to the left;

THENCE continuing along said with said common line an arc distance of 61.67 feet, through a central angle of 12°26’40”., having a radius of 283.94 feet and a long chord of which bears S 42°26’10”W, 61.55 feet to a 1/2 inch iron rod with cap stamped “6578” found in the north line of said Hilltop Drive;

THENCE S 88°50’23”E, a distance of 42.09 feet along the north line of said Hilltop Drive to a 1/2 inch iron rod with cap stamped “Pierce Murray” set, being in the existing west Right-of-Way line of said Dripping Springs Road;

THENCE S 46°18’17”W, a distance of 97.38 feet along said existing west Right-of-Way line to a 1/2 inch iron rod with cap stamped “Pierce Murray” set;

THENCE S 02°05’07”W, a distance of 294.13 feet continuing along said existing west Right-of-Way line to the north line of the aforementioned Tract 1, a called 17.14 acre tract described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1225, Real Property Records, Grayson County, Texas;

THENCE S 89°24’56”E, a distance of 40.01 feet along the north line of said called 17.14 acre tract to a Mag Nail set in said Dripping Springs Road and being the northeast corner of said called 17.14 acre tract;

THENCE S 02°06’06”W, a distance of 1119.65 feet in and along said Dripping Springs Road and along the east line of said called 17.14 acre tract to a 1/2 inch iron rod found at a ninety degree turn in said Dripping Springs Road;

THENCE S 89°01’34”W, a distance of 638.00 feet in and along said Dripping Springs Road and along the south line of said called 17.14 acre tract to a P.K. Nail found, being the southwest corner of said called 17.14 acre tract and being the southeast corner of the aforementioned Tract 1, a called 5.000 acre tract of land described in deed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 787, Real Property Records, Grayson County, Texas;

THENCE N 89°03’55”W, a distance of 466.69 feet in and along said Dripping Springs Road and along the south line of said called 5.000 acre tract to a point, being the southwest corner of said called 5.000 acre tract and the southeast corner of the aforementioned 10.000 Shipp tract;

THENCE N 89°04’28”W, a distance of 434.69 feet in and along said Dripping Springs Road and along the south line of said called 10.000 acre tract to a point, being the southwest corner of said called 10.000 acre tract;

THENCE N 00°21’51”W, a distance of 143.08 feet to a 1/2 inch iron rod with cap stamped “Pierce Murray” set at the southeast corner of Lot 2, of the aforementioned Midway Estates Addition, Phase Two;

THENCE N 88°58’38”W, a distance of 256.36 feet along the south line of said Midway Estates Addition, Phase Two, returning to the Point of Beginning and containing 2,826,593 square feet or 64.890 acres of land, more or less.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.96'	1000.00'	1.66°	N89° 31' 03"W	28.96'
C2	55.82'	35.50'	90.08°	N44° 41' 43"E	50.24'
C3	34.63'	1260.00'	1.57°	N89° 28' 30"W	34.63'
C4	55.76'	35.50'	90.00°	S43° 41' 16"E	50.20'
C5	21.12'	325.00'	3.72°	S1° 30' 53"W	21.12'
C6	30.63'	664.14'	2.64°	S4° 30' 16"W	30.63'

0 60' 120'

24.234 ACRE PHASE 3 PROPERTY DESCRIPTION

BEING a tract of land situated in the Eustacio Canton Survey, Abstract Number 221 and the John Hendrix Survey, Abstract Number 503, both of the City of Sherman, Grayson County, Texas and being a portion of that certain called 10.000 acre tract of land described indeed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 784, Real Property Records, Grayson County, Texas and all of those certain tracts of land (Tract 1 and Tract 2) described in deed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 787, Real Property Records, Grayson County, Texas, and a portion of that certain called 17.14 acre tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022– 1225, Real Property Records, Grayson County, Texas and a portion of that certain called 17.848 acre net tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022–1785, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a P. K. Nail found in the approximate centerline of Dripping Springs Road (a variable width Right–of–Way) being the southeast corner of said Shipp Tract 1 and also being the southwest corner of said called 17.14 acre tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022–1225, Real Property Records, Grayson County, Texas;

THENCE N 89°01'37"W, a distance of 903.17 feet in and along said Dripping Springs Road and with the south line of said Shipp Tract 1 and then with the south line of said Shipp 10.000 acre tract;

THENCE N 02°09'53"E, a distance of 40.01 feet to the southeast corner of Lot 1, Block 6, Midway Estates Addition, Phase 1, as recorded in Volume 12, Page 70, Plat Records, Grayson County, Texas;

THENCE N 00°21'17"W, a distance of 102.40 feet along the east line of said Lot 1 to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE N 01°18'44"E, a distance of 633.09 feet;

THENCE S 89°38'09"W, a distance of 105.77 feet;

THENCE N 07°41'49"E, a distance of 39.26 feet to the beginning of a curve to the left;

THENCE with said curve, an arc distance of 30.63 feet, through a central angle of 2°38'33", having a radius of 664.14 feet and a long chord of which bears N 04°30'16"E, 30.63 feet;

THENCE N 01°18'44"E, a distance of 75.47 feet; THENCE N 01°18'44"E, a distance of

164.17 feet; THENCE N 86°35'37"E, a distance of 192.90 feet; THENCE S 88°50'23"E, a

distance 917.26 feet; THENCE S 03°22'36"W, a distance of 8.17 feet; THENCE S

01°30'53"W, a distance of 21.12 feet;

THENC S 00°20'50"E, a distance of 150.56 feet; THENCE N 44°22'34"W, a distance of

21.58 feet; THENCE S 89°39'10"W, a distance of 90.00 feet;

THENCE S 00°21'06"E, a distance of 926.44 feet returning to the approximate centerline of the aforementioned Dripping Springs Road and being in the south line of the aforementioned called 17.14 acre Sweetwater Springs Land tract;

THENCE S 89°01'34"W, a distance of 29.81 feet in and along said Dripping Springs Road and with said south line to the Point of Beginning and containing 1,055,641 square feet or 24.234 acres of land, more or less.

NOTES

1. TOTAL RESIDENTIAL LOTS – 127
2. ALL PROPOSED INTERIOR STREETS – 50' R.O.W. AND 31' B–B
3. 30' OF R.O.W. DEDICATED FROM CENTERLINE OF DRIPPING SPRINGS ROAD TOWARDS PROPERTY.
4. TIA REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

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

CHAIRMAN, CITY OF SHERMAN PLANNING AND ZONING COMMISSION

DATE

A PRELIMINARY PLAT OF

LOTS 20–29, LOTS 1X–2X, BLOCK H; LOTS 26–49, BLOCK L; LOTS 15–45, LOT 1X, BLOCK M; LOTS 1–26, BLOCK N; LOTS 1–18, BLOCK O; LOTS 1–18, BLOCK P

SWEETWATER SPRINGS, PHASE 3

ZONED R–1 (ONE FAMILY RESIDENTIAL)
24.23 ACRES
SITUATED IN THE
JOHN HENDRIX SURVEY, ABSTRACT NO. 503
AND THE EUSTACIO CANTON SURVEY, ABSTRACT NUMBER 211
LOCATED IN CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
SUZZANE MICHAL SHIPP
3001 DRIPPING SPRINGS ROAD
SHERMAN, TEXAS 75090

DEVELOPER:
S2 LAND DEVELOPMENT
JUSTIN CHRIST
10003 TECHNOLOGY BLVD.
DALLAS, TEXAS 75220

STRAND
10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO: F-1629

DATE: 7/5/2022

24.234 ACRE PHASE 3 PROPERTY DESCRIPTION

BEING a tract of land situated in the Eustacio Canton Survey, Abstract Number 221 and the John Hendrix Survey, Abstract Number 503, both of the City of Sherman, Grayson County, Texas and being a portion of that certain called 10.000 acre tract of land described indeed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 784, Real Property Records, Grayson County, Texas and all of those certain tracts of land (Tract 1 and Tract 2) described in deed to Suzanne Michail Shipp, as recorded in Volume 3704, Page 787, Real Property Records, Grayson County, Texas, and a portion of that certain called 17.14 acre tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1225, Real Property Records, Grayson County, Texas and a portion of that certain called 17.848 acre net tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1785, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a P. K. Nail found in the approximate centerline of Dripping Springs Road (a variable width Right-of-Way) being the southeast corner of said Shipp Tract 1 and also being the southwest corner of said called 17.14 acre tract of land described in deed to Sweetwater Springs Land, LLC, as recorded in Document Number 2022-1225, Real Property Records, Grayson County, Texas;

THENCE N 89°01’37”W, a distance of 903.17 feet in and along said Dripping Springs Road and with the south line of said Shipp Tract 1 and then with the south line of said Shipp 10.000 acre tract;

THENCE N 02°09’53”E, a distance of 40.01 feet to the southeast corner of Lot 1, Block 6, Midway Estates Addition, Phase 1, as recorded in Volume 12, Page 70, Plat Records, Grayson County, Texas;

THENCE N 00°21’17”W, a distance of 102.40 feet along the east line of said Lot 1 to a 1/2 inch iron rod with cap stamped “Pierce Murray” set;

THENCE N 01°18’44”E, a distance of 633.09 feet;

THENCE S 89°38’09”W, a distance of 105.77 feet;

THENCE N 07°41’49”E, a distance of 39.26 feet to the beginning of a curve to the left;

THENCE with said curve, an arc distance of 30.63 feet, through a central angle of 2°38’33”, having a radius of 664.14 feet and a long chord of which bears N 04°30’16”E, 30.63 feet;

THENCE N 01°18’44”E, a distance of 75.47 feet;

THENCE N 01°18’44”E, a distance of 164.17 feet;

THENCE N 86°35’37”E, a distance of 192.90 feet;

THENCE S 88°50’23”E, a distance 917.26 feet;

THENCE S 03°22’36”W, a distance of 8.17 feet;

THENCE S 01°30’53”W, a distance of 21.12 feet;

THENC S 00°20’50”E, a distance of 150.56 feet;

THENCE N 44°22’34”W, a distance of 21.58 feet;

THENCE S 89°39’10”W, a distance of 90.00 feet;

THENCE S 00°21’06”E, a distance of 926.44 feet returning to the approximate centerline of the aforementioned Dripping Springs Road and being in the south line of the aforementioned called 17.14 acre Sweetwater Springs Land tract;

THENCE S 89°01’34”W, a distance of 29.81 feet in and along said Dripping Springs Road and with said south line to the Point of Beginning and containing 1,055,641 square feet or 24.234 acres of land, more or less.



± 64.88 ACRES OF LAND

SWEETWATER SPRINGS

SCHEMATIC PLAN

PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	SUBTOTAL
45' x 105' (TYP)	360

PRELIMINARY OPEN SPACE	
OPEN SPACE AREA	%
+/- 9.01 ACRE	13.89

STRAND

PLANNING AND LANDSCAPE ARCHITECTURE

PLANNER: XI BREEDING,PLA | XBREEDING@STRANDAE.COM | 979-324-8771

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
@2021 STRAND, ALL RIGHTS RESERVED

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

6/20/2022

0 100' 200'

\\files\strand\landscape\s2 - sweetwater springs (2143568)\3.0_planning\3.3_schematic_plan\cad\sweetwater springs_land_plan 6.1.dwg, jack.chatelle, 6/20/2022 12:15 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Suzzane Shipp
3001 Dripping Springs Rd.
Sherman , TX 75090

James Haddock
Strand
10003 Technology Blvd.
Dallas, TX 75220

S2 Land Development
Justin Christ
787 W FM 996
Pottsboro, TX 75076

Pierce-Murray Land Solutions
800 Tallyho Circle
Tyler, TX 75703

Dear Applicants,

The request for a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in a R-1 (One-Family Residential) District and Zone Change approval under Ordinance No. 2280, Section 12, from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District located in the 3100-3500 Blocks Dripping Springs Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Sec. 9; Sec. 7(13) & (14) and Sec. 17)*
2. Patio home lots must have a minimum lot area of 4,000 square feet, and a minimum lot width of 40 feet on regular lots and 45 feet on corner lots. A maximum lot width is 50 feet or 55 feet for corner lots. (*Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
7. Side yard setbacks must be uniform for all homes within a given block. (*Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
8. Concrete trail identified on the site plan must be minimum 8 feet wide. The park on the south side of the proposed development shall connect with sidewalk on the west side of the park and is recommended to connect between lots on the east side of the park to Carnation Drive.
9. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more

lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9(e))*

10. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
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.

Engineering:

12. Traffic Impact Analysis required to be submitted to Engineering Department for review and approval prior to Civil Engineering submittals.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
14. 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))*
15. Water main must be extended in accordance with City criteria to serve proposed Lot. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G))*
16. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity of existing mains and lift stations shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
18. Three Party Agreement required for Public Infrastructure.

Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission. It is the policy of the Planning and Zoning Commission and the Board of Adjustments 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 Billy Hartsfield, Fire Marshal

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Suzanne Michal Shipp
3001 Dripping Springs Road
Sherman, TX 75090

S2 Land Development
Attn: Justin Christ
10003 Technology Blvd.
Dallas, TX 75220

Strand
10003 Technology Blvd. West
Dallas, TX 75220

Dear Applicants,

The request for approval of the Preliminary Plat of Sweetwater Springs Phase 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The plat is dependent on the approval of the Specific Use Permit to allow patio homes.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
4. Plat layout does not meet City standard. Coordinate with Engineering Department for example of required final plat layout. *Code of Ordinances Chapter 10.05, Section 6*
5. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Verify width of right-of-way for Dripping Springs Road and show on drawing and in legal description. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Final plat to show all offsite street names as approved for Sweetwater Springs Phase 2
9. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
10. Minimum lot width for Patio Homes is 40 feet at property line. Variance required for all lots not meeting 40 feet. *Code of Ordinances Chapter 14, Sec. 8.9*

11. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
12. Dedicate a 15'x15' Right of Way corner clip on corner of all street intersecting lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
13. Size of corner clips and radius of cul-de-sacs and knuckles to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. Proposed Landscape Buffer adjacent to Lots 35-45, Block M to be incorporated into HOA lot.
15. HOA lots to be assigned a Lot and Block number and noted as being privately owned and maintained by HOA in General Notes on plat.
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
17. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
18. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity of existing mains and lift stations shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
20. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

*** 527 SOUTH WILLOW STREET AND 909 EAST KING STREET**

The request of Grayson Chin Baptist Church (Owner), Reverend Khen Chum (Representative), J. Volk Consulting (Engineer) and Copley Land Surveying (Surveyor), concerning the property located at 527 South Willow Street and 909 East King Street, being part of the G.B. Pilant survey, Abstract No. 963, and being all of Lots 1, 2, 3 & 4 and a 20' alley in Block 4, W. Elliott's Addition consisting of 0.685 acres, as follows:

Planning and Zoning Commission

Replat of Grayson Chin Baptist Church Addition.

Background:

The property is located at 527 South Willow Street and 909 East King Street between South Maxey and South Hazelwood Streets and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into one lot for commercial development to be used as a church parking lot.

The following has been approved for 527 South Willow:

- August 31, 1959 - Variance to build an attached carport 8' from the rear property line in lieu of required 25'
- January 9, 1966 - Specific Use Permit to allow a church parking lot in an R-1 (One Family Residential) District
- January 9, 1966 - Variance to not require screening device between SUP and residentially zoned property

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Grayson Chin Baptist Church (Owner)
Reverend Khen Chum (Representative)
J. Volk Consulting (Engineer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.
and
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

222

Objections Received:

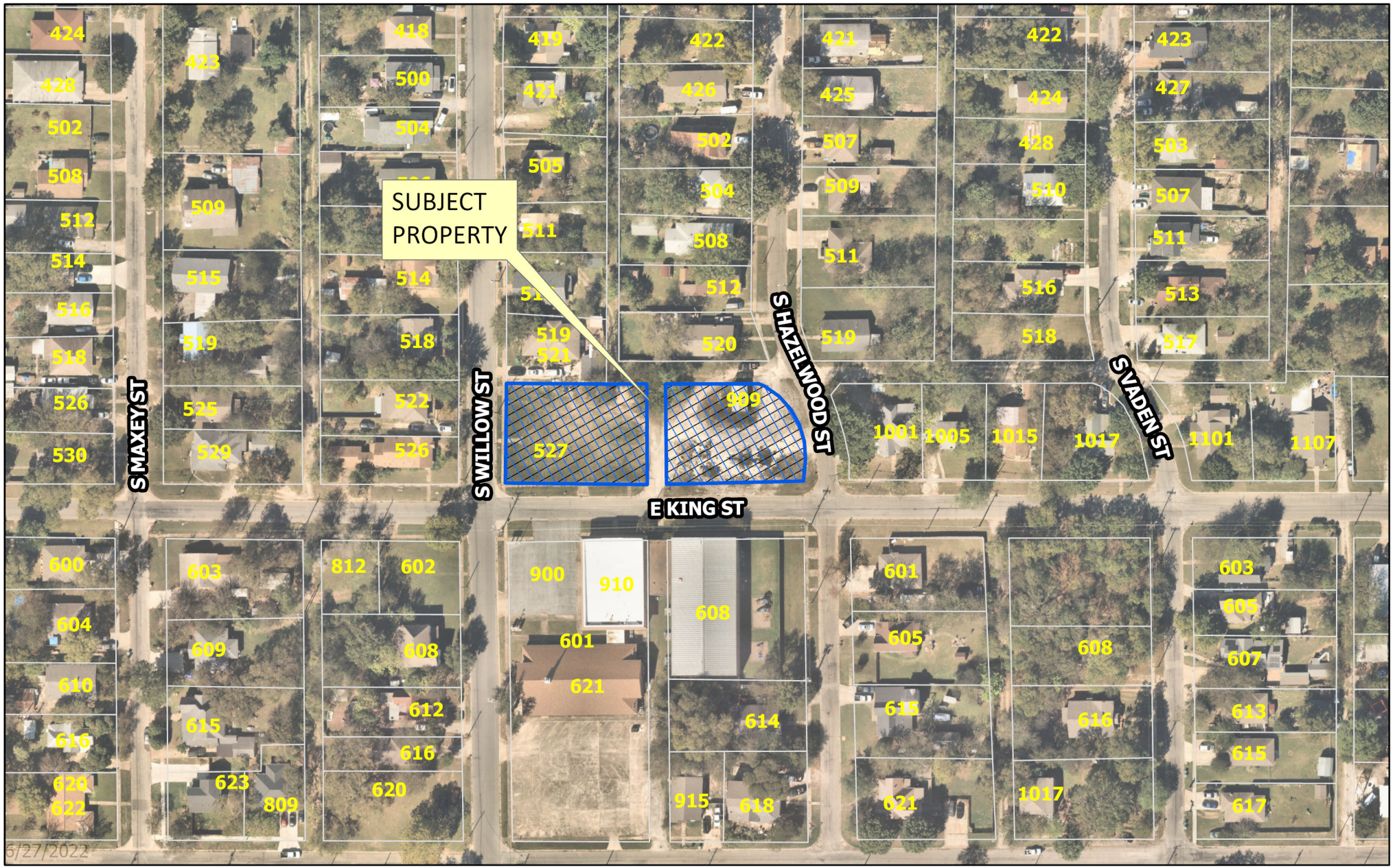
0

Development Review Meeting:

No

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

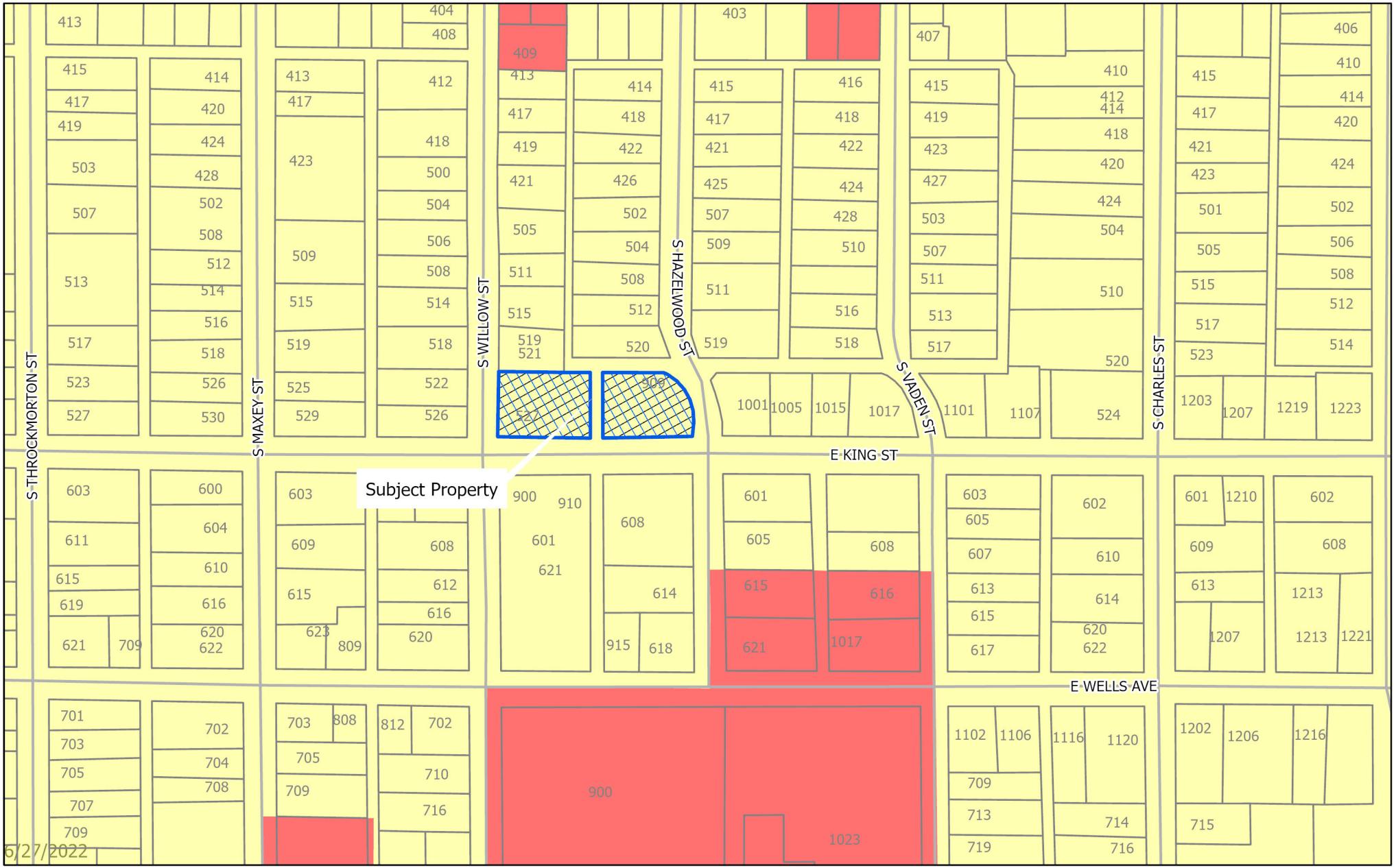
CITY OF SHERMAN

(527 S Willow 909 E King)

N
W E
S

Date: 6/21/2022 2:21 PM

Scale: 1:1,608



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(527 S Willow 909 E King)

N W E S

Scale: 1:2,460

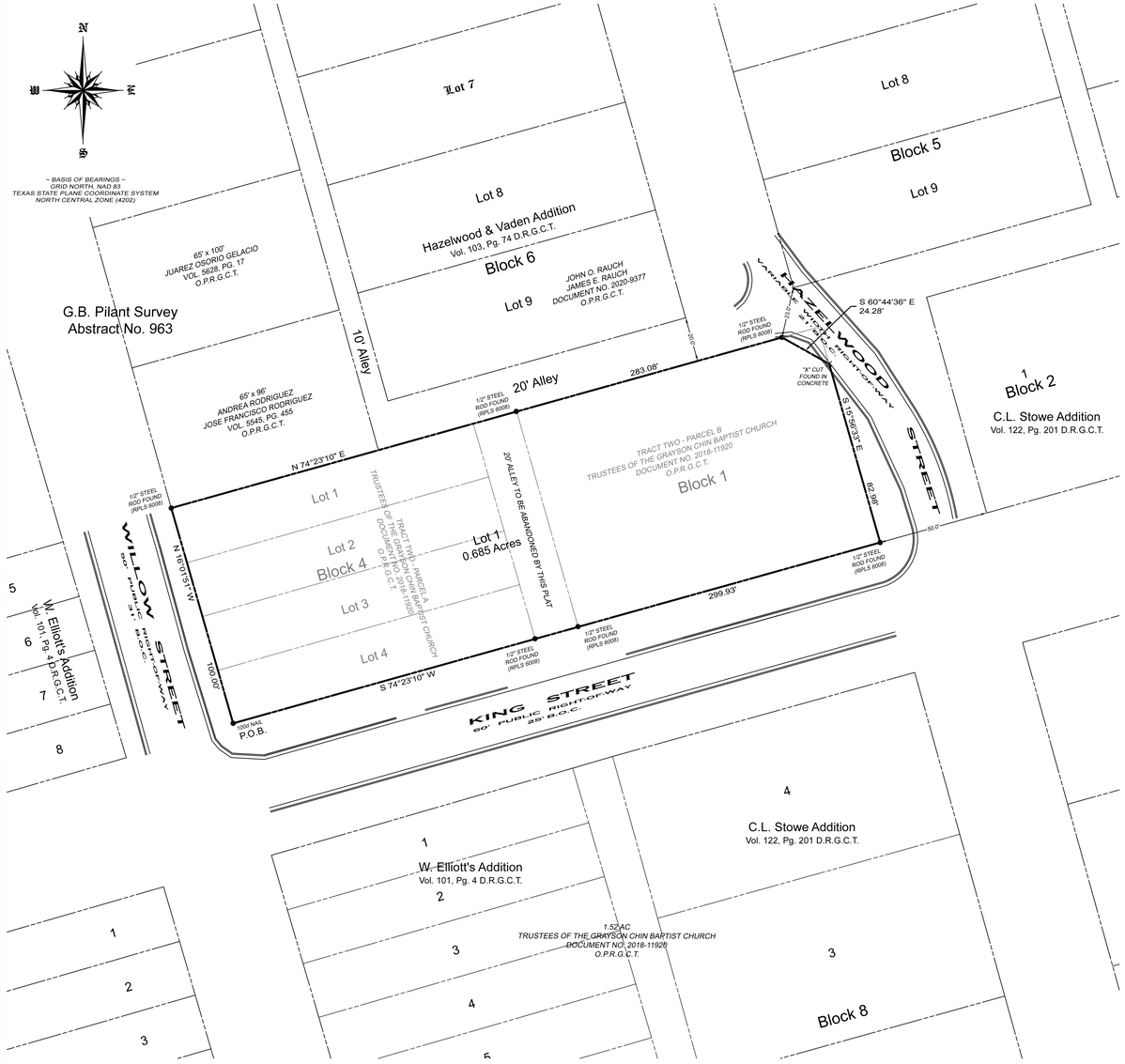
Date: 6/21/2022 2:21 PM

909 E KING



527 S WILLOW


ZONING
REQUESTED
ADDITIONAL
INFORMATION
Jun 29, 2022 at 10:37 AM



0 30 60

SCALE ~ 1" = 30'

Copyright © 2022
Copley Land Surveying, Inc.
All rights reserved.

Vacinity Map



~ 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 abandon an alley and replat 5 Lots and said alley into 1 Lot.

Final Plat of
GRAYSON CHIN BAPTIST CHURCH ADDITION
an addition to the City of Sherman Grayson County, Texas

6/2/2022

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

OWNERS/DEVELOPER
TRUSTEES OF THE GRAYSON CHIN BAPTIST CHURCH
901 N. GRAND AVENUE
SHERMAN, TEXAS 75090

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 G.B. Pilant Survey, Abstract No. 963, and being all of Lots 1, 2, 3 & 4 and a 20' alley in Block 4, W. Elliott's Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 4, Deed Records, Grayson County, Texas and being all of Block 1, C.L. Stowe Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 122, Page 201 of said Deed Records, and being all of Tract Two, Parcel A and B, conveyed to Trustees of the Grayson Chin Baptist Church by deed of record in Document No. 2018-11920, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 100d nail found in the intersection of the north line of King Street and the east line of Willow Street maintaining the southwest corner of said Lot 4, Block 4, W. Elliott's Addition;*

Thence ***North 16°01'51" West****, along the east line of said Willow Street and the west line of said Block 4, W. Elliott's Addition, a distance of* ***100.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6008 maintaining the northwest corner of said Lot 1, Block 4, W. Elliott's Addition and the southwest corner of a 65' x 96' Tract of land conveyed to Andrea Rodriguez and Jose Francisco Rodriguez by deed of record in Volume 5545, Page 455 of said Official Public Records;*

Thence ***North 74°23'10" East****, along the north line of said Lot 1, Block 4, W. Elliott's Addition and the south line of said 65' x 96' Tract, passing the southeast corner of said 65' x 96' Tract and the southwest corner of a 20' Alley of Hazelwood & Vaden Addition, an addition to the City of Sherman as shown by plat of record in Volume 103, Page 74 of said Deed Records, continuing along the south line of said alley and the north line of said Block 4, W. Elliott's Addition, passing a 1/2" steel rod found with a cap marked RPLS 6008, the northeast corner of said 20' alley in Block 4, W. Elliott's Addition and the northwest corner of said Block 1, C.L. Stowe Addition at a distance of 159.****94*** *feet, continuing along the north line of said Block 1, C.L. Stowe Addition, for a total distance of* ***283.08 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6008 in the west line of Hazelwood Street and the north line of said Block 1, C.L. Stowe Addition, maintaining the most northerly northeast corner of said Tract Two – Parcel B;*

Thence ***South 60°44'36" East****, along the corner clip of said Tract Two – Parcel B, a distance of* ***24.12 feet*** *to an "X" cut in concrete found in the east line of said Block 1, C.L. Stowe Addition maintaining the most easterly northeast corner of said Tract Two – Parcel B;*

Thence ***South 15°56'33" East****, along the west line of said Hazelwood Street and the east line of said Block 1, C.L. Stowe Addition, a distance of* ***82.98 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6008 in the intersection of the north line of said King Street and the west line of said Hazelwood Street maintaining the southeast corner of said Block 1, C.L. Stowe Addition;*

Thence ***South 74°23'10" West****, along the north line of said King Street and the south line of Block 1, C.L. Stowe Addition, passing a 1/2" steel rod found with a cap marked RPLS 6008, the southwest corner of said Block 1, C.L. Stowe Addition, and the southeast corner of said 20' alley in said Block 4, W. Elliott's Addition at a distance of 140.03 feet, continuing along the south line of said Block 4, W. Elliott's Addition, passing a 1/2" steel rod found with a cap marked RPLS 6008, the southwest corner of said 20' alley and the southeast corner of said Lot 4, Block 4, W. Elliott's Addition at a distance of 159.98 feet, continuing along the south line of said Lot 4, Block 4, W. Elliott's Addition for a total distance of* ***299.93 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.685 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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2022.

REV. KHEN CHUM

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

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

Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____ day of _____ ,2022.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, 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*

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, TRUSTEES OF THE GRAYSON CHIN BAPTIST CHURCH, 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 CHIN BAPTIST CHURCH, 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 GRAYSON CHIN BAPTIST CHURCH, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: TRUSTEES OF THE GRAYSON CHIN BAPTIST CHURCH

By:_____
REV. KHEN CHIN

Final Plat of
GRAYSON CHIN BAPTIST CHURCH ADDITION
an addition to the City of Sherman Grayson County, Texas

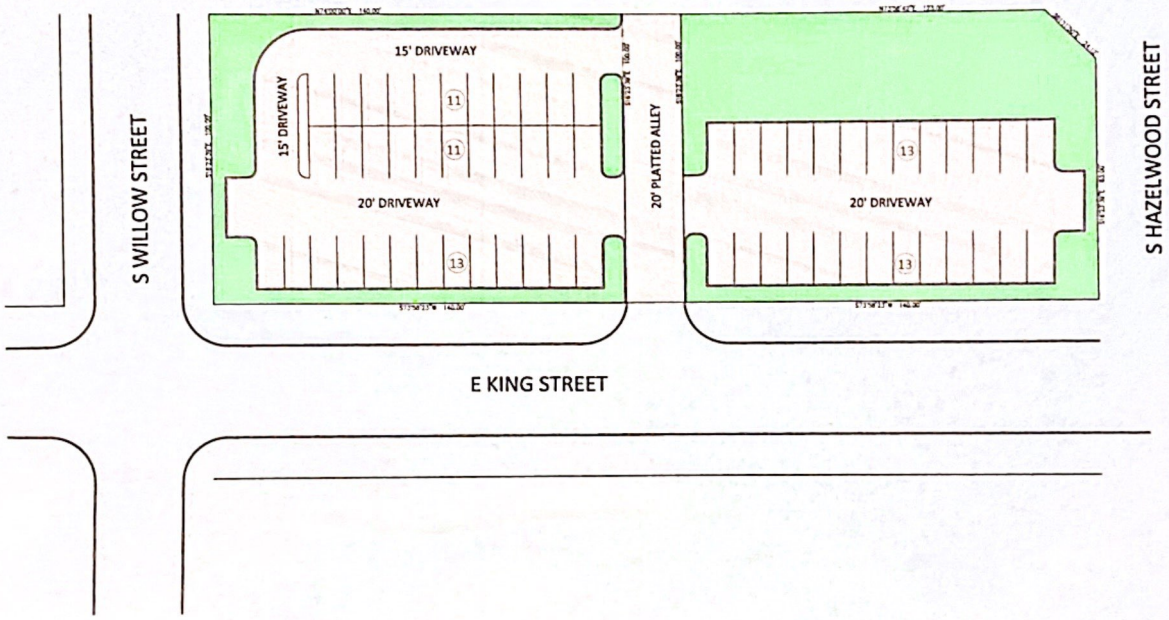
6/2/2022

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

OWNERS/DEVELOPER
TRUSTEES OF THE GRAYSON CHIN BAPTIST CHURCH
901 N. GRAND AVENUE
SHERMAN, TEXAS 75090

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

PARKING IMPROVEMENTS
FOR
GRAYSON CHIN BAPTIST CHURCH



LEGEND

6" CONCRETE PAVEMENT

OPEN SPACE LANDSCAPING AREA

ITEM	QUANTITY (CY)	UNIT PRICE	AMOUNT
6" Reinforced Pavement	[illegible]	$ [illegible]	$ [illegible]
6" Lime Modified Subgrade	[illegible]	$ [illegible]	$ [illegible]
Hydrated Lime	[illegible]	$ [illegible]	$ [illegible]
TOTAL ESTIMATE			$ [illegible]

PRELIMINARY SITE LAYOUT
GRAYSON CHIN BAPTIST CHURCH

IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

N

SCALE 1" = 15'

22 February 2019

Engineer/Surveyor
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK consulting

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Trustees of the Grayson
Chin Baptist Church
901 N. Grand Ave.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Grayson Chin Baptist Church Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Abandonment of platted 20' alley to be approved by City Council and abandonment instrument information to be shown in General Notes of plat prior to filing plat.
3. Change wording in "Purpose" to omit the abandonment of alley from purpose.
4. Vicinity Map is misspelled. Correct appropriately.
5. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Plat name to read "Grayson Chin Baptist Church Addition, being a Replat of…"
7. Right-of-way dedication required along Hazelwood Street. Coordinate with Engineering Department.
8. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Dedicate a 15'x15' Right of Way corner clip on Southwest and Southeast corners of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
10. Modify 10' Utility Easement on Southwest and Southeast corners of proposed Lot 1 to parallel new right of way created by corner clips.
11. Dedicate appropriate easement over existing Overhead Electric lines along eastern boundary of to-be-abandoned alley. Coordinate with electric company for preferred easement width.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

5615 NORTH FM 1417 (HERITAGE PARKWAY)

The request of Gregg Holbrook (Owner), Baylee Kowert (Applicant) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property at 5615 North FM 1417 (Heritage Parkway), being 3.00 acres in the John Goode Survey, Abstract No. 468, 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 Montessori School, Grades 3-12 in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

Background:

The property is located at 5615 North FM 1417 (Heritage Parkway) between Grayson Drive and Plainview Road. The owner is requesting a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Montessori School, Grades 3-12 in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

The applicant will be subleasing space within the Leap of Faith Church and is requesting use as a private school for children gathered primarily for educational purposes with Montessori curriculum. They will be serving children ages 3-12, Monday – Friday, 7:00 am – 6:00 pm through December 2022 for the duration of the lease.

Per the lease agreement, they will have access to a limited portion of the building, which includes:

- Driveway and parking lot – for staff and visitor parking, student drop-off and pick-up.
  - The school will provide written procedures pertaining to traffic flow in order to achieve safe and orderly school related traffic.
- Fenced backyard area – for daily play and outdoor enrichment
- Rooms: 117, 118, 125, 126, 127, 132, 133 and connecting hallways
  - 117 - Eating Area: for snacks and lunch, all food will be provided by students' families
  - 118, Kitchen: not in regular use by school. It may be used for limited refrigerated storage and

culinary / mathematics / science / art related lessons
- 125, Classroom: educational instruction, lessons, and activities for children ages 6- 9, 1 full-time teacher, maximum of 10 students
- 126, Classroom: educational instruction, lessons, and activities for children ages 3-6, 1 full-time teacher, maximum of 10 students
- 127, Classroom: educational instruction, lessons, and activities for children ages 9-12, 1 full-time teacher, maximum of 10 students
- 132 & 133, Restrooms

The following has been approved for this location:

- March 20, 2018 - Specific Use Permit to allow automobile sales and accessories in the existing building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District

Adjacent Zoning:

C-1 (Retail Business) District
O-1.1 (F.M. Highway 1417) Overlay District

Origination:

Gregg Holbrook (Owner)
Baylee Kowert (Applicant)
Helvey-Wagner Surveying, Inc (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

5

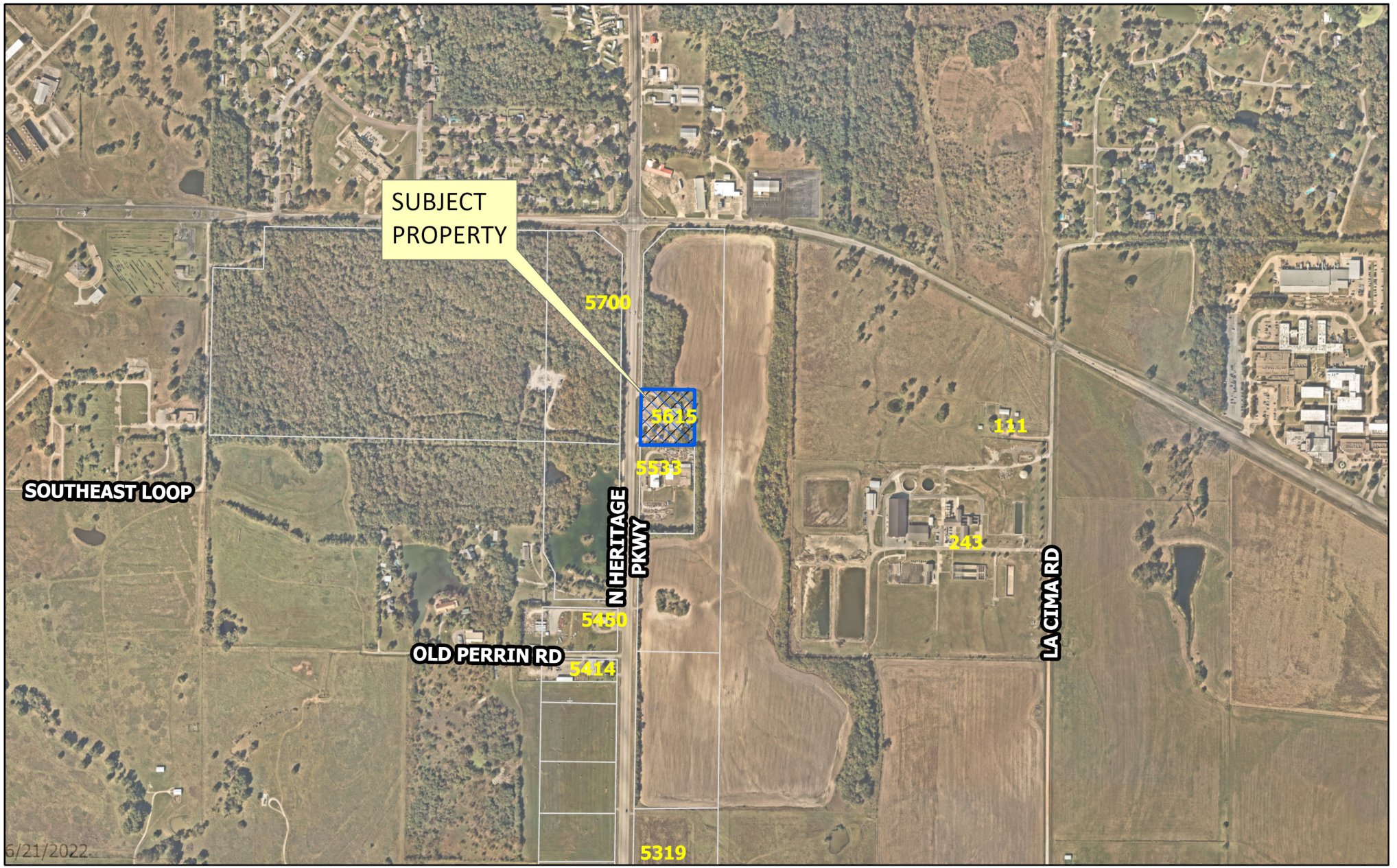
Objections Received:

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Floor Plan
Narrative
Photo
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

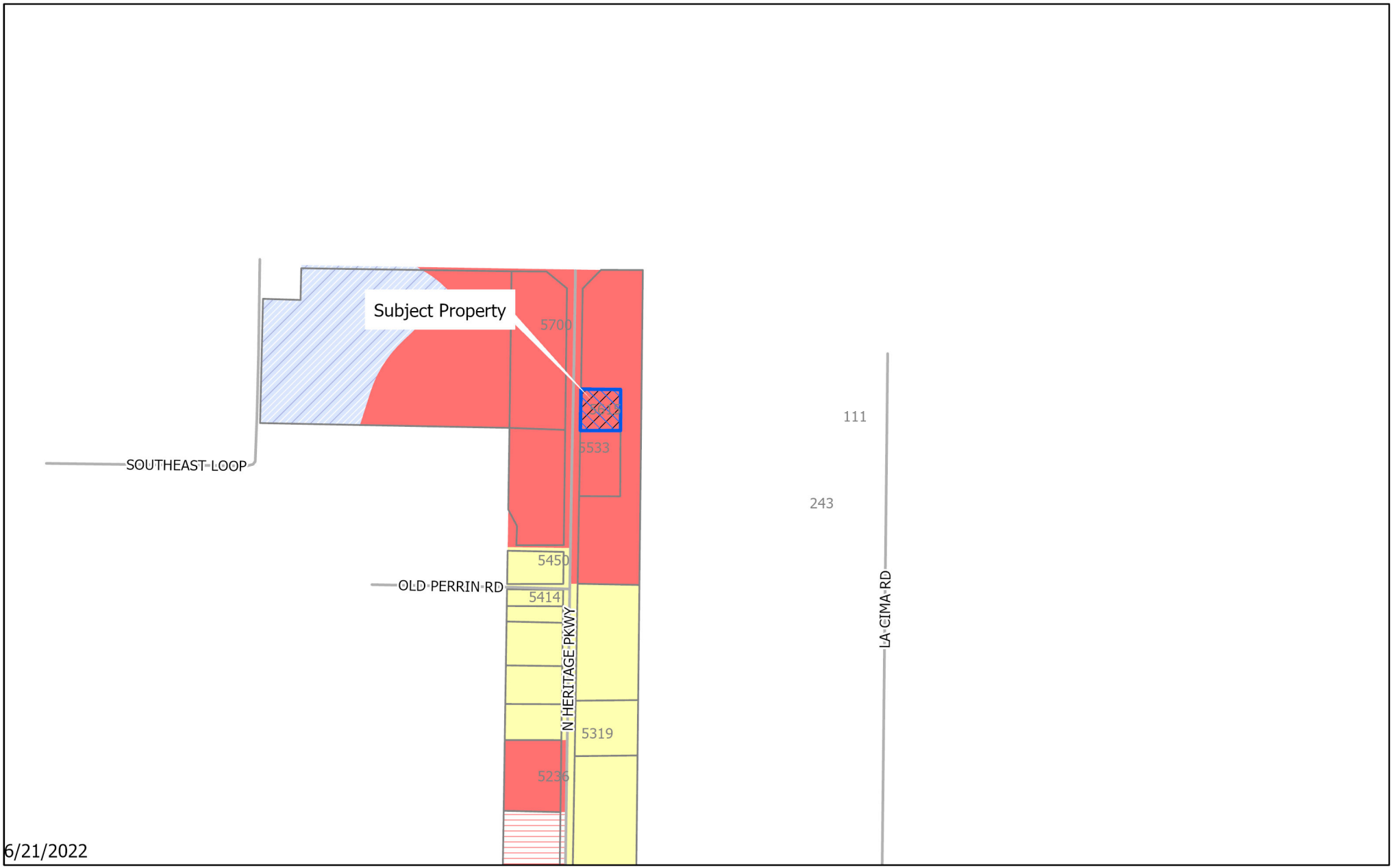
CITY OF SHERMAN

(5615 N FM 1417 Heritage Parkway)

N
W E
S

Date: 6/20/2022 5:01 PM

Scale: 1:9,918



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(5615 N FM 1417 Heritage Parkway)

N E S

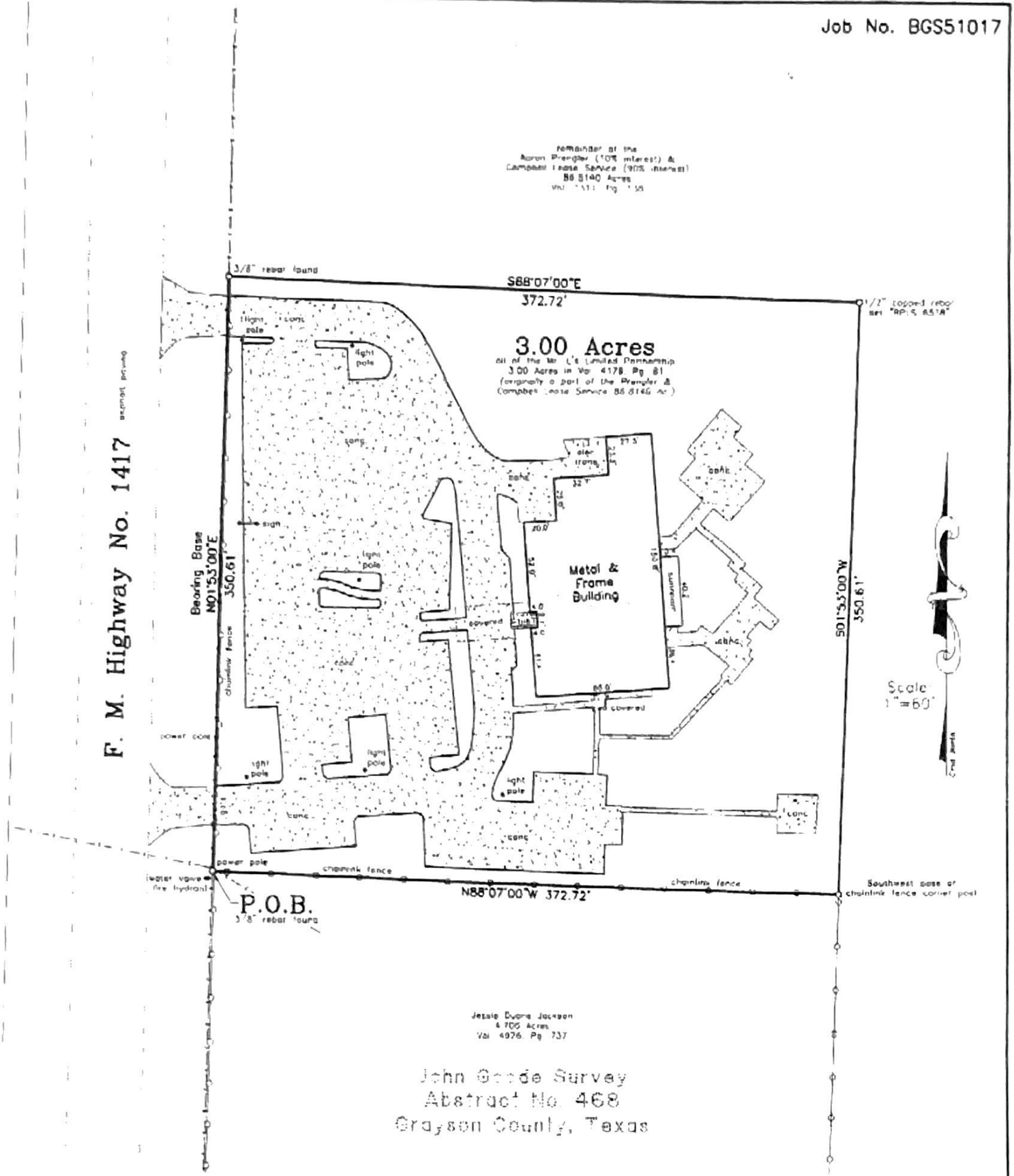
Scale: 1:13,333

Date: 6/20/2022 5:01 PM

5615 N FM 1417



Job No. BGS51017



Owner: Mr. L's Limited Partnership

Buyer: CAM-Grayson Cty 24.883, LLC

Address: 5615 N. F. M. Hwy. 1417
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

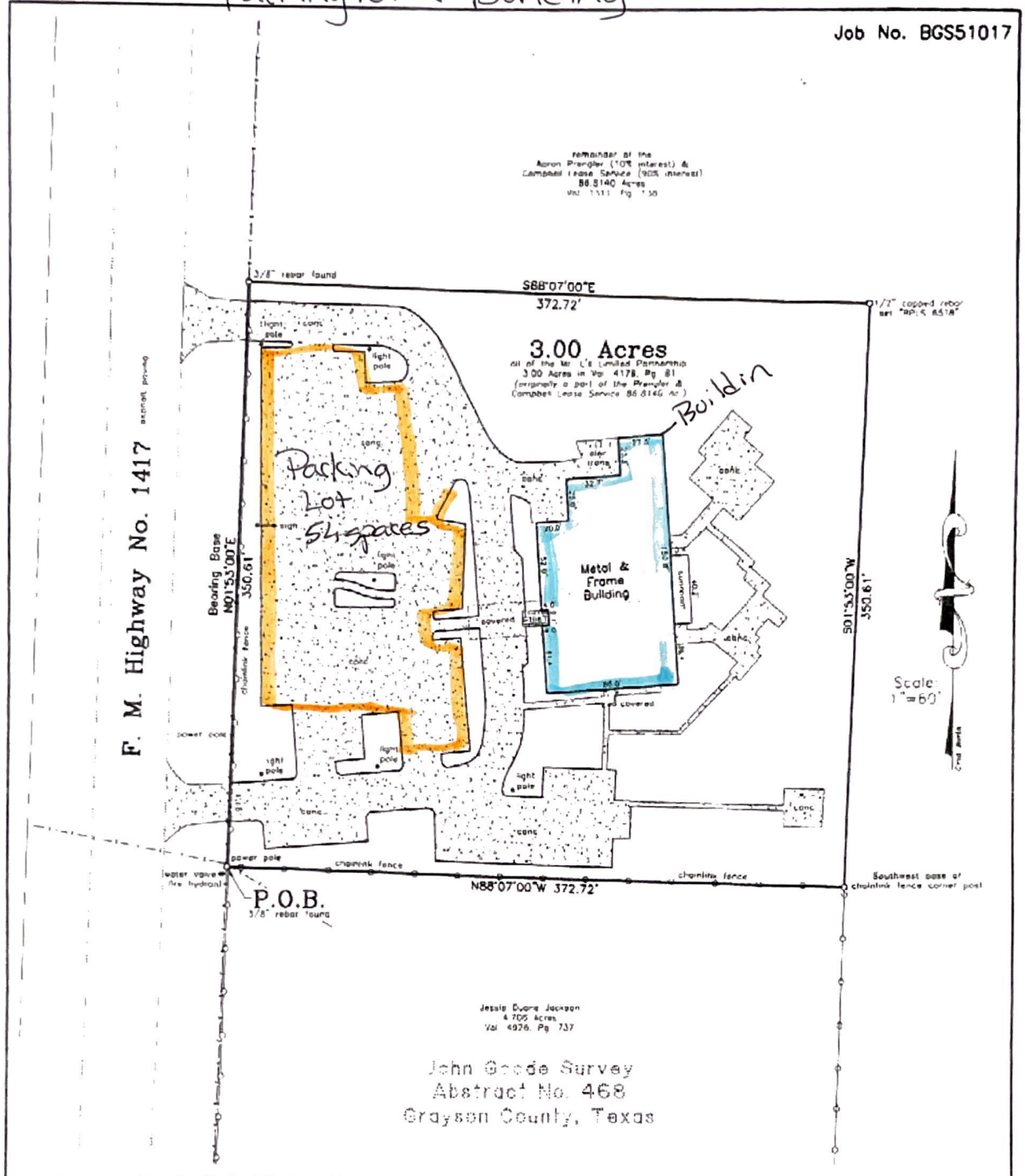
The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0275 F, Revised Date: September 29, 2010.

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: October 3, 2017

Packing lot + Building

Job No. BGS51017



Owner: Mr. L's Limited Partnership

Buyer: CAM-Grayson Cty 24.883, LLC

Address: 5615 N. F. M. Hwy. 1417
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

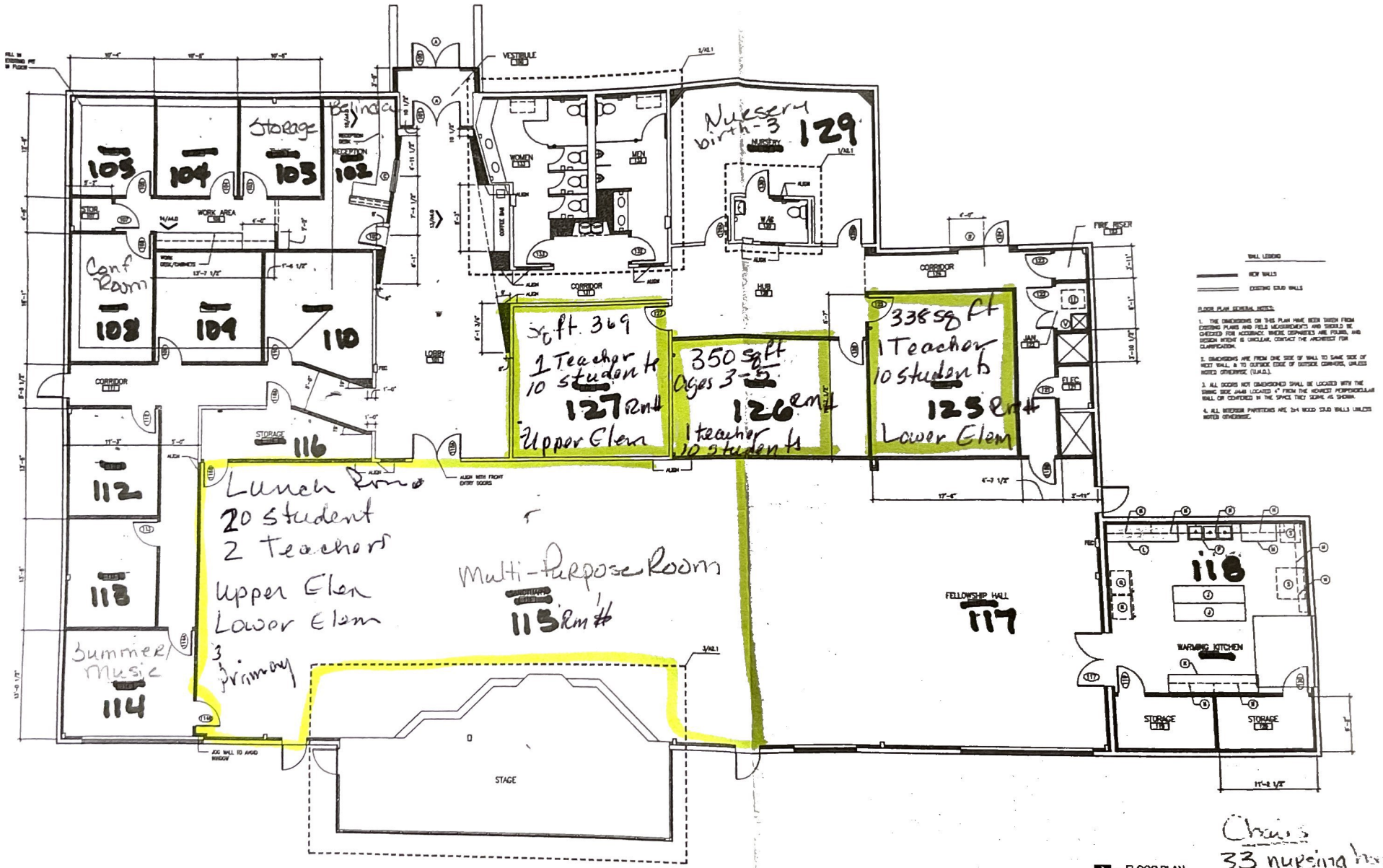
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0275 F, Revised Date: September 29, 2010.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4066
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Kate A. Wagner, R. P. L. S. No. 6578

Copyright Date: October 3, 2017



davidLaca studio

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidlacastudio.com

REGISTERED ARCHITECT
DAVID L. LACA
STATE OF TEXAS
03.07.2019

REVISIONS

Leap of Faith Church

An Adaptive-Reuse Project

5615 North Heritage Parkway, Sherman, Texas

PROJECT NUMBER
1904

DATE
03.07.19

SHEET NUMBER
A2.0

floor plan

June 9, 2022

To: City of Sherman, Development Services Department

From: Baylee Kowert , applicant representative

Re: Specific Use Permit , Project Narrative : 5615 N. FM 1417 , Sherman, TX 75092

As an applicant I am providing information regarding the use of space that we will be sub-leasing at the above referenced address, which also operates as Leap Of Faith Church.

I am requesting use as a private school:
Children gathered primarily for educational purposes with Montessori curriculum
Serving children ages 3-12
Monday – Friday, 7:00 am – 6:00 pm
Through December 2022 for the duration of our lease
Staffed by experienced and trained director and educators
Pursuing licensing by Texas Health and Human Services as childcare center

Per our lease agreement we have access to a limited portion of the building, which includes:

Driveway and parking lot – for staff and visitor parking, student drop-off and pick-up. The school will provide written procedures pertaining to traffic flow in order to achieve safe and orderly school related traffic.

Fenced backyard area – for daily play and outdoor enrichment

Rooms: 117, 118, 125, 126, 127, 132, 133 and connecting hallways

117, Eating Area: for snacks and lunch, all food will be provided by students' families

118, Kitchen: not in regular use by school, may be used for limited refrigerated storage and culinary / mathematics / science / art related lessons

125, Classroom: educational instruction, lessons, and activities for children ages 6- 9, 1 full time teacher, maximum of 10 students

126, Classroom: educational instruction, lessons, and activities for children ages 3-6, 1 full time teacher, maximum of 10 students

127, Classroom: educational instruction, lessons, and activities for children ages 9-12, 1 full time teacher, maximum of 10 students

Note: Montessori philosophy includes multi-age classrooms for peer-to-peer learning

132 & 133, Restrooms



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

G & V Holbrook Family LP
Gregg Holbrook
3667 Georgetown Rd
Pottsboro, TX 75076

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

Baylee Kowert
PO Box 1027
Sherman, TX 75091

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 Montessori School, Grades 3-12 in a C-1 (Retail Business) District located at 5615 N FM 1417 (Heritage Pkwy) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1.1 (F.M. Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.2; Sec. 7(14); Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per every 1.5 employees, a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).*
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
10. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

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:

*** 407 EAST COLLEGE STREET**

The request of Hannah and Daniel Juarez (Owners) and Copley Land Surveying (Surveyor) concerning the property in the 407 East College Street, being 0.161 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat of Juarez Addition.

Background:

The property is located at 407 East College Street between North Branch and North East Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

The following has been approved for this location:

- November 13, 1962 - Variance to allow a gravel driveway in lieu of the required asphalt or concrete in an R-1 (One Family Residential) District. (P&Z Condition: drive approach being to the City of Sherman's Engineering Department's standards and having a 2" base with crushed granite)

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Hannah and Daniel Juarez (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

45

Objections Received:

0

Development Review Meeting:

No

Attachments

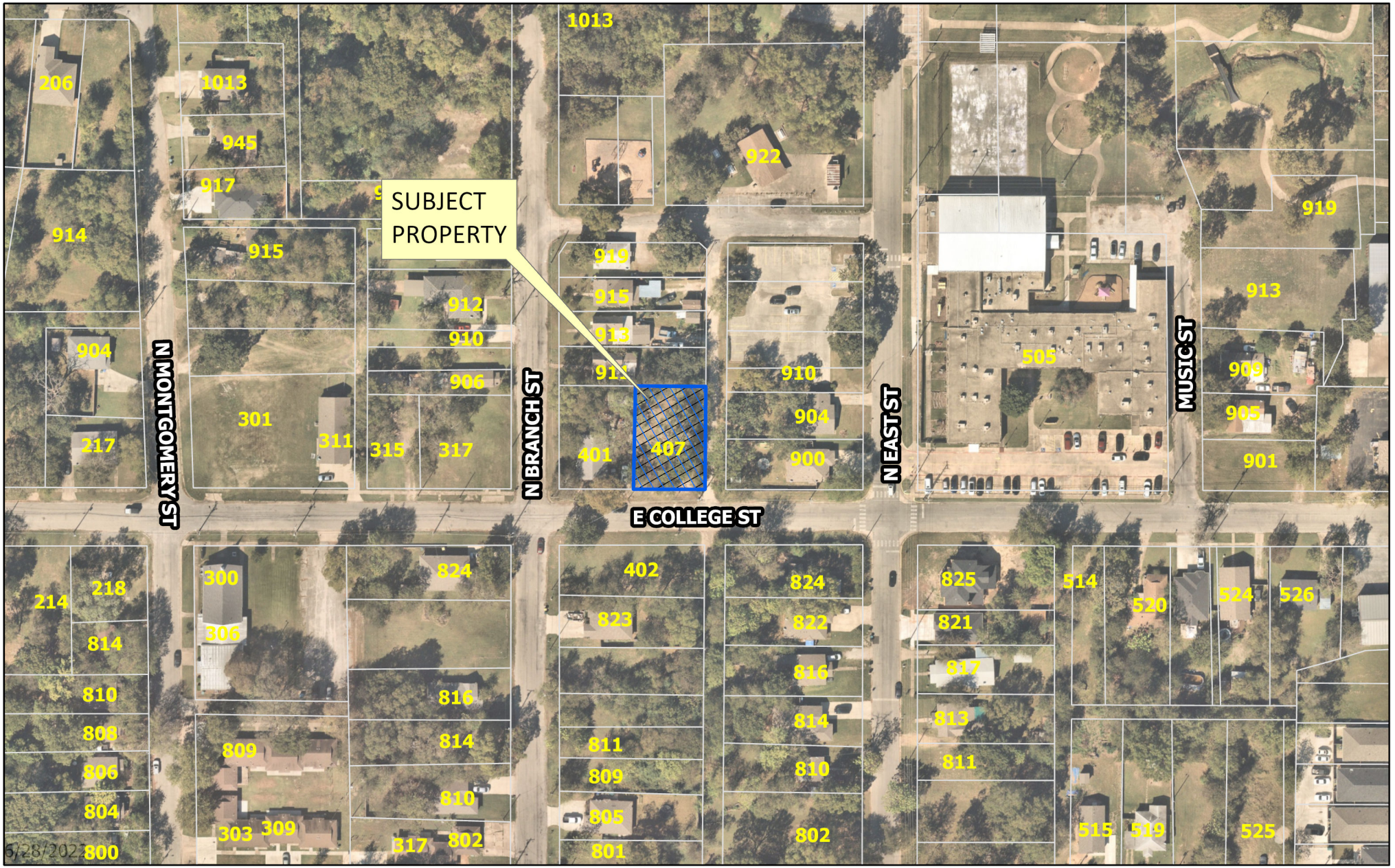
Location Map

Zoning Map

Zoning Sign Photo

Final Plat

Staff Review Letter



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

6/28/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

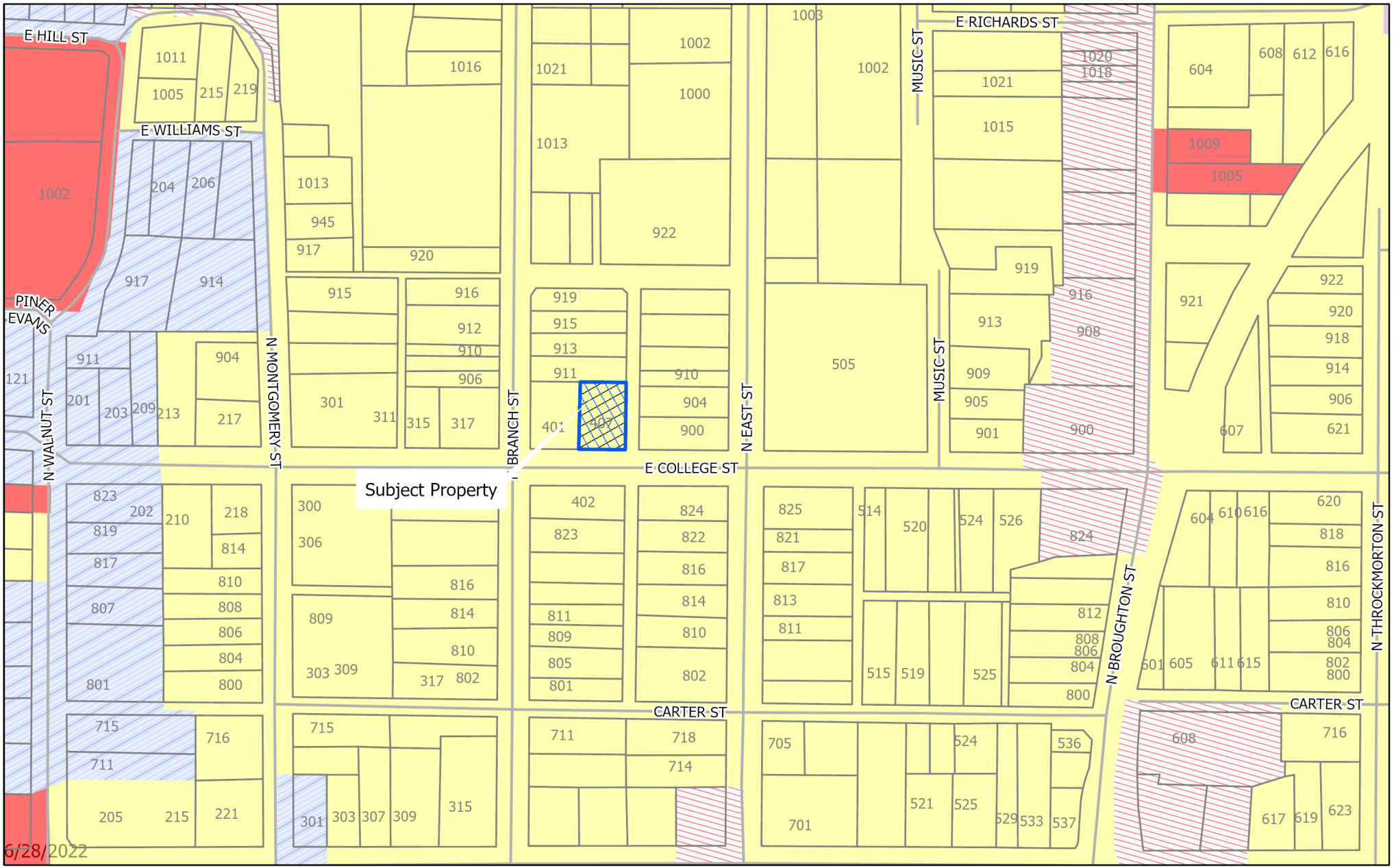
CITY OF SHERMAN

(407 E College)

N
W E
S

Date: 6/28/2022 2:24 PM

Scale: 1:1,608



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(407 E College)

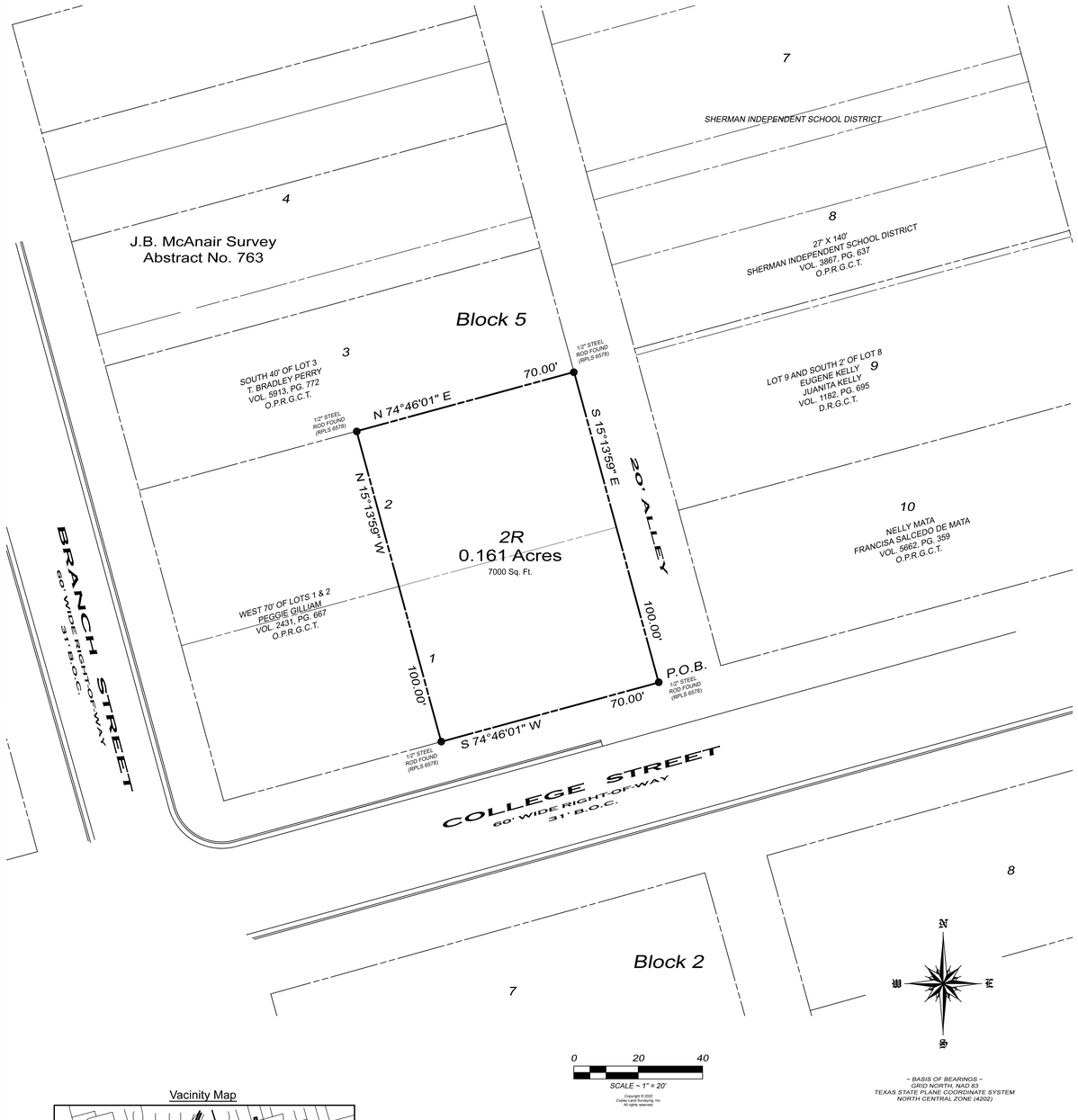
N W E S

Scale: 1:2,460

Date: 6/28/2022 2:24 PM

407 E COLLEGE

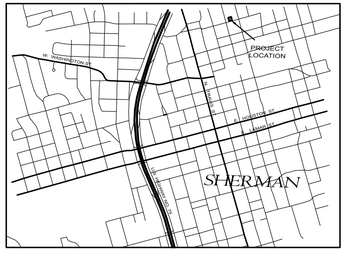




Copyright © 2022
Copley Land Surveying, Inc.
All rights reserved.

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

Vacinity Map



Final Plat of
Juarez Addition
an addition to the City of Sherman, Grayson County, Texas being a replat of the East 70' of Lots 1 & 2, Block 5, Hall and Jones Addition to the City of Sherman

3/30/2022

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

OWNERS/DEVELOPER
HANNAH JUAREZ
DANIEL JUAREZ
2140 SNIDER LN.
ALLEN, TEXAS 75002

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 East 70' of Lots 1 & 2, Block 5, Hall and Jones Addition to the City of Sherman as shown by plat of record in Volume 58, Page 245, Deed Records, Grayson County, Texas conveyed to Hannah Juarez and Daniel Juarez by deed of record in Document No. 2021-37868, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found with a cap marked RPLS 6578 in the intersection of the north line of College Street and the west line of a 20' alley maintaining the southeast corner of said Lot 1, Block 5;

Thence **South 74°46'01" West**, along the north line said College Street and the south line of said Lot 1, Block 5, a distance of **70.00 feet** to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the southwest corner of said Juarez Tract and the southeast corner of the West 70' of Lots 1 & 2 conveyed to Peggie Gilliam by deed of record in Volume 2431, Page 667 of said Official Public Records;

Thence **North 15°13'59" West**, along the west line of said Juarez Tract and the east line of said Gilliam Tract, a distance of **100.00 feet** to a 1/2" steel rod found with a cap marked RPLS 6578 in the south line of said Lot 3, Block 5 maintaining the northwest corner of said Juarez Tract and the northeast corner of said Gilliam Tract;

Thence **North 74°46'01" East**, along the north line of said Lot 2, Block 5 and the south line of said Lot 3, a distance of **70.00 feet** to a 1/2" steel rod found with a cap marked RPLS 6578 in the west line of said 20' alley maintaining the northeast corner of said Lot 2, Block 5 and the southeast corner of said Lot 3, Block 5;

Thence **South 15°13'59" East**, along the west line of said 20' alley and the east line of said Lots 2 & 1 consecutively, a distance of **100.00 feet** to the **Point-of-Beginning** and containing **0.161 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, DANIEL JUAREZ AND HANNAH JUAREZ, 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 Juarez 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 Juarez Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

*By:*_____
DANIEL JUAREZ

*By:*_____
HANNAH JUAREZ

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____day of _____ _____, 2022.

_____ _____
DANIEL JUAREZ HANNAH JUAREZ

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

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

_____
Notary Public in and for
the State of Texas

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____day of _____, _____ ,2022.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, 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
HANNAH JUAREZ
DANIEL JUAREZ
2140 SNIDER LN.
ALLEN, TEXAS 75002

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

Final Plat of
Juarez Addition
an addition to the City of Sherman, Grayson County, Texas being a replat of the East 70' of Lots 1 & 2, Block 5, Hall and Jones Addition to the City of Sherman

3/30/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Hannah & Daniel Juarez
2140 Snider Lane
Allen, TX 75002

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Juarez Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Dedicate a 10' Utility Easement along College Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a 10' Utility Easement along eastern property line of proposed Lot 2R. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Total acreage on drawing and in metes and bounds do not match the acreage under Purpose on page 2 of plat. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. 401 E. College Street property's only access to Sanitary Sewer Main is across proposed Lot 2R. Sanitary Sewer main must be extended to westernmost property line of proposed lot in accordance with City criteria prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)* Coordination with adjacent property owner to relocate sewer service to new main recommended.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

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:

* **501 WEST SHEPHERD DRIVE**

The request of Texas Instruments Incorporated (Owner), Patrick Braun, Pacheco Koch (Representative) and Ringley & Associates, Inc (Surveyor) concerning the property located at 501 West Shepherd Drive, being 559.333 acres in the M.G. Felers Survey, Abstract 427, the C.S. Dale Survey, Abstract No. 356, The William Martin Survey, Abstract 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329, the John Chronister Survey, Abstract No. 248 and the James A. Foster Survey, Abstract No. 418, as follows:
Planning and Zoning Commission

A. Final Plat of Texas Instruments Sherman Addition.
B. Site Plan approval Texas Instruments Sherman Addition

Background:

The property is located at 501 West Shepherd Drive between Farmington Road and Highway 75 and is zoned M-1.5 (Medium Manufacturing) District /O-1 (75 & 82) Overlay District. The owner would like to plat the property into one lot for commercial development. The owner is also requesting Site Plan approval for Texas Instruments Sherman Addition.

Adjacent Zoning:

R-1 (One-Family Residential) District
M-1.5 (Medium Manufacturing) District
PD (Planned Development)

Origination:

Texas Instruments Incorporated (Owner)
Patrick Braun, Pacheco Koch (Representative)
Ringley & Associates, Inc (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not Required.

Objections Received:

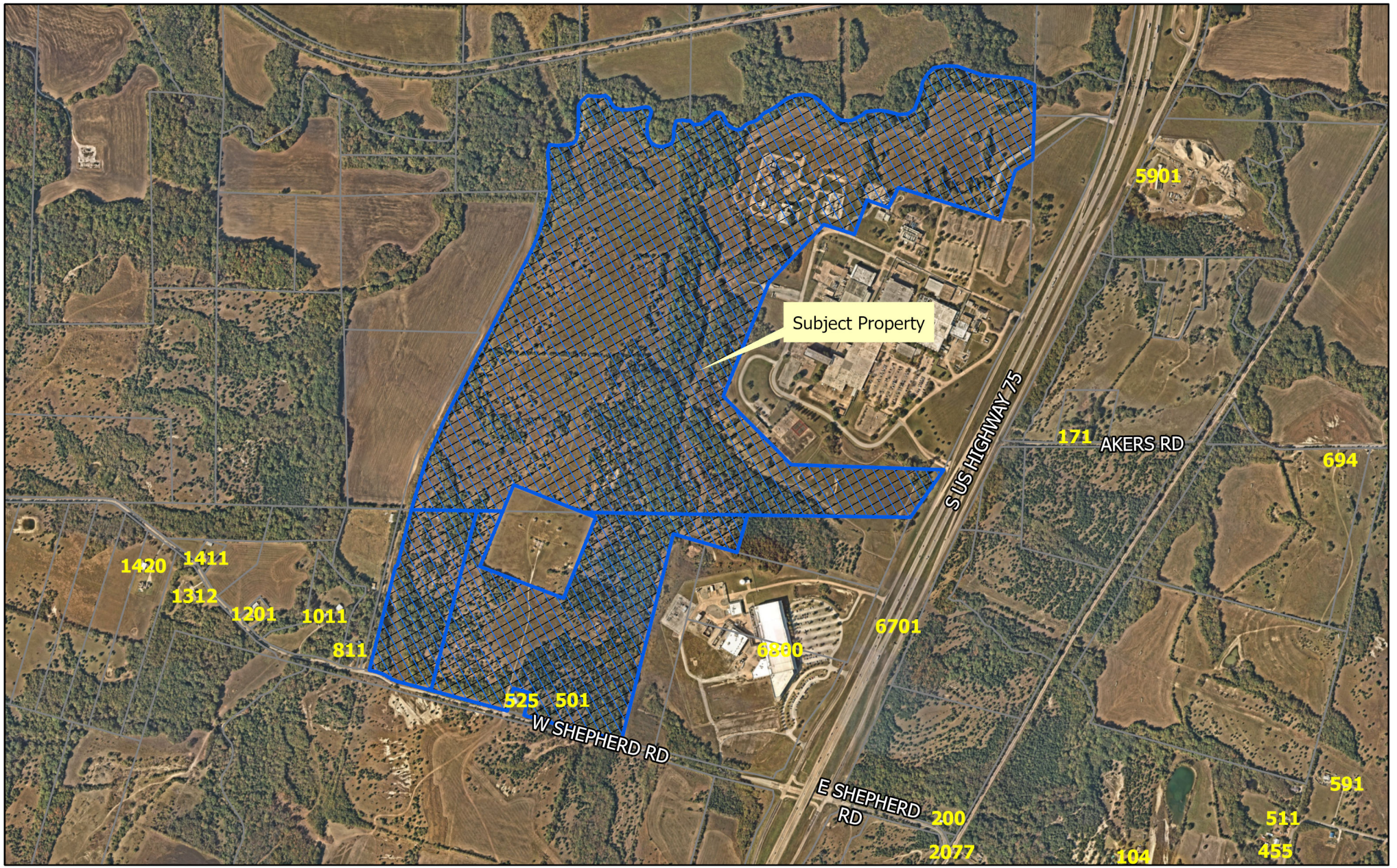
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Site Plan
Elevations
Landscape Plan
Staff Review Letter
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

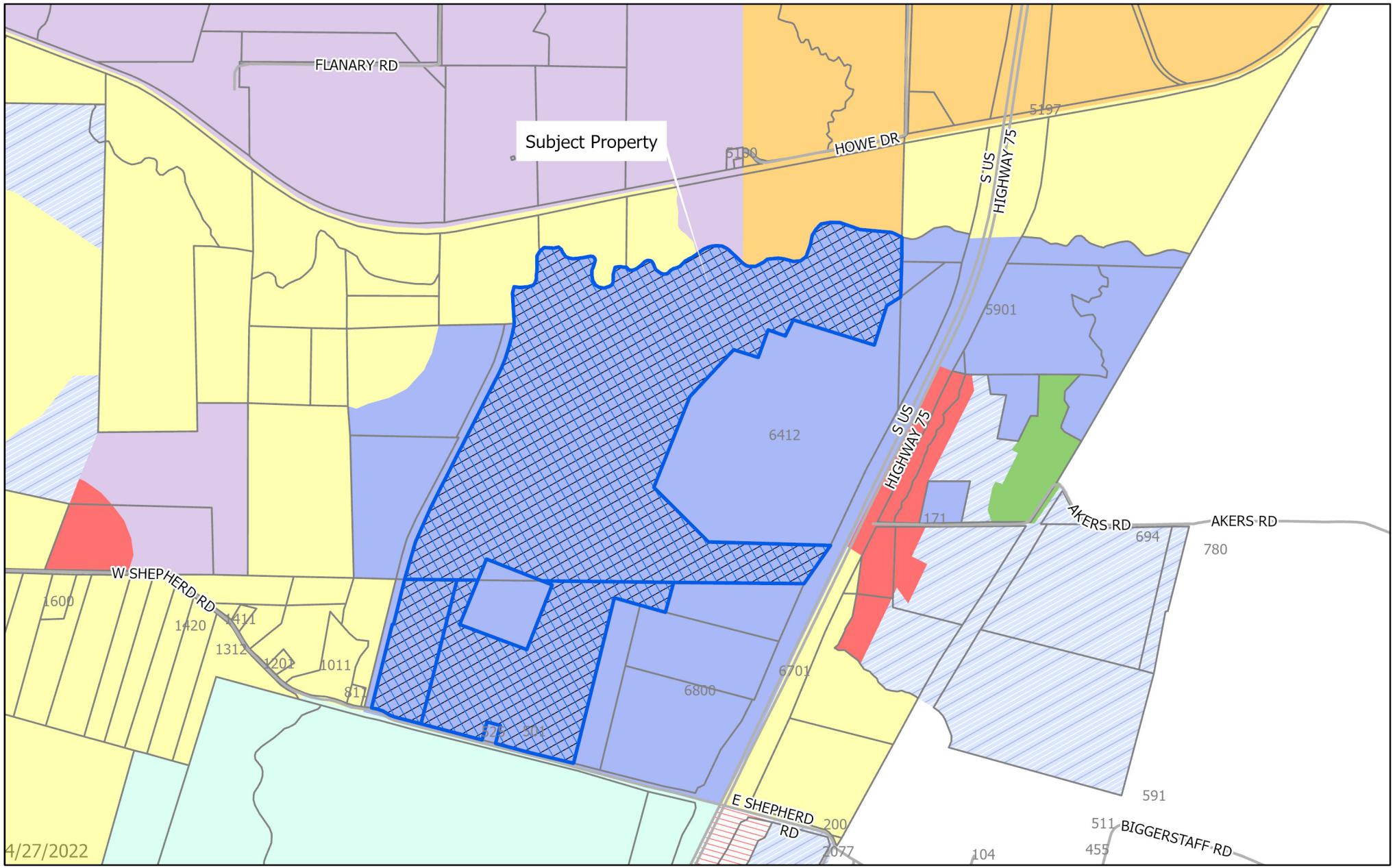
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(501 W Shepherd TI)

N
W E
S

Date: 4/27/2022 11:08 AM

Scale: 1:14,424



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

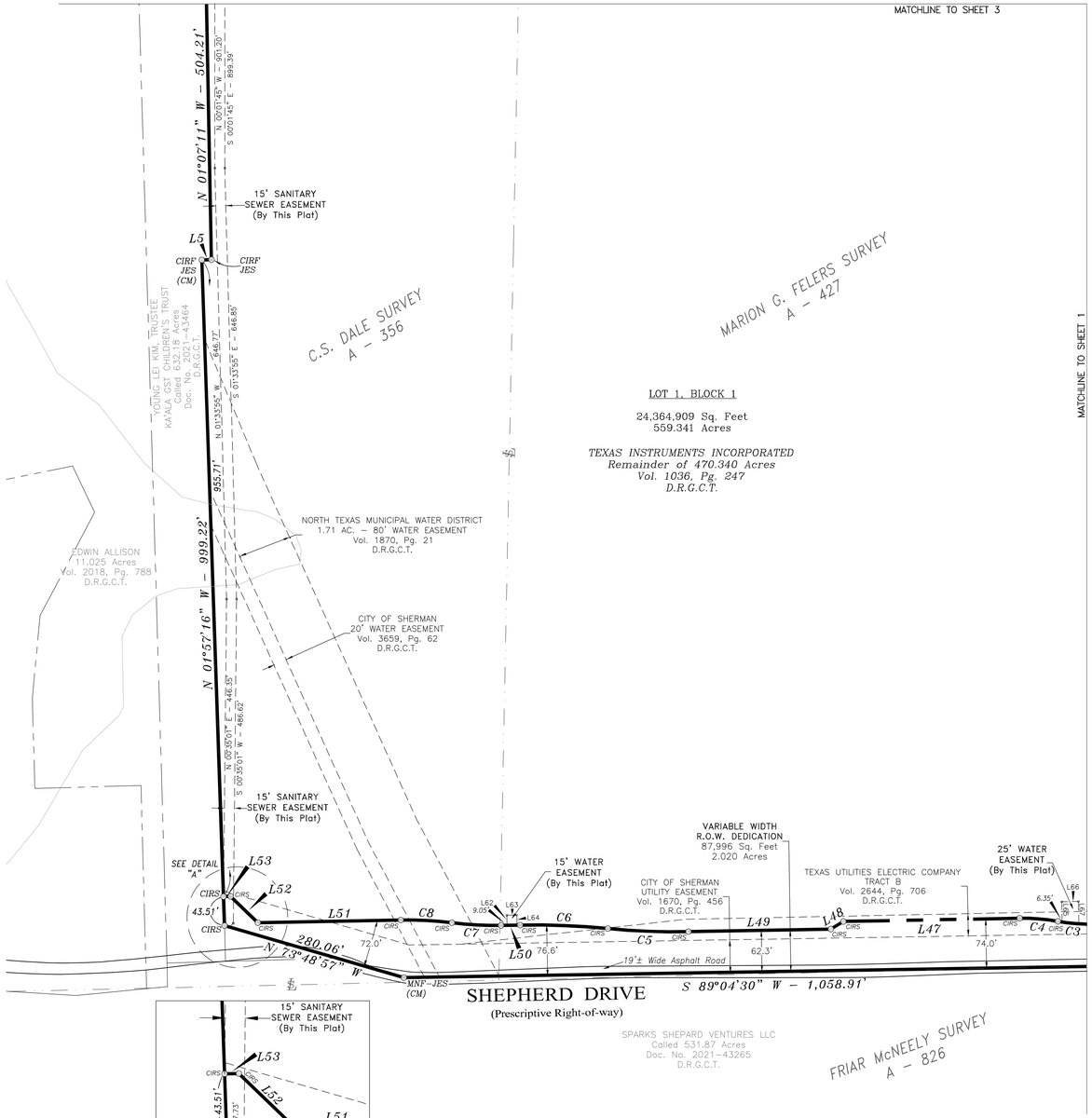
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District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

CITY OF SHERMAN
Zoning Location Map
(501 W Shepherd TI)

N
W E
S

Scale: 1:18,000

Date: 4/27/2022 11:11 AM

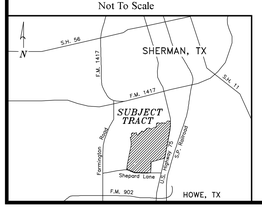


ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

VICINITY MAP

Not To Scale



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

OWNER / DEVELOPER

TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR

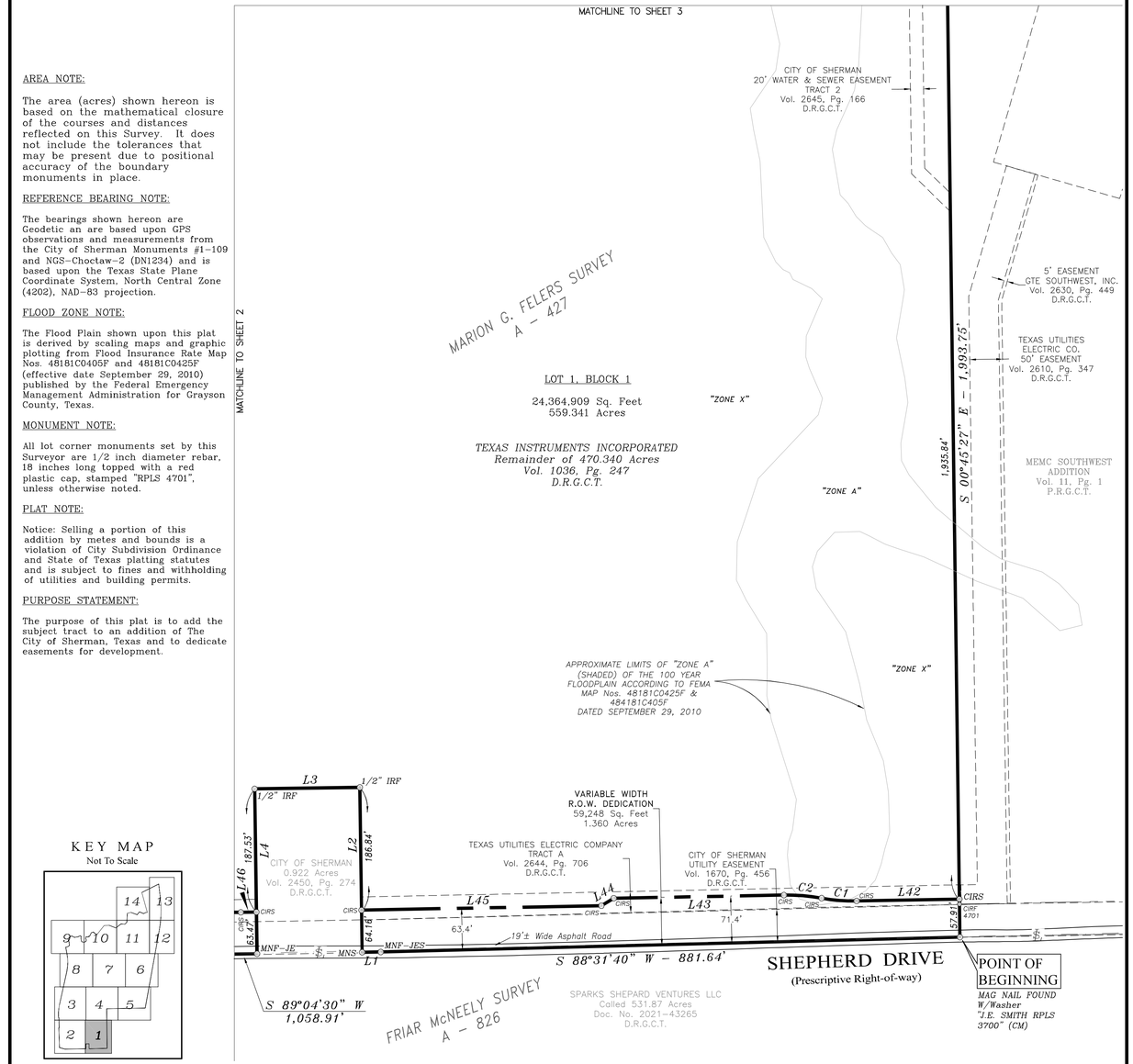
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Hook	L. H. Ringley	2 of 16

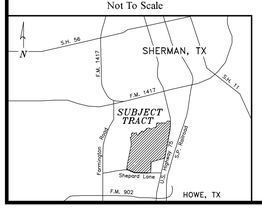


ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

VICINITY MAP

Not To Scale



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

OWNER / DEVELOPER

TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Hook	L. H. Ringley	1 of 16

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are Geodetic an are based upon GPS observations and measurements from the City of Sherman Monuments #1–109 and NGS–Choctaw–2 (DN1234) and is based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD–83 projection.

FLOOD ZONE NOTE:

The Flood Plain shown upon this plat is derived by scaling maps and graphic plotting from Flood Insurance Rate Map Nos. 48181C0405F and 48181C0425F (effective date September 29, 2010) published by the Federal Emergency Management Administration for Grayson County, Texas.

MONUMENT NOTE:

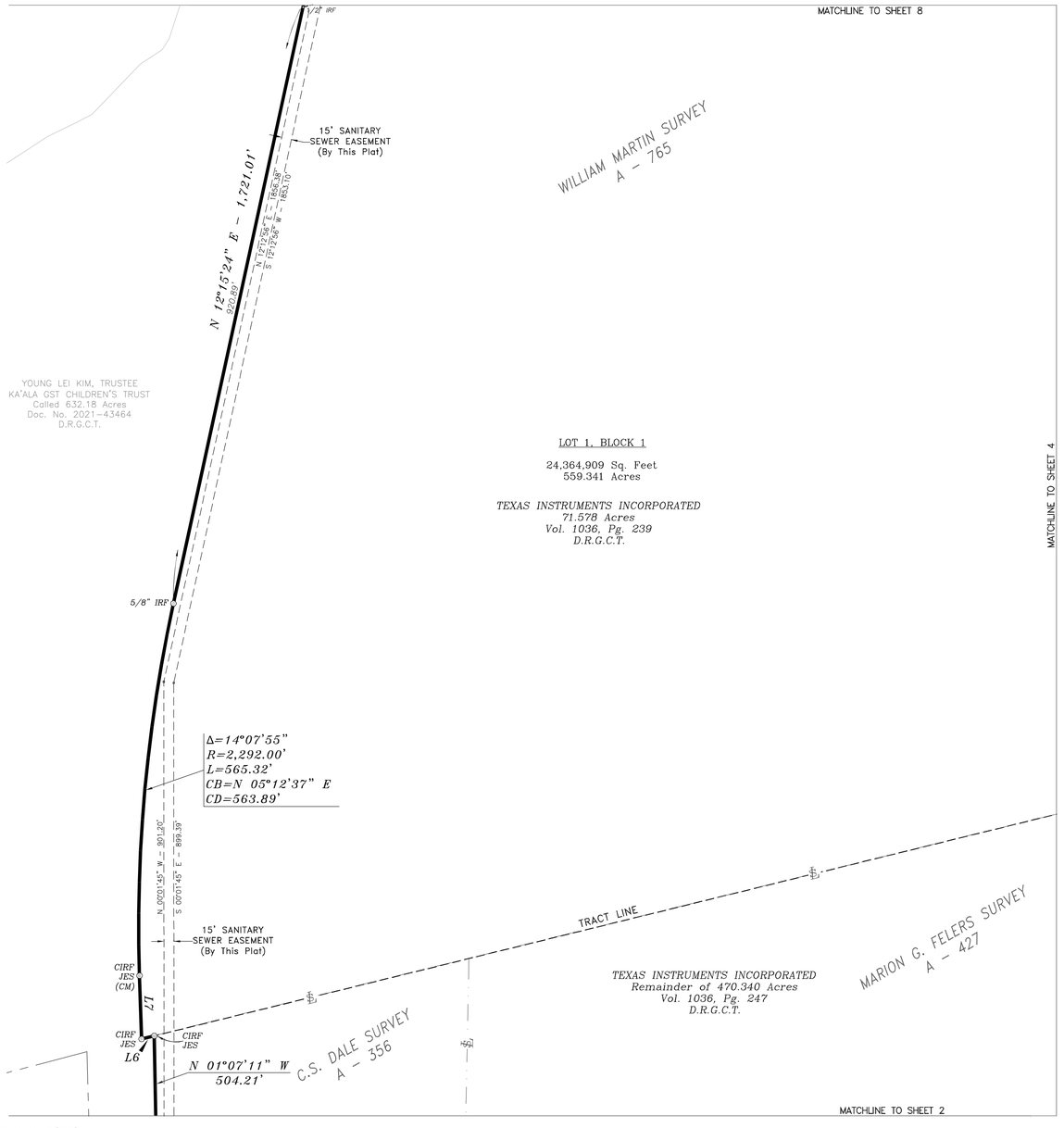
All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

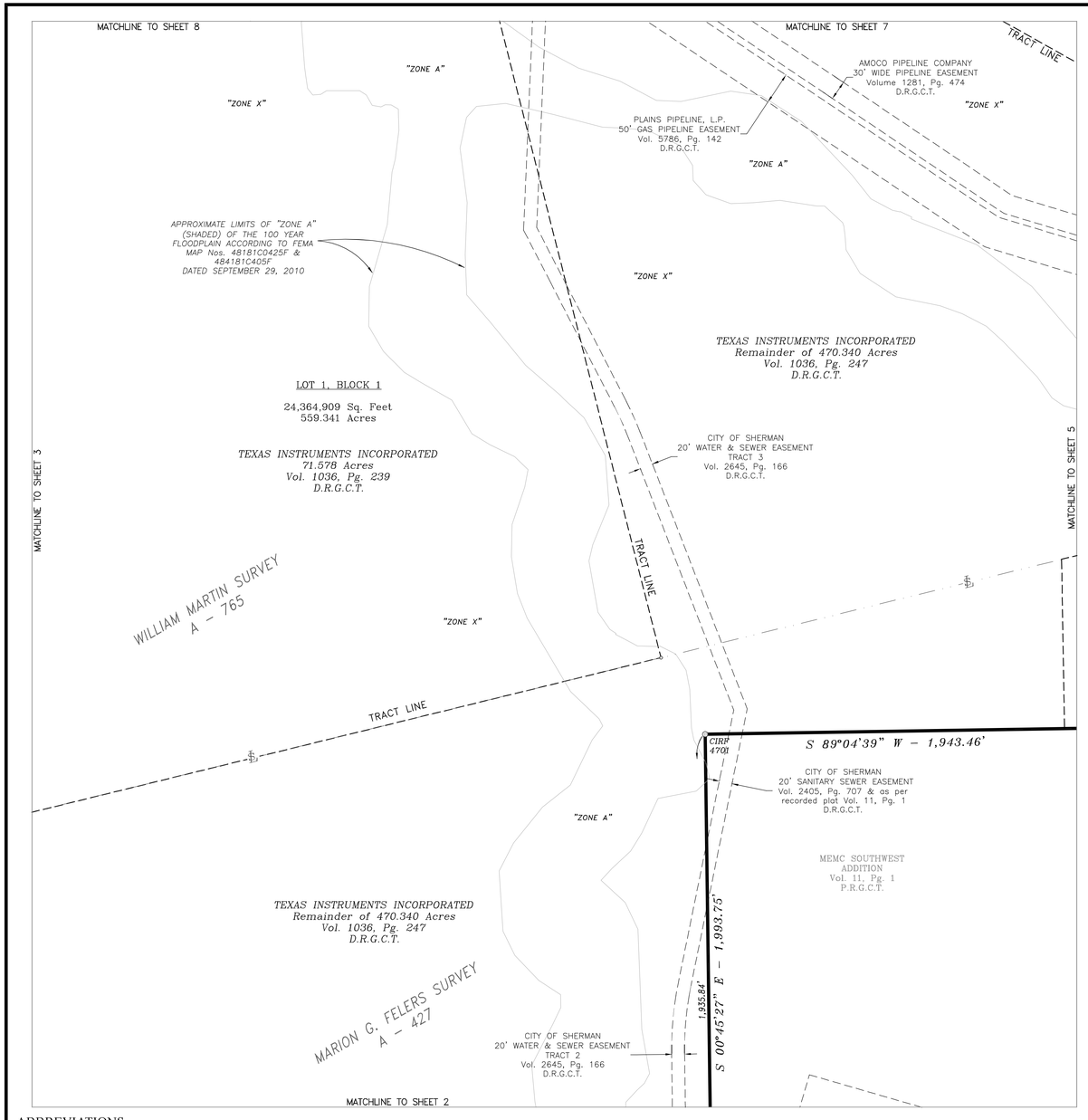
PLAT NOTE:

Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas platting statutes and is subject to fines and withholding of utilities and building permits.

PURPOSE STATEMENT:

The purpose of this plat is to add the subject tract to an addition of The City of Sherman, Texas and to dedicate easements for development.

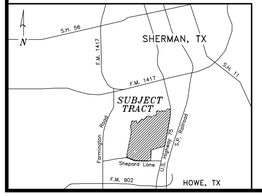




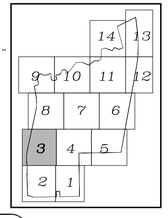
ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

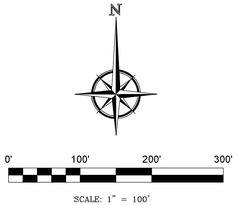
VICINITY MAP
Not To Scale



KEY MAP
Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

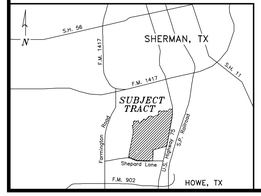
RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Hall	L. H. Ringley	3 of 16

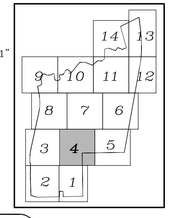
ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

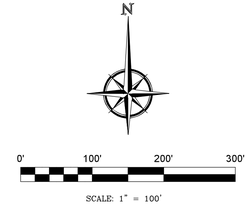
VICINITY MAP
Not To Scale



KEY MAP
Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Hall	L. H. Ringley	4 of 16

MATCHLINE TO SHEET 7

MATCHLINE TO SHEET 6

TEXAS INSTRUMENTS INCORPORATED
136.869 Acres
Vol. 4981, Pg. 253
D.R.G.C.T.

TRACT LINE

TRACT LINE

"ZONE X"

TEXAS INSTRUMENTS INCORPORATED
Remainder of 470.340 Acres
Vol. 1036, Pg. 247
D.R.G.C.T.

WILLIAM MARTIN SURVEY
A – 765

CITY OF SHERMAN
30' WATER & SEWER EASEMENT
TRACT 1
Volume 2645, Pg. 166
D.R.G.C.T.

21.9'

20' WATER & SEWER EASEMENT

AMOCO PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Volume 1281, Pg. 474
D.R.G.C.T.

LOT 1, BLOCK 1

24,364,909 Sq. Feet
559.341 Acres

"ZONE A"

PLAINS PIPELINE, L.P.
50' GAS PIPELINE EASEMENT
Vol. 5786, Pg. 142
D.R.G.C.T.

CITY OF SHERMAN
20' WATER & SEWER EASEMENT
Volume 1039, Pg. 460
D.R.G.C.T.

S 10°13'58" W – 4,004.86'

"ZONE X"

MATCHLINE TO SHEET 4

TRACT LINE

TEXAS INSTRUMENTS INCORPORATED
Remainder of 66.912 Acres
Vol. 1036, Pg. 242
D.R.G.C.T.

AMOCO PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Volume 1281, Pg. 474
D.R.G.C.T.
And
SERVICE PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Vol. 1014, Pg. 731
D.R.G.C.T.

JAMES A. FOSTER SURVEY
A – 418

U.S. HIGHWAY 75 SERVICE ROAD

U.S. HIGHWAY NO. 75
(Variable Width Right-of-way)

23.2'

CIRF
4701

S 89°04'39" W – 1,943.46'

20' CITY OF SHERMAN
WATER LINE EASEMENT
Vol. 1039, Pg. 460
D.R.G.C.T.

MEMC SOUTHWEST
ADDITION
Vol. 11, Pg. 1
P.R.G.C.T.

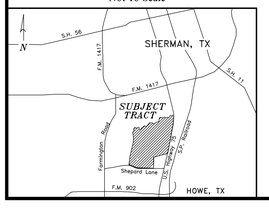
30' CITY OF SHERMAN
WATER LINE EASEMENT
Vol. 2405, Pg. 707
D.R.G.C.T.

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

VICINITY MAP

Not To Scale

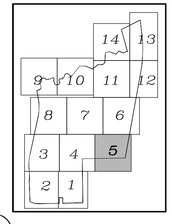


LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

N

0' 100' 200' 300'

SCALE: 1" = 100'

OWNER / DEVELOPER

TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Staab	L. H. Ringley	5 of 16

MATCHLINE TO SHEET 11

MATCHLINE TO SHEET 12

TRRP AFFECTED PROPERTY
63.48 Acres
Vol. 4127, Pg. 544
D.R.G.C.T.

INDUSTRIAL SOLID WASTE
DISPOSAL SITE NO. 2
Vol. 1877, Pg. 68
D.R.G.C.T.

24.5'

LIMIT OF TRRP DEED NOTICE

CENTERLINE OF
10' GENERAL TELEPHONE
COMPANY EASEMENT
Vol. 901, Pg. 630
D.R.G.C.T.

TEXAS INSTRUMENTS INCORPORATED
136.869 Acres
Vol. 4981, Pg. 253
D.R.G.C.T.

INDUSTRIAL SOLID WASTE
DISPOSAL SITE NO. 1
Vol. 1877, Pg. 68
D.R.G.C.T.

LIMIT OF TRRP DEED NOTICE

U.S. HIGHWAY 75 SERVICE ROAD

LOT 1, BLOCK 1

24,364,909 Sq. Feet
559.341 Acres

CITY OF SHERMAN
(TRACT 1)
Volume 2690, Pg. 160
D.R.G.C.T.

S 10°13'58" W – 4,004.86'

SIGN ENCROACHMENT
EASEMENT
Vol. 5241, Pg. 244
D.R.G.C.T.

MATCHLINE TO SHEET 7

Industrial Solid Waste
Disposal Site No. 3
Vol. 1877, Pg. 68
D.R.G.C.T.

WILLIAM MARTIN SURVEY
A – 765

CITY OF SHERMAN
20' WATER & SEWER EASEMENT
Volume 1039, Pg. 460
D.R.G.C.T.

U.S. HIGHWAY NO. 75
(Variable Width Right-of-way)

LIMIT OF TRRP DEED NOTICE

23.9'

CIRF
(CLOSE)

TRACT LINE

S 10°13'58" W
4,004.86'

MATCHLINE TO SHEET 5

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

VICINITY MAP

Not To Scale

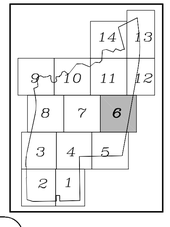


LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

N

0' 100' 200' 300'

SCALE: 1" = 100'

OWNER / DEVELOPER

TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Staab	L. H. Ringley	6 of 16

MATCHLINE TO SHEET 9

MATCHLINE TO SHEET 10

"ZONE X" (Shaded)

TRACT LINE

CIRF SANDERSON

TEXAS INSTRUMENTS INCORPORATED
3.250 Acres
Vol. 1038, Pg. 40
D.R.G.C.T.

JANET ANDERSON
27.928 Ac – Tract 2
Doc. No. 2015-22841
D.R.G.C.T.

15' SANITARY SEWER EASEMENT (By This Plat)

N 83°26'37" E – 400.36'
S 83°26'37" W – 396.71'

L54 L60 L55 L59 C9 C10

5/8" IRF (CM)

"ZONE X"

"ZONE AE"

N 61°34'28" E – 274.25'
S 61°34'28" W – 269.26'

TEXAS INSTRUMENTS INCORPORATED
Remainder of 470.340 Acres
Vol. 1036, Pg. 247
D.R.G.C.T.

YOUNG LEI KIM, TRUSTEE
KA'ALA GST CHILDREN'S TRUST
Called 632.18 Acres
Doc. No. 2021-43464
D.R.G.C.T.

PLAINS PIPELINE, L.P.
50' GAS PIPELINE EASEMENT
Vol. 5786, Pg. 142
D.R.G.C.T.

AMOCO PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Volume 1281, Pg. 474
D.R.G.C.T.

702.61'

Δ=23°06'40"
R=2,166.14'
L=873.75'
CB=N 00°42'36" E
CD=867.84'

N 24°54'25" E – 876.17'
S 24°54'25" W – 868.53'

LOT 1, BLOCK 1

24,364,909 Sq. Feet
559.341 Acres

5/8" IRF

15' SANITARY SEWER EASEMENT (By This Plat)

N 12°15'24" E – 1,721.01'
S 12°12'58" E – 1656.38'
S 12°12'58" W – 65.10'

WILLIAM MARTIN SURVEY
A – 765

TEXAS INSTRUMENTS INCORPORATED
Remainder of 470.340 Acres
Vol. 1036, Pg. 247
D.R.G.C.T.

TRACT LINE

TEXAS INSTRUMENTS INCORPORATED
71.578 Acres
Vol. 1036, Pg. 239
D.R.G.C.T.

MATCHLINE TO SHEET 7

MATCHLINE TO SHEET 3

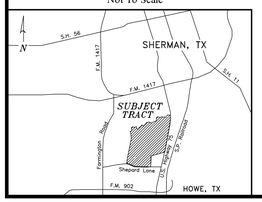
MATCHLINE TO SHEET 4

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

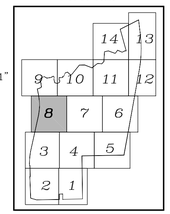
VICINITY MAP

Not To Scale

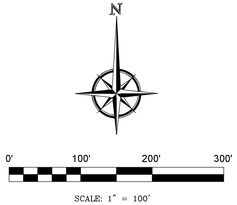


KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



SCALE: 1" = 100'

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Stack	L. H. Ringley	8 of 16

MATCHLINE TO SHEET 10

MATCHLINE TO SHEET 11

"ZONE AE"

TRACT LINE

CITY OF SHERMAN
20' WATER & SEWER EASEMENT
TRACT 3
Vol. 2645, Pg. 166
D.R.G.C.T.

15' SANITARY SEWER EASEMENT (By This Plat)

L55 L56 L57 L39 L58

"ZONE A"

TEXAS INSTRUMENTS INCORPORATED
Remainder of 470.340 Acres
Vol. 1036, Pg. 247
D.R.G.C.T.

LOT 1, BLOCK 1

24,364,909 Sq. Feet
559.341 Acres

"ZONE A"

TEXAS INSTRUMENTS INCORPORATED
136.869 Acres
Vol. 4981, Pg. 253
D.R.G.C.T.

MATCHLINE TO SHEET 8

AMOCO PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Volume 1281, Pg. 474
D.R.G.C.T.

APPROXIMATE LIMITS OF "ZONE A" (SHADED) OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP Nos. 48181C0425F & 48181C0405F DATED SEPTEMBER 29, 2010

"ZONE X"

"ZONE A"

TRACT LINE

WILLIAM MARTIN SURVEY
A – 765

TEXAS INSTRUMENTS INCORPORATED
71.578 Acres
Vol. 1036, Pg. 239
D.R.G.C.T.

AMOCO PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT
Volume 1281, Pg. 474
D.R.G.C.T.

PLAINS PIPELINE, L.P.
50' GAS PIPELINE EASEMENT
Vol. 5786, Pg. 142
D.R.G.C.T.

TRACT LINE

MATCHLINE TO SHEET 6

MATCHLINE TO SHEET 4

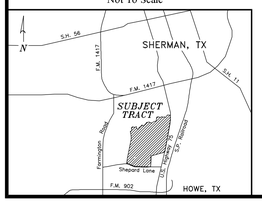
MATCHLINE TO SHEET 5

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

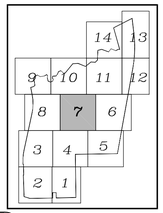
VICINITY MAP

Not To Scale

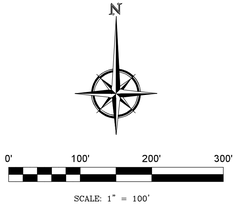


KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



SCALE: 1" = 100'

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

FINAL PLAT

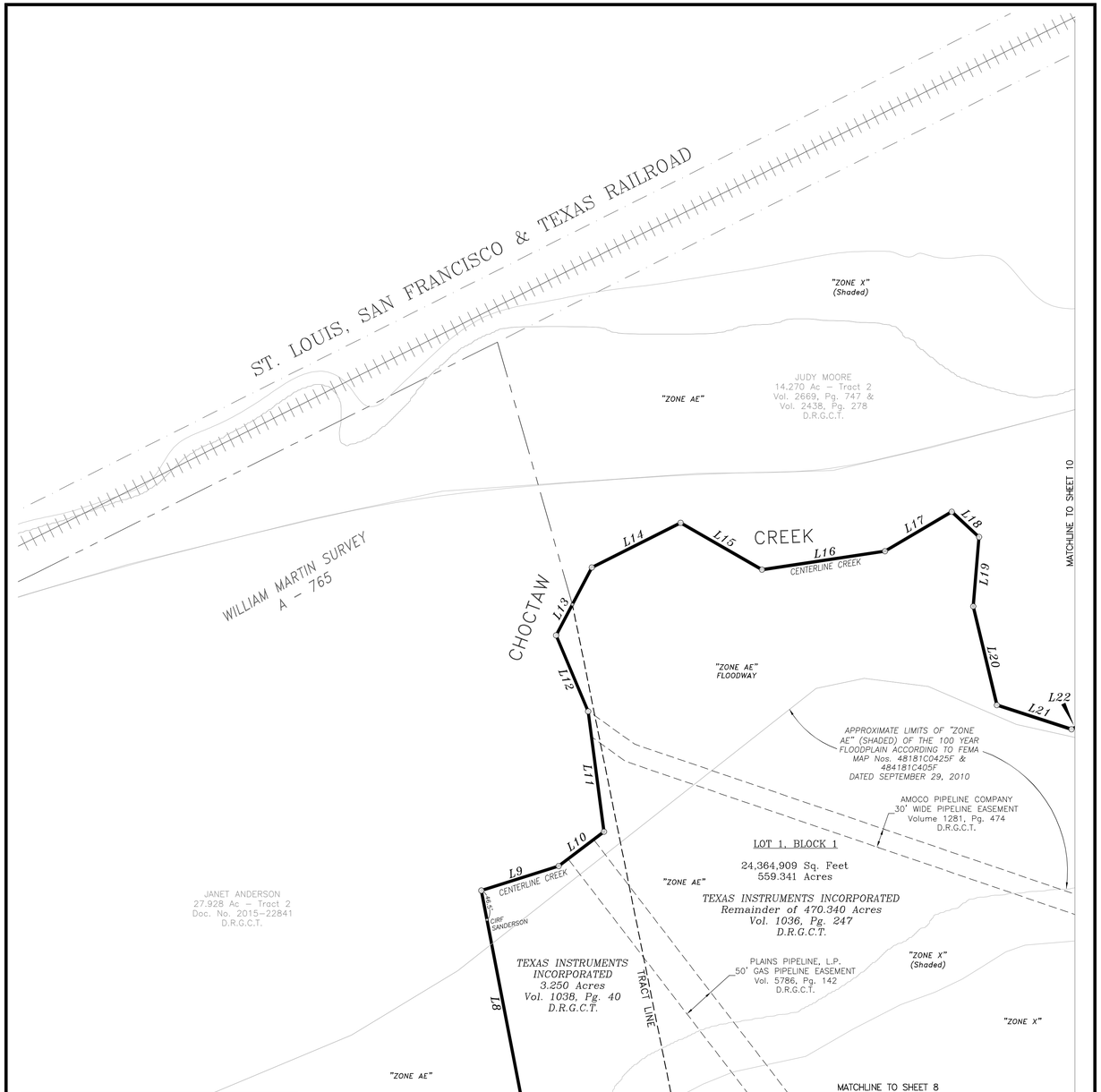
TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

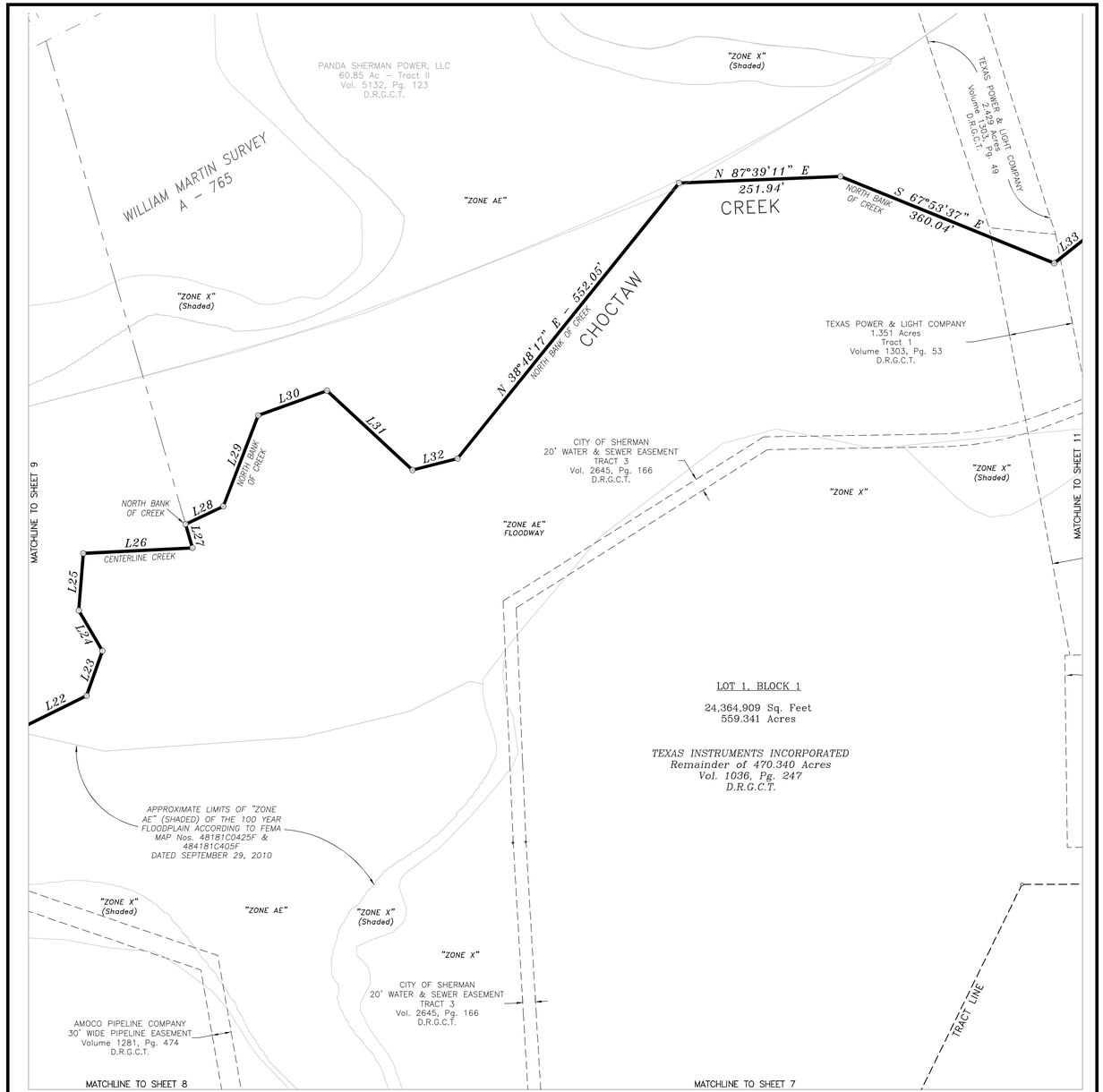
OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Stack	L. H. Ringley	7 of 16



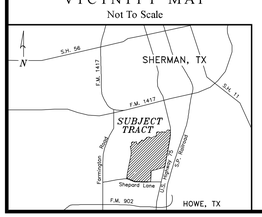


ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

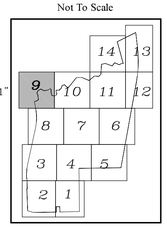
VICINITY MAP

Not To Scale



KEY MAP

Not To Scale



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

N

0' 100' 200' 300'

SCALE: 1" = 100'

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

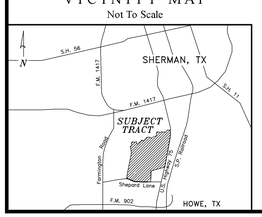
Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Staak	L. H. Ringley	9 of 16

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

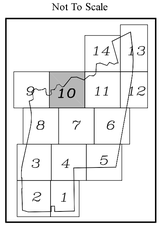
VICINITY MAP

Not To Scale



KEY MAP

Not To Scale



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

N

0' 100' 200' 300'

SCALE: 1" = 100'

FINAL PLAT

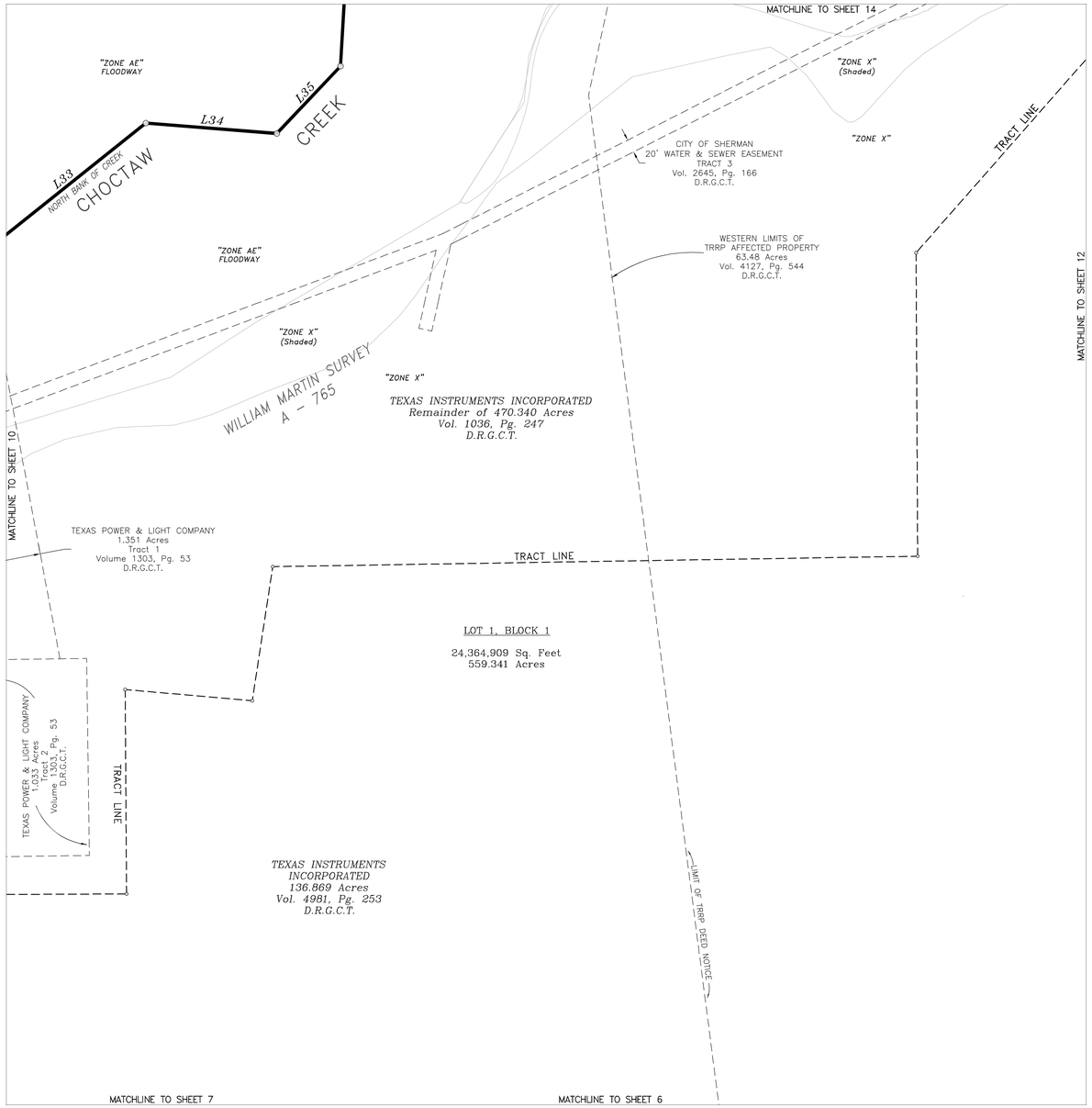
TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

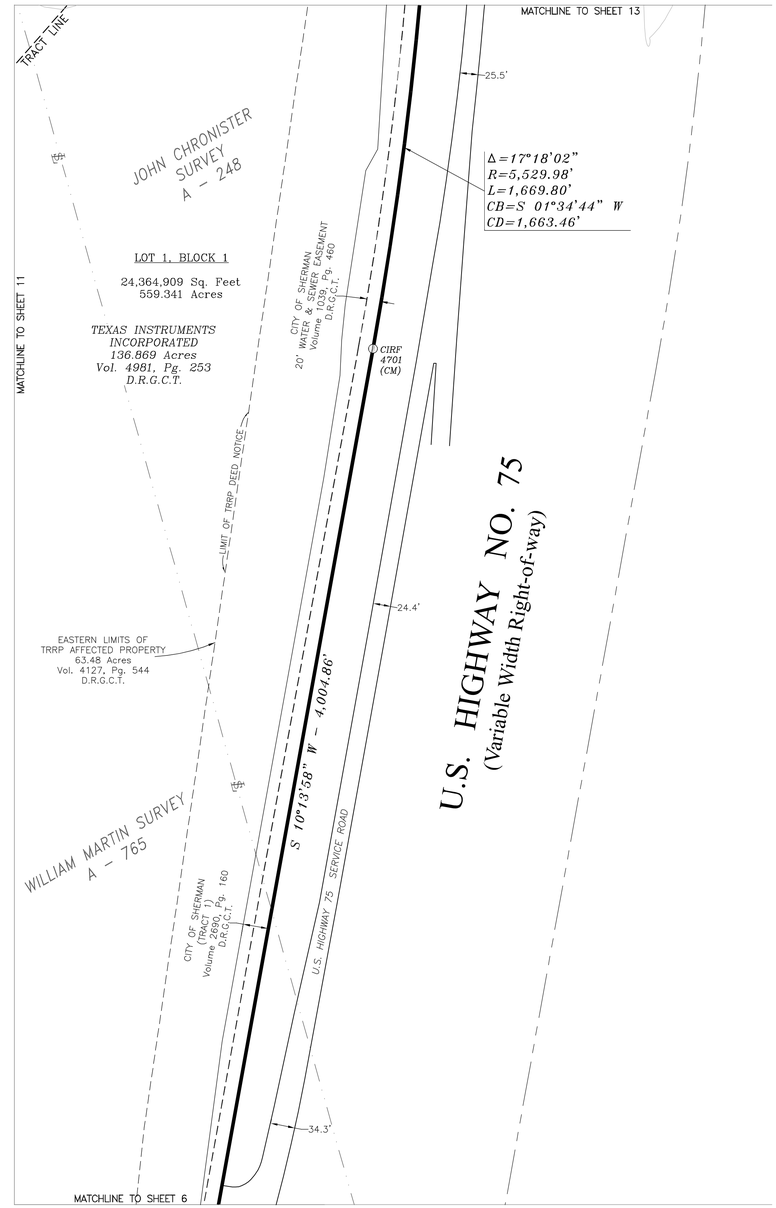
OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Staak	L. H. Ringley	10 of 16



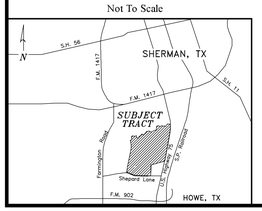


ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

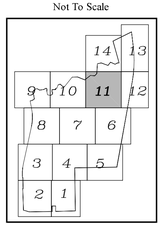
VICINITY MAP

Not To Scale

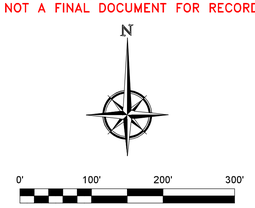


KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



SCALE: 1" = 100'

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER

TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

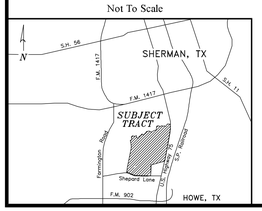
Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Shook	L. H. Ringley	11 of 16

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF-JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

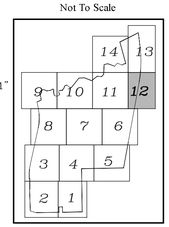
VICINITY MAP

Not To Scale

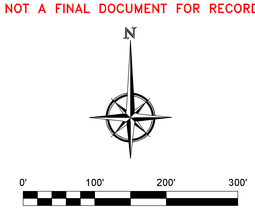


KEY MAP

Not To Scale



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING



SCALE: 1" = 100'

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT-OF-WAY

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER

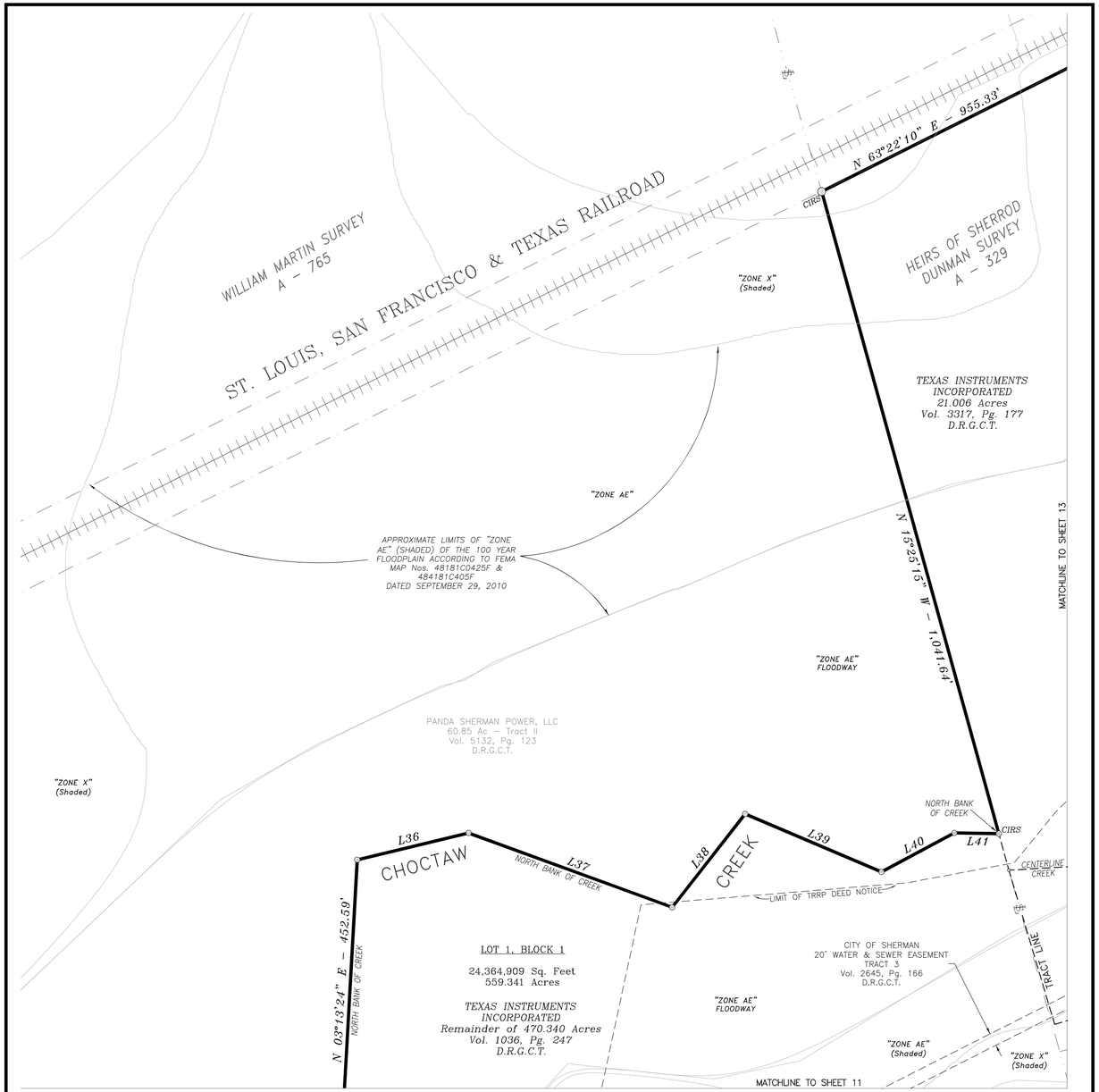
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m-wade@ti.com
214-567-3185

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

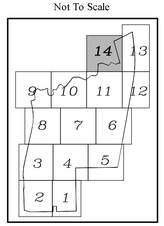
Date	Job	Title
06/20/2022	2022-015	2022-015-FP.DWG
Scale	Drawn by	Checked by	Sheet
1" = 100'	Mark Shook	L. H. Ringley	12 of 16



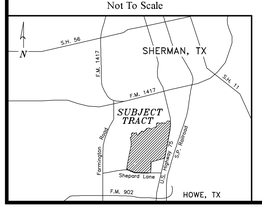
ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

KEY MAP
Not To Scale



VICINITY MAP
Not To Scale



LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT–OF–WAY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

N

0' 100' 200' 300'

SCALE: 1" = 100'

FINAL PLAT

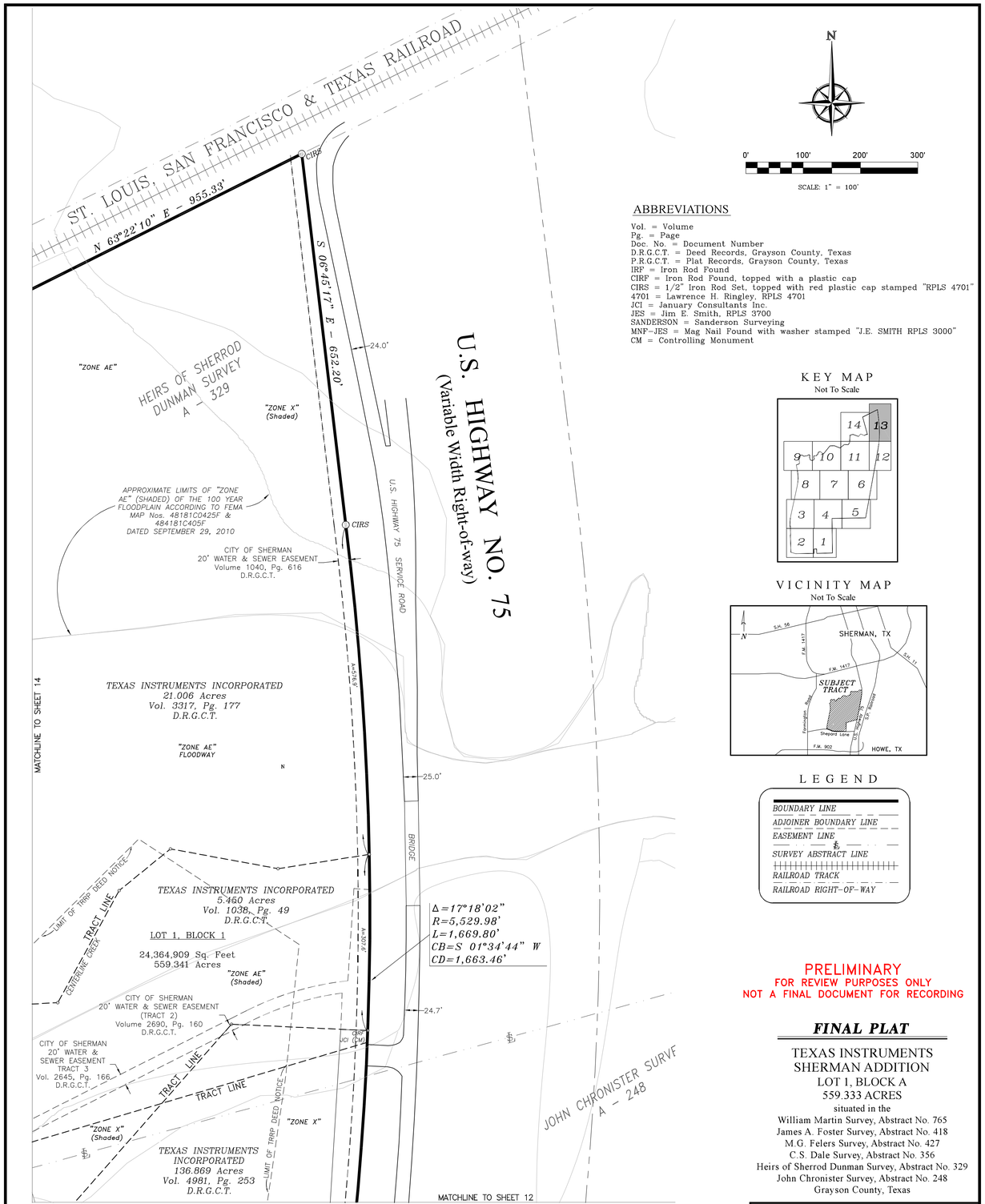
TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by / Sheet
1" = 100'	Mark Heath	L. H. Ringley / 14 of 16



ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
CIRF = Iron Rod Found, topped with a plastic cap
CIRS = 1/2" Iron Rod Set, topped with red plastic cap stamped "RPLS 4701"
4701 = Lawrence H. Ringley, RPLS 4701
JCI = January Consultants Inc.
JES = Jim E. Smith, RPLS 3700
SANDERSON = Sanderson Surveying
MNF–JES = Mag Nail Found with washer stamped "J.E. SMITH RPLS 3000"
CM = Controlling Monument

KEY MAP
Not To Scale

VICINITY MAP
Not To Scale

LEGEND

BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
RAILROAD TRACK
RAILROAD RIGHT–OF–WAY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by / Sheet
1" = 100'	Mark Heath	L. H. Ringley / 13 of 16

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

SITUATED in the City of Sherman, Texas, in the M.G. Felers Survey, Abstract No. 427, the C.S. Dale Survey, Abstract No. 356, the William Martin Survey, Abstract No. 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329, the John Chronister Survey, Abstract No. 248 and the James A. Foster Survey, Abstract No. 418 of Grayson County, Texas and being: part of that certain called 470.340 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 247, Deed Records, Grayson County, Texas (D.R.G.C.T.); all of that certain called 71.578 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 239, D.R.G.C.T.; all of that certain called 3.250 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1038, Page 40, D.R.G.C.T.; all of that certain called 5.450 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1038, Page 49, D.R.G.C.T.; all of that certain called 21.006 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 23, 2002 and recorded in Volume 3317, Page 177, D.R.G.C.T.; all of that certain called 136.869 acre tract of land described in a deed to Texas Instruments Incorporated, dated June 29, 2011, recorded in Volume 4981, Page 253, D.R.G.C.T. and part of that certain called 66.912 acre tract of land described in a deed to Texas Instruments Incorporated (hereinafter referred to as "TI"), dated September 1, 1965 and recorded in Volume 1036, Page 242, D.R.G.C.T. and the consolidation of the above described partial and whole tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail, with a steel washer, stamped "J.E. Smith, RPLS 3700", found in the center of Shepherd Drive, on the south line of the above described 470.340 acre TI tract and the north line of a called 531.87 acre tract of land described in a deed to Sparks Shepard Ventures LLC, recorded in Document No. 2021–43265, D.R.G.C.T. and said point also being the southwest corner of a 50 foot wide strip of land dedicated as public right–of–way as per the plat of MEMC Southwest Addition, an addition to the City of Sherman, recorded in Volume 11, Page 1, Plat Records, Grayson County, Texas (P.R.G.C.T.);

THENCE: South 88 deg. 31 min. 40 sec. West, along the common line of said 470.340 acre TI tract and said 531.87 acre Sparks Shepard tract and along and near the center of said Shepherd Drive, a distance of 881.64 feet to a mag nail with a steel washer, stamped "J.E. Smith, RPLS 3700", found for an angle corner;

THENCE: South 89 deg. 11 min. 29 sec. West, continuing along said common line and the center of said Shepherd Drive, a distance of 28.28 feet to mag nail with a steel washer, stamped "RPLS 4701", set for the southeast corner of that certain called 0.922 acre tract described in a deed to City of Sherman, Texas, recorded in Volume 2450, Page 274, D.R.G.C.T.;

THENCE: North 00 deg. 48 min. 31 sec. West, departing from said Shepherd Drive, along the east line of said City of Sherman tract, a distance of 251.00 feet to a 1/2 inch iron rod found for the northeast corner of said City of Sherman tract;

THENCE: South 89 deg. 11 min. 29 sec. West, along the north line of said City of Sherman tract, a distance of 160.00 feet to a 1/2 inch iron rod found for the northwest corner of said City of Sherman tract;

THENCE: South 00 deg. 48 min. 31 sec. East, along the west line of said City of Sherman tract, a distance of 251.00 feet to a mag nail with a steel washer, stamped "J.E. SMITH 3700", found for the southwest corner of said City of Sherman tract, in the center of Shepherd Drive and same being on the south line of said 470.340 acre TI tract and the north line of the above mentioned 531.87 acre Sparks Shepard tract;

THENCE: South 89 deg. 04 min. 30 sec. West, along the common line of said 470.340 acre TI tract and said 531.87 acre Sparks Shepard tract and along the center of said Shepherd Drive, a distance of 1,058.91 feet to a mag nail with a steel washer, stamped "J.E. SMITH RPLS 3700", found for an angle corner;

THENCE: North 73 deg. 48 min. 57 sec. West, continuing along the south line of said 470.340 acre TI tract and the center of said Shepherd Drive, a distance of 280.06 feet to a point for the southwest corner of said 470.340 acre TI tract, on the easterly line of that certain called 632.18 acre tract described in a deed to Young Lei Kim, Trustee of the Ka'Ala GST Children's Trust, recorded in Document No. 2021–43464, D.R.G.C.T. and same being the easterly right–of–way line of the old Texas Traction Company's Interurban Railway;

THENCE: North 01 deg. 57 min. 16 sec. West, departing from said Shepherd Drive, along the common line of the old Interurban Railway, the 470.340 acre TI tract and said Ka'Ala GST Children's Trust tract, a distance of 999.22 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for an inside ell corner of said railway and 632.18 acre Ka'Ala GST Children's Trust tract;

THENCE: North 88 deg. 22 min. 15 sec. East, continuing along said common line, a distance of 14.46 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for an inside ell corner of said 470.340 acre TI tract;

THENCE: North 01 deg. 07 min. 11 sec. West, continuing along said common line, a distance of 504.21 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for an inside ell corner of said railway and 632.18 acre Ka'Ala GST Children's Trust tract, on the south line of the above described 71.578 acre TI tract and said William Martin Survey;

THENCE: North 01 deg. 07 min. 11 sec. West, continuing along said common line, a distance of 504.21 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for an inside ell corner of said railway and 632.18 acre Ka'Ala GST Children's Trust tract, on the south line of the above described 71.578 acre TI tract and said William Martin Survey;

THENCE: South 75 deg. 58 min. 25 sec. West, along the common line of the old Interurban Railway, the 71.578 acre TI tract and said 632.18 acre Ka'Ala GST Children's Trust tract, a distance of 19.66 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the southwest corner of said 71.578 acre TI tract and an inside ell corner of said railway and Ka'Ala GST Children's Trust tract;

THENCE: North 01 deg. 53 min. 25 sec. West, along the common line of the old Interurban Railway, the 71.578 acre TI tract and said Ka'Ala GST Children's Trust tract, a distance of 95.68 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the beginning of a curve to the right, having a radius of 2,292.00 feet, a central angle of 14 deg. 07 min. 55 sec. and a chord that bears North 05 deg. 12 min. 37 sec. East – 563.89 feet;

THENCE: Continuing along said common line and along said curve to the right, an arc distance of 565.32 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: North 12 deg. 15 min. 24 sec. East, continuing along said common line, at a distance of 920.88 feet, passing a 1/2 inch iron rod found for the northwest corner of said 71.578 acre TI tract and the northwesterly outside ell corner of said 470.340 acre TI tract and continuing along the common line of the old Interurban Railway, the 470.340 acre TI tract and said Ka'Ala GST Children's Trust tract for a total distance of 1,721.01 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for corner at the beginning of a curve to the left, having a radius of 2,166.14 feet, a central angle of 23 deg. 06 min. 40 sec. and a chord that bears North 00 deg. 42 min. 36 sec. East – 867.84 feet;

THENCE: Continuing along said common line and said curve to the left, at an arc distance of 702.27 feet, passing a 5/8 inch iron rod found for the northeast corner of said Ka'Ala GST Children's Trust tract and the most westerly northwest corner of said 470.340 acre TI tract and said point also being the southwest corner of the above described 3.250 acre TI tract and the southeast corner of that certain called 27.928 acre tract of land described as "Tract 2" in a deed to Janet Anderson, recorded in Document No. 2015–22641, D.R.G.C.T. and continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban Railway and along said curve to the left for a total arc distance of 873.75 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Sanderson Surveying", found for corner at the end of said curve;

THENCE: North 10 deg. 55 min. 21 sec. West, continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban railway, at a distance of 304.6 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Sanderson Surveying", found for reference on the south bank of Choctaw Creek and continuing for a total distance of 351.05 feet to a point in the centerline of said Choctaw Creek for the northwest corner of said 3.250 acre TI tract and this tract;

THENCE: Departing from said Interurban Railway and continuing along the common line of said 3.250 acre TI tract and Anderson tract and the centerline of said Choctaw Creek as follows:

North 72 deg. 25 min. 27 sec. East, a distance of 126.57 feet to a point for corner;
North 52 deg. 46 min. 52 sec. East, a distance of 88.74 feet to a point for corner;
North 07 deg. 27 min. 49 sec. West, a distance of 189.40 feet to a point for corner;
North 22 deg. 48 min. 49sec. West, a distance of 128.86 feet to a point for corner;
North 27 deg. 44 min. 28 sec. East, at a distance of 54.52 feet, passing the northeast corner of said 3.250 acre TI tract, the most easterly southeast corner of said Anderson tract, the most northerly northwest corner of said 470.340 acre TI tract and the southwest corner of that certain called 14.270 acre tract of land described as "Tract 2" in a deed to Judy Moore, recorded in Volume 2669, Page 747 and Volume 2438, Page 278, D.R.G.C.T., and continuing along said creek for a total distance of 119.67 feet to a point for corner;

THENCE: Continuing along the centerline of said Choctaw Creek, with the common line of said 470.340 acre TI tract and said Moore tract as follows:

North 63 deg. 17 min. 58 sec. East, a distance of 155.14 feet to a point for corner;
South 60 deg. 05 min. 02 sec. East, a distance of 146.56 feet to a point for corner;
North 81 deg. 27 min. 57 sec. East, a distance of 194.13 feet to a point for corner;
North 59 deg. 26 min. 10 sec. East, a distance of 120.96 feet to a point for corner;
South 47 deg. 17 min. 26 sec. East, a distance of 58.04 feet to a point for corner;
South 04 deg. 45 min. 49 sec. West, a distance of 108.63 feet to a point for corner;
South 13 deg. 27 min. 40 sec. East, a distance of 158.53 feet to a point for corner;
South 72 deg. 03 min. 02 sec. East, a distance of 122.41 feet to a point for corner;
North 63 deg. 44 min. 24 sec. East, a distance of 106.91 feet to a point for corner;
North 19 deg. 25 min. 37 sec. East, a distance of 74.20 feet to a point for corner;
North 30 deg. 18 min. 10 sec. West, a distance of 73.14 feet to a point for corner;
North 04 deg. 28 min. 09 sec. East, a distance of 89.46 feet to a point for corner;
North 87 deg. 07 min. 05 sec. East, a distance of 170.65 feet to a point for the southeast corner of said Moore tract and an inside ell corner of said 470.340 acre TI tract;

THENCE: North 16 deg. 06 min. 35 sec. West, departing from the centerline of said creek, along the common line of said TI and Moore tracts, a distance of 38.46 feet to a point on the north bank of said Choctaw Creek for the southwest corner of that certain called 60.85 acre tract of land described as "Tract II" in a deed to Panda Sherman Power, LLC, recorded in Volume 5132, Page 123, D.R.G.C.T.;

OWNER'S CERTIFICATE (Continued)

THENCE: Along the north bank of Choctaw Creek and the common line of said 470.340 acre TI tract and Panda Sherman tract as follows:

North 64 deg. 38 min. 01 sec. East, a distance of 65.06 feet to a point for corner;
North 21 deg. 00 min. 24 sec. East, a distance of 152.04 feet to a point for corner;
North 70 deg. 15 min. 11 sec. East, a distance of 114.00 feet to a point for corner;
South 47 deg. 08 min. 38 sec. East, a distance of 182.02 feet to a point for corner;
North 75 deg. 41 min. 59 sec. East, a distance of 72.40 feet to a point for corner;
North 38 deg. 48 min. 17 sec. East, a distance of 552.05 feet to a point for corner;
North 87 deg. 39 min. 11 sec. East, a distance of 251.94 feet to a point for corner;
South 67 deg. 53 min. 37 sec. East, a distance of 360.04 feet to a point for corner;
North 51 deg. 22 min. 40 sec. East, a distance of 328.36 feet to a point for corner;
South 85 deg. 27 min. 55 sec. East, a distance of 200.08 feet to a point for corner;
North 43 deg. 25 min. 11 sec. East, a distance of 141.09 feet to a point for corner;
North 03 deg. 13 min. 24 sec. East, a distance of 452.59 feet to a point for corner;
North 76 deg. 26 min. 40 sec. East, a distance of 179.00 feet to a point for corner;
North 69 deg. 56 min. 51 sec. East, a distance of 338.99 feet to a point for corner;
North 38 deg. 01 min. 44 sec. East, a distance of 185.33 feet to a point for corner;
South 66 deg. 57 min. 27 sec. East, a distance of 231.64 feet to a point for corner;
North 61 deg. 52 min. 37 sec. East, a distance of 129.18 feet to a point for corner;
South 89 deg. 05 min. 36 sec. East, a distance of 69.52 feet to a point for the southeast corner of said 60.85 acre Panda Sherman tract and the most northerly northeast corner of said 470.340 acre TI tract, on the west line of the above described 21.006 acre TI tract;

THENCE: North 15 deg. 25 min. 15 sec. West, departing from the bank of Choctaw Creek, along the common line of said 21.006 acre TI tract and said 60.85 acre Panda Sherman tract, a distance of 1,041.64 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said 21.006 acre TI tract on the southerly right–of–way line of the St. Louis, San Francisco & Texas Railroad (100' wide right–of–way);

THENCE: North 63 deg. 22 min. 10 sec. East, along the north line of said 21.006 acre TI tract and said railroad, a distance of 955.33 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said 21.006 acre TI tract at the intersection of the southerly right–of–way line of said railroad and the westerly right–of–way line of U.S. Highway No. 75 (variable width right–of–way);

THENCE: South 06 deg. 45 min. 17 sec. East, along the common line of said 21.006 acre TI tract and U.S. Highway No. 75, a distance of 652.20 feet to a point for corner at the beginning of a non–tangent curve to the right, having a radius of 5,529.98 feet, a central angle of 17 deg. 18 min. 02 sec. and a chord that bears South 01 deg. 34 min. 44 sec. West – 1,663.46 feet;

THENCE: Continuing along said common line and with said curve to the right, at an arc distance of 576.9 feet, passing the southeast corner of said 21.006 acre TI tract and the northeast corner of the above described 5.450 acre TI tract in the center of Choctaw Creek, continuing along the west right–of–way line of said U. S. Highway No. 75, at an arc distance of 884.50 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "January Consultants, Inc.", found for the northeast corner of the above described 136.869 acre TI tract and continuing for a total arc distance of 1,669.80 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner at the end of said curve;

THENCE: South 10 deg. 13 min. 58 sec. West, continuing along the west right–of–way line of said U.S. Highway 75 and the east line of said 136.869 acre TI tract, at a distance of 2,772.22 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "January Consultants, Inc.", found for the southeast corner of said 136.869 acre TI tract, continuing along the west right–of–way line of said U.S. Highway 75 and the east line of the above described 470.340 acre TI tract, at a distance of 3,387.43 feet, passing the northeast corner of the above described 66.912 acre TI tract and continuing on for a total distance of 4,004.86 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of the above described MEMC Southwest Addition;

THENCE: South 89 deg. 04 min. 39 sec. West, departing from said U.S. Highway 75, along the north line of said MEMC Southwest Addition, a distance of 1,943.46 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwest corner of said addition;

THENCE: South 00 deg. 45 min. 27 sec. East, along the west line of said MEMC Southwest Addition, at a distance of 1,943.8 feet, passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found at the southwest corner of said addition at the northwest corner of the dedicated right–of–way and continuing for a total distance of 1,993.75 feet to the POINT OF BEGINNING and 24,364,537 square feet or 559.333 acres of land.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°22'30"	269.50'	53.50'	N 85°22'13" W	53.42'
C2	11°22'30"	290.50'	57.67'	N 85°22'13" W	57.58'
C3	11°22'30"	269.50'	53.50'	N 85°22'13" W	53.42'
C4	11°22'30"	290.50'	57.67'	N 85°22'13" W	57.58'
C5	6°34'55"	1053.50'	121.02'	N 87°46'01" W	120.95'
C6	6°34'55"	1146.50'	131.70'	N 87°46'01" W	131.63'
C7	8°22'52"	504.50'	73.80'	N 86°52'02" W	73.73'
C8	8°22'52"	525.50'	76.87'	N 86°52'02" W	76.80'
C9	21°52'11"	527.19'	201.23'	N 72°30'31" E	200.01'
C10	21°52'11"	512.19'	195.50'	S 72°30'31" W	194.32'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°11'29" W	28.28'
L2	N 00°48'31" W	251.00'
L3	S 89°11'29" W	160.00'
L4	S 00°48'31" E	251.00'
L8	N 10°55'21" W	351.05'
L9	N 72°25'27" E	126.57'
L10	N 52°46'52" E	88.74'
L11	N 07°27'49" W	189.40'
L12	N 22°48'49" W	128.86'
L13	N 27°44'28" E	119.67'
L14	N 63°17'58" E	155.14'
L15	S 60°05'02" E	146.56'
L16	N 81°27'57" E	194.13'
L17	N 59°26'10" E	120.96'
L18	S 47°17'26" E	58.04'
L19	S 04°45'49" W	108.63'
L20	S 13°27'40" E	158.53'
L21	S 72°03'02" E	122.41'
L22	N 63°44'24" E	106.91'
L23	N 19°25'37" E	74.20'
L24	N 30°18'10" W	73.14'
L25	N 04°28'09" E	89.46'
L26	N 87°07'05" E	170.65'
L27	N 16°06'35" W	38.46'
L28	N 64°38'01" E	65.06'
L29	N 21°00'24" E	152.04'
L30	N 70°15'11" E	114.00'
L31	S 47°08'38" E	182.02'
L32	N 75°41'59" E	72.40'
L33	N 51°22'40" E	328.36'
L34	S 85°27'55" E	200.08'
L35	N 43°25'11" E	141.09'
L36	N 76°26'40" E	179.00'
L37	S 69°56'51" E	338.99'
L38	N 38°01'44" E	185.33'
L39	S 66°57'27" E	231.64'
L40	N 61°52'37" E	129.18'
L41	S 89°05'36" E	69.52'
L42	S 88°56'32" W	156.43'
L43	S 88°56'32" W	258.98'
L44	S 58°56'32" W	22.00'
L45	S 88°56'32" W	365.01'

LINE	BEARING	DISTANCE
L46	S 88°56'32" W	23.66'
L47	S 88°56'32" W	264.46'
L48	S 58°56'32" W	22.00'
L49	S 88°56'32" W	213.55'
L50	S 88°56'32" W	28.70'
L51	S 88°56'32" W	214.49'
L52	N 46°03'28" W	56.57'
L53	S 88°56'32" W	10.66'
L54	S 69°14'56" E	152.92'
L55	S 70°25'10" E	365.05'
L56	N 45°06'36" E	127.94'
L57	S 03°23'43" E	20.03'
L58	S 45°06'36" W	124.13'
L59	N 70°25'10" W	374.67'
L60	N 69°14'56" W	149.43'
L61	S 45°59'36" W	7.91'
L62	N 01°03'28" W	15.20'
L63	N 88°58'26" E	15.00'
L64	S 01°03'28" E	15.19'
L65	N 01°03'28" W	30.38'
L66	N 88°56'32" E	25.00'
L67	S 01°03'28" E	33.60'

FINAL PLAT

TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by / Sheet
1" = 100'	Mark Stasik	L. H. Ringley / 15 of 16

OWNER'S DEDICATION

THAT, TEXAS INSTRUMENTS INCORPORATED, actingby and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as TEXAS INSTRUMENTS SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 559.333 acres of land, situated in the M.G. Felers Survey, Abstract No. 427, the C.S. Dale Survey, Abstract No. 356, the William Martin Survey, Abstract No. 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329, the John Chronister Survey, Abstract No. 248 and the James A. Foster Survey, Abstract No. 418, 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 hereon.

Executed this _____ day of _____, 2022

PRELIMINARY

Zane Broadhead
Texas Instruments Incorporated
Vice President of Worldwide Facilities

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **ZANE BROADHEAD**, 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 SEAL OF OFFICE this the _____ day of _____, 2022.

PRELIMINARY

Notary Public, State of Texas

My commission expires: _____

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, 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 Denison, Texas.

DATED this the_____ day of _____, 2022.

PRELIMINARY

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **LAWRENCE H. RINGLEY**, 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 SEAL OF OFFICE this the _____ day of _____, 2022.

PRELIMINARY

Notary Public, State of Texas

My commission expires: _____

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

Chairman _____ Secretary

Accepted by the City Council of the City of Sherman:

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING

Mayor, City of Sherman, Texas _____ Date

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

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT A FINAL DOCUMENT FOR RECORDING
City Clerk, City of Sherman, Texas

FINAL PLAT

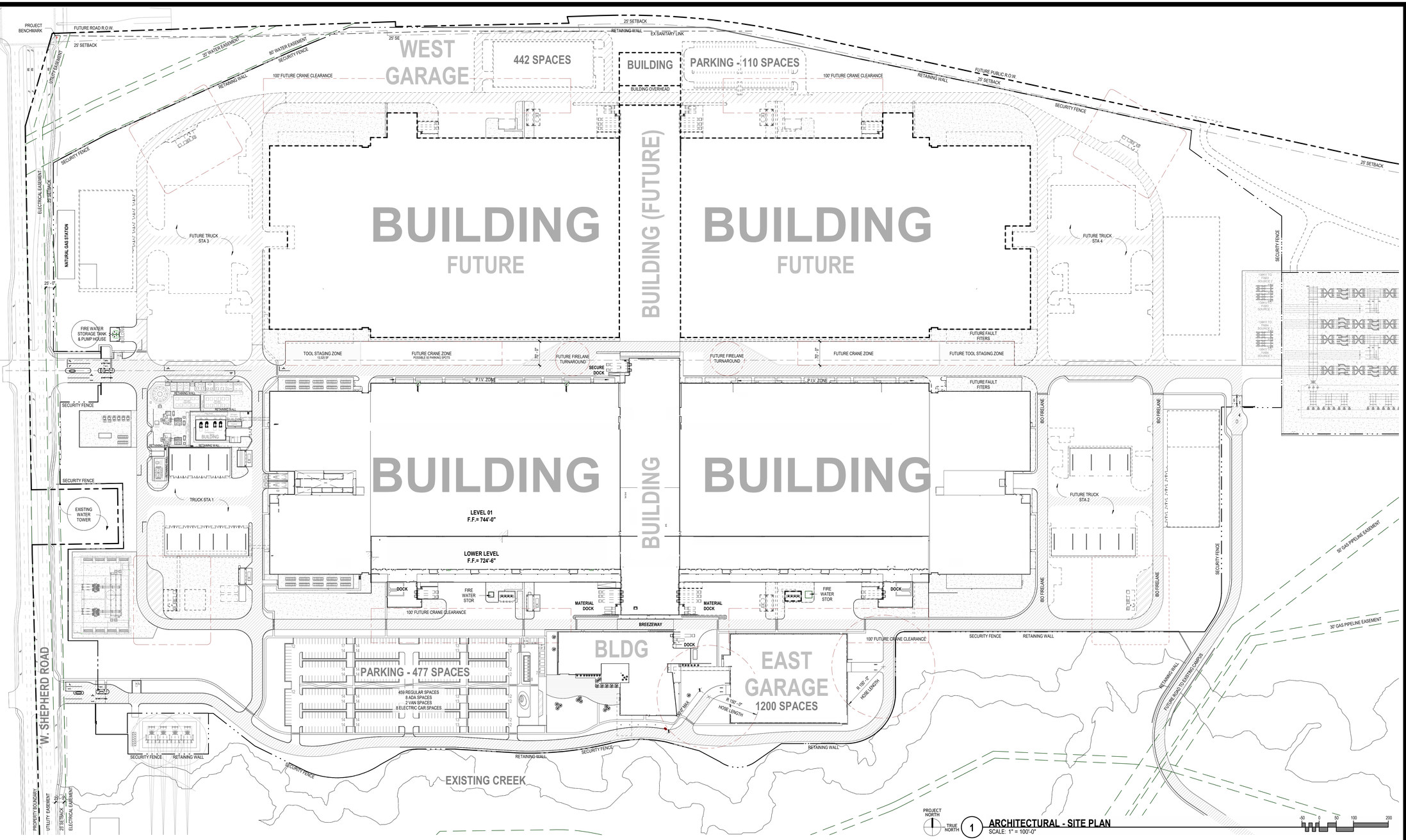
TEXAS INSTRUMENTS
SHERMAN ADDITION
LOT 1, BLOCK A
559.333 ACRES
situated in the
William Martin Survey, Abstract No. 765
James A. Foster Survey, Abstract No. 418
M.G. Felers Survey, Abstract No. 427
C.S. Dale Survey, Abstract No. 356
Heirs of Sherrod Dunman Survey, Abstract No. 329
John Chronister Survey, Abstract No. 248
Grayson County, Texas

OWNER / DEVELOPER
TEXAS INSTRUMENTS INCORPORATED
Contact: Michael Wade
6412 U.S. Highway 75
Sherman, Texas 75090
m–wade@ti.com
214–567–3185

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Date	Job	Title
06/20/2022	2022–015	2022–015–FP.DWG
Scale	Drawn by	Checked by / Sheet
1" = 100'	Mark Stasik	L. H. Ringley / 16 of 16



PROJECT NORTH / TRUE NORTH

1 ARCHITECTURAL - SITE PLAN
SCALE: 1" = 100'-0"

-50 0 50 100 200

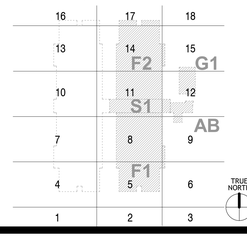
SITE PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01/A101	MATCH LINE SHEET REFERENCE
1	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
A 101 / A-201	EXTERIOR ELEVATION TAG
	FIRELANE FUTURE FIRELANE
	PROPERTY BOUNDARY FUTURE SITE WORK UTILITY EASEMENT EX SANITARY LINE SETBACK SECURITY FENCE

KEYED NOTES (1)

NUMBER	DESCRIPTION

KEY PLAN (NOT TO SCALE)



Page/

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com

TEL 214 922 3900
FAX 214 922 4380

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City /
San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

FIRE PROTECTION
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CIVIL ENGINEERING
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

LANDSCAPE ARCHITECT
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

STRUCTURAL - CUP, SITE
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

STRUCTURAL - FAB, S1
DBSTRUCTURES / 11103
8217 SHOAL CREEK BLVD
SUITE 106
AUSTIN, TX 78757
512-231-8910

ELECTRICAL
JMEG, LLC
13995 DIPLOMAT DRIVE
SUITE 400
FARMERS BRANCH, TX 75234
972-590-5590

CLEANROOM ARCH/PROCESS
EXYTE / F-14255
1001 KLEIN ROAD
SUITE 400
PLANO, TX 75074
972-535-7300

DI WATER - F1
OVIVO
1700 ALMA DRIVE
SUITE 560
PLANO, TX 75075
469-368-0993

MEP/PROCESS - SUBFAB
NEHP
1193 SOUTH BROWNELL ROAD
SUITE 35
WILLISTON, VT 05495
802-652-1444

MECH/PLUMBING - F1, S1
BRANDT / F-1723
1728 BRIERCROFT COURT
CARROLLTON, TX 75006
972-395-6000

PCW - F1, S1
DYNAMIC SYSTEMS, INC.
2683 LOMBARDY LANE
DALLAS, TX 75220
214-351-7500

INSTRUMENTATION/CONTROLS
PRIME CONTROLS, LP / F-9697
1725 LAKEPOINTE DRIVE
LEWISVILLE, TX 75057
972-221-4949

TEXAS INSTRUMENTS
SHERMAN MANUFACTURING 1

501 W. SHEPHERD DRIVE, SHERMAN, TEXAS 75092

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

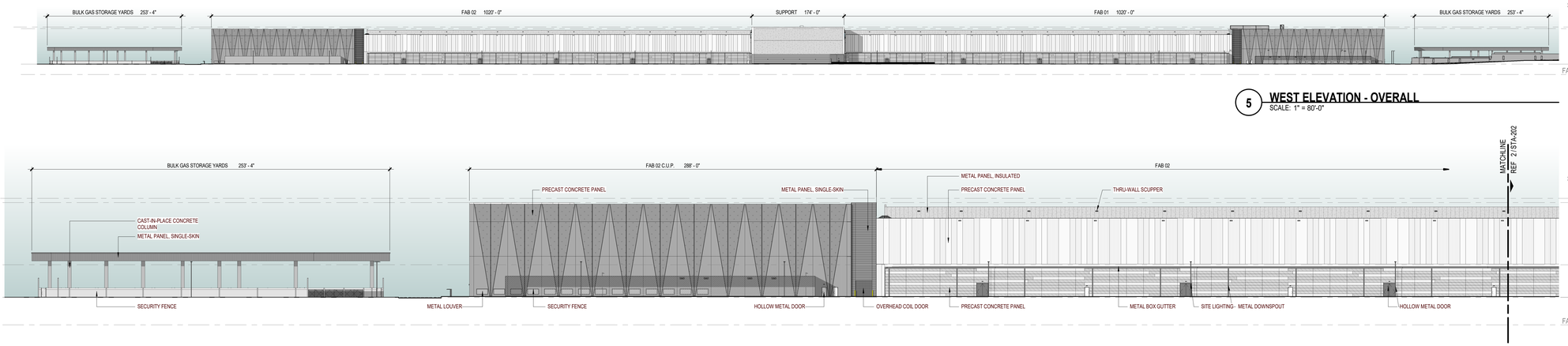
INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATTIA FLABIANO, ARCHITECT
TEXAS REGISTRATION NO. 10900
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECTURAL - SITE PLAN

DRAWN BY	CHECKED BY
TEAM	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
321044	TI-SM1
ORIGINAL ISSUE	DATE
CITY PLAN SUBMISSION	23 JUN 2022

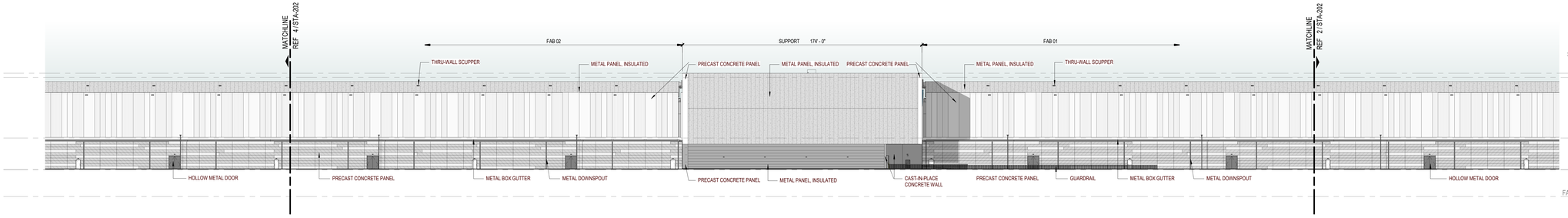
STA-100A
SHEET NUMBER

FILE PATH: Autodesk Docs://TI SM1/ST-PAGE-A-R22.rvt
USER Name:
LAST Plotted: 6/22/2022 8:39:44 AM

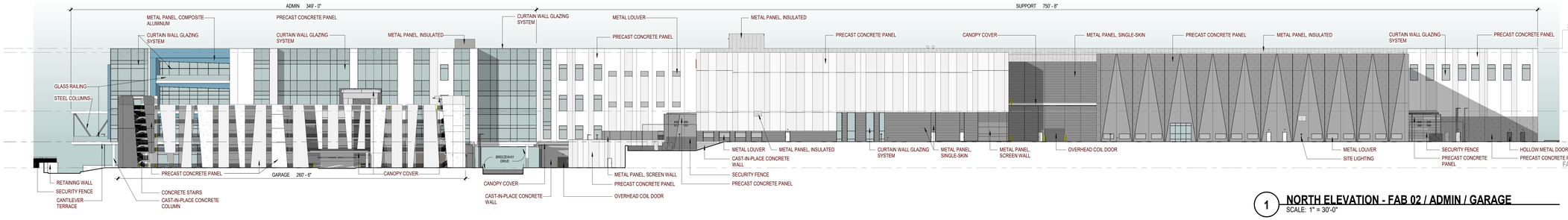


5 **WEST ELEVATION - OVERALL**
SCALE: 1" = 80'-0"

4 **WEST ELEVATION - FAB 02**
SCALE: 1" = 30'-0"



3 **WEST ELEVATION - FAB 02 / SUPPORT / FAB 01**
SCALE: 1" = 30'-0"



1 **NORTH ELEVATION - FAB 02 / ADMIN / GARAGE**
SCALE: 1" = 30'-0"

Page

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com
TEL 214 922 3900
FAX 214 922 4380

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City /
San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

FIRE PROTECTION
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CIVIL ENGINEERING
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

LANDSCAPE ARCHITECT
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

STRUCTURAL - CUP, SITE
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

STRUCTURAL - FAB, S1
DBSTRUCTURES / 11103
8217 SHOAL CREEK BLVD
SUITE 106
AUSTIN, TX 78757
512-231-8910

ELECTRICAL
JMEG, LLC
13995 DIPLOMAT DRIVE
SUITE 400
FARMERS BRANCH, TX 75234
972-590-5590

CLEANROOM ARCH/PROCESS
EXYTE / F-14255
1501 KLEIN ROAD
SUITE 400
PLANO, TX 75074
972-535-7300

DI WATER - F1
OVIVO
1700 ALMA DRIVE
SUITE 560
PLANO, TX 75075
469-368-0993

MEP/PROCESS - SUBFAB
NEHP
1193 SOUTH BROWNELL ROAD
SUITE 3b
WILLISTON, VT 05495
802-652-1444

MECH/PLUMBING - F1, S1
BRANDT / F-1723
1728 BRIERCROFT COURT
CARROLLTON, TX 75006
972-395-6000

PCW - F1, S1
DYNAMIC SYSTEMS, INC.
2683 LOMBARDY LANE
DALLAS, TX 75220
214-351-7500

INSTRUMENTATION/CONTROLS
PRIME CONTROLS, LP / F-9697
1725 LAKEPOINTE DRIVE
LEWISVILLE, TX 75057
972-221-4849

TEXAS INSTRUMENTS
SHERMAN MANUFACTURING 1
501 W. SHEPHERD DRIVE, SHERMAN, TEXAS 75092

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

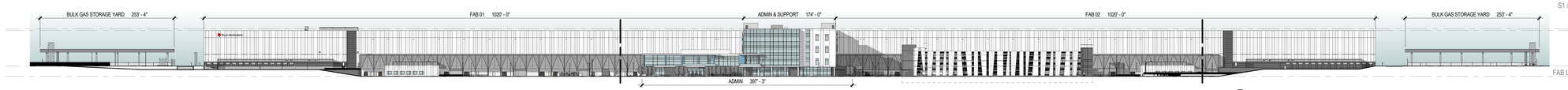
INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MATTIA FLABIANO, ARCHITECT TEXAS REGISTRATION NO. 10900 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECTURAL - EXTERIOR ELEVATIONS

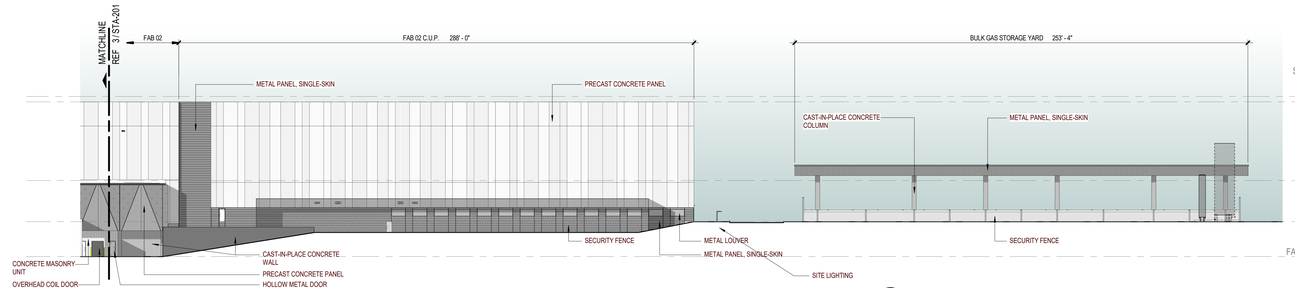
DRAWN BY	CHECKED BY
TEAM	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
321044	TI-SM1
ORIGINAL ISSUE	DATE
CITY PLAN SUBMISSION	23 JUN 2022

STA-202
SHEET NUMBER

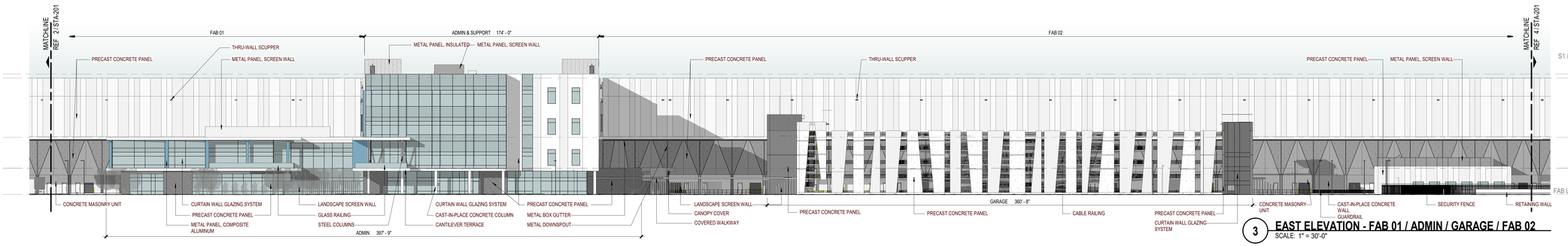
FILE PATH: Autodesk Docs://TI SM1/ST-PAGE-A-R22.rvt
USER Name:
DATE Stamp: 6/22/2022 11:10:23 AM



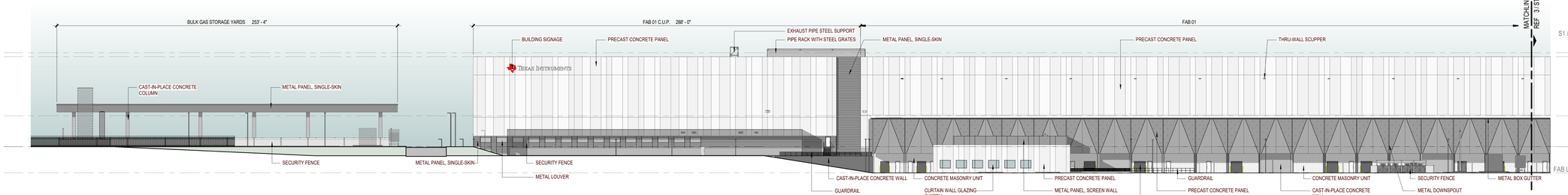
5 EAST ELEVATION - OVERALL
SCALE: 1" = 80'-0"



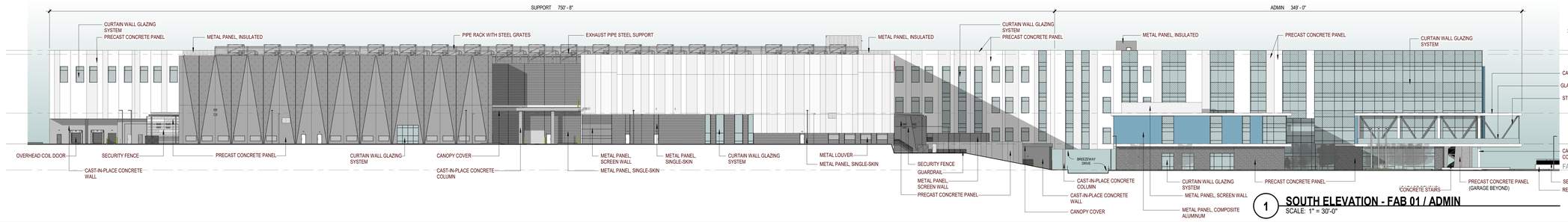
4 EAST ELEVATION - FAB 02
SCALE: 1" = 30'-0"



3 EAST ELEVATION - FAB 01 / ADMIN / GARAGE / FAB 02
SCALE: 1" = 30'-0"



2 EAST ELEVATION - FAB 01
SCALE: 1" = 30'-0"



1 SOUTH ELEVATION - FAB 01 / ADMIN
SCALE: 1" = 30'-0"

FILE PATH: Autodesk Docs://TI SM1/ST-PAGE-A-R22.rvt
USER NAME:
DATE/TIME: 6/22/2022 11:09:08 AM

Page

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com
TEL 214 922 3900
FAX 214 922 4380

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City /
San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

FIRE PROTECTION
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CIVIL ENGINEERING
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

LANDSCAPE ARCHITECT
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231
972-235-3031

STRUCTURAL - CUP, SITE
PAGE / 15868
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

STRUCTURAL - FAB, S1
DBSTRUCTURES / 11103
8217 SHOAL CREEK BLVD
SUITE 106
AUSTIN, TX 78757
512-231-8910

ELECTRICAL
JMEG, LLC
13995 DIPLOMAT DRIVE
SUITE 400
FARMERS BRANCH, TX 75234
972-590-5590

CLEAN/ROOM ARCH/PROCESS
EXYTE / F-14255
1001 KLEIN ROAD
SUITE 400
PLANO, TX 75074
972-535-7300

DI WATER - F1
OVIVO
1700 ALMA DRIVE
SUITE 560
PLANO, TX 75075
469-368-0993

MEP/PROCESS - SUBFAB
NEHP
1193 SOUTH BROWNELL ROAD
SUITE 3E
WILLISTON, VT 05495
802-652-1444

MECH/PLUMBING - F1, S1
BRANDT / F-1723
1728 BRIERCROFT COURT
CARROLLTON, TX 75006
972-395-6000

PCW - F1, S1
DYNAMIC SYSTEMS, INC.
2683 LOMBARDY LANE
DALLAS, TX 75220
214-351-7500

INSTRUMENTATION/CONTROLS
PRIME CONTROLS, LP / F-9697
1725 LAKEPOINTE DRIVE
LEWISVILLE, TX 75057
972-221-4849

TEXAS INSTRUMENTS
SHERMAN MANUFACTURING 1
501 W. SHEPHERD DRIVE, SHERMAN, TEXAS 75092

REVISION HISTORY

REVISION	DESCRIPTION	DATE

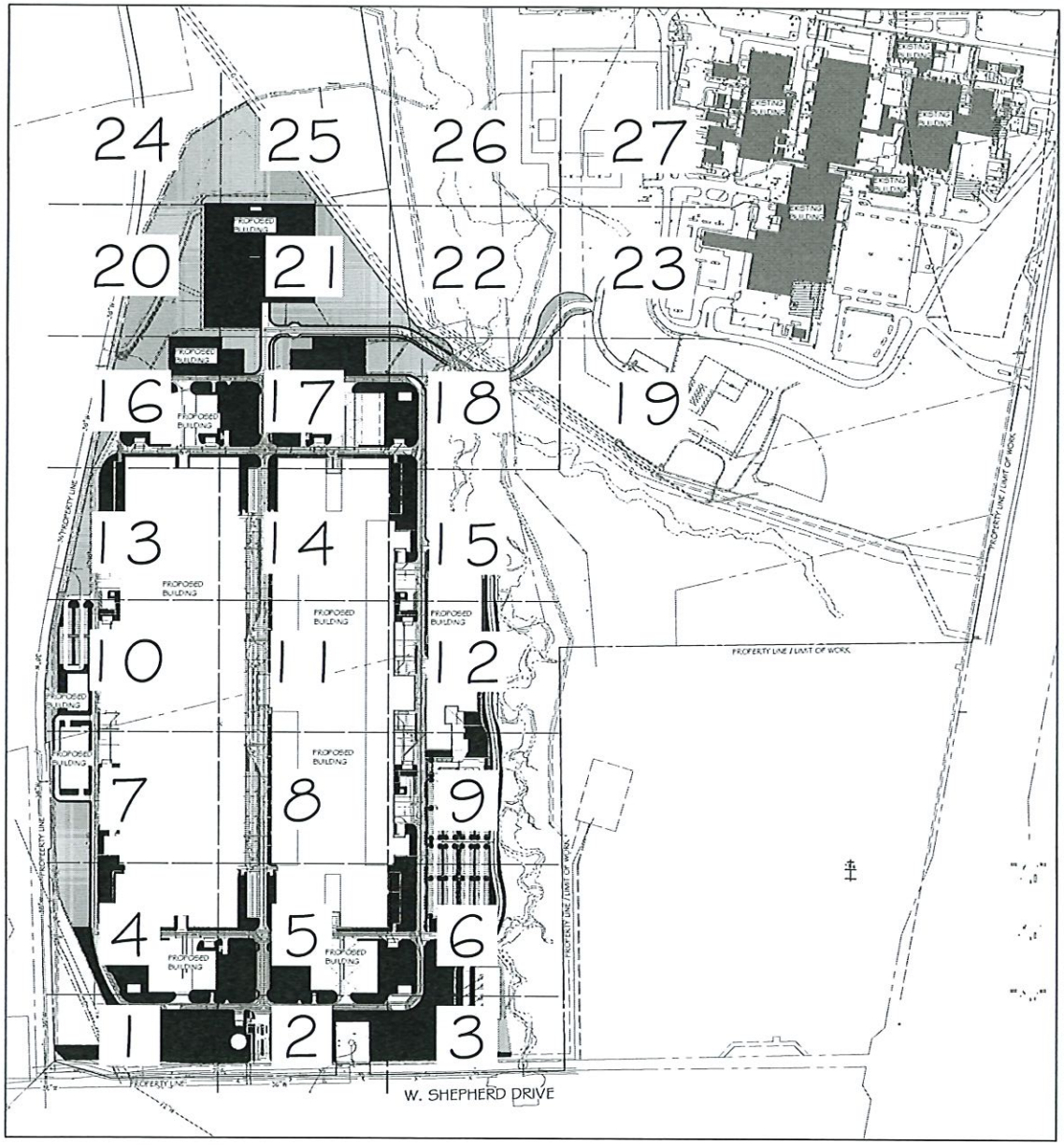
PROFESSIONAL SEALS

INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATTIA FLABIANO, ARCHITECT
TEXAS REGISTRATION NO. 10900
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECTURAL - EXTERIOR ELEVATIONS

DRAWN BY	CHECKED BY
TEAM	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
321044	TI-SM1
ORIGINAL ISSUE	DATE
CITY PLAN SUBMISSION	23 JUN 2022

STA-201
SHEET NUMBER



1 OVERALL PLANTING PLAN
1" = 250'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B & B	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	B & B	SINGLE, STRAIGHT LEADER, MATCHING

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	B & B	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	15 GAL	SINGLE, STRAIGHT LEADER, MATCHING

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	B & B	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	B & B	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'MUSKOGEE' CRAPE MYRTLE LIGHT LAVENDER	30 GAL	MULTI-TRUNK, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL	MULTI-TRUNK, FULL, MATCHING

SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	5 GAL	36" o.c.	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	36" o.c.	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	5 GAL	48" o.c.	

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	24" o.c.	FULL, MATCHING

CACTI/SUCCULANTS	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" o.c.	FULL, MATCHING

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	4"POT	18" o.c.	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	4"POT	12" o.c.	FULL, MATCHING
	NATIVE SEED MIX	SEED	12" o.c.	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.

SODSEED	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

NOTE: ALL PLANTS TO COMPLY WITH SECTION 17 (2) COMMERCIAL TREE AND LANDSCAPING ORDINANCE.

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

0 125 250 500 750
GRAPHIC SCALE IN FEET

INTERIM REVIEW

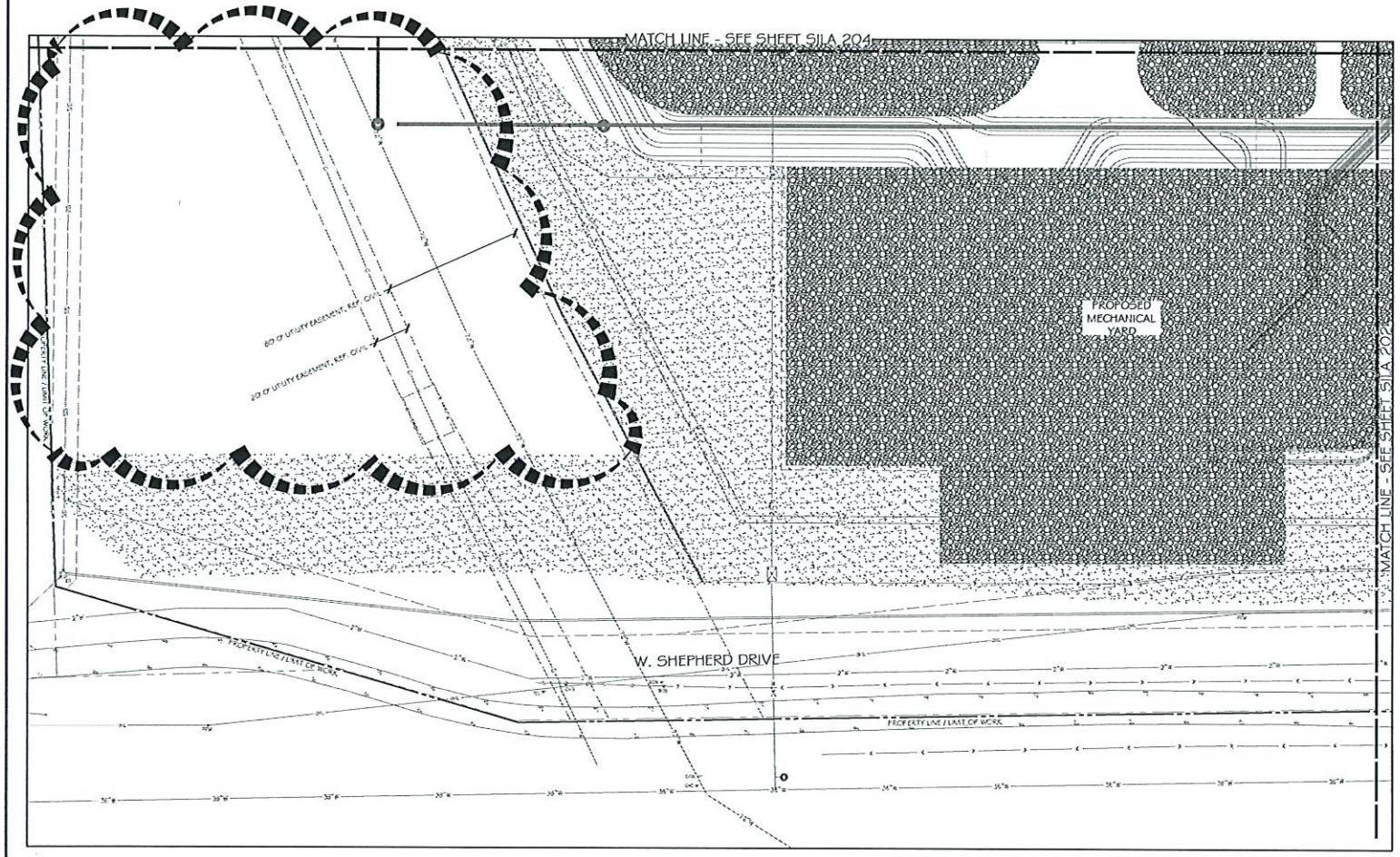
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 · 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008300

OVERALL PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 200

PK FILE: 5232-22.073



HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	GRAVEL	
	STEEL EDGING	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'POMI TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULENTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS FORTUNIS 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODIFIED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

INTERIM REVIEW

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 201

PK FILE: 5232-22.073

1 PLANTING PLAN
1" = 30'-0"

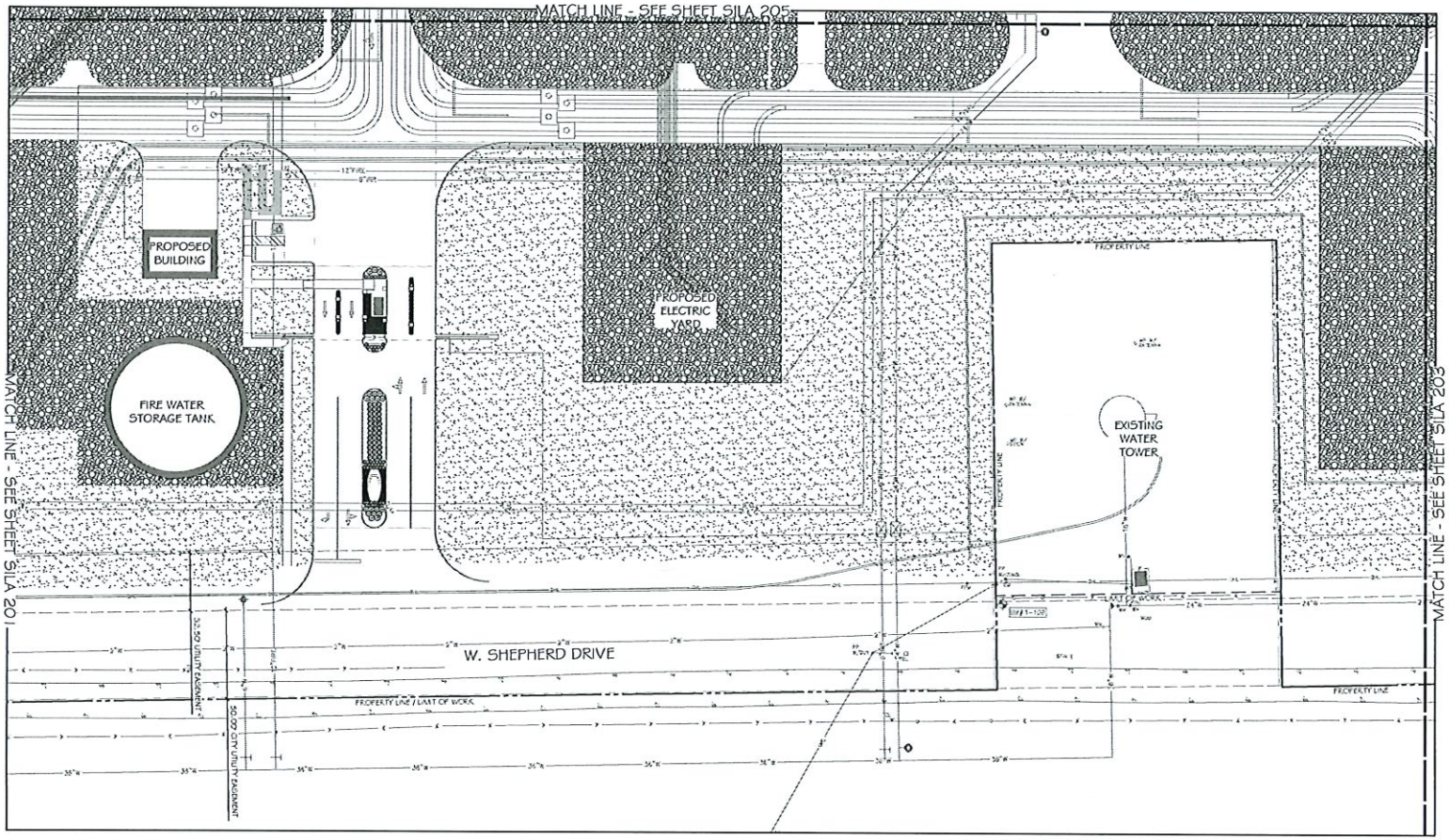
0 15 30 60 90
GRAPHIC SCALE IN FEET

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDI TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTLAND "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.
SODSEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

INTERIM REVIEW

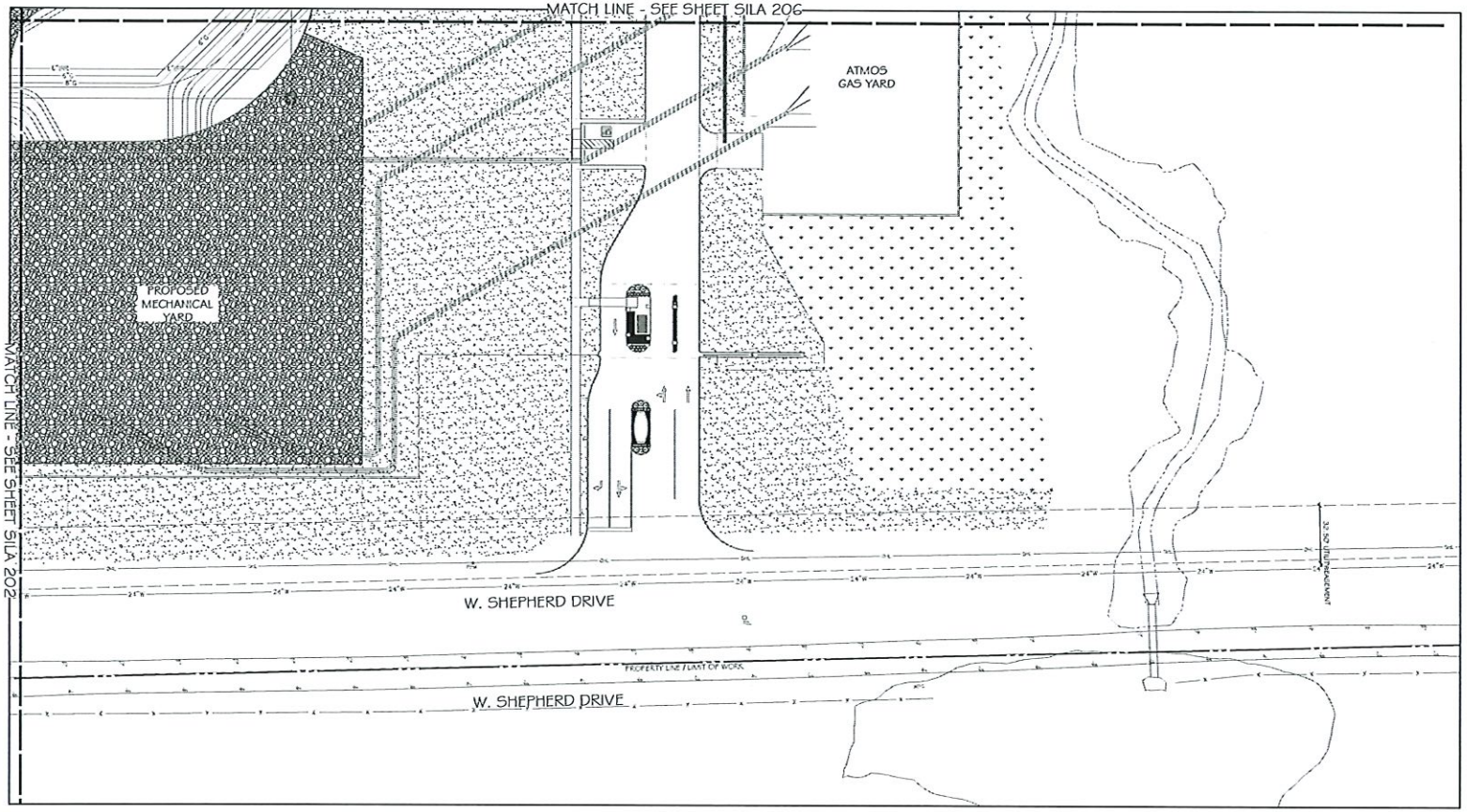
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 202

PK FILE: 5232-22.073



HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDI TURK'S CAP	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULANTS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SOD/SEED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

INTERIM REVIEW

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

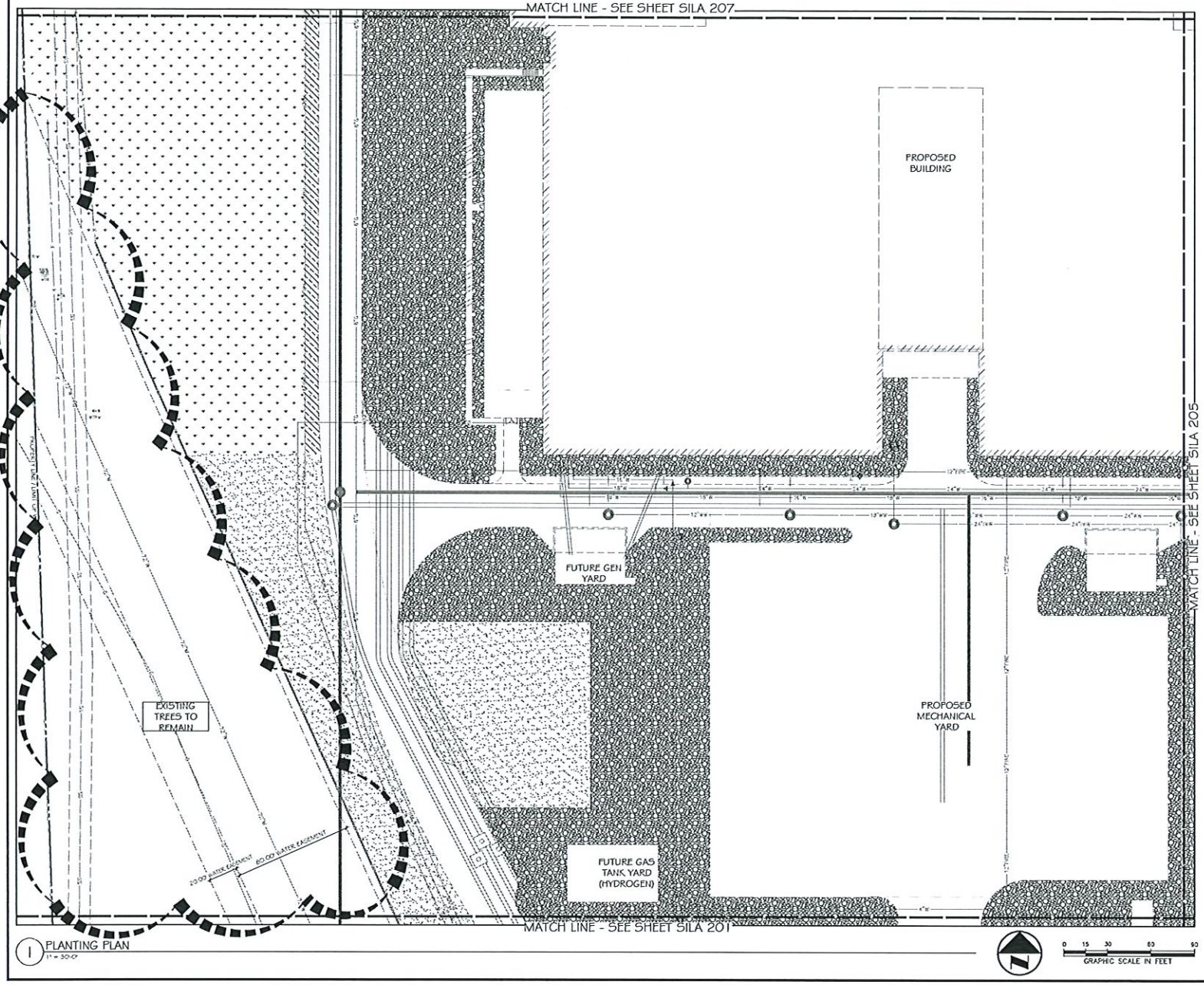
PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 203

PK FILE: 5232-22.073

1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET



1 PLANTING PLAN
1" = 30'-0"

GRAPHIC SCALE IN FEET
0 15 30 60 90

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'MATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
CACTI/SUCCULENTS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SOD/SEED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

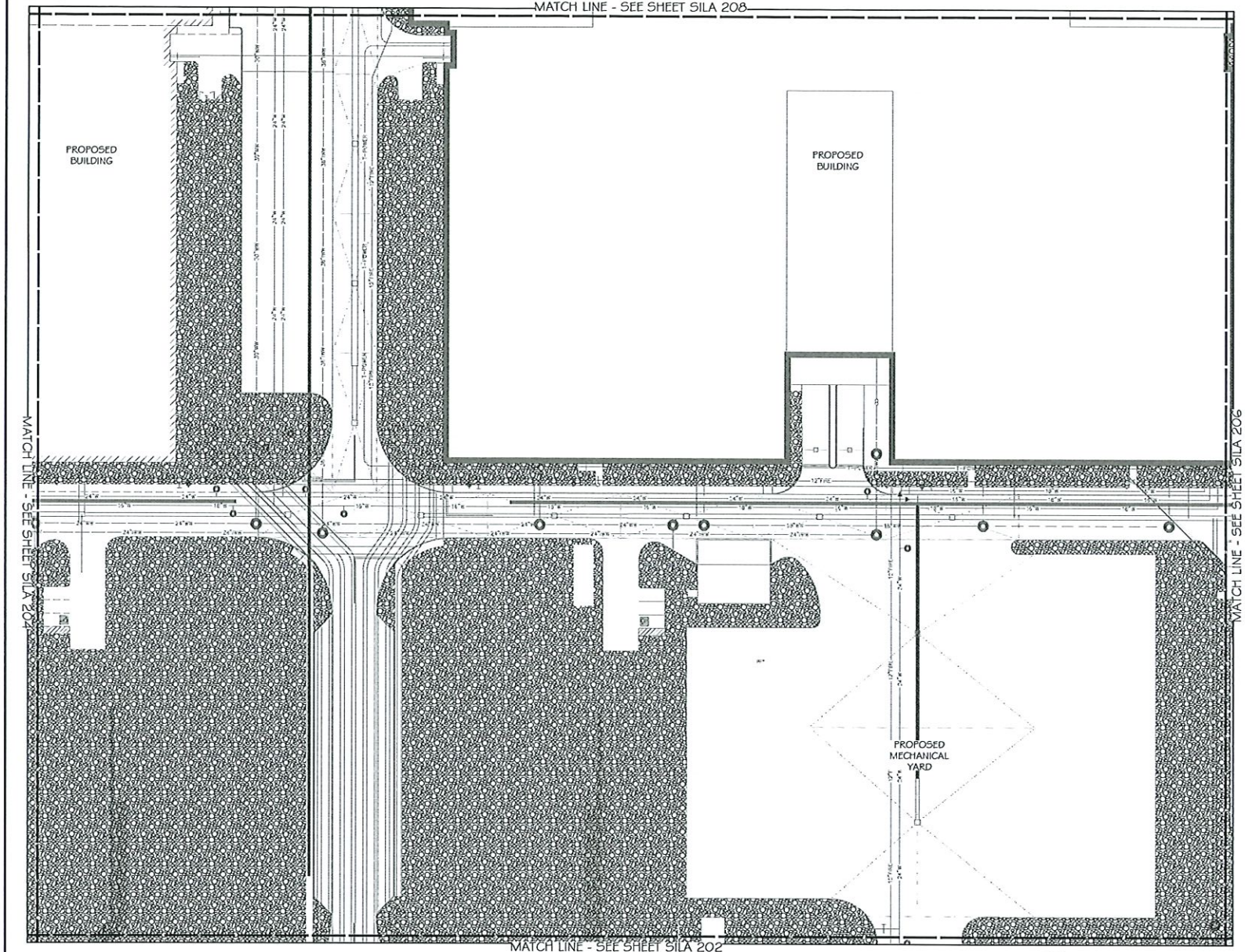
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 204

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	MASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/COLUMNS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.
SOD/SEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

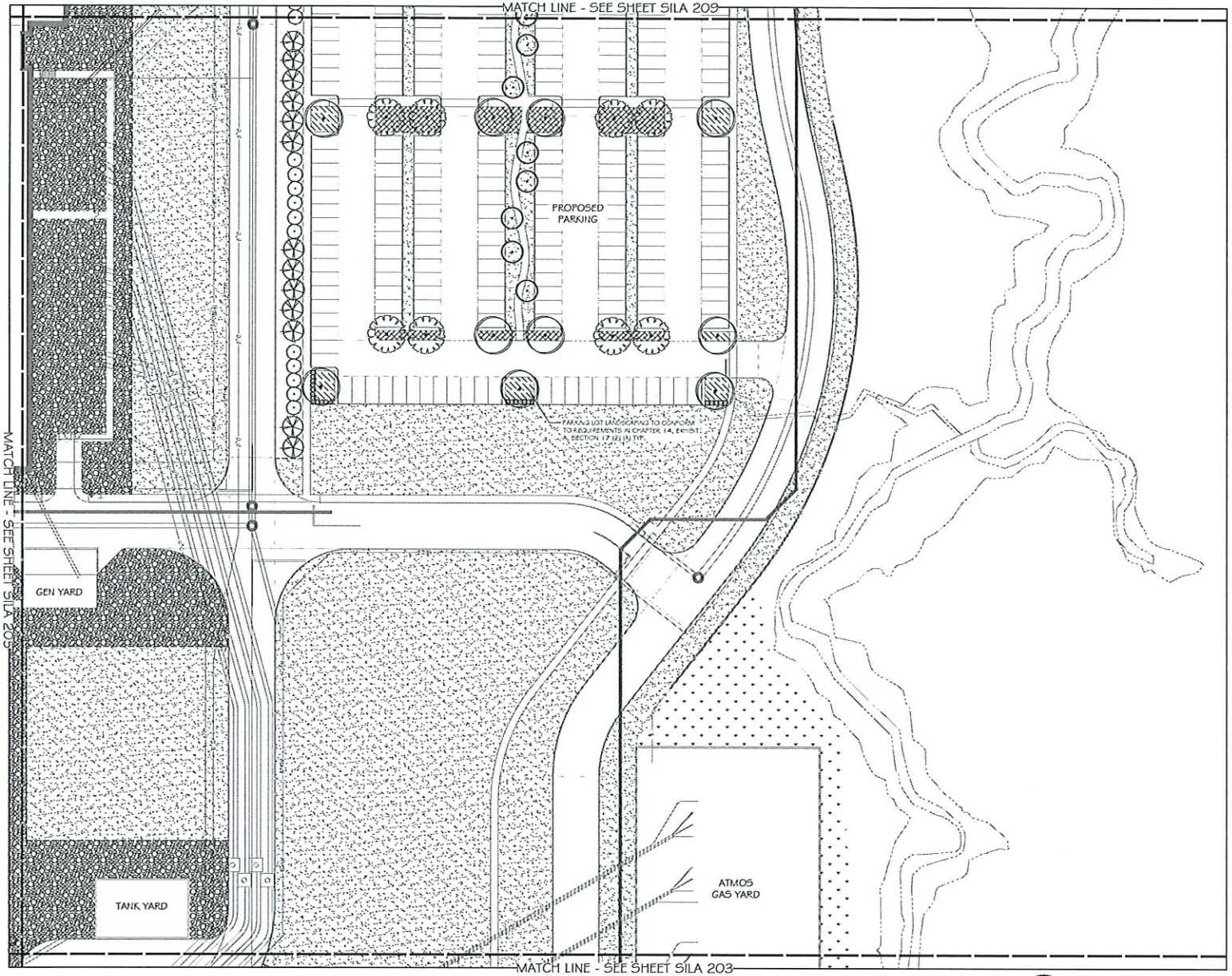
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 205

PK FILE: 5232-22.073



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'MATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	MUHLENBERGIA RIGENS 'DEER GRASS' DEER MUHLY	FULL MATCHING
CACTUS & SUCCULENTS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SOD/SEED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TOP, SAND FILED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON 'BERMUDA' BERMUDA GRASS	SOLID, ROLLED TOP, SAND FILED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	GRAVEL	1
	STEEL EDGING	2

INTERIM REVIEW

THESE DRAWINGS ARE FOR INTERIM REVIEW ONLY AND NOT FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES.

REGISTERED LANDSCAPE ARCHITECT
NAME & SEAL
TEXAS REGISTRATION NUMBER 2328

1 PLANTING PLAN
1" = 30'-0"

GRAPHIC SCALE IN FEET
0 15 30 60 90

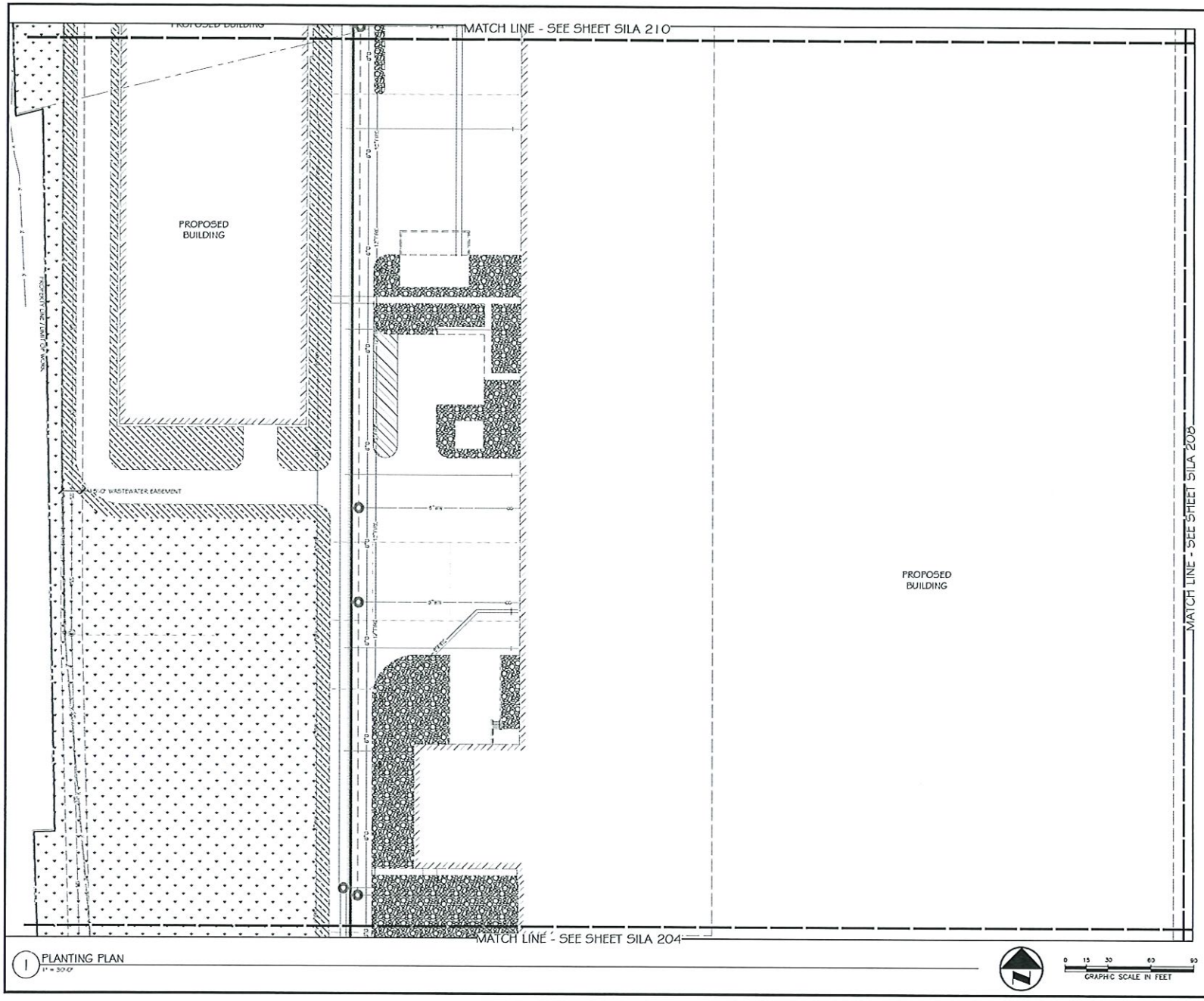
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	C.D	APRIL 2022	AS SHOWN			SILA 206

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	MASSELLA TENUISSIMA "PONS TAILS" MEXICAN MEATHERGRASS	FULL, MATCHING
CACTUS/JOCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTUNEI "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.
SODDED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

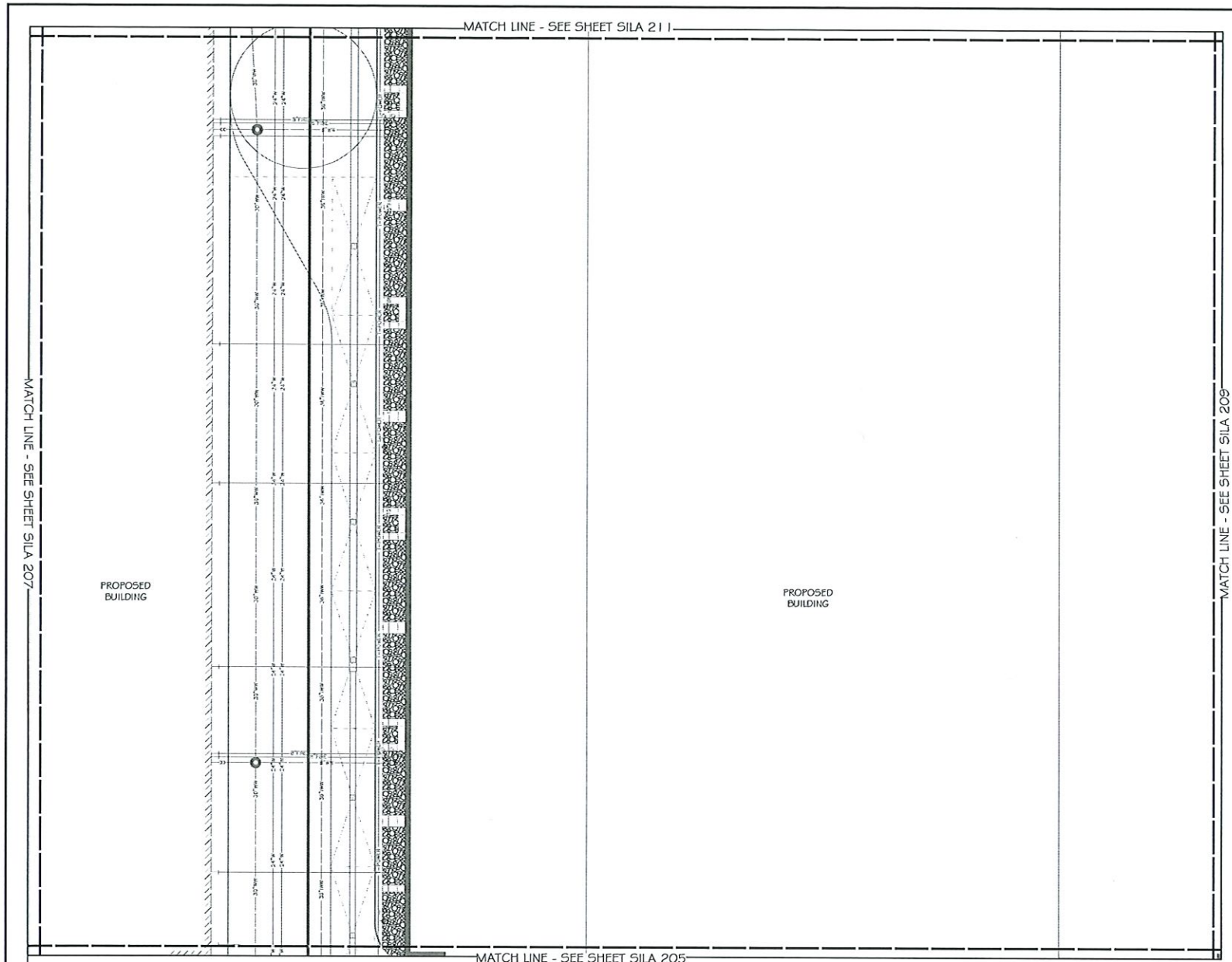
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 207

PK FILE: 5232-22.073



PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIPOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MIRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALLIVIUSCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

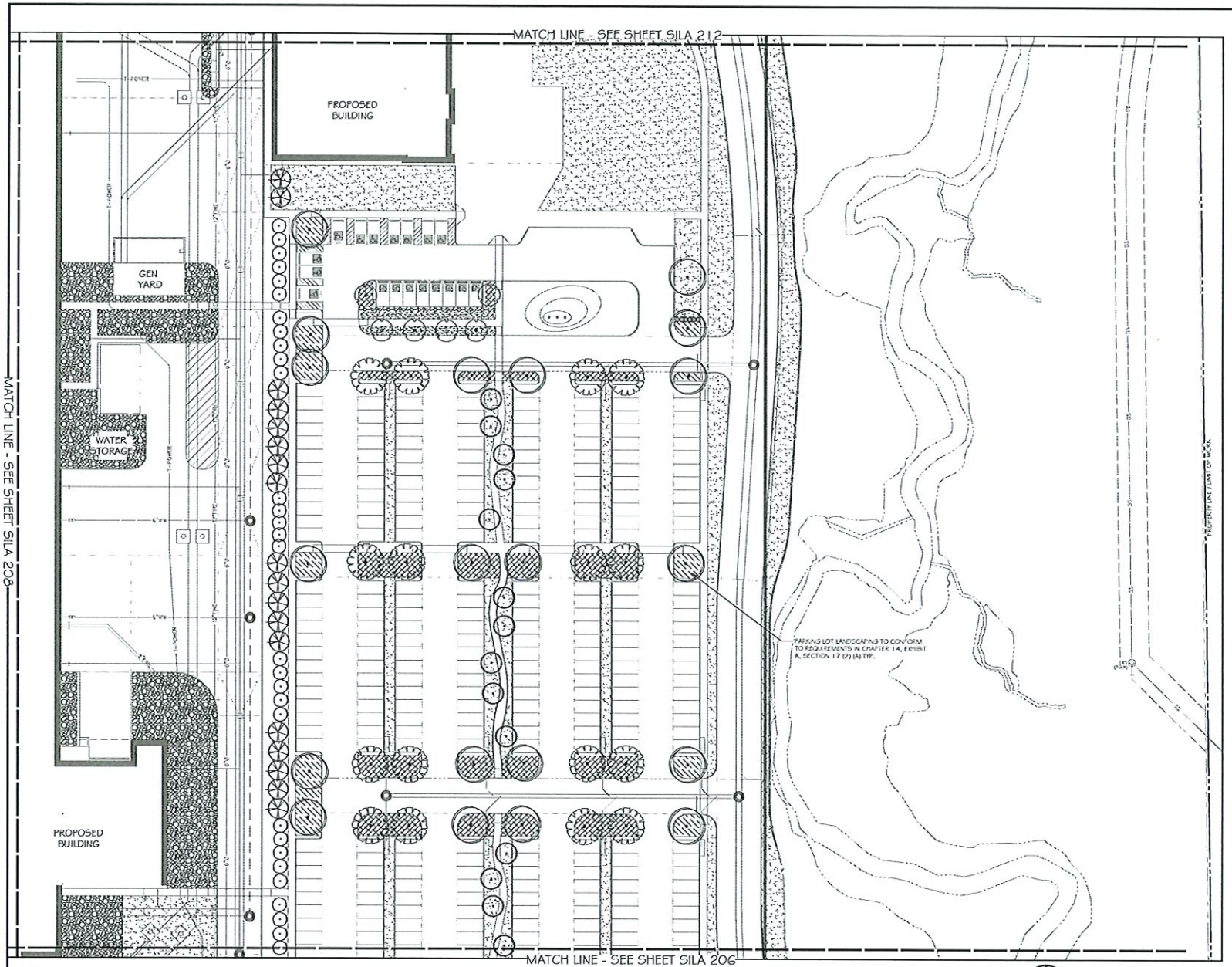
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 208

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

	BOTANICAL / COMMON NAME	REMARKS
TREES		
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES		
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES		
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS		
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' DWARF TEXAS RANGER	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES		
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTI/SUCCULENTS		
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS		
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED		
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AID DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AID DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

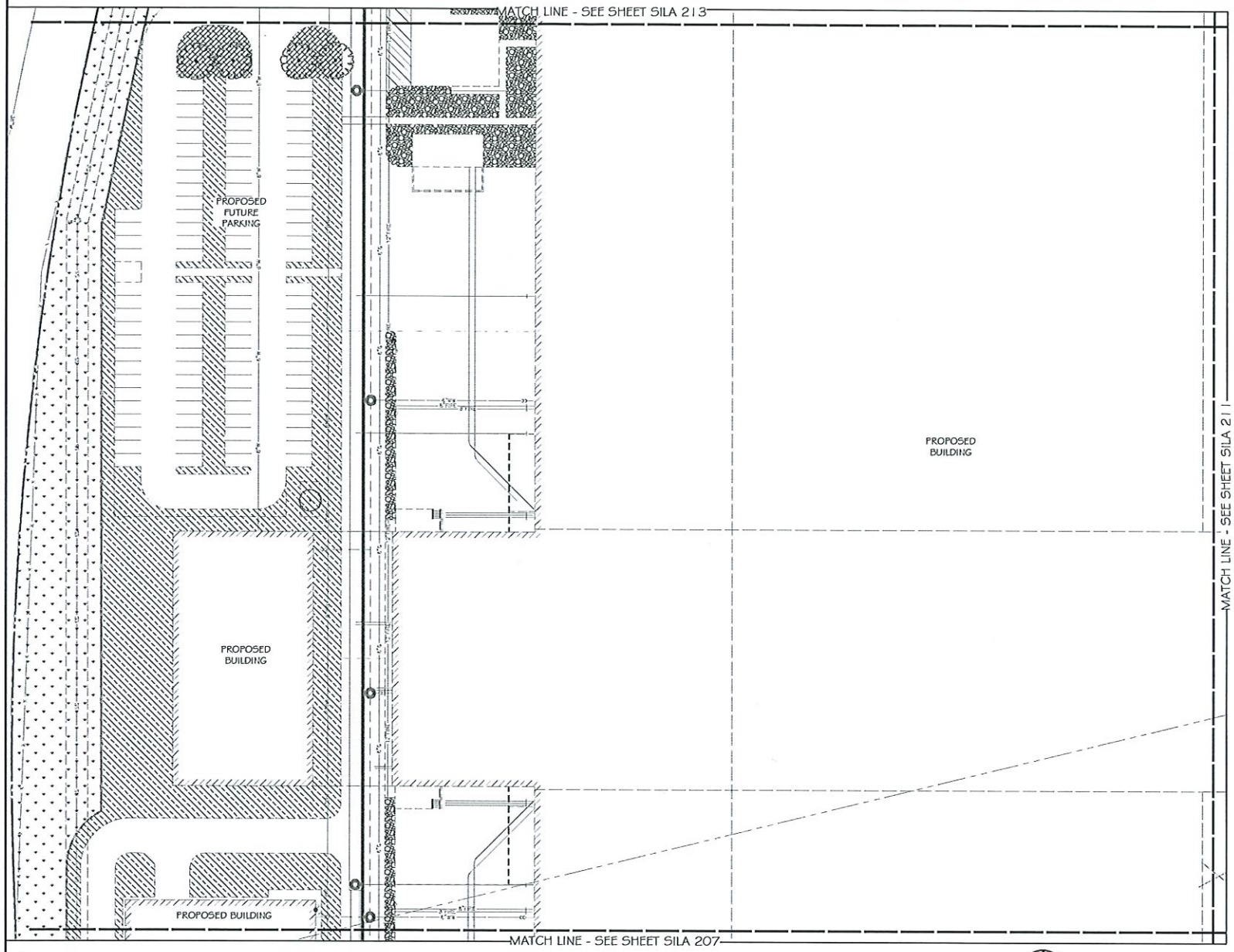
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 209

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 50'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	LIMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE DEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
CACTUS/COLUMNS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNIS 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDERED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

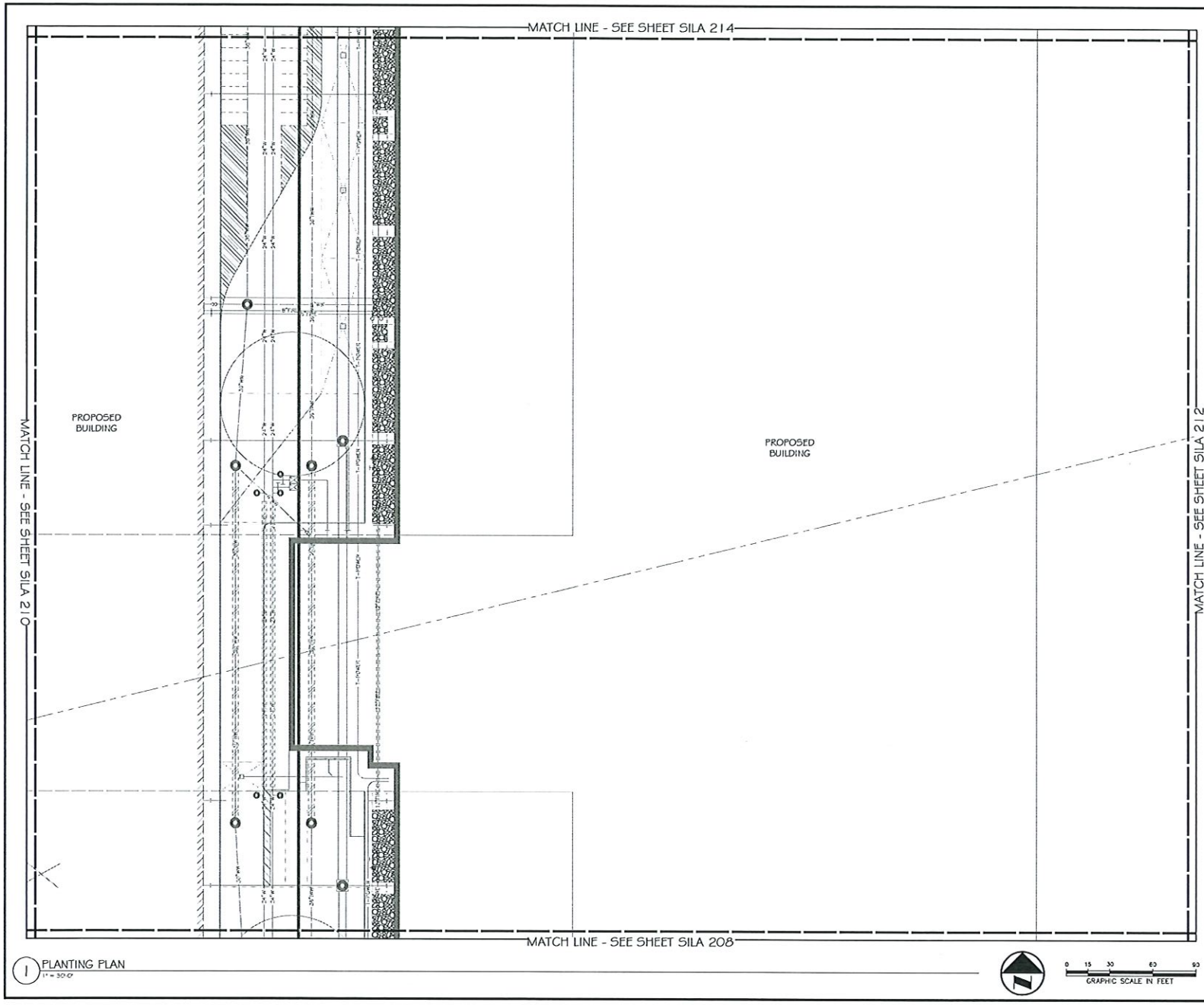
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 210

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
ACCENT/CLIMBERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, FOLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, FOLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

THESE DRAWINGS ARE RELEASED FOR INTERIM REVIEW ONLY AND SHALL NOT BE USED FOR BIDDING, REGULATORY APPROVAL OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
NAME & SEAL
STATE REGISTRATION NUMBER 2128

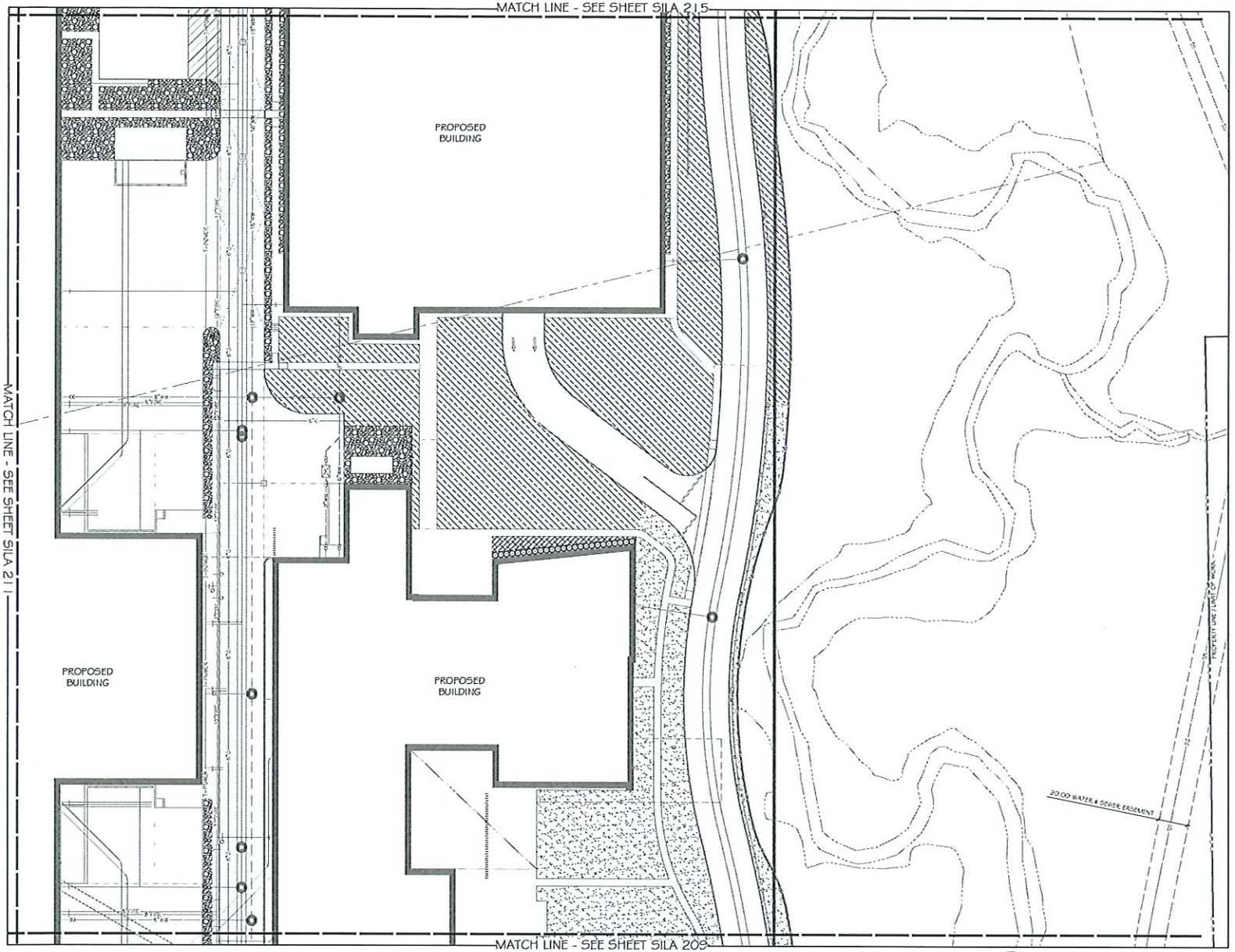
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 211

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF KALIPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/COLLANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTUNIS "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.
SODSEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

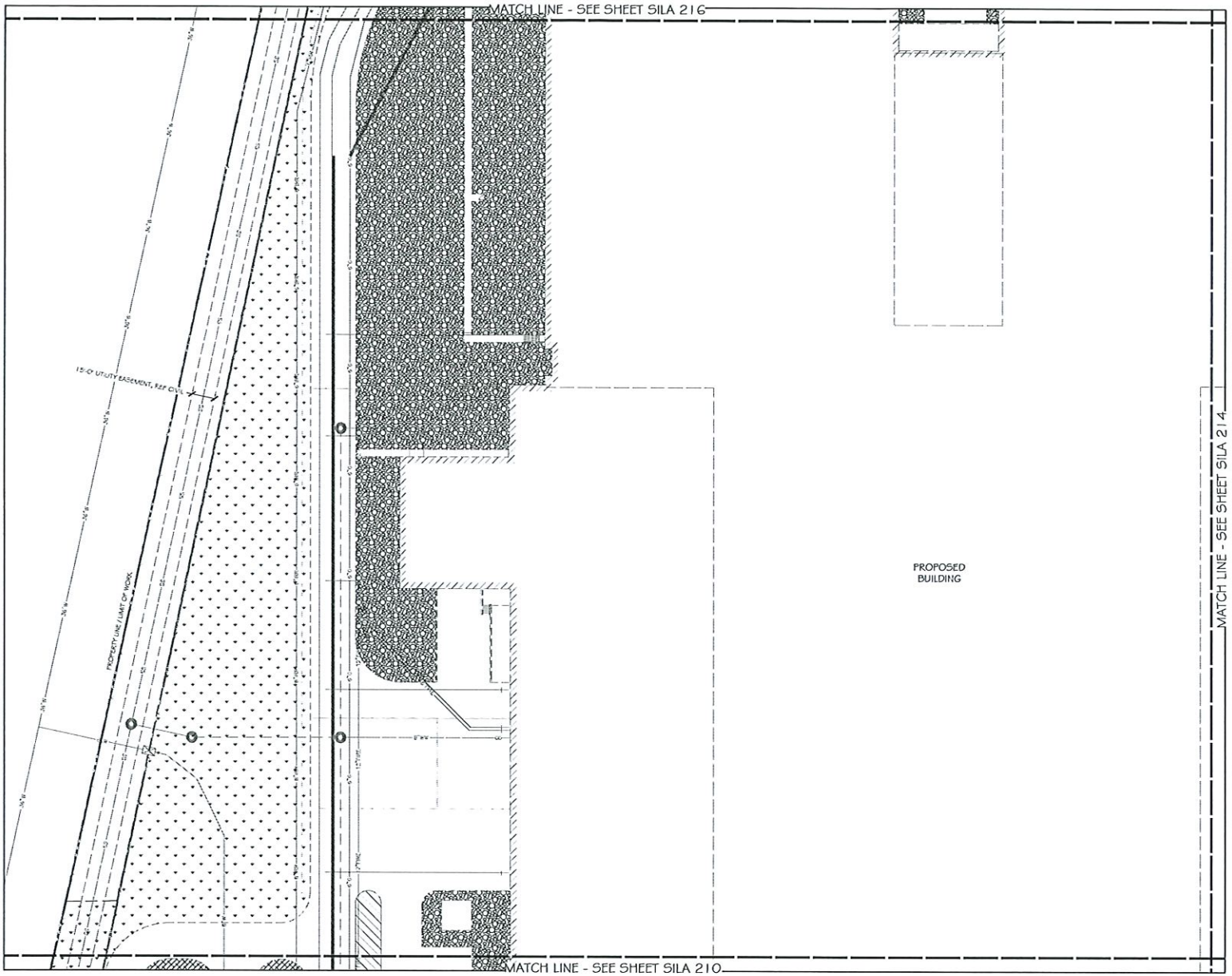
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 212

PK FILE: 5232-22.073



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	FULL, MATCHING
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'POM POM' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTI/SUCCULENTS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SOD/SEED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

THESE DRAWINGS ARE RELEASED FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, REGULATORY APPROVAL OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
NAME & SEAL
STATE REGISTRATION NUMBER #####

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

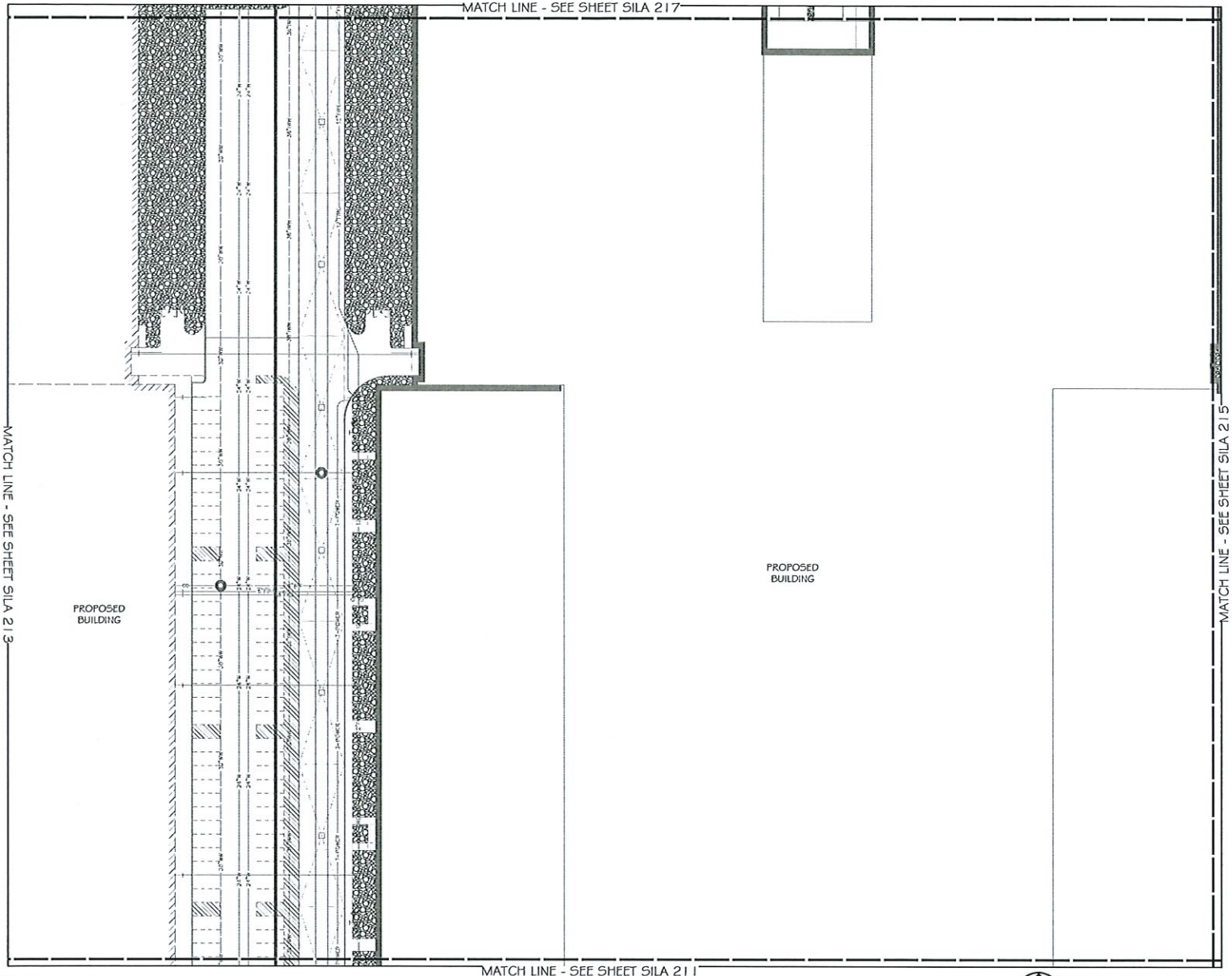
PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 213

PK FILE: 5232-22.073

1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET



PLANT SCHEDULE

	TREES	BOTANICAL / COMMON NAME	REMARKS
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
		LEXUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
	EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
		JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
		MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
	ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
		CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
		CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
		LAGERSTROEMIA X 'MATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
	SHRUBS	BOTANICAL / COMMON NAME	REMARKS
		ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL MATCHING
		LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
		MALVAVISCUS DRUMMONDII TURK'S CAP	
	ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
		MUHLENBERGIA CAPILLARIS 'POKA TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
	CACTUS / SUCCULENTS	BOTANICAL / COMMON NAME	REMARKS
		HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
	GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
		EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
		LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
		NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
	SODDED	BOTANICAL / COMMON NAME	REMARKS
		BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AID DISEASE FREE
		CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AID DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

THESE DOCUMENTS ARE FOR REVIEW PURPOSES ONLY AND ARE NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

REGISTERED LANDSCAPE ARCHITECT
NAME & SEAL
TEXAS REGISTRATION NUMBER 2328

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

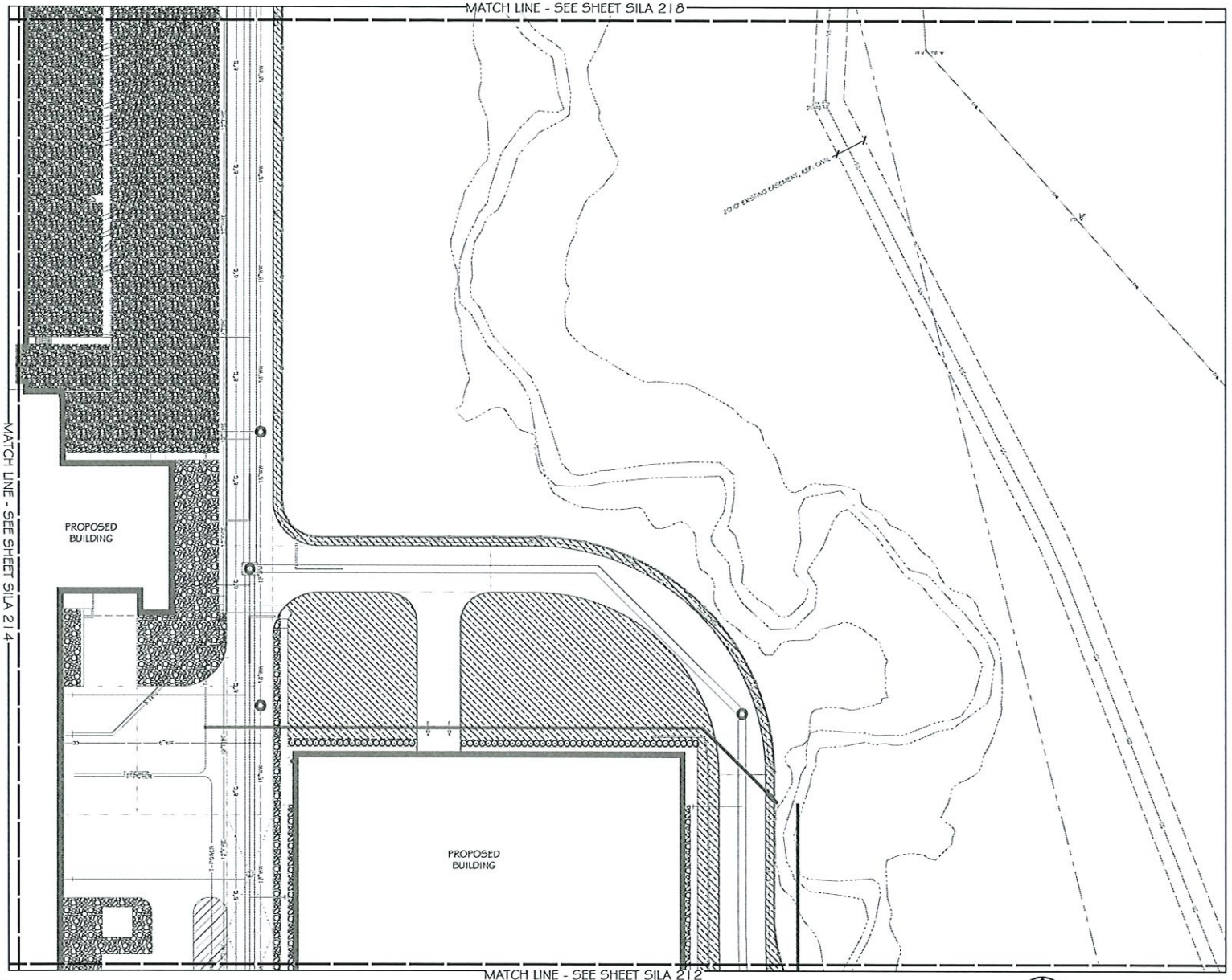
1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 214

PK FILE: 5232-22.073



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**REMARKS**
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'MATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	**BOTANICAL / COMMON NAME**	**REMARKS**
	ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**REMARKS**
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
CACTUS/SUCCULENTS	**BOTANICAL / COMMON NAME**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	**BOTANICAL / COMMON NAME**	**REMARKS**
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED	**BOTANICAL / COMMON NAME**	**REMARKS**
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	① GRAVEL	
	② STEEL EDGING	

INTERIM REVIEW

THESE DOCUMENTS ARE RELEASED FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT NAME & SEAL
STATE REGISTRATION NUMBER #####

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

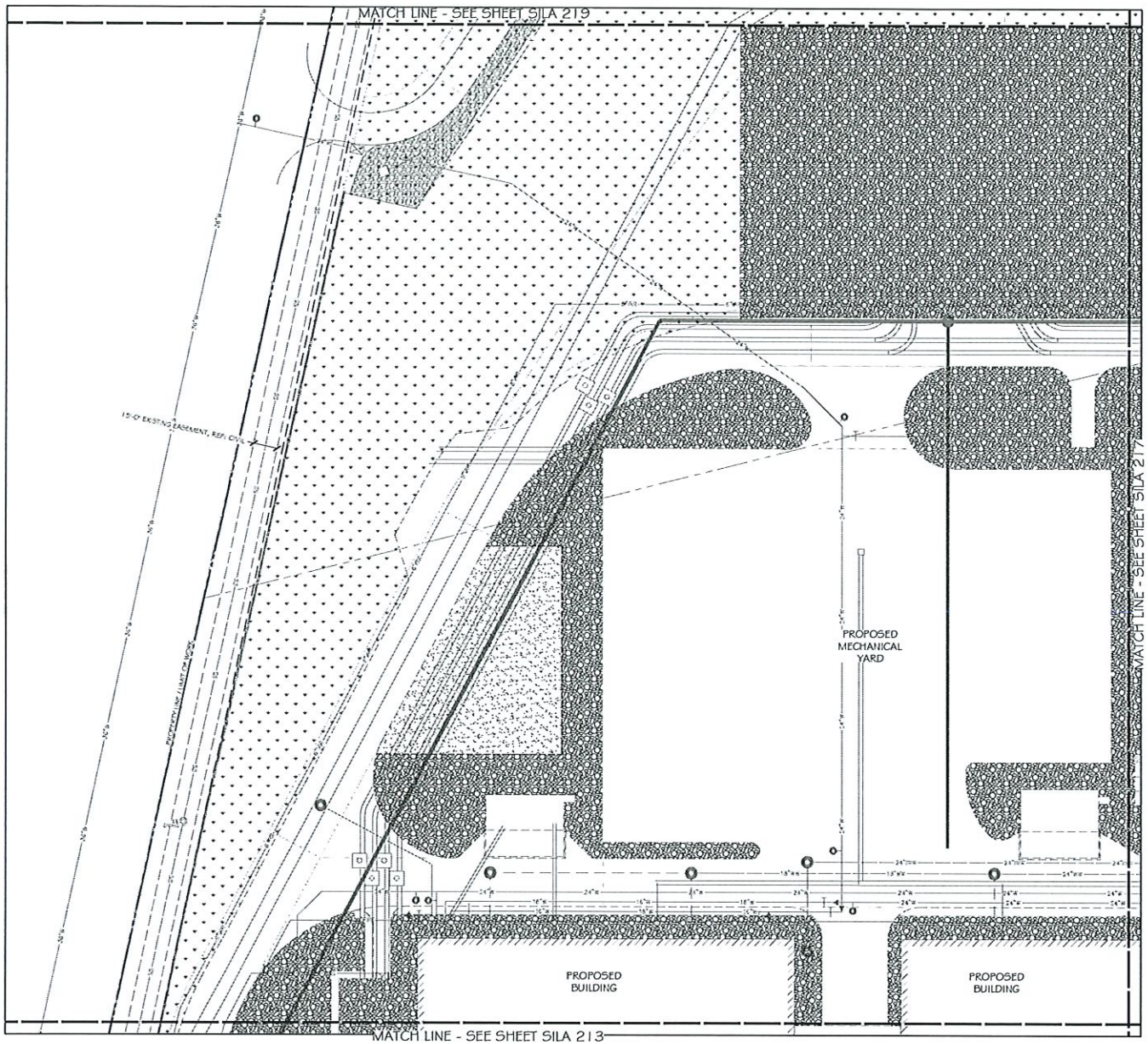
PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 215

PK FILE: 5232-22.073

1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET



1 PLANTING PLAN
1" = 30'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/GEOLANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODS/SEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, VOIDS WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, VOIDS WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

0 15 30 60 90
GRAPHIC SCALE IN FEET

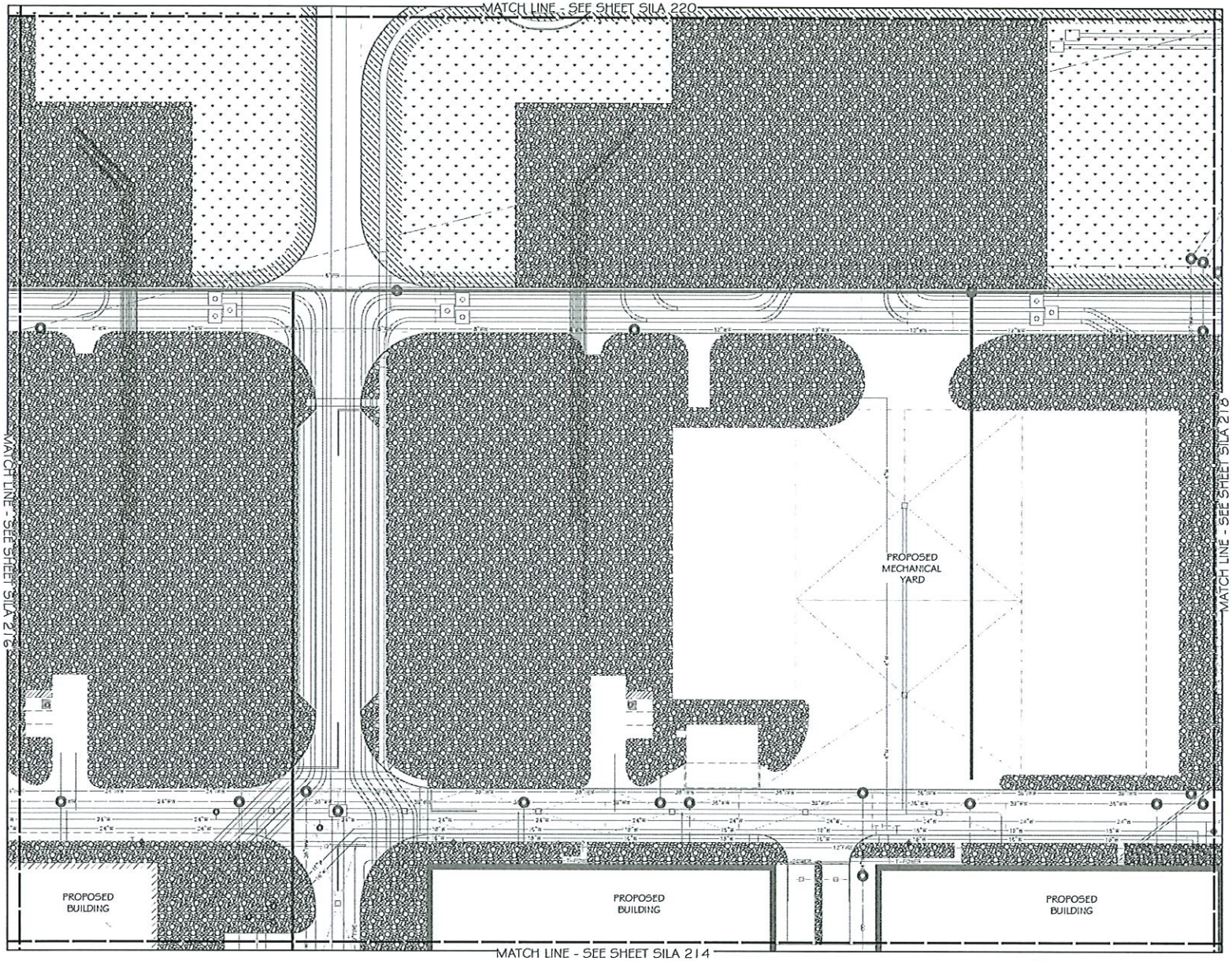
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 216

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'MATCHEZ' CRAPE MIRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALLYA VISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'PONK TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/COLUMNS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	ELIONIMUS PORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

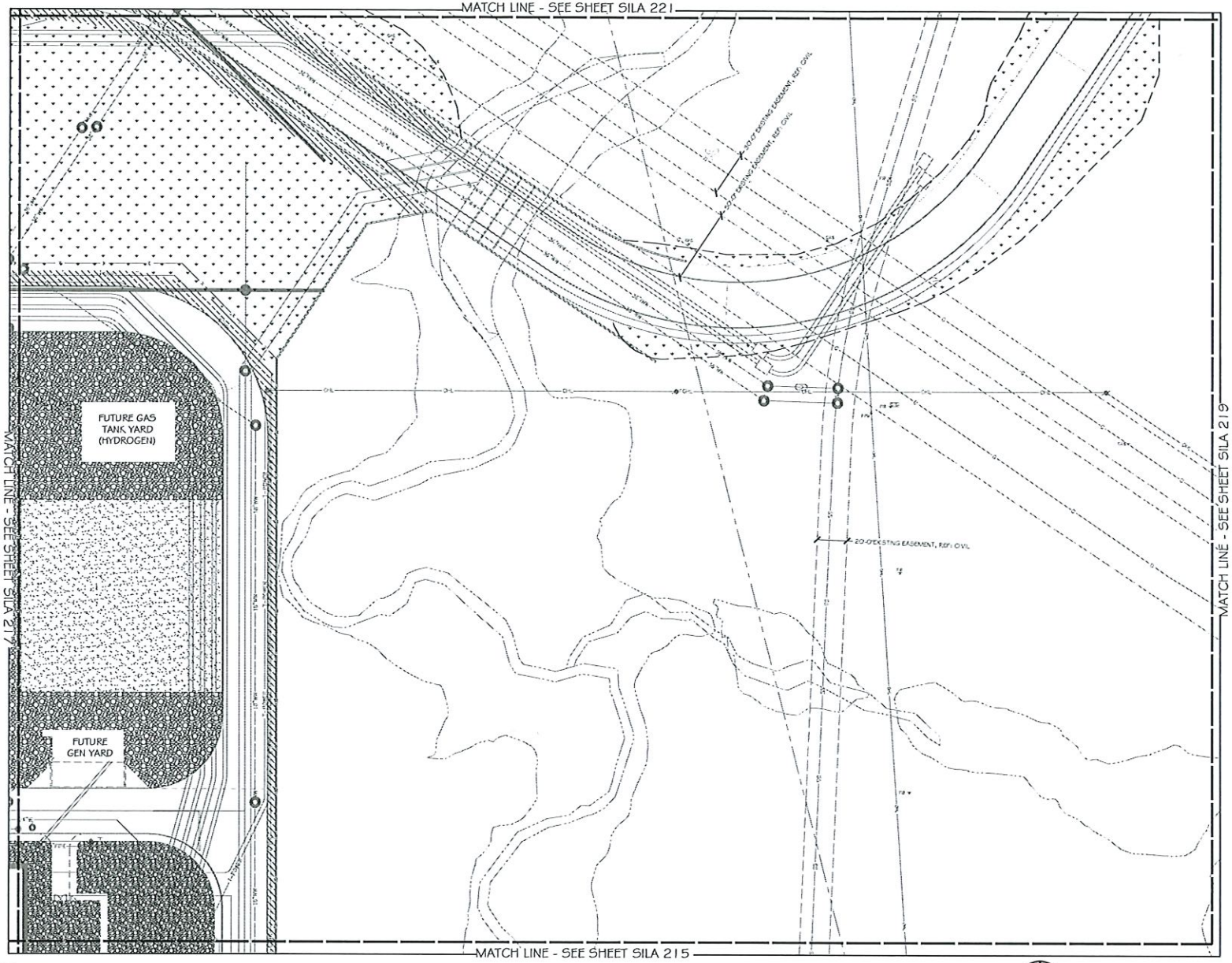
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 217

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTUNIS "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILI TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODISEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

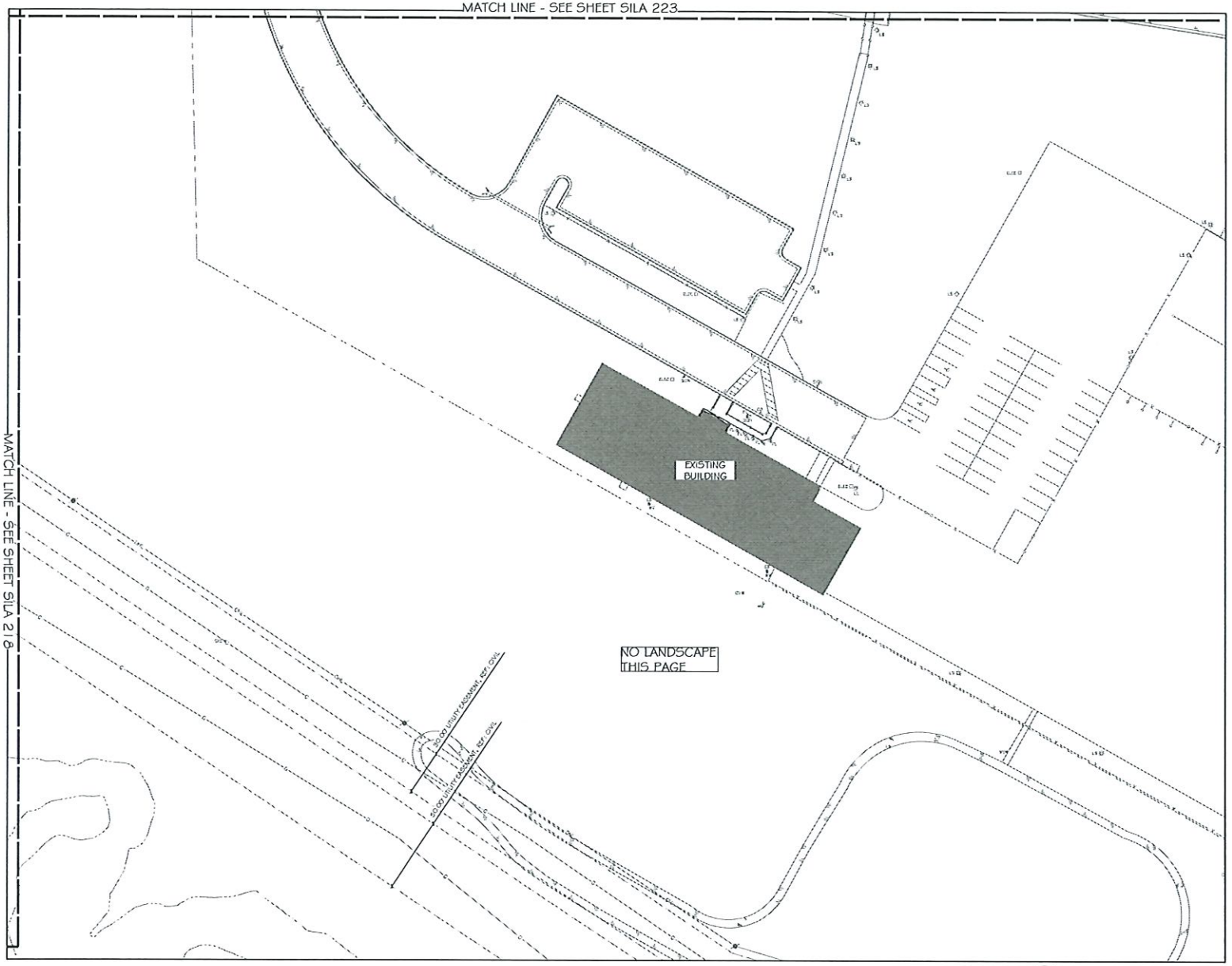
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 218

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/VOCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTULES "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODISEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

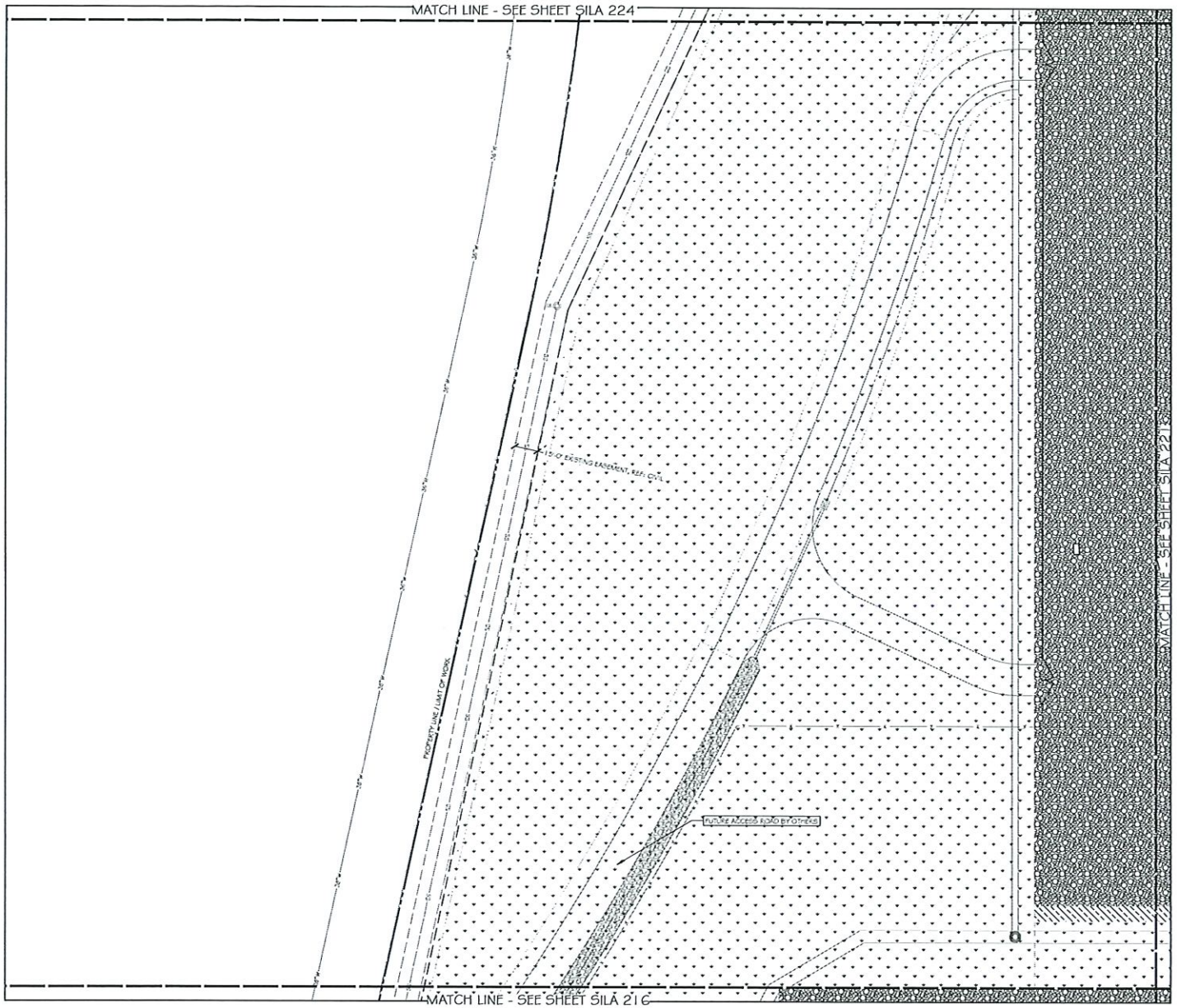
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 219

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	MASSELLA TENUISSIMA 'POMPITAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/SUCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	EUONYMUS PORTUNIS 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODSEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

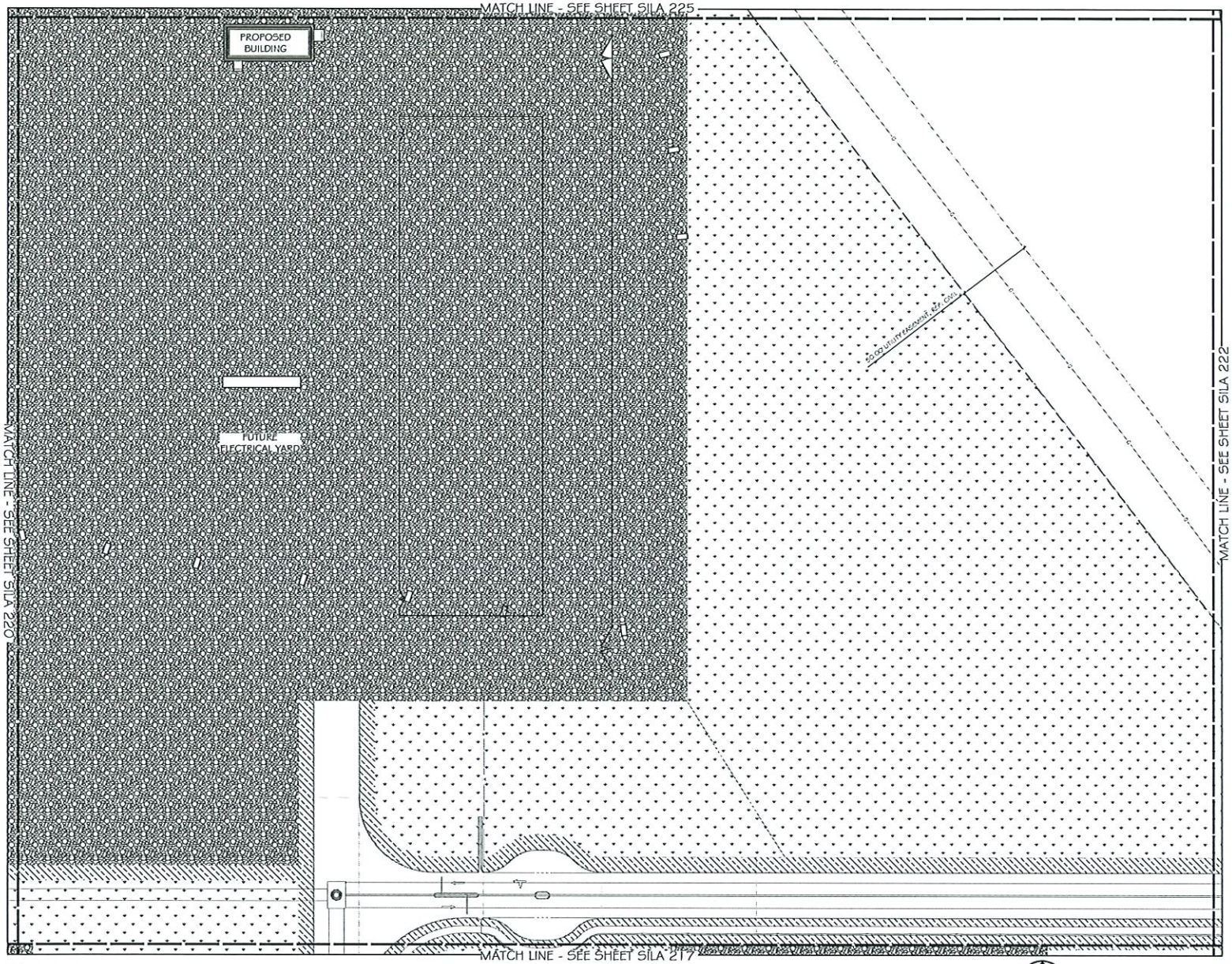
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 220

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL, MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDI TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/AGGLEANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	BUCHNIMUS PORTULIS 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX.
SODISEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

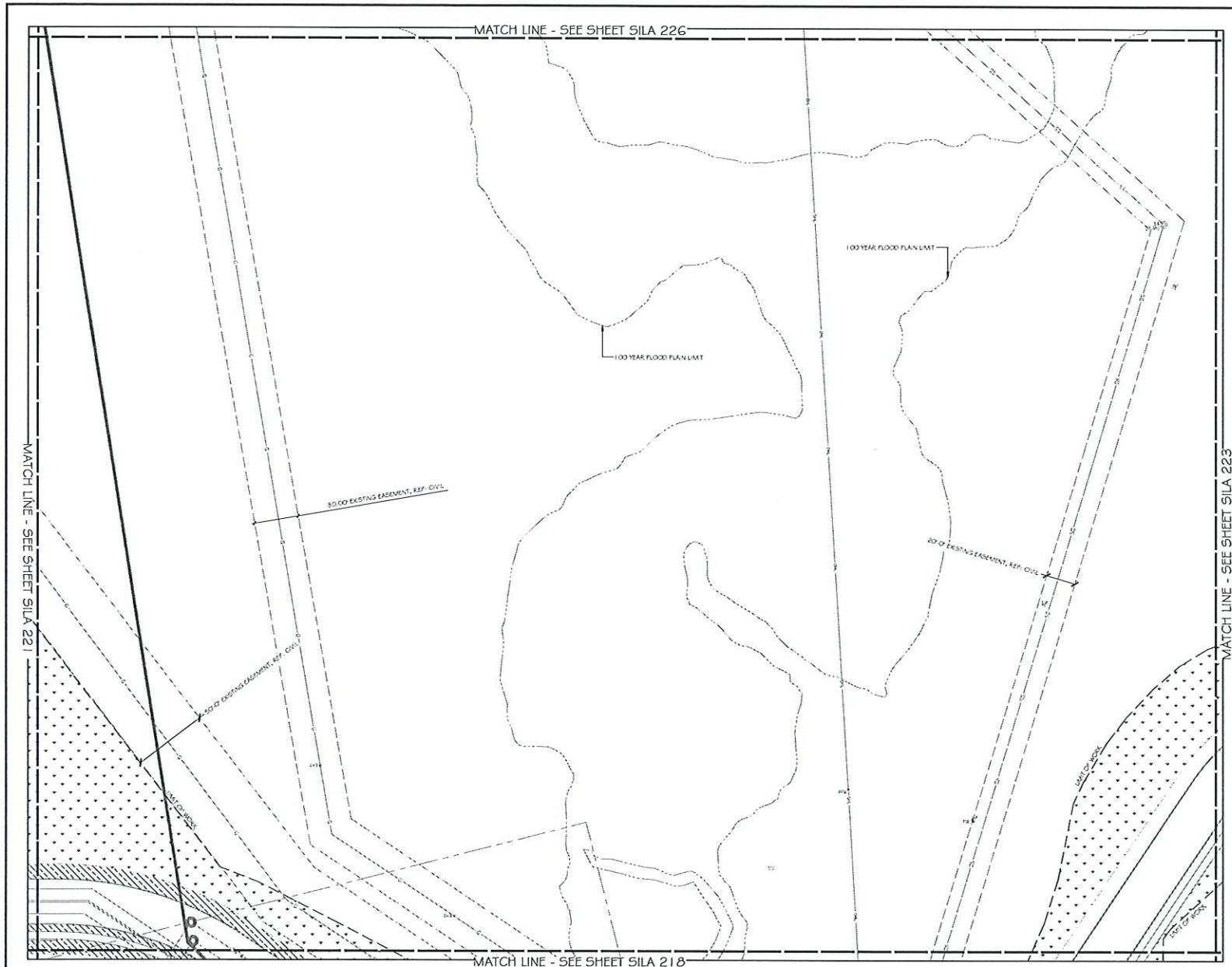
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 221

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTUS/OCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	ELEONYMUS PORTUNIS "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODSEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

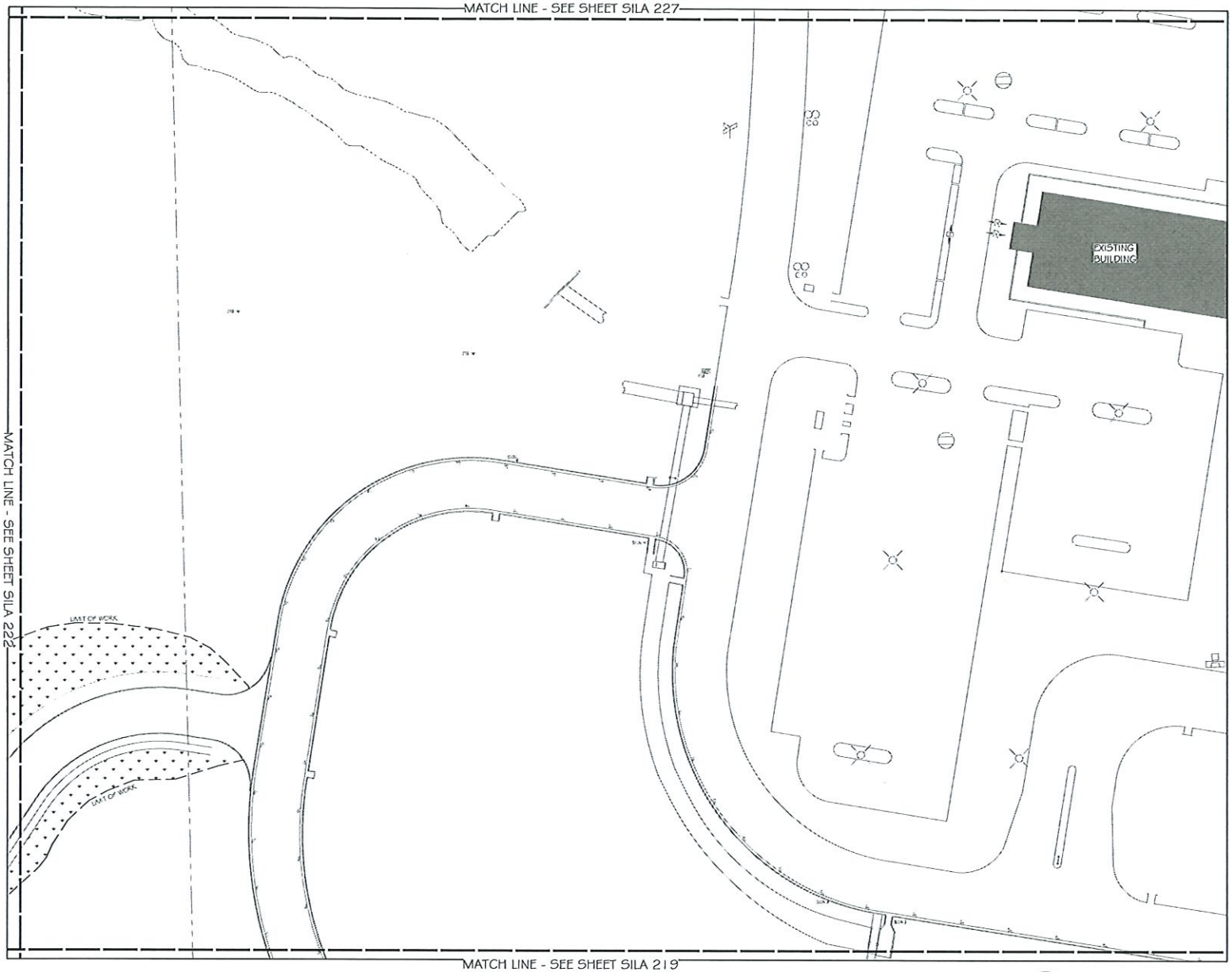
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 222

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALVAVISCUS DRUMMONDI TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "POINT TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CACTI/SUCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	ELIONYMUS PORTLAND "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SOD/SEED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

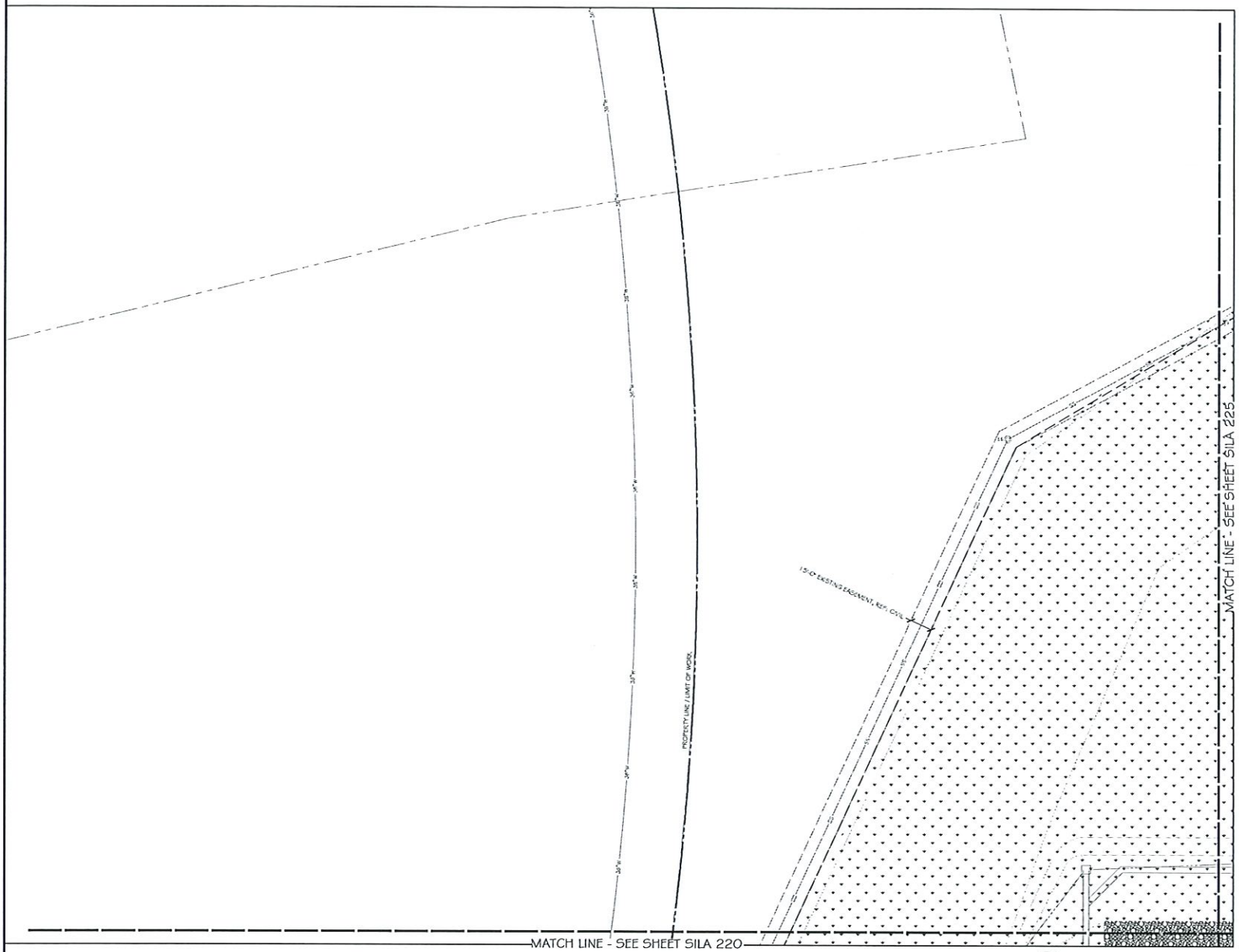
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 223

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

PLANT SCHEDULE

TREES	BOTANICAL/COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL/COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL/COMMON NAME	REMARKS
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS	BOTANICAL/COMMON NAME	REMARKS
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL/COMMON NAME	REMARKS
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
CACTUS/SUCCULENTS	BOTANICAL/COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS	BOTANICAL/COMMON NAME	REMARKS
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODDED	BOTANICAL/COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

THESE DRAWINGS ARE RELEASED FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, REGULATORY APPROVAL OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
NAME S. KOCH
TEXAS REGISTRATION NUMBER 2128

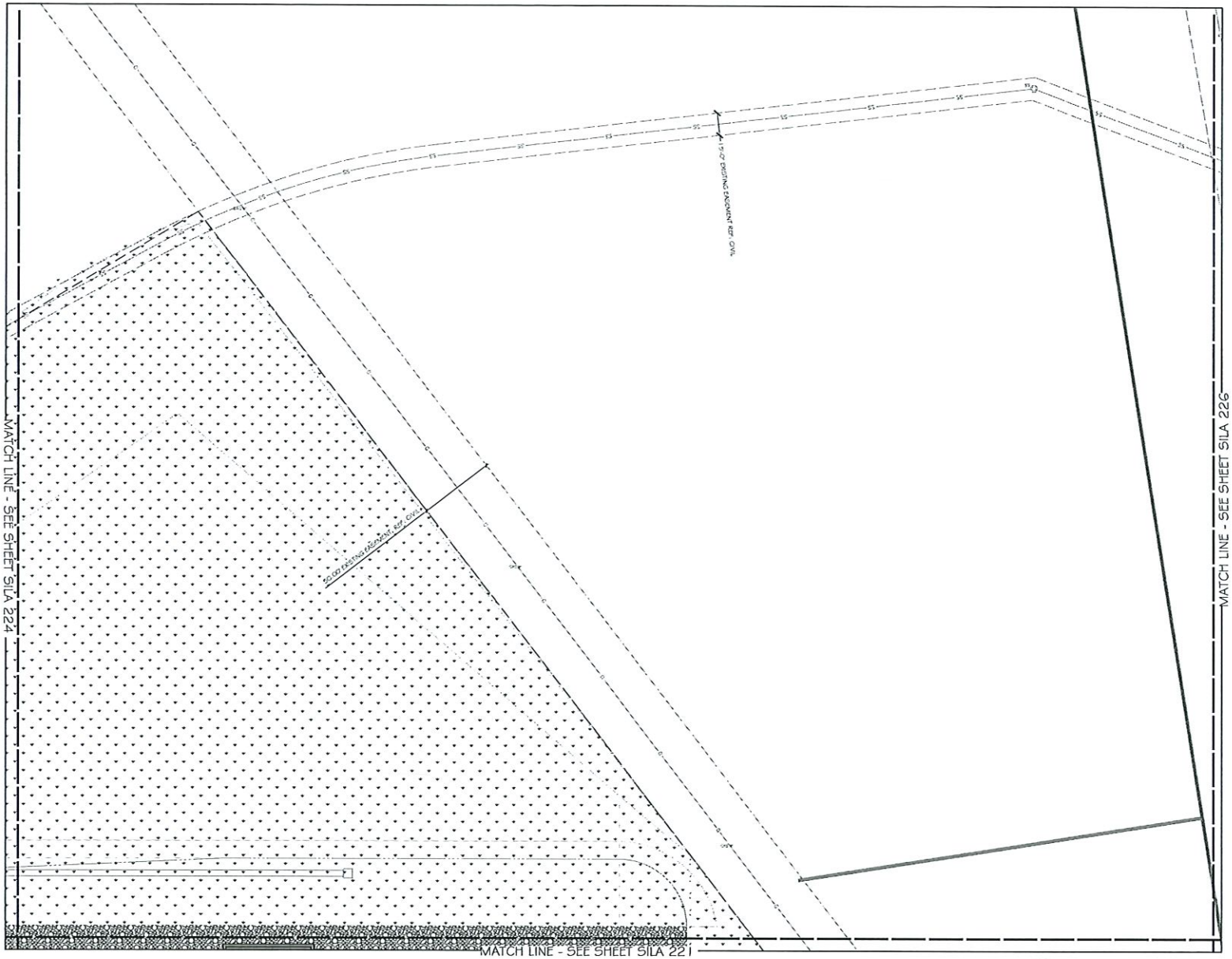
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	C.D.	APRIL 2022	AS SHOWN			SILA 224

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMARKS
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
	CERCIS CANADENSIS "OKLAHOMA" OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS "BUBBA" DESERT WILLOW	MULTI-LEADER, FULL, MATCHING
	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	MULTI-TRUNK, FULL, MATCHING
SHRUBS	BOTANICAL / COMMON NAME	REMARKS
	ILEX VOMITORIA "STOKES DWARF" DWARF YAUPON	FULL, MATCHING
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	FULL, MATCHING
	MALLIVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
	NASSELLA TENUISSIMA "PONY TAILS" MEXICAN FEATHERGRASS	FULL, MATCHING
CAST/FLOCCULANTS	BOTANICAL / COMMON NAME	REMARKS
	HESPERALOE PARVIFLORA RED YUCCA	FULL, MATCHING
GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
	ELIONIMUS PORTUNEI "COLORATUS" COLORATUS PURPLE WINTERCREEPER	FULL, MATCHING
	LIRIOPE MUSCARI "SILVER DRAGON" LILY TURF	FULL, MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
SODIFIED	BOTANICAL / COMMON NAME	REMARKS
	BUCHLOE DACTYLOIDES "PRESTIGE" BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	GRAVEL	
2	STEEL EDGING	

INTERIM REVIEW

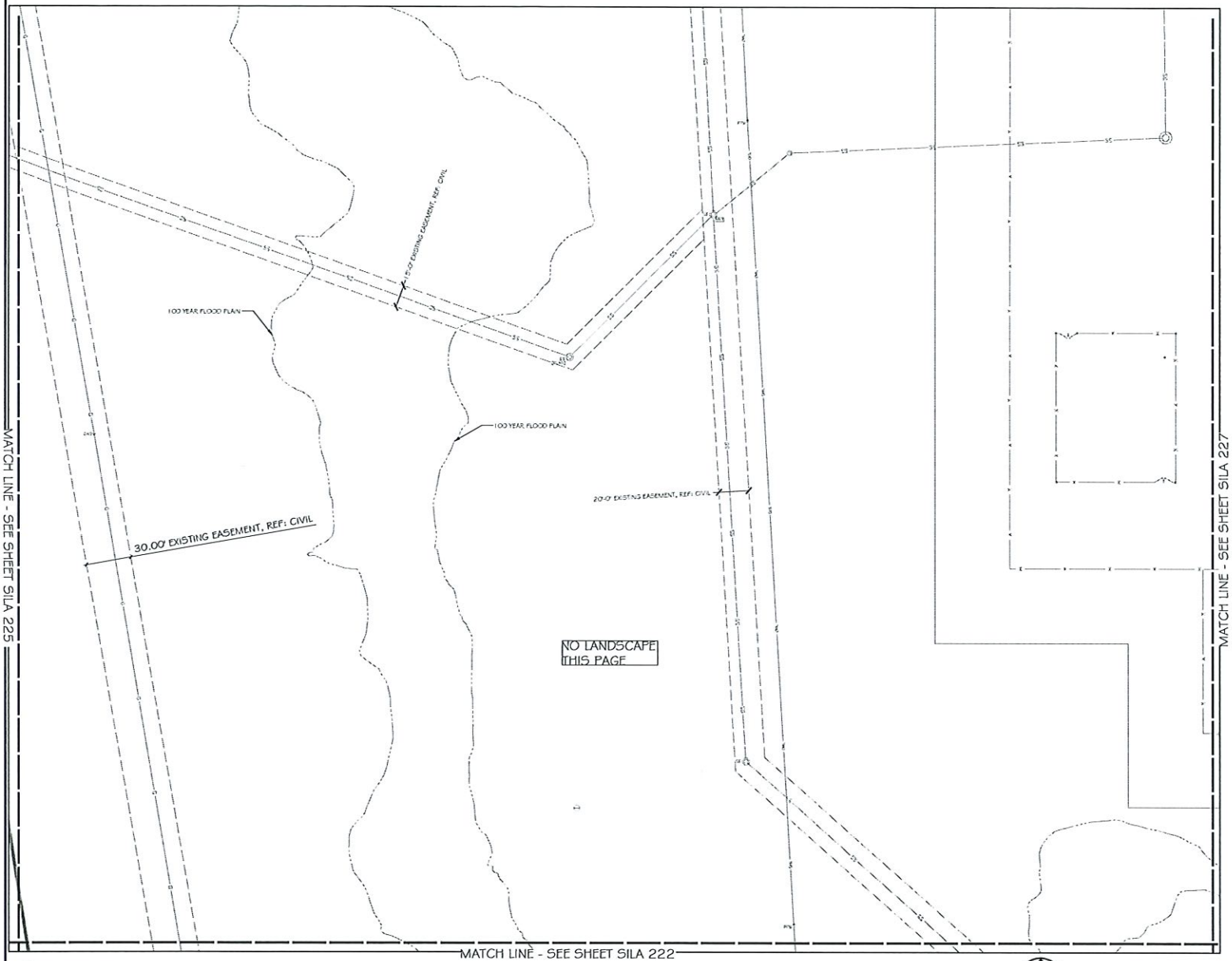
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 225

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

GRAPHIC SCALE IN FEET
0 15 30 60 90

PLANT SCHEDULE

	TREES	BOTANICAL / COMMON NAME	REMARKS
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
		ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
	EVERGREEN TREES	BOTANICAL / COMMON NAME	REMARKS
		JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
		MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
	ORNAMENTAL TREES	BOTANICAL / COMMON NAME	REMARKS
		CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
		CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
		LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
	SHRUBS	BOTANICAL / COMMON NAME	REMARKS
		ILEX VOMITORIA 'STOKES DWARF' DWARF HOLLY	FULL MATCHING
		LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
		MALVAVISCUS ERUMMONDII TURK'S CAP	
	ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	REMARKS
		NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
	CACTUS/SUCCULENTS	BOTANICAL / COMMON NAME	REMARKS
		HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
	GROUND COVERS	BOTANICAL / COMMON NAME	REMARKS
		RUELLIA BRITTONIANA 'KATIE' KATIE RUELLIA	FULL MATCHING
		LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
		NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRIE MIX
	SODDED	BOTANICAL / COMMON NAME	REMARKS
		BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
		CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL		DESCRIPTION	DETAIL
	1	GRAVEL	
	2	STEEL EDGING	

INTERIM REVIEW

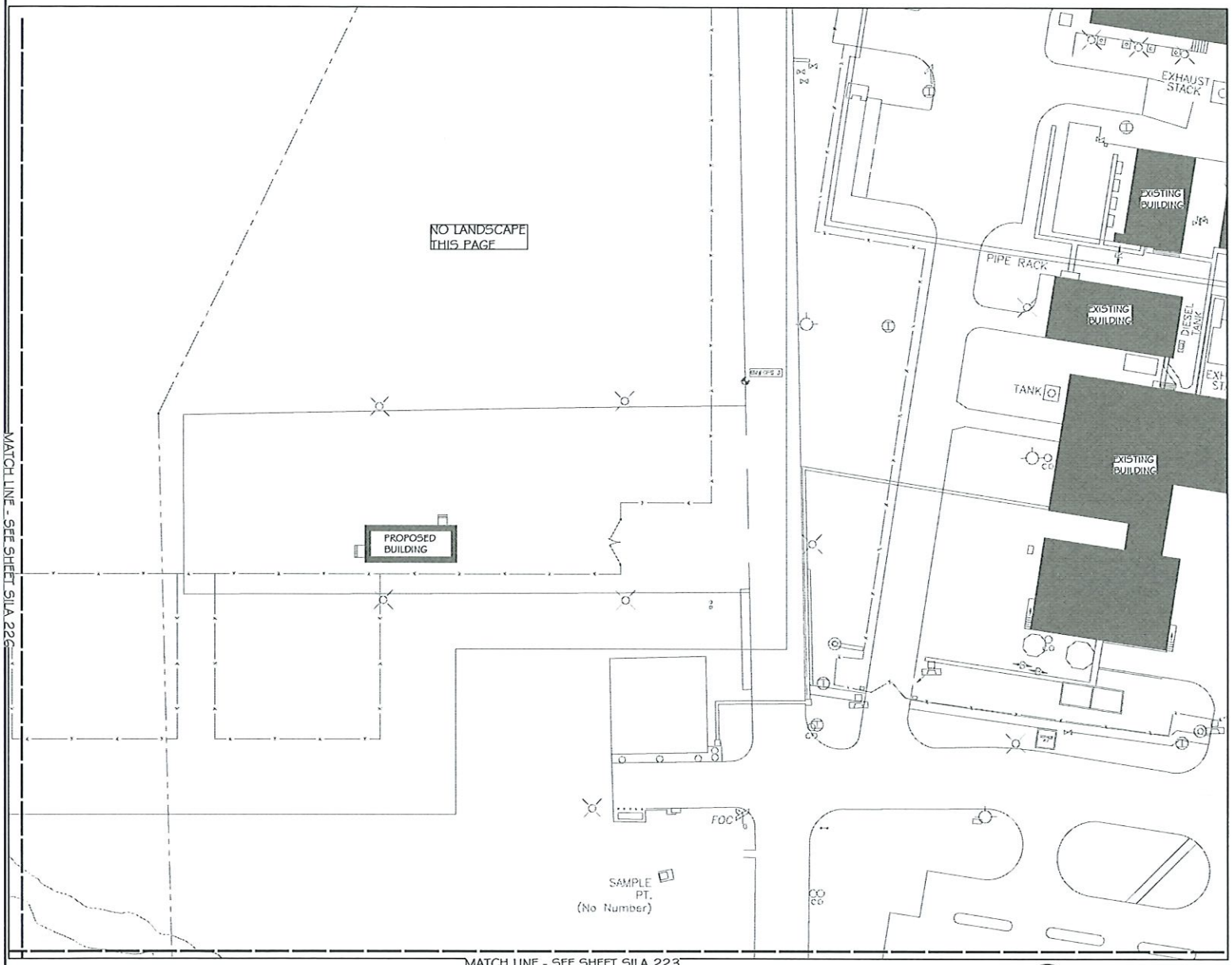
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008300

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 226

PK FILE: 5232-22.073



1 PLANTING PLAN
1" = 30'-0"

GRAPHIC SCALE IN FEET
0 15 30 60 90

PLANT SCHEDULE

	BOTANICAL / COMMON NAME	REMARKS
TREES		
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	SINGLE, STRAIGHT LEADER, MATCHING
EVERGREEN TREES		
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	SINGLE, STRAIGHT LEADER, MATCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES		
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	SINGLE, STRAIGHT LEADER, MATCHING
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	MULTI-LEADER, FULL MATCHING
	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	MULTI-TRUNK, FULL MATCHING
SHRUBS		
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	FULL MATCHING
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	FULL MATCHING
	MALVAVISCUS DRUMMONDII TURK'S CAP	
ORNAMENTAL GRASSES		
	NASSELLA TENUISSIMA 'POM TAILS' MEXICAN FEATHERGRASS	FULL MATCHING
CACTUS/SUCCULENTS		
	HESPERALOE PARVIFLORA RED YUCCA	FULL MATCHING
GROUND COVERS		
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	FULL MATCHING
	LIRIOPE MUSCARI 'SILVER DRAGON' LILY TURF	FULL MATCHING
	NATIVE SEED MIX	AREA TO RECEIVE NATIVE SEED PRAIRE MIX.
SOD/SEED		
	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CYNODON DACTYLON BERMUDA GRASS	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 GRAVEL	
	2 STEEL EDGING	

INTERIM REVIEW

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANTING PLAN
TEXAS INSTRUMENTS
W. SHEPHERD DRIVE
WEST OF S. U.S. 75
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	CJD	APRIL 2022	AS SHOWN			SILA 227

PK FILE: 5232-22.073

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Texas Instruments Incorporated
6412 U.S. Highway 75
Sherman, TX 75090

Zane Broadhead
13542 N. Central Expwy.
Dallas, TX 75265

Ringley & Associates, Inc.
701 S. Tennessee St.
McKinney, TX 75069

Patrick Braun
Pacheco Koch
7557 Rambler Rd., STE. 1400
Dallas, TX 75231

Dear Applicants,

The request for Site Plan approval Texas Instruments Sherman Addition located at 501 West Shepherd Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.9; Sec. 6.13.1; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking is permitted on paved surfaces only (concrete and asphalt). (*Chapter 14, Exhibit A, Sec.7(10)(h)).*
5. Loading docks, overhead doors and service bays shall not be located on the parkway side of any building. *((Chapter 14, Exhibit A, Sec. 6.13.1(5)(c))*
6. The trash dumpsters cannot be located within the setback areas and must be screened. (Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (Chapter 14, Exhibit A, Sec. 6.13.1(6)(2)).
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
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 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)*
12. 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))*
13. 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.)*
14. All requirements of the Floodplain Ordinance shall be followed. *(Code of Ordinances Chapter 3, Article 3.12)*
15. Permanent structures will not be permitted to encroach into any existing easements or easements created by plat.
16. Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department.

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Texas Instruments, Inc.
Attn: Michael Wade
6412 US Hwy. 75
Sherman, TX 75090

Ringley & Associates, Inc.
Attn: Lawrence H. Ringley
701 S. Tennessee St.
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Texas Instruments Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
3. The plat must depict and dedicate to the City in fee simple right-of-way (ROW) along Flanary Road to reflect the Grayson County/City of Sherman Thoroughfare Plan, as shown in the City's thoroughfare plan. Coordinate with City of Sherman Engineering Department for exact ROW metes and bounds to be included on plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along the dedicated Right of Way along Shepherd Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Flood fringe is not shaded graphically as it is noted on plat. Correct appropriately.
6. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

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:

6412 SOUTH HIGHWAY 75

The request of Texas Instruments Incorporated (Owner) and Zane Broadhead (Representative) concerning the property 6412 South Highway 75, being 3.673 acres in the William Martin Survey, Abstract No. 765, as follows:

Board of Adjustments

Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant for a period of 24 months in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District.

Background:

The property is located at 6412 South Highway 75 between West FM 1417 and West Shepherd Drive. The owner is requesting a Temporary Use Permit and Site Plan approval to allow a Concrete Batch Plant in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District for the development of Texas Instruments Incorporated.

The following has been approved for this location:

- December 18, 2012 - Variance to allow a 29’ 2” front setback for a 50’ tall, 300 square foot pole sign in lieu of the required 75’ in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District.

Adjacent Zoning:

M-1.5 (Medium Manufacturing) District

Origination:

Texas Instruments Incorporated (Owner)
Zane Broadhead (Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

0

Objections Received:

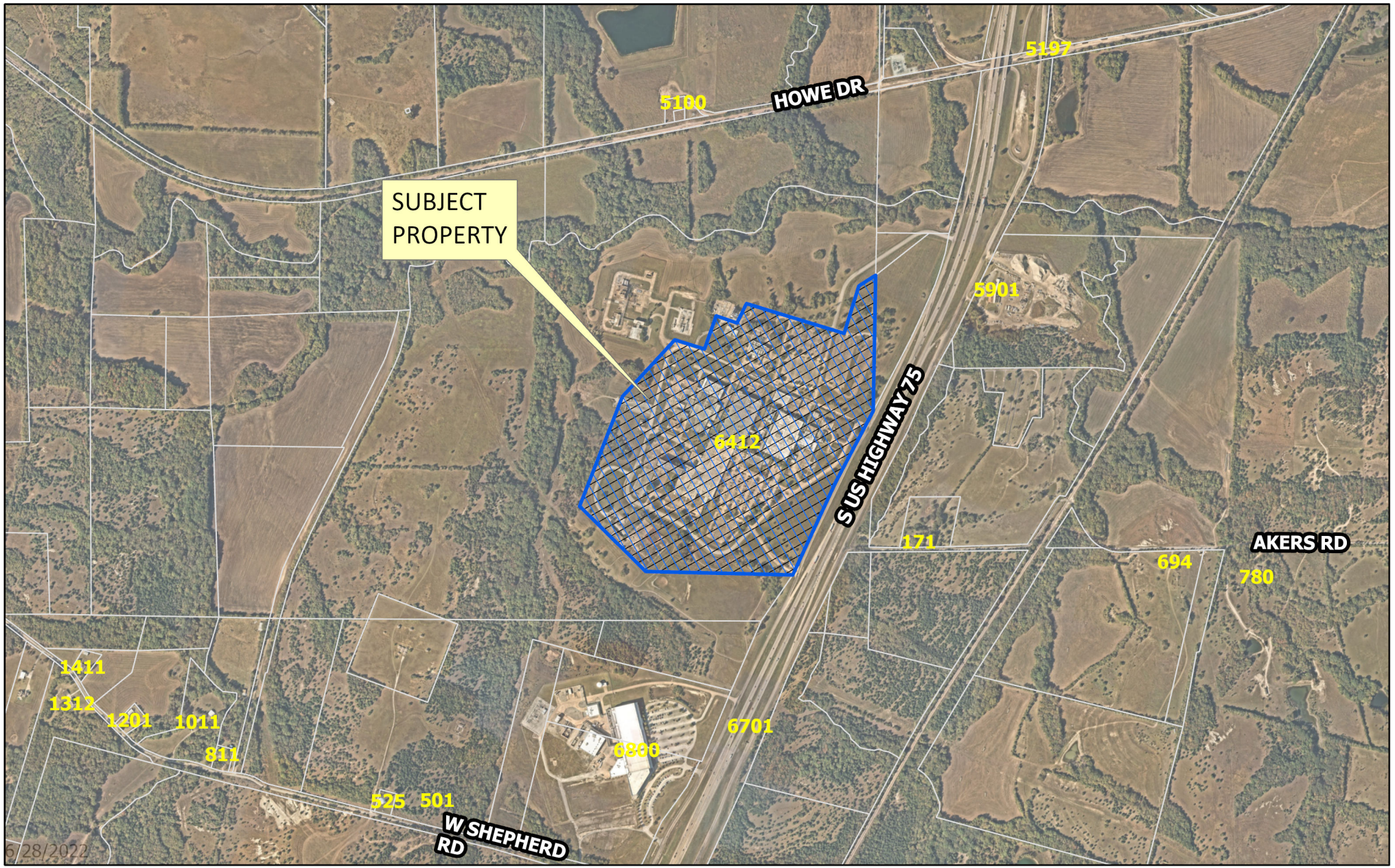
0

Development Review Meeting:

Yes

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

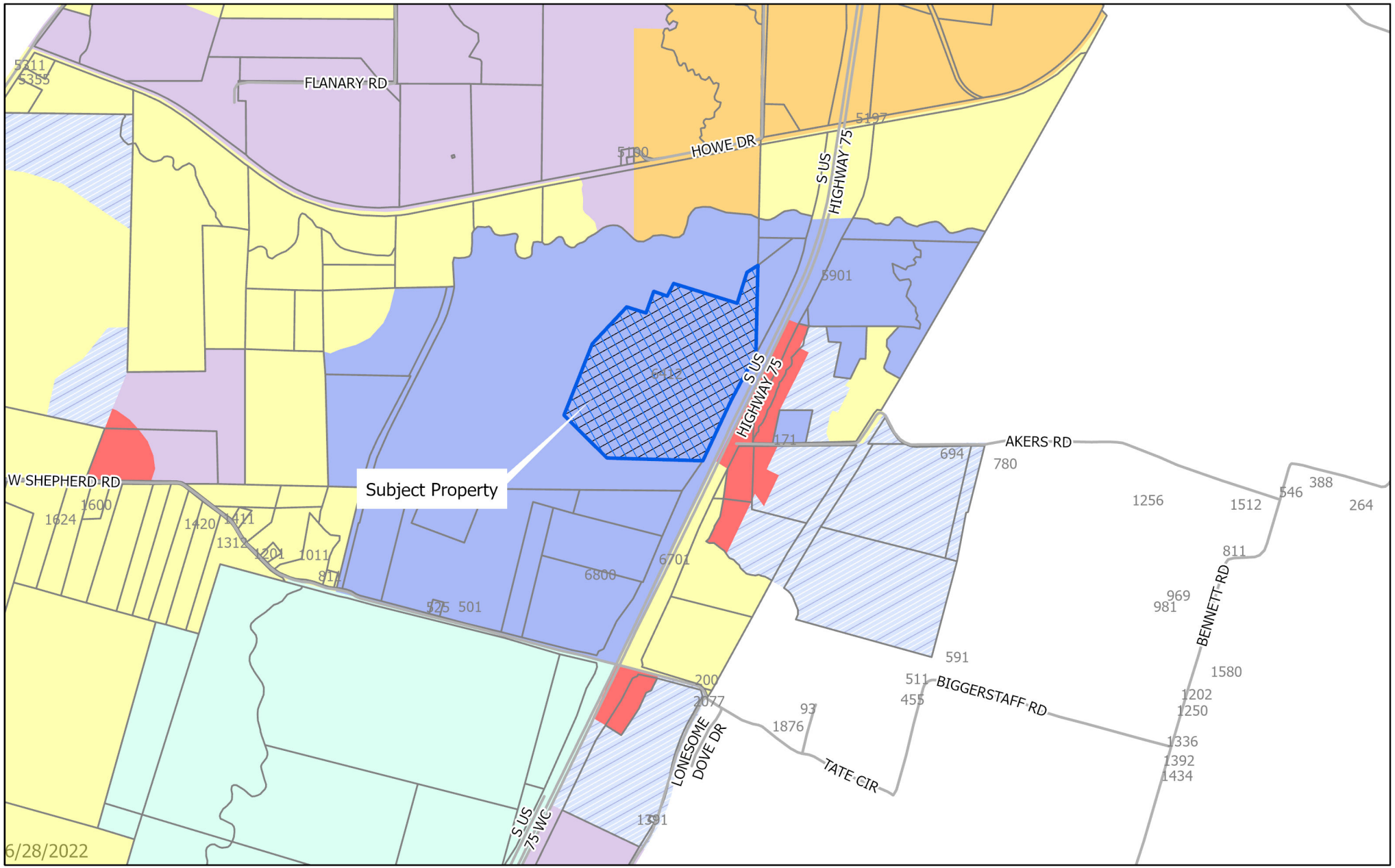
CITY OF SHERMAN

(6412 S US Hwy 75)

N
W E
S

Date: 6/28/2022 2:24 PM

Scale: 1:14,976



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(6412 S US Hwy 75)

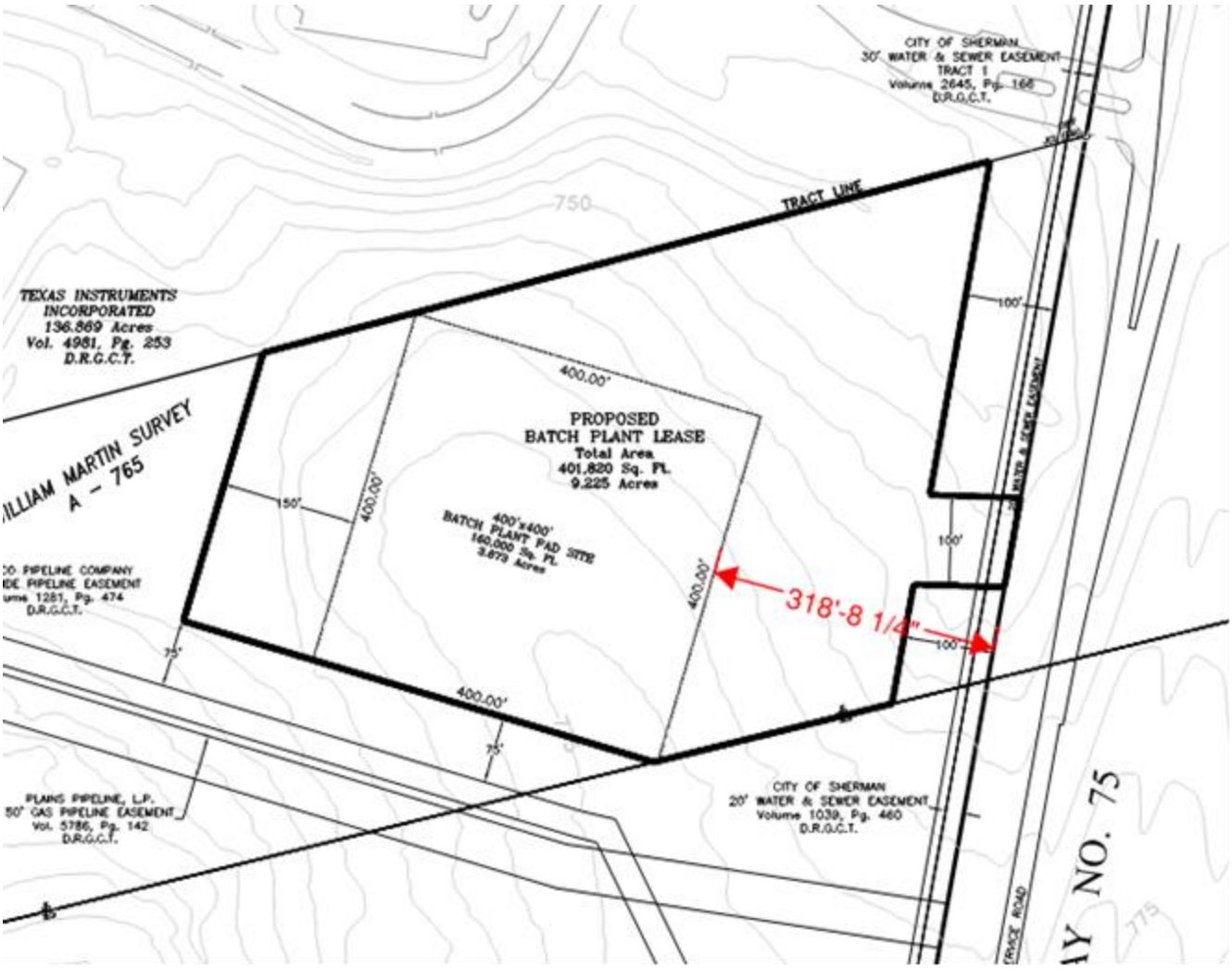
N W E S

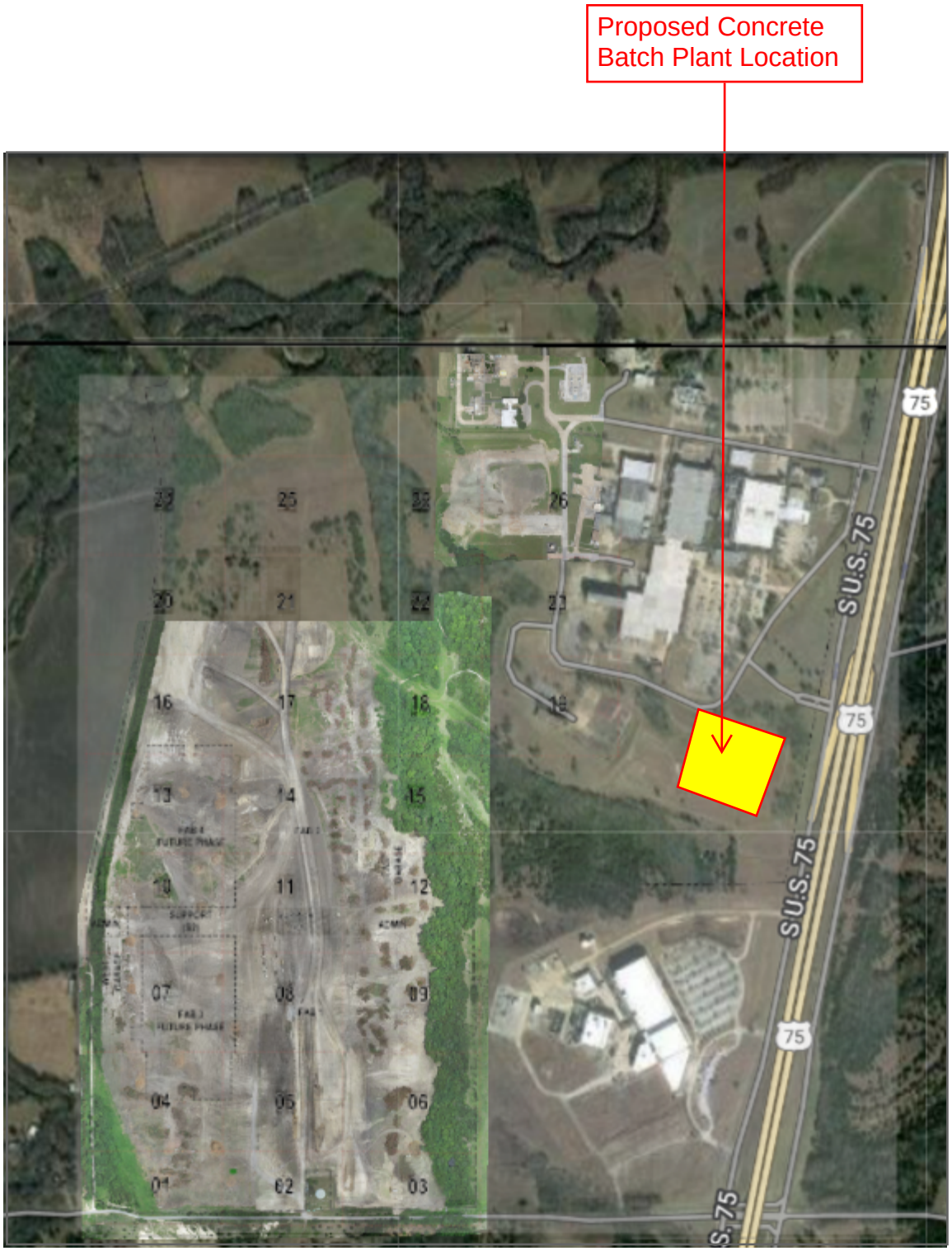
Scale: 1:22,906

Date: 6/28/2022 2:24 PM

6412 S Highway 75




CITY OF SHERMAN
30' WATER & SEWER EASEMENT
TRACT I
Volume 2645, Pg. 166
D.R.G.C.T.
TRACT LINE
TEXAS INSTRUMENTS
INCORPORATED
136.869 Acres
Vol. 4981, Pg. 253
D.R.G.C.T.
PROPOSED
BATCH PLANT LEASE
Total Area
401,820 Sq. Ft.
9.225 Acres
400.00'
400.00'
150'
400'x400'
BATCH PLANT PAD SITE
160,000 Sq. Ft.
3.673 Acres
318'-8 1/4"
100'
75'
WILLIAM MARTIN SURVEY
A - 765
PLAINS PIPELINE, L.P.
50' GAS PIPELINE EASEMENT
Vol. 5786, Pg. 142
D.R.G.C.T.
CITY OF SHERMAN
20' WATER & SEWER EASEMENT
Volume 1039, Pg. 460
D.R.G.C.T.
NO. 75


Proposed Concrete
Batch Plant Location
75
S.U.S. 75
75
S.U.S. 75
75
S.75

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Texas Instruments Incorporated
6412 U.S. Highway 75
Sherman, TX 75090

Zane Broadhead
13542 N. Central Expwy.
Dallas, TX 75265

Alejandro Granados
3535 Travis Street, STE. 300
Dallas, TX 75204

Dear Applicants,

The request for Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District located at 6412 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District. (*Chapter 14, Exhibit A, Sec. 6.9 and Sec. 6.13.1)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). (Chapter 14, Exhibit A, Section 7, Subsection 10(h))
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

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

Respectfully,

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

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

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

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

715 NORTH ELM STREET

The request of DP Capstone LLC (Owner), Austin Hoover (Representative), HD Design Build (Designer) and Sartin Surveying, LLC (Surveyor) concerning the property located at 715 North Elm Street, being Lot 18, L.C. Chapman's Additon, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 715 North Elm Street between West College and West Brockett Streets. The owner would like Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District to build a single family home.

The following has been approved for this location:

- June 21, 2016 - Specific Use Permit to allow a one family residence in a C-1 (Retail Business) District. SUP is void due to "...the use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void..." (Code of Ordinances, Chapter 14, Exhibit A, Section 8(5)(b))

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

DP Capstone LLC (Owner)
Austin Hoover (Representative)
HD Design Build (Designer)
Sartin Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

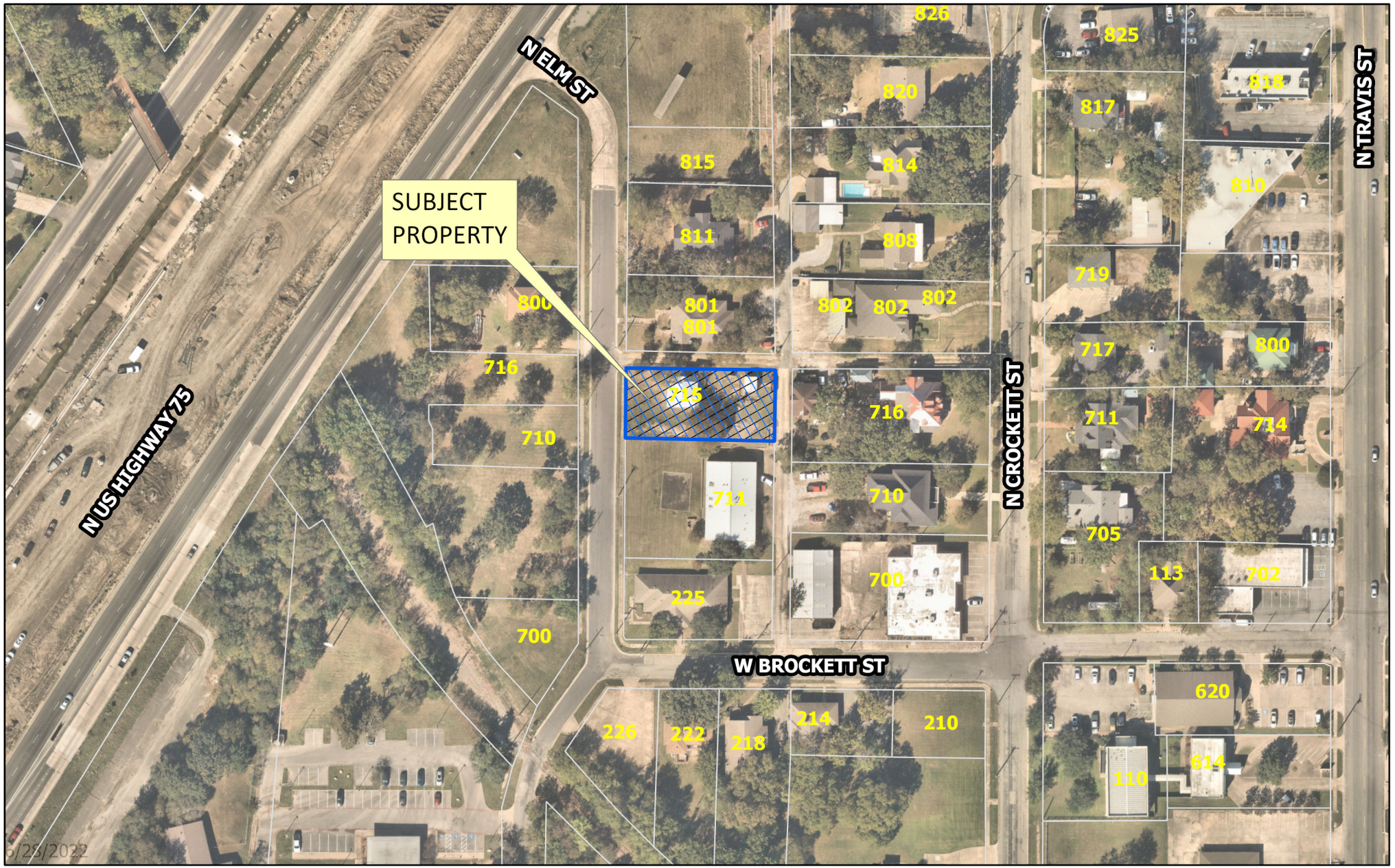
0

Development Review Meeting:

No

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

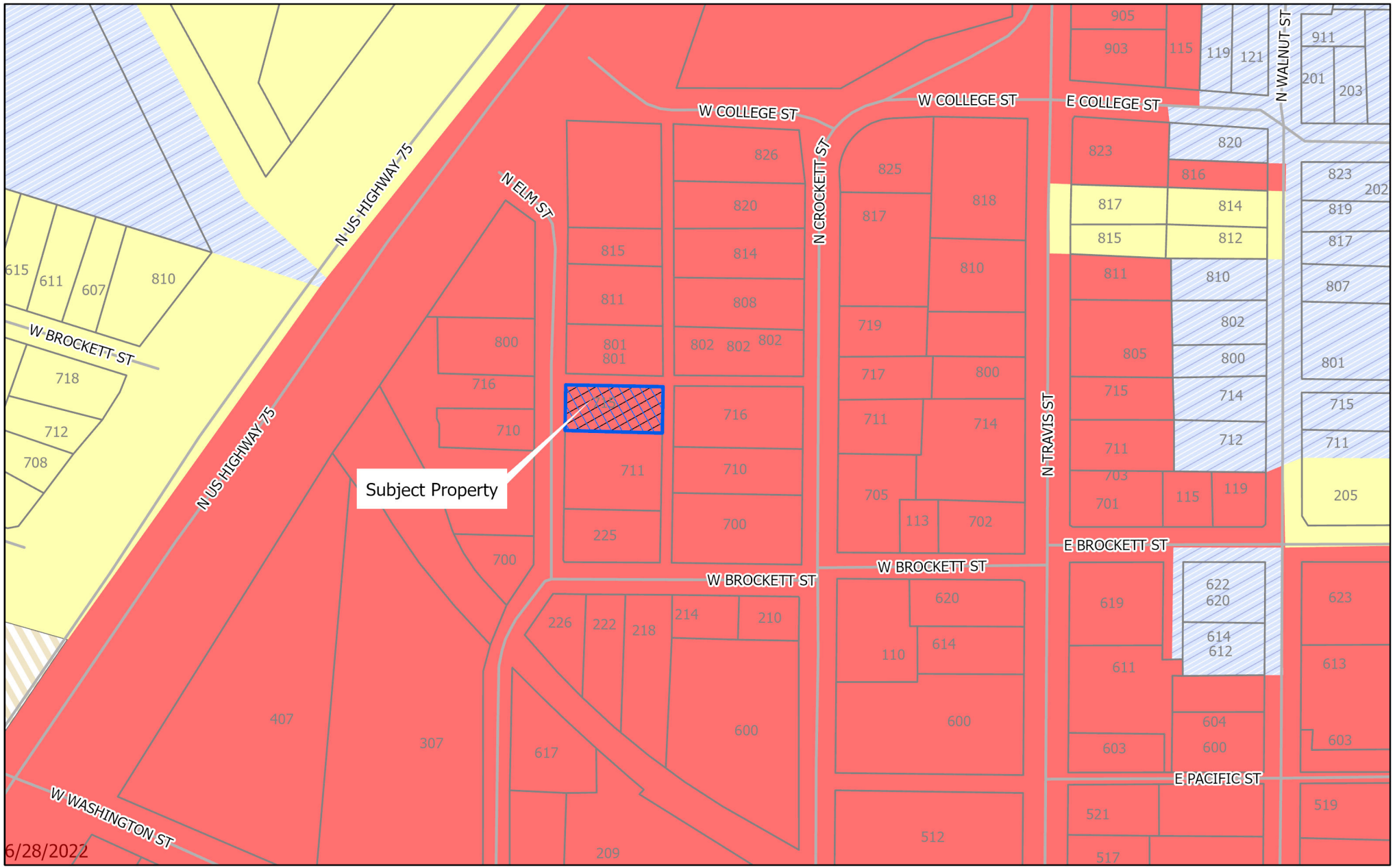
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(715 N Elm)

N
W E
S

Date: 6/28/2022 2:24 PM

Scale: 1:1,608



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(715 N Elm)

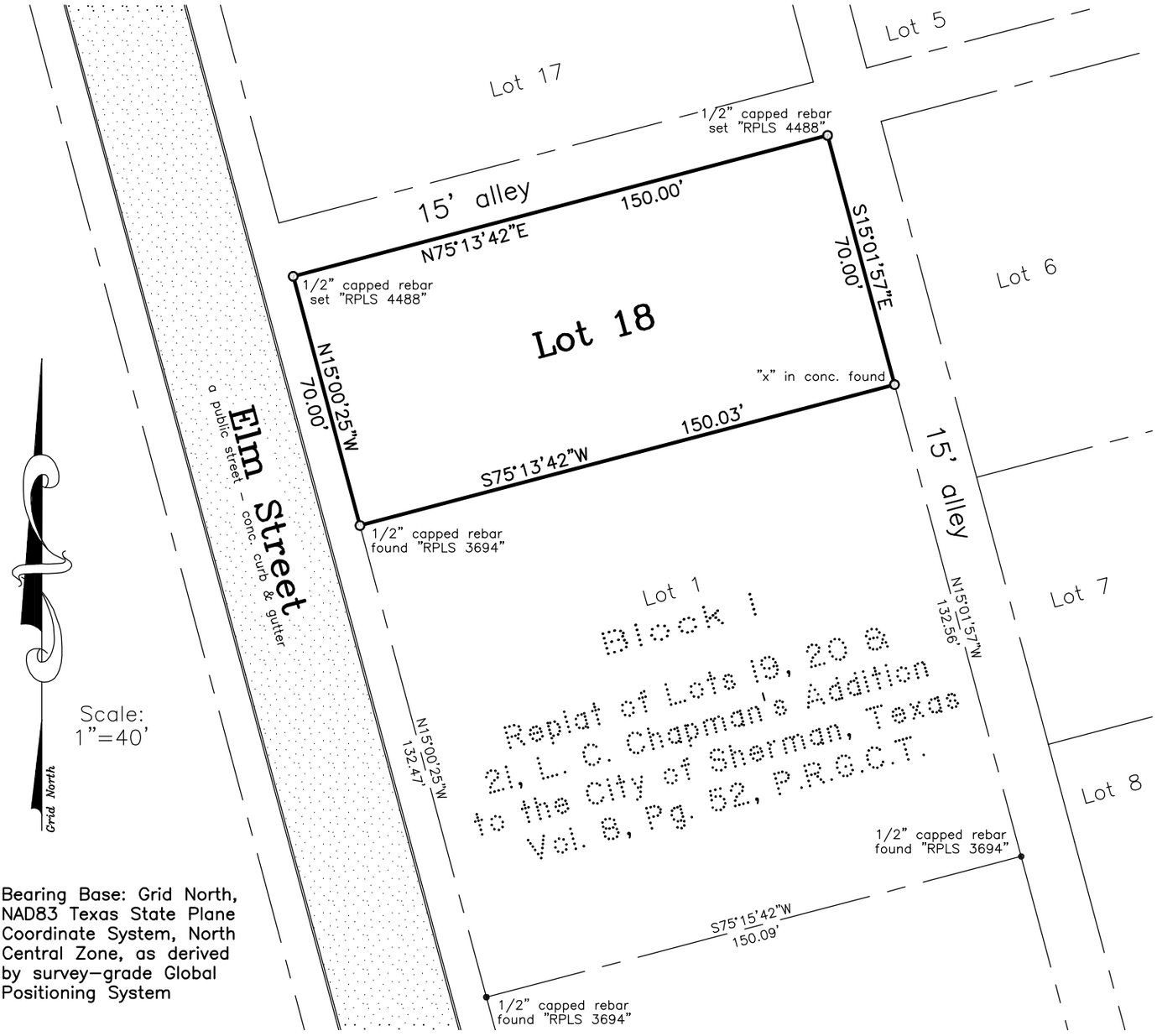
N
W E
S

Scale: 1:2,460

Date: 6/28/2022 2:24 PM

715 N ELM





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

Owner: Elizabeth Ann West

Address: 715 W. Elm Street
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lot 18, L. C. Chapman's Addition to the City of Sherman, Texas, as per plat of record in Volume 96, Page 437, Deed Records, Grayson County, Texas.

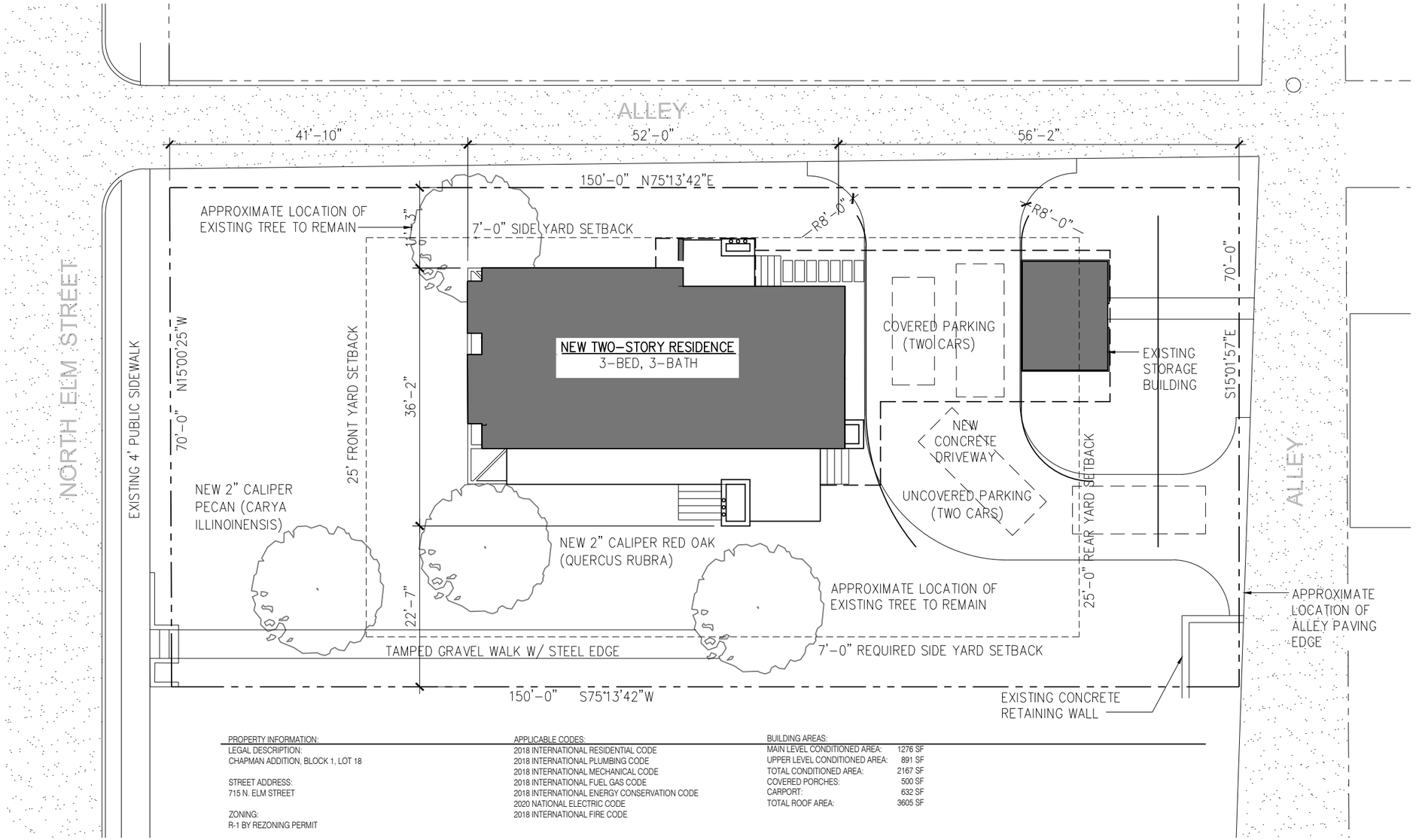
The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Job No. 16SA1012

Sartin Surveying, LLC
109 S. Travis St., Sherman, Texas 75090
Ph (903) 892-8003 Fax (903) 868-2970
Email: sartinsurveying@gmail.com
Texas Board of Professional Land Surveying
Firm Registration No. 10081100

Billy F. Helvey, R.P.L.S. No. 4488

Copyright Date: December 19, 2016



PROPERTY INFORMATION:
LEGAL DESCRIPTION:
CHAPMAN ADDITION, BLOCK 1, LOT 18

STREET ADDRESS:
715 N. ELM STREET

ZONING:
R-1 BY REZONING PERMIT

APPLICABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FIRE CODE

BUILDING AREAS:

MAIN LEVEL CONDITIONED AREA:	1276 SF
UPPER LEVEL CONDITIONED AREA:	891 SF
TOTAL CONDITIONED AREA:	2167 SF
COVERED PORCHES:	500 SF
CARPORT:	632 SF
TOTAL ROOF AREA:	3605 SF

N

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

HD
DESIGN BUILD

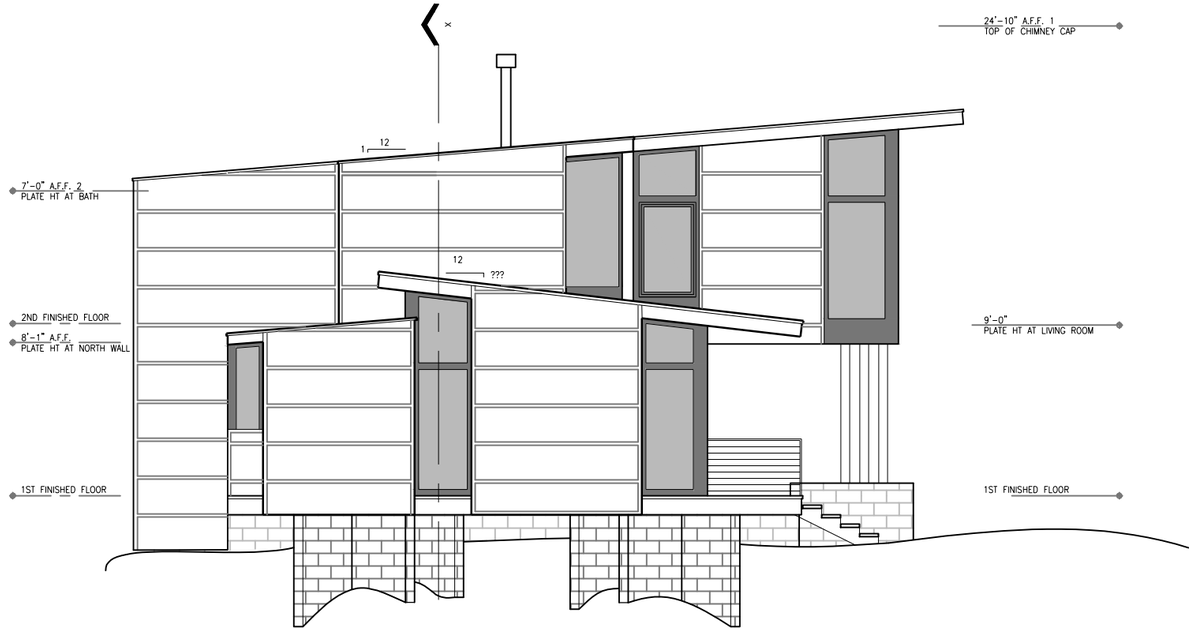
ELM STREET RESIDENCE

715 Elm Street Sherman Texas 75090

A0.0
SITE PLAN

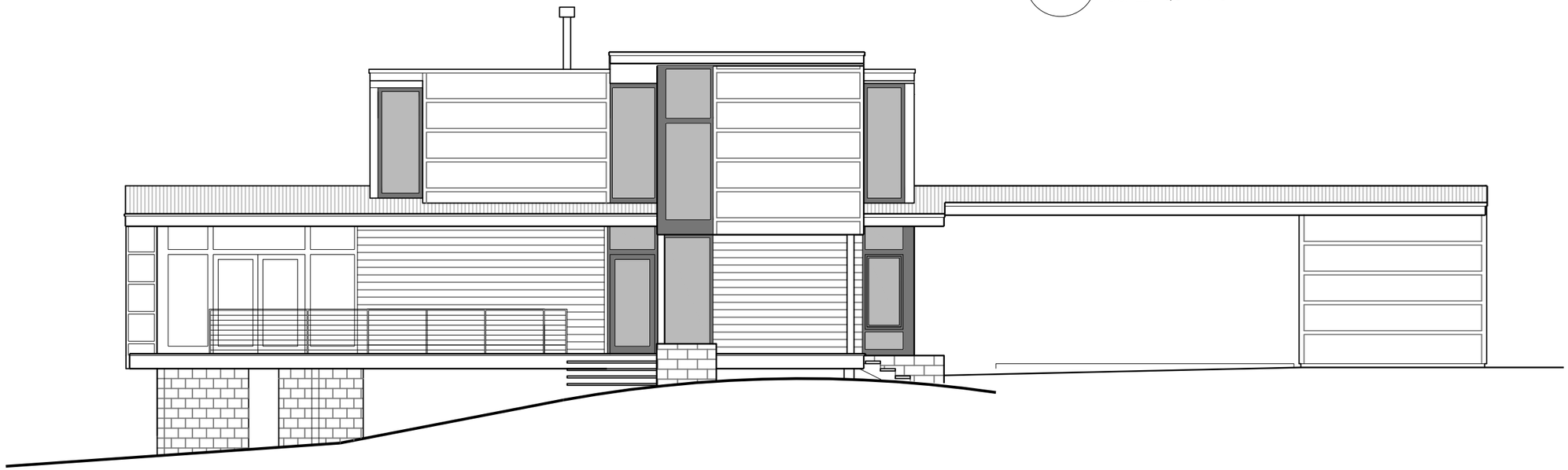
06.21.22





1 WEST ELEVATION

SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"

HD

DESIGN BUILD

ELM STREET RESIDENCE

715 Elm Street Sherman Texas 75090

A5.0

ELEVATIONS

06.22.22

715 N. Elm Street Project Narrative

Mar 23, 2022

City of Sherman Planning and Zoning Commission

Dear Commissioners:

On behalf of our clients David and Peggy Hoover of DP Capstone LLC, thank you for considering this application for our project at 715 North Elm Street in Sherman. HD Design Build will serve as the development and construction manager representing DP Capstone.

Our clients recently acquired the site, which has been improved with a partially-completed structure by a previous building permit. Before construction, the previous owner applied for and received a Specific Use Permit for a residential occupancy within the existing C-1 Zone. In the intervening time that the project has been under construction by the previous owner, the SUP has expired. After seeking the advice of the P&Z staff, we are requesting a zoning change for the site before completing the construction of the project.

The historically significant neighborhood northwest of Downtown Sherman along Crockett and Elm Streets is currently a mix of residential and small commercial/professional occupancies, with the majority remaining residential as was original to the area. In recent years our neighbors have made significant investments in the preservation and renovation of several of the historic homes that they currently occupy as residences. It is our sincere belief that given these development and occupancy trends, R-1 is an appropriate zoning designation for the neighborhood.

Once this zoning application is considered and hopefully approved we are prepared to apply for a building permit immediately and complete the development of the project. We appreciate your support in this matter.

Sincerely,



Austin Hoover
HD Design Build

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

DP Capstone LLC
218 Sand Creek Cir.
Sherman, TX 75092

Austin Hoover
HD Design Build
118 W. Chestnut St.
Denison, TX 75021

Sartin Surveying, LLC
109 S. Travis St.
Sherman, TX 75090

Dear Applicants,

The request for a Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District located at 715 North Elm Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3*; *Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The existing accessory building on site is required to have a building permit if not already acquired.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
7. The existing storage building on the site is currently unpermitted. The building requires a separate accessory building permit that conforms to the current Zoning Ordinance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

Engineering:

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)*

Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission. It is the policy of the Planning and Zoning Commission and the Board of Adjustments not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 07/19/2022

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

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

Requested Action/Proposed Use:

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

The request of Russell Spears, Post Oak Liquidating Trust (Owners), Brad Tidwell, Oak View Capital Partners (Developer) and Underwood Surveying (Surveyor) concerning the property located in the 2100 - 2200 Blocks North Travis Street, being 8.93 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 2 of the Replat of Lot 3, Block 2, Independence Square Addition, Section 3, as follows:

Planning and Zoning Commission

Replat of Lot 2 of Independence Square Addition, Section 3

Background:

The property is located in the 2100 - 2200 Blocks North Travis Street between East Taylor Street and East Lamberth Road and is zoned C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. The owner would like to plat the property into two lots for commercial development.

The following has been approved for this location:

- May 17, 2022 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a mini-warehouse (Self Storage) in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.
- May 17, 2022 - Variance under Ordinance No. 2280, Section 6.6, Subsection (6)(b) to allow 0.83 square feet Floor Area Ratio (FAR) in lieu of the required 0.5 square feet in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.
- May 17, 2022 - Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 21 parking spaces in lieu of the required 102 parking spaces for a mini-warehouse in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District.

Adjacent Zoning:

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

Origination:

Russell Spears, Post Oak Liquidating Trust (Owners)
Brad Tidwell, Oak View Capital Partners (Developer)
Underwood 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:

Yes

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

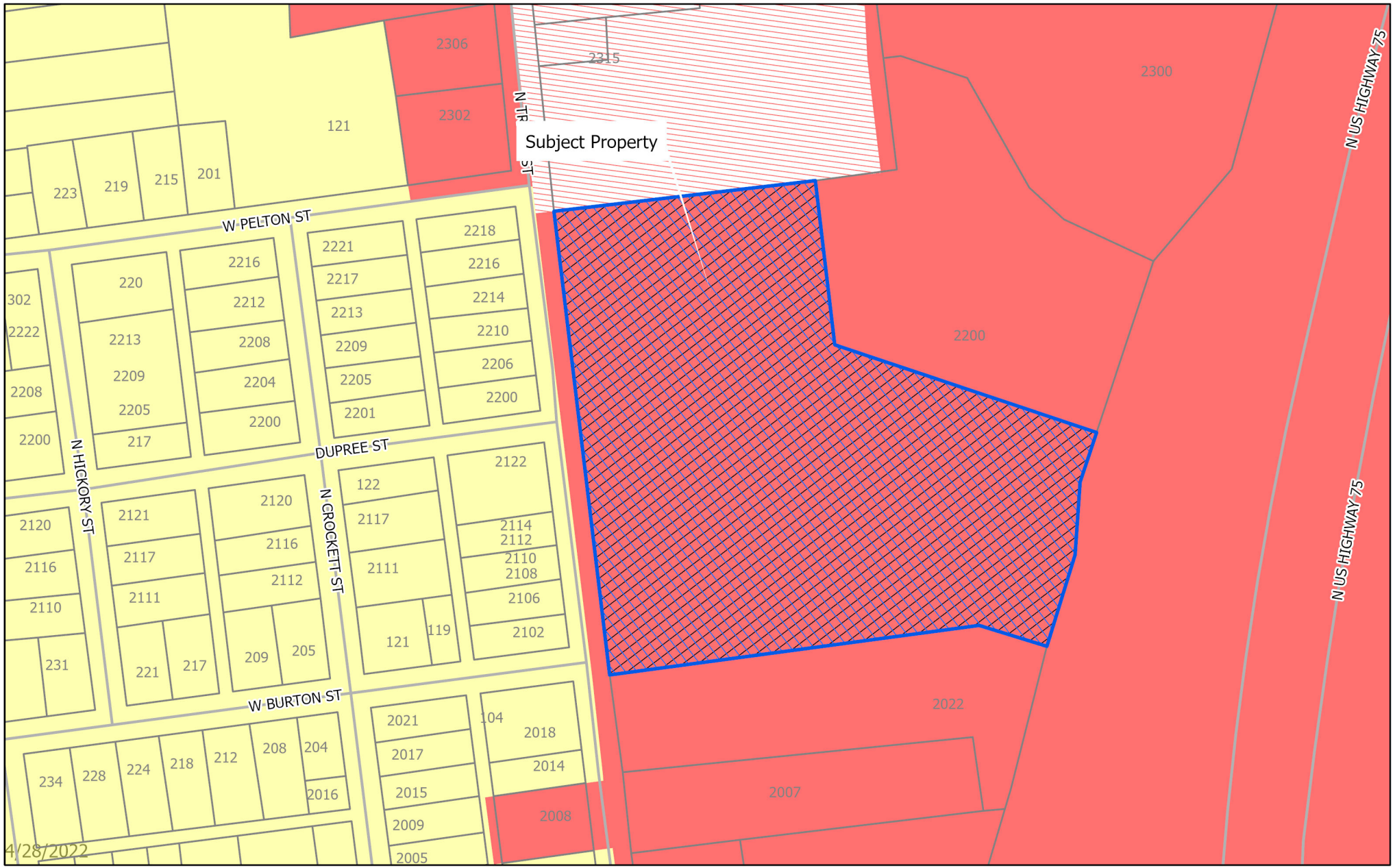
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(2100-2200 N Travis St)

N
W E
S

Date: 4/28/2022 10:07 AM

Scale: 1:2,887



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

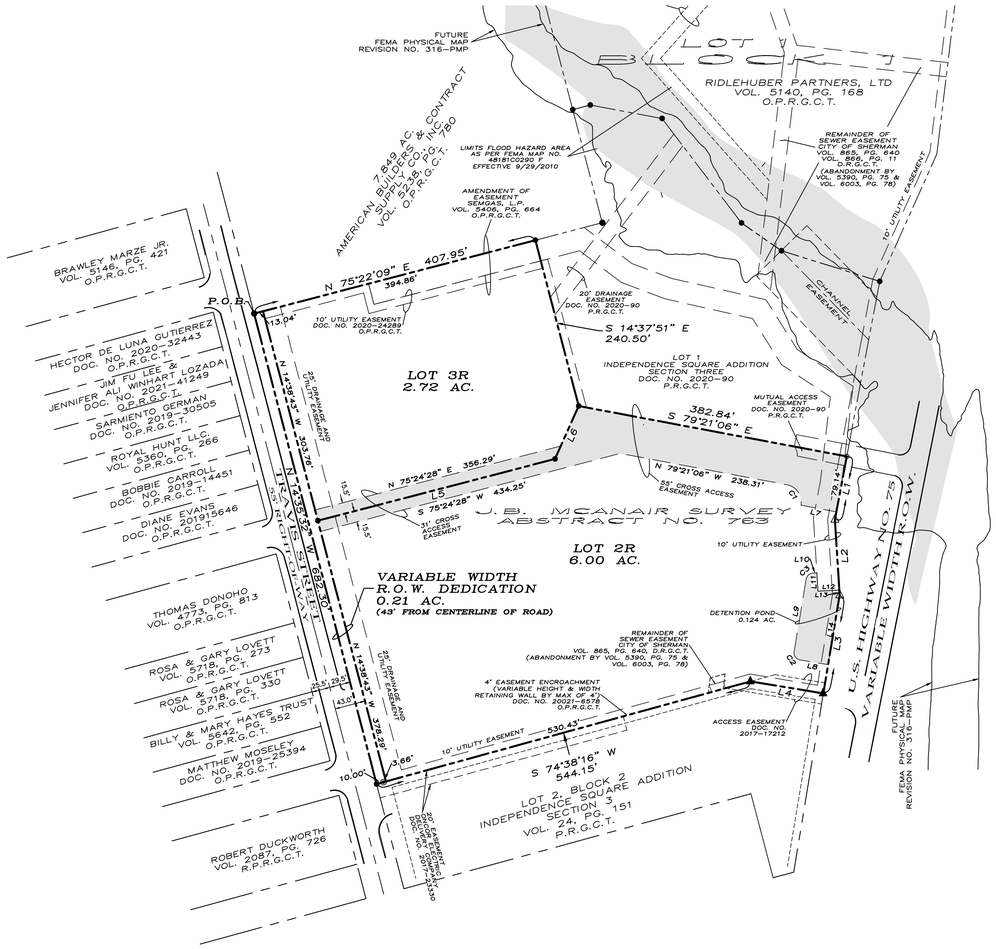
CITY OF SHERMAN
Zoning Location Map
(2100-2200 N Travis St)

N
W E
S

Scale: 1:2,306

Date: 4/28/2022 10:07 AM

JOB NO. 22060687



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°38'54" W	90.14'
L2	S 03°35'55" E	106.29'
L3	S 09°25'10" W	139.85'
L4	N 80°34'50" W	103.58'
L5	N 75°24'28" E	143.69'
L6	N 24°05'54" E	81.40'
L7	N 79°21'05" W	50.50'
L8	N 80°34'53" W	40.00'
L9	N 09°25'07" E	103.35'
L10	N 86°24'06" E	6.74'
L11	S 03°35'54" E	25.63'
L12	N 87°00'54" E	30.00'
L13	S 03°25'07" E	7.15'
L14	S 09°25'06" W	98.89'

CURVE TABLE						
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	24.50'	38.48'	N 14°21'05" W	34.65'	90°00'00"
C2	10.00'	15.71'	N 35°34'53" W	14.14'	90°00'00"
C3	10.00'	13.44'	N 47°54'37" E	12.45'	76°58'59"

LEGEND
- ● 1/2" STEEL ROD SET
- ◎ 1/2" STEEL ROD FOUND
- ○ "x" IN CONCRETE SET
- ▲ "x" CUT IN CONCRETE
- △ CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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

REPLAT OF LOT 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3

Being all of Lot 2 of the Replat of Lot 3, Block 2
Independence Square Addition, Section 3
J.B. Survey, Abstract Number 763
Being in the City of Sherman, Grayson County, Texas.
Containing 8.93 acres of land

06-20-22

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
POST OAK LIQUIDATING TRUST
4808 PARK VISTA BOULEVARD
SHERMAN, TX 75090
CONTACT: RUSSELL SPEARS

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. 22060687

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 Lot 2 of the Replat of Lot 3, Block 2, Independence Square Addition, Section 3, according to the plat thereof recorded in Doc. No. 2020-90, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northwest corner of said Lot 2, common to the southwest corner of a called 7.849 acre tract of land described in the deed to American Builders & Contract Supply Co., Inc., recorded in Volume 5238, Page 780, Official Public Records, Grayson County, Texas, and on the easterly right-of-way line of Travis Street;

Thence North 75°22'09" East, with a northerly line of said Lot 2, and with the southerly line of said 7.849 acre tract, a distance of 407.90 feet to a 1/2" steel rod set for the northern-most northeast corner of said Lot 2, common to the western-most northwest corner of Lot 1 of aforesaid Replat of Lot 3, Block 2, Independence Square Addition, Section 3;

Thence South 14°37'51" East, with an easterly line of said Lot 2, and with a westerly line of said Lot 1, a distance of 240.50 feet to a set 1/2" steel rod;

Thence South 79°21'06" East, with a northerly line of said Lot 2, and with the southerly line of said Lot 1, a distance of 382.80 feet to an "X" in concrete set for the eastern-most northeast corner of said Lot 2, common to the southeast corner of said Lot 1, and on the westerly right-of-way line of U.S. Highway No. 75;

Thence with an easterly line of said Lot 2, and with the westerly line of said U.S. Highway No. 75, the following 3 courses:

1. South 10°40'31" West, a distance of 90.14 feet to a found concrete monuemnt;
2. South 03°35'55" East, a distance of 106.29 feet to a found concrete monument;
3. South 09°25'10" West, a distance of 139.85 feet to an "X" cut in concrete found for the southeast corner of said Lot 2, common to the northeast corner of Lot 2, Block 2, Independence Square Addition, Section 3, according to the plat thereof recorded in Volume 24, Page 151, said Plat Records;

Thence North 80°34'50" West, with the southerly line of said Lot 2, a distance of 103.58 feet to a found "X" cut in concrete;

Thence South 74°38'16" West, continuing with the southerly line of said Lot 2, passing en route at a distance of 534.09 feet a 1/2" steel rod found, and continuing on said course a total distance of 544.10 feet to a 1/2" steel rod set for the southwest corner of said Lot 2, and on the easterly right-of-way line of aforesaid Travis Street;

Thence North 14°35'32" West, with the westerly line of said Lot 2, and with the easterly right-of-way line of said Travis Street, a distance of 682.23 feet to the Point of Beginning and containing 8.93 acres (388,773 square feet) of land, more or less.....

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOT 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3, an addition to the City of Sherman, Texas, was submitted to the City Council on the ___day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

ACCEPTANCE

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

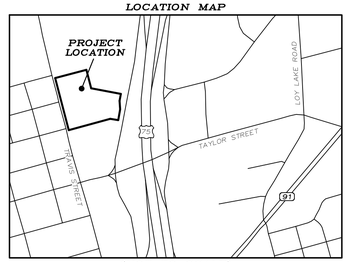
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, POST OAK LIQUIDATING TRUST, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOT 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

_____
RUSSELL SPEARS
POST OAK LIQUIDATING TRUST

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

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

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

~ GENERAL NOTES ~

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

REPLAT OF LOT 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3

Being all of Lot 2 of the Replat of Lot 3, Block 2
Independence Square Addition, Section 3
J.B. Survey, Abstract Number 763
Being in the City of Sherman, Grayson County, Texas.
Containing 8.93 acres of land

06-20-22

OWNERS/DEVELOPER
POST OAK LIQUIDATING TRUST
4808 PARK VISTA BOULEVARD
SHERMAN, TX 75090
CONTACT: RUSSELL SPEARS

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

July 11, 2022

Post Oak Liquidating Trust
Attn: Russell Spears
4808 Park Vista Blvd.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 2 of Independence Square Addition, Section 3 Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Detention Pond in Southeast portion of subject property to be labeled as a "Private Drainage Easement."
3. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
5. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot 3R. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Three Party Agreement required for Public Infrastructure.
8. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 07/19/2022

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:

* **3231 NORTHGATE DRIVE**

The request of SEDCO (Owner), Kent Sharp (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Northgate Drive, being 11.111 acres and also being Lots 1 and 2, Block 1 Northgate Business Park, Phase 1, as follows:

Planning and Zoning Commission

Replat of 903 Brewer's Addition.

Background:

The property is located at 3231 Northgate Drive, the intersection of Northgate Drive and West FM 1417 and is zoned BIP (Blalock Industrial Park)/O-1.1 (F.M. Highway 1417) Overlay District. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

BIP (Blalock Industrial Park)

Origination:

SEDCO (Owner)
Kent Sharp (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

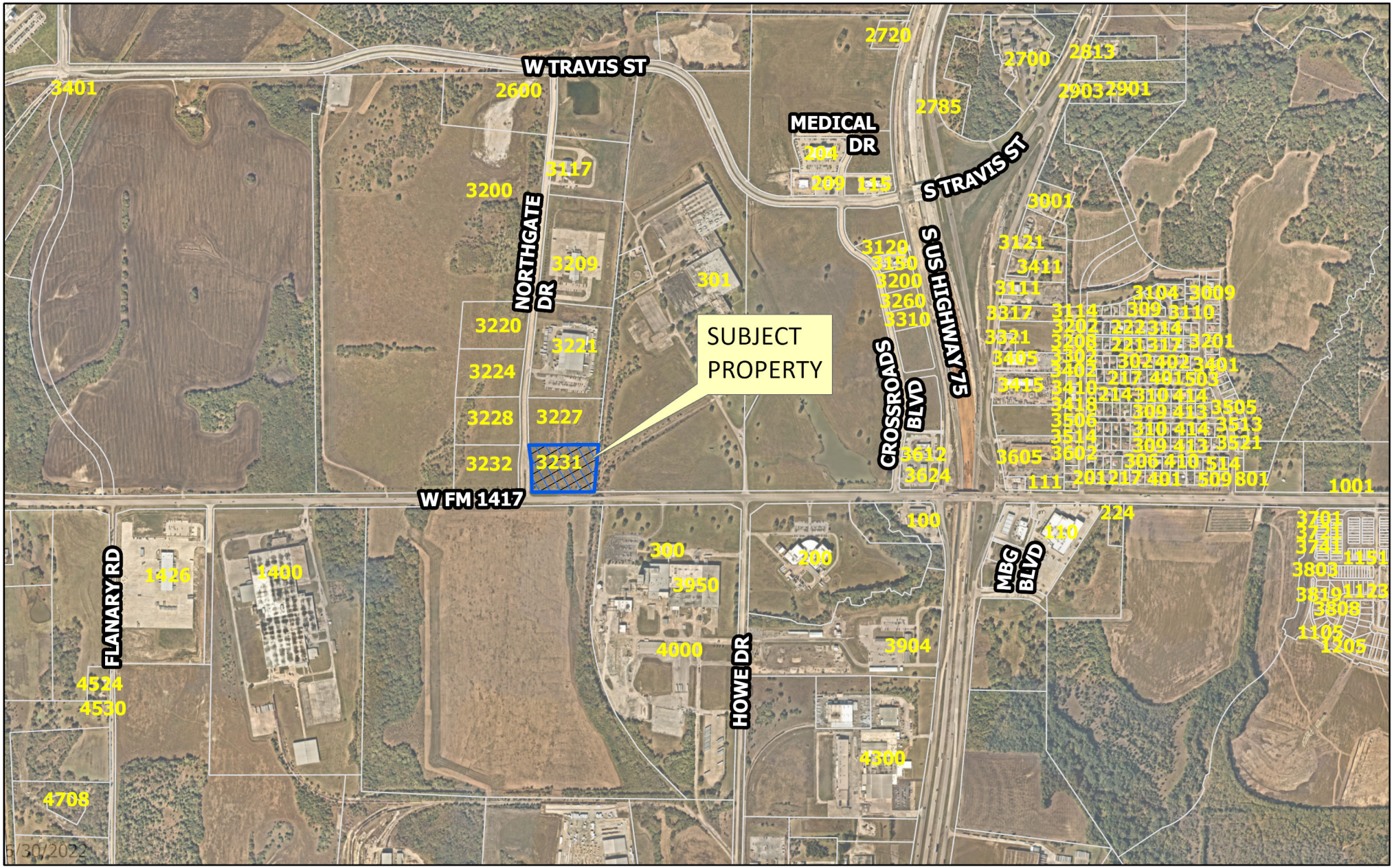
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



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

6/30/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

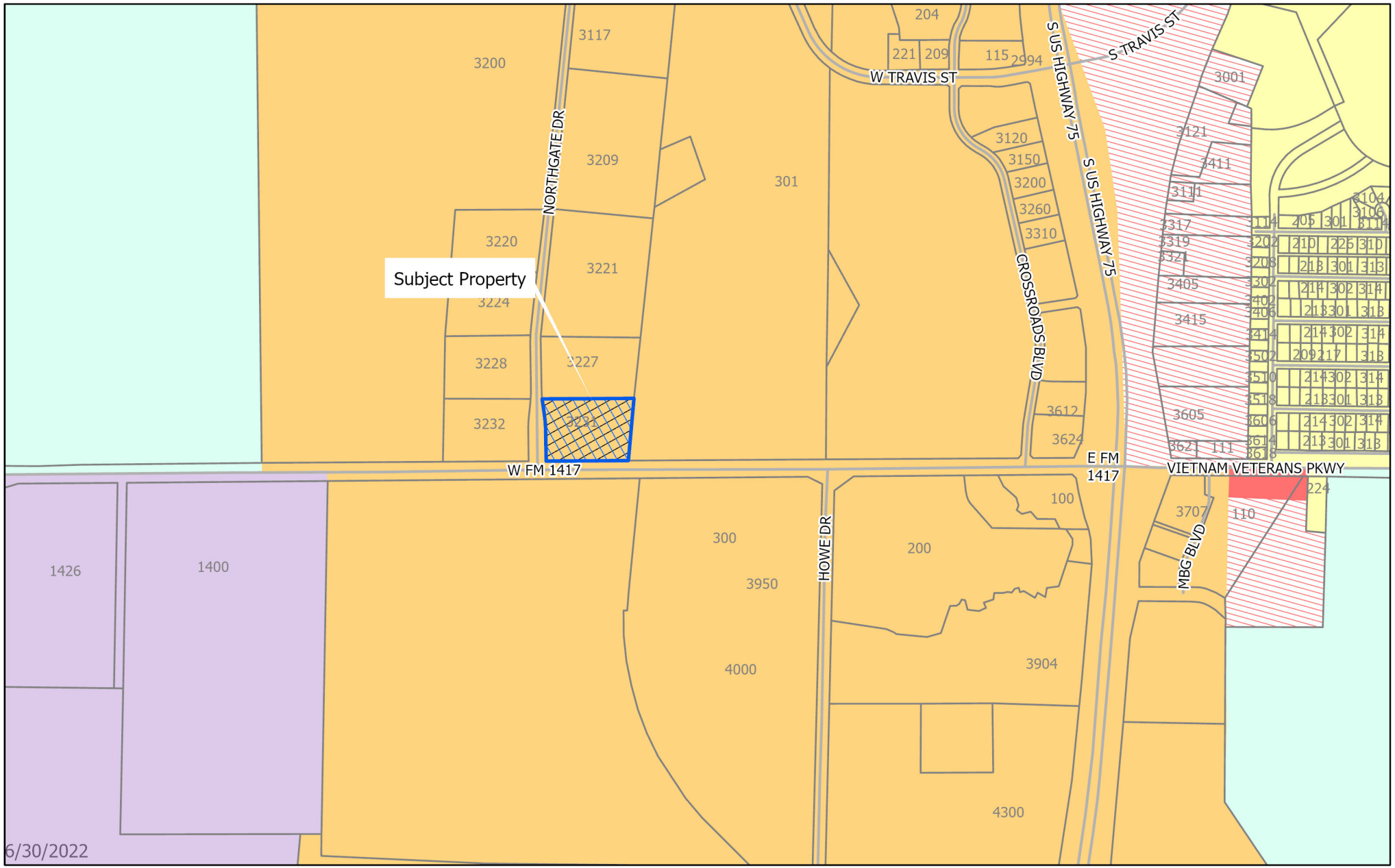
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(3231 Northgate)

N
W E
S

Date: 6/30/2022 10:18 AM

Scale: 1:13,642



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

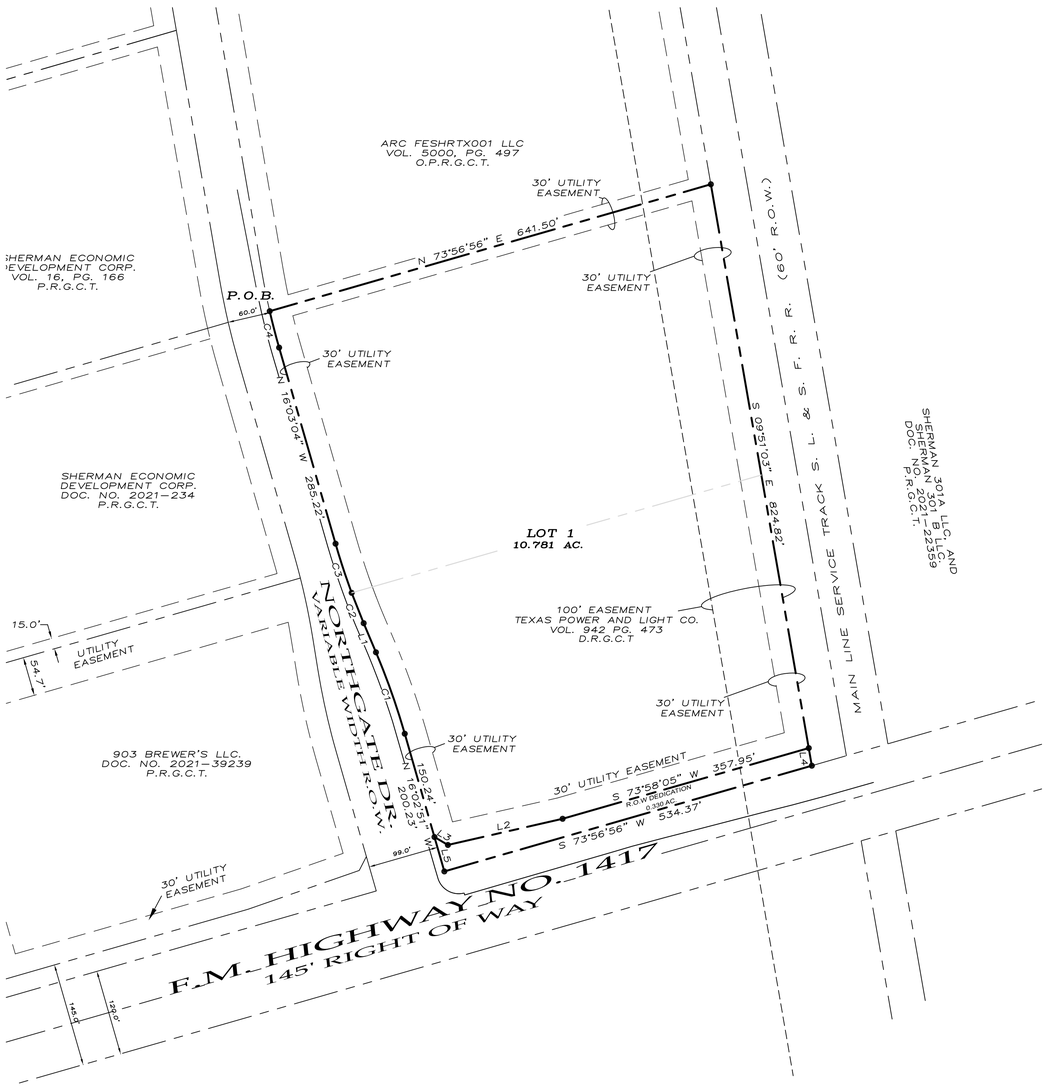
CITY OF SHERMAN
Zoning Location Map
(3231 Northgate)

N W E S

Scale: 1:10,316

Date: 6/30/2022 10:18 AM

JOB NO. 22060650



903 BREWER'S ADDITION

BEING A REPLAT OF LOT 1 AND 2, BLOCK 1 OF THE NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 11.111 ACRES

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 WASHINGTON STE. 102.
SHERMAN, TEXAS 75090

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

6-21-2022

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

SHEET 1 OF 2

JOB NO. 22060650

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being Lots 1 and 2, Block 1, Northgate Business Park, Phase 1, an addition to the City of Sherman Texas as recorded in Volume 16, Page 166, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at the Southwest Corner of Lot 3 Block one of said Northgate Business Park Phase 1;

Thence North 73°56'56" East, with the South Line of said Lot 3 a distance of 641.50 feet to a set ½" steel rod;

Thence South 09°51'03" East with the East Line of said Northgate Business Park, Phase 1 Addition, a distance of 824.82 feet to a set ½" steel rod in the North Right-of-Way of F.M. Highway 1417;

Thence South 73°56'56" West with said North Right-of-Way, a distance of 534.37 feet to a set ½" steel rod;

Thence the Following Calls and Distances with the East Right-of-Way of Northgate Drive:
North 16°02'51" West, a distance of 200.23 feet to a set 1/2" steel rod;
Thence with a tangent curve to the left having a radius of 1011.50 feet, (chord bears North 19°28'05" West, a distance of 120.69 feet) an arc length of 120.77 feet to a set 1/2" steel rod;
North 22°53'18" West, a distance of 44.17 feet to a set 1/2" Steel rod;
Thence with a tangent curve to the right having a radius of 988.50 feet, (chord bears North 21°33'55" West, a distance of 45.64 feet) an arc length of 45.65 feet to a set 1/2" steel rod;
Thence with a compound curve to the right having a radius of 988.50 feet, (chord bears North 18°08'48" West, a distance of 72.30 feet) an arc length of 72.31 feet to a set 1/2" steel rod;
North 16°03'04" West, a distance of 285.22 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 970.00 feet, (chord bears North 14°29'55" West, a distance of 52.56 feet) an arc length of 52.56 feet to the Point-of-Beginning and containing 11.111 acres of land.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN ECONOMIC DEVELOPMENT CORPORATION, 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 903 BREWER'S 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 remise 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.

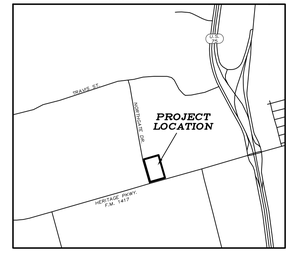
It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at 903 BREWER'S ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2022

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

BY: _____

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SHERMAN ECONOMIC DEVELOPMENT CORPORATION. do hereby adopt this plat designating the hereinabove property as 903 BREWER'S 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 publlic and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____,2022.

_____ SHERMAN ECONOMIC DEVELOPMENT CORPORATION(KENT SHARP)

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KENT SHARP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

_____ Notary Public in and for the State of Texas

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, 903 BREWER'S ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____ , 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ ,2022.

_____ Clerk, City of Sherman, Texas

~ 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.

903 BREWER'S ADDITION

BEING A REPLAT OF LOT 1 AND 2, BLOCK 1 OF THE NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 11.111 ACRES

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 WASHINGTON STE. 102.
SHERMAN, TEXAS 75090

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

6-21-2022

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Sherman Economic Development Corp.
307 W. Washington, Ste. 102
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of 903 Brewer's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. 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)*
3. Show 30' Utility Easement along original lot lines between Lots 2 & 3 in Volume 16, Page 166, PRGCT on Replat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Line Table and Curve Table to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Metes and bounds description must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,



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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **2815 NORTH HIGHWAY 75**

The request of Sara Real Estate LLC (Owner), Andrew Acedo (Representative) and RTMDesign (Architect) concerning the property located at 2815 North Highway 75, being Lot 2, Texoma Crossing Addition in the J.B. McAnair Survey, Abstract No. 783, as follows:

Planning and Zoning Commission

Site Plan approval of Denny's Restaurant.

Background:

The property is located at 815 North Highway 75 between East Highway 82 and East Lamberth Road and is zoned C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. The owner would like Site Plan approval for a Denny's Restaurant.

The following has been approved for this location:

- September 14, 1993 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Sara Real Estate LLC (Owner)
Andrew Acedo (Representative)
RTMDesign (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not Required.

Objections Received:

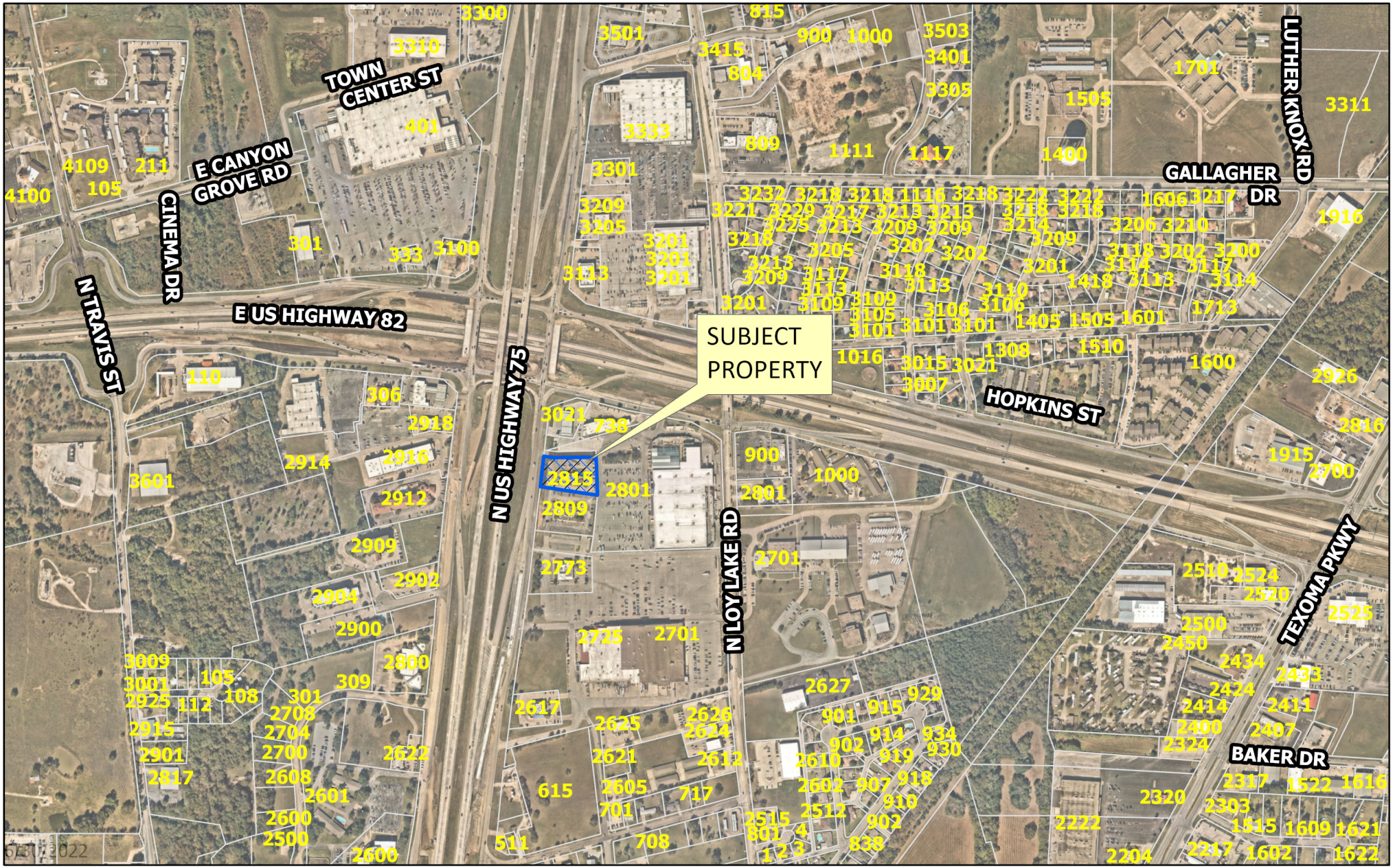
0

Development Review Meeting:

Yes

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

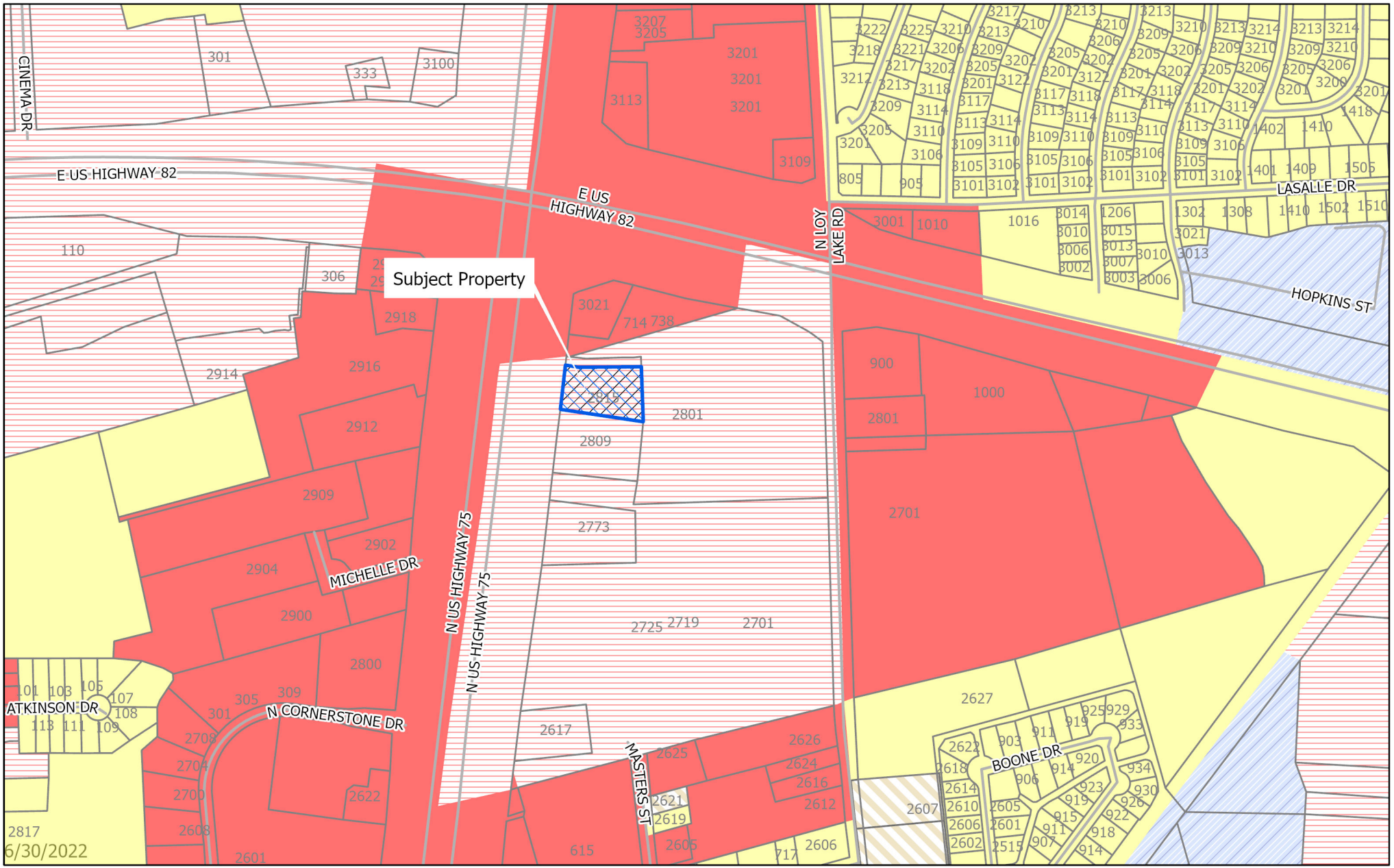
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(2815 N US Hwy 75)

N
W E
S

Date: 6/30/2022 10:18 AM

Scale: 1:8,731



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Zoning Location Map
(2815 N US Hwy 75)

N W E S

Scale: 1:6,005

Date: 6/30/2022 10:18 AM

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

ITEMS CORRESPONDING TO SCHEDULE B

1. The following restrictive covenants of record itemized below:
Those recorded in Volume 2279, Page 235 of the Real Property Records, and amended in Volume 2352, Page 707 and Volume 2354, Page 563 of the Real Property Records, and in Volume 4015, Page 670, Volume 4358, Page 433, Volume 4506, Page 137, and Volume 5167, Page 650 all of the Official Public Records of Grayson County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Sections 3604 and 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
NOT SHOWN, THEY ARE BLANKET ITEMS

10. The following matters and all terms of the documents creating or offering evidence of the matters:
f. Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume 9, Page 47, Plat Records, Grayson County, Texas.
THESE ITEMS ARE PLOTTED AND SHOWN HEREON.

g. Easement from Salle Strickland Estate to Texas Power & Light Company, of record in Volume 919, Page 131 of the Deed Records of Grayson County, Texas.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

h. Easement from Donald M. Smith to Texas Power & Light Company and Southwestern Bell Telephone Company, of record in Volume 1439, Page 429 of the Deed Records of Grayson County, Texas.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

i. Easement from Maynard L. Smith Jr. to Texas Power & Light Company and Southwestern Bell Telephone Company, of record in Volume 1439, Page 431 of the Deed Records of Grayson County, Texas.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

j. Easement from El Chico Realty Corporation to Texas Utilities Electric Company, of record in Volume 2353, Page 756 of the Real Property Records of Grayson County, Texas.
THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "C-2" - GENERAL COMMERCIAL DISTRICT

FRONT SETBACK: 15'
SIDE SETBACK: 0'; 15' ABUTTING RESIDENTIAL
REAR SETBACK: 10'; 15' ABUTTING RESIDENTIAL OR C-1

HEIGHT RESTRICTIONS: 35' / 2 STORIES

MAXIMUM LOT COVERAGE: NONE NOTED

PARKING REQUIREMENTS (FORMULA): 1 SPACE / 4 SEATS IN MAIN DINING ROOMS

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM NV5 ZONING REPORT DATED JANUARY 17, 2019, PROJECT NO. 7201900063, PURSUANT TO TABLE A 6A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

MN1 TABLE A 2: AN ADDRESS OF 2815 N. HIGHWAY 75 WAS POSTED ON THE SURVEYED PROPERTY.

MN2 TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.44± ACRES (62,638± SQUARE FEET), MORE OR LESS.

MN3 TABLE A 6b: THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLAN(S) AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARD IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME

MN4 TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

MN5 TABLE A 9: THERE ARE 109 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 113 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

MN6 TABLE A 11: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MN7 TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

MN8 TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

MN9 TABLE A 18: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR.

MN10 TABLE A 19: THE OFFSITE EASEMENTS OR SERVITUDE'S BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON. ONLY OBSERVABLE ABOVE GROUND IMPROVEMENTS WERE LOCATED WITHIN SAID EASEMENTS

MN11 THE SURVEYED PROPERTY HAS ACCESS TO N. HIGHWAY 75, A DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.

MN12 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

MN13 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.

MN14 BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF N. HIGHWAY 75, TO BEAR N 07° 24' 48" E, AS SHOWN HEREON.

MN15 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

MN16 THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CATAGORY 1-A URBAN SURVEY.

MN17 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.

MN18 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.

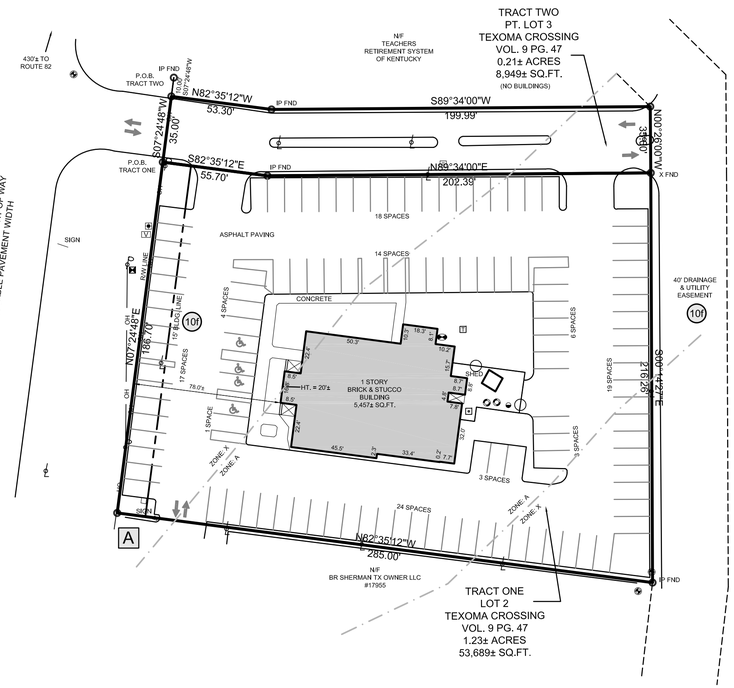
MN19 THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.

MN20 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.

MN21 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

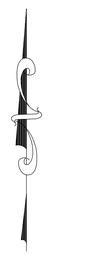
MN22 BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS.

MN23 ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR, UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION.



LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- CONCRETE HATCH
- OVERHEAD WIRES
- FENCE
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- CMP CORRUGATED METAL PIPE



SCALE : 1" = 40'

0' 20' 40' 80'

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X & A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C 0290 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON JANUARY 3, 2019 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
1/3/2019	FIRST DRAFT		
1/17/2019	ADDED ZONING		
FIELD WORK: KS	DRAFTED: BRM	CHECKED BY: BH	FB & PG:

SIGNIFICANT OBSERVATIONS

A PYLON SIGN EXTENDS OVER PROPERTY LINE BY 1.0'±

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
© 2018 BOCK AND CLARK CORP.

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

TRACT ONE:

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING PART OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING LOT 2 OF TEXOMA CROSSING ADDITION, AS RECORDED IN VOLUME 9, PAGE 47, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, SAID POINT BEING SOUTH 07 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 45.00 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY AND THE NORTH LINE OF SAID ADDITION;

THENCE SOUTH 82 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 55.70 FEET TO A 1/2 INCH STEEL ROD;

THENCE NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 202.39 FEET TO A 1/2 INCH STEEL ROD;

THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 216.26 FEET TO A 1/2 INCH STEEL ROD;

THENCE NORTH 82 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 285.00 FEET TO A 1/2 INCH STEEL ROD;

THENCE NORTH 07 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 186.70 FEET TO THE POINTOF-BEGINNING AND CONTAINING 1.233 ACRES OF LAND, MORE OR LESS.

TRACT TWO:

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING PART OF LOT 3 OF TEXOMA CROSSING ADDITION, AN ADDITION TO THE CITY OF SHERMAN AS RECORDED IN VOLUME 9, PAGE 47, PLAT RECORDS, GRAYSON COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 3, SAID POINT BEING SOUTH 07 DEGREES 24 MINUTES 48 SECONDS WEST A DISTANCE OF 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 07 DEGREES 24 MINUTES 48 SECONDS WEST WITH SAID WEST LINE A DISTANCE OF 35.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID ADDITION;

THENCE WITH THE NORTH LINE OF SAID LOT 2 THE FOLLOWING CALLAS AND DISTANCE:

SOUTH 82 DEGREES 35 MINUTES 12 SECONDS EAST A DISTANCE OF 55.70 FEET TO A POINT;

NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 202.39 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 35.00 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 199.99 FEET TO A POINT;

THENCE NORTH 82 DEGREES 35 MINUTES 12 SECONDS WEST A DISTANCE OF 53.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.205 ACRES OF LAND, MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-935758-PHX1, DATED NOVEMBER 14, 2018.

ALTA/NSPS LAND TITLE SURVEY

for
El Chico Building
2815 N. Highway 75, Sherman, TX

BASED UPON TITLE COMMITMENT NO. NCS-935758-PHX1
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 14, 2018

Surveyor's Certification

To: Sara Real Estate, LLC; Signature Financial LLC (doing business in the State of Texas as Signature Business Leasing LLC); First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on December 20, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

BYRON D. HOWELL
REGISTRATION NO. 6048
IN THE STATE OF TEXAS
EXPIRATION DATE: 12-31-2019
FIRM REGISTRATION NUMBER 10116902
DATE OF FIELD SURVEY: DECEMBER 20, 2018
DATE OF LAST REVISION: JANUARY 17, 2019
NETWORK PROJECT NO. 201805606-1

SURVEY PERFORMED BY:
BOCK & CLARK CORP.
501 THOMSON PARK DRIVE
CRANBERRY TOWNSHIP, PA 16066
PHONE: (800) 787-8394 FAX: (724) 934-0062
EMAIL: DPETERSON@BOCKANDCLARK.COM
EMAIL: BHOWELL@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

Bock & Clark
AN NV5 COMPANY

National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com

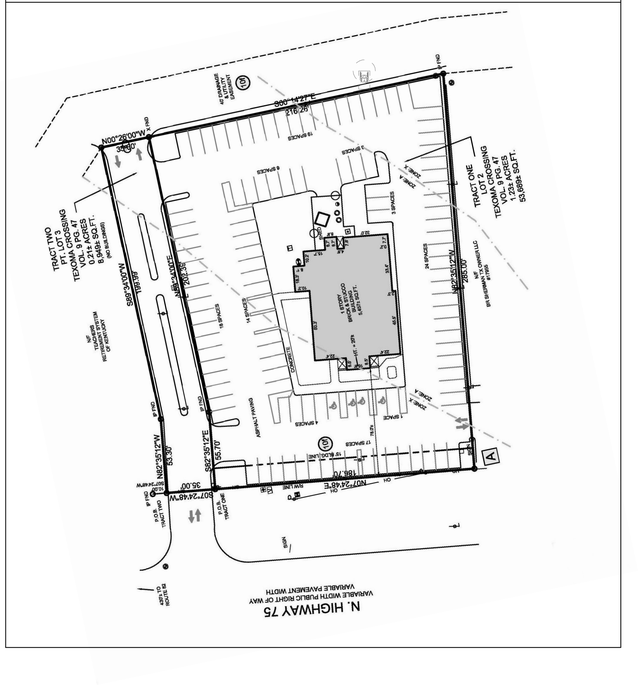
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

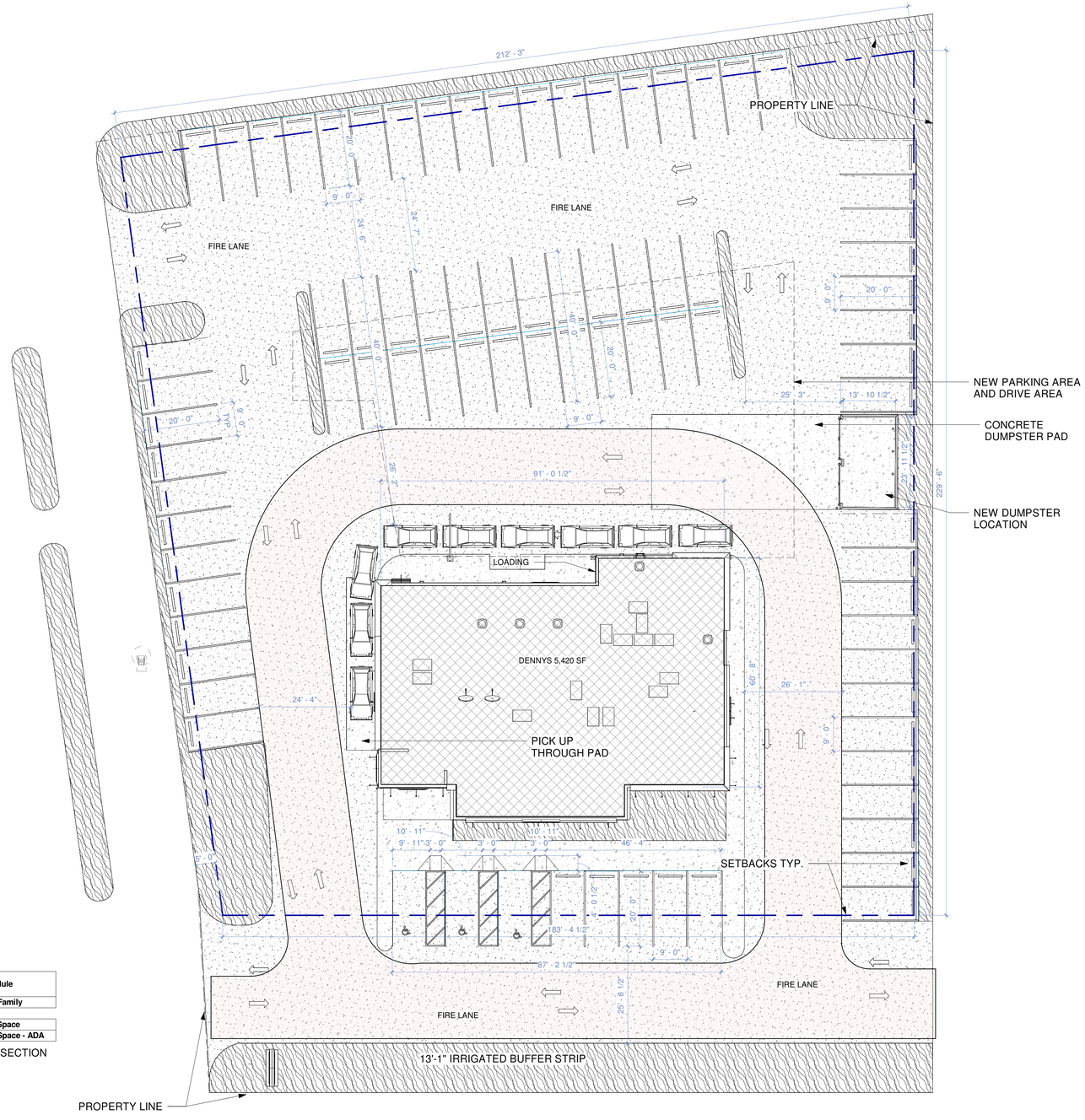
PITTSBURGH PROJECT NO. 4201800765

EXISTING SITE



EXCERPT FROM SURVEY





Parking Schedule	
Count	Family
79	Parking Space
3	Parking Space - ADA

PER SEAT COUNT SECTION
6.6 1 PER 4 SEATS
19 REQUIRED

SITE TABULATION INFORMATION:

-Gross square feet of each structure = 5,419 Sq. Ft. (1 STRUCTURE)
-Gross square feet of property.= 53,589 Sq. Ft.
-Current zoning = COMMERCIAL
-Zoning of adjacent property = COMMERCIAL ON ALL ADJACENT PROPERTIES
-Proposed zoning. = NO CHANGE THIS PROJECT IS ON A LOT THAT HAD A PREVIOUS RESTAURANT TO BE REMOVED/DEMOED
-Hard surface/impervious area (square feet) = 1931 Sq Ft. CONCRETE FOR DUMPSTER / PICKUP, 45,965 Sq Ft. PARKING/BUILDING , PERVIOUS 4928 Sq Ft. = 9.72
-Landscaped area (square feet) = SEE LANDSCAPE DRAWINGS
-Floor-to-Area Ratio (FAR) = Building 5,419 Sq. Ft. / Lot 53,689 Sq. Ft. = 0.1

1 / AS1.1 Site
1/16" = 1'-0"

RTMDesign
Tom Pirtle III NCARB, AIA
P.O. Box 76094-3734
Arlington, Texas 76094
E: amp@RTMDesign.us
P:(817) 265-2415

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE COPIED, REPRODUCED OR ASSIGNED TO ANY THIRD PARTY OR USED BY ANY PERSON FOR ANY SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RTM DESIGN.

Seal:



DATE: 6/3/22

Denny's

Project Address:
DENNY'S SHERMAN
2815 N. Highway 75,
Sherman, TX 75090

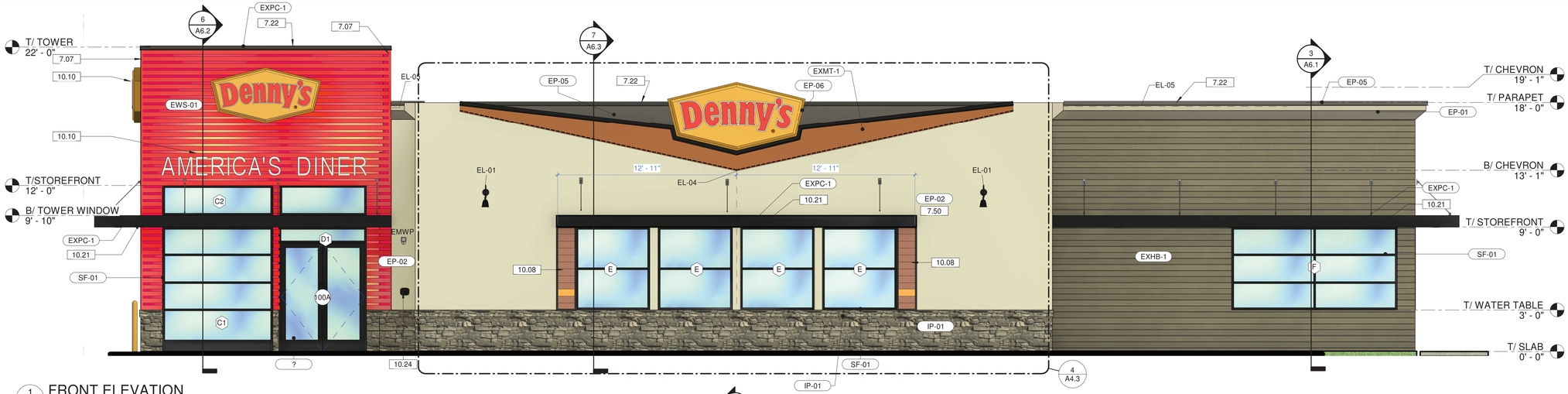
PRINT DATE: 7/5/2022 6:11:23 PM

SET REVISIONS

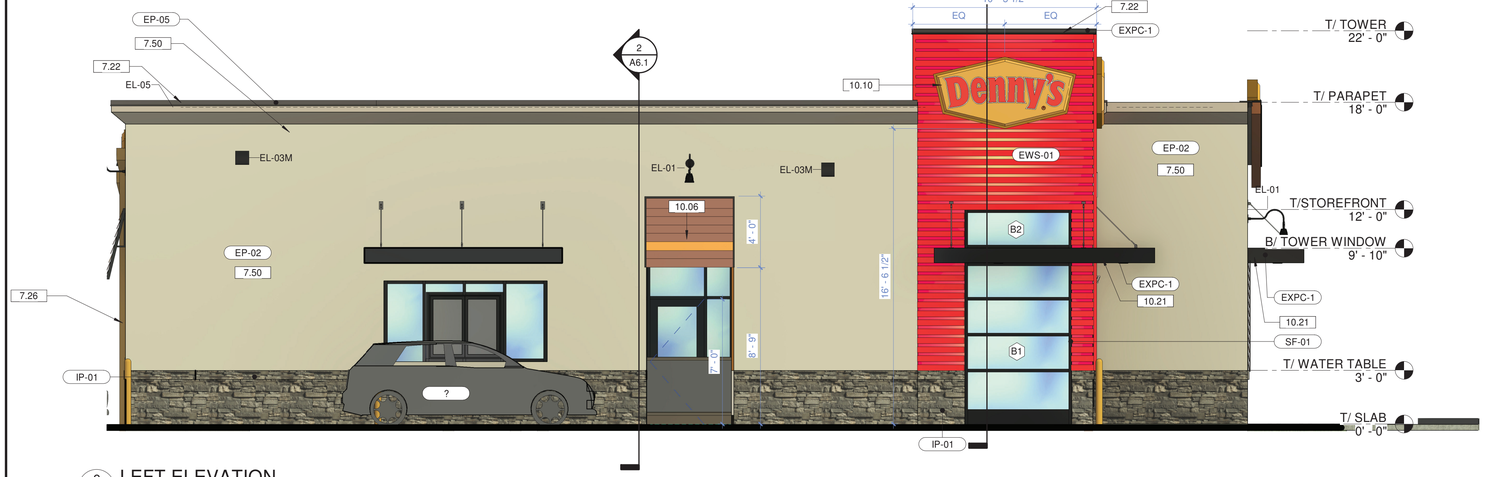
NO	DESCRIPTION	DATE
0	ISSUED FOR OWNER'S USE	5/22/22
1	PRE DEV-COMMENTS	7/5/22

Sheet:
SITE PLAN

AS1.1



1 A4.1 FRONT ELEVATION
1/4" = 1'-0"



2 A4.1 LEFT ELEVATION
1/4" = 1'-0"

A4 SERIES GENERAL NOTES

1 PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.

2 COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVERS, ETC.

3 PROVIDE BLOCKING BEHIND ALL AWNINGS TO ENSURE A 300 LB PULL OUT OR BETTER.

4 ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METER, ETC.) ARE TO BE PAINTED TO MATCH EIFS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.

5 DOWNSPOUTS AND GUTTERS TO BE PREFORMED AND PREFINISHED COLOR TO MATCH BUILDING FIELD

6 ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PREFORMED AND PREFINISHED WHERE POSSIBLE.

7 ALL DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM WITH GLASS AS SELECTED BY OWNER AND ARCHITECT.

8 CAULK LINE AROUND WINDOWS AND DOOR SHALL BE 3/8" WIDE.

9 EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

10 ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED. REFER TO ELECTRICAL DRAWINGS.

11 ABBREVIATION "CJ" DENOTES CONTROL JOINT.

12 COORDINATE ALL EXTERIOR SIGNS, CANOPIES, AWNINGS AND "AMERICA'S DINER" PANELS WITH OWNER'S VENDOR.

13 SEE A1.1.1 FOR DOORS AND WINDOWS.

KEYNOTES

7.07 TERMINATE COMPOSITE PANELING PER MANUFACTURER GUIDELINES.

7.22 PREFINISHED ALUMINUM COPING CAP WITH CONTINUOUS CLEAT COLOR PER EXTERIOR FINISH SCHEDULE. SLOPE TO DRAIN TO ROOF, TYPICAL.

7.26 PREFINISHED ALUMINUM CONDUCTOR HEAD AND 6X6 DOWNSPOUT. ROUTE BELOW GRADE TO STORM DRAIN. REFER TO EXTERIOR ELEVATIONS FOR COLOR INFORMATION. REFER TO SPECIFICATIONS.

7.50 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): DRYVIT OUTSULATION PLUS, 2" THICK, SANDBLAST FINISH, PAINT PER EXTERIOR FINISH SCHEDULE.

10.06 AWNING AND FRAME, PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONFIRM MOUNTING REQUIREMENTS WITH OWNER'S VENDOR.

10.08 SHUTTER AND FRAME. CONFIRM MOUNTING REQUIREMENTS WITH OWNER'S VENDOR.

10.10 SIGNAGE BY OTHERS. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE INSTALLATION LOCATION WITH OWNER'S VENDOR.

10.21 PREFABRICATED CANOPY, MAPES SUPER LUMIDECK FLAT SOFFIT WITH J FASCIA OR EQUAL, COLOR EXTRA DARK BRONZE OR EQUAL. VENDOR TO COORDINATE BUILDING CONNECTION W/ STRUCTURAL ENGINEEER.

10.24 KNOX BOX. GC SHALL COORDINATE EXACT FIELD LOCATION WITH LOCAL FIRE MARSHAL AND BUILDING INSPECTOR.

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
EXTERIOR				
EWS-01	ILLUMINATED SLAT WALL SYSTEM	AWNEX FS1	DENNY'S CUSTOM RED	
EXHB-1	FIBER CEMENT PANELS	JAMES HARDIE; HARDIE PLANK HZ 5 LAP SIDING; 6" TIMBER BARK	CEDARMILL COLOR	
EXMT-1	ALUMINUM COMPOSITE FOR CHEVRON ELEMENT	APOLIC	"WALNUT TIMBER" SKIN	
FLOOR				
EXCST-1	CONCRETE STAIN FOR ACCENT AT ENTRYWAY	NEWLOOK	COLOR: DARK BROWN; FADE RESISTANT CEMENT COLOR; 0.50LB; POWDERED OXIDE ADDITIVE	FOR NEW CONCRETE AT ENTRYWAY
METAL				
EXPC-1	POWDER COAT	PRISMATIC POWDERS	SOFT RUBBED BRONZE UMB 1326/METALLIC; OR EQUAL	COLOR TO MATCH EP-04.
SF-01	STOREFRONT	KAWNEER	DARK BRONZE ANODIZED	OR EQUAL
PAINT AND STAIN				
EP-01	CROWN MOULDING; ACCENT TRIM	SHERWIN WILLIAMS	SW 6670 GOLD CREST; SATIN	
EP-02	MAIN FIELD COLOR	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY; SATIN	
EP-03	EXTERIOR WALLS AT WAINSCOT WITHOUT STONE; DOWNSPOUTS, METAL DOORS & FRAMES, LADDERS; TRIM METAL; MIN OF 36" HIGH AND A MAX OF 48" HIGH.	SHERWIN WILLIAMS	SW 7041 VAN DYKE BROWN; SATIN	
EP-06	SIGN CABINET	SHERWIN WILLIAMS	SW 6895 "LAUGHING ORANGE"	
EP-07	TRASH ENCLOSURE INTERIOR, PYLON POLE SIGNS, PARKING LOT LIGHT POLES	SHERWIN WILLIAMS	DTM GLOSS, PACKAGED S-W BLACK	
TEXTURED FINISHES				
EXCC-1	FAUX WOOD SIDING	NEW TECH WOOD	ALL WEATHER SYSTEM SIDING ULTRASHIELD NATURALE COLOR #IPE	PATTERN H1/H6; PROFILE US09; 5 1/2" X .5" (OR EQUAL)
EXST-2	STONE VENEER WAINSCOT CAP	NICHIHA	CHISELED SILL; ATS002 TAN	CAP WAINSCOT BASE FOR EXST-1
WT-3	STACKED STONE VENEER	NICHIHA	STACKED STONE; KURASTONE; AT1118 MOUNTAIN COLOR	FACADE ACCENT; PRIMARY WAINSCOT MATERIAL; INTERIOR CASH COUNTER LOGO WALL MATERIAL

RTMDesign
Tom Pirtle III NCARB, AIA
P.O. Box 176094-3734
Arlington, Texas 76094
E: amp@RTMDesign.us
P:(817) 265-2415

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE COPIED, REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM RTM PROJECTS.

Seal:



DATE: 6/3/22

Denny's

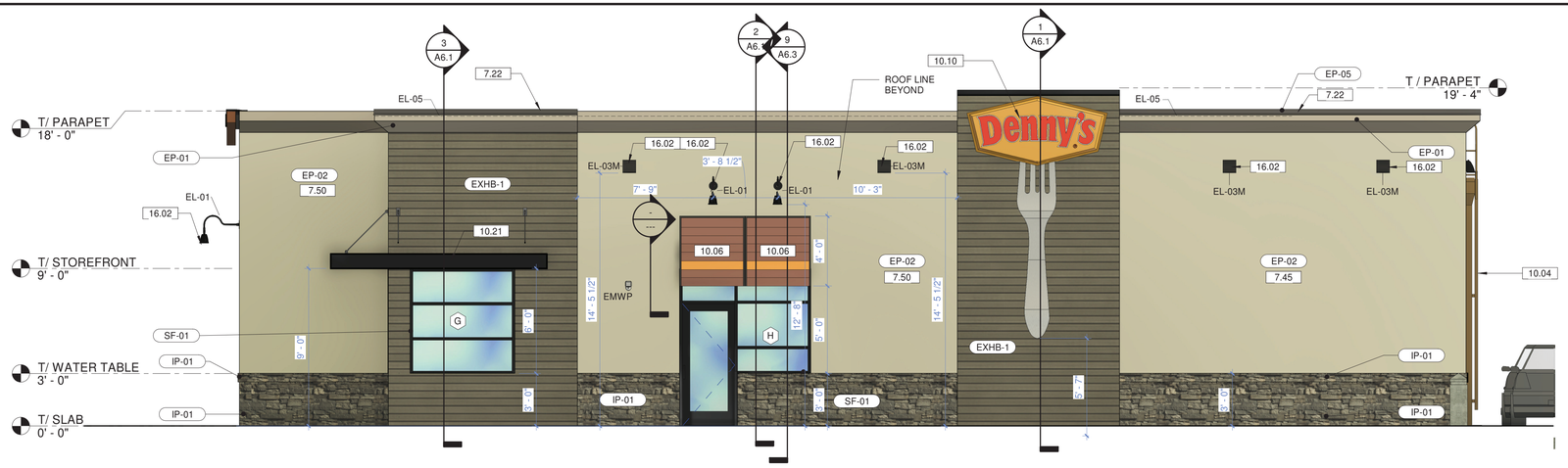
Project Address:
DENNY'S SHERMAN
2815 N. Highway 75,
Sherman, TX 75090

PRINT DATE: 6/3/2022 5:52:37 PM

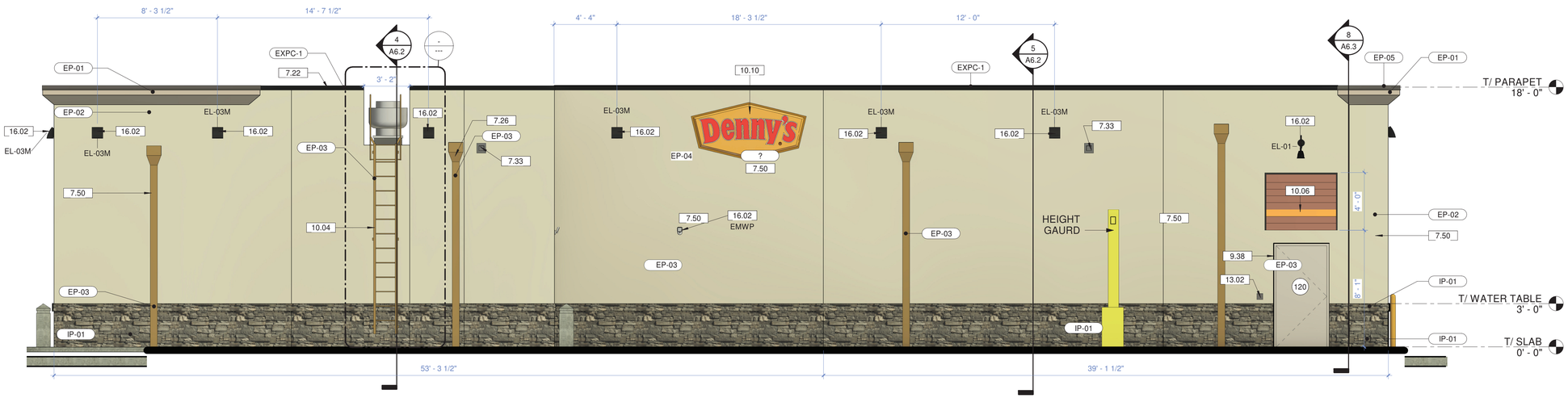
NO	DESCRIPTION	DATE
	SET REVISIONS	
0	ISSUED FOR OWNER'S USE	5/22/22

Sheet:
EXTERIOR ELEVATIONS

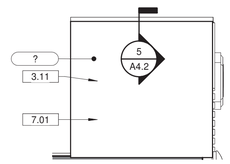
A4.1



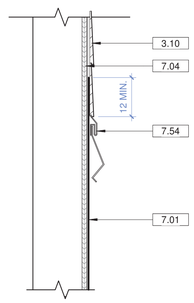
1 A4.2 RIGHT ELEVATION
1/4" = 1'-0"

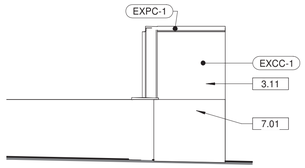


2 A4.2 REAR ELEVATION
1/4" = 1'-0"



4 A4.2 TOWER ELEVATION
1/4" = 1'-0"





3 A4.2 TOWER ELEVATION
1/4" = 1'-0"

5 A4.2 ROOF MEMBRANE TERMINATION
1 1/2" = 1'-0"

KEYNOTES

3.10 FIBER CEMENT SIDING OVER AIR MOISTURE BARRIER. INSTALL PER MANUFACTURER SPECIFICATIONS.
3.11 FAUX WOOD SIDING OVER AIR MOISTURE BARRIER. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE ELEVATIONS FOR PATTERN.
7.01 FULLY ADHERED SINGLE PLY ROOFING MEMBRANE, WRAP UP PARAPET AND UNDER FLASHING.
7.04 MOISTURE BARRIER OVER EXTERIOR SHEATHING.
7.22 PREFINISHED ALUMINUM COPING CAP WITH CONTINUOUS CLEAT, COLOR PER EXTERIOR FINISH SCHEDULE. SLOPE TO DRAIN TO ROOF, TYPICAL.
7.26 PREFINISHED ALUMINUM CONDUCTOR HEAD AND 6X6 DOWNSPOUT. ROUTE BELOW GRADE TO STORM DRAIN. REFER TO EXTERIOR ELEVATIONS FOR COLOR INFORMATION. REFER TO SPECIFICATIONS.
7.33 THRUWALL SCUPPER AND OVERFLOW SCUPPER.
7.45 5/8" CEMENTITIOUS BACKER BOARD TO 12" AFF, IN KITCHEN AND WET AREAS.
7.50 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS): DRYVIT OUTSULATION PLUS, 2" THICK, SANDBLAST FINISH, PAINT PER EXTERIOR FINISH SCHEDULE.
7.54 TERMINATE WOOD VENEER PER MANUFACTURER GUIDELINES.
9.38 DOOR AND FRAME TO BE PAINTED EP-03.
10.04 ROOF ACCESS LADDER.
10.06 AWNING AND FRAME, PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONFIRM MOUNTING REQUIREMENTS WITH OWNERS VENDOR.
10.10 SIGNAGE BY OTHERS. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE INSTALLATION LOCATION WITH OWNER'S VENDOR.
10.21 PREFABRICATED CANOPY, MAPES SUPER LUMIDECK FLAT SOFFIT WITH J FASCIA OR EQUAL, COLOR EXTRA DARK BRONZE OR EQUAL. VENDOR TO COORDINATE BUILDING CONNECTION W/ STRUCTURAL ENGINEEER.
13.02 CO2 REMOTE FILL PORT.
16.02 LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
EXTERIOR				
EWS-01	ILLUMINATED SLAT WALL SYSTEM	AWNEX FS1	DENNY'S CUSTOM RED	
EXHB-1	FIBER CEMENT PANELS	JAMES HARDIE; HARDIE PLANK HZ 5 LAP SIDING; 6" TIMBER BARK	CEDARMILL COLOR	
EXMT-1	ALUMINUM COMPOSITE FOR CHEVRON ELEMENT	APOLIC	"WALNUT TIMBER" SKIN	
FLOOR				
EXCST-1	CONCRETE STAIN FOR ACCENT AT ENTRYWAY	NEWLOOK	COLOR: DARK BROWN; FADE RESISTANT CEMENT COLOR; 0.50LB; POWDERED OXIDE ADDITIVE	FOR NEW CONCRETE AT ENTRYWAY
METAL				
EXPC-1	POWDER COAT	PRISMATIC POWDERS	SOFT RUBBED BRONZE UMB 1326/METALLIC; OR EQUAL	COLOR TO MATCH EP-04.
SF-01	STOREFRONT	KAWNEER	DARK BRONZE ANODIZED	OR EQUAL
PAINT AND STAIN				
EP-01	CROWN MOULDING; ACCENT TRIM	SHERWIN WILLIAMS	SW 6670 GOLD CREST; SATIN	
EP-02	MAIN FIELD COLOR	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY; SATIN	
EP-03	EXTERIOR WALLS AT WAINSCOT WITHOUT STONE; DOWNSPOUTS, METAL DOORS & FRAMES, LADDERS; TRIM METAL; MIN OF 36" HIGH AND A MAX OF 48" HIGH.	SHERWIN WILLIAMS	SW 7041 VAN DYKE BROWN; SATIN	
EP-06	SIGN CABINET	SHERWIN WILLIAMS	SW 6895 "LAUGHING ORANGE"	
EP-07	TRASH ENCLOSURE INTERIOR, PYLON POLE SIGNS, PARKING LOT LIGHT POLES	SHERWIN WILLIAMS	DTM GLOSS, PACKAGED S-W BLACK	
TEXTURED FINISHES				
EXCC-1	FAUX WOOD SIDING	NEW TECH WOOD	ALL WEATHER SYSTEM SIDING ULTRASHIELD NATURALE COLOR #IPE	PATTERN H1/H6; PROFILE US09; 5 1/2" X .5" (OR EQUAL)
EXST-2	STONE VENEER WAINSCOT CAP	NICHIHA	CHISELED SILL; ATS002 TAN	CAP WAINSCOT BASE FOR EXST-1
WT-3	STACKED STONE VENEER	NICHIHA	STACKED STONE; KURASTONE; AT1118 MOUNTAIN COLOR	FACADE ACCENT; PRIMARY WAINSCOT MATERIAL; INTERIOR CASH COUNTER LOGO WALL MATERIAL

A4 SERIES GENERAL NOTES

1 PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.
2 COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVERS, ETC.
3 PROVIDE BLOCKING BEHIND ALL AWNINGS TO ENSURE A 300 LB PULL OUT OR BETTER.
4 ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METER, ETC.) ARE TO BE PAINTED TO MATCH EIFS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
5 DOWNSPOUTS AND GUTTERS TO BE PREFORMED AND PREFINISHED COLOR TO MATCH BUILDING FIELD
6 ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PREFORMED AND PREFINISHED WHERE POSSIBLE.
7 ALL DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM WITH GLASS AS SELECTED BY OWNER AND ARCHITECT.
8 CAULK LINE AROUND WINDOWS AND DOOR SHALL BE 3/8" WIDE.
9 EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10 ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED. REFER TO ELECTRICAL DRAWINGS.
11 ABBREVIATION "CJ" DENOTES CONTROL JOINT.
12 COORDINATE ALL EXTERIOR SIGNS, CANOPIES, AWNINGS AND "AMERICA'S DINER" PANELS WITH OWNER'S VENDOR.
13 SEE A1.1.1 FOR DOORS AND WINDOWS.

RTMDesign
Tom Pirtle III NCARB, AIA
P.O. Box 176094-3734
Arlington, Texas 76094
E: amp@RTMDesign.us
P:(817) 265-2415

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE COPIED, REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RTMDESIGN.

Seal:



DATE: 6/3/22

Denny's

Project Address:
DENNY'S SHERMAN
2815 N. Highway 75,
Sherman, TX 75090

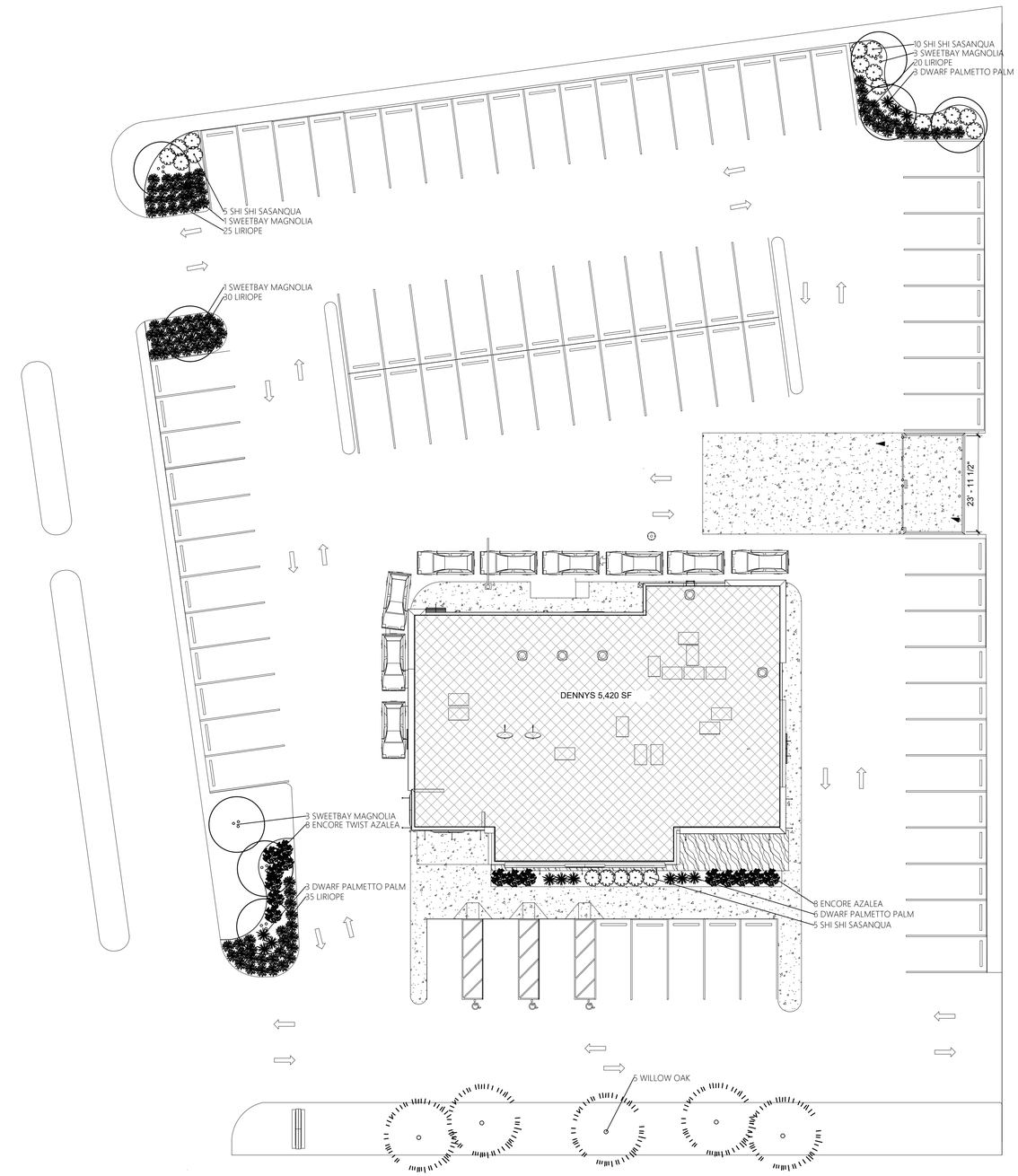
PRINT DATE: 6/3/2022 5:52:47 PM

SET REVISIONS

NO	DESCRIPTION	DATE
0	ISSUED FOR OWNER'S USE	5/22/22

Sheet:
EXTERIOR
ELEVATIONS

A4.2



General Notes

PLANTING PLAN

No.	Revision/Issue	Date

Firm Name and Address

SIGNATURE LANDSCAPES LLC
1537 MONTICELLO ST
BROOKHAVEN, MS 39601

Project Name and Address

DENNY'S SHERMAN
2815 N. HWY. 75
SHERMAN, TX 75090

Project

Date
7/12/2022

Scale
1/16"=1'

Sheet
L 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Sara Real Estate LLC
3405 Spectrum Blvd.
Richardson, TX 75082

RTMDesign
PO Box 76094-3734
Arlington, TX 76094

Andrew Acedo
7224 Brady Oaks Dr.
Ft. Worth, TX 76135

Dear Applicants,

The request for a Site Plan approval of Denny's Restaurant located at 2815 North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District/O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The setbacks for this property are as follows (Chapter 14, Exhibit A, Sec. 6.13.1(5)):
    a. Forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater 15 feet from all other streets intersecting Highway 75
    b. Fifteen (15) feet from right-of-way of all other streets intersecting with the highway
    c. Five (5) feet from rear and side property lines
    d. All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Parking must be provided 1 space for every 4 seats in the main dining rooms. *(Chapter 14, Exhibit A, Section 6.6 (4))*
8. All finishes shall be masonry, masonry veneer, or concrete siding. *(Chapter 14, Exhibit A, Section 6.13.1)*

9. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
10. Impact fees may be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
11. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
12. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2*)).
13. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
14. The property must be properly maintained in a state of good repair and neat appearance.
15. The approval of the Site Plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

Engineering:

16. Replatting of the property required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
17. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
18. Drive approaches and sidewalks within TxDOT Right-of-way 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)*
19. The location of the trash receptors must be approved by the Public Works Department.
20. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Replat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*

Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission. It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 07/19/2022

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:

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

The request of Hickery Hill LLC (Owner), Taylor Blanchard, Linesight Development (Developer) and Spiars Engineering (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 105.999 acres in the Ralsto W. Adams Survey, Abstract No. 18 and the William Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Hickory Hill.

Background:

The property is located in the 3400-4000 Blocks West Lamberth Road, between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development). The owner would like to plat the property into 218 lots for residential development.

The following has been approved for this location:

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

Adjacent Zoning:

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

Origination:

Hickery Hill LLC (Owner)
Taylor Blanchard, Linesight Development (Developer)
Spiars Engineering (Engineer/Surveyor)

Master Plan Designation:

Not in the Master Plan

Number of notices mailed:

Not Required.

Objections Received:

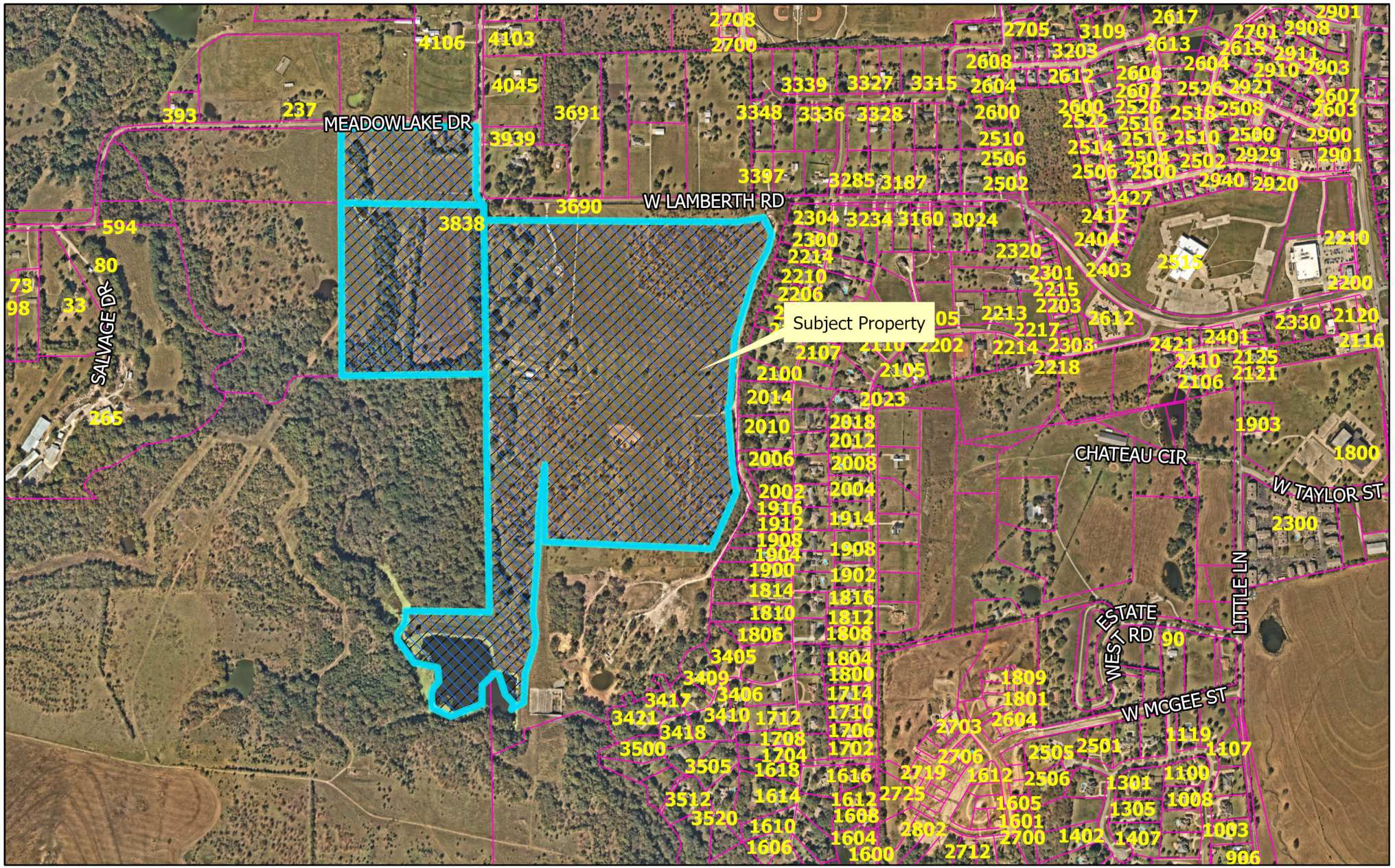
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



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

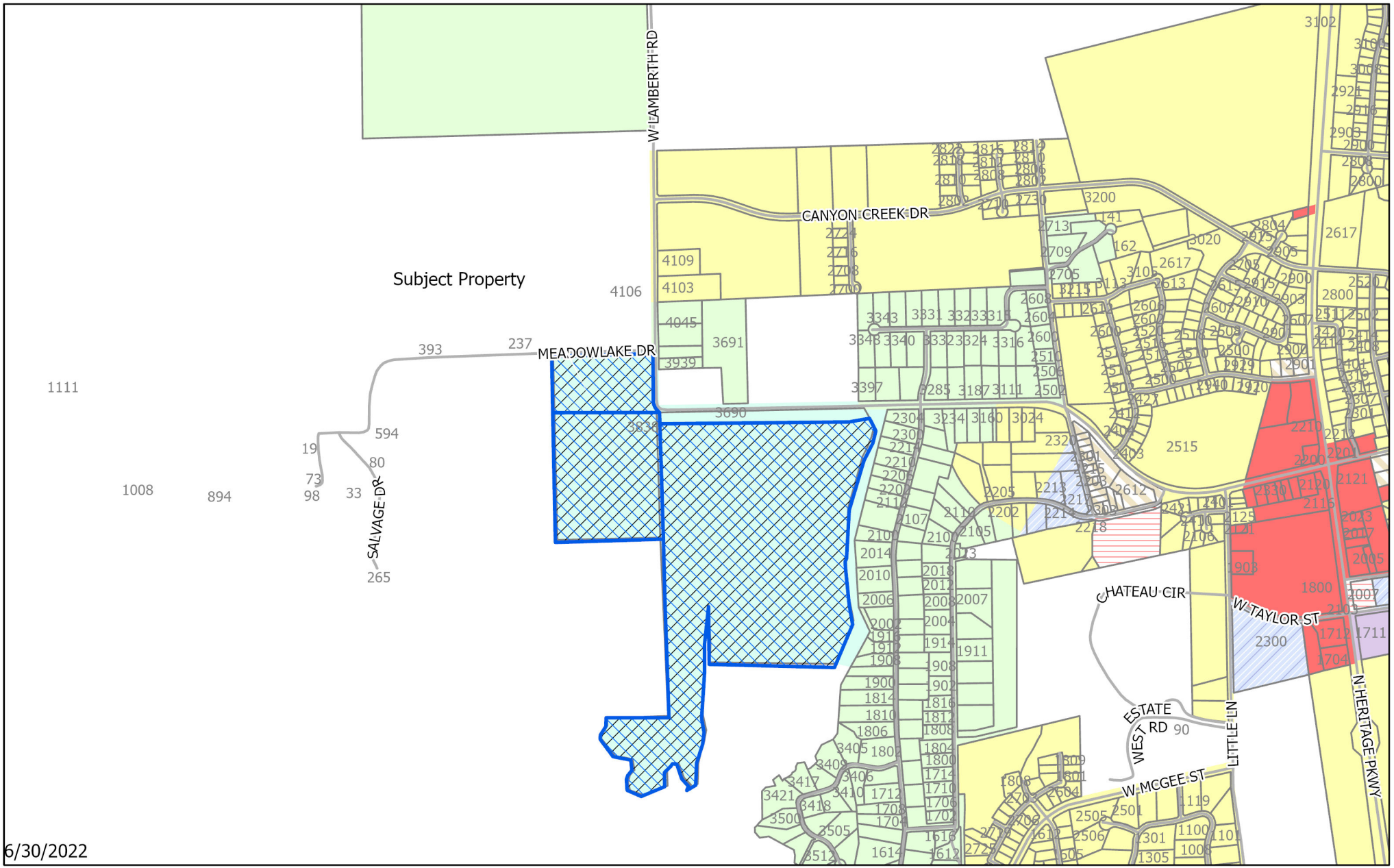
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

Date: 4/28/2022 2:07 PM

Scale: 1:11,014



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

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

N
W E
S

Scale: 1:14,660

Date: 6/30/2022 10:18 AM

DAVID & LINDA GATTIS
Vol. 2690, Pg. 645
D.R.G.C.T.

RICKEY L. & VICKIE A. SLAKEY
Vol. 2498, Pg. 243
D.R.G.C.T.

RICKEY L. & VICKIE A. SLAKEY
Vol. 2336, Pg. 267
D.R.G.C.T.

BARRY K. & CATHY GANT
Vol. 2346, Pg. 316
D.R.G.C.T.

ROY M. HAMMER
2018-6803
D.R.G.C.T.

ROBERT A. & ROBERTA FURMANEK
2021-41084
D.R.G.C.T.

EVERGREEN PRESBYTERIAN MINISTRIES OF TEXAS
Vol. 3366, Pg. 300
D.R.G.C.T.

STEPHEN P. GOODMAN
Vol. 5504, Pg. 147
D.R.G.C.T.

JAMES L. & ROSE M. PENTON
2020-32140
D.R.G.C.T.

ROBERT & LORI D. JONES
2018-14758
D.R.G.C.T.

CARL & ANNA SMITH
2019-27351
D.R.G.C.T.

JUSTIN DEATHERAGE
2020-22387
D.R.G.C.T.

LEIGH MICHELLE & RODNEY LYNN PILCHER
Vol. 4730, Pg. 656
D.R.G.C.T.

JOE ELLIS & DONNA JEAN HOOD
Vol. 2661, Pg. 412
D.R.G.C.T.

GERRY D. & TREVA BURLESON
Vol. 2367, Pg. 245
D.R.G.C.T.

JOHN BARRY & SHERRY LYNN STOVALL
Vol. 4238, Pg. 279
D.R.G.C.T.

MICHAEL & LAURIE COULTER LIVING TRUST
2020-8751
D.R.G.C.T.

JUDY STATHAM
Property #120929
D.R.G.C.T.

HILL, LLC
-22906

LAMBERTH HICKORY HILL, LLC
TRACT 3 - Doc. No. 2018-22906
O.P.R.G.C.T.

Lot 1, Block J
For Conveyance Purposes Only

R. REEVES SURVEY, ABSTRACT NO. 1020
N.W. ADAMS SURVEY, ABSTRACT NO. 18
JAMES H. WADEN SURVEY, ABSTRACT NO. 1208
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209

N. 52°25'59" E ~ 133.17' for the southeast corner of the George R. Reeves Survey Abstract No. 1020 and the northeast line of the Ralston W. Adams Survey Abstract No. 18

POINT OF BEGINNING
BL42

W. LAMBETH RD.
N 88°42'38" E ~ 1754.73'
1754.73'

N 00°27'08" W ~ 428.95'
428.95'
430.21'

BL41
BL43
BL11

RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209

FRIENDSHIP RD.

FLOWAGE EASEMENT
Vol. 2224, Pg. 406
R.P.R.G.C.T.

N 02°36'36" W ~ 1651.18'

PUBLIC DOG PARK

FLOWAGE EASEMENT
Vol. 2224, Pg. 406
R.P.R.G.C.T.

N 53° W ~ 363.36'

FLOWAGE EASEMENT
Vol. 2224, Pg. 406
R.P.R.G.C.T.

Lot 2, Block X

Lot 1, Block X

Lot 3, Block X

Lot 4 Block X

Lot 5, Block X

Lot 6, Block X

Lot 7, Block X

Lot 8, Block X

Lot 9, Block X

Lot 11, Block X

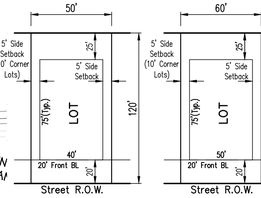
Lot 12, Block X

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K

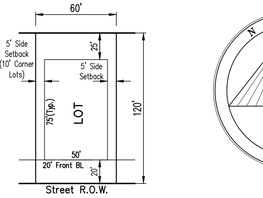
BL1
BL2
BL3
BL4
BL5
BL6
BL7
BL8
BL9
BL10

S 15°47'53" W ~ 445.55'
S 06°14'14" E ~ 328.16'
S 02°41'20" W ~ 1211.94'

Matchline - See Sheet 2



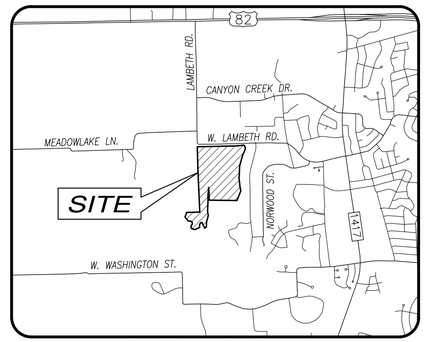
Type I
Typical Lot Detail
Not To Scale



Type II
Typical Lot Detail
Not To Scale



100 0 50 100 200
1 inch = 100 ft.



LOCATION MAP / KEY MAP
N.T.S.

NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, detention pond and median to be owned and maintained by the H.O.A.
5. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 6354.
6. Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
7. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
8. No part of the subject tract is located in a 100 year FEMA FloodPlain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0290F and 48181C0270F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

LEGEND
(Not all items may be applicable)

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

PRELIMINARY PLAT

HICKORY HILL

219 LOTS & 16 COMMON AREAS
105.999 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

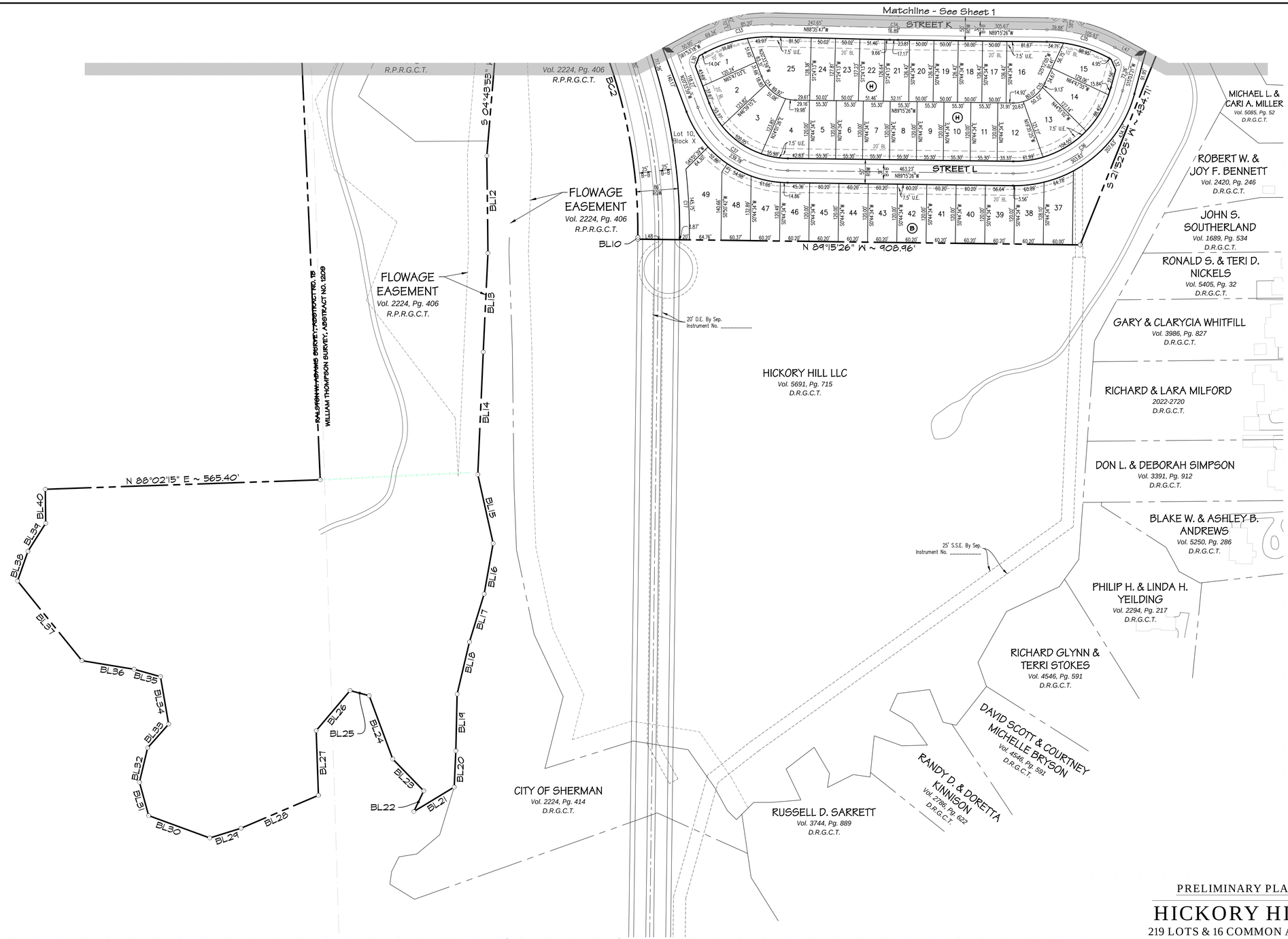
OWNER / APPLICANT
Linesight Development
4100 Spring Valley Road, Ste. 460
Dallas, TX 75244
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

Scale: 1" = 100' June, 2022 SEI Job No. 22-051

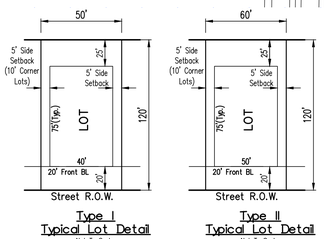
Sheet 1 of 4

Plotted by: stephanie Plot Date: 6/23/2022 1:03 PM
Drawing: G:\2022 JOBS\22-051 Hickory Hill\CAD\Preliminary\22-051 pre-plat.dwg Saved By: Stephanie Save Time: 6/23/2022 1:01:54 PM



LOCATION MAP / KEY MAP
N.T.S.

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



Type I
Typical Lot Detail
Not To Scale

Type II
Typical Lot Detail
Not To Scale

NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, detention pond and median to be owned and maintained by the H.O.A.
5. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 6354.
6. Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
7. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
8. No part of the subject tract is located in a 100 year FEMA FloodPlain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0290F and 48181C0270F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

PRELIMINARY PLAT

HICKORY HILL

219 LOTS & 16 COMMON AREAS
105.999 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Linesight Development
4100 Spring Valley Road, Ste. 460
Dallas, TX 75244
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

Scale: 1" = 100' June, 2022 SEI Job No. 22-051

Drawing: Q:\2022 JOBS\22-051 Hickory Hill\SAD\Preliminary\22-051 pre-plat.dwg Saved By: Rhartman Save Time: 6/23/2022 1:01:14 PM Plotted by: Hartman Plot Date: 6/23/2022 1:03 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Ralston W. Adams Survey, Abstract No. 18 and the William Thompson Survey, Abstract No. 1209, City of Sherman, Grayson County, Texas, being part of a tract of land conveyed to Hickory Hill, LLC by deed of record in Volume 5691, Page 715, Official Public Records, Grayson County, Texas, Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap set along the south right-of-way of West Lambeth Road and bearing N 52°25'29" E, a distance of 133.17' for the southeast corner of the George R. Reeves Survey Abstract No. 1020 and the northeast corner line of the Ralston W. Adams Survey Abstract No. 18:

THENCE, N 88°42'38" E, 1754.73 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 09°21'56", a radius of 1243.00 feet, a chord of N 84°01'40" E – 202.95 feet, an arc length of 203.18 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE, N 79°20'42" E, 81.16 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE south the following courses and distances:

S 31°19'12" E, 81.86 feet;
S 24°15'41" E, 55.73 feet;
S 14°29'58" W, 108.49 feet;
S 21°57'24" W, 99.13 feet;
S 27°47'58" W, 92.86 feet;
S 15°47'53" W, 495.55 feet;
S 02°17'13" W, 439.12 feet;
S 15°05'02" W, 68.77 feet;
S 21°56'21" E, 38.15 feet;
S 06°14'14" E, 328.16 feet;
S 11°05'36" E, 186.52 feet;
S 21°52'05" W, 434.71 feet;

THENCE, N 89°15'26" W, 908.96 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE, N 00°44'34" E, 3.87 feet;

THENCE around a tangent curve to the left having a central angle of 34°22'55", a radius of 1057.00 feet, a chord of N 16°26'53" W – 624.81 feet, an arc length of 634.28 feet;

THENCE, S 54°34'41" W, 120.66 feet;

THENCE, N 86°14'50" W, 5.10 feet;

THENCE south the following courses and distances:

S 04°43'53" W, 363.36 feet;
S 00°39'50" E, 200.10 feet;
S 02°44'10" W, 203.30 feet;
S 02°33'10" W, 252.30 feet;
S 12°34'50" E, 144.90 feet;
S 10°06'10" W, 105.80 feet;
S 16°57'10" W, 103.00 feet;
S 13°20'10" W, 110.10 feet;
S 01°20'10" W, 116.80 feet;
S 02°33'10" W, 74.50 feet;
S 58°42'10" W, 97.00 feet;

THENCE, north the following courses and distances:

N 25°29'10" E, 47.20 feet;
N 44°14'50" W, 91.30 feet;
N 20°21'50" W, 138.90 feet;
N 75°01'50" W, 40.70 feet;

THENCE, south the following courses and distances:

S 40°13'10" W, 107.80 feet;
S 01°56'50" E, 133.10 feet;
S 66°58'10" W, 172.80 feet;
S 72°40'10" W, 67.30 feet;

THENCE, north the following courses and distances:

N 69°54'27" W, 133.70 feet;
N 15°23'50" W, 71.20 feet;
N 13°20'10" E, 72.70 feet;
N 41°35'10" E, 65.10 feet;
N 09°46'50" W, 99.10 feet;
N 74°22'50" W, 56.20 feet;
N 80°37'50" W, 108.70 feet;
N 38°56'50" W, 210.50 feet;
N 19°18'10" E, 64.70 feet;
N 32°18'10" E, 68.30 feet;
N 00°42'50" W, 69.85 feet;
N 88°02'15" E, 565.40 feet;
N 02°30'36" W, 1657.98 feet;
N 01°40'30" W, 208.79 feet;

THENCE around a non-tangent curve to the left having a central angle of 21°26'08", a radius of 1161.00 feet, a chord of N 11°10'12" W – 431.83 feet, an arc length of 434.35 feet;

THENCE, N 00°27'08" W, 428.95 feet

THENCE, N 45°52'15" W, 28.08 feet to the POINT OF BEGINNING with the subject tract containing 4,617,313 square feet or 106.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

HICKORY HILL LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public, State of Texas

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2022.

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

Boundary Line Table		
Line #	Length	Direction
BL1	81.16'	N 79°20'42" E
BL2	81.86'	S 31°19'12" E
BL3	55.73'	S 24°15'41" E
BL4	108.49'	S 14°29'58" W
BL5	99.13'	S 21°57'24" W
BL6	92.86'	S 27°47'58" W
BL7	68.77'	S 15°05'02" W
BL8	38.15'	S 21°56'21" E
BL9	186.52'	S 11°05'36" E
BL10	3.87'	N 00°44'34" E
BL11	120.66'	S 54°34'41" W
BL12	200.10'	S 00°39'50" E
BL13	203.30'	S 02°44'10" W
BL14	252.30'	S 02°33'10" W
BL15	144.90'	S 12°34'50" E
BL16	105.80'	S 10°06'10" W
BL17	103.00'	S 16°57'10" W
BL18	110.10'	S 13°20'10" W
BL19	116.80'	S 01°20'10" W
BL20	74.50'	S 02°33'10" W
BL21	97.00'	S 58°42'10" W
BL22	47.20'	N 25°29'10" E
BL23	91.30'	N 44°14'50" W
BL24	138.90'	N 20°21'50" W
BL25	40.70'	N 75°01'50" W

Boundary Line Table		
Line #	Length	Direction
BL26	107.80'	S 40°13'10" W
BL27	133.10'	S 01°56'50" E
BL28	172.80'	S 66°58'10" W
BL29	67.30'	S 72°40'10" W
BL30	133.70'	N 69°54'27" W
BL31	71.20'	N 15°23'50" W
BL32	72.70'	N 13°20'10" E
BL33	65.10'	N 41°35'10" E
BL34	99.10'	N 09°46'50" W
BL35	56.20'	N 74°22'50" W
BL36	108.70'	N 80°37'50" W
BL37	210.50'	N 38°56'50" W
BL38	64.70'	N 19°18'10" E
BL39	68.30'	N 32°18'10" E
BL40	69.85'	N 00°42'50" W
BL41	208.79'	N 01°40'30" W
BL42	28.08'	S 45°52'15" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	203.18'	1243.00'	202.95'	N 84°01'40" E	9°21'56"
BC2	634.28'	1057.00'	624.81'	N 16°26'53" W	34°22'55"
BC3	434.35'	1161.00'	431.83'	S 11°10'12" E	21°26'08"

PRELIMINARY PLAT

HICKORY HILL

219 LOTS & 16 COMMON AREAS
105.999 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Linesight Development
4100 Spring Valley Road, Ste. 460
Dallas, TX 75244
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

June, 2022 SEI Job No. 22-051

Drawing: G:\2022 JOBS\22-051 Hickory Hill\CAD\Preliminary\22-051 pre-plat.dwg Saved By: RHartman Save Time: 6/23/2022 11:53:38 AM Plotted By: Hartman, Plot Date: 6/23/2022

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	7,652	0.176
2	A	9,212	0.211
3	A	10,032	0.230
4	A	8,435	0.194
5	A	7,483	0.172
6	A	7,206	0.165
7	A	10,784	0.248
8	A	13,523	0.310
9	A	7,973	0.183
10	A	6,000	0.138
11	A	6,865	0.158
12	A	7,722	0.177
13	A	8,154	0.187
14	A	7,197	0.165
15	A	6,282	0.144
16	A	6,149	0.141
17	A	6,149	0.141
18	A	6,149	0.141
19	A	6,149	0.141
20	A	6,149	0.141
21	A	6,149	0.141
22	A	6,149	0.141
23	A	6,149	0.141
24	A	6,149	0.141
25	A	7,240	0.166
26	A	6,015	0.138
27	A	6,053	0.139
28	A	6,053	0.139
29	A	6,053	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
30	A	6,053	0.139
31	A	6,053	0.139
32	A	6,053	0.139
33	A	6,053	0.139
34	A	6,053	0.139
35	A	6,053	0.139
36	A	6,053	0.139
37	A	6,053	0.139
38	A	6,053	0.139
39	A	6,053	0.139
40	A	6,053	0.139
41	A	6,053	0.139
42	A	6,054	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	7,459	0.171
2	B	7,459	0.171
3	B	7,459	0.171
4	B	7,496	0.172
5	B	7,692	0.177
6	B	8,000	0.184
7	B	7,790	0.179
8	B	11,793	0.271
9	B	11,773	0.270
10	B	12,284	0.282
11	B	9,711	0.223
12	B	9,496	0.218
13	B	7,852	0.180
14	B	13,787	0.317
15	B	9,128	0.210
16	B	7,368	0.169
17	B	7,584	0.174
18	B	8,943	0.205
19	B	10,424	0.239
20	B	9,284	0.213
21	B	7,271	0.167
22	B	7,200	0.165
23	B	7,200	0.165
24	B	7,200	0.165
25	B	7,200	0.165
26	B	7,200	0.165
27	B	7,200	0.165
28	B	7,019	0.161
29	B	7,444	0.171

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
30	B	7,194	0.165
31	B	7,200	0.165
32	B	7,200	0.165
33	B	7,200	0.165
34	B	7,200	0.165
35	B	7,725	0.177
36	B	8,198	0.188
37	B	8,316	0.191
38	B	7,396	0.170
39	B	7,225	0.166
40	B	7,224	0.166
41	B	7,224	0.166
42	B	7,224	0.166
43	B	7,224	0.166
44	B	7,224	0.166
45	B	7,224	0.166
46	B	7,227	0.166
47	B	7,541	0.173
48	B	8,724	0.200
49	B	11,981	0.275
50	B	8,655	0.199
51	B	7,813	0.179
52	B	7,882	0.181
53	B	7,807	0.179
54	B	7,588	0.174
55	B	6,949	0.160

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	6,764	0.155
2	C	7,461	0.171
3	C	7,581	0.174
4	C	7,508	0.172
5	C	6,579	0.151
6	C	6,402	0.147
7	C	6,379	0.146
8	C	6,356	0.146
9	C	6,333	0.145
10	C	6,310	0.145
11	C	6,287	0.144
12	C	6,264	0.144
13	C	6,246	0.143
14	C	7,428	0.171
15	C	7,393	0.170
16	C	6,875	0.158
17	C	5,915	0.136
18	C	7,615	0.175
19	C	6,109	0.140
20	C	6,144	0.141
21	C	6,175	0.142
22	C	6,205	0.142
23	C	6,235	0.143
24	C	6,265	0.144
25	C	6,295	0.145
26	C	6,325	0.145
27	C	6,356	0.146
28	C	6,379	0.146
29	C	10,878	0.250

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
2	D	6,814	0.156
3	D	6,814	0.156
4	D	6,734	0.155

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	9,077	0.208
2	E	8,190	0.188
3	E	7,743	0.178
4	E	8,329	0.191
5	E	7,581	0.174
6	E	6,818	0.157
7	E	7,830	0.180
8	E	8,050	0.185
9	E	7,904	0.181
10	E	6,452	0.148

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	6,046	0.139
2	F	6,804	0.156
3	F	6,886	0.158
4	F	6,915	0.159
5	F	6,911	0.159
6	F	6,875	0.158
7	F	6,766	0.155
8	F	7,357	0.169
9	F	6,944	0.159
10	F	6,803	0.156
11	F	7,979	0.183
12	F	7,454	0.171
13	F	7,299	0.168
14	F	7,558	0.174
15	F	7,668	0.176
16	F	7,626	0.175
17	F	7,432	0.171
18	F	7,093	0.163
19	F	6,673	0.153
20	F	6,131	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	6,457	0.148
2	G	6,500	0.149
3	G	6,922	0.159
4	G	7,388	0.170
5	G	7,852	0.180
6	G	8,120	0.186
7	G	8,163	0.187
8	G	7,981	0.183
9	G	7,580	0.174
10	G	7,088	0.163
11	G	6,570	0.151
12	G	6,982	0.160
13	G	7,772	0.178
14	G	6,916	0.159
15	G	6,756	0.155
16	G	7,672	0.176
17	G	6,161	0.141
18	G	6,254	0.144
19	G	6,254	0.144
20	G	6,085	0.140

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	G	6,286	0.144
22	G	6,787	0.156
23	G	7,564	0.174
24	G	8,741	0.201
25	G	9,497	0.218
26	G	8,504	0.195
27	G	9,255	0.212
28	G	7,857	0.180
29	G	6,644	0.153
30	G	6,619	0.152
31	G	6,403	0.147
32	G	6,122	0.141

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.307
3	X	0.067
4	X	0.295
5	X	0.034
6	X	0.083
7	X	0.055
8	X	0.044
9	X	0.446
11	X	1.406
12	X	0.176
13	X	0.051
14	X	0.051
15	X	0.051
16	X	0.026

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	6,961	0.160
2	H	8,579	0.197
3	H	9,359	0.215
4	H	8,944	0.205
5	H	6,636	0.152
6	H	6,636	0.152
7	H	6,636	0.152
8	H	6,636	0.152
9	H	6,636	0.152
10	H	6,636	0.152
11	H	6,636	0.152
12	H	8,889	0.204
13	H	9,553	0.219
14	H	8,519	0.196
15	H	8,063	0.185
16	H	10,839	0.249
17	H	6,321	0.145
18	H	6,321	0.145
19	H	6,321	0.145
20	H	6,321	0.145
21	H	6,497	0.149
22	H	6,532	0.150
23	H	6,378	0.146
24	H	6,407	0.147
25	H	13,240	0.304

Lot Line Table		
Line #	Length	Direction
L1	28.28'	N 46°17'22" W
L2	28.28'	N 43°42'38" E
L3	21.21'	S 46°17'22" E
L4	21.75'	S 42°14'46" W
L5	21.21'	S 46°17'22" E
L6	21.21'	S 43°42'38" W
L7	27.84'	S 84°09'13" W
L8	28.30'	S 46°03'48" E
L9	21.49'	S 84°39'33" W
L10	20.86'	N 01°17'55" E
L11	17.05'	S 18°28'27" E
L12	21.09'	N 81°31'34" W
L13	23.34'	N 14°14'09" E
L14	21.33'	N 44°02'08" E
L15	20.85'	S 04°08'11" W
L16	16.15'	N 88°21'43" E
L17	21.35'	S 46°54'28" W
L18	21.09'	S 43°02'02" E
L19	14.19'	N 05°17'00" E
L20	14.10'	S 84°43'00" E
L21	14.19'	S 05°17'00" W

Lot Line Table		
Line #	Length	Direction
L22	14.10'	N 84°43'00" W
L23	14.19'	S 05°17'00" W
L24	14.10'	S 84°43'00" E
L25	29.30'	N 07°11'51" E
L26	28.18'	N 84°40'38" W
L27	22.47'	N 57°44'40" W
L28	22.02'	S 26°31'13" W
L29	18.52'	S 36°01'54" E
L30	22.56'	N 20°39'40" E
L31	20.00'	N 34°13'42" E
L32	23.57'	S 23°10'35" E
L33	17.41'	N 33°46'22" W
L34	22.25'	S 50°29'35" W
L35	21.51'	S 50°25'38" E
L36	20.86'	S 39°43'13" W
L37	21.21'	S 42°42'47" E
L38	21.21'	S 47°17'13" W
L39	31.03'	S 02°17'13" W
L40	129.50'	N 01°17'22" W
L41	129.50'	N 01°17'22" W
L42	28.49'	N 44°07'45" E

Centerline Line Table		
Line #	Length	Direction
L43	15.56'	N 01°17'22" W
L44	13.11'	N 40°41'10" E
L45	36.14'	S 87°42'47" E
L46	23.31'	S 83°45'46" W
L47	39.65'	S 61°24'33" E
L48	3.87'	N 00°44'34" E

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	31.42'	10.00'	20.00'	S 88°42'38" W	180°00'00"
C2	31.42'	10.00'	20.00'	N 88°42'38" E	180°00'02"
C3	12.62'	20.00'	12.41'	N 70°38'13" E	36°08'51"
C4	68.19'	55.00'	63.90'	N 44°27'04" W	71°02'06"
C5	23.35'	20.00'	22.05'	N 57°50'40" W	66°53'24"
C6	65.17'	183.50'	64.82'	S 52°20'06" E	20°20'50"
C7	62.19'	1263.00'	62.18'	N 87°10'35" E	2°49'17"
C8	43.73'	145.00'	43.56'	N 81°14'19" W	17°16'45"
C9	44.34'	160.00'	44.20'	N 31°11'35" W	15°52'41"
C10	49.70'	225.00'	49.60'	S 64°55'38" E	12°39'18"
C11	49.13'	425.00'	49.10'	S 68°10'54" E	6°37'24"
C12	58.60'	415.00'	58.55'	S 60°32'17" E	8°05'25"
C13	55.82'	1143.00'	55.82'	N 26°35'18" W	2°47'54"
C14	51.08'	75.00'	50.10'	S 54°28'49" E	39°01'30"
C15	50.32'	70.00'	49.24'	N 53°15'59" E	41°11'11"
C17	145.75'	1163.00'	145.66'	N 02°50'51" W	7°10'50"
C18	13.22'	300.00'	13.22'	N 00°31'12" W	2°31'32"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C19	159.26'	190.00'	154.63'	S 64°41'54" W	48°01'29"
C20	213.28'	300.00'	208.82'	N 70°55'22" W	40°43'59"
C21	55.36'	35.50'	49.92'	S 44°02'08" W	89°21'01"
C22	171.27'	250.00'	167.94'	S 20°15'58" E	39°15'10"
C23	206.73'	300.00'	202.66'	S 67°58'19" E	39°28'56"
C24	209.40'	250.00'	203.33'	S 25°17'06" E	47°59'29"
C25	38.18'	35.50'	36.36'	N 18°28'27" W	61°36'48"
C26	124.67'	175.00'	122.05'	N 32°44'29" E	40°49'04"
C27	168.66'	300.00'	166.45'	N 13°49'08" W	32°12'42"
C28	252.23'	300.00'	244.87'	S 63°37'37" E	48°10'21"
C29	111.58'	750.00'	111.48'	S 01°58'31" E	8°31'27"
C30	36.55'	300.00'	36.53'	N 87°15'10" E	6°58'48"
C31	390.47'	450.00'	378.34'	S 64°23'56" E	49°43'00"
C32	304.84'	750.00'	302.74'	N 27°53'48" W	23°17'16"
C33	85.20'	300.00'	84.91'	S 83°16'03" W	16°16'20"
C34	16.89'	1500.00'	16.89'	S 88°55'08" E	0°38'43"
C35	105.93'	300.00'	105.38'	N 71°31'28" W	20°13'51"
C36	303.83'	230.00'	282.21'	N 52°53'57" E	75°41'12"
C37	239.78'	200.00'	225.67'	S 54°54'42" E	68°41'27"

PRELIMINARY PLAT

HICKORY HILL

219 LOTS & 16 COMMON AREAS
105.999 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Linesight Development
4100 Spring Valley Road, Ste. 460
Dallas, TX 75244
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

June, 2022 SEI Job No. 22-051

Plotted by: Matthew Pilot Date: 6/23/2022 11:54 AM
Drawing: G:\2022 JOBS\22-051 Hickory Hill CAD\Preliminary\22-051 pre-plat.dwg Saved By: Rawlinson Save Time: 6/23/2022 11:53:30 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Linesight Development
4100 Spring Valley Rd., Ste 460
Dallas, TX 75244

Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Hickory Hill has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Callouts are not properly labeled on drawing. Correct appropriately to ensure Metes and bounds match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Remove direction (West) from Lamberth Road and correct spelling of Lamberth Road on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Remove Building Lines from plat.
5. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Modify 10' Utility Easements to parallel new right of way created by corner clip.
7. Show Drainage Easement with instrument information on Lot 1, Block J.
8. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Civil plans to reflect approved street names. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
9. Knuckle required per City standard at intersection of Street E and Street F.
10. Knuckle required per City standard at intersection of Street C and Street D.
11. Cul-de-sac does not meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
12. Dedicate a 15'x15' Right of Way corner clip on all street intersecting lots. Provided corner clips are not sufficient in size. *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)*
13. X Lots shall be shown on plat as being owned and maintained by HOA in General Notes. Said note shall specify each lot by Lot and Block Number.
14. Typical Lot detail to be removed from Final Plat.

15. Instrument information of off-site 25' Sanitary Sewer Easement to be shown on plat.
16. Instrument information of off-site 20' Drainage Easement to be shown on plat.
17. Temporary cul-de-sac to be dedicated by separate instrument and shown on plat.
18. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
19. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
20. P&Z Commission and City Council signature blocks per City standard to be on final plat. *Chapter 10.05, Section 5*
21. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
22. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
23. 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.*
24. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **602 SOUTH CHARLES STREET**

The request of Timber Realty Management LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 602 South Charles Street, being part of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 5 and the North 25 ft. of Lot 6, C.L. Stowes Addition, consisting of 0.321 acres, as follows:

Planning and Zoning Commission

Replat approval of King Street Addition.

Background:

The property is located at 602 South Charles Street, the southwest corner of East King and South Charles Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Timber Realty Management LLC (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

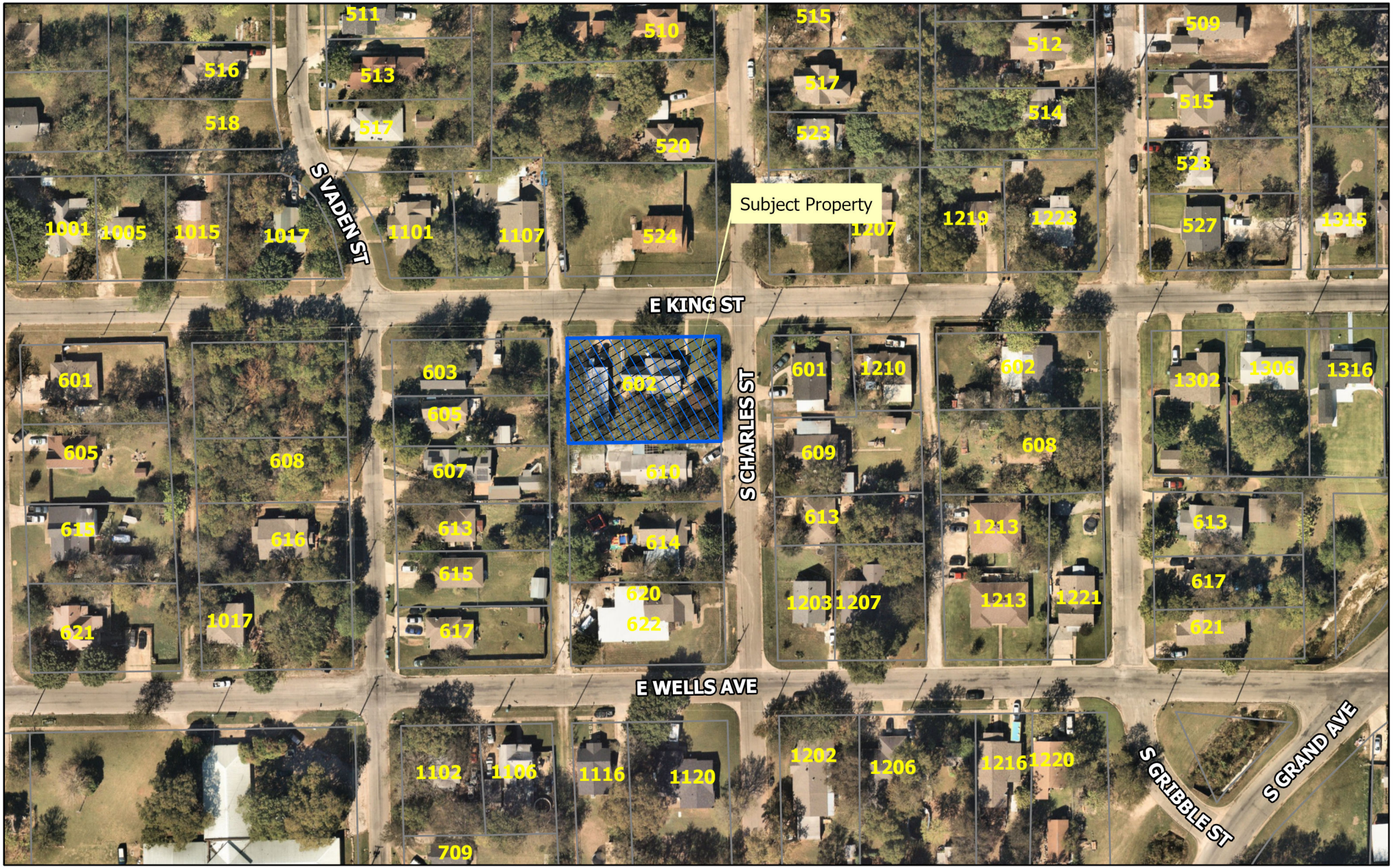
55

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

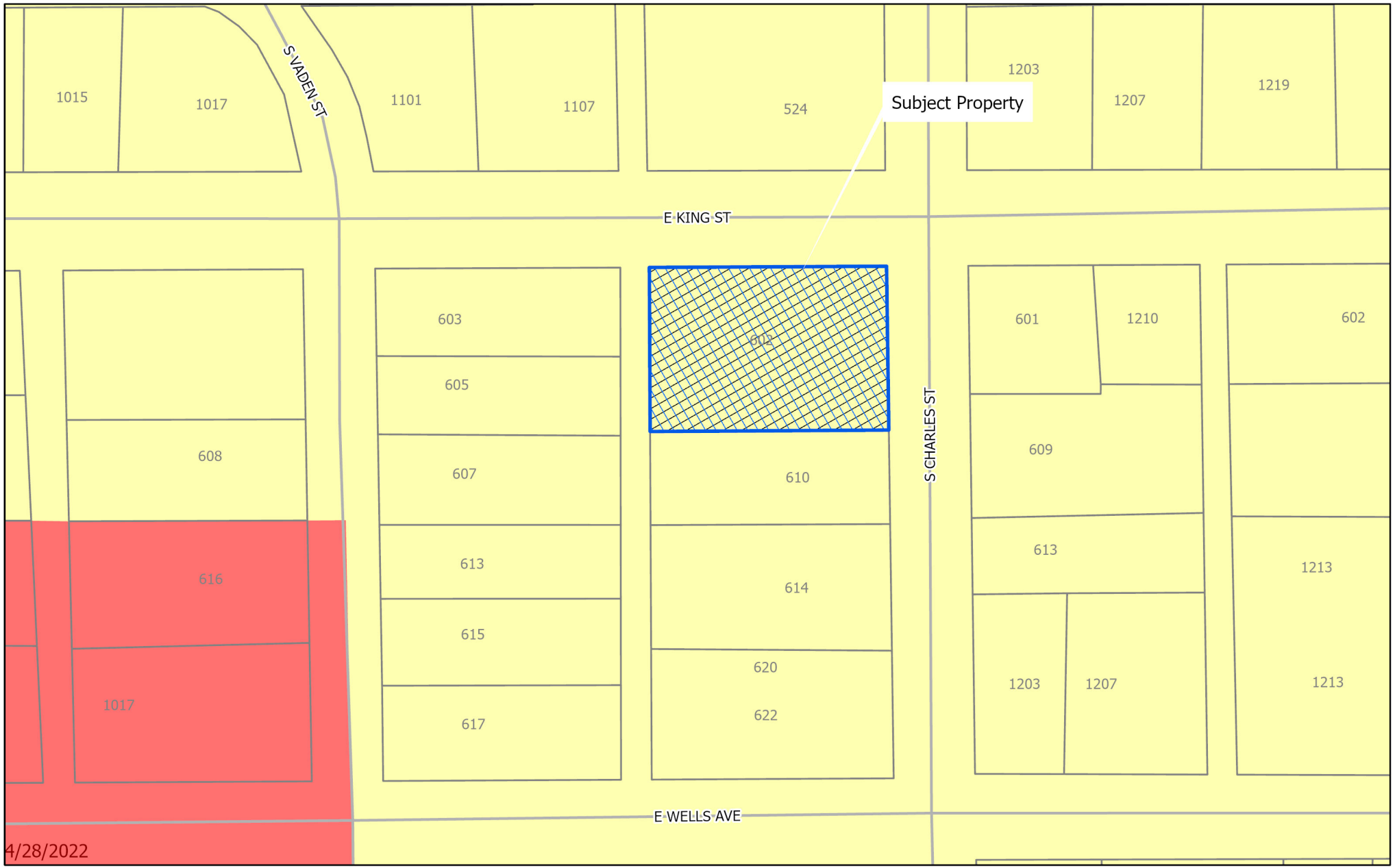
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(602 S Charles St)

N
W E
S

Date: 4/28/2022 2:07 PM

Scale: 1:1,479



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(602 S Charles St)

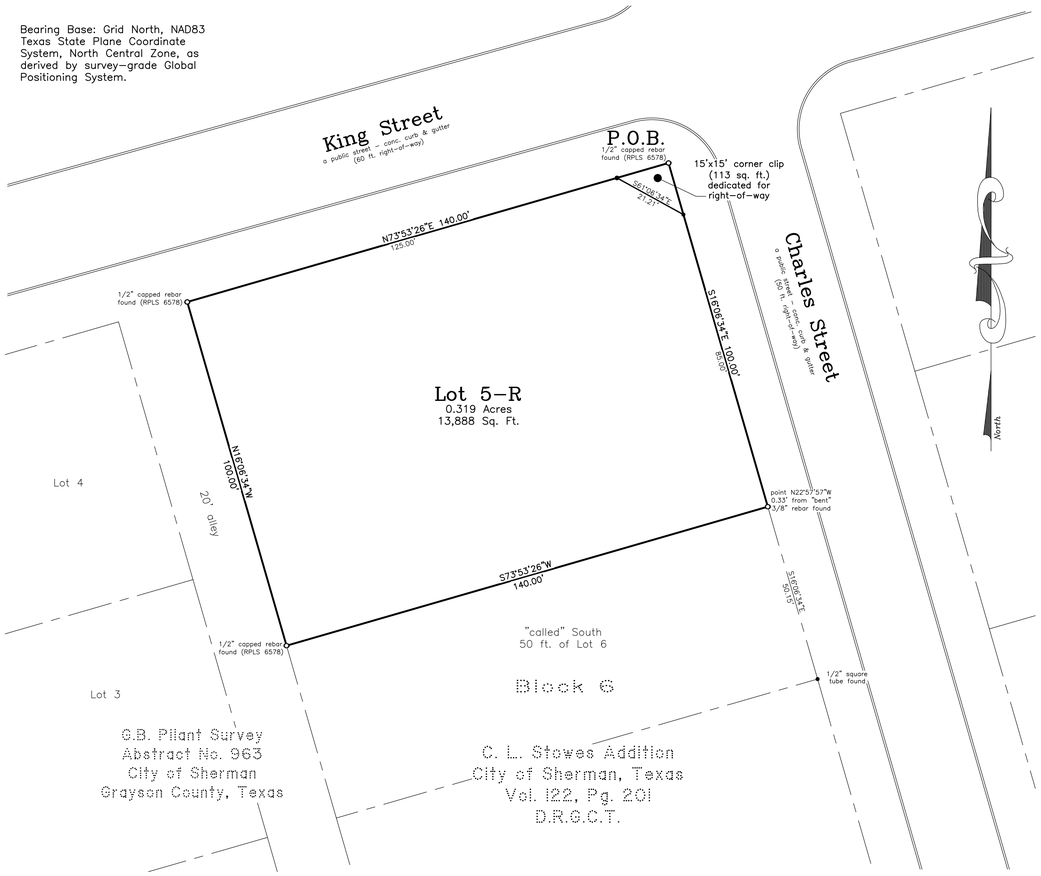
N W E S

Scale: 1:944

Date: 4/28/2022 2:07 PM

602 S CHARLES





King Street Addition

(being a Replat of Lot 5 and the North 25 ft. of Lot 6, Block 6, C. L. Stowes Addition) to the City of Sherman, Texas

0.321 Acres

in the

G.B. Pilant Survey Abstract No. 963

General Notes:

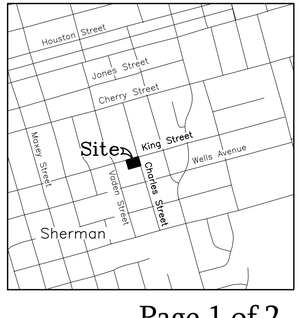
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
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.

Job No. CGS390622

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:
Timber Realty Management, LLC-
602 Charles
5700 Granite Pkwy. Suite 200
Plano, Texas 75024

Vicinity Map
(not to scale)



X:\Shared Projects\Lot-5-and-North-25-ft-of-Lot-6-Block-6-C-L-Stowes-Addition\dwg\Replat.dwg 6/20/2022 1:53 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963, and being all of Lot 5 and the North 25 ft. of Lot 6, Block 6, C. L. Stowes Addition to the City of Sherman, Texas, as per plat of record in Volume 122, Page 201, Deed Records Grayson County, Texas, and being the same tract of land conveyed by Warranty Deed with Vendor's Lien from Ruth Hamilton Morgan to Timber Realty Management, LLC-602 Charles on September 22, 2015, as recorded in Volume 5691, Page 235, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578), at the intersection of the West right-of-way line of Charles Street, a public street, with the South right-of-way line of King Street, a public street, being the Northeast corner of both said Lot 5 and the herein described tract;

THENCE South 16 deg. 06 min. 34 sec. East, with the West line of said Charles Street, a distance of 100.00 ft. to the Southeast corner of the herein described tract, from which point bears North 22 deg. 57 min. 57 sec. West, 0.33 ft. from "bent" 3/8 inch rebar found, FROM which a ½ inch square tube found at the Southeast corner of said Lot 6 bears South 16 deg. 06 min. 34 sec. East, 50.15 ft.;

THENCE South 73 deg. 53 min. 26 sec. West, over and across said Lot 6, a distance of 140.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) lying in the East line of a platted 20 ft. alley and the West line of said Lot 6, being the Southwest corner of the herein described tract;

THENCE North 16 deg. 06 min. 34 sec. West, with the East line of said 20 ft. alley with the West lines of said Lots 5 & 6, a distance of 100.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) lying in the South line of said King Street and being the Northwest corner of both said Lot 5 and the herein described tract;

THENCE North 73 deg. 53 min. 26 sec. East, with the South line of said King Street and the North line of said Lot 5, a distance of 140.00 ft. to the **PLACE OF BEGINNING** and containing **0.321 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Timber Realty Management, LLC-602 Charles, sole owner of King Street Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Amy VanDeLoo, Authorized Representative for Timber Realty Management, LLC-602 Charles

AVIGATION RELEASE

WHEREAS, Timber Realty Management, LLC-602 Charles, 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 King Street Addition 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 King Street Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By:_____

By: Amy VanDeLoo, Authorized Representative for Timber Realty Management, LLC-602 Charles Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of King Street Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of King Street Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of King Street Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

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:
Timber Realty Management, LLC-
602 Charles
5700 Granite Pkwy. Suite 200
Plano, Texas 75024

King Street Addition
(being a Replat of Lot 5 and the North 25 ft. of Lot 6, Block 6, C. L. Stowes Addition) to the City of Sherman, Texas
0.321 Acres
in the
G.B. Pilant Survey, Abstract No. 963

X:\Shared Projects\Lot-5-and-North-25-ft-of-Lot-6-Block-6-C-L-Stowes-Addition\dwg\Replat.dwg 6/20/2022 1:53 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Timber Realty Management, LLC-
602 Charles
5700 Granite Pkwy., Ste 200
Plano, TX 75024

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

Dear Applicants,

The request for approval of the Final Plat of King Street Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 10' Utility Easement along King Street and Charles Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Modify 10' Utility Easement on Northeast corner of proposed Lot 5-R to parallel new right of way created by corner clip.
3. Acreage on drawing does not match acreage in metes and bounds. Verify and correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. 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*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **2450 NORTH FRISCO ROAD**

The request of H. Blume Loe Jr. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. Mcglothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Final Plat approval of USOW Sherman Addition.

Background:

The property is located at 2450 North Frisco Road between East James Street and Baker Drive and is zoned C-2 (General Commercial) District. The owner would like to plat the property into one lot for commercial development.

The following has been approved for this location:

- 7/21/2020 - Zone change from R-1 (One-Family Residential) District to C-2 (General Commercial) District

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

H. Blume Loe Jr. (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

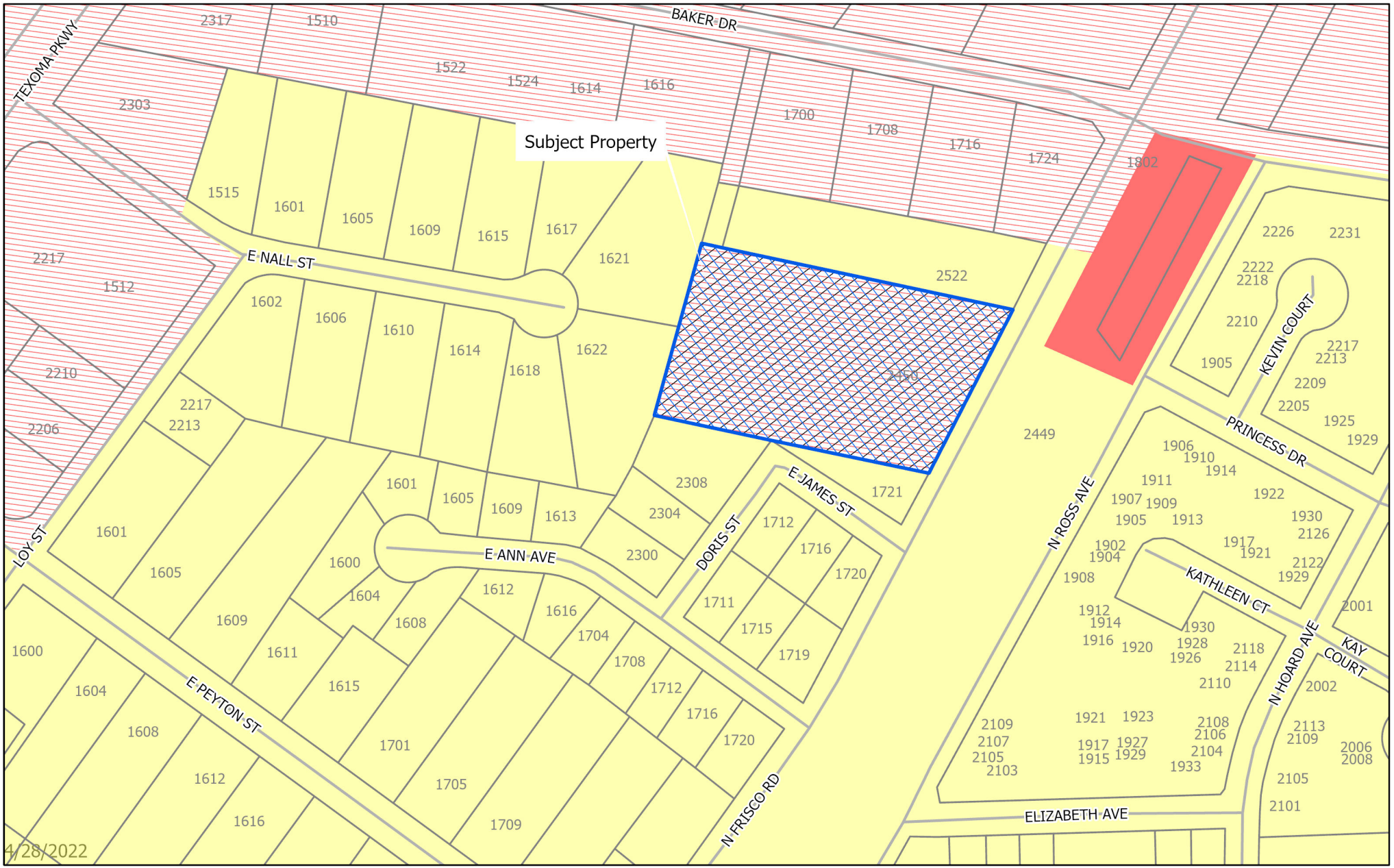
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(2450 N Frisco Rd)

N
W E
S

Date: 4/27/2022 5:08 PM

Scale: 1:1,762



4/28/2022

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

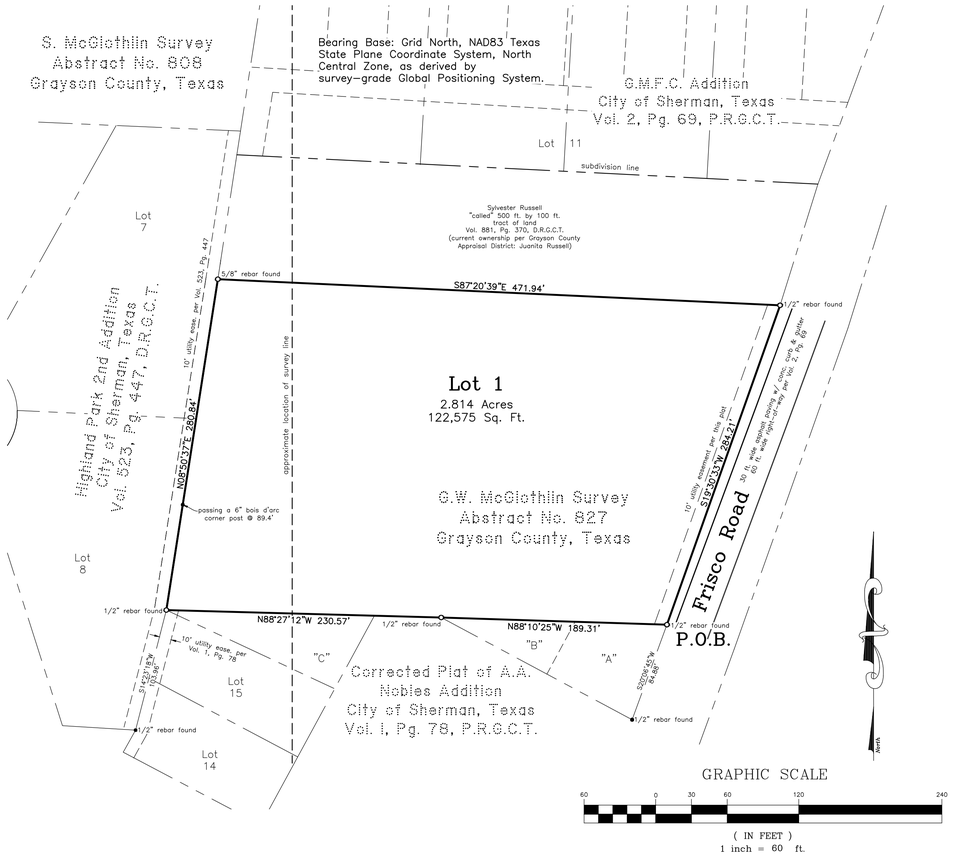
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District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

CITY OF SHERMAN
Zoning Location Map
(2450 N Frisco Rd)

N W E S

Scale: 1:2,306

Date: 4/27/2022 5:08 PM

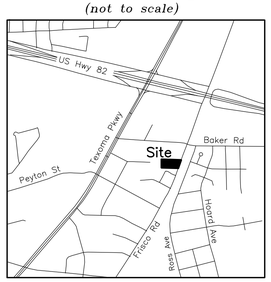


Final Plat
USOW Sherman Addition
to the
City of Sherman
Grayson County, Texas
2.814 Acres
in the
G.W. McGlothlin Survey Abstract No. 827 and the S. McGlothlin Survey Abstract No. 808

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by 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. 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.

Vicinity Map
(not to scale)



Job No. CGS410622

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:
USOW, LLC
780 Tanglewood Trail
Pottsboro, Texas 75076

X:\Shared Projects\2.76-Acres-GW-McGlothlin-Survey\Drawings\Plat.dwg 4/19/2022 1:58 PM

FIELD NOTES

SITUATED in the City of Sherman County of Grayson, State of Texas, being a part of the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808, being all of the 2.814 acre tract of land conveyed by General Warranty Deed from Shadow Tree Lane, LLC to USOW, LLC, A Series LLC on October 28, 2021 and recorded in Instrument No. 2021-38432, Official Public Records, Grayson County, Texas, and being more particularly described as one tract by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the West line of Frisco Road, a public road, at the "monumented" Northeast corner of the Corrected Plat of A.A. Nobles Addition to the City of Sherman, Texas, recorded in Volume 1, Page 78, Plat Records, Grayson County, Texas, and the Southeast corner of said USOW, LLC 2.814 ac., SAID rebar bears North 20 deg. 06 min. 45 sec. East, 84.88 ft. from a 1/2 inch rebar found at the Southeast corner of Lot "A" said Nobles Addition;

THENCE North 88 deg. 10 min. 25 sec. West, with the North line of said A.A. Nobles Addition and the South line of said USOW, LLC 2.814 ac., a distance of 189.31 ft. to a 1/2 inch rebar found at the West corner of Lot "B", said Nobles Addition;

THENCE North 88 deg. 27 min. 12 sec. West, continuing with the North line of said A.A. Nobles Addition and the South line of said USOW, LLC 2.814 ac., passing the West line of said G.W. McGlothlin Survey and the East line of said S. McGlothlin Survey and continuing on for a TOTAL distance of 230.57 ft. to a 1/2 inch rebar found in the East line of Lot 8, Highland Park 2nd Addition to the City of Sherman, Texas, recorded in Volume 523, Page 447, Deed Records, Grayson County, Texas, at the "monumented" Northwest corner of said Nobles Addition and the Southwest corner of said USOW, LLC 2.814 ac., SAID rebar bears North 14 deg. 23 min. 18 sec. East, 103.96 ft. from a 1/2 inch rebar found at an angle point in Lot 14, said Nobles Addition;

THENCE North 08 deg. 50 min. 37 sec. East, with the East line of said Highland Park 2nd Addition and the West line of said USOW, LLC 2.814 ac., passing a 6 inch bois d'arc post at a distance of 89.4 ft. and continuing on for a TOTAL distance of 280.84 ft. to a 5/8 inch rebar found at the "monumented" Southwest corner of the "called" 500 ft. by 100 ft. tract of land conveyed to Sylvester Russell, as recorded in Volume 881, Page 370, said Deed Records, at the Northwest corner of said USOW, LLC 2.814 ac., SAID rebar bears South 08 deg. 40 min. 10 sec. West, 100.53 ft. from a 1/2 inch rebar found next to a 5/8 inch smooth rebar found;

THENCE South 87 deg. 20 min. 39 sec. East, with the South line of said Russell tract and the North line of said USOW, LLC 2.814 ac., passing the East line of said S. McGlothlin Survey and the West line of said G.W. McGlothlin Survey and continuing on for a TOTAL distance of 471.94 ft. to a 1/2 inch rebar found in the West line of said Frisco Road, at the "monumented" Southeast corner of said Russell tract and the Northeast corner of said USOW, LLC 2.814 ac.;

THENCE South 19 deg. 30 min. 33 sec. West, with the West line of said Frisco Road and the East line of said USOW, LLC 2.814 ac., a distance of 284.21 ft. to the **PLACE OF BEGINNING** and containing **2.814 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. WAGER 6578 PROFESSIONAL LAND SURVEYOR

I, USOW, LLC, sole owner of Final Plat of USOW Sherman Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Authorized Representative for USOW, LLC
H. Blume Loe, Jr.

AVIGATION RELEASE

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

Executed this _____ day of _____, 2022.

By:_____

By: Authorized Representative for USOW, LLC, Owner

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

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

_____
Notary Public, Grayson County, Texas

This, the Final Plat of USOW Sherman Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of USOW Sherman Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final plat of USOW Sherman Addition to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Final Plat
USOW Sherman Addition
to the
City of Sherman
Grayson County, Texas
2.814 Acres
in the
G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808

Job No. CGS410622

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:
USOW, LLC
780 Tanglewood Trail
Pottsboro, Texas 75076

X:\Shared Projects\2.76-Acres-GW-McGlothlin-Survey\Drawings\Plat.dwg 4/19/2022 1:58 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

USOW, LLC
780 Tanglewood Trail
Pottsboro, TX 75076

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

Dear Applicants,

The request for approval of the Final Plat of USOW Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. 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)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Drainage Easement required for off-site drainage from development west of subject property. Coordinate with Engineering Department.
5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 07/19/2022

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:

* **252 AND 268 ROBERTS RUN**

The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 252 and 268 Roberts Run, being part of the J.M. Thomas Survery, Abstract No. 1234 and being all of Lots 17 and 18, Block 1, Preston Club The Classics-Phase Three, consisting of 0.798 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three.

Background:

The property is located at 252 and 268 Roberts Run between Preston Club Drive and North Highway 289 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development and dedicate 0.152 acres of the property for right-of-way purposes.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

WUI Developments LLC (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

29

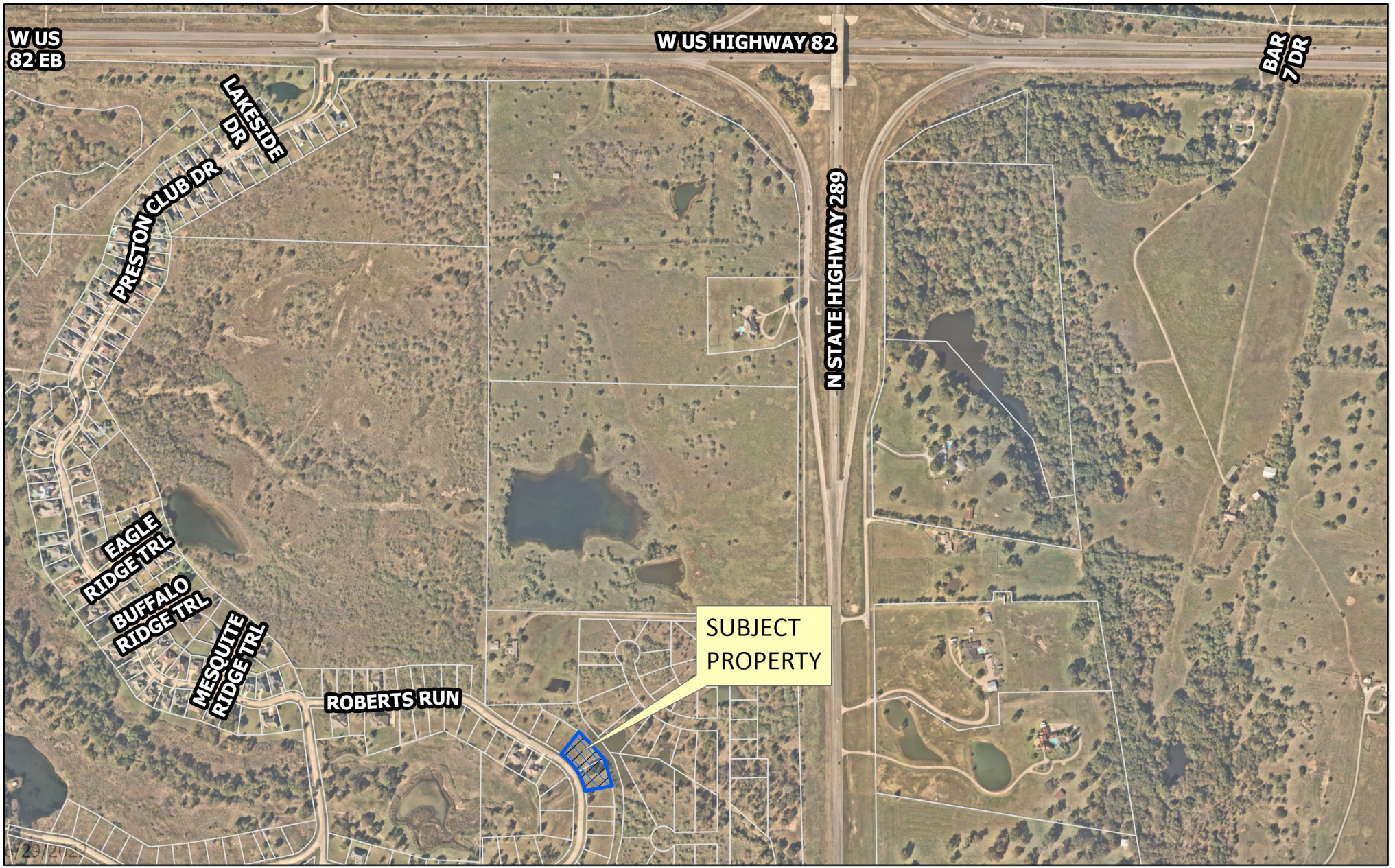
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

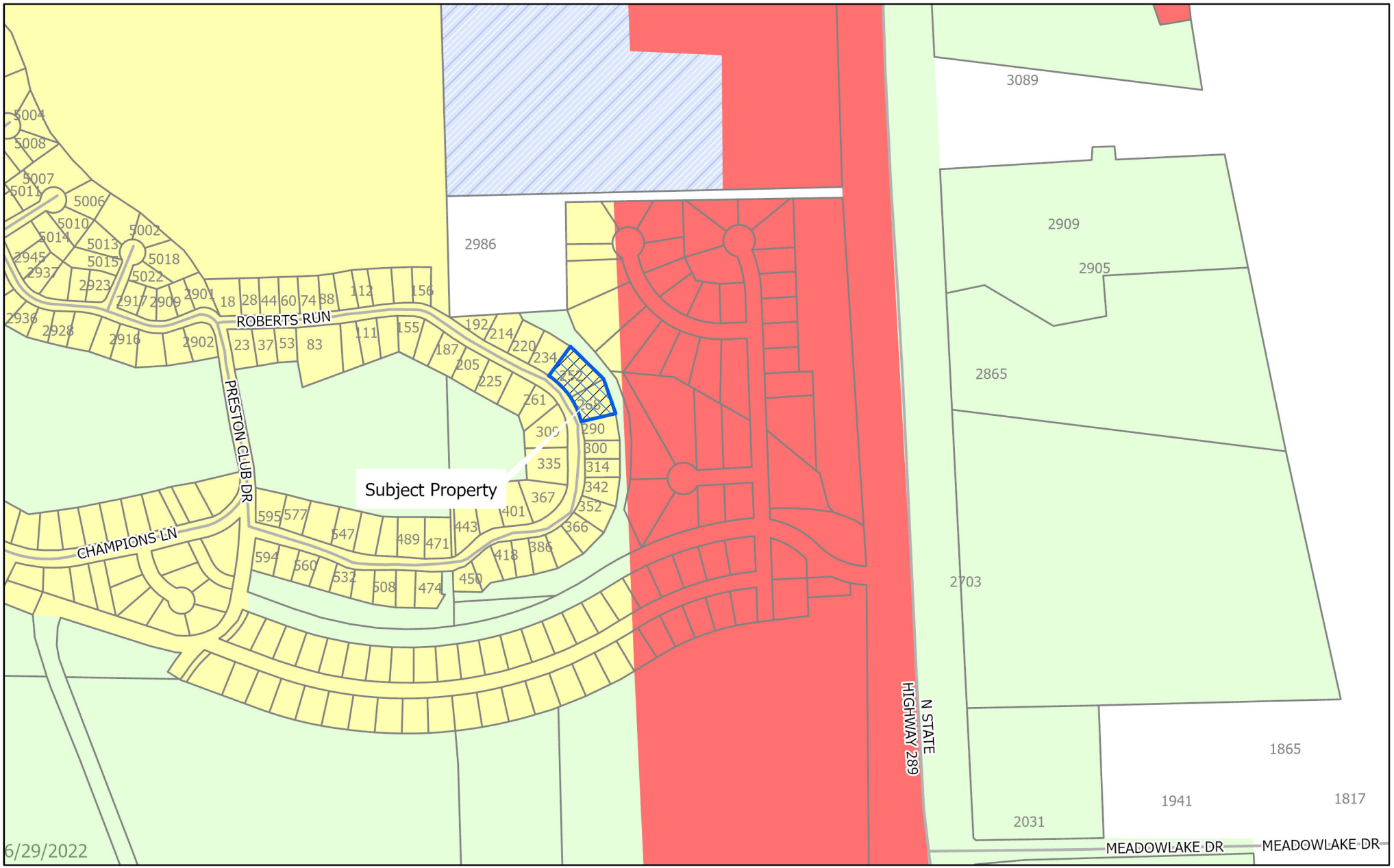
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(252 & 268 Roberts Run)

N
W E
S

Date: 6/29/2022 11:27 AM

Scale: 1:7,674



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(252 & 268 Roberts Run)

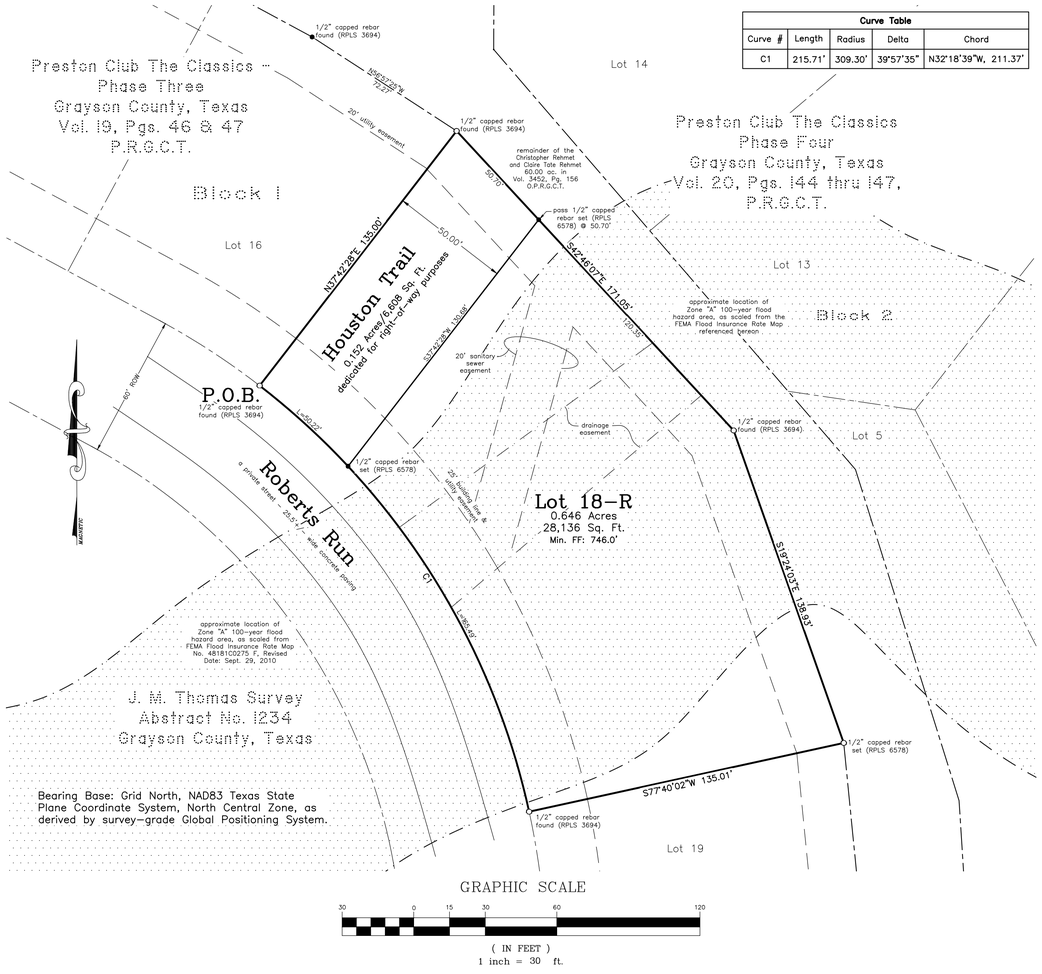
N
W E
S

Scale: 1:6,005

Date: 6/29/2022 3:35 PM

252 & 268 Roberts Run





Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	215.71'	309.30'	39°57'35"	N32°18'39"W, 211.37'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Replat of Lots 17 & 18, Block 1, Preston Club The Classics - Phase Three

to the

City of Sherman, Texas

0.798 Acres

in the

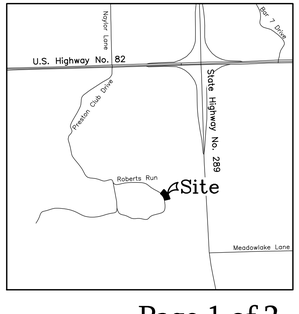
J. M. Thomas Survey Abstract No. 1234

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 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. A portion of the property shown on the plat hereon lies within a Zone "A" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 F, Revised Date: September 29, 2010.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map

(not to scale)



Job No. CGS490622

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:
WUI Development, LLC
2902 U.S. Highway 75
Sherman, Texas 75090

X:\Shared Projects\252-Roberts-Run-Sherman\Civil 3D\Plat.dwg 6/22/2022 1:30 PM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the J.M. Thomas Survey, Abstract No. 1234 and being all of Lots 17 and 18, Block 1, Preston Club The Classics–Phase Three to Grayson County, Texas as per plat of record in Volume 19, Pages 46 and 47, Plat 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 found (RPLS 3694) in the Northeast right–of–way line of Roberts Run, a concrete street, at the Southeast corner of Lot 16, said Block 1 and the Northwest corner of both said Lot 17 and the herein described tract;

THENCE North 37 deg. 42 min. 28 sec. East, with the Southeast line of said Lot 16 and the Northwest line of said Lot 17, a distance of 135.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Northeast corner of said Lot 16 and the Northwest corner of both said Lot 17 and the herein described tract;

THENCE South 42 deg. 46 min. 07 sec. East, with the Northeast line of said Lot 17, **PASSING** a 1/2 inch capped rebar set (RPLS 6578) at 50.70 ft. and continuing for a **TOTAL** distance of 171.05 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southeast corner of said Lot 17 and the Northeast corner of said Lot 18, being an angle point of the herein described tract;

THENCE South 19 deg. 24 min. 03 sec. East, with the East line of said Lot 18, a distance of 138.93 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northeast corner of Lot 19, said Block 1 and the Southeast corner of both said Lot 18 and the herein described tract;

THENCE South 77 deg. 40 min. 02 sec. West, with the North line of said Lot 19 and the South line of said Lot 18, a distance of 135.01 ft. to a 1/2 inch capped rebar found (RPLS 3694) in the East line of said Roberts Run, at the Northwest corner of said Lot 19 and the Southwest corner of both said Lot 18 and the herein described tract;

THENCE Northwesterly, with the Northeast line of said Roberts Run and the Westerly lines of said Lot 17 and 18, with a curve to the left, having a radius of 309.30 ft., a central angle of39 deg. 57 min. 35. sec. (Chord bears: North 32 deg. 18 min. 39 sec. West, 211.37 ft.) and an arc length of 215.71 ft. to the **PLACE OF BEGINNING** and containing **0.798 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____

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

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

I, WUI Development, LLC, sole owner of Replat of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____

Christopher Rehmet, Authorized Representative for WUI Development, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Christopher Rehmet, 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 _____, 2022.

_____

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____ _____

Chairman Secretary

This, the final plat of Replat of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 17 & 18, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____

CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of Lots 17 & 18, Block 1, Preston Club The Classics - Phase Three

to the

City of Sherman, Texas

0.798 Acres

in the

J. M. Thomas Survey Abstract No. 1234

Job No. CGS490622

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:
WUI Development, LLC
2902 U.S. Highway 75
Sherman, Texas 75090

X:\Shared Projects\252-Roberts-Run-Sherman\Civil 3D\Plat.dwg 6/22/2022 1:30 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

WUI Development, LLC
2902 US Hwy. 75
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 17 & 18, Block 1, Preston Club The Classics, Phase Three has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 10' Utility Easement along Houston Trail. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Statement acknowledging allowance to access Houston Trail off of Roberts Run on behalf of HOA to be shown on plat.
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. RPLS Numbers on ½" capped rebar set on drawing does not match metes and bounds. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
6. Three Party Agreement required for Public Infrastructure.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 07/19/2022

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:

* **112 AND 128 ROBERTS RUN**

The request of WUI Developments LLC (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 112 and 128 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 8 and 9, Block 1, Preston Club The Classics-Phase Three, consisting of 0.452 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three.

Background:

The property is located at 112 and 128 Roberts Run between Preston Club Drive and North Highway 289 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development and dedicate 0.155 acres of the property for right-of-way purposes.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

WUI Developments LLC (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

30

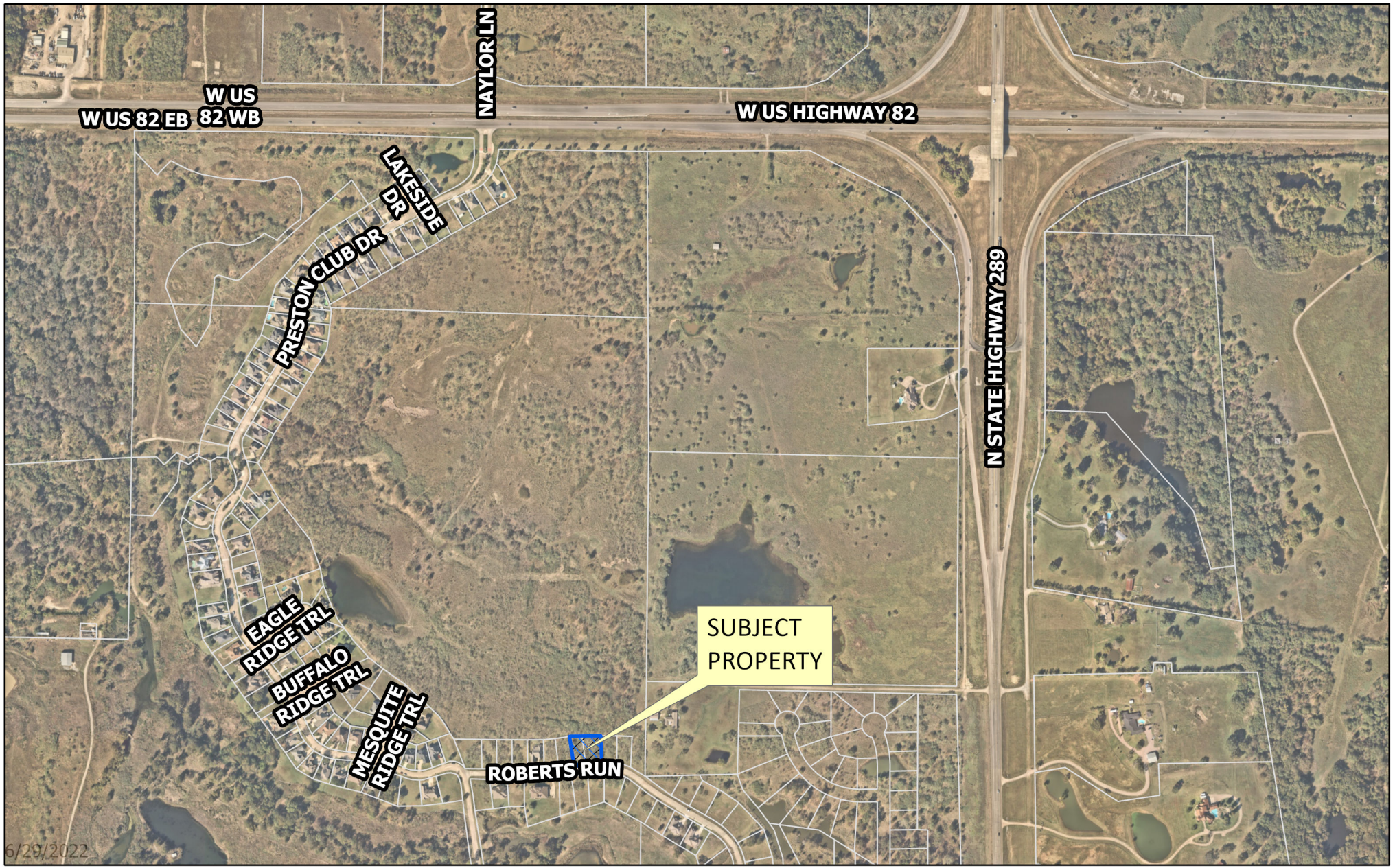
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

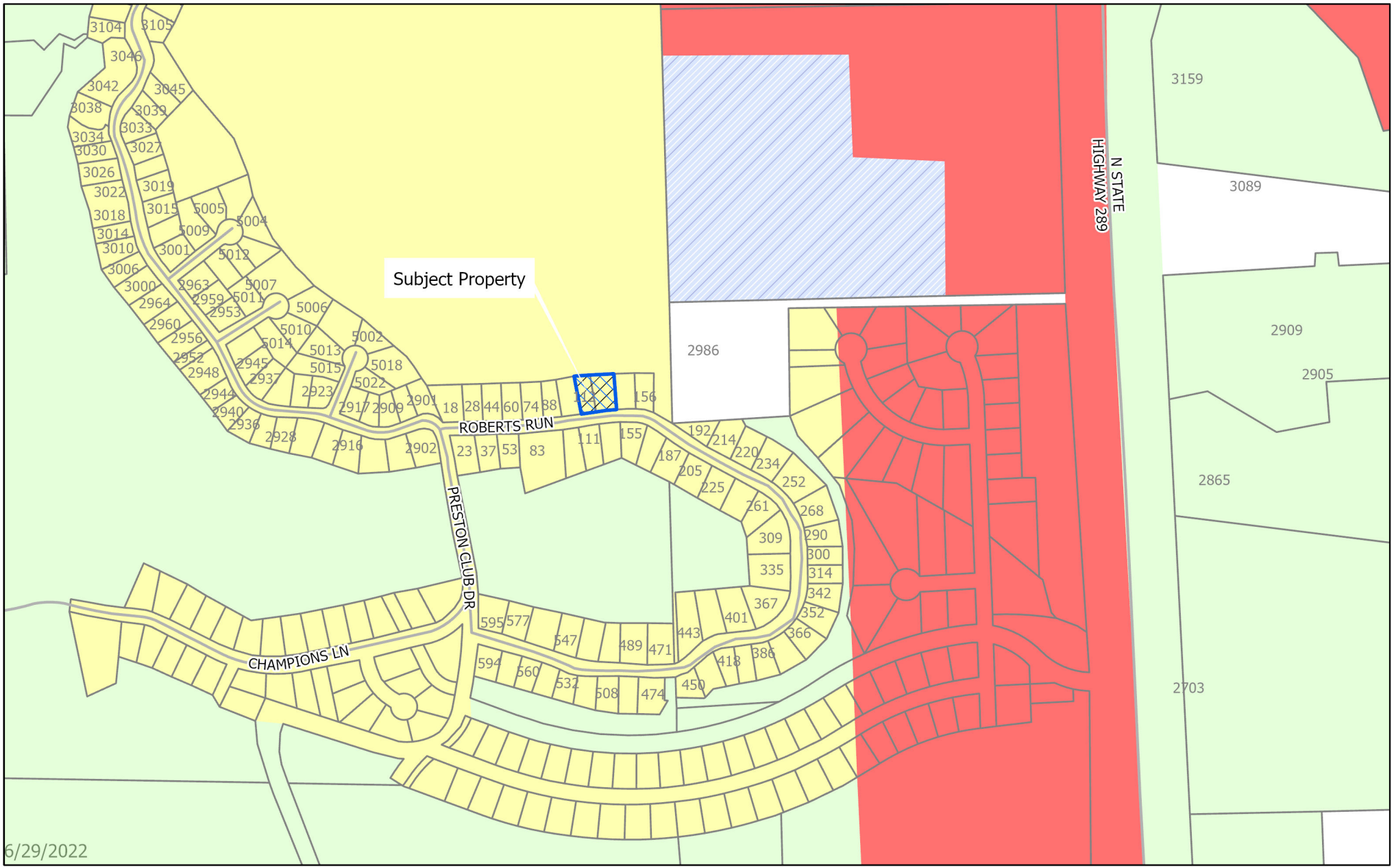
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(112 & 128 Roberts Run)

N
W E
S

Date: 6/29/2022 3:35 PM

Scale: 1:7,674



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(112 & 128 Roberts Run)

N
W E
S

Scale: 1:6,005

Date: 6/29/2022 3:35 PM

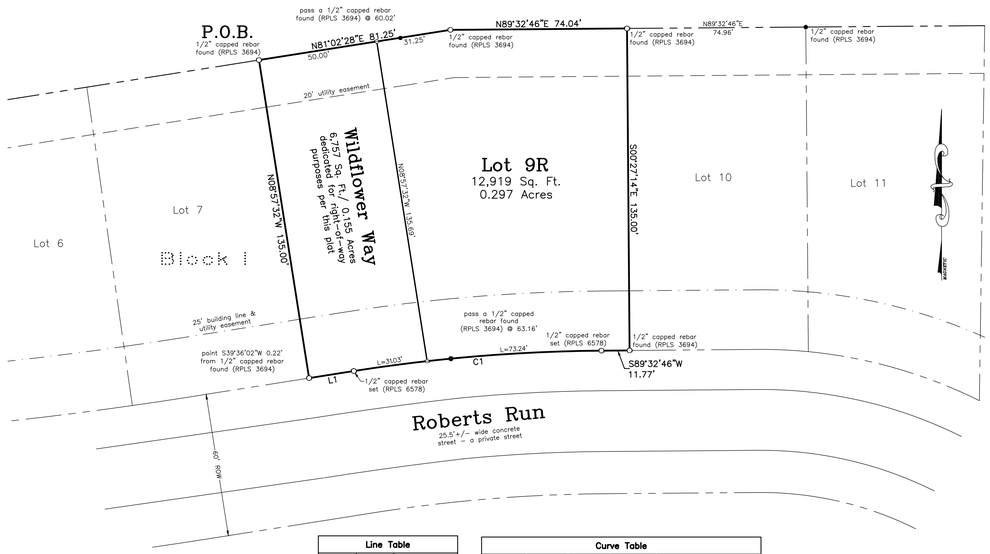
112 & 128 ROBERTS RUN



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

Daniel Bickenback Survey
Abstract No. 128
Grayson County, Texas

Christopher Rehmet &
Claire Tate Rehmet
95.277 acres
Inst. No. 2020–631
O.P.R.G.C.T.



Line Table		
Line #	Length	Bearing
L1	18.98'	S81°02'28"W

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	104.27'	702.43'	8°30'18"	S85°17'37"W, 104.17'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Replat of Lots 8 & 9, Block 1, Preston Club The Classics - Phase Three

to the

City of Sherman, Texas

0.452 Acres

in the

David Bickenback Survey Abstract No. 128

General Notes:

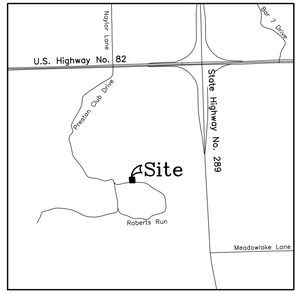
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is 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. A portion of the property shown on the plat hereon lies within a Zone "A" 100–Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 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. CGS500622

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:
WUI Development, LLC
2902 U.S. Highway 75
Sherman, Texas 75090

Vicinity Map
(not to scale)



X:\Shared Projects\112–Roberts–Run–Sherman\Civil 3D\Plat.dwg 6/23/2022 1:11 PM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 8 & 9, Block 1, Preston Club The Classics–Phase Three to Grayson County, Texas as per plat of record in Volume 19, Pages 46 and 47, Plat 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 found (RPLS 3694) in the South line of the 95.277 acre tract of land conveyed to Christopher Rehmet and Claire Tate Rehmet in Inst. No. 2020–631, Official Public Records, Grayson County, Texas, at the Northeast corner of Lot 7, said Block 1 and the Northwest corner of both said Lot 8 and the herein described tract;

THENCE North 81 deg. 02 min. 28 sec. East, with the South line of said Rehmet 95.277 ac. and the North line of said Lot 8, passing a ½ inch capped rebar found (RPLS 3694) at 60.02 ft. at the Northeast corner of said Lot 8 and the Northwest corner of said Lot 9, continuing on with the North line of said Lot 9 for a **TOTAL** distance of 81.25 ft. to a ½ inch capped rebar found (RPLS 3694) at an angle point;

THENCE North 89 deg. 32 min. 46 sec. East, continuing with the South line of said Rehmet 95.277 ac. and the North line of said Lot 9, a distance of 74.04 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Northwest corner of Lot 10, said Block 1 and the Northeast corner of both said Lot 9 and the herein described tract, FROM which a ½ inch capped rebar found (RPLS 3694) at the Northeast corner of said Lot 10 bears North 89 deg. 32 min. 46 sec. East, 74.96 ft.;

THENCE South 00 deg. 27 min. 14 sec. East, with the West line of said Lot 10 and the East line of said Lot 9, a distance of 135.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) in the North right–of–way line of Roberts Run, a private street, at the Southwest corner of said Lot 10 and the Southeast corner of both said Lot 9 and the herein described tract;

THENCE Southwesterly, with the North right–of–way line of said Roberts Run and the South lines of said Lots 9 and 8, the following calls and distances:

1. South 89 deg. 32 min. 46 sec. West, a distance of 11.77 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the beginning of a curve;
2. Southwesterly, with a curve to the left, having a radius of 702.43 ft., a central angle of 8 deg. 03 min. 18 sec. (Chord bears: South 85 deg. 17 min. 37 sec. West, 104.17 ft.) and an arc length of 104.27 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the end of said curve (passing a ½ inch capped rebar found (RPLS 3694) along said curve at an arc length of 63.16 ft. at the Southwest corner of said Lot 9 and the Southeast corner of said Lot 8);
3. South 81 deg. 02 min. 28 sec. West, a distance of 18.98 ft. to a point at the Southeast corner of said Lot 7 and the Southwest corner of both said Lot 8 and the herein described tract, SAID point bears South 39 deg. 36 min. 02 sec. West, 0.22 ft. from a ½ inch capped rebar found (RPLS 3694);

THENCE North 08 deg. 57 min. 32 sec. West, with the West line of said Lot 8 and the East line of said Lot 7, a distance of 135.00 ft. to the **PLACE OF BEGINNING** and containing **0.452 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, WUI Development, LLC, sole owner of Replat of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Christopher Rehmet, Authorized Representative for WUI Development, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Christopher Rehmet, 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 _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____ _____
Chairman Secretary

This, the final plat of Replat of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 8 & 9, Block 1, Preston Club The Classics – Phase Three, to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Replat of Lots 8 & 9, Block 1, Preston Club The Classics - Phase Three

to the

City of Sherman, Texas

0.452 Acres

in the

David Bickenback Survey Abstract No. 128

Job No. CGS500622

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:
WUI Development, LLC
2902 U.S. Highway 75
Sherman, Texas 75090

X:\Shared Projects\112–Roberts–Run–Sherman\Civil 3D\Plat.dwg 6/23/2022 1:11 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

WUI Development, LLC
2902 US Hwy. 75
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 8 & 9, Block 1, Preston Club The Classics, Phase Three has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Statement acknowledging allowance to access Wildflower Way off of Roberts Run on behalf of HOA to be shown on plat.
2. Dedicate a 10' Utility Easement along Wildflower Way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Curve table does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
5. Three Party Agreement required for Public Infrastructure.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,



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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **912 AND 916 SOUTH GRIBBLE STREET**

The request of Beranea Cruz (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 912 and 916 South Gribble Street, being part of the G.B Pilant Survery, Abstract No. 963 and being all of Lots 2 and 3 of Opel Addition, consisting of 2.170 acres, as follows:

Planning and Zoning Commission

Replat approval of Opel Addition, Phase Two.

Background:

The property is located at 912 and 916 South Gribble Street between East Thomas and East Turley Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development..

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Beranea Cruz (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

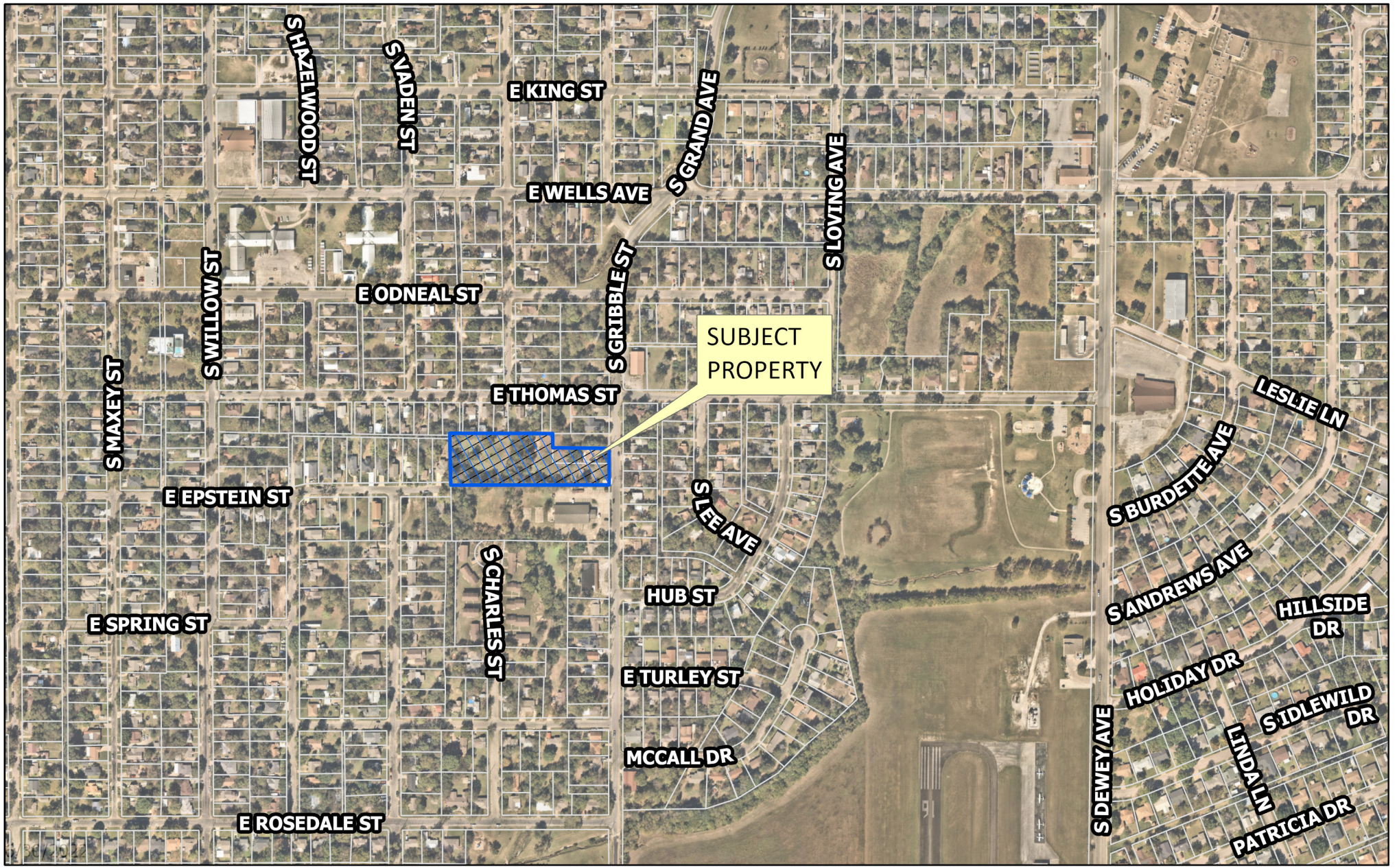
46

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

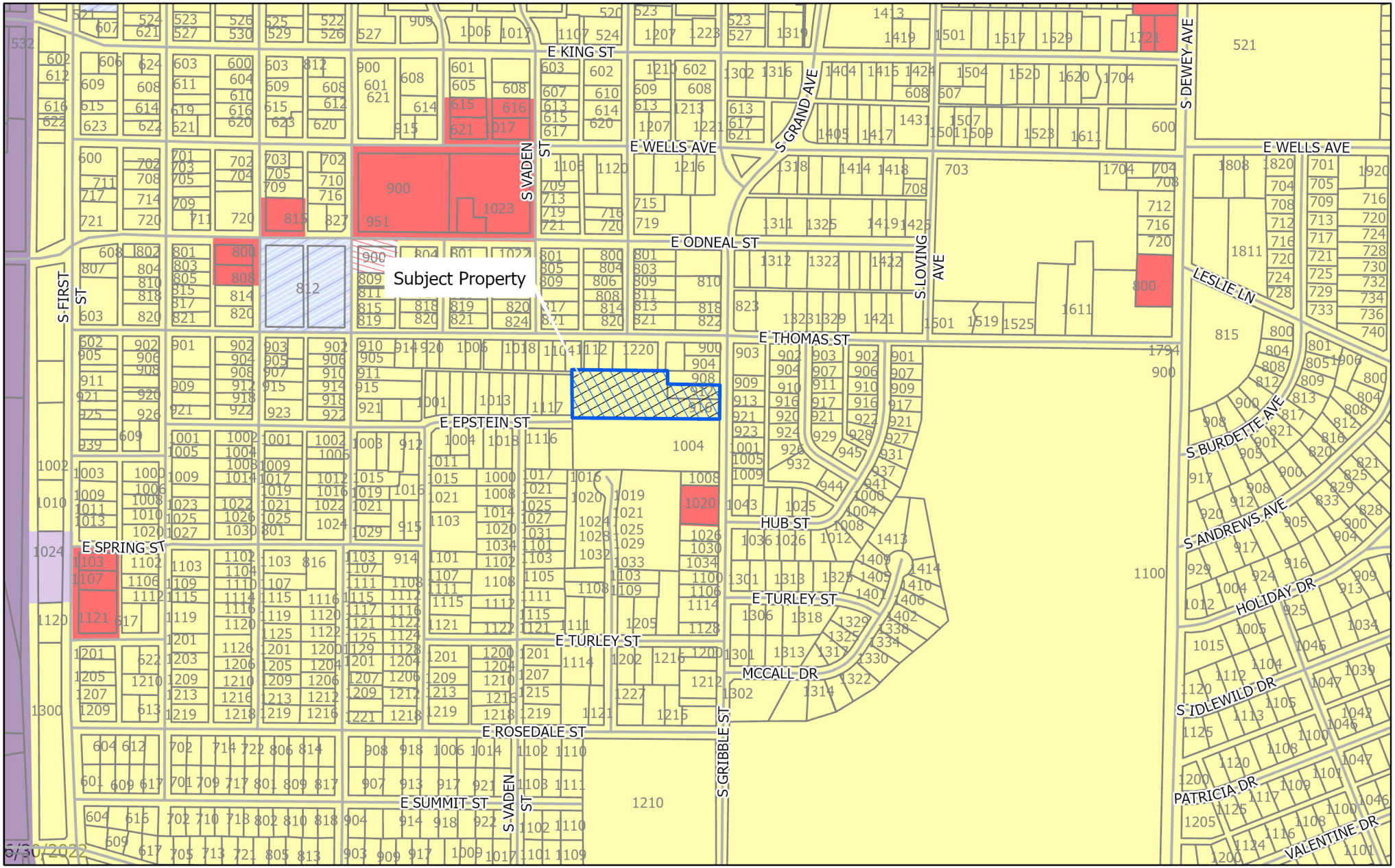
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(912 & 916 S Gribble)

N
W E
S

Date: 6/30/2022 8:16 AM

Scale: 1:5,588



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

6/30/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(912 & 916 S Gribble St)

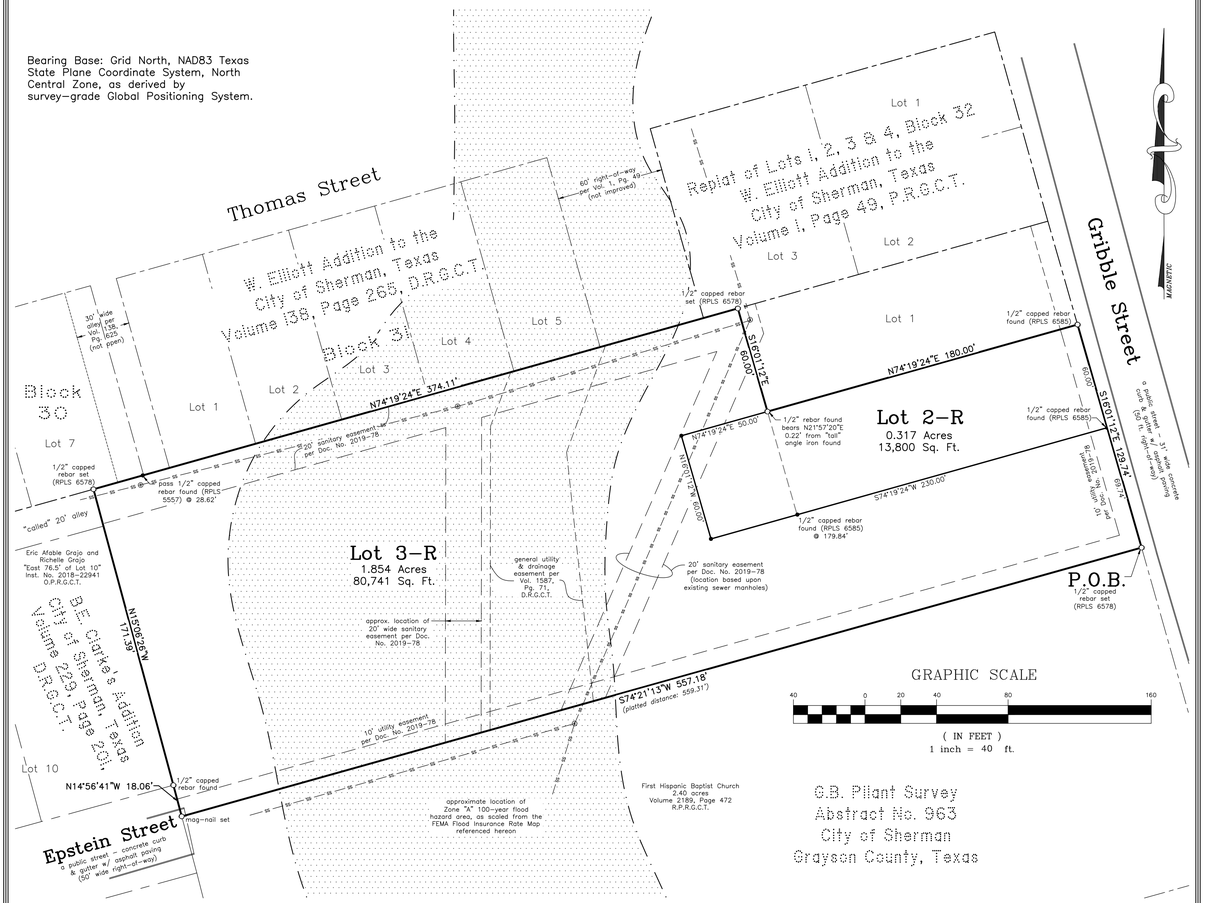
N W E S

Scale: 1:6,005

Date: 6/30/2022 10:18 AM

912/916 S GRIBBLE





Opel Addition, Phase Two

(being a Replat of Lots 2 & 3 of Opel Addition) to the City of Sherman, Texas

2.170 Acres

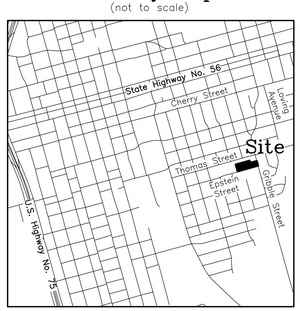
in the

G.B. Pilant Survey Abstract No. 963

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 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. A portion of the property shown on the plat hereon lies within a Zone "A" 100-Year Flood Hazard Area Designation, as scaled from 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.

Vicinity Map
(not to scale)



Job No. CGS470622

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:
Adrian Cruz Hernandez &
Beranea Cruz Hernandez
412 W. Dulins Street
Sherman, Texas 75090

X:\Shared Projects\916-S-Gribble-Street-Sherman\Civil 3D\Replat.dwg 6/22/2022 12:36 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963, and being all of Lots 2 and 3 of Opel Addition to the City of Sherman, Texas, as per plat of record in Document No. 2019-78, Plat 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 (RPLS 6578) lying in the West line of Gribble Street, a public road, the Northeast corner of the 2.40 acre tract conveyed to First Hispanic Baptist Church, as recorded in Volume 2189, Page 472, Real Public Records, Grayson County, Texas, being the Southeast corner of both said Lot 3 and the herein described tract;

THENCE South 74 deg. 21 min. 13 sec. West, with the North line of said First Hispanic Baptist Church 2.40 ac. and the South line of said Lot 3, a distance of 557.18 ft. to a mag-nail with flasher set in the pavement of Epstein Street, a public street, at the Southwest corner of both said Lot 3 and the herein described tract;

THENCE North 14 deg. 56 min. 41 sec. West, with the East line of Epstein Street, a distance of 18.06 ft. to a ½ inch capped rebar found at the Southeast corner of Lot 10 of B.E. Clarke's Addition to the City of Sherman, Texas, as per plat of record in Volume 229, Page 201, Deed Records, Grayson County, Texas;

THENCE North 15 deg. 06 min. 26 sec. West, with the East line of said Lot 10, B.E. Clarke's Addition, passing the Northeast corner of said Lot 10 and the Southeast corner of a "called" 20 ft. wide alley and continuing on for a total distance of 171.39 ft. to a 1/2 inch capped rebar set (RPLS 6578), in the South line of Lot 7, Block 30, W. Elliott Addition to the City of Sherman, Texas as per plat of record in Volume 138, Page 265, said Deed Records, at the Northeast corner of the herein described tract;

THENCE North 74 deg. 19 min. 24 sec. East, with the North line of said Lot 3, Opel Addition and the South line of said Block 30, W. Elliott Addition, **PASSING** a 1/2 inch capped rebar found (RPLS 5557) at 28.62 ft. and continuing with the South line of Block 31 of said W. Elliott Addition, passing the Southeast corner of said Block 31, continuing and passing the Southeast corner of Lot 3 of the Replat of Lots 1, 2, 3, & 4, Block 32, W. Elliott Addition to the City of Sherman, Texas, as per plat of record in Volume 1, Page 49, said Plat Records, for a **TOTAL** distance of 374.11 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northwest corner of Lot 1, said Opel Addition and the most Northerly Northeast corner of both said Lot 3 and the herein described tract;

THENCE South 16 deg. 01 min. 12 sec. East, with the West line of said Lot 1, Opel Addition and with an Easterly line of said Lot 3, a distance of 60.00 ft. to a 1/2 inch rebar found at the Southwest corner of said Lot 1 and the Northwest corner of said Lot 2, Opel Addition, being an Ell corner of the herein described tract, from which point bears North 21 deg. 57 min. 20 sec. East, 0.22 ft. from a "tail" angle iron found;

THENCE North 74 deg. 19 min. 24 sec. East, with the South line of said Lot 1, and the North line of said Lot 2, a distance of 180.00 ft. to a 1/2 inch capped rebar found (RPLS 6585) lying in the West line of said Gribble Street, at the Southeast corner of said Lot 1, the Northeast corner of said Lot 2, and the most Easterly Northeast corner of the herein described tract;

THENCE South 16 deg. 01 min. 12 sec. East, with the West line of said Gribble Street and the East line of said Lot 2 and the most Easterly line of said Lot 3, a distance of 129.74 ft. to the **PLACE OF BEGINNING** and containing **2.170 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, Adrian Cruz Hernandez and Beranea Cruz Hernandez, sole owners of Opel Addition, Phase Two (being a Replat of Lots 2 & 3 of Opel Addition to the City of Sherman) to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____

Adrian Cruz Hernandez Beranea Cruz Hernandez

AVIGATION RELEASE

WHEREAS, Adrian Cruz Hernandez and Beranea Cruz Hernandez, 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 Opel Addition, Phase Two, 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 Opel Addition, Phase Two, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By:_____ _____

By: Adrian Cruz Hernandez and Beranea Cruz Hernandez, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Adrian Cruz Hernandez, 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 _____, 2022.

_____

Notary Public, Grayson County, Texas

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

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

_____

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Opel Addition, Phase Two (being a Replat of Lots 2 & 3 of Opel Addition to the City of Sherman) to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____

Chairman Secretary

This, the final plat of Opel Addition, Phase Two (being a Replat of Lots 2 & 3 of Opel Addition to the City of Sherman) to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Opel Addition, Phase Two (being a Replat of Lots 2 & 3 of Opel Addition to the City of Sherman) to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____

CITY CLERK, CITY OF SHERMAN, TEXAS

Opel Addition, Phase Two
(being a Replat of Lots 2 & 3 of Opel Addition)
to the
City of Sherman, Texas
2.170 Acres
in the
G.B. Pilant Survey, Abstract No. 963

Job No. CGS470622

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:
Adrian Cruz Hernandez &
Beranea Cruz Hernandez
412 W. Dulins Street
Sherman, Texas 75090

X:\Shared Projects\916-S-Gribble-Street-Sherman\Civil 3D\Replat.dwg 6/22/2022 12:36 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Adrian Cruz Hernandez
Beranea Cruz Hernandez
412 W. Dulins Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Opel Addition, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
2. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 07/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **4001 OB GRONER ROAD**

The request of John Adcock (Owner), Charlie Moussa, Premier Multifamily Development (Developer) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4001 OB Groner Road near the northwest corner of West OB Groner Road and South FM 1417 (Heritage Parkway) and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for a multi-family residential development.

The following has been approved for this location:

- September 21, 2021 - Zone Change from M-1 (Light Manufacturing) District to R-2 (Multi-Family Residential) District
- May 17, 2022 - Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 483 parking spaces in lieu of the required 570 in an R-2 (Multi-Family Residential) District.
- May 17, 2022 - Site plan approval for a 276-unit multi-family development.

Adjacent Zoning:

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

Origination:

John Adcock (Owner)
Charlie Moussa, Premier Multifamily Development (Developer)
Pacheco Koch Consulting Engineers (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

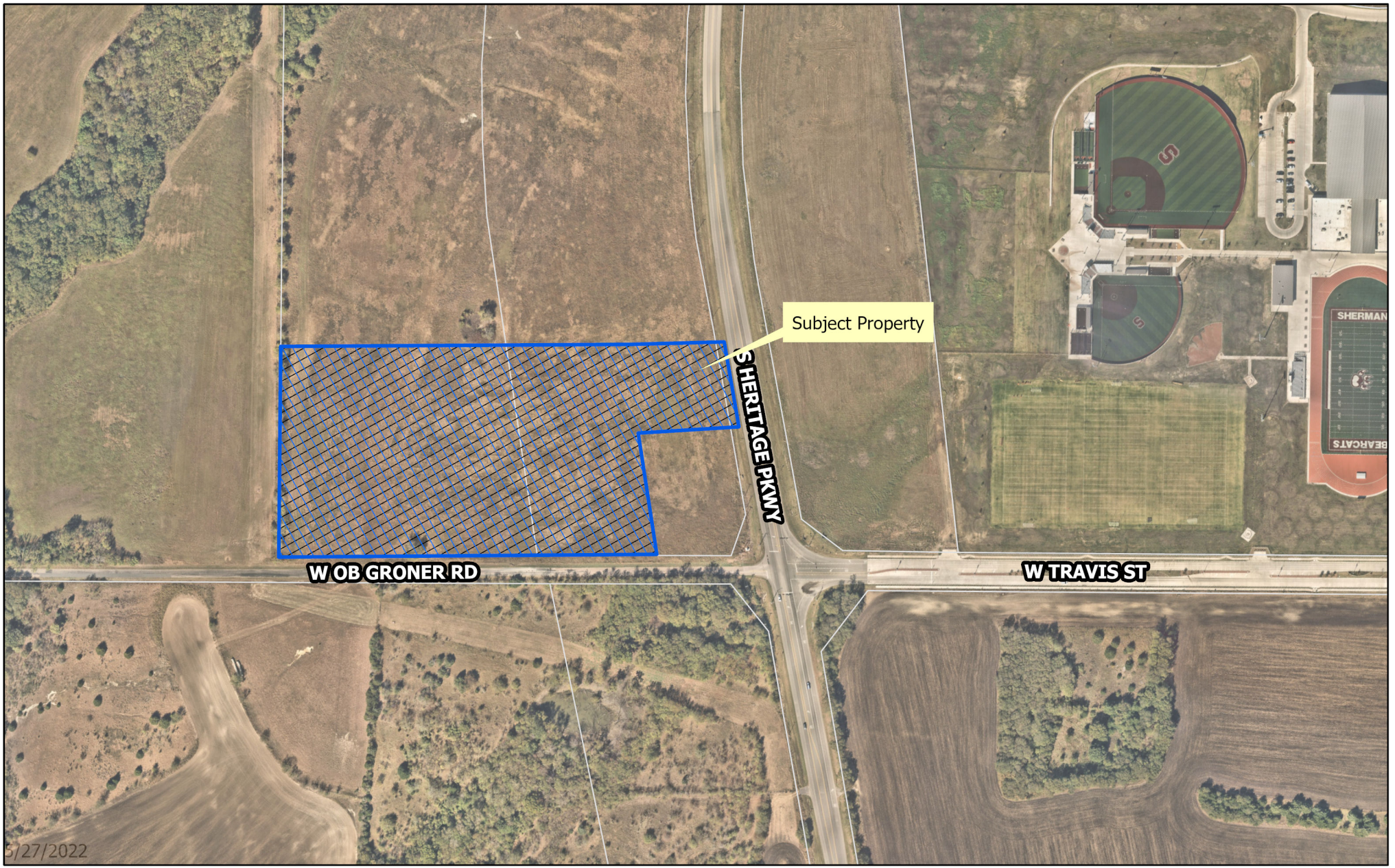
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

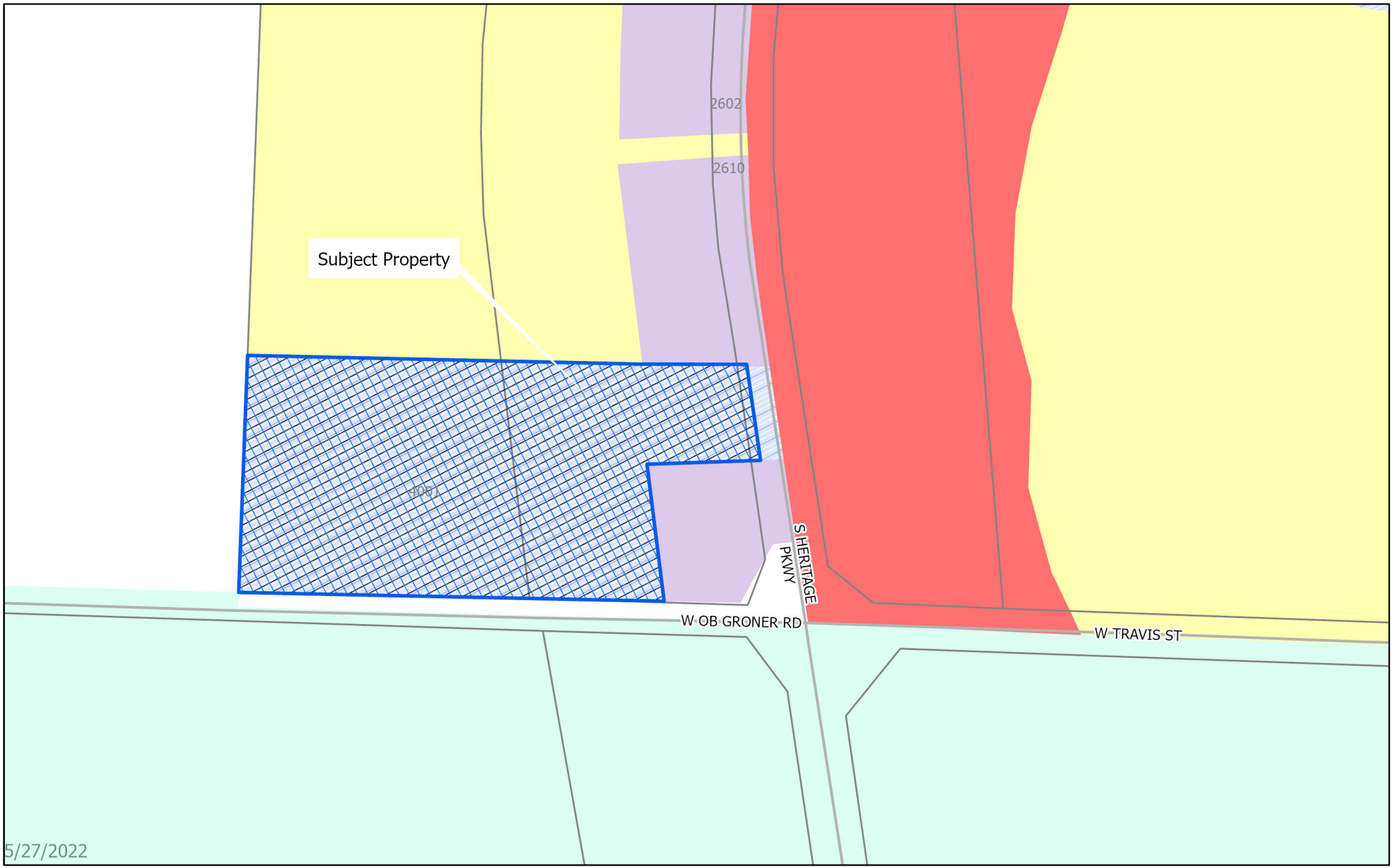
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(Bakersfield Addition)

N
W E
S

Date: 5/26/2022 2:06 PM

Scale: 1:4,062



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(Bakersfield Addition)

N W E S

Scale: 1:3,603

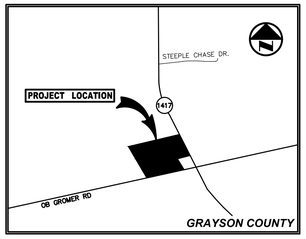
Date: 5/26/2022 2:06 PM

0 50 100 200 300

GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- 5/8–INCH IRON ROD W/ALUMINUM DISK STAMPED W/"TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND
- IRF 1/2–INCH IRON ROD FOUND
- IRS 5/8–INCH IRON ROD W/"PACHECO KOCH" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE



VICINITY MAP
(NOT TO SCALE)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Sherman VII, LLC, being the owner of the hereinabove described property, do hereby adopt this final plat, designating the herein above described property as **BAKERSFIELD ADDITION**, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever any streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring the use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right to ingress and egress to, 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 at Dallas, Texas, this the _____ day of _____, 2022.

Sherman VII, LLC, a Mississippi limited liability company

By: _____
John W. Adcock
Manager

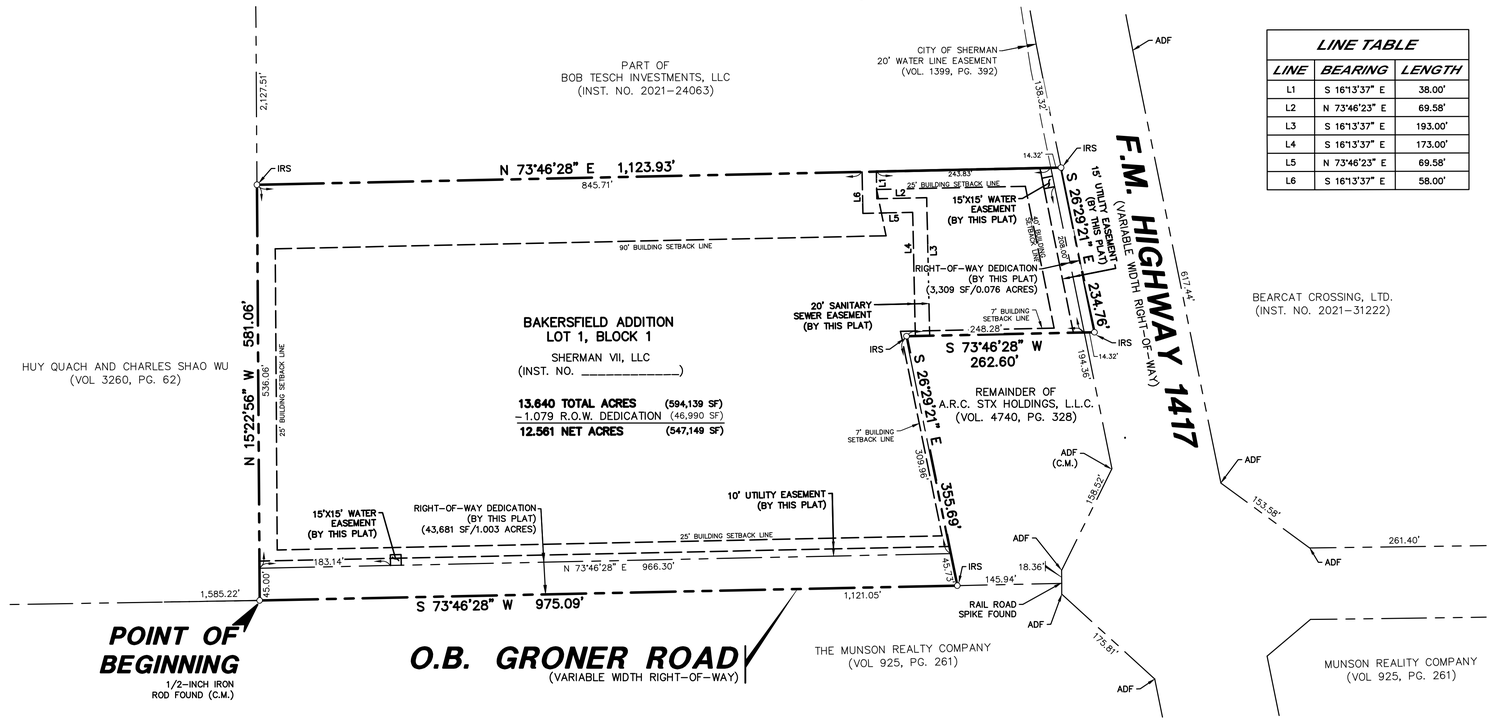
STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day John W. Adcock personally appeared, 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 _____, 2022.

_____
Notary Public in and for the State of Texas



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 16°13'37" E	38.00'
L2	N 73°46'23" E	69.58'
L3	S 16°13'37" E	193.00'
L4	S 16°13'37" E	173.00'
L5	N 73°46'23" E	69.58'
L6	S 16°13'37" E	58.00'

GENERAL NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Grayson County TxDOT surface adjustment factor of 1.00010071200.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48181C0400F, Community–Panel No. 485509 0400 F, Revised Date: September, 2010. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
4. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
5. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

AVIGATION RELEASE:

STATE OF TEXAS §

COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Sherman VII, LLC, hereinafter called owner, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

Owner does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home–rule municipality, hereinafter called City, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and 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 any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller–driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S 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, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

Executed this _____ day of _____, AD, 2022.

_____
SHERMAN VII, LLC

OWNER'S CERTIFICATE

DESCRIPTION, of a 13.564 acre (590,830 square foot) tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, Survey, Grayson County, Texas; said tract being that certain tract of land described in Special Warranty Deed to Sherman VII, LLC recorded in Instrument Number _____ of the Official Public Records of Grayson County, Texas; said 13.564 acre tract being more particularly described as follows;

BEGINNING, at a 1/2–inch iron rod found for corner (controlling monument) in the approximate centerline of O. B. Groner Road (a variable width right–of–way); said point being the north line of that certain tract of land described in Warranty Deed With Vendor's Lien to The Munson Realty Company recorded in Volume 925, Page 261 of the Deed Records of Grayson County, Texas; said point being the southeast corner of that certain tract to land described in Warranty Deed to Huy Quach and Charles Shao Wu recorded in Volume 3260, Page 62 of said Deed Records;

THENCE, North 15 degrees, 22 minutes, 56 seconds West, departing the said approximate centerline of O. B. Groner Road, the said north line of The Munson Realty tract, and along the east line of said Huy Quach and Charles Shao Wu tract, a distance of 581.06 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 73 degrees, 46 minutes, 28 seconds East, departing said east line of Huy Quach and Charles Shao Wu tract and into and across that certain tract of land described in Special Warranty Deed with Vendor's Lien to Bob Tesch Investments, LLC recorded in Instrument No. 2021–24063 of said Official Public Records, a distance of 1,123.93 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the southwesterly right–of–way line of F.M. Highway 1417 (a variable width right–of–way);

THENCE, South 26 degrees, 29 minutes, 21 seconds East, along said southwesterly line of F.M. Highway 1417, a distance of 234.76 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 73 degrees, 46 minutes, 28 seconds West, departing said southwesterly line of F.M. Highway 1417, along a north line of the remainder of that certain tract of land described in Special Warranty Deed to A.R.C. STX Holdings, L.L.C. recorded in Volume 4740, Page 328 of said Deed Records, a distance of 262.60 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being a northwestern corner of said remainder tract of A.R.C. STX Holdings, L.L.C. tract;

South 26 degrees, 29 minutes, 21 seconds East, along the west line of said remainder tract of A.R.C. STX Holdings, L.L.C. tract, a distance of 355.69 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of said remainder tract of A.R.C. STX Holdings, L.L.C. tract and being in said approximate centerline of O. B. Groner Road;

THENCE, South 73 degrees, 46 minutes, 28 seconds West, along said approximate centerline of O.B. Groner Road and said north line of The Munson Realty tract, a distance of 975.09 feet to the POINT OF BEGINNING;

CONTAINING: 13.640 acres or 594,139 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

I, Jonathan E. Cooper, Registered Professional land Surveyor, State of Texas, do hereby certify that I prepared this plat from the actual and accurate survey of land 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.

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.
RELEASED 6/22/22.

_____
Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

DATE: _____

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Jonathan E. Cooper personally appeared, 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 _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

_____ _____ _____
Mayor, City of Sherman, Texas Date

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

WITNESS my hand this _____ day of _____, A.D. 2022.

_____
City Clerk, City of Sherman, Texas

CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING COMMISSION:

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

_____ _____
Chairman Secretary

FINAL PLAT
BAKERSFIELD ADDITION
LOT 1, BLOCK 1
LOCATED IN THE CITY OF SHERMAN, TEXAS
AND BEING OUT OF THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
GRAYSON COUNTY, TEXAS

SURVEYOR / ENGINEER:
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: 972–235–3031
CONTACT: JONATHAN E. COOPER

OWNER:
SHERMAN VII, LLC
20 BELLEGRASS BLVD.
HATTIESBURG, MS 39402
PHONE: 214–662–0729
CONTACT: CHARLIE MOUSSA

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN/JMC	MWW/JEC	1"=100'	JUNE 2022	5123–21.566

FINAL PLAT - BAKERSFIELD ADDITION, LOT 1, BLOCK 1

MWER
6/22/2022 11:20 AM
M:\DWG–51\5123–21.566\DWG\SURVEY C3D 2018\5123–21.566FP.DWG

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 11, 2022

Sherman VII, LLC
Attn: Charlie Moussa
20 Bellegrass Blvd.
Hattiesburg, MS 39402

Pacheco Koch
Attn: Jonathan E. Cooper
7557 Rambler Rd., Suite 1400
Dallas, TX 75231

Dear Applicants,

The request for approval of the Final Plat of Bakersfield Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Final plat layout does not meet City standard. Coordinate with Engineering Department for explanation of required layout. *Code of Ordinances Chapter 10.05, Section 6*
2. Remove Building Setback Lines from plat.
3. The width of the right-of-way and pavement for O.B. Groner Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Graphically show edge of pavement on drawing.
5. Instrument information on ownership block of subject property to be shown on the drawing.
6. Dedicated Right of Way to be shown on drawing as a solid line to minimize confusion with surrounding easement lines.
7. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. 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*
9. 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.*
10. Three Party Agreement required for Public Infrastructure.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 07/19/2022

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:

2005 SOUTH SAM RAYBURN FREEWAY

The request of Camping World RV Sales, LLC (Owner), Jeremy Friesen (Representative) and CEI Engineering Associates, Inc (Surveyor), concerning the property located at 2005 South Sam Rayburn Freeway, being 13.59 acres in the Preston Kitchen Survey, Abstract 667, as follows:

Board of Adjustments

A. Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 10’ setback from the highway in lieu of the allowed 40’ in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.
B. Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow two freestanding signs in lieu of the allowed one freestanding sign in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.
C. Variance under Ordinance No. 2280, Section 7, Subsection (14)(b)(11) to allow an off-premise advertising sign in lieu of the regulation that no off-premise advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

Background:

The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of South Sam Rayburn Freeway and West Wilson Avenue. The owner would like to update and repair their sign that was damaged in a storm. They are requesting a Variance to allow a 10’ setback from the highway in lieu of the allowed 40’; a Variance to allow two freestanding signs in lieu of the allowed one freestanding sign; and a Variance to allow an off-premise advertising sign in lieu of the regulation that no off-premise advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

The following has been approved for this location:

- February 11, 1992 - Variance to allow a 6' fence in lieu of 4' allowed
- January 19, 2016 - Variance to allow a 2’ front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40’ front

setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District.

- October 16, 2018 - Specific Use Permit to allow parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District. P&Z: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time the Certificate of Occupancy Permit is issued. CONDITION OF SUP Item #9 - "One freestanding sign is allowed per development lot unless an exception is granted."
- November 16, 2021 - Specific Use Permit to allow a Paint Booth in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District. P&Z: SUBJECT TO PRETREATMENT REQUIREMENTS & STAFF REVIEW LETTER

Adjacent Zoning:

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

Origination:

Camping World RV Sales, LLC (Owner)
Jeremy Friesen (Representative)
CEI Engineering Associates, Inc (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Development Review Meeting:

No

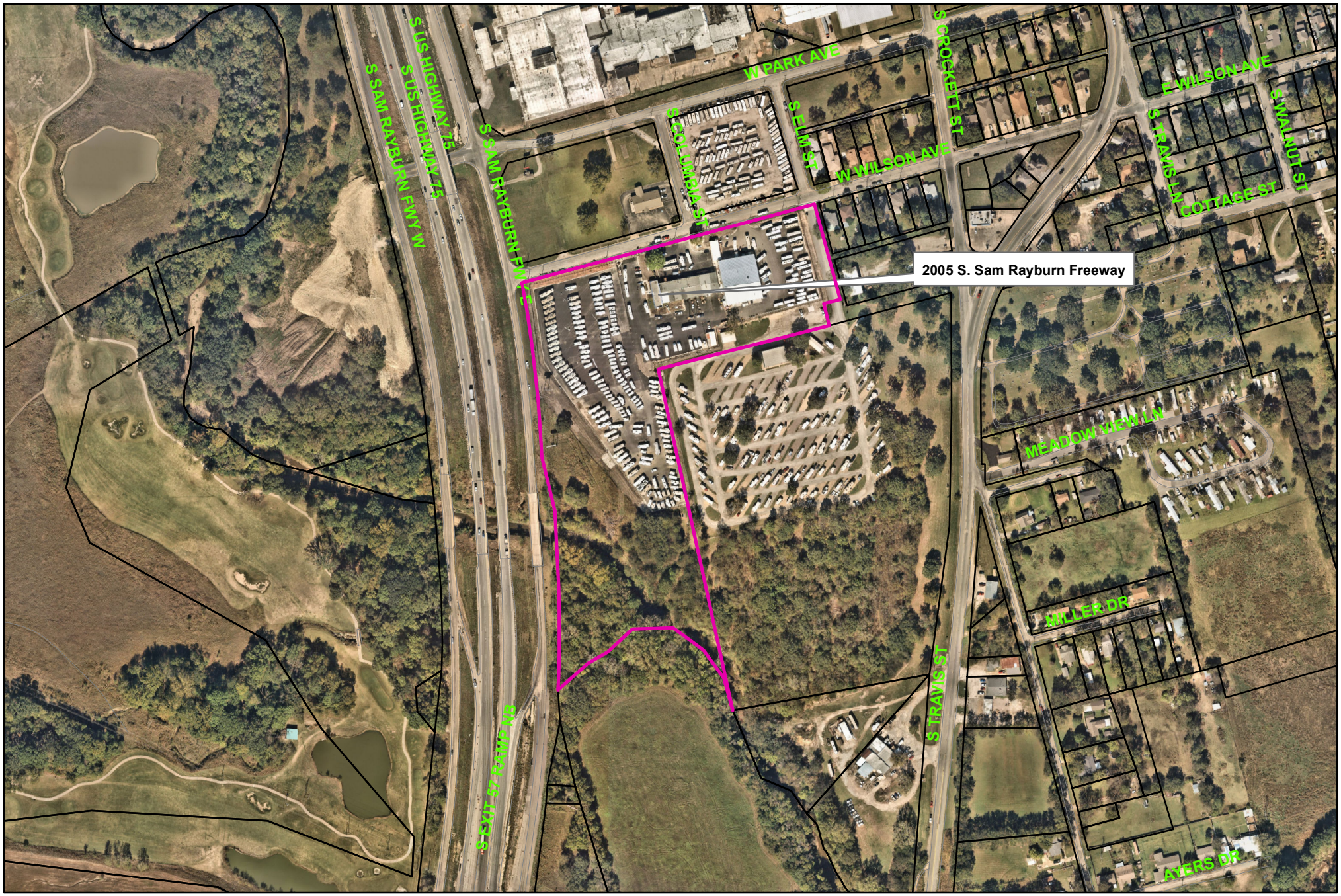
Staff Recommendation:

Staff does not recommend the approval of these sign variances due to the sign location within the FEMA Floodway and the inconsistency of the sign with the City of Sherman Code of Ordinances.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Narrative

Current Sign Photo
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 367 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

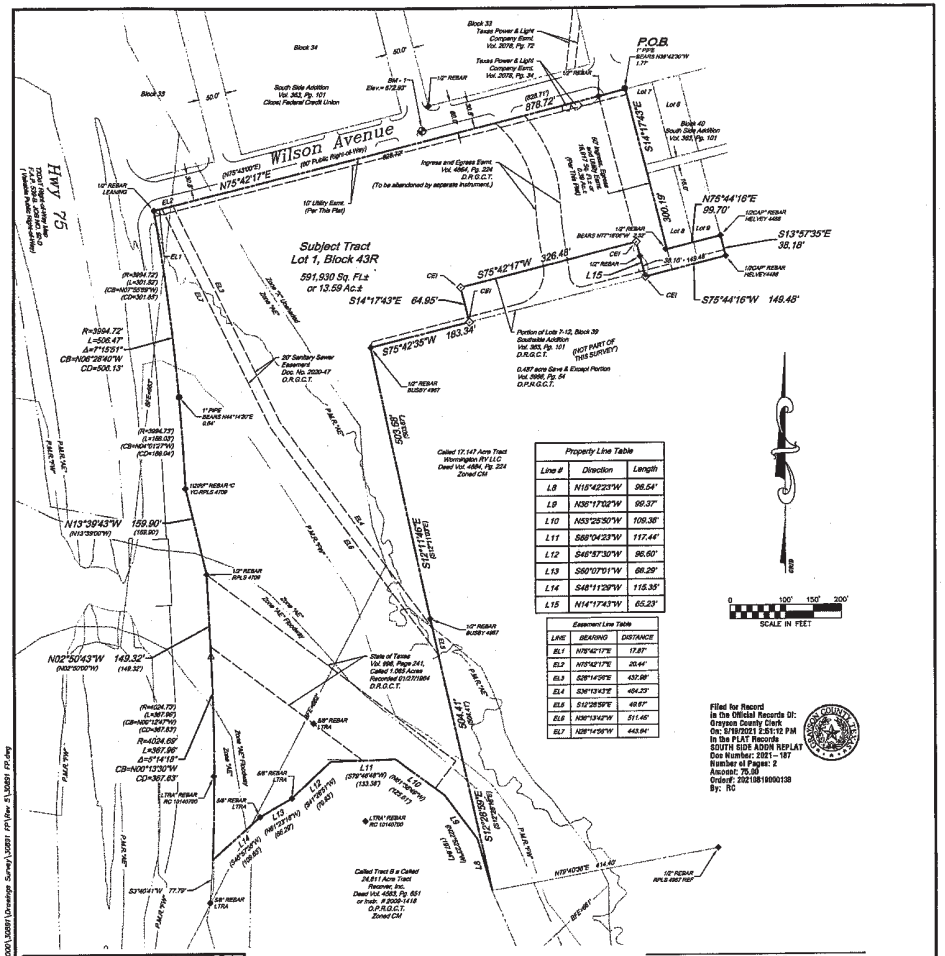
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

2005 S SAM RAYBURN

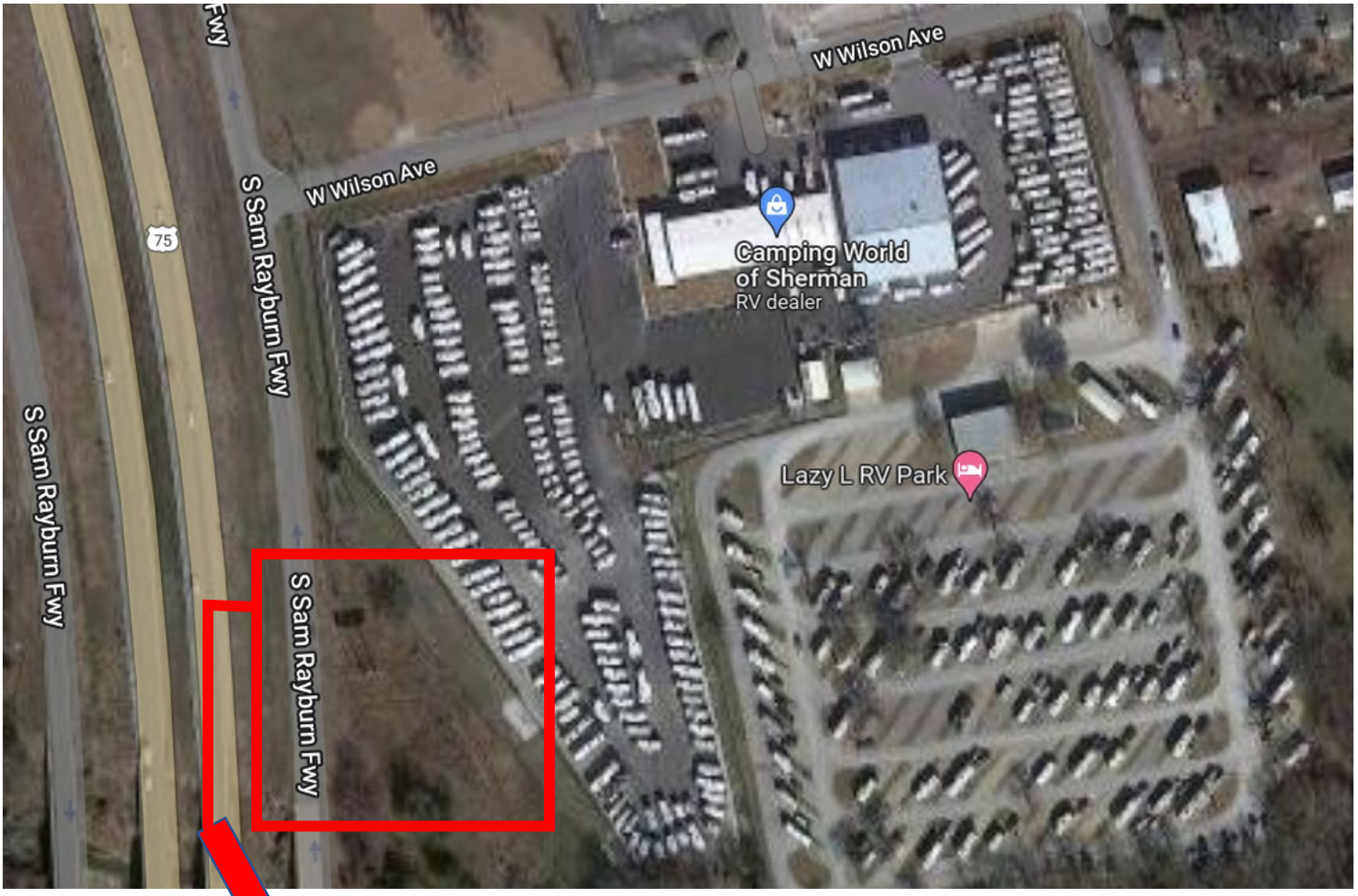



Wilson Avenue
(80' Public Right-of-Way)
Hwy 75
Subject Tract
Lot 1, Block 43R
591,930 Sq. Ft.±
or 13.59 Ac.±
Block 33
Block 34
Block 35
Block 40
South Side Addition
Vol. 363, Pg. 101
Closed Federal Credit Union
Texas Power & Light Company Esmt.
Vol. 2078, Pg. 72
Texas Power & Light Company Esmt.
Vol. 2078, Pg. 34
P.O.B.
1" PIPE
FOUND
N00°43'09"E
1.77'
BM = 672.90'
Elev.= 672.90'
10' Utility Esmt.
(Per This Plat)
Ingress and Egress Esmt.
Vol. 4564, Pg. 224
D.R.G.C.T.
(To be abandoned by separate instrument.)
Access Esmt.
Vol. 4564, Pg. 224
D.R.G.C.T.
(Per This Plat)
Lot 1
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot A
Lot B
Lot C
Lot D
Lot E
Lot F
Lot G
Lot H
Lot I
Lot J
Lot K
Lot L
Lot M
Lot N
Lot O
Lot P
Lot Q
Lot R
Lot S
Lot T
Lot U
Lot V
Lot W
Lot X
Lot Y
Lot Z
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot


W Wilson Ave
W Wilson Ave
S Sam Rayburn Fwy
S Sam Rayburn Fwy
75
Camping World
of Sherman
RV dealer
Lazy L RV Park
S Sam Rayburn Fwy
S Sam Rayburn Fwy


Approximate
property Line
S Sam Rayburn Fwy
10 feet from edge of
property to edge of sign


Sign face is:
30 feet long
10 feet tall
LAZY L
RV PARK
903-870-7772


W Wilson Ave
W Wilson Ave
S Sam Rayburn Fwy
S Sam Rayburn Fwy
75
Camping World
of Sherman
RV dealer
Lazy L RV Park
S Sam Rayburn Fwy
S Sam Rayburn Fwy


Approximate
property Line
S Sam Rayburn Fwy
10 feet from edge of property to edge of sign face.
50 feet from the ground to the top of the sign

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

City of Sherman Planning & Zoning Board

RE: Variance Requests for Lazy L RV 310 W Wilson Ave Sherman, TX 75090

We would like to request three variances so we can update our sign that was damaged in a storm. The previous owner was issued a permit for the current sign in 2020. It was built and installed and appeared to meet all applicable zoning requirements at that time. The sign currently needs two new faces, and the frame painted. Under current zoning requirements it appears the sign would need to be removed. Not only is this cost prohibitive but would be highly detrimental to the business.

In order not to be obligated to dismantle and remove the damaged sign and the costs associated We are requesting Three (3) variances.

Variance #1
To allow a 10 foot setback in lieu of the required 40 feet in the Sam Rayburn Overlay District.

Variance #2
To allow two freestanding signs in lieu of the allowed one freestanding sign per development lot.

Variance #3
To allow an off-premise sign advertising the Lazy L RV Park on the property of Camping World RV Sales, LLC

We are attempting to make our sign look nice to help create an inviting atmosphere to the City of Sherman. It came as more than a shock to discover that a simple repair due to a storm could potentially mean the loss of the highway sign that has been in place for 22 years. Removing or relocating this sign will bring huge financial burden on our family which we cannot manage at this time. Our business brings in tens of thousands of dollars each year that goes directly to the City and to the local business's from people traveling all over our State and Country.

We look forward to working with you on this project. Thank you for taking the time to review and discuss our request.

Sincerely,

Jeremy Friesen
Business Manager
Wormington RV, LLC


LAZY L
RV PARK
903-870-7772

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2022

Camping World RV Sales, LLC
250 Parkway Dr., STE. 270
Lincolnshire, IL 60069

CEI Engineering Associates, Inc.
3108 SW Regency Pkwy, STE 2
Bentonville, AR 72738

Jeremy Friesen
Wormington RV, LLC
212 E. Virginia St.
McKinney, TX 75069

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 10' setback from the highway in lieu of the allowed 40'; a Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow two freestanding signs in lieu of the allowed one freestanding sign; and a Variance under Ordinance No. 2280, Section 7, Subsection (14)(b)(11) to allow an off-premise advertising sign in lieu of the regulation that no off-premise advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3 and Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

5. Recommend Denial. Existing Sign lies within FEMA floodway. New structures will not be permitted within FEMA floodway.

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 **30.**

Meeting Date: 07/19/2022

Issue:

OTHER BUSINESS:

Consider Zoning Ordinance Updates.

List of Agenda Items:
