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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 18, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR MAY 16, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING AND PLANNING AND ZONING SPECIAL CALLED MEETING JUNE 13, 2023.**

3. ANNOUNCEMENTS

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

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

6. * **2773NORTH HIGHWAY 75 (Project No. 23-003800)**
The request of Sherman Centre AL, LLC (Owner), Marisa Kolman, Greenberg Farrow (Representative) and Spooner & Associates (Land Surveyor) concerning the property located at 2773 North Highway 75, consisting of 1.09 acres, being all of Lot 5A, Texoma Crossing Addition and currently zoned C-2 (General Commercial) District/75 & 82 Overlay, as follows:
Planning and Zoning Commission
Site Plan for a Cooler Addition

7. * **100 JIM LAMB ROAD (Project No. 23-003801)**

The request of Kevin and Julia Woods and Shu Feei Wang (Owners), Kevin Woods (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 100 Jim Lamb Road, consisting of 6.500 acres, being in the Garrett Pangburn Survey, Abstract No. 945 also being Lot 1, Neu Addition, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat of Neu Addition, Lot 1R

8. * **50 HIGH COUNTRY ROAD (Project No. 23-003808)**

The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 50 High Country Road, consisting of 2.255 acres, being in the Alfred Hume Survey, Abstract No. 522, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Menjivar High Country Addition, Lot 1, Block A

9. * **3786 GIBBONS ROAD (Project No. 23-003815)**

The request of James and Vicki Francis (Owner), Donnie Payette, Dream Builders (Developer) and Cox Land Surveying (Surveyor) concerning the property located at 3786 Gibbons Road, consisting of 10.732 acres, being in the George W. Lavalla Survey, Abstract No. 722, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning & Zoning Commission

Preliminary Plat of Payette Addition, Block 1, Lot 1 and 2

10. * **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003818)**

The request of Stonehollow Homes (Owner) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 Block South FM 1417 (Heritage Parkway), consisting of 31.687 acres in the E. Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/ F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Estates at Baker Park, Phase 1

11. * **3000 BLOCK NORTH HICKORY STREET (Project No. 23-003819)**

The request of TBJB1, LLC (Owner) and Preston Trail Land Surveying (Surveyor) for the property in the 3000 Block North Hickory Street consisting of 2.197 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Willow Branch Subdivision, Phase 1

12. * **5000 BLOCK HOWE DRIVE (Project No. 23-003822)**

The request of Sherman Economic Development Corporation, Kent Sharp (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 5000 Block Howe Drive consisting of 6.00 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Howe Substation Addition

13. * **1800-1804 BLOCKS NORTH HIGHWAY 75 (Project No. 23-003828)**

The request of Sherman PAGI, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 1800-1804 Blocks North Highway 75, consisting of 2.289 acres being in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1 of the James Plaza Addition, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay as follows:

Planning & Zoning Commission

Preliminary Plat of Taylor Crossing Addition

14. * **1325 NORTH TRAVIS STREET (Project No. 23-003831)**

The request of Vein Center of North Texas Properties, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1325 North Travis Street, consisting of 0.626 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-O (Office) District/Sam Rayburn Overlay, as follows:

Planning & Zoning Commission

Final Plat of Vein Center of North Texas Addition

15. * **419SOUTH MONTGOMERY STREET (Project No. 23-00382)**

The request of Jason Earnhart, Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 419 South Montgomery Street, consisting of 0.131 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat of Earnhartbuilt's 14th

16. **2820 WEST TRAVIS STREET (Project No. 23-003807)**

The request of The Munson Realty Company (Owner), Kevin Shaw (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2820 West Travis Street, consisting of 99.00 acres being Tract One and Tract Two in the Elizabeth Jones Survey, Abstract No. 625, and is currently zoned PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan of Sherman East Village in the Village Planned Development

17. **4200-4300 BLOCK DRIPPING SPRINGS ROAD (Project No. 23-003766)**

The request of Sweetwater Springs Land, LLC (Owner), Gilco Contracting, Inc (Representative) and STRAND (Surveyor) concerning the property located in the 4200-4300 Block Dripping Springs Road, being in the John Hendrix Survey, Abstract No. 503, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

18. **3800 BLOCK WEST HOUSTON STREET (Project No. 23-003767)**

The request of Lennar (Owner), Gilco Contracting, Inc., Emma Turner (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 3800 Block West Houston Street, being in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 11, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

19. **2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-003768)**

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Emma Turner (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks West Moore Street, being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

20. **300-400 BLOCKS EAST SHERMAN STREET (Project No. 23-003088)**

The request of Kirk Allen (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 300-400 Blocks East Sherman Street, consisting of 24.415 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District and R-A (Residential Agricultural) District to R-5 (Single-Family Residential) District.

21. **2800 BLOCK BLUE FLAME ROAD (Project No. 23-003765)**

The request of Chad McDuffie, MD (Owner), D2 Investments, Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2800 Block Blue Flame Road, consisting of 67.891 acres, being a part of S. Inman Survey, Abstract No. 621, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-5 (Single Family Residential) District

22. **516-518 EAST CHERRY STREET (Project No. 23-003769)**

The request of Chemtica USA, LLC (Owner) and Burns Surveying (Surveyor) concerning the property located at 516-518 East Cherry Street, consisting of 0.482 acres, being in the G.W. Bond's Third Addition, Block A, Lots 2, 3 and 4, and is currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Public Hearing, Site Plan and Zone Change from an M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District.
B. Replat of Lots 2, 3, 4 in Block A of G.W. Bond's Third Addition

23. **300 WEST MOORE STREET (Project No. 23-003770)**

The request of Corby Hosea (Owner) and Helvey Wagner Surveying (Surveyor) concerning the property located at 300 West Moore Street, consisting of 0.214 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, and being the West 49 foot of Lot 4, Block 7 of B.H. Moore Heirs Addition and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 49' lot width in lieu of the required 60'.

Planning and Zoning Commission

B. Public Hearing and Replat of COHO Moore Addition, Lot 4R-A

24. **1300 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003771)**

The request of Michael Postar (Owner), Joseph Gonzalez (Representative) and Centerline Engineering & Consulting, LLC (Surveyor) concerning the property located at 1300 South FM 1417 (Heritage Parkway), consisting of 4.9167 acres, being all of Lot 2, 3, 4, 5 and 6, Block 6, Heritage Farms Estates and is currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 10' rear setback in lieu of the required 40' and 10' side setback in lieu of the required 15' for a Mini-warehouse.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-1 (Retail Business) District

25. **2325 NORTH TRAVIS STREET (Project No. 23-003772) (REQUEST RECEIVED BY APPLICANT TO TABLE THIS ITEM)**

The request of American Builders and Contractors Supply Co., Inc. (Owner), Vilbig and Associates (Representative/Consulting Engineers & Surveyors) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2325 North Travis Street, consisting of 8.066 acres in the J.B. McAnair Survey, Abstract No. 763 and is currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage.

26. **2700-3100 BLOCKS NORTH TRAVIS STREET (Project No. 23-003775)**

The request of TBJB1, LLC (Owner), Ben McKay (Representative) and Preston Trail Land Surveying (Surveyor) for the property in the 2700-3100 Blocks North Travis Street, consisting of 29.278 acres, contained in Tract One, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

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

27. **2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-003776)**

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

Planning and Zoning Commission

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

28. **700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003777)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District.

29. **1700 NORTH TRAVIS STREET (Project No. 23-003778)**

The request of James Melton, Jr. (Owner) Sumbul Islam (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1700 North Travis Street, consisting of 0.3499 acres, being Lot 1, Block 1 of Moseley Addition and is currently zoned C-O (Office) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.003 to allow 18 parking spaces in lieu of the required 23 parking spaces for a Clinic, medical or dental, and 18' parking space depth in lieu of the required 20' depth for the parking spaces on the south side of the building.

30. **1602 NORTH HOARD AVENUE (Project No. 23-003729)**

The request of Maureen Clarke (Owner) Willie Posey (Representative) and Sartin & Associates (Surveyor) concerning the property located at 1602 North Hoard Avenue, consisting of 0.3444 acres, being Block 30, Lot 11 & 12 of the College Park 2nd Addition, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback in lieu of the required 20' for a carport addition.

31. **2500 TEXOMA PARKWAY (Project No. 23-00379)**

The request of RFJ Auto Properties, LLC (Owner), Anna Anklin (Representative), Jeremy Nelson, PE, Kirkman Engineering (Representative), and Barton Chapa Surveying, LLC (Surveyor) concerning the property located at 2500 Texoma Parkway, consisting of 5.933 acres in the R. Hendrix Survey, Abstract No. 504, and is currently zoned C-2 (General Commercial) District/75 & 82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 20'3" front setback in lieu of the required 25' for a sign.

32. **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 13, 2023 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of July 2023
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 07/18/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR MAY 16, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING AND PLANNING AND ZONING SPECIAL CALLED MEETING JUNE 13, 2023.

List of Agenda Items:

Attachments

2023-05-16 - Minutes

2023-06-13 - Special Called Meeting

STATE OF TEXAS §

May 16, 2023

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on May 16, 2023.

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

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:08 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the April 18, 2023, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA (ITEMS 6, 7, 9, 10, 11, 12 AND 13)

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

Item 8 was removed from the Consent Agenda per Citizen request.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve Items 6, 7, 9, 10, 11, 12 AND 13 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Manley. All present voted AYE.

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

FINAL PLAT – SHERMAN CROSSROADS COMMERCIAL ADDITION 3600 BLOCK CROSSROADS BOULEVARD (WILLIAM HARKINSON, SHERMAN CROSSROADS, LTD)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WILLIAM HARKINSON, SHERMAN CROSSROADS, LTD (OWNER), ALEK STRIMPLE, P.E. (REPRESENTATIVE), DAVID LAPP, LEVEL 5 (DEVELOPER) AND QUIDDITY (ENGINEER/LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3600 BLOCK CROSSROADS BOULEVARD, CONSISTING OF 1.00 ACRE IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IS CURRENTLY LOCATED IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/PD (PLANNED DEVELOPMENT), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF SHERMAN CROSSROADS COMMERCIAL ADDITION

The property is located at 3600 Block Crossroads Boulevard between West Travis Street and West FM 1417 and located in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District. The owner is requesting 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 – 1411 EAST CHAFFIN ADDITION 1411 EAST CHAFFIN STREET (JAMES AND LEAH HARRISON)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JAMES AND LEAH HARRISON (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1411 EAST CHAFFIN STREET, CONSISTING OF 0.273 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AND IS CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF 1411 EAST CHAFFIN ADDITION

The property is located at 1411 East Chaffin between North Lee Street and North Grand Avenue. The owner is requesting to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – HMI – SHERMAN NO. 1
592 LUELLA ROAD
(MICHAEL BELL, DARRYL JOHNSON, HMI – SHERMAN 592, LLC AND TERRI ANN JOHNSON)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MICHAEL BELL, DARRYL JOHNSON, HMI – SHERMAN 592, LLC AND TERRI ANN JOHNSON (OWNERS), RLG ENGINEERING (ENGINEER) AND WALKER, WARREN & JORDAN SURVEYING & MAPPING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 592 LUELLA ROAD, CONSISTING OF 174.85 ACRES, BEING A PART OF PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IS CURRENTLY LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF HMI – SHERMAN NO. 1

The property is located at 592 Luella Road in the ETJ (Extra Territorial Jurisdiction) at the intersection of Cliff Hestand Rd and Luella Road. The property owner would like to plat the property into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – MENJIVAR HIGH COUNTRY ADDITION, LOT 1, BLOCK A
50 HIGH COUNTRY ROAD
(JOSE MENJIVAR)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOSE MENJIVAR (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 50 HIGH COUNTRY ROAD, CONSISTING OF 2.255 ACRES, BEING A PART OF ALFRED HUME SURVEY, ABSTRACT NO. 522, AND IS CURRENTLY LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF MENJIVAR HIGH COUNTRY ADDITION, LOT 1, BLOCK A

The property is located at 50 High Country Road in the ETJ (Extra Territorial Jurisdiction) between Plainview Road and Mountain Climb Road. The property owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT – SHERMAN TOWN CENTER 3 601-701 BLOCK GRAHAM DRIVE (A-S 71 SHERMAN-PHASE III, LP AND PANINA, INC.)

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF A-S 71 SHERMAN-PHASE III, LP AND PANINA, INC. (OWNERS), GREYSTAR DEVELOPMENT CENTRAL, LLC (DEVELOPER) AND KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 601-701 BLOCK GRAHAM DRIVE, CONSISTING OF 20.196 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT 273 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1137, BEING ALL OF LOT 1A, BLOCK 1 OF SHERMAN TOWN CENTER SECTION TWO, AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR SHERMAN TOWN CENTER 3.

The property is located at 601-701 Block Graham Drive at the corner of Graham Drive and Town Center Street. The owner would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – SHERMAN CROSSROADS, PHASE IV, LOTS 28, 29, 30, & 31, BLOCK 2 3320-3550 BLOCK CROSSROADS BOULEVARD (SHERMAN CROSSROADS, LTD)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS) AND A&W SURVEYORS (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3320-3550 BLOCK CROSSROADS BOULEVARD, CONSISTING OF 5.65 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND BEING LOT 6R, BLOCK 2, OF SHERMAN CROSSROADS, PHASE II, AND IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT)/ BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF SHERMAN CROSSROADS, PHASE IV, LOTS 28, 29, 30, & 31, BLOCK 2

The property is located at 3320-3550 Block Crossroads Boulevard between West FM 1417 and West Travis Street. The owner would like to plat the property into four lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – SHERMAN MACHINE ADDITION 1622 SOUTH FIRST STREET (DOUGLAS

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DOUGLAS LAMB, SHERMAN MACHINE, INC. (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1622 SOUTH FIRST STREET, CONSISTING OF 1.355 ACRES, BEING A PART OF PRESTON KITCHEN SURVEY,

ABSTRACT NO. 667, AND IS CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF SHERMAN MACHINE ADDITION

LAMB, SHERMAN MACHINE, INC.)

The property is located at 1622 South First Street between East Lake Street and East Centennial Street. The property 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.

SITE PLAN
THE REQUEST OF GOURI JOSHI, MANOVA PROPERTIES, LLC (OWNER), GREG GUERIN, EAST STAR DESIGN (REPRESENTATIVE/ARCHITECT) AND L-R SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 5100 LIBERTY HILL TRAIL, CONSISTING OF 2.153 ACRES, BEING ALL OF LOT 1, BLOCK G AUSTIN LANDING, PHASE ONE IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR A FUEL STATION

SITE PLAN – FUEL STATION
5100 LIBERTY HILL TRAIL
(GOURI JOSHI, MANOVA PROPERTIES, LLC)

The property is located at 5100 Liberty Hill Trail between Wisteria Lane and North Travis Street. The owner is requesting Site Plan approval for a Fuel Station. This item was removed from consent.

REMOVED FROM CONSENT

Greg Guerin, P.O. Box 53, Forney, TX 75126
Mr. Guerin explained, "The owner is requesting a Site Plan approval for a fuel station. The layout we chose was in response to Staff's concern about the back of the building facing the corner. The first submittal had the building on the corner and fuel canopy screened. We have a 200' electrical easement at the top right corner that is non-buildable. I did a redesign and rotated the canopy to provide more storm water detention."

Terrance Steele, 5200 Ambergate Lane, Sherman, TX 75092
Mr. Steele explained, "I am the Homeowners Association President for Austin Landing. Tonight, I am not speaking on the zoning because the property is correctly zoned C-1 (Retail Business) District, I am speaking about fit. Mr. Rae is aware that I am the President of the Homeowners Association, and he presented me their first Site Plan which had the building facing the Sherman residents. Today around eleven o clock I got another plan that included the detention pond. I am not saying that the property owner shouldn't develop something on that property, I am saying he shouldn't be allowed to develop this project. Just because the property is zoned appropriately doesn't mean anything should be allowed to go there when it

creates health and safety issues. That is why Site Plans are called for being approved through this Planning and Zoning Commission.

There are several scientific studies that have documented an increased risk of cancer and other adverse health effects among those living within 500' to 1,000' of a gas station. The risk is due to Benzene and other harmful compounds released from underground gasoline storage tanks, vents and pumps.

We are all aware the biggest financial investment that a person can make is in buying a home. We believe that once we buy our homes, they will increase in property value. This gas station in this residential neighborhood could depress the value of the homes not only within view site of those homes but even with distance. The United States Department of Housing and Urban Development will not allow an FHA (Federal Housing Administration) insurance of a property within three hundred feet of a gas station that has storage tanks with the compacity of 1,000 gallons or more of flammable or expansive material. All gas stations have tanks with the capacity of over 1,000 gallons therefore those who own homes within 300' are likely to experience greater difficulty in selling their homes and in some cases, getting insurance on their homes."

Susannah Strocher, 5006 Liberty Hill Trail, Sherman, TX 75092
Ms. Strocher explained, "My property is located at the corner of Liberty Hill Trail and Wisteria Lane. The entrance and exit that they have on Wisteria Lane concerns me for the young children in the neighborhood. We have a green belt that runs behind the homes. People are walking, riding bikes and walking dogs. That exit into our neighborhood should not be allowed. Keep our kids safe."

Geddy Grady, 411 Woodbine Drive, Sherman, TX 75092
Mr. Grady explained, "I turn onto Wisteria Lane a lot. I know we can't stop progression; I agree that the gas station is the wrong fit in the wrong area. I am not sure if there has been a traffic study done. We have major accidents between that intersection and Northcreek Drive which are the two major entrances into our neighborhood. The entrance on Wisteria Lane is a horrible idea. This neighborhood is very active."

Kyle Rogers, 506 Woodbine Drive, Sherman, TX 75092
Mr. Rogers explained, "My concern is that we have grandchildren, kids playing, and we already have traffic through there of people that don't live in that community. We feel this will bring a larger capacity from the people who can't get out on Travis Street."

Mr. Guerin stated, "In response to the fuel tank it will be designed per the National standards UL-142 tanks."

Chairman Mahone asked Mr. Guerin, "How many gallons is it expected to be?"

Mr. Guerin replied to Chairman Mahone, "1,000 gallons."

Commission Member Manley asked Mr. Guerin, "Do you know if the owner is going to sell alcohol or tobacco out of this location?"

Mr. Guerin replied, "Usually there is."

Commission Member Manley asked Mr. Rae, "Is there anything in the C-1 (Retail Business) District that requires a Specific Use Permit?"

Mr. Rae replied, "Not for a convenience store. They are required to get an alcohol permit from the City Clerk's office."

Chairman Mahone requested an Executive Session and stated, "The Planning and 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 5:32 p.m.

RECONVENE

RECONVENE
The Executive Session closed, and the meeting reconvened at 5:35 p.m.

Commission Member Blagg asked Mr. Lee, "Is there any other solution for the second egress that is required?"

Mr. Lee replied to Commission Member Blagg, "They are going to need two egresses. TxDOT has rules of how close the driveway can be to an intersection. Having a second egress on Travis Street would violate TxDOT requirements. We don't have much distance between Wisteria Lane and Travis Street to put something on Liberty Hill Trail."

Commission Member Blagg replied, "Is there any process with TxDOT for Variances?"

Mr. Lee replied to Commission Member Blagg, "Occasionally, but you'd have to get closer to that intersection. That existing driveway may be close to begin with. With the other development to the north, we are recommending both developments create one shared driveway to Travis Street."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Site Plan located at 5100 Liberty Hill Trail subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING, VARIANCE – SIDE YARD SETBACK

SITE PLAN – VEIN CENTER OF NORTH TEXAS

1325 NORTH TRAVIS STREET (VEIN CENTER OF NORTH TEXAS PROPERTIES, LLC)

PUBLIC HEARING, VARIANCE AND SITE PLAN

THE REQUEST OF VEIN CENTER OF NORTH TEXAS PROPERTIES, LLC (OWNER), DAVID BACA (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1325 NORTH TRAVIS STREET, CONSISTING OF 0.626 ACRES, BEING A PART OF J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND CURRENTLY ZONED C-O (OFFICE) DISTRICT/SAM RAYBURN OVERLAY AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.003(5)(A) TO ALLOW A 11'4" SIDE YARD SETBACK FOR THE EXISTING STRUCTURE LINE IN LIEU OF THE REQUIRED 15'.

PLANNING AND ZONING COMMISSION

B. SITE PLAN FOR VEIN CENTER OF NORTH TEXAS

The property is located at 1325 North Travis Street at the intersection of West Belden Street and North Travis Street.

David Baca, 100 North Travis Street, Sherman, TX 75090
Mr. Baca explained, "The owner is requesting a Variance for a side yard setback for the existing structure. They are also requesting Site Plan approval for Vein Center of North Texas."

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

Mr. Baca 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 and Site Plan.

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 1325 North Travis Street subject to the Staff Review letter. Second by Commission Member Sims.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan located at 1325 North Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, VARIANCE – LOT DEPTH

REPLAT – MONTANO ADDITION

921 SOUTH WILLOW STREET (JAVIER MONTANO, JDM BUILDERZ, LLC)

PUBLIC HEARING, VARIANCE AND REPLAT
THE REQUEST OF JAVIER MONTANO, JDM BUILDERZ, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 921 SOUTH WILLOW STREET, CONSISTING OF 0.173 ACRES, BEING A PART OF LOT 3 AND LOT 4, BLOCK 5 OF THE EPPSTEIN ADDITION, AND IS CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. **PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 94.20' LOT DEPTH IN LIEU OF THE REQUIRED 100 LOT DEPTH.**

PLANNING AND ZONING COMMISSION

B. **PUBLIC HEARING AND REPLAT OF MONTANO ADDITION**

The property is located at 921 South Willow Street between East Epstein Street and East Thomas Street.

Javier Montano, 914 East Spring Street, Sherman, TX 75090
Mr. Montano explained, "The owner is requesting a Variance for the lot depth for a new structure. The owner would also like to plat the property into one lot for residential development."

Chairman Mahone asked Mr. Montano, "Is this an empty lot?

Mr. Montano replied to Chairman Mahone, "Yes."

Chairman Mahone asked Mr. Rae, "The Ordinance says that the lot has to be at least 100' deep. Is there a certain requirement for square footage of the lot?"

Mr. Rae replied to Chairman Mahone, "It is 6,000 square feet in an R-6 (Single Family Residential) District."

Mr. Montano stated, "It is 7,400 square feet."

Commission Member Davis asked Mr. Montano, "How many lots is this?"

Mr. Montano replied, "It is one lot."

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

Mr. Montano 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 and Replat.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 921 South Willow Street subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Replat located at 921 South Willow Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

PUBLIC HEARING, VARIANCE – LOT WIDTH

REPLAT – PARKVIEW ADDITION

211 AND 215 NORTH RICKETTS STREET (JOSE LUIS HERNANDEZ AND DAVID BACA)

<u>PUBLIC HEARING, VARIANCE AND REPLAT</u>
THE REQUEST OF JOSE LUIS HERNANDEZ AND DAVID BACA (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 211 AND 215 NORTH RICKETTS STREET, CONSISTING OF 0.311 ACRES, BEING A PART OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND IS CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR LOT 14R-2.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING AND REPLAT OF LOT 14 PARKVIEW ADDITION, BEING A REPLAT OF LOT 14 AND THE ADJACENT 15' ALLEY, IN THE PARKVIEW ADDITION.

The property is located at 211 and 215 North Ricketts Street between West Laurel Street and West Pecan Street.

<u>David Baca, 100 North Travis Street, Sherman, TX 75090</u>

Mr. Baca explained, "We are requesting a Variance for the lot width. We would also like to plat the property into one lot for residential development. There was an alley that we got abandoned through the City. We are Replating the lots to take that alley in. In the Replat of these two lots we have one lot that conforms to the current zoning and the other lot which is currently a 45' wide lot that we are expanding to 50'."

Chairman Mahone asked Mr. Baca, "Are there structures on the lots."

Mr. Baca replied, "Not on the north lot, but there is an existing house on the south lot."

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

Mr. Baca 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 and Replat.

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 211 and 215 North Ricketts Street subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Replat located at 211 and 215 North Ricketts Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING AND ZONE CHANGE – PD (PLANNED DEVELOPMENT) OF PECAN GROVE ESTATES

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF KEVIN ELDRIDGE, INVESTMENT CATALYST, LLC (OWNERS), DAVID KALHOEFER, PELTON LAND SOLUTIONS (REPRESENTATIVE) AND PELOTON LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1901-2501 BLOCKS EAST PECAN ROAD AND THE 4801-4901 BLOCKS PARK VISTA BOULEVARD,

CONSISTING OF 252.52 ACRES BEING A TRACT OF LAND SITUATED IN THE THOMAS J. SHANNON SURVEY, ABSTRACT NO. 1136, THE R.O. BARRETT SURVEY, ABSTRACT NO. 186, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, AND THE SAMUEL M. MCGLOTHLEN SURVEY, ABSTRACT NO. 811, AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FOR A PD (PLANNED DEVELOPMENT) OF PECAN GROVE ESTATES.

1901-2501 BLOCKS EAST PECAN ROAD AND THE 4801-4901 BLOCKS PARK VISTA BOULEVARD (KEVIN ELDRIDGE, INVESTMENT CATALYST, LLC)

The property is located at 1901-2501 East Pecan Road and 4801-4901 Park Vista Boulevard between North Highway 75 and Texoma Parkway.

<u>David Kalhoefer, 11000 Frisco Street, Suite 400, Frisco, TX 75033</u>
Mr. Kalhoefer explained, "The owner is requesting a Zone Change for the Planned Development of Pecan Grove Estates. We are proposing a mixture of uses based on the requirements of the Planned Development. Currently the whole property is zoned R-6 (Single Family Residential) District. We are looking at providing R-12 (Single Family Residential) District, R-6 (Single Family Residential) District, R-5 (Single Family Residential) District, R-4 (Patio Home Residential) District, MF-15 (Multi-Family Residential) District, MF-30 (Multi-Family Residential) District and about 4 acres of Commercial."

Mr. Kalhoefer presented the following:

PECAN GROVE ESTATES

1901-2501 E PECAN & 4801-4901 PARK VISTA BLVD, SHERMAN TX

#23-002212

DAVID KALHOEFER | 469.213.1800

LOCATION MAP

PECAN GROVE ESTATES
LOCATION MAP

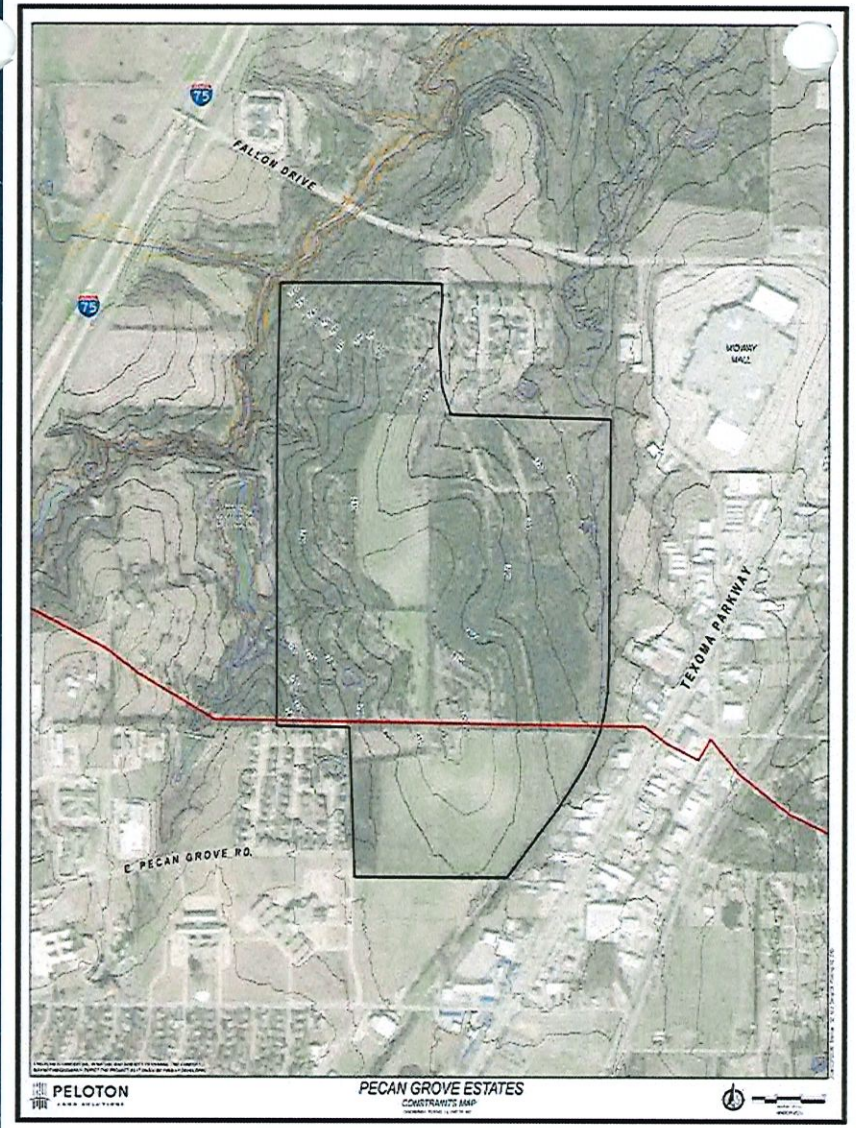
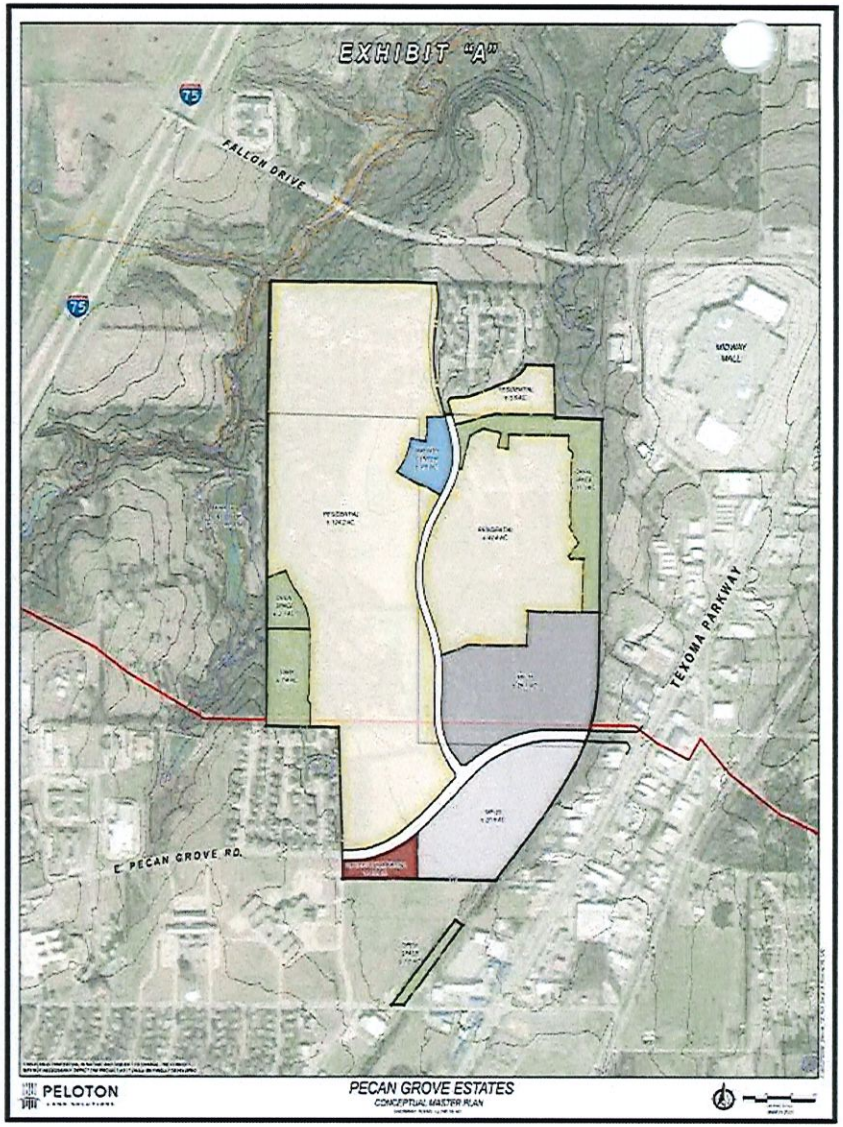


EXHIBIT A
MASTER PLAN

PECAN GROVE ESTATES
CONCEPTUAL MASTER PLAN



PROPOSED SITE PLAN

PECAN GROVE ESTATES
PROPOSED SITE PLAN

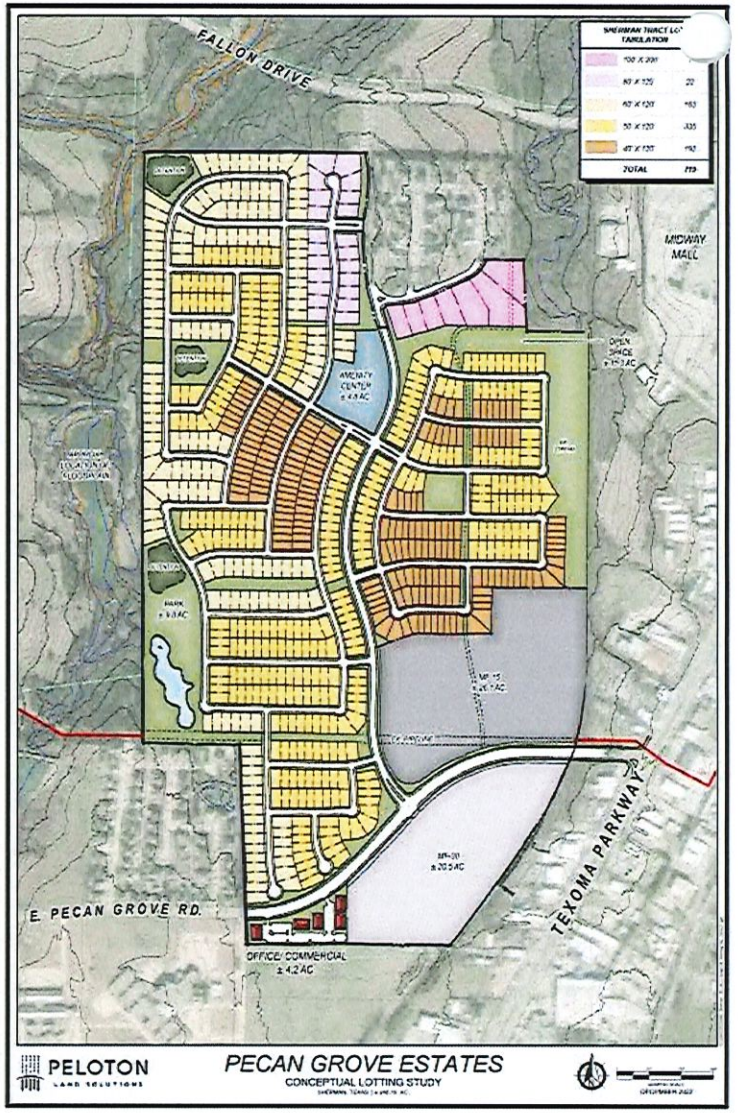
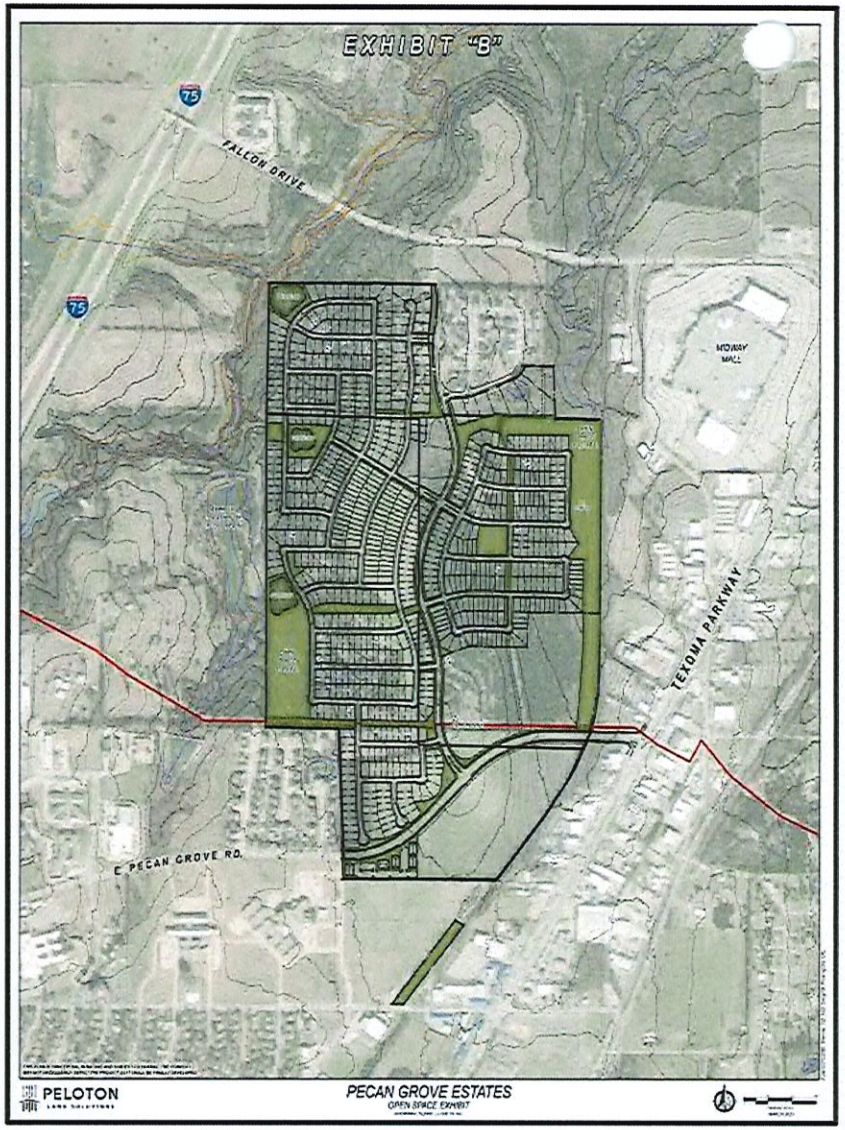


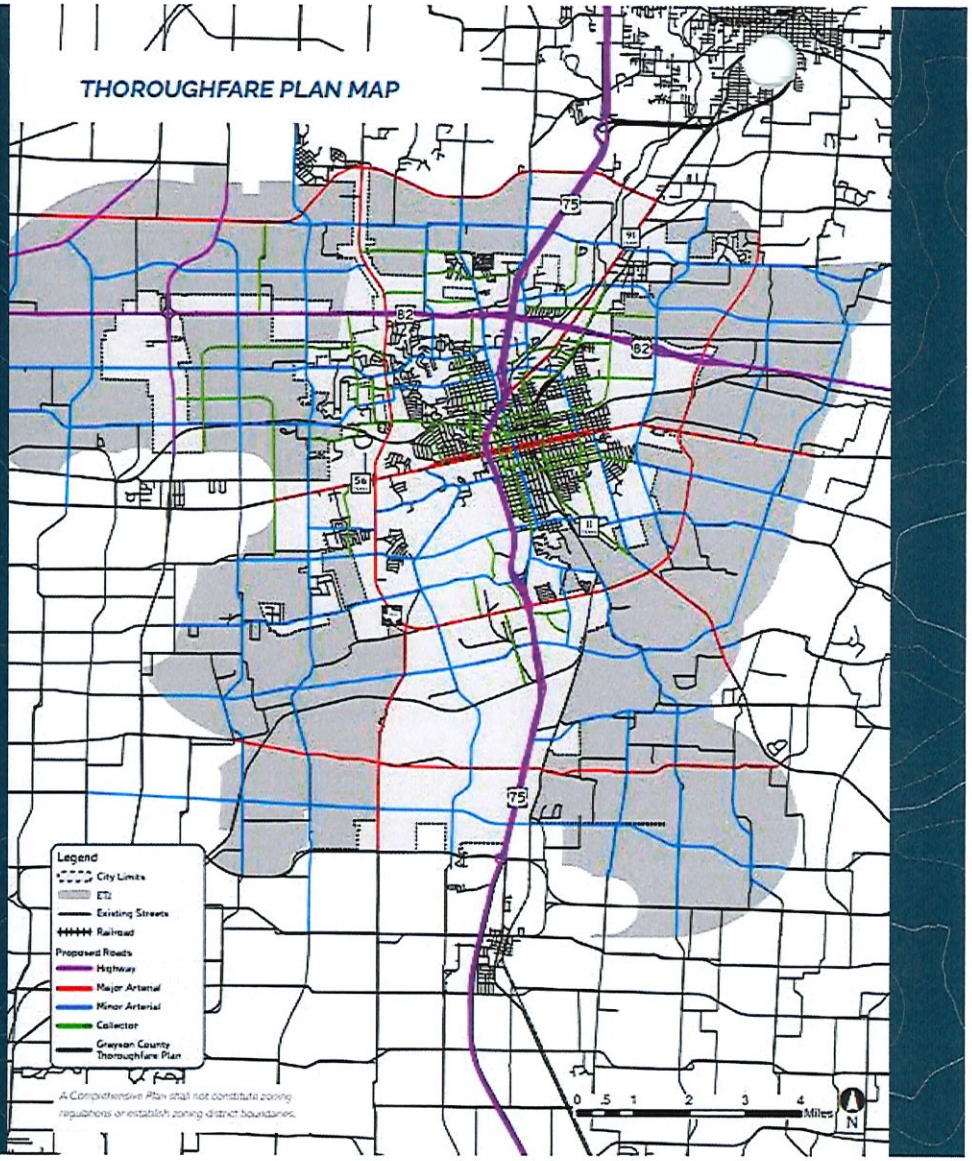
EXHIBIT B
OPEN SPACE PLAN

PECAN GROVE ESTATES
OPEN SPACE EXHIBIT



SHERMAN MASTER THOROUGHFARE PLAN(MTP)

PER CITY OF SHERMAN 2022
COMREHENSIVE PLAN



SHERMAN MASTER THOROUGHFARE PLAN(MTP)



EXHIBIT C
THOROUGHFARE PLAN

PECAN GROVE ESTATES
THOROUGHFARE PLAN

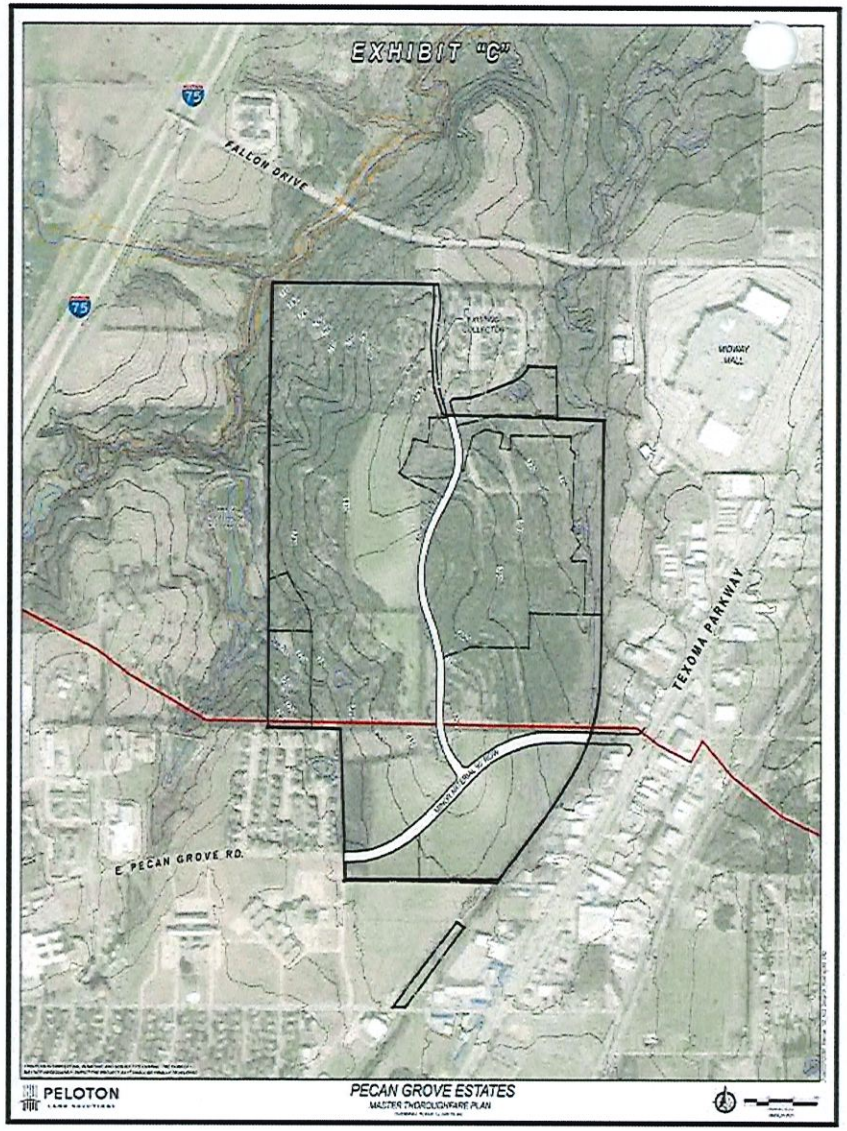
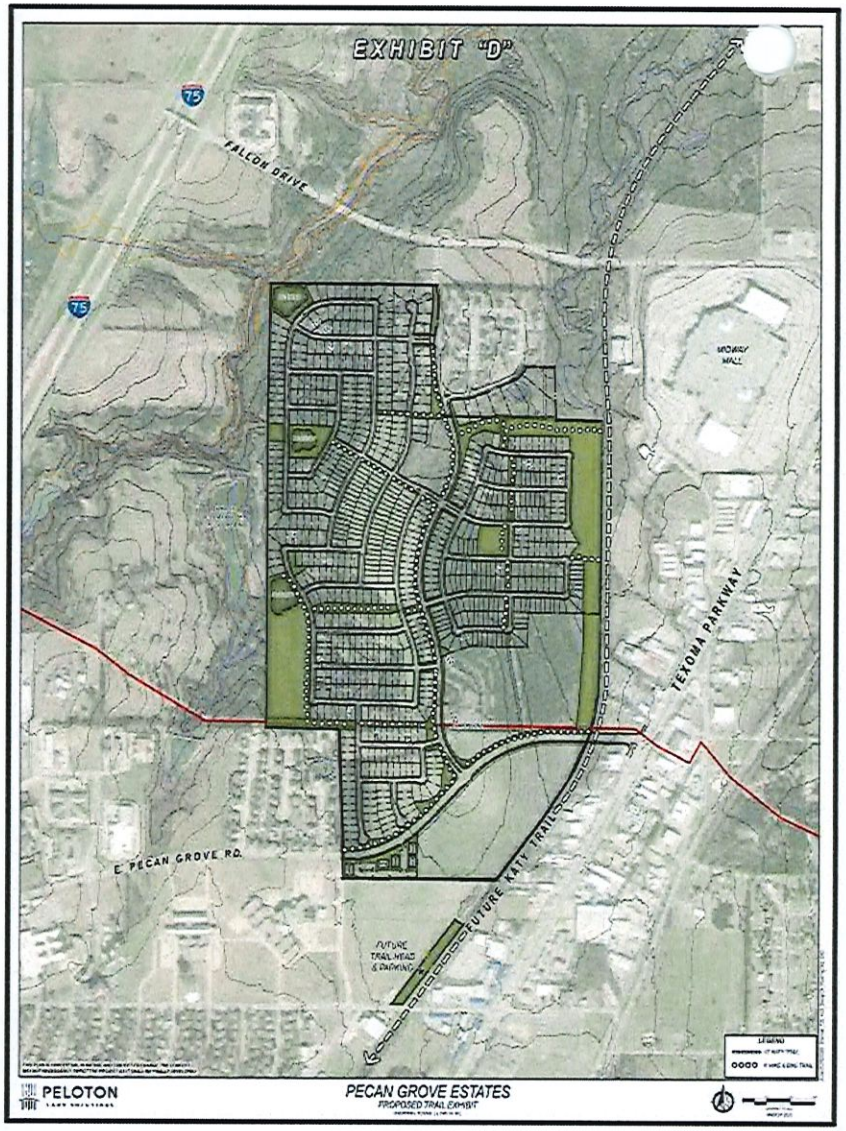
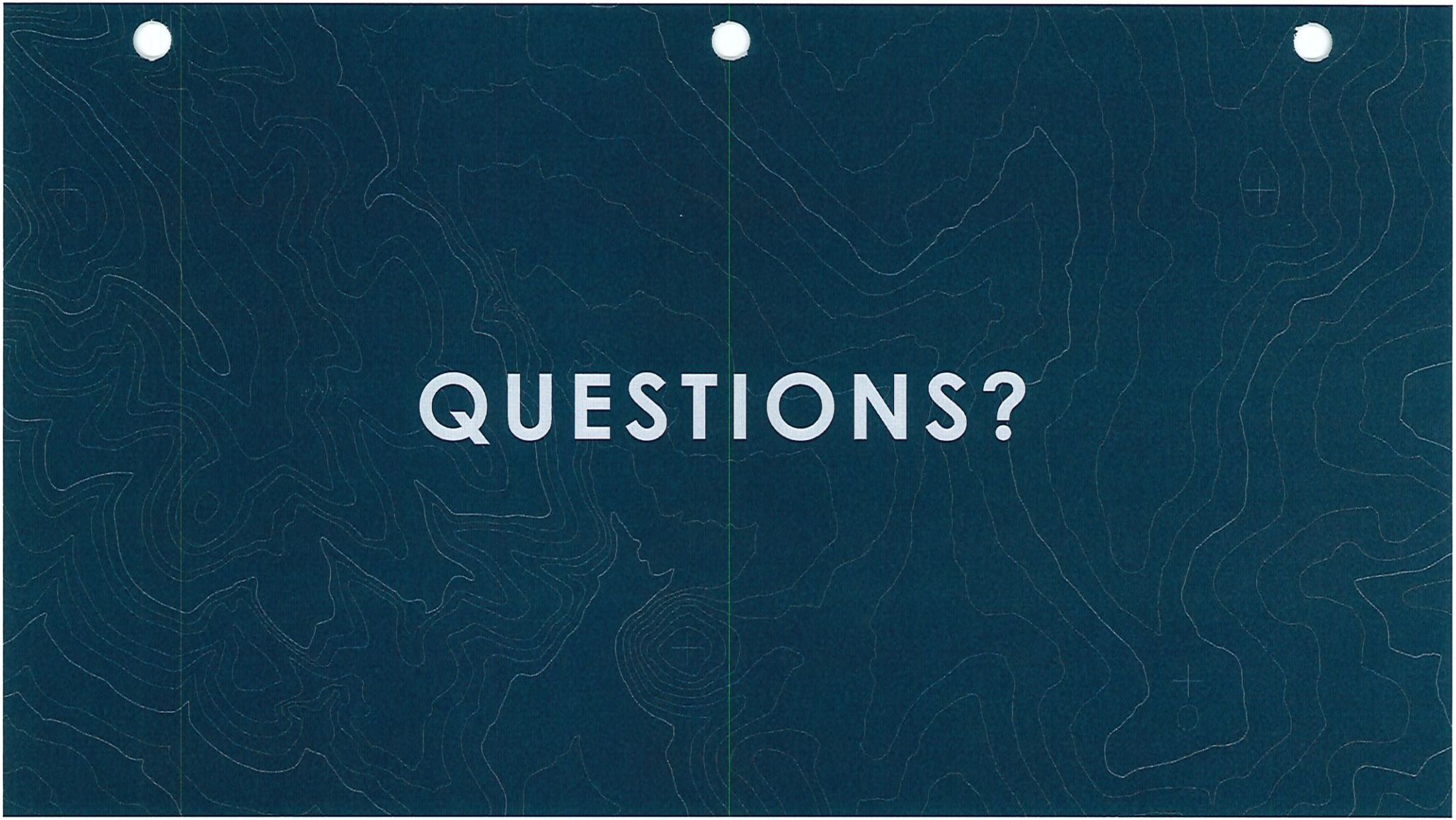


EXHIBIT D
TRAIL PLAN

PECAN GROVE ESTATES
PROPOSED TRAIL PLAN




QUESTIONS?

Becky Burtner, 1801 East Pecan Grove Road, Sherman, TX 75090

Ms. Burtner explained, "I am not opposed to growth. My house is going to be the closest one to the apartments and commercial development. I do not want a vape shop or tattoo parlor catacorner from my house. The property value would tank in a heartbeat. It would be a better use of the commercial area to be closer to where it is already commercial instead of in the middle of our residential area.

Besides the value of our property, traffic is also a concern. Luther Knox is not passible going or coming. You approved the apartments where Medical Plaza used to be, which is a minute from my house. That is more than 400 places for cars, not counting the visitors and you granted an exception. They don't have enough parking spaces planned for all the units that they have. If they fill the spaces up, they will end up on the street. Calais Street is not passible most of the day because the employees of the hospital park there. We worry about anyone needing any medical attention with the ambulance having a hard time getting down the street. There are only two streets, Luther Knox which will dead end in my front yard and Calais which is already backed up. If we are building for the Texas Instruments Engineers none of them are going to move into a 1,000 square foot house."

Virginia Smith, 4807 Vivaldi Crossing, Sherman, TX 75090

Ms. Smith explained, "I live in the subdivision north of the pink lots and there is a pond. I am not sure how they are going to make that go away. 719 lots and everyone has two cars, that is over 1,400 cars, and that does not include apartments. There is one fire station with one truck and one ambulance, it is frightening. 40' lots are too small so let's pause on this. There is so much going on in the city right now."

Russell Spears, 4808 Park Vista Boulevard, Sherman, TX 75090

Mr. Spears explained, "When I bought my lot where the pink lots are, there was supposed to be a park in Phase Two of that development. They ended up selling all that land. I appreciate the size of the lots, but we want bigger lots instead of the regular size lots.

What is the event center?"

Robert Cox, 4811 Vivaldi Crossing, Sherman, TX 75090

Mr. Cox explained, "I am not against the project but the way it was presented. With 719 houses coming in and the school zones for Dillingham Middle School and Neblett Elementary School there is not really an approved exit on Highway 91 and Fallon Drive is full of hills. When you are trying to get in and out on Pecan Grove Road there could be cars coming as you pull out, but you won't see them until they are on that hill. If this is going to happen, then there needs to be a way to control

that. My other concern is there is only one water tower and utilities area by the schools. There has to be a plan in place that we can count on that we will continue to have water and sewage."

Dr. Ron Nieman, 1809 Verdi Lane, Sherman, TX 75090
Mr. Nieman explained, "My biggest concern is that I have seen this in the past, in Texas, where the city will begin the build out, which is understandable, and right now there is a lot of pressure to do that with how fast Texas Instruments is moving. We don't have the infrastructure in place. The roads we have today won't handle the traffic, Fallon Drive would have to be redone. I worry about water rationing which I have seen in the past, and I worry about electricity. I don't think our power grid is where it should be. If we get too far ahead of ourselves, we won't have enough power. It would be nice if we could see more green belts around the area as well as a separate entrance on to Fallon Drive for the subdivision that is coming in adjacent to Vista Norte."

Blair Weaver, 3803 Merrimac Drive, Sherman, TX 75090
Mr. Weaver said, "Have there been any traffic studies done by the proposed developer or the city? Does the city have any current plans for the expansion of the roads? We have a major issue with traffic now."

Kathy Beckhem, 4803 Vivaldi Crossing, Sherman, TX 75090
Ms. Beckhem said, "What size home does an R-12 (Single Family Residential) District need to be? My concerns are like the others with traffic from 700 plus homes and infrastructure. I believe infrastructure needs to come before anything. That is a lot of development before the infrastructure. Has an environmental assessment study been done on the land where the pink lots are for water control?"

James Wright, 3707 Merrimac Drive, Sherman, TX 75090
Mr. Wright explained, "A lot of folks don't realize the storm drain system that goes on the East side of Pecan Grove Village. It all runs from the school properties. With the other development we are going to have a lot more going that way as well. We get a large rush of water every time it rains behind our homes. There needs to be a wider easement for the storm drain system to go. When there was three inches of rain it had overflowed the section where the creek is."

The following opposition emails and letters have been received for 1901-2501 East Pecan Road and 4801-4901 Park Vista Boulevard Zoning request:

Marlow, Lauren

From: Planning
To: Scott Sanford
Subject: RE: concerning 1901-2501 Blocks East Pecan Road and the 4801-4901 Blocks Park Vista Boulevard zone change

From: Scott Sanford
Sent: Thursday, May 4, 2023 4:27 PM
To: Planning
Subject: concerning 1901-2501 Blocks East Pecan Road and the 4801-4901 Blocks Park Vista Boulevard zone change

Dear City Officials,

As a concerned resident of Vista Norte and the city of Sherman, I am writing to express my strong opposition to the proposed zone change request for the property adjacent to the Vista Norte neighborhood. The purpose of this letter is to provide you with detailed information about the negative impacts that the proposed plan may have on our community and to propose alternatives that would help to preserve the integrity of our neighborhood.
The elimination of appropriate buffers between larger and smaller single-family lots and multi-family units, as proposed in the plan, will have a significant negative impact on property values in the area. The rezoning will lead to the devaluation of the area instead of maximizing the assessed valuation and creating a win-win scenario for both homeowners and the city.

Therefore, we are requesting that the multi-family component be moved to only the south side of Pecan Grove Road to provide a buffer zone between it and the single-family component, to not negatively impact property values. Leaving the seven larger home sites alone as a buffer would help increase the green space to a more appropriate amount.

We also want to emphasize that the pond on the south side of Vista Norte serves as a run-off in heavy rain. Water from the creek on the east side of Vista Norte has significant water flow during heavy rain periods. Leaving the pond area intact will help with rain run-off, as it fills up with run-off in heavy rains.
As residents of the Vista Norte neighborhood, we invested a higher premium to live here, which is reflected in our property taxes. Our privacy and surrounding zoning were key drivers in our home purchases. We believe that the proposed plan has too much density for the area and will negatively impact the area with lower-valued homes. Therefore, we request that the single-family lots be no less than 9,000 sq ft to keep the integrity of the area more appropriate and desirable to future residents.

Given the notable business development taking place in Sherman, such as the growing medical practices, technology sector, and professional services, along with the influx of future residents from out of state who will occupy high-wage positions in this new work-from-home environment, it is reasonable to believe that larger single-family homes will be more appealing to potential buyers in this area in the future. Therefore, it is essential for the city to maintain Vista Norte as a special place and a shining example of what Sherman developers can accomplish. Doing so will not only preserve the city's sense of pride but also serve its best interests.

In summary, we request that the plan be revised to leave a larger buffer area from the Vista Norte subdivision on the south side, create larger single-family lots, and limit multi-family development to the south side of Pecan Grove Road. We also ask that Fallon Road is not an entry point into the proposed subdivision and that a retaining wall separates the development from Vista Norte. Homeowners have also expressed interest in allowing Vista Norte to become a gated community as well. We believe that these changes will benefit the homeowners and the city in the long run.
Thank you for your time and consideration.

Sincerely,

Scott Sanford
4801 Park Vista Blvd.
Sherman, TX. 75090

Marlow, Lauren

From: Planning
To: russell spears
Subject: RE: 252.52 acre planned development Pecan Grove Estates by Kevin Eldridge, Investment Catalyst LLC (owner)

From: russell spears
Sent: Monday, May 15, 2023 3:00 PM
To: Planning
Subject: Re: 252.52 acre planned development Pecan Grove Estates by Kevin Eldridge, Investment Catalyst LLC (owner)

Lauren, After talking with my attorney and a developer friend I hereby revoke my protest of the 252 acre Pecan Grove Estates planned development. On the development plan the developer made an effort to transition from the large 100'+ lots in my subdivison with 100', 80' & 60' lots around the Vista Norte subdivision.
The 50' and 40' lots do not adjoin our subdivision and are further to the south.
Best regards, Russell Spears

Marlow, Lauren

From: Planning
To: russell spears
Subject: RE: 252.52 acre planned development Pecan Grove Estates by Kevin Eldridge, Investment Catalyst LLC (owner)

From: russell spears
Sent: Friday, May 5, 2023 1:28 PM
To: Planning
Subject: 252.52 acre planned development Pecan Grove Estates by Kevin Eldridge, Investment Catalyst LLC (owner)

Planning and Zoning Commissioners City of Sherman:

My name is Russell Spears, my wife and I live and own 4808 Park Vista Blvd., Sherman TX.

We are protesting this development in general because it is way too dense in that lots are 40, 50, 60 foot wide. Traffic will be heavy and a traffic light at Fallon Dr. and Pecan Grove Rd will be needed. Existing water and sewer could be overwhelmed.

Specifically our Vista Norte addition phase 1 are all large lots, ours is 100 ft x175 ft. I have a plat of phase 2 to the west of Pecan Grove Rd approx 35 acres and phase 3 approx 80 acres south of our subdivision (these two tracts now purchased/ owned by Kevin Eldridge, Investment Catalyst LLC) . All show R-1 single family residential zoning (no multifamily or apartments). All large lots maybe even bigger than our subdivision. We are for this property being developed R-1 single family but with lot sizes similar to our existing subdivision.

Other comments: The 7 large pink lots (nice size) on the conceptional site plan was to be a park on Phase 3 to our south. There is a creek and pond on this site. Our Phase 1 existing subdivision has no roads or driveways south off of Park Vista Blvd. That land is not part of our homeowners regulations and restrictions. I believe our minimum square footage requirement for homes is 2,600 sq ft (I'm out of state and don't have access to my files).

The 16.5+- acres on the SW corner of Pecan Grove Rd and Fallon Dr recently sold and has recorded deed restriction against multifamily/apartments.

Respectfully submitted, Russell Spears

Marlow, Lauren

From: Planning
To: Shaw, Phyllis
Subject: RE: P & Z meeting 5/16/23 Re: Pecan Grove Estates

From: Shaw, Phyllis
Sent: Monday, May 8, 2023 9:07 AM
To: Planning
Subject: P & Z meeting 5/16/23 Re: Pecan Grove Estates

My name is Phyllis A. Shaw and my address is 1703 Moreland Drive, Sherman, TX 75090. I will be unable to attend the meeting on May 16, 2023 so I am sending my comments here. I was impressed by the meeting the developer had with us on May 4, 2023 and I hope they will stay true to their word about building upscale homes and not allow builders to build "cookie cutter houses". I have a few concerns: 1. I do not want apartments built. I have no objection to small homes for seniors or a senior complex but not apartments for anyone. There are enough new apartments being built close to our neighborhood as it is, and without adequate parking for the ones on Gallagher. 2. Traffic – there will be SO MUCH traffic on Pecan Grove Road. I would hope the city would consider building another road to Texoma Parkway besides the one off of Pecan Grove and / or another one to Fallon Drive. 3. I do not think anything should be built, including a walking trail, on top of the high powered gas line north of my property – I think it's too dangerous. 4. I request that the trees north of the gas line remain and not be cut down. 5. I am also concerned about the creek north of the gas line – I hope adequate studies will be done to prevent flooding.

Thank you,

Phyllis A. Shaw, PhD

Sherman
CLASSIC TOWN. BROAD HORIZON.

received
5-8-23@2:13p

Development Services

Mailing Address: P.O. Box 1106, Sherman, TX 75091
Phone Number: (903) 892-7229
Email: Planning@cityofsherman.com

SMITH PATRICIA
3908 MELROSE TRAIL
SHERMAN, TX 75090

April 27, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, May 16, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Kevin Eldridge, Investment Catalyst, LLC (Owners), David Kalhoefer, Pelton Land Solutions (Representative) and Peloton Land Solutions (Surveyor) concerning the property located in the 1901-2501 Blocks East Pecan Road and the 4801-4901 Blocks Park Vista Boulevard, consisting of 252.52 acres being a tract of land situated in the Thomas J. Shannon Survey, Abstract No. 1136, the R.O. Barrett Survey, Abstract No. 186, the W.F. Patterson Survey, Abstract No. 969, the Hillard Jennings Survey, Abstract No. 639, and the Samuel M. McGlothlen Survey, Abstract No. 811, and currently zoned R-6 (Single Family Residential) District and C-2 (General Commercial) District

The request is as follows:

Planning and Zoning Commission
Public Hearing and Zone Change for a PD (Planned Development) of Pecan Grove Estates.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Acting Secretary, Planning & Zoning Commission

I object to the population density of this project and the problems it will cause. We are already facing problems of a new apartment complex that is being built to our west!

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

Marlow, Lauren

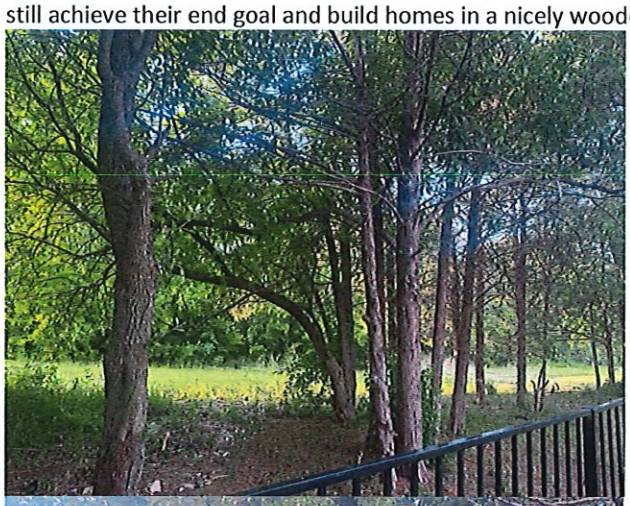
From: Planning
To: m candy
Subject: RE: Planning concerns

From: m candy
Sent: Monday, May 8, 2023 7:07 PM
To: Planning
Subject: Planning concerns

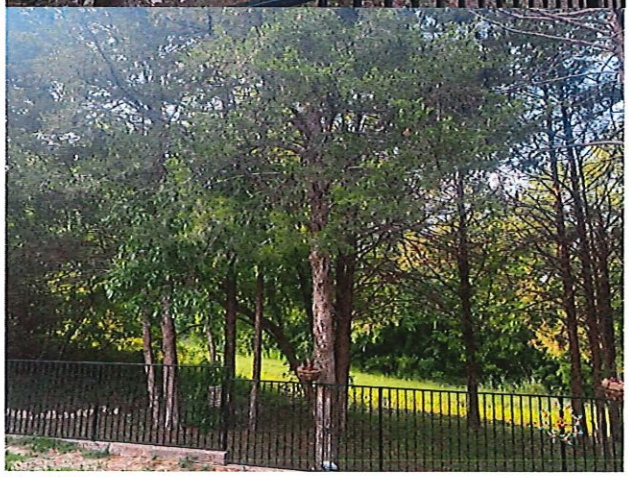
Dear Committee
As a resident being affected by the development behind our house, we are concerned about the traffic along Pecan Dr. It is already an ordeal to get in and out of the neighborhood in the morning and afternoon with school traffic and will only get worse if it opens up to Texoma Pkwy and with new development.

Additionally, we bought the house we are in due to the woods behind us and beautiful trees. The new developer wants to cut the trees on the north side of the gas line and that is HUGE concern. Why can't the trees be preserved to buffer our property and maintain the natural beauty that exists behind us instead of tear them down ? Attached is a picture of the tree line.

Please strongly consider our concerns and help the developers understand they don't have to destroy the area around us and can still achieve their end goal and build homes in a nicely wooded area.







Thank you.
Sincerely,
A concerned citizen of Pecan Grove Neighborhood

Marlow, Lauren

From: Planning
To: Chantal Gage
Subject: RE: P&Z Meeting May 16, 2023 Re: Pecan Grove Estates

From: Chantal Gage
Sent: Tuesday, May 9, 2023 5:16 AM
To: Planning
Subject: P&Z Meeting May 16, 2023 Re: Pecan Grove Estates

My name is Chantal Gage and my address is 1703 Moreland Drive, Sherman, TX 75090.

I will be unable to attend the meeting on May 16, 2023 so I am submitting my comments here. I was impressed by the meeting the developer had with us on May 4, 2023 and I hope they will stay true to their word about building upscale homes and not allow builders to build "cookie cutter houses". I have no objection to this developer being granted permission to build. However, I have a few concerns:

1. I do not want apartments built. I have no objection to small homes for seniors or a senior complex but not apartments for anyone. There are enough new apartments being built close to our neighborhood as it is, and without adequate parking for the ones on Gallagher.

2. Traffic - there will be SO MUCH traffic on Pecan Grove Road. I would hope the city would consider building another road to Texoma Parkway besides the one off of Pecan Grove and / or another one to Fallon Drive.

3. I do not think anything should be built, including a walking trail, on top of the high powered gas line north of my property - I think it's too dangerous.

4. I request that the trees north of the gas line remain and not be cut down.

5. I am also concerned about the creek north of the gas line - I hope adequate studies will be done to prevent flooding.

Thank you,
Chantal Gage

Marlow, Lauren

From: Planning
To: Bob Hague
Subject: RE: Response to Planned Development Adjacent to Vista Norte

From: Bob Hague
Sent: Tuesday, May 9, 2023 5:55 PM
To: Planning **Subject:** Response to Planned Development Adjacent to Vista Norte

Dear City Officials,

As a longtime resident of Vista Norte Subdivision, I am very concerned about the proposed Pecan Grove Development adjacent to our neighborhood. I realize that new development is inevitable over time, but I also realize that it can be done without offending or creating issues with established homeowners in the area.

To accomplish this, we need to assess what impact the new development will have on the surrounding area with respect to:

1) traffic patterns,
2) city services (water, sewer, street maintenance, law enforcement),
3) utilities (electricity, gas),
4) emergency services (ambulance, fire department), and
5) home values.

The Pecan Grove Development Plat suggests that there will be over 700 new homes, not to mention a proposed apartment complex. Master-planned, multi-use developments such as this are normally and wisely developed on the outskirts of town as urban sprawl where new infrastructure and utility lines are extended to meet the need, not tied into decades-old, existing infrastructure designed to accommodate far fewer households. In the interest of saving time and money, the developer has expressed the desire to tie into the existing infrastructure and utilities, despite the fact that such an accommodation by the city could very well create more problems than it solves. The city should proceed proactively by acting in the interests of its citizens instead of yielding to the anxious wishes of the developer risking a myriad of issues likely to occur due to poor planning.

Has the city assessed whether it has the capacity to accommodate such a dense development? Does the city care whether our home values are detrimentally impacted?

Apart from the 7 estate-sized lots in the northeast corner of the development, Pecan Grove's proposed lot and home sizes are not compatible with the homes in Vista Norte. This can only translate into diminished property values in Vista Norte. That 7-lot section was originally designated as a park area to be used exclusively for the residents of Vista Norte. Can you explain how this section was sold to the Pecan Grove developers without first notifying the residents of Vista Norte?

Has the city vetted this developer and reviewed its prior developments? If so, please provide that information so that Vista Norte residents can be fully informed before any damage is done.

Bottom line, I don't want the new development to detrimentally impact
1) traffic patterns, 2) city services, 3) utilities, 4) emergency services, or
5) the value of my home.

If the Pecan Grove developers persist at this location, then the Vista Norte homeowners should probably demand the following concessions:

a. Create a new entry off Fallon Road into the north end of Pecan Grove Estates as indicated in the attached plat. Failing to require this new entrance effectively forces Vista Norte to become part of Pecan Grove Estates. You can bet that their signage at their Fallon Road entrance will read "PECAN GROVE ESTATES", not "VISTA NORTE". We don't

want to be associated in any way with Pecan Grove Estates, and we don't want their traffic wandering through our neighborhood.

b. Since the 7-lot section on the northeast corner of the development is more compatible with the lots in Vista Norte, those lots may be allowed access via the current Fallon Road entrance (now called "Pecan Grove", but perhaps it would be better to rename it "Vista Norte Drive"). If this isn't acceptable, then you can create a new frontage street on the back side of those 7 lots, just off the main north/south street running through the center of Pecan Grove Estates.

c. Fallon Road will need to be widened to accommodate the increased population resulting from the new development. There is already a lot of truck traffic flowing from Texoma Parkway to Hwy 75. When was the last traffic impact analysis performed on Fallon Road?

d. Buffers need to be incorporated into the plat design to reduce noise pollution, to maintain some natural beauty, to create neutral spaces between incompatible sections of the development, and to create wildlife habitats, resulting in a more pleasing, healthy environment for everyone.
By incorporating these concessions, I believe we may all be able to coexist in relative peace.

Thank you for your time and consideration.

Kind regards,
Bob & Lisa Hague

Mr. Kalhoefer replied, "In regard to the tattoo parlor under our land use requirements in the development plan we listed six items that will be prohibited uses: community homes, halfway house, electric plant, municipal wastewater treatment plant, sexually oriented businesses and tattoo parlors. There are uses that are allowed but the majority of those require a Specific Use Permit. We are in the process of doing a Traffic Impact Analysis, it is not required for this purpose, but we are hoping to have it completed prior to City Council. We did meet with Mr. Rae and Staff to get the logistics of what our Traffic Engineer needs to study. Currently the entire property is zoned R-6 (Single Family Residential) District. The standard is a 60' lot. If you do a straightforward zoning on that, the parks and the open space goes away because that is not a requirement. We've purposely done a Planned Development to create those amenities not just for our residents but for those around. We are proposing 719 lots with a mixture of uses. Phase Two, the old plat shows that was to be a park. The other thing that was mentioned on the old plat was an entrance going to 60' wide lots. We are proposing 80' lots as a buffer. There is already a 50' landscape strip in place along Fallon Drive, 125' of lot, a 50' street, and another 125' before you get to our proposed 60' lots which are 7,200 square feet.

In a master plan community, we do an amenity/event center with pools, cabanas, restrooms and features for the kids such as a playground. It could be pickle ball. All the roadways are on the Master Thoroughfare Plan. We are following that. The only thing we have done is deviate from the intersection at Luther Knox and Pecan Grove Road to help alleviate the traffic. I am aware there is a heavy flow of water coming through there. From the intersection at Gallagher going all the way back to the north, water drains from that point all the way back down. We are going to capture our water and divert it. Regarding utilities, we are doing a master water plan. and We know there is a potential upgrade to the lift station. The R-12 (Single Family Residential) District lot size is 12,000 square feet."

Chairman Mahone asked Mr. Kalhoefer, "Did you already address the pond?"

Mr. Kalhoefer replied, "What we purposely did was put the lot line through the center of the pond so we could go around either way to develop or build a house on the other side."

Chairman Mahone asked Mr. Kalhoefer, "Have you discussed the impact fees with the city?"

Mr. Kalhoefer replied, "We have not."

Chairman Mahone asked Mr. Rae, "Do you have any comments on the impact fees?"

Mr. Rae replied, "They will be required to pay the impact fees on the single-family homes when the homeowners pull the

permit and the multi-family when they get a permit for the multi-family development."

Commission Member Blagg asked Mr. Rae, "Are we just approving the residential and multi-family or are we locking in the lot type?"

Mr. Rae replied, "The request for a Planned Development District is a Zone Change from what is currently an R-6 (Single Family Residential) District to a Planned Development District. The Planned Development District allows for more flexibility for the developer, so they don't have to come back every time they fix their plan to get a revision on the plot plan. This is something that is allowed for developers that have over 200 acres of property that they want to develop."

Vice Chairman Downtain asked Mr. Rae, "With the Planned Development approval, what ties them to the R-12 (Single Family Residential) District lots and the location they are describing now?"

Mr. Rae replied, "That was one comment we had in our review. We were concerned that if they got approval for R-4 (Single Family Residential) District through R-12 (Single Family Residential) District lots, what would stop them from coming in and doing all R-4 (Single Family Residential) District lots. They came back on a revision and said they would max out their R-4 (Single Family Residential) District and R-5 (Single Family Residential) District lots to 200 units for R-4 (Single Family Residential) District and 360 units for R-5 (Single Family Residential) District. That is their max for those lot sizes. They are required to come back before the Commission whenever they get a more detailed Site Plan and at that point, a Traffic Impact Analysis is required by our Zoning Ordinance. That would be the next step for them if this was to get approved."

Vice Chairman Downtain asked, "My question is more specific to the specific location of the larger lots. If we approve the zoning for the Planned Development District and these guys sell the property, someone else could come in and do something different. What assurance do we have that there would be the R-12 (Single Family Residential) District type homes or lot sizes?"

Mr. Kalhoefer replied, "One of the things we did to help alleviate that concern was require a forty-foot setback."

Commission Member Manley asked Mr. Rae, "In regard to the questions about what could go into the commercial piece at the southwest corner, being across from Dillingham, I am unsure of the distance but there are some prohibited uses that are that close to an elementary school. Could you remind us of what they are?"

Mr. Rae replied, "Any alcohol sales would be restricted, vape shops have some legal requirements for smoking sales, and I

would also recognize that in their permitted uses for that commercial district is considered Neighborhood Commercial. It is more neighborhood centric uses like daycares, laundromat, and convenience store."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 1901-2501 East Pecan Road and 4801-4901 Park Vista Boulevard subject to the Staff Review letter and the Halff letter and the R-12 (Single Family Residential) District modifications submitted by the applicant. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND VARIANCE – WALL SIGN 108 NORTH TRAVIS STREET (GARY CORLEY)

PUBLIC HEARING AND VARIANCE
THE REQUEST OF GARY CORLEY (OWNER) CONCERNING THE PROPERTY LOCATED AT 108 NORTH TRAVIS STREET IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.013 TO ALLOW A WALL SIGN THAT IS 726 SQUARE FEET IN LIEU OF THE ALLOWED 300 SQUARE FEET AND 52% OF THE WALL SPACE IN LIEU OF ALLOWED 20%

The property is located at 108 North Travis Street between West Laurel Street and West Houston Street.

Gary Corley, 108 North Travis Street, Sherman, TX 75090
Mr. Corley explained, "I am requesting a Variance for a wall sign that is 726 square feet and 52% of the wall size. The wall art isn't the issue, when I put the firm name, it made it a sign."

Chairman Mahone asked Mr. Corley, "If you drew a sign around Corley Law Firm, did you figure out what square footage that would be?"

Mr. Corley replied to Chairman Mahone, "The artist had done the math work and it was within the 20%."

Chairman Mahone asked Mr. Rae, "How are you measuring the square feet of this?"

Mr. Rae replied, "Mr. Corley is correct. If it is just a mural we don't regulate that. It becomes a sign when it is advertising any business. Since it is all connected as one big sign, we would measure that all together. If it was separated there would be a way to administer that differently, but I don't know how much the square feet of just the text would be and if that would exceed 300 square feet. It is possibly less than twenty percent of the wall area which is our current regulations."

Commission Member Manley asked Mr. Rae, "Do murals require any approval?

Mr. Rae replied, "No, we do not have any regulations for murals."

ADJOURNMENT

ADJOURNMENT
The meeting adjourned for a Recess at 6:51 p.m.

RECONVENE

RECONVENE
The Recess closed, and the meeting reconvened at 7:01 p.m.

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 108 North Travis Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND ZONE CHANGE

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-2F

THE REQUEST OF JERMAINE CLARKE (OWNERS) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1407 SOUTH TRAVIS STREET,

CONSISTING OF 0.21 ACRES, BEING A PORTION OF LOT 12, OF THE M.B. MOORE ADDITION, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS: PLANNING AND ZONING COMMISSION PUBLIC HEARING AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.

1407 SOUTH TRAVIS STREET (JERMAINE CLARKE)

The property is located at 1407 South Travis Street between East Martin Lane and East Olive Street.

Dr. Jermaine Clarke, 1407 South Travis Street, Sherman, TX 75090

Mr. Clarke explained, "I recently purchased this property and the previous owner had turned the property into a duplex. It is not in compliance with the city. I wanted to get everything up to code and use it as a duplex."

Chairman Mahone asked Mr. Clarke, "If you rezoned this to a duplex there would be some parking requirements, could you tell us how you would deal with the parking?"

Mr. Clarke replied, "The front border of the property is about 60'. The current parking area is about 22' by 24' wide and we would add a second parking spot."

Chairman Mahone asked Mr. Clarke, "If the lot is 60' wide, how wide would the driveways be combined?"

Mr. Clarke replied, "Driveway B is 22' wide and 24' long. Driveway A, I would make that 22' wide and 36' long, so I have enough room to make driveway space."

Chairman Mahone stated, "That would be 44' total."

Commission Member Manley asked Mr. Clarke, "Is Driveway A not to scale?"

Mr. Clarke replied, 'It is not. I just bought it so I didn't have time to get the numbers corrected. I did meet with a contractor and if we connect both of those driveways it would be wide enough with 14' left over."

Commission Member Manley stated, "So concrete all across."

Mr. Clarke replied, "Yes."

Commission Member Davis asked Mr. Clarke, "What is the square feet of this house?"

Mr. Clarke replied to Commission Member Davis, "It is 1,900 square feet."

Commission Member Sims asked Mr. Clarke, "It is currently operating as a duplex?"

Mr. Clarke replied, "Correct."
Chairman Mahone asked Mr. Clarke, "Is there a reason why you wouldn't turn it back into a single-family home?"

Mr. Clarke replied to Chairman Mahone, "The floor plan wouldn't make sense at this point because it has a full kitchen in each unit. I would have to redo everything to get it back to a single-family home."

Chairman Mahone asked Mr. Clarke, "Are there any other duplexes on that block?"

Mr. Clarke replied to Chairman Mahone, "Yes, towards the southern part of the block there are at least four or five duplexes on South Travis Street."

Harly Keller, 1424 South Travis Street, Sherman, TX 75090
Mr. Keller explained, "There was a guy after COVID-19 that came in and bought this house and undercover he made this house a duplex. How can a person come in and do this to our community? There were two couples that the house was rented out to and the sewer system for that house was not designed for that many people."

Karen Tooley, 1202 South Travis Street, Sherman, TX 75090
Ms. Tooley explained, "On our block we have three single family homes, and we have fourteen duplexes being seven groups of two. If you do the math that comes out to 36 bedrooms on our block, and it is a lot. To follow an illegal action, they didn't get city approval. The previous owners didn't do the due diligence before they started changing the house. To approve it because it has already been done seems to be the wrong direction to take. When they started tearing down these beautiful homes and replacing them with duplexes it was a sad day for Sherman."

Robin Phillips, 1126 South Crockett Street, Sherman, TX 75090
Ms. Phillips explained, "I drove by this today and what I noticed first was the amount of concrete in the front yard, so if the solution to this is to pave more of the front yard to bring it into compliance, that is not a good solution. I agree with Ms. Tooley, it was done illegally to begin with. I am sorry for the gentleman that purchased this thinking he was purchasing a duplex. The point is this is a property that is not incompliance with our rules and ordinances, and I am going to fight for my neighborhood all day long so that we are not encroached with things that don't follow the rules and that create such a density problem."

Mr. Clarke replied, "I understand the concern with the community however I am here to make sure that we are in compliance to ensure that parking is available, and the home is appropriate for renters."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to deny the Zone Change located at 1407 South Travis Street. Second by Commission Member Whitaker.

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

PUBLIC HEARING AND VARIANCE – FRONT AND SIDE SETBACK 1826 NORTH RICKETTS STREET (MARTIN AND LINDA JAVOR)

PUBLIC HEARING AND VARIANCE
THE REQUEST OF MARTIN AND LINDA JAVOR (OWNERS) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1826 NORTH RICKETTS STREET, BEING LOT 1, BLOCK G OF MAXEY'S SECOND ADDITION, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 (1) TO ALLOW A 5' FRONT SETBACK IN LIEU OF THE REQUIRED 20'FRONT SETBACK AND AN 8' SIDE SETBACK IN LIEU OF THE REQUIRED 25'SIDE SETBACK FOR A CARPORT.

The property is located at 1826 North Ricketts Street at the corner of West Taylor Street and North Ricketts Street.

Linda Javor, 1826 North Ricketts Street, Sherman, TX 75092
Mrs. Javor explained, "First and foremost I would like to deeply apologize for my behavior in the office that was mentioned in the notes, and I was incorrect in doing that. I was caught off guard when told no to all carports, I tried to explain when the driveway was poured in September that I was told by Tom Pruitt in Engineering that we did not need a permit if it was not attached to the house. I was told that Engineering did not have anything to do with building permits and I apologize I misunderstood that. This has been a very stressful project; I did not intentionally tell the contractor, as was stated, to start work without a permit on the carport. In addressing the Zoning Ordinance, I would like guidance to find where the setbacks are listed. In the Ordinance listed in Mr. Rae's letter I have the numbers 14.06.006 and Section 211.009 of the Texas Local Government neither one lists setback requirements. None of the Ordinances list an easement for the property line. You noted that we were asking for extra feet, and it is only a foot from one side if you consider the easement which was not mentioned in the Ordinance. We are seventeen feet from the front and twenty-four from the side, but we believe that denial of our carport would continue to result in unnecessary hardship for both Marty and myself. When we were researching getting a carport, we discovered quite a few in the neighborhood and upon research I have found over 150 carports in my neighborhood alone."

Martin Javor, 1826 North Ricketts Street, Sherman, TX 75092
Mr. Javor explained, "We recognize we made some serious mistakes obviously doing work without a permit based on somebody else's word. We also recognized Mr. Rae has recommended denial on our Variance in a very strong way. We are looking for a sympathetic ear and I want to point out a few things that are important to us. Are you aware of Ricketts Street and Taylor Street? Generally, when it is brought up people refer to it as the busiest intersection in Sherman. From a safety perspective we believe that Taylor Street and Ricketts Street is nothing less than a dangerous place. With the type of traffic, we believe that living in our house is unsafe. Some of the things we have seen are dangerous violations: speeding, rolling stops, over accelerations and collisions with photo and video proof. There are two things we are looking for from a carport, car protection and home protection. The carport will protect our cars from the weather and would be our first line of defense if a car was to be rolling towards our house. From a mental health standpoint, my wife and I have been diagnosed with anxiety and depression so moving into our house and being exposed to this type of traffic and danger has really set us on the edge. I have been on Social Security Disability for two years diagnosed with general anxiety disorder and the lack of safety in our home has weighed heavy on us. If our request for a carport is denied it will create an ongoing hardship as our fears will continue."

Chairman Mahone stated, "It looks like you have two driveways. The driveway off Taylor Street, does it pull into a garage?"

Mr. Javor replied, "It used to, but the garage was converted."

Chairman Mahone asked Mr. Javor, "The driveway that goes to Ricketts Street, is this driveway an improved or expanded driveway?"

Mrs. Javor replied, "Yes, it is a brand-new driveway."

Wesley McBride, 1610 North Ricketts, Sherman, TX 75092
Mr. McBride explained, "Ricketts Street is a dangerous street, and the west side of Ricketts Street has always been no parking however it is never enforced. Most of the time that street is a one lane street from how many cars are parked on the side."

Mr. Javor explained, "We bought the property and have invested a tremendous amount and if you look at the old pictures and our house now it is a complete transformation. We have done it selfishly because we want a nice house but also to elevate the neighborhood because, quite frankly, the neighborhood is depressed and if we can inspire some other people to do the same, all the better."

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to deny the Variance located at 1826 North Ricketts Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING, ZONING TEXT AMENDMENT, PRELIMINARY PLAT, SITE PLAN AND SPECIFIC USE PERMIT

PUBLIC HEARING, ZONING TEXT AMENDMENT – ADD REGULATIONS FOR A HOTEL

PRELIMINARY PLAT - CROSSROADS – SPRINGHILL SUITES, LOTS 1 & 2, BLOCK 1

SITE PLAN AND SPECIFIC USE PERMIT – HOTEL

301 BLOCK WEST TRAVIS STREET (JEFF HARKINSON)

THE REQUEST OF JEFF HARKINSON (OWNERS), JIM RILEY (REPRESENTATIVE), TEKMAK DEVELOPMENT COMPANY (DEVELOPER), TYPE SIX DESIGN & DEVELOPMENT SERVICES (ARCHITECT), BROCKETTE/DAVIS/DRAKE, INC. (ENGINEERS), SMR LANDSCAPE ARCHITECTS, INC. (LANDSCAPE ARCHITECT) AND VOTEX SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 301 BLOCK WEST TRAVIS STREET, CONSISTING OF 5.464 ACRES, BEING A TRACT OF LAND SITUATED IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/PLANNED DEVELOPMENT DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONING TEXT AMENDMENT TO ADD REGULATIONS TO ALLOW A HOTEL USE WITH A SPECIFIC USE PERMIT IN THE BLALOCK COMMERCIAL OVERLAY DISTRICT.
B. PRELIMINARY PLAT OF CROSSROADS – SPRINGHILL SUITES, LOTS 1 & 2, BLOCK 1
C. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HOTEL OR MOTEL IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/PLANNED DEVELOPMENT DISTRICT, BEING LOT 1, BLOCK 1 OF THE PRELIMINARY PLAT, CROSSROADS SPRINGHILL SUITES, CONSISTING OF 3.024 ACRES.

The property is located at 301 Block West Travis Street between Northgate Drive and Crossroads Boulevard and is in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District.

Tom Kirkland, 3021 Ridge Road, A-120, Rockwall, TX 75032

Mr. Kirkland explained, "The owner would like to plat the property into two lots for commercial development and a Specific Use Permit for a development of Marriott Springhill Suites. My understanding is that a hotel in Sherman Crossroads needed an addendum to the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District to allow that."

Chairman Mahone asked Mr. Kirkland, "What do you expect this timeline for this building to be?"

Mr. Kirkland replied, "Eighteen months once we get the plat approved, purchase of the lot and architecture design."

Mr. Rae explained, "Currently the Blalock Commercial Overlay District does not list a hotel as a permitted use. They are requesting the Text Amendment to allow that as a use with a Specific Use Permit. It would change the Blalock Commercial Overlay District so that anyone in the future that wanted to build a hotel/motel in the Blalock Commercial Overlay District would be able to with a Specific Use Permit."

Jeff Harkinson, 4560 Belt Line Road, Suite 400, Addison, TX 75001
Mr. Harkinson explained, "We agreed that we would deed restrict the property where the only location within Sherman Crossroads a hotel/motel would be permitted would be the area north of West Travis Street. The eighty-five acres south of Sherman Crossroads does not permit my hotel/motel use. In our plans with the hotel, we have about 9,000' of conference space. It would be important to the tenant mix of the overall Sherman Crossroads development."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zoning Text Amendment, Preliminary Plat, Site Plan and Specific Use Permit located at 301 Block West Travis Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE – R-6 TO C-N 5101 BLOCK NORTH TRAVIS STREET (HARIBABU KANCHARLA & GAYATRI GOUNI)

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE
THE REQUEST OF HARIBABU KANCHARLA & GAYATRI GOUNI (OWNER), CARLOS CASAS, PE, STRAND (ARCHITECT/ENGINEER), CORINTHIAN DESIGN ASSOCIATES, LLC (DESIGNER) AND STRAND (LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 5101 BLOCK NORTH TRAVIS STREET, CONSISTING OF 3.812 ACRES IN THE ALEXANDER RICHARDS SURVEY, ABSTRACT NO.42, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT.

The property is located at 5101 Block North Travis Street between Kreager Road and Liberty Hill Trail.

Ashley Williams, 10003 Technology West Boulevard, Dallas, TX 75231
Ms. Williams explained, "The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to a C-N (Neighborhood Commercial) District and Site Plan approval for a neighborhood commercial building. We have completed a Traffic Impact Analysis and submitted that to the city."

Chairman Mahone asked Mr. Rae, "Could you tell us some of the uses that are allowed in Neighborhood Commercial."

Mr. Rae explained, "Neighborhood Commercial has narrower setbacks than C-1 (Retail Business) District or C-2 (General Commercial) District. It is a benefit to be a little more restrictive on which uses are permitted. Tattoo parlors and vape/smoke shops are not permitted in the C-N (Neighborhood Commercial) District. The things that are permitted would be grocery stores, restaurants, health club and studios, a gas station, bakery, barbershop and other smaller neighborhood related uses."

David Brown, 5201 Ambergate Lane, Sherman, TX 75092
Mr. Brown explained, "When it rains, the water from the neighborhood goes to the detention. As of now there is no water in our backyards, if this is passed would it then create an issue with flooding? When we moved here, we were promised by the builder that there would be nothing built behind us. It is currently zoned for residential. If they wanted to build homes, I have no problem with that. What is the size or the height of the buildings? Am I going to be looking out at buildings? Are there restrictions on lighting? I don't want to be up all night with light shining at the back of my house. Are our homes going to be rezoned or just that section. Will it affect our taxation?"

Ms. Williams explained, "That is an existing detention pond that we are resizing that will accommodate our flow in addition to accommodating the flow that already goes there. There will be no water that goes towards the residential houses."

Chairman Mahone asked Mr. Rae, "What is the maximum height?"

Mr. Rae replied, "The maximum height for this location is thirty-five feet same as the R-6 (Single Family Residential) District."

Chairman Mahone asked, "What about lighting?"

Ms. Williams replied, "We will meet every Ordinance on the lighting requirement; we will also work with the adjacent residents. The lighting is intended for safety. It is not there to light up the residential neighborhood. It is intended to light up the commercial area. We will have to do a lighting plan to show the illumination and how far that does go out. That will be part of the detailed Engineering as well."

Mr. Rae stated, "We do have a section in our Zoning Ordinance that addresses the lighting, and that no commercial property is allowed to light an adjacent residential property. Any site lighting that is on the commercial property has to stay on that property."

Chairman Mahone asked Mr. Lee, "Once the lighting is put up, does Engineering go out and inspect?"

Mr. Lee replied to Chairman Mahone, "Engineering does not."

Mr. Rae replied, "In the past we have enforced it through complaints."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Zone Change located at 5101 Block North Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, ZONE CHANGE – M-1 AND C-2 TO C-2

SITE PLAN AND SPECIFIC USE PERMIT – MINI-WAREHOUSE

SITE PLAN AND SPECIFIC USE PERMIT - WAREHOUSING

4800 TEXOMA PARKWAY (STAR MIDWAY, LLC)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT

THE REQUEST OF STAR MIDWAY, LLC (OWNER), DAVID PETREE, BLUE SKY SURVEYING AND MAPPING (SURVEYOR) AND OLD REPUBLIC (SITE MANAGEMENT SERVICES) CONCERNING THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY, CONSISTING OF 43.9389 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THE DANIEL SHELP SURVEY, ABSTRACT NO. 1097 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136 AND BEING A PORTION OF BLOCKS 1, 2 AND 4 AND ALL OF BLOCK 5, OF MIDWAY MALL, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE, CONSISTING OF 43.9389 ACRES, TRACT ONE, BEING 42.8134 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THE DANIEL SHELP SURVEY, ABSTRACT NO. 1097 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136, LOTS 1 AND 3, BLOCK 1, MIDWAY MALL AND TRACT TWO, CONSISTING OF 1.1255 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, LOTS 5 AND 7, BLOCK 1, MIDWAY MALL
B. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
C. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW WAREHOUSING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 4800 Texoma Parkway between Fallon Drive and North Frisco Road and is zoned M-1 (Light Manufacturing) District and C-2 (General Commercial) District.

Scott Cresswell, 900 Linden Avenue, Rochester, NY 14625

Mr. Cresswell explained, "The owner would like to renovate the retail and modernize it from its current 1970s look. We will have the middle section as indoor climate-controlled storage. You will be able to drive in the building, park, turn your vehicle off next to your storage unit and unload your belongings in a safe and secure environment. You would drive in the old Belk and straight towards Dillards then turn to exit. There will be no turning around inside the building, it would be one way in and one way out. The back part of the building would be for warehousing. We do plan on putting some out parcels along the front part of Texoma Parkway and near the road; we plan on adding additional stand-alone retail buildings. We own a

parcel across the street and are in preliminary conversations about building a hotel. This is just Phase One of our master design to redevelop the mall."

You would drive in the old Belk and straight towards Dillards then turn to exit. There will be no turning around inside the building, it would be one way in and one way out."

Peter Tracy, 705 Valentine Drive, Sherman, TX 75090
Mr. Tracy explained, "With it being a one-way flow will it allow two cars to go through there at one time?"

Mr. Cresswell replied to Mr. Tracy, "Yes. It will be wide enough for a car to park and a car to pass to get out of the building."

Bryan Wilson, 176 Snap Road, Sherman, TX 75092
Mr. Wilson explained, "For the health and safety standpoint, are the cars going in idling or do you have to turn the cars off? You have retail customers in the front and warehousing in the back. Are there any kind of special aerators to get fumes out of there? Does it create a combustion problem for other vehicles with there being any fires from restaurants or retail?"

Mr. Cresswell replied, "There is going to be demising walls built according to code that will separate the retail from storage and storage from warehouse. The rules of the storage facility are you drive in and immediately turn your car off. We will be putting in an air system that will monitor CO2 levels as well as continuing flowing fresh air through the building."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change, Site Plan and Specific Use Permit located at 4800 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING, VARIANCE – LOT AREA

FINAL PLAT – CONCORD VILLAGE ADDITION

820 NORTH SAM RAYBURN FREEWAY (RAY JEAN HANKEY, TRUSTEE)

PUBLIC HEARING, VARIANCE AND FINAL PLAT

THE REQUEST OF RAY JEAN HANKEY, TRUSTEE (OWNER), STACEY OLMSTEAD (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 820 NORTH SAM RAYBURN FREEWAY, CONSISTING OF 3.648 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.012 TO ALLOW A LOT AREA OF 3.648 ACRES IN LIEU OF THE REQUIRED 5 ACRES IN AN MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/SAM RAYBURN OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

B. FINAL PLAT OF CONCORD VILLAGE ADDITION.

The property is located at 820 North Sam Rayburn Freeway between West Brockett Street and West Birge Street.

Stacey Olmstead, 185 Double D Ranch Road, Sherman, TX 75092

Ms. Olmstead explained, "The owner would like to plat the property into one lot for the existing multi-family development. The owner is also requesting a Variance for the lot size. The lender for the buyer needed it to be platted with the city. There are no plans for site change"

Commission Member Sims asked Ms. Olmstead, "Are the new owners planning to operate the property as is?"

Ms. Olmstead replied, "Yes."

Chairman Mahone asked Mr. Rae, "Do you have any background for us?"

Mr. Rae replied, "The property is in good standing with the City of Sherman and if they were to get denied the property would fall under nonconforming status and they would still be able to continue but their lenders are requesting that they get these things cleaned up to be able to close the sale."

Steve Showalter, 608 West Birge Street, Sherman, TX 75092

Mr. Showalter explained, "I like the property that is there, it fits our neighborhood that is there. It is two stories I would guess about twenty-four feet high and about twenty-eight units there. When I saw MF-30 (Multi-Family Residential) District I went to the computer and started doing calculations and what it said to me is that the property could go from about 25 units to 115 units. It would go from about 56 cars on two little streets to 224 cars if it was developed fully to the MF-30 (Multi-Family Residential) District standpoint. I don't have a problem with this rezone at all if the property stays the way it is. I am asking if you approve this that you put stipulations on it."

Commission Member Whitaker stated, "It is not a rezone. We are not rezoning anything."

Mr. Showalter replied, "I am a homeowner, I don't understand the whole development process. You are going to approve something and if this is approved, I would like for there to be stipulations like the number of units that are on the property be approximately the same number that are there, if I do my calculations correctly that would be seven units per acre. I would love to have the building height go from fifty feet to approximately two stories and the part that is owned by the railroad company be switched back to what is there instead of MF-30 (Multi-Family Residential) District going all the way to the middle of the property."

Megan Simpson, 921 North Woods Street, Sherman, TX 75092
Ms. Simpson explained, "I understand the nature of the request that they are requesting a Variance and the purchaser has no plans to alter the property. If we allow the Variance, it is not specific to the purchaser; the next purchaser could come in and max out the MF-30 (Multi-Family Residential) District restrictions, add more units and add a 50' building. If you stand on my back porch and I pointed at a 55' building, even with the 25' setback, the top of the roof would be imposing onto our property. If this was approved and this purchaser was to expand, we would be looking at crowding."

Reid Wightman, 927 North Woods Street, Sherman, TX 75092
Mr. Wightman explained, "I am concerned about the residents of this unit. They are generally older people living on fixed incomes and I am concerned the future owner would go in and completely remodel and triple the rent. The other problem I have is in front of my house. I have been denied the use of my driveway for the last three months this winter because they were tearing up the city streets to replace sewers. They had promised that they would come back sometime two years from now. That is a long time for such increased traffic coming down Woods Street which I am thinking that type of development would increase traffic because the Highway 75 traffic is now coming up and down our street. If there is an approval, we ask that there be some stipulations to keep our neighborhood how it is and to keep the residents where they are."

Kelvin Gentry, 921 North Woods Street, Sherman, TX 75092
Mr. Gentry explained, "Everything that horseshoes the apartment complex is single family residential and they are all historic homes except for what is on College Street. It is quiet in the neighborhood and the reason being, it is a senior living complex. If you approve this without any stipulations, then they could come in and demolish this. What about the building time we would have to deal with? What if the dynamic on the people come in and change? You would be condemning everybody in that horseshoe to terrible sale values and terrible lives."

Nate Rodriguez, 710 West Birge Street, Sherman, TX 75092

Mr. Rodriguez explained, "Recently the roof was being replaced on a one-story building and we could hear all the noise. The big concern for us is this change would be in perpetuity to this land. This property is 56 years old and has been a retirement community since it was first built. The developer is out of Dallas, Texas and it is very likely, maybe not now but in the future, that he would want to build something else on this property. This MF-30 (Multi-Family Residential) District designation would allow him to build to the max of his property. While we are being told that is not his intention it is not necessarily today, it is the future. If we have a hailstorm or a tornado this property could be demolished and paid by insurance which would allow this MF-30 (Multi-Family Residential) District to rebuild a much larger property."

Valerie Kvestad, 711 North Woods Street, Sherman, TX 75092
Ms. Kvestad explained, "I am not opposed to the development of the area. There have been duplexes and townhomes built down the street and I would want to encourage you to keep in mind that there already are some multi-family complexes there. When I bought my house 22 years ago, I had every expectation when I sold it that it would have to be sold as a single family residence. I don't understand why someone would want to buy a property knowing what it is used for and knowing what it says and then the lender not give financing if it is not zoned something different because if it is still zoned the same way they could rebuild it as it is which is proper for the neighborhood. That neighborhood has a lot of character and people have put a lot of work in their homes. I would encourage you to leave the zoning as it is."

Ms. Olmstead stated, "We are not asking for a Zone Change we are just asking for a Variance for the size of lot we are currently on. There are 68 units on the property, there are not 24. The apartment complex is not low income, it is strictly senior living. The apartment manager keeps a very tight ship over there and we have a 0% delinquency rate at the apartment complex. All these things make it attractive to a buyer and we are selling because the owner passed away and this is part of a trust."

Vice Chairman Downtain asked Mr. Rae, "Anything that was multi-family before the ordinance changed became MF-30 (Multi-Family Residential) District, some of them didn't do MF-15 (Multi-Family Residential) District, what is the criteria for them being MF-15 (Multi-Family Residential) District or MF-30 (Multi-Family Residential) District?"

Mr. Rae replied to Vice Chairman Downtain, "R-2 (Multi-Family Residential) District was the previous classification for MF-30 (Multi-Family Residential) District that recently changed. The density for R-2 (Multi-Family Residential) District was 34.5 units per acre but we simplified it to make it 30 units per acre. They have the same entitlements as before December 5, 2023 when our Zoning Ordinance was updated to the entitlements that they have now for multi-family."

Chairman Mahone asked Ms. Cotton, "Being that it is Board of Adjustment if we wanted could we restrict it to remain no more than 68 units?"

Ms. Cotton replied to Chairman Mahone, "I would caution limiting the property owners right to go forward with the entitlements they have under this regulation."

Mr. Rae stated, "In our new Zoning Ordinance update we did add more restrictions for multi-family that is adjacent to single family residential. There is a requirement for more of a buffer if this were to be rebuilt. They have that right by law to develop the way it is entitled to. If it were to be demolished and rebuilt, they would have to get Site Plan approval from this board and conform to all the Ordinances that are currently in place. If they wanted to remain as it is right now, they would be existing nonconforming."

Commission Member Manley asked Ms. Cotton, "Is there any legal mechanism that you are aware of that carries across the sale to restrict occupancy?"

Ms. Cotton replied to Commission Member Manley, "Not through the authority of the board."

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

Ms. Olmstead 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 and Final Plat.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to approve the Variance located at 820 North Sam Rayburn Freeway subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning Commission
Motion by Commission Member Whitaker to approve the Final Plat located at 820 North Sam Rayburn Freeway subject to the Staff Review letter. Second by Commission Member Davis.

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

MOTION CARRIED.

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

PUBLIC HEARING, VARIANCE – PARKING AND SIDE SETBACK

SITE PLAN AND ZONE CHANGE – M-1 AND C-2 TO C-2

1804 NORTH LOY LAKE ROAD (TOURAJ SHADMAN)

PUBLIC HEARING, VARIANCE SITE PLAN AND ZONE CHANGE THE REQUEST OF TOURAJ SHADMAN (OWNER), GHASSEM GANJI (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1804 NORTH LOY LAKE ROAD, CONSISTING OF 0.274 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.003(E)(1) FOR A CLINIC, MEDICAL AND DENTAL TO ALLOW 11 PARKING SPACES IN LIEU OF THE REQUIRED 12 PARKING SPACES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 10' SIDE SETBACK IN LIEU OF THE REQUIRED 15' SIDE SETBACK IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM A M-1 (LIGHT MANUFACTURING) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 1804 North Loy Lake Road between East Francis Street and East Taylor Street.

Ghassem "Gus" Ganji, 2601 Meadows Lane, Sherman, TX 75092

Mr. Ganji explained, "The owner is requesting a Variance for the parking spaces and side setback, a Site Plan and Zone Change from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District for the proposed medical/dental office. I was working on this project last year and then they changed the requirement for a C-2 (General Commercial) District. I tried to change the site plan but the best I could come up with was 10' for the side setback and 11 parking spaces."

Commission Member Davis asked, Mr. Ganji, "Could you make your building smaller?"

Mr. Ganji replied to Commission Member Davis, "No. Since this is a medical/dental office, they require x-ray rooms. I tried to squeeze it, but you need a good hallway."

Chairman Mahone asked Mr. Ganji, "Could you point out the ingress and egress of the parking lot?"

Mr. Ganji replied, "that is the main driveway. Originally, we had another driveway off Loy Lake Road, but we closed that one

down. The only issue is going to be the corner with two parking spaces which will be reserved for the doctor and one employee."

Commission Member Sims asked Mr. Ganji, "So there is only going to be one doctor and one hygienist?"

Mr. Ganji replied to Commission Member Sims, "Yes and the driveway would be off Francis Street."

Mr. Rae stated, "To be able to back out you would almost have to back all the way out to Francis Street."

Commission Member Manley stated, "We are cramming a lot into a small space."

Mr. Ganji stated, "The problem was that the owner bought this property at 0.348 acres, and he didn't know that. We looked at the property and it was good until I requested a survey and at that time, we found out the property was 0.274 acres."

Commission Member Manley replied to Mr. Ganji, "Are you saying the owner bought the property without knowing how big it was?"

Mr. Ganji replied, "The copy of the deed doesn't mention nothing about that."

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to deny the Variances located at 1804 North Loy Lake Road. Second by Commission Member Davis.

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

Planning and Zoning Commission
Motion by Commission Member Manley to deny the Site Plan and Zone Change located at 1804 North Loy Lake Road. Second by Commission Member Davis.

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

PRELIMINARY PLAT, PUBLIC HEARING, ZONE CHANGE AND SITE PLAN

THE REQUEST OF MERRILL KALISER AND DOSTI PARTNERS (OWNERS), INVESTWELL ARCHITECTS, LLC (ARCHITECT) AND BOHLER (CONSULTING ENGINEERS & SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75, CONSISTING OF 105.837 ACRES, BEING A PART OF THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. **PRELIMINARY PLAT OF SHERMAN GATEWAY ADDITION, LOTS 1-6, BLOCK 1**
B. **PUBLIC HEARING AND ZONE CHANGE, LOT 1 CONSISTING OF 17.284 ACRES IN THE SHERMAN GATEWAY ADDITION LOTS 1-6, BLOCK 1 IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 FROM A MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT TO AN MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.**
C. **PUBLIC HEARING AND ZONE CHANGE, LOT 6, BLOCK 1 CONSISTING OF 39.775 ACRES IN THE SHERMAN GATEWAY ADDITION LOTS 1-6, BLOCK 1IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 FROM A M-1 (LIGHT MANUFACTURING) DISTRICT AND MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO AN M-1 (LIGHT MANUFACTURING) DISTRICT/75 & 82 OVERLAY DISTRICT.**
D. **SITE PLAN OF SHERMAN GATEWAY, PHASE 1**

PRELIMINARY PLAT - SHERMAN GATEWAY ADDITION, LOTS 1-6, BLOCK 1

PUBLIC HEARING, ZONE CHANGE LOTS 1-6, BLOCK 1 MF-30 AND M-1 TO MF-30

ZONE CHANGE - LOT 6, BLOCK 1 M-1 AND MF-30 TO M-1

SITE PLAN – SHERMAN GATEWAY, PHASE 1

301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (MERRILL KALISER AND DOSTI PARTNERS)

The property is located in the 301-401 Blocks East Shepherd Road and 7001-7201 Blocks South Highway 75 near the Southeast corner of South Highway 75 and East Shepherd Road in the 75 & 82 Overlay District.

Dean Cardwell, 2600 Network Boulevard, # 310, Frisco, TX 75034

Mr. Cardwell explained, "The owner would like to plat the property 6 lots for multi-family and commercial development. The owner is requesting a Zone Change for Lot 1 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District and Lot 6, Block 1 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District. The owner would also like Site Plan approval for Sherman Gateway, Phase 1. After planning this property out and working with the city, we wanted to make an interconnection between the two parcels and the way the exit ramp coming off Highway 75 onto the service road is we couldn't come across the purchase line. The purchase line divides between the curved road which is why we are trying to rezone the part below the curve and the part above the curve on either side. We are not changing the zoning on the rest of the parcels on either side.

Lot 2 will be Phase One. The Site Plan is Phase 2, the four lots north of the road will each be a different phase of multi-family

with the commercial lot in the corner and everything to the south will be M-1 (Light Manufacturing) District."

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

Mr. Cardwell 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, Zone Change and Site Plan.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Preliminary Plat, Zone Change and Site Plan located at 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75 subject to the Staff Review letter. Second by Commission Member Davis.

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

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

ADJOURNMENT
The meeting adjourned for a Recess at 8:50 p.m.

ADJOURNMENT

RECONVENE
The Recess closed, and the meeting reconvened at 8:57 p.m.

RECONVENE

PUBLIC HEARING, VARIANCE SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF JEFF HARKINSON, BEARCAT CROSSING, LTD. (OWNERS), JEREMY GRAY (REPRESENTATIVE), VORTEX SURVEYING COMPANY (SURVEYOR), A&W SURVEYORS, INC (LAND SURVEYOR) AND MAULDIN ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 3600 BLOCK STEEPLE CHASE DRIVE CONSISTING OF 3.002 ACRES, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING LOT 5, BLOCK 1 OF BEARCAT CROSSING ADDITION, AS FOLLOWS:

PUBLIC HEARING, VARIANCE – SIDE YARD SETBACK

SITE PLAN AND SPECIFIC USE PERMIT – MINI-WAREHOUSE

3600 BLOCK STEEPLE CHASE DRIVE

(JEFF HARKINSON, BEARCAT CROSSING, LTD.)

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.016 TO ALLOW A 5' SIDE YARD SETBACK ON THE WEST SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 15' SIDE YARD SETBACK IN A C-1 (RETAIL BUSINESS) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT.

The property is located at 3600 Block Steeple Chase Drive between South Heritage Parkway and West Moore Street.

Jeremy Gray, 4300 McArthur Avenue, Suite 200, Dallas, TX 75209

Mr. Gray explained, "We are trying to buy the 3 acres on the back portion of Bearcat Crossing for overall development of mini warehouses. We are planning on four buildings consisting of climate controlled and non-climate controlled in each building with 24/7 access. We are requesting a Variance to allow a 5' setback on the back of the pad sites."

Commission Member Manley stated, "On the Site Plan it shows a 6' fence on the east property line, is that correct?"

Mr. Gray replied to Commission Member Manley, "There will not be a 6' fence that goes across the entire property, we will have fences between each building. There is a proposed 15' utility easement that comes inside our property line on the east side so we will not have fencing there."

Jeff Harkinson, 4560 Belt Line Road, Suite 400, Addison, TX 75001

Mr. Harkinson explained, "The reason for this is because of the depth of the property. It was too deep for the typical retail development across the front. We were looking for a use that would be a bridge use for the back side of the property and we felt this was the perfect use. I believe that the 6' fence was the existing school district fence."

Mr. Gray stated, "In our preliminary meeting with the Fire Chief he did mention a concern for having to back up the fire trucks the entire was back out. We decided to make a second turn around at the end so the fire trucks could go all the way down to turn around and head out."

Mr. Harkinson stated, "Another thing I want to comment on is the quality of the overall development for Bearcat Crossing. We have instituted conditions and restrictions similar to Sherman Crossroads. All the internal utilities will be underground, concrete parking, signage that is no more than 8' tall and must be a monument sign. Pole signs will not be allowed."

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

Mr. Gray 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, Site Plan and Specific Use Permit.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 3600 Block Steeple Chase Drive subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit located at 3600 Block Steeple Chase Drive subject to the Staff Review letter. Second by Commission Member Blagg.

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

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

<u>PUBLIC HEARING, VARIANCE, SITE PLAN AND REPLAT</u>

THE REQUEST OF SAPPHIRE STOCKHOME, LLC (OWNER), BLUESTONE PARTNERS, LLC (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 304 PROGRESS DRIVE, CONSISTING OF 9.023 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND BEING ALL OF LOT 4, OF THE REPLAT OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, AND CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT), AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 2.3.2 TO ALLOW 2.582 ACRES IN LOT 4R-1 IN LIEU OF THE REQUIRED 5 ACRES IN THE BLALOCK INDUSTRIAL PARK/PD (PLANNED DEVELOPMENT).
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 2.3.5(A) TO ALLOW PARKING WITHIN THE 50' FRONT SETBACK IN LIEU OF THE REQUIRED AREA TO BE USED FOR LAWNS, LANDSCAPING AND GREEN AREAS.
C. PUBLIC HEARING AND VARIANCE UNDER SECTION 2.3.5(B)(5) TO ALLOW 1' ¾" SIDE SETBACK FOR THE EXISTING STRUCTURE IN LIEU OF THE REQUIRED 25'.

PLANNING AND ZONING COMMISSION

PUBLIC HEARING, VARIANCE – LOT AREA

VARIANCE – PARKING

VARIANCE – SIDE SETBACK

SITE PLAN – SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

REPLAT – LOT 4, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (REPLAT)

304 PROGRESS DRIVE (SAPPHIRE STOCKHOME, LLC)

D. SITE PLAN FOR SHERMAN INDUSTRIAL DEVELOPMENT ADDITION
E. REPLAT OF LOT 4, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (REPLAT)

The property is located at 304 Progress Drive at the corner of Progress Drive and Howe Drive.

Barry Boothe, 4708 North FM 1417, Sherman, TX 75092
Mr. Booth explained, "The owner is requesting a Site Plan for Sherman Industrial Development Addition and would like to plat the property into two lots for commercial development. Part of the replat would also include the addition of a 1-acre lot that we purchased to the south of this property. A large portion of the property, being 2 acres, is in the flood zone and another acre and a half is separated by the rest of this property. The reason we thought to add these Variances, specifically less than 5 acres on a replat is that we respect the Blalock Overlay Districts purpose and intent. We have a rare case that is right in the middle of SEDCO owned land, Tyson and the lumber company. We are trying to bring in something that would work for the smaller tenants."

Commission Member Davis asked Mr. Boothe, "Are you having to give up landscape to meet the parking?"

Mr. Boothe replied to Commission Member Davis, "Due to our design it was said that if we would do landscaping on the hard corner and additional landscaping in front of the existing building, we could possibly be able to get a Variance for parking in the setback. The building will be industrial, but it will have store front glass and a parking lot out front for staff because at the back will be nothing but a truck court. You would not be able to park staff in the back. On Building C, the buildings that are abutting up to the property line are almost like temporary structures."

Chairman Mahone asked Mr. Rae, "The 50' setback on Item B, is that from all roads or all lot lines?"

Mr. Rae replied, "The Blalock Industrial Park language specifies the setback area along public streets needs to be reserved for landscaping. You've seen an item similar to this for GlobalWafers where they wanted to locate parking in that setback with enhanced landscaping."

Commission Member Manley asked Mr. Boothe, "Do you own both lots 4R-1 and 4R-2?"

Mr. Boothe replied, "Yes."

Commission Member Manley asked Mr. Boothe, "Why do they have to be two separate lots and reduce it under 5 acres?"

Mr. Boothe replied to Commission Member Manley, "I already own a lot that is one acre, so I could just build on that one acre.

What I want to do is add that one acre to what would be a new construction business and take this one property that has its own address and an old building on it and separate that from what would be a brand-new ground up project. It would be beneficial to not have those properties as one parcel."

Mr. Rae stated, "As Staff we don't have an issue with the Site Plan as it is laid out. We have had development meetings the applicant and have communicated that we would not support the subdivision because of the regulations in our ordinance."

Chairman Mahone asked Mr. Rae, "Do we currently have any properties that are less than 5 acres in the Blalock Industrial Park?"

Mr. Rae replied, "Not anything recent. Some sections of the Blalock Industrial Park used to have a minimum of 5 acres, and some had a minimum of 25 acres. We just reduced that across the board to 5 acres."

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

Mr. Boothe 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, Site Plan and Replat.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to deny Items A, B and C located at 304 Progress Drive.

Motion Failed for a lack of a Second.

Motion by Commission Member Manley to deny Items A and C located at 304 Progress Drive.

Motion Failed for a lack of a Second.

Motion by Vice Chairman Downtain to approve Items A and B and allow a 20' setback on Item C instead of 1' ¾" setback located at 304 Progress Drive. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN AND SIMS
VOTING NAY: MAHONE, DAVIS, AND MANLEY

Motion Failed.

Motion by Commission Member Manley to approve Item B located at 304 Progress Drive subject to the Staff Review letter. Second by Commission Member Sims.

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

Motion by Commission Member Davis to deny Items A and C located at 304 Progress Drive. Second by Commission Member Manley.

VOTING AYE: DOWNTAIN
VOTING NAY: MAHONE, DAVIS, SIMS AND MANLEY

Motion Failed

Motion by Vice Chairman Downtain to approve Item C with the adjustment to a 20' setback instead of 1' ¾" setback located at 304 Progress Drive. Second by Commission Member Manley.

Chairman Mahone stated, "That is contingent on what happens with Item A."

Vice Chairman Downtain replied to Chairman Mahone, "I will withdraw it."

Motion Withdrawn.

Ms. Cotton stated, "The applicant could request to table at this point."

Chairman Mahone asked Mr. Boothe, "We have approved B. We have not acted on Items A or C. Would you like to table?"

Mr. Boothe replied to Chairman Mahone, "With the Planning and Zoning Commission those are contingent on these Variances. If you fail to take action on Items A and C, is it just a reapplication?"

Mr. Rae replied, "If you table the item, you would have 30 days to revise your Site Plan and your Plat and come back for the June meeting with the revision to keep the process moving."

Mr. Boothe replied to Chairman Mahone, "We will table."

Planning and Zoning Commission
Motion by Commission Member Sims to table Items A, C, D and E. Second by Commission Member Davis.

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

PUBLIC HEARING, ZONE CHANGE – MF-30 TO C-1

<u>PUBLIC HEARING, ZONE CHANGE, SPECIFIC USE PERMIT AND ZONING TEXT AMENDMENT</u>
THE REQUEST OF GRAYSON COUNTY, TEXAS (OWNER), MYRON DORNIC, JACKSON WALKER, LLP

(REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 200 SOUTH CROCKETT STREET, CONSISTING OF 1.767 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING A PART OF GRAYSON COUNTY JUSTICE CENTER, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE, BLOCK 9 OF ORIGINAL TOWN PLAT CONSISTING OF 1.767 ACRES IN THE GRAYSON COUNTY JUSTICE CENTER FROM A MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
B. PUBLIC HEARING AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A CORRECTIONAL OR DETENTION FACILITY OR JAIL IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT OVERLAY.
C. PUBLIC HEARING AND ZONING TEXT AMENDMENT TO ADD REGULATIONS FOR A NEW SUBAREA A OF THE CENTRAL BUSINESS DISTRICT OVERLAY (CBD-A).

SPECIFIC USE PERMIT – CORRECTIONAL OR DETENTION FACILITY OR JAIL

ZONING TEXT AMENDMENT – ADD REGULATIONS

200 SOUTH CROCKETT STREET (GRAYSON COUNTY, TEXAS)

The property is located at 200 South Crockett Street between West Lamar Street and West Cherry Street and is in the Central Business District Overlay.

Myron Dornic, 2323 Ross Avenue, Dallas, TX 75231

Mr. Dornic explained, "The owner is requesting an addition to the Justice Center. The Zoning Text Amendment would allow for a Correctional Facility in the Subarea of the Central Business District Overlay with a Specific Use Permit. It would also allow for parking to be diagonally across the street, directly across the street and separated by an alley. We are also requesting a Zone Change from an MF-30 (Multi Family Residential) District to a C-1 (Retail Business) District to the area where the addition would go, and the Central Business District New Subarea be applied to the property to allow this Specific Use Permit request. We have volunteered deed restrictions to the city that would prevent any further additions to any of the property on the Justice Center block to be used as a Jail or Correctional Facility. Those deed restrictions would be a benefit to the City and only the City Council could allow them to be amended. We have agreed to work on relocating the probation office and the election office from Downtown in a 5 to 10-year time period and to work in good faith to relocate the Justice Center from Downtown in a 15 to 20-year time period. We were made aware of Item 30, and we have revised elevations to share with you."

Commission Member Sims asked Mr. Dornic, "Are we going to move the probation office and the election office within 5 to 10 years and only the jail or the jail and the Justice Center?"

County Judge Bruce Dawsey, 200 S Crockett, Sherman, TX 75090

Mr. Dawsey explained, "We are looking at moving the adult probation as quickly as we can. As far as the elections office that is within the time plan, we just need a new location for it. The timeline for relocating the jail and Justice Center we are looking at is anywhere from 10 to 15 years. I don't see it being 20 years, I don't believe we will last that long."

Commission Member Sims replied, "I wasn't questioning the timeline, I was making sure the jail and the Justice Center were going to go together not just the jail."

Mr. Dawsey replied, "We are going to work at relocating the entire Justice Center, maybe not all at one time but in phases. We are going to outgrow everything even with the jail expansion. The reason adult probation has come up so quickly is because we have a good viable solution to be able to get that off Sherman square, off Downtown and still have adequate access to the jail and Justice Center. As far as moving the election office we are looking for different locations, but it also has to be something that fits with their needs."

Chairman Mahone asked Mr. Dawsey, "Do you know what the capacity is for the current Justice Center?"

Mr. Dawsey replied, "The jail and the Justice Center are two different functions. The jail is self-contained, the Justice Center is just connected to it with the court systems. I don't have numbers for the court system. The jail itself is 368 to 390 and the expansion is going to push it up to around 700 in total capacity. The Justice Center is going to create more need for bigger courts which is why in 10 to 15 years we are going to have to look at the next solution. We have formed a committee to start seeking out locations. We are having to ship inmates out of county to other locations. We may go from 360 prisoners one day to 420 the next. It is a up and down thing."

Vice Chairman Downtain asked, "I understand how the deed restrictions would limit future development of that property but as far as the other moving in 5 to 10 years or 10 to 15 years, are those some sort of binding agreements or is that just a verbal agreement?"

Mr. Dornic replied, "That is a verbal commitment. I don't think we feel that the future Commissioner's Courts could be bound on agreement. We expect them to honor verbally."

Commission Member Davis asked, "With a Specific Use Permit can the county sell this to a private jail?"

Mr. Rae stated, "That is a valid question, if you found another location and had this empty jail what could you reuse it for? It wouldn't be a terrible idea for the Specific Use Permit to be tied to Grayson County so that it could not be privatized in the future based on Commission Member Davis' concern."

Mr. Dornic replied, "Your regulations provide that if the property under the Specific Use Permit is vacant for more than 30 days then the Specific Use Permit is extinguished."

Commission Member Manley asked Mr. Dornic, "My drawing has the jail addition in quotes Option A. Does that imply that there is an Option B or C?"

Mr. Dornic replied, "There was an Option B, but we understood that this was the preference of City Staff, so we went with Option A."

Commission Member Manley asked Mr. Dornic, "Could you describe what Option B?"

Mr. Dornic replied, "Option B was in the northeast corner where it says 44 spaces."

Commission Member Davis stated, "By the way it is written they can do it."

Commission Member Davis asked Mr. Dornic, "How tall is the courthouse?"

Mr. Dornic replied, "It is going to be under 60' tall. The new building is 80'. The boardwalk building is not 80'."

Chairman Mahone asked, "How high is the existing building?"

<u>Charles Goodman, 5000 Quorum Drive, Suite 600, Dallas, TX 75254</u>
Mr. Goodman replied, "The new addition would be at 78' tall so what you see now will have an additional 24'."

Mr. Rae asked Mr. Goodman, "You are saying it is 24' above the existing building?"

Mr. Goodman replied, "Correct."

<u>Karen Tooley, 1202 South Travis Street, Sherman, TX 75092</u>
Ms. Tooley explained, "I work with the Downtown Merchants and I am very passionate about Downtown. It is no secret to the County that everyone Downtown opposes this. It is within your power to say no to this Zone Change. It is going to kill our Downtown with this big cinder block. It is going to be windowless and have barbed wire as you are driving into Downtown. They have admitted that they didn't plan for this 10 years ago and are just thinking about this now. If you say no, then they will have to make a decision on where to move it because that has got to happen. We are going to outgrow it. We have all sorts of problems with the jail Downtown. People are being released then walking around with checks that they can't cash, they are thirsty and hungry, or their phones don't work."

Commission Member Davis stated, "They can go to those 44 spaces off Lamar Street, and they can build this and not have to ask anyone."

Ms. Tooley replied, "Okay, let's call their bluff."

Commission Member Davis stated, "They are going to build a jail."

Ms. Tooley replied, "Right, but it shouldn't be downtown. We are the only city with our size in Texas that has a jail downtown."

Commission Member Sims added, "Respectfully if we call their bluff, they will do it downtown anyways on a major corridor."

Angela Wilson, 176 Snap Road, Sherman, TX 75092
Ms. Wilson explained, "I would like a commitment from the County if possible because we have raised concerns about the safety of people Downtown. People are scared and it is changing. When you add 300 beds to this jail there will be more people released. I spoke to a merchant Downtown, and they had someone come by and lick their windows. A man standing outside with two women inside and he was licking the windows. When this subject was broached to Sheriff Tom Watt, he said that is the City of Sherman's problem not his. I would like a commitment from the County to protect the citizens of Sherman."

Courtney Mitchell, 217 South Travis Street, Sherman, TX 75090
Ms. Mitchell explained, "A lot of business owners are worried this is going to kill our business and we don't feel safe with the jail. I know this is probably the best worst pick, but I feel like a handshake agreement isn't the best way to go on moving the elections and probation offices; maybe we could put in a legal stipulation? I know we are in a bad situation because the county didn't plan ahead, and they admitted that they would be out of room by the time it is built and maybe they should plan sooner."

Michelle Wells, 1408 Andy Drive, Sherman, TX 75092
Ms. Wilson explained, "As a concerned citizen and an advocate for progress I would like to express my thought regarding the proposed jail expansion in our Downtown area. While change can often feel unfamiliar and unsettling it is imperative that we recognize the need to evolve and grow as a community. It is precisely this perspective that prompts me to voice my concerns about the jail expansion and explore alternative solutions for a brighter future. Our downtown historic charm and the diverse array of businesses is the heart and soul of this city. It serves as a gathering place for residents and visitors alike fostering the sense of connection and prime. Expanding the jail in the downtown location would undoubtingly cast a shadow over the spirit of progress and revitalization we all have worked so hard to cultivate. To fully understand the implications of this expansion let's consider the impact it will have on our community dynamics. Expanding the jail in such

closeness to the residential areas and thriving businesses can create an environment that feels unwelcoming and perpetuates negative perceptions of our downtown. This in turn may deter potential investors, inhibit economic growth and hinder the overall development that we all aspire to achieve for our downtown area. It is essential for us to genuinely acknowledge the matter of the incarceration demands with a comprehensive approach. While expanding the jail may temporarily alleviate the overcrowding, currently it fails to tackle the growth that is coming and the reason behind the crime. How can we prioritize proactive measures that address the root of these causes? Is there a way we can earnestly invest in community-based initiatives like mental health support and restorative justice programs? By whole hearting reflecting all our focus towards these proactive measures one that foster growth and personal development we can sincerely cultivate a safer and more inclusive town that benefits every individual. Change can be uncomfortable, but it is through embracing the unfamiliar that we pave the way for progress. Let us explore innovative alternatives to the jail expansion that aligns with our shared vision for a thriving downtown. In conclusion I implore you to carefully consider the long-term implications of the jail expansion in our downtown area. Let us be forward thinking as we seek solutions to support the growth and progress we are going to have and prioritize community base initiatives, invest in mental embrace restorative justice so we can build a stronger, safer and more prosperous city that we can all be proud to call home."

<u>Alisha Rosenthal, 114 South Crockett, Sherman, TX 75090</u>
<u>(Read by Michelle Wells)</u>
Ms. Rosenthal explained, "The jail expansion is the perfect way to kill my business that employees eight Grayson County citizens and generates $40,000 a month in revenue as well as kill other thriving businesses in downtown Sherman. If all businesses are doing the same numbers as mine and I suspect a lot are doing more, we are providing 320 local jobs and generating over twenty million dollars a year within a few city blocks. The jail space along with other county businesses is already hindering our growth immensely. Adding to the jail would completely cripple unending potential we have to bring resources, services, jobs and revenue into the County and the City of Sherman."

Mr. Dornic stated, "I can't address any of the antidotes that people have. I do think people also have failed to consider all the benefits to having the jail employees downtown, all the Grayson County Sheriffs, the personnel and what a hole that would leave in terms of some of the business profits that come from that."
Chairman Mahone asked Mr. Dornic, "We talked about Option B earlier being those 44 spaces. What would you do for parking if you went with that plan? Would the parking be similar?"

Mr. Dornic replied, "Yes."

Chairman Mahone asked Mr. Dornic, "When you release people from the jail where do they come out?"

Mr. Dawsey replied, "There is a release door."

Commission Member Manley asked Mr. Dawsey, "I know a lot of downtown businesses complain about the ones who are released wandering down to a business and asking to use a phone or bathroom. Is there anything that the county can do to alleviate that and not put the burden on downtown businesses?"

Mr. Dawsey replied to Commission Member Manley, "That is a question I would have to ask the Sheriff. I can't speak to that specifically; he is in control of the jail itself. I do know that a lot of the downtown traffic that the merchants are concerned with does stem from adult probation because we have 200 clients a day come through. As far as the merchants, the jail has been downtown longer than most of the businesses that are concerned."

Jeff Whitmire, 100 West Houston, Sherman, TX 75090
Mr. Whitmire stated, "The original jail has been downtown since 1846."

Commission Member Manley asked Mr. Dawsey, "Do you know how much the County spends annually on prisoners that are housed outside of the county?"

Mr. Dawsey replied to Commission Member Manley, "We are spending $60 a day to house them outside of the county not including transportation cost per inmate."

Mr. Rae stated, "The County Commissioners know this, but you wouldn't find anyone more opposed to the jail expansion being in the downtown than me as an Urban Planner. In 1920 our first Comprehensive Plan recommended the jail be removed from downtown. This has been going on a long-time. We worked in good faith with the county to come up with an option that worked for both parties. We really liked the thought that they would have a deed restriction that would say they can't expand the jail anymore. Another thing we heard from county was that commitment to remove the probation office, election office and the Justice Center. These are steps forward in the right direction to change the way our downtown is."

Mr. Dornic stated, "By State Law the County Jail has to be in the City of Sherman unless we have more than one jail."

Chairman Mahone asked Mr. Goodman, "How long does it take to build this expansion?"

Mr. Goodman replied to Chairman Mahone, "We will have to complete the drawings which will take another 3 months then the expansion could take about 18 months."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve Item A as is, Item B with an expiry of 5 years being tied to Grayson County as owner and operator being the primary facility with no sublet and Item C as is, located at 200 South Crockett Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY

PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY

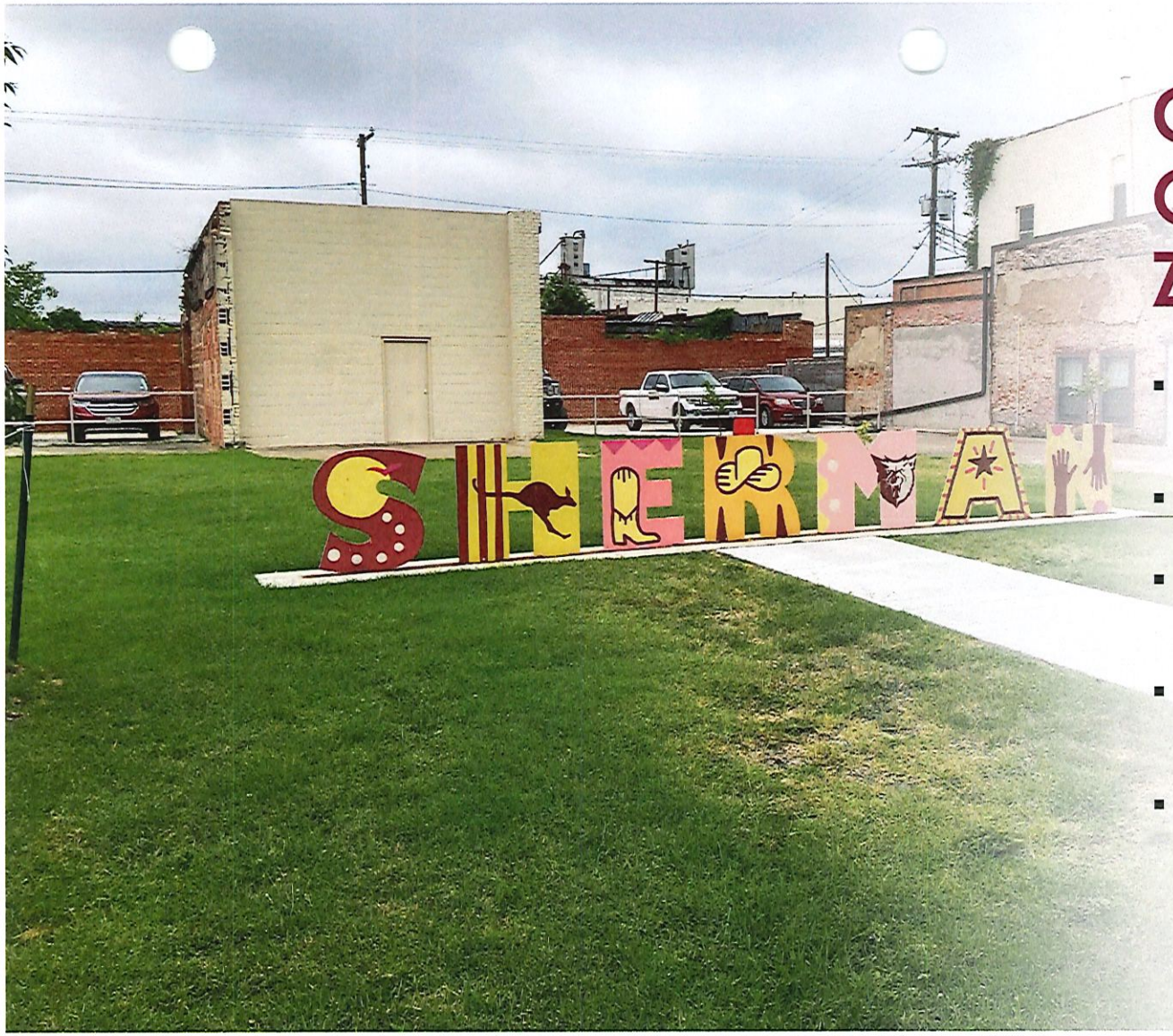
PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTIONS 14.02.001 (ZONING DISTRICTS ESTABLISHED), 14.02.002 (ZONING EQUIVALENCY TABLE), 14.03.008 (ARTS AND CULTURAL OVERLAY DISTRICT), 14.03.009 (CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT), 14.10.001 (USE CHART); REPEALING THE ARTS AND CULTURAL OVERLAY DISTRICT; MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT AND ESTABLISHING NEW SUBDISTRICTS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

Rob Rae, 220 West Mulberry Street, Sherman, TX 75090
Mr. Rae explained, "Because of the County's request to expand the boundaries of the Central Business District we were required to notify everyone within the Central Business District. We thought it would be a good time to update the Ordinance at the same time."

Mr. Rae presented the following:

Zoning Ordinance Update
Central Business District Overlay
Planning and Zoning Commission Public Hearing

May 16, 2023

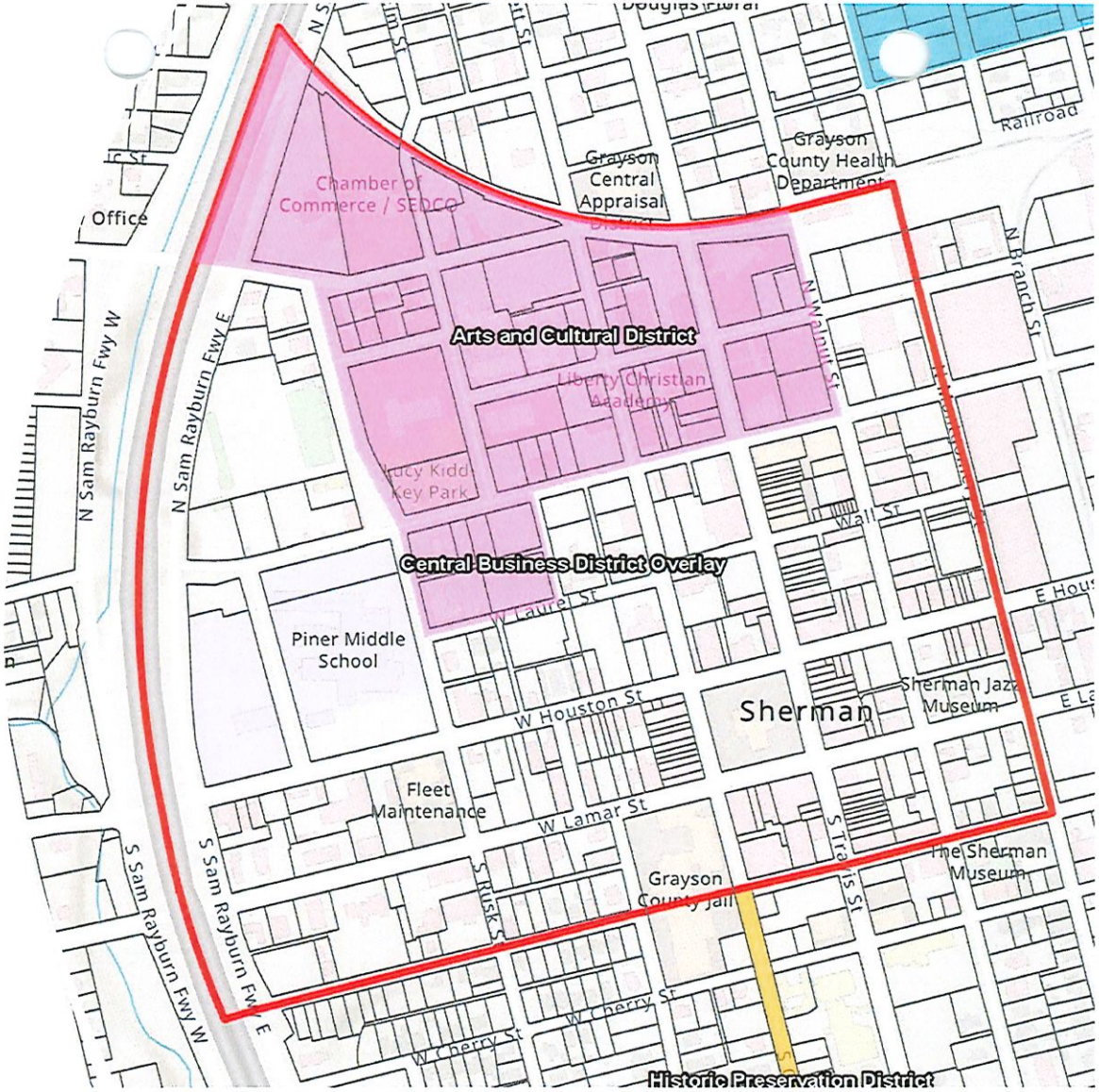


Chapter 14.03 Overlay Zoning Districts

- P&Z Subcommittee met on April 12, 2022 to discuss changes to the Overlay Zoning Districts.
- State law requires property owner notification
- Staff elected to delay updating the overlay districts until proper notification could be made.
- Grayson County has requested an Central Business District Overlay text amendment
- Staff to include additional changes based on P&Z Subcommittee discussion.

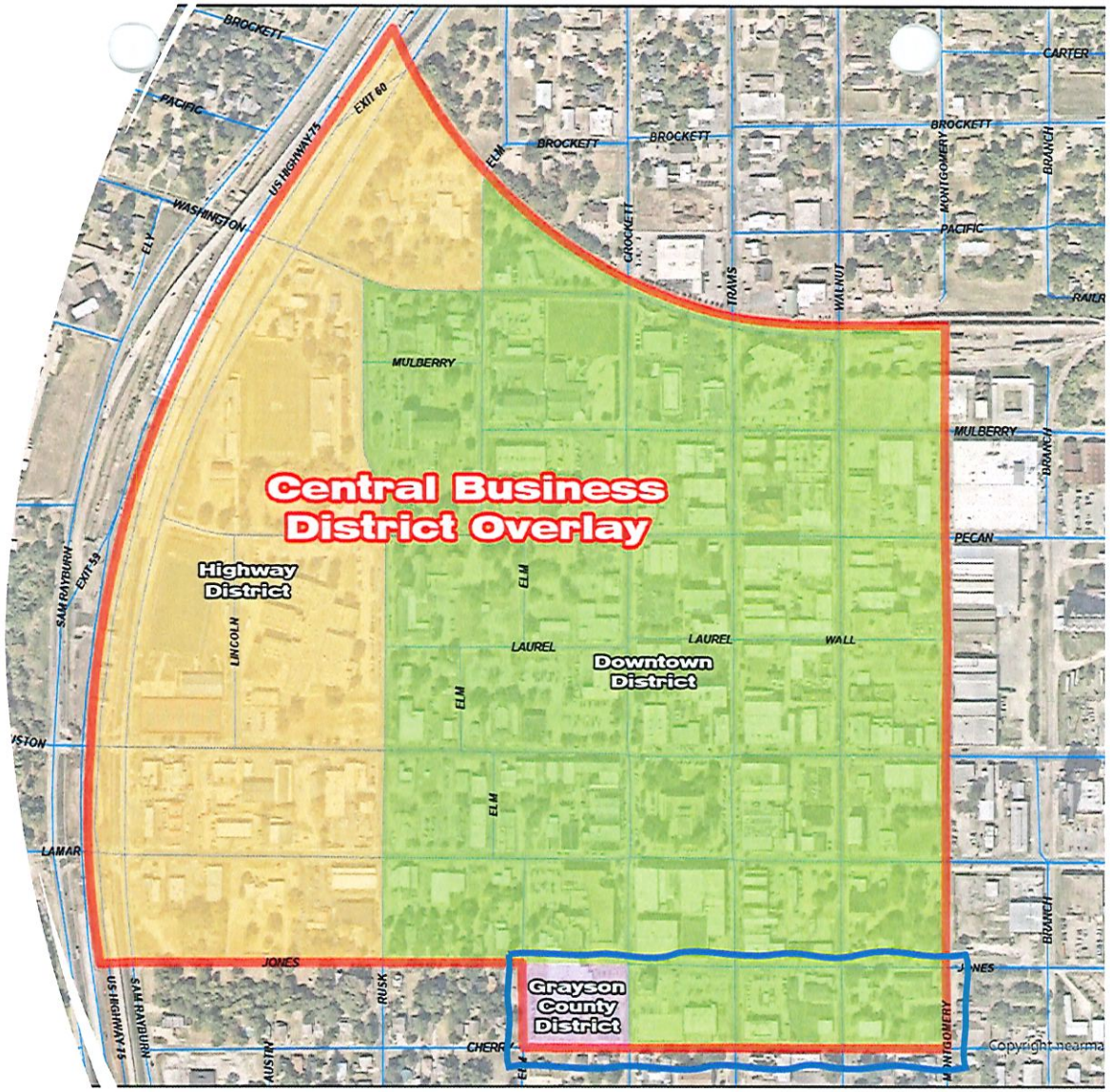
Arts & Cultural Overlay District

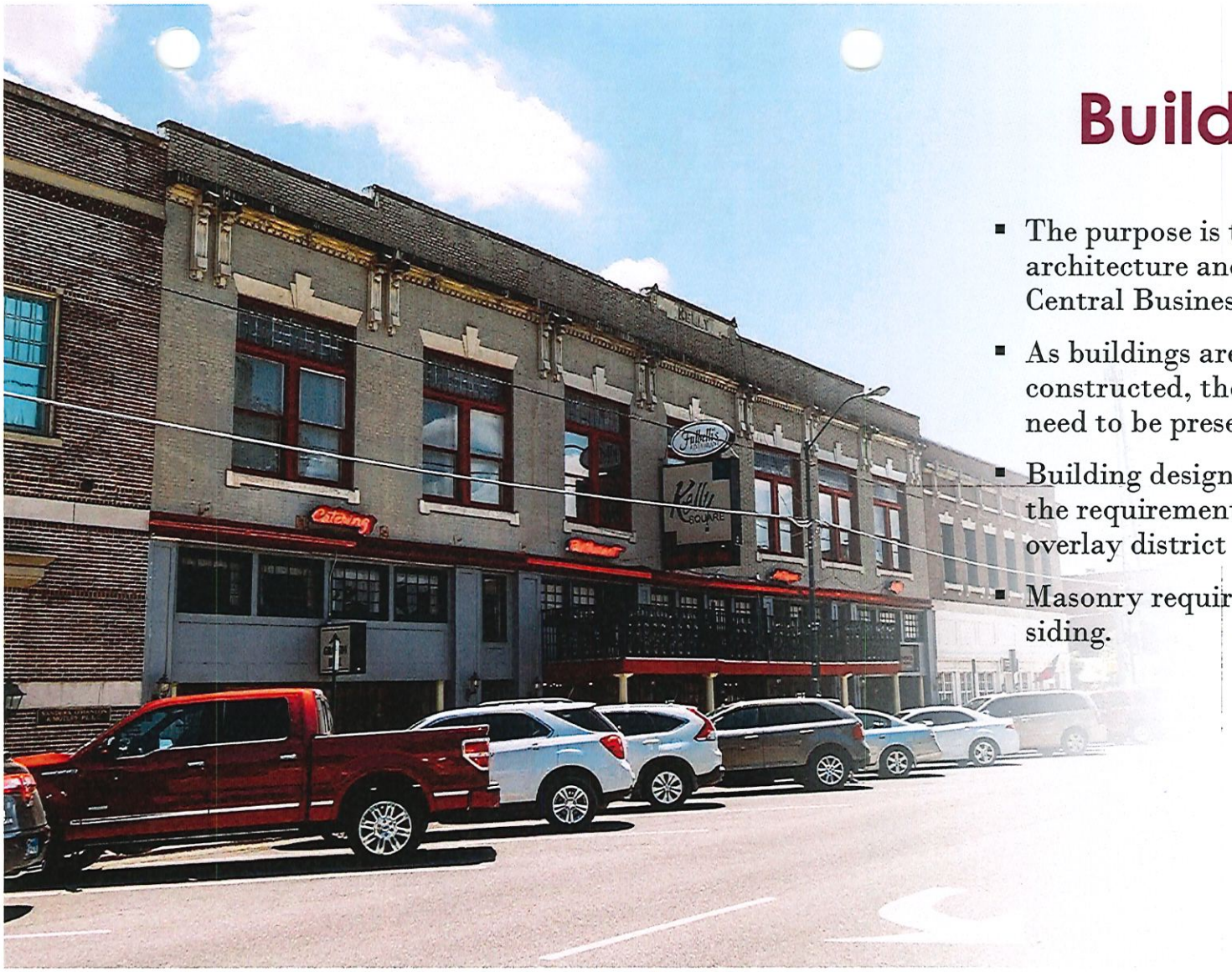
- Staff recommends removing the Arts and Cultural District
- Include the standards and permitted uses in the Arts & Cultural District in the Central Business District.



Central Business District Boundary Areas

- Staff recommends to extend the boundary south from Jones Street to Cherry Street.
- Staff recommends to create three sub-districts within the Central Business District Overlay
  - Downtown District
  - Highway District
  - Grayson County District (Requested by Grayson County)





Building Design

- The purpose is to maintain the historical architecture and character of Sherman's Central Business District.
- As buildings are remodeled or newly constructed, these historical elements need to be preserved or enlarged.
- Building design standards are similar to the requirements of Sherman's other overlay district requirements.
- Masonry required, no metal or wood siding.



Building Placement

- Downtown District/Grayson County District
  - 0 foot building setbacks
  - 25 foot minimum lot width
  - 2,000 sq. ft. minimum lot area
  - 80 foot maximum building height
  - Encroachment of balconies, awnings and canopies
- Highway District
  - 40 foot setback from US 75
  - 25 foot setback from Houston/Lamar
  - 15 foot setback from other streets
  - 0 foot side and rear setbacks
  - 50 foot minimum lot width
  - 10,000 sq. ft. minimum lot area
  - 50 foot maximum building height

Use Chart

- Separate Use Chart for the Central Business District Overlay
  - Downtown District and Grayson County District have same permitted uses with the exception of the jail use.
  - A Jail is permitted in the Grayson County District with an SUP.
  - Highway District has a different list of permitted uses including SUPs and Conditional Uses. (See separate sheet)



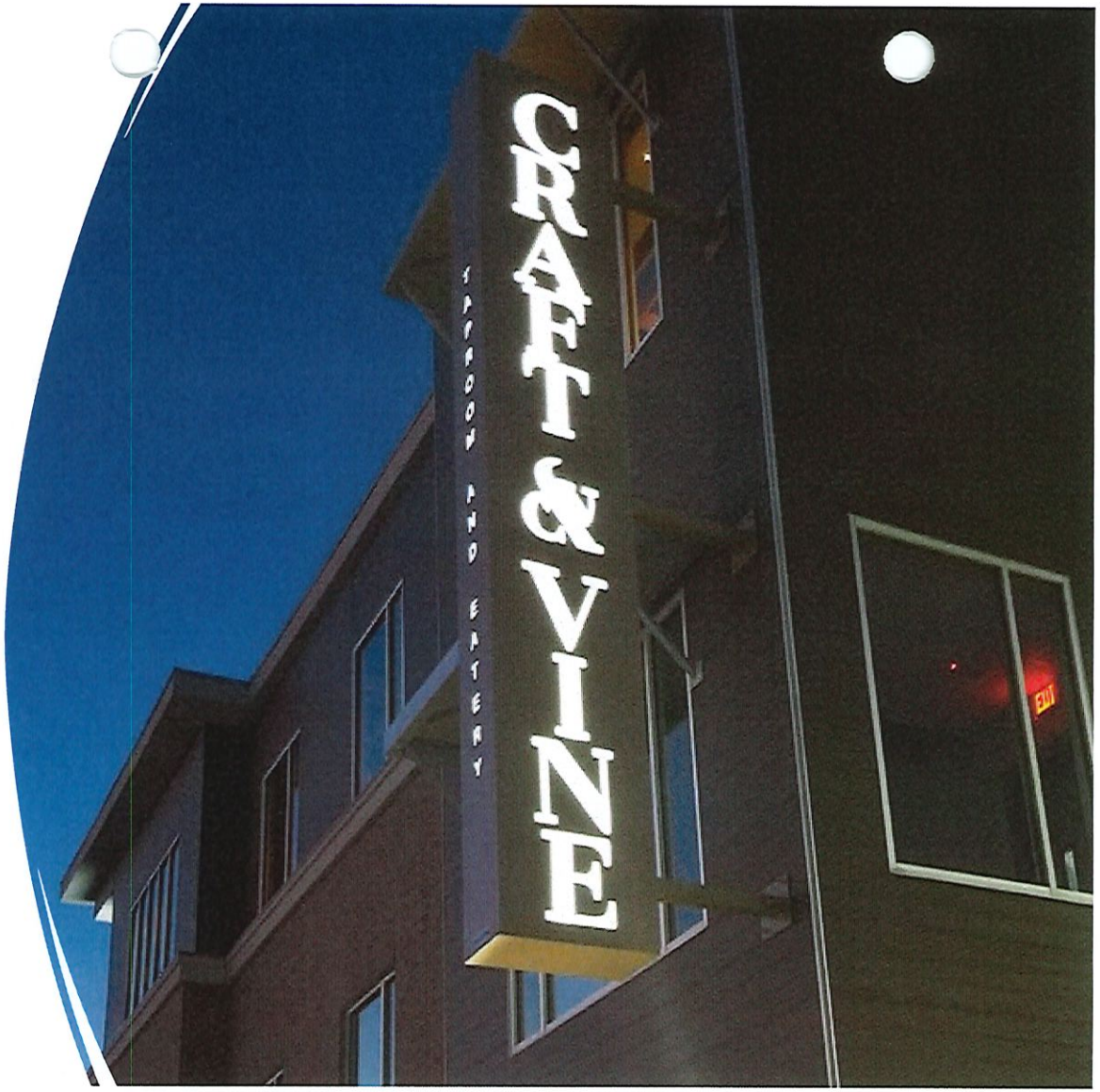
Signs

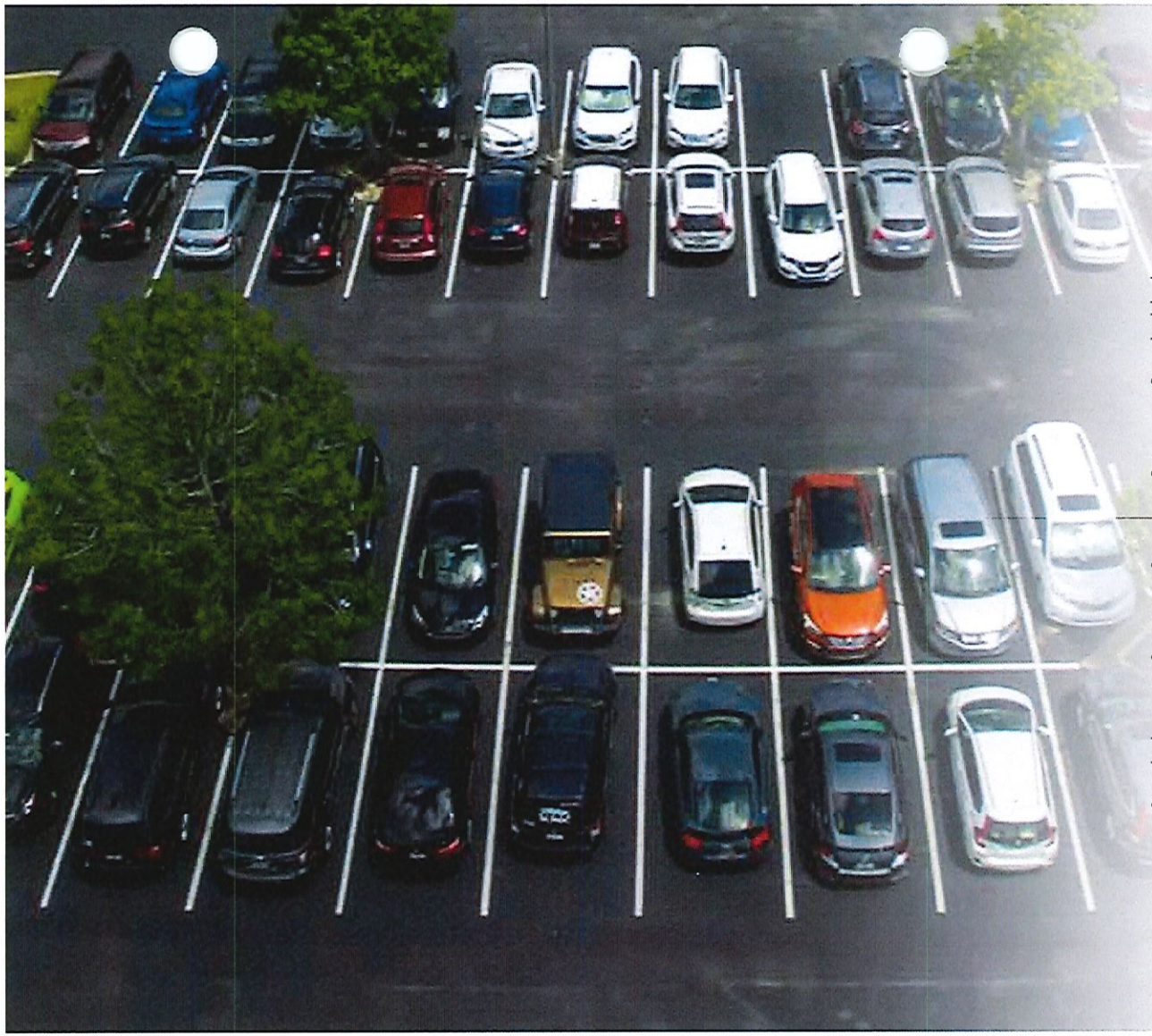
Downtown and Grayson County District

- No pole or pylon signs allowed
- Monument signs permitted
- Wall signs are permitted
- Projecting signs are permitted

Highway District

- One freestanding sign per lot
  - 25 feet setback
  - 300 sq. ft max area
  - 50 feet max height
- Corner lots may have one pole sign and one monument sign
  - Monument signs can be 10 feet setback
  - 8 feet in height
  - 80 sq. ft. max area
- Wall signs are permitted





Parking Requirements

Downtown and Grayson County Districts

- One parking space for each residential unit.
- One parking space for every 400 sq. ft. of ~~office floor~~ area.
- One parking space for every 3 employees for the jail.
- No parking requirement for retail and restaurant uses.

Highway District

- Same parking requirement as zoning ordinance Section 14.04.003

Central Business District Overlay Update

Next Steps

- June 5th – City Council Action

Questions & Discussion

Sherman
CLASSIC TOWN. BROAD HORIZON.

(5) Use Chart. The use of land or buildings within the Central Business District Overlay shall be in accordance with those listed in the following Use Chart. No land or building shall hereafter be used and no building or structure shall be erected, altered or converted other than for those uses specified in sub-district in which it is located.

Use Type	Downtown District	Highway District	Grayson County District
Alcoholic beverage establishments	P	P	P
Assisted living facility or nursing home		SUP	
Auditorium, arena, coliseum, theater, or amphitheater	SUP	SUP	SUP
Automobile accessory and supply store		P	
Automobile laundry, carwash		SUP	
Automobile rental or taxi storage and repair		SUP	
Automobile repair, body work, or painting		SUP	
Automobile service station		SUP	
Bakery, confectionery, or similar (retail)	P	P	P
Bank, credit unions, and financial institutions	P	P	P
Barbershop, beauty parlor or permanent makeup	P	P	P
Bed and breakfast establishments	P	P	P
Caterer	P	P	P
Christmas tree sales	P	P	P
Church or other place of worship	SUP	SUP	SUP
Civic club, fraternal organization, or lodge	SUP	SUP	SUP
Clinic, medical or dental	P	P	P
Commercial amusement center, indoor only	SUP	SUP	SUP
Community center	P	P	P
Correctional or detention facility or jail			SUP [1]
Department store	P	P	P
Drug-store or pharmacy	P	P	P
Dwelling, multi-family	[2]	SUP	[2]
Dwelling, single-family		P	
Dwelling, townhome		SUP	
Farmer's market, indoor or outdoor	P	P	P
Florist shop	P	P	P
Food or grocery store, retail	P	P	P
Food truck lot	SUP	SUP	SUP
Funeral home, mortuary, or crematory	P	P	P
Furniture and appliances sales, custom upholstery, not automobile related	P	P	P
Governmental office	P	P	P

Use Type	Downtown District	Highway District	Grayson County District
Greenhouse, plant nursery, or garden center	P	P	P
Hardware store and small tool rental, but not including sales or lumber or industrial hardware	P	P	P
Health club or studio	P	P	P
Hookah bar, smoking lounge, smoke shop, or vape shop	SUP	SUP	SUP
Hotel	SUP	SUP	SUP
Laundry, pickup station or self-service	P	P	P
Meeting halls	SUP	SUP	SUP
Municipal Uses Operated by the City	P	P	P
Museum, library, art gallery	P	P	P
Nursery, kindergarten, or daycare for children	P	P	P
Office, any type	P	P	P
Parking, surface or structured	P	P	P
Personal service (accounting, travel, attorney, or similar)	P	P	P
Pet shop (indoor only)	P	P	P
Printing, publishing, or reprographics, including engraving or photoengraving	P	P	P
Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission	SUP	SUP	SUP
Radio or television broadcasting transmitter or tower, microwave relay tower	SUP	SUP	SUP
Restaurant (inside and/or outside service)	P	P	P
Retail store (indoor)	P	P	P
Schools; elementary, high, college and universities, public, private, or denominational	SUP	SUP	SUP
Secondhand store or rummage shop	SUP	SUP	SUP
Snow cone stand	P	P	P
Studio for professional work or teaching (fine arts, photography, music, drama, radio, television, or recording)	P	P	P
Swimming pool, commercial	P	P	P
Tailor shop, seamstress, altering, and repairing of apparel	P	P	P
Veterinarian or animal hospital (indoor soundproof kennels only)	P	P	P

Legend for Use Chart
P – Use is permitted by right in sub-district indicated

[Blank] – Use is prohibited in sub-district indicated
SUP – Use is permitted in sub-district only upon approval of a Specific Use Permit
[#] – The use is permitted with certain conditions

[1] Correctional or detention facility or jail: A correctional, detention facility or jail along with receiving a Specific Use Permit, must also provide all of the required parking by lease or ownership on site or on directly adjacent or diagonally adjacent properties.

[2] Dwelling, Multi-family: Multi-family units are permitted within the Downtown District and the Grayson County District of the Central Business District Overlay subject to the following conditions:

- Residential units shall not be allowed on the first floor of any building.
- Residential units shall conform to all adopted building codes.
- There is no minimum number of residential units to be considered multi-family in the Downtown District.
- Parking shall be provided for one (1) off-street parking space for each residential unit. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.

Commission Member Blagg asked Mr. Rae, "You limited Automobile Services, but we have Good Year around the corner."

Mr. Rae replied, "That would be maintained as a nonconforming use."

Chairman Mahone asked Mr. Rae, "What happens if someone secures a lease and then 4 or 5 years later, they lose a lease?"

Mr. Rae replied, "They would be in conflict with our Zoning Ordinance and if someone came in for a new Certificate of Occupancy, they would have to confirm that they have the required parking for the Certificate of Occupancy."

Vernon Krueger, 219 West Pecan Street, Sherman, TX 75090
Mr. Krueger said, "What is the necessity of repealing the Arts and Cultural Overlay District? How does moving our property into the Downtown Sub District of the proposed Central Business District affect the property owners in the Arts and Cultural Overlay District? There are different architectural requirements according to the new proposed Ordinance as to what we currently have in the Arts and Cultural District, things that don't exist now we may be subject to. Does repealing the Arts and Cultural Overlay District have any effect on the city's use of property currently located in the Arts and Cultural Overlay District? What is the proposed repeal of the Arts and Cultural Overlay District?"

Robin Phillips, 1126 South Crockett Street, Sherman, TX 75090
Ms. Phillips stated, "This comes as a surprise that the Arts and Cultural Overlay District would be removed. I remember over the years all the work it took in creating this district and creating an environment for things like the murals and cultural events. How is this impacted? Why would we undo something we worked so hard to do? We might have some unintended consequences in repealing that."

Sean Vanderveer, 113 North Travis Street, Suite 300, Sherman, TX 75090
Mr. Vanderveer asked, "This is for moving from this point forward. It is not retroactive to an existing already used Certificate of Occupancy building, correct?"

Mr. Rae replied, "That is correct."

Harold Rogers, 3119 Redbud Trail, Sherman, TX 75090
Mr. Rogers asked, "Why is the Arts and Cultural Overlay District being removed? Most of the time the cities are trying to expand their Arts and Cultural Overlay District and here we are trying to completely remove it. What does it mean if my building being a part of the Arts and Cultural Overlay District is now part of the Central Business District?"

Stewart Holcomb, 1524 East Magnolia Street, Sherman, TX 75090

Mr. Holcomb said, "I am the Director of the Sherman Museum, and we have two 107-year-old buildings both are State Historical Board Markers, and the museum building is National. For the restrictions on improvements, we are tied to different restrictions, would we follow the City as well as the State and Federal Reserves?"

Gail Utter, 2610 Shenandoah Circle, Sherman, TX 75092
Ms. Utter said, "The community would benefit from a lot more discussion about it, so I am not sure if there is a way to table this at all. I've heard rumors about the city wanting to expand the campus on this block and I think that is what the suspicion is as to why this is happening. I am all for the City getting a new campus but those are some of the stories going around. As a community, why did we have the Arts and Cultural Overlay District in the first place? Are we really thinking this through?"

Mr. Rae explained, "This item to remove the Arts and Cultural Overlay District is separate from the Sherman Cultural District which has a different set of boundaries that Cary Wacker is involved with. That is a separate designation that is separate from zoning. In the three years that I have been here we have not had one situation where we've utilized the Arts and Cultural Overlay District zoning regulations for a development project. We are trying to simplify it so that we can understand what the regulations are. It wasn't the intention to get rid of the Arts and Cultural Overlay District except for consolidating two different overlay districts. Nonconforming rights we have to follow State Law; we don't require anybody to redo their building, we want people to maintain the historical nature of their buildings. We don't want that to go away. The only time you would be required to bring your building up to standard in this Ordinance is if you were having a significant increase in development. Whether the City Hall is rebuilt on this block, it has Central Business District and Arts and Cultural Overlay District regulations and it is not related."

Commission Member Sims stated, "I think you will have some push back from City Council."

Commission Member Manley stated, "I think the name part of Arts and Cultural Overlay District is important to some people."

Mr. Rae explained, "If there was another subdistrict, that I had originally proposed, that was the Arts and Cultural Subdistrict, it essentially takes what was in the other Ordinance, the other overlay and incorporates it into this, would that work?"

Commission Member Sims replied to Mr. Rae, "I say you have this conversation with City Council, so you just have to do this one more time."

Mr. Rae stated, "I request to table this item to allow for more discussion."

No other citizens appeared before the Planning and Zoning Commission to discuss the Consideration of Amendments to the Central Business District Overlay.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to table the Consideration of Amendments to the Central Business District Overlay. Second by Commission Member Whitaker.

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 11:06 p.m.

CHAIRMAN

ACTING SECRETARY

STATE OF TEXAS §

COUNTY OF GRAYSON §

June 13, 2023

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on June 13, 2023.

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

CALL TO ORDER

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

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

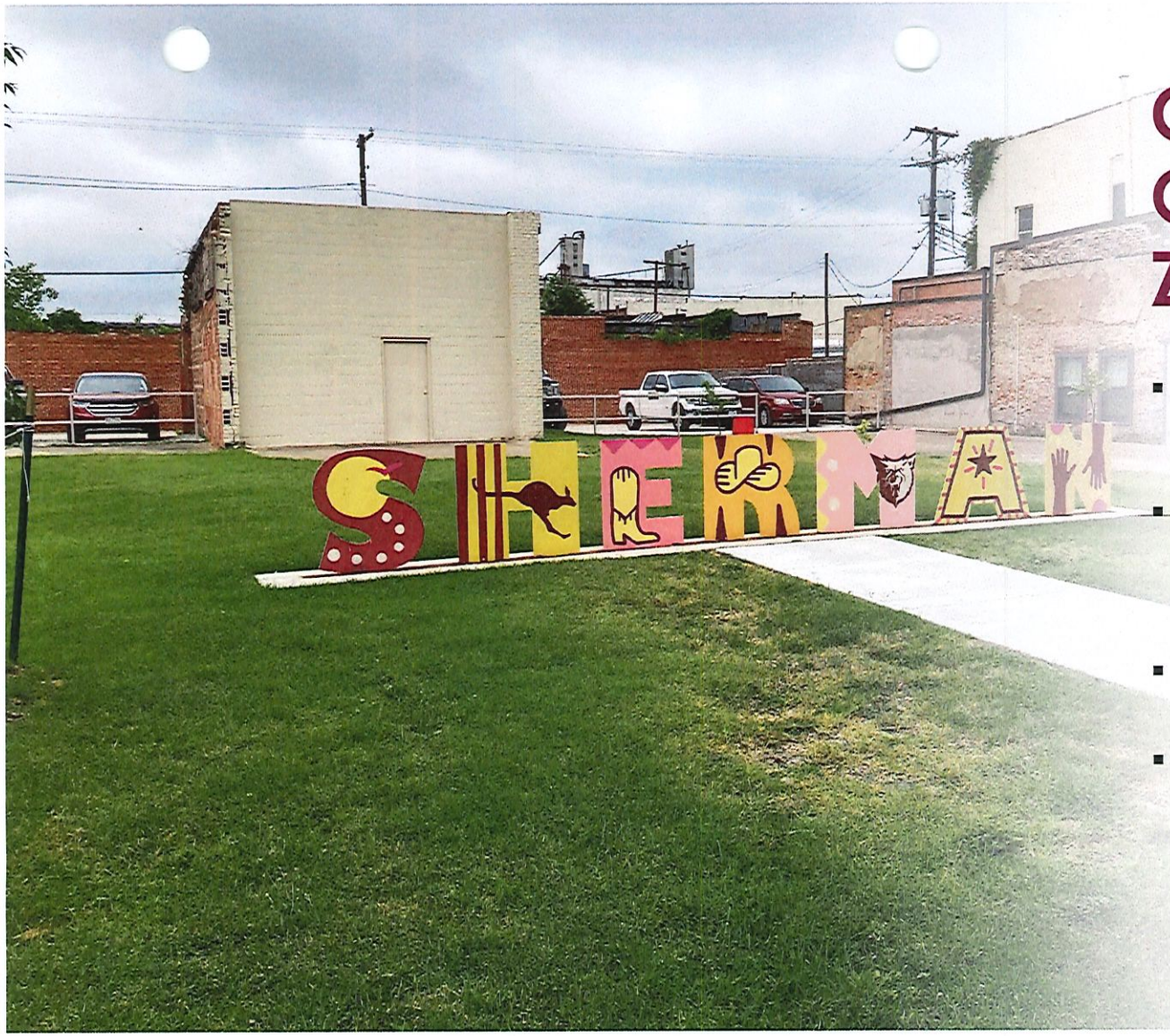
CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY

CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY
Public Hearing and Consideration of an Ordinance of the City Council of the City of Sherman, Texas, amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Sections 14.02.001 (Zoning Districts Established), 14.02.002 (Zoning Equivalency Table), 14.03.008 (Arts and Cultural Overlay District), 14.03.009 (Central Business District Overlay District), 14.10.001 (Use Chart); repealing the Arts and Cultural Overlay District; modifying certain existing regulations and prescribing new regulations relating to the Central Business District Overlay District and establishing new subdistricts; providing a penalty clause with a maximum fine of $2,000, savings/repealing clause, severability clause and an effective date; providing for the publication of the caption hereof; finding and determining that the meeting at which this ordinance is passed was noticed and is open to the public as required by law

Rob Rae, 220 West Mulberry Street, Sherman, TX
Mr. Rae presented the following:

Zoning Ordinance Update
Central Business District Overlay
Planning & Zoning Commission – Special Called Meeting

June 13, 2023

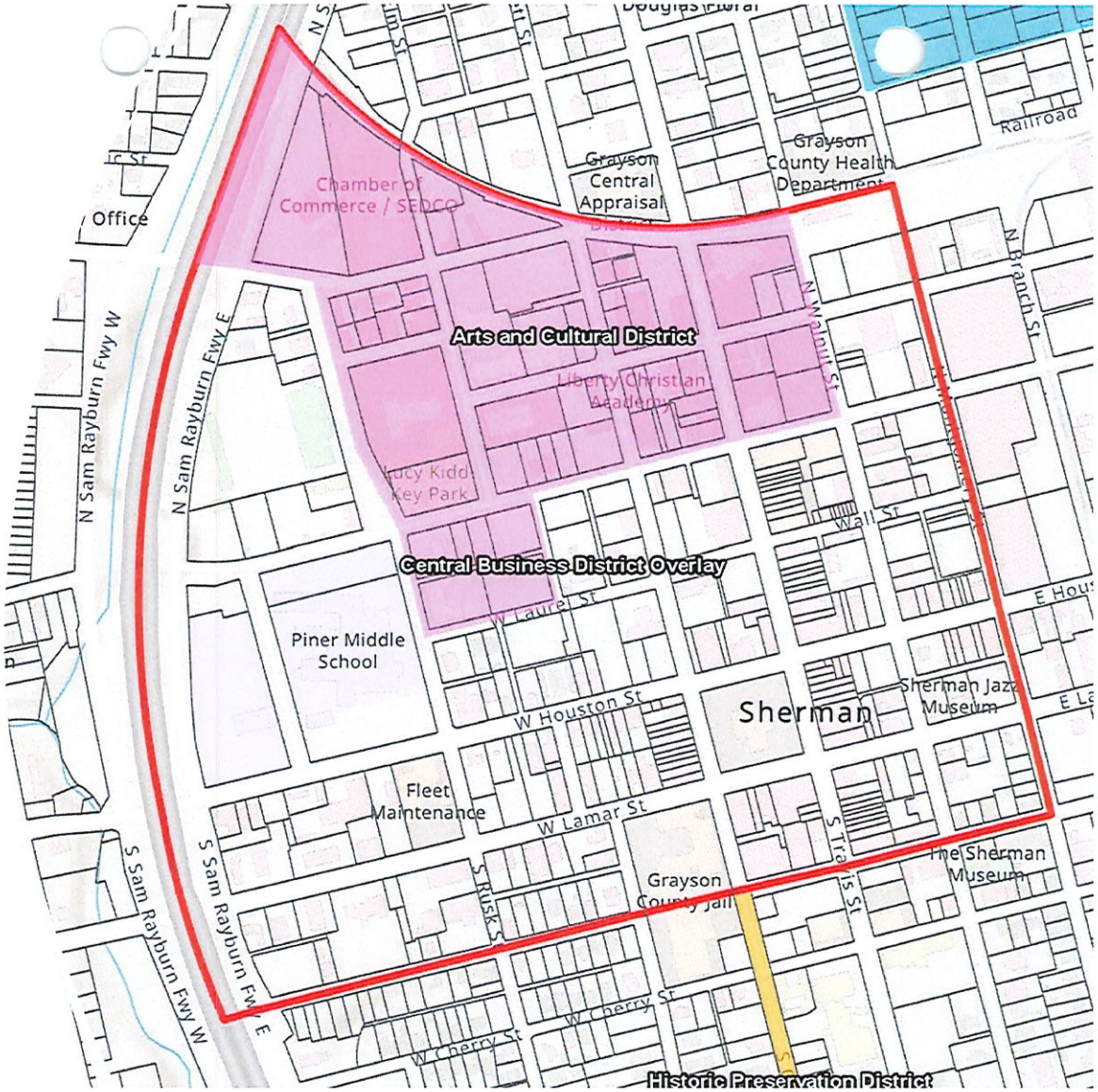


Chapter 14.03 Overlay Zoning Districts

- P&Z Subcommittee met on April 12, 2022 to discuss changes to the Overlay Zoning Districts.
- P&Z meeting on May 16, 2023, update to Central Business District Overlay tabled. Jail text amendment was approved
- Main Street Board meeting held on May 23, 2023
- Staff to include additional changes based on P&Z Subcommittee discussion and Main Street Board feedback.

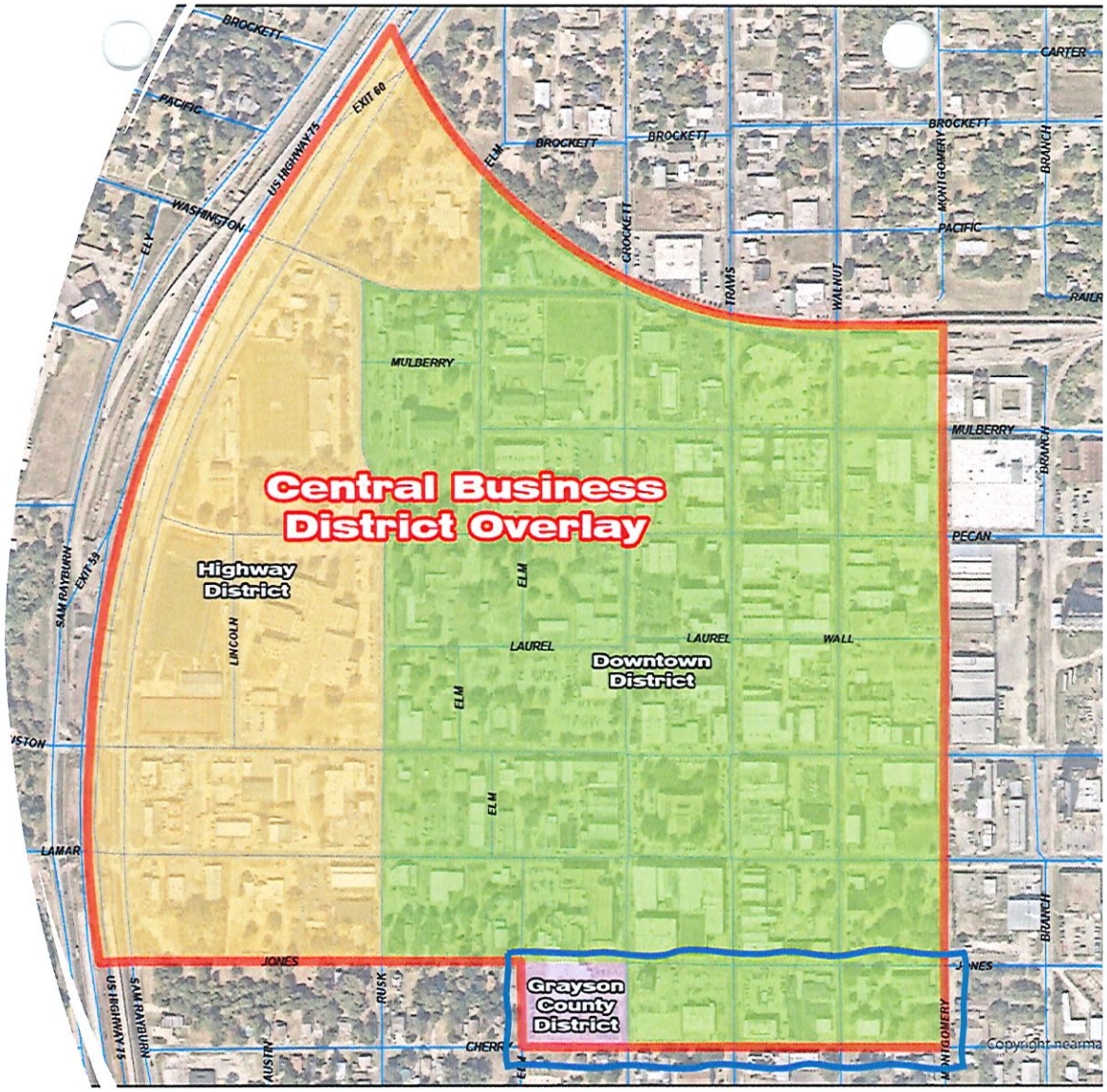
Arts & Cultural Overlay District

- Staff recommends removing the Arts and Cultural District
- Include the standards and permitted uses in the Arts & Cultural District in the Central Business District.



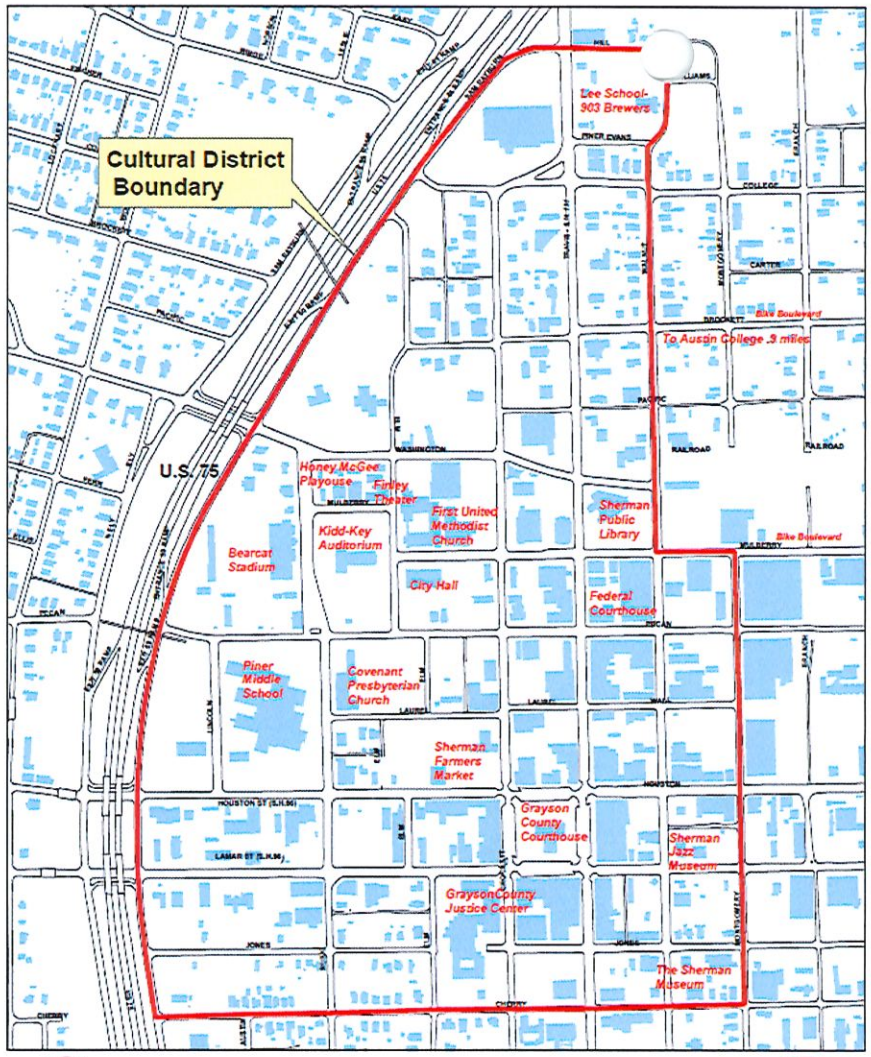
Central Business District Boundary Areas

- Staff recommends to extend the boundary south from Jones Street to Cherry Street.
- Staff recommends to create three sub-districts within the Central Business District Overlay
  - Downtown District
  - Highway District
  - Grayson County District (Requested by Grayson County)



Sherman Cultural District

Sherman
CLASSIC TOWN, BROAD HORIZON.



Sherman
ENGINEERING DEPT.
220 W. MULBERRY
SHERMAN, TX 75090

Cultural District Boundary
Landmark Buildings

1 inch = 500 feet



Building Design

- The purpose is to maintain the historical architecture and character of Sherman's Central Business District.
- As buildings are remodeled or newly constructed, these historical elements need to be preserved or enlarged.
- Building design standards are similar to the requirements of Sherman's other overlay district requirements.
- Masonry required, no metal or wood siding.
- "Distinctive architectural features, finishes, and construction techniques or examples of craftsmanship that characterize a building or structure should be preserved."
- "All buildings shall be architecturally finished with the same materials and details on all sides that are visible from the public roadway."
- Additional architectural features: "If an existing historical building does not satisfy the requirements in this sub-section, it is exempt from these requirements."

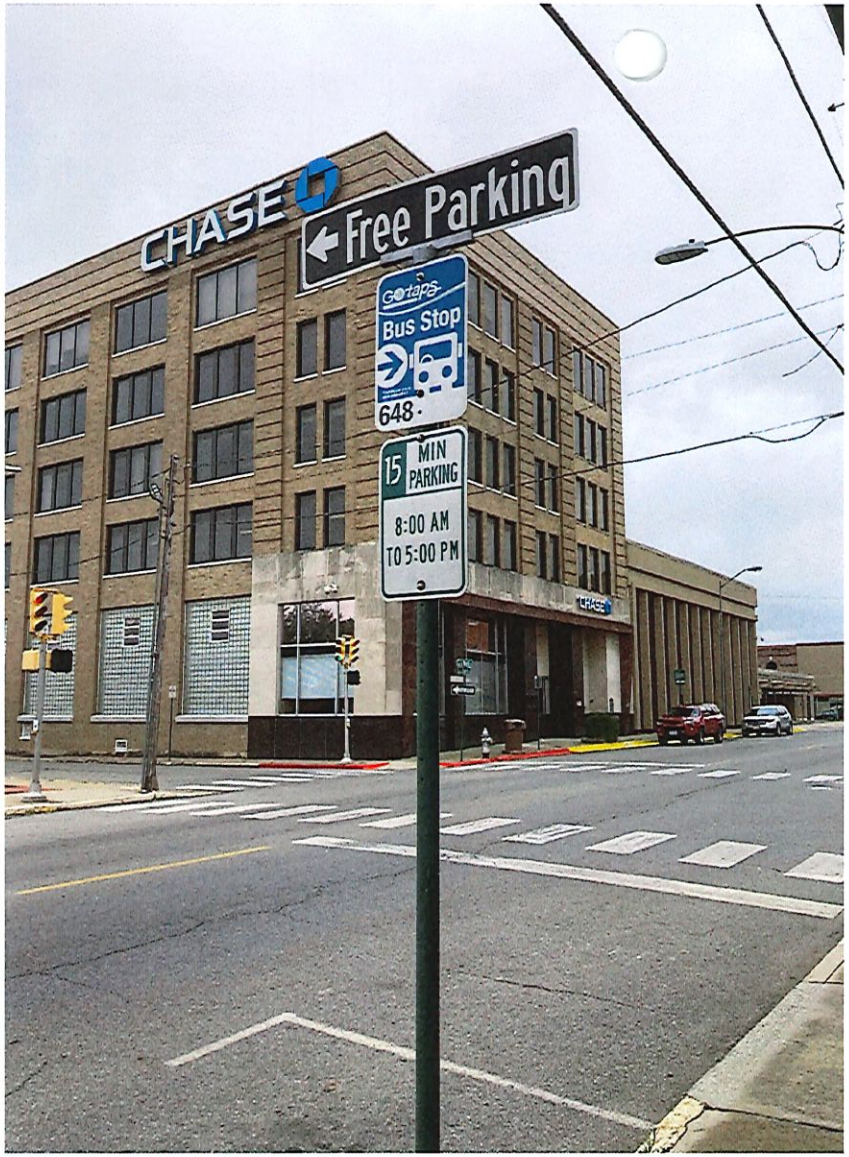


Building Placement

- Downtown District/Grayson County District
  - 0 foot building setbacks
  - 25 foot minimum lot width
  - 2,000 sq. ft. minimum lot area
  - 80 foot maximum building height
  - Encroachment of balconies, awnings and canopies
- Highway District
  - 40 foot setback from US 75
  - 25 foot setback from Houston/Lamar
  - 15 foot setback from other streets
  - 0 foot side and rear setbacks
  - 50 foot minimum lot width
  - 10,000 sq. ft. minimum lot area
  - 50 foot maximum building height

Use Chart

- Separate Use Chart for the Central Business District Overlay
  - Downtown District and Grayson County District have same permitted uses with the exception of the jail use.
  - A Jail is permitted in the Grayson County District with an SUP.
  - Highway District has a different list of permitted uses including SUPs and Conditional Uses. (See separate sheet)
  - Tattoo shops are permitted in the Downtown District with an SUP



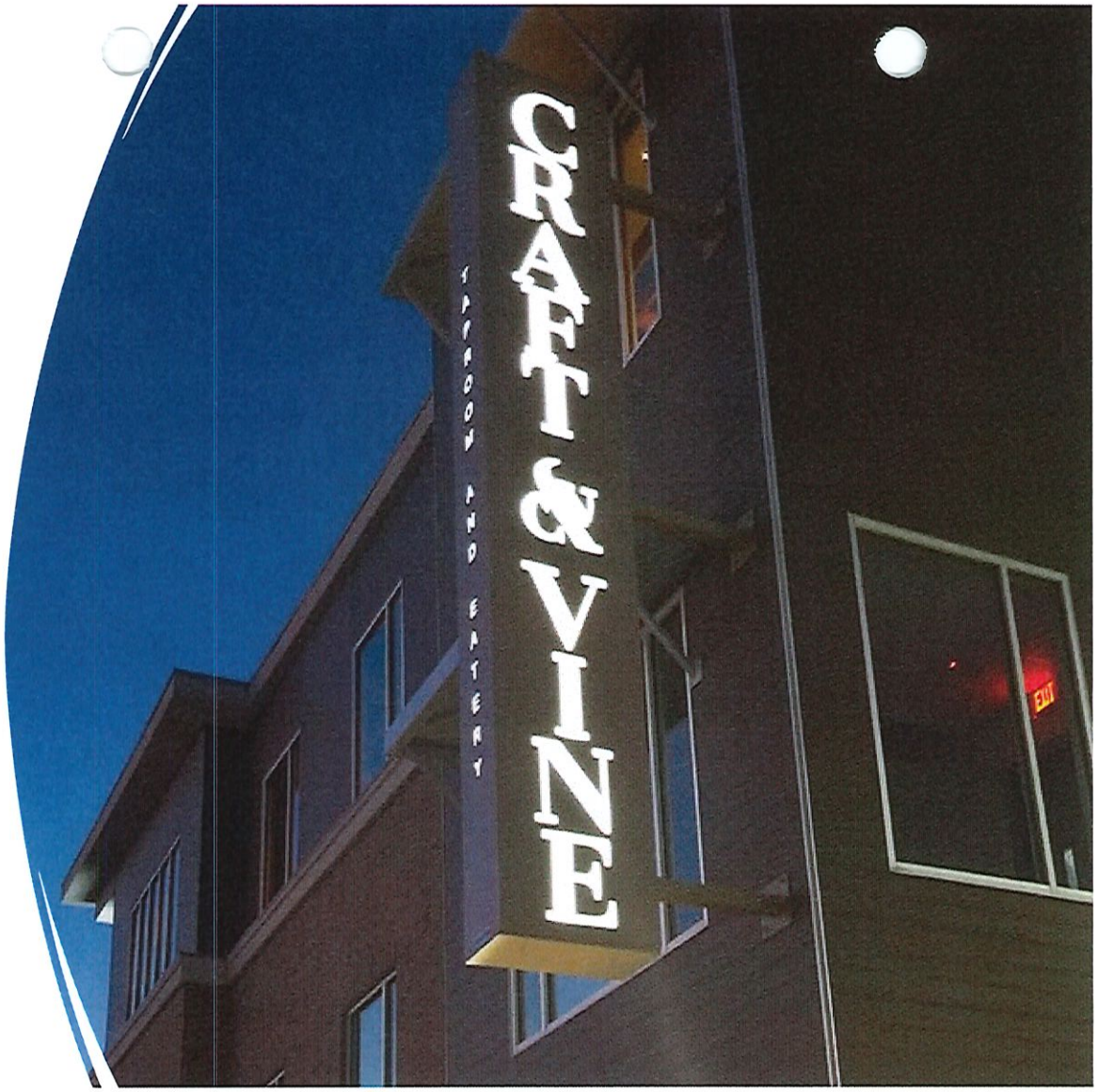
Signs

Downtown and Grayson County District

- No pole or pylon signs allowed
- Monument signs permitted
- Wall signs are permitted
- Projecting signs are permitted

Highway District

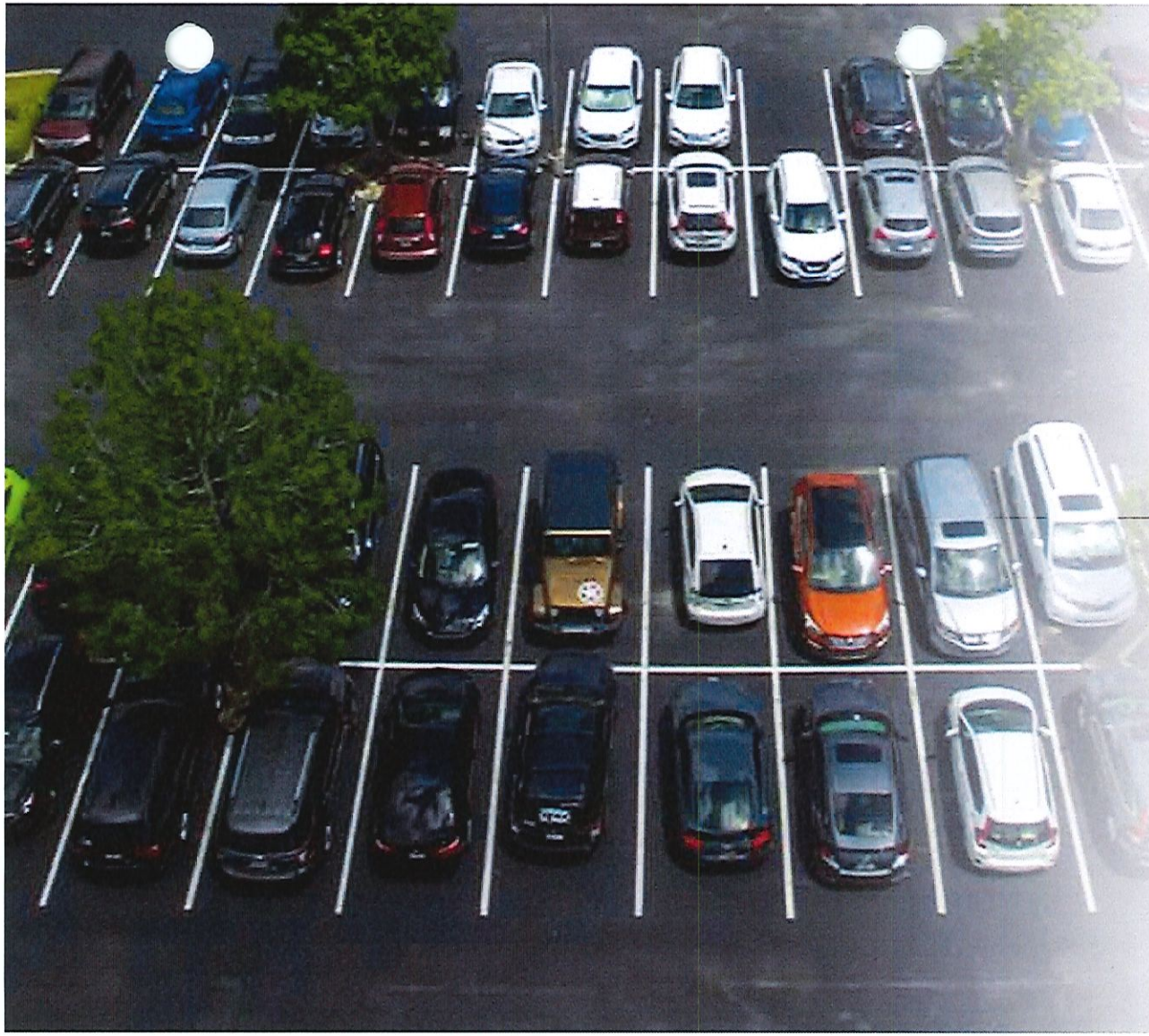
- One freestanding sign per lot
  - 25 feet setback
  - 300 sq. ft max area
  - 50 feet max height
- Corner lots may have one pole sign and one monument sign
  - Monument signs can be 10 feet setback
  - 8 feet in height
  - 80 sq. ft. max area
- Wall signs are permitted



Murals

- Only one mural per building
- Can cover then entire wall area but not above 40 feet high
- Murals cannot cover windows, doors and vents
- Must be painted with weather-resistant paint
- If the mural becomes faded, peeled and severely weathered, it must be repaired or removed within 60 days
- Murals may display the name or logo of the on-site tenant but cannot exceed more than 20% of the mural area. A sign permit is required for the advertisement portion of the mural.





Parking Requirements

Downtown and Grayson County Districts

- One parking space for each residential unit.
- One parking space for every 400 sq. ft. of office floor area.
- One parking space for every 3 employees for the jail.
- No parking requirement for retail and restaurant uses.

Highway District

- Same parking requirement as zoning ordinance Section 14.04.003

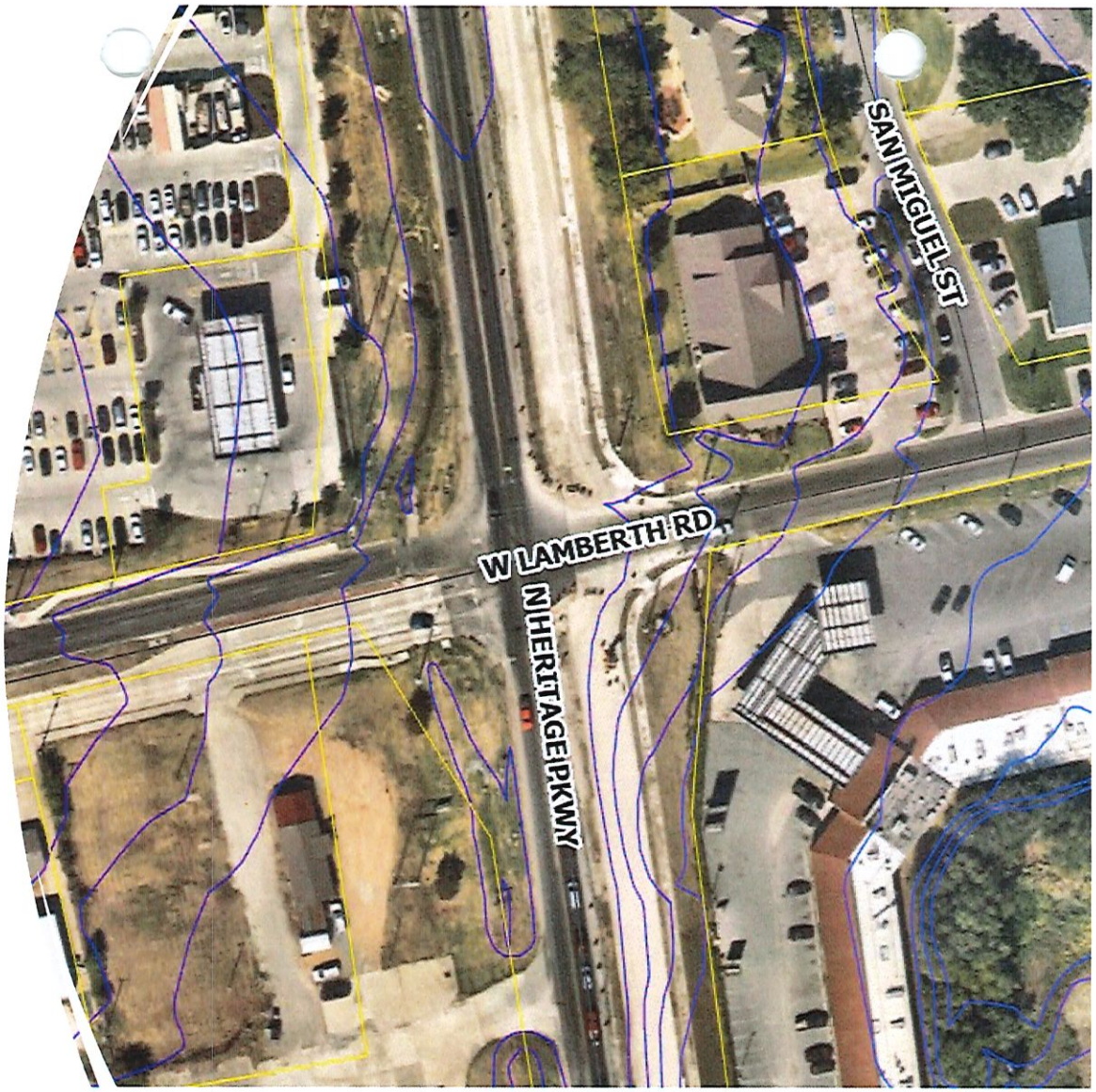


Use Chart Changes

- Dwelling, Multi-Family
  - Would be permitted in a C-1 District with an SUP based on certain conditions
    - To allow for vertical mixed use in urban settings
    - To allow for commercial on the first floor and residential units on the 2nd floor and above
    - Parking to follow the requirements of each use
    - No minimum number of residential units are required

Use Chart Changes

- Automobile Service Station
  - Would be permitted in a C-N District <u>with an SUP</u>
  - Would be permitted in a C-1 District with certain conditions.
    - Fuel pumps and fuel tanks are not located within 300 feet of a single-family zoned property boundary.



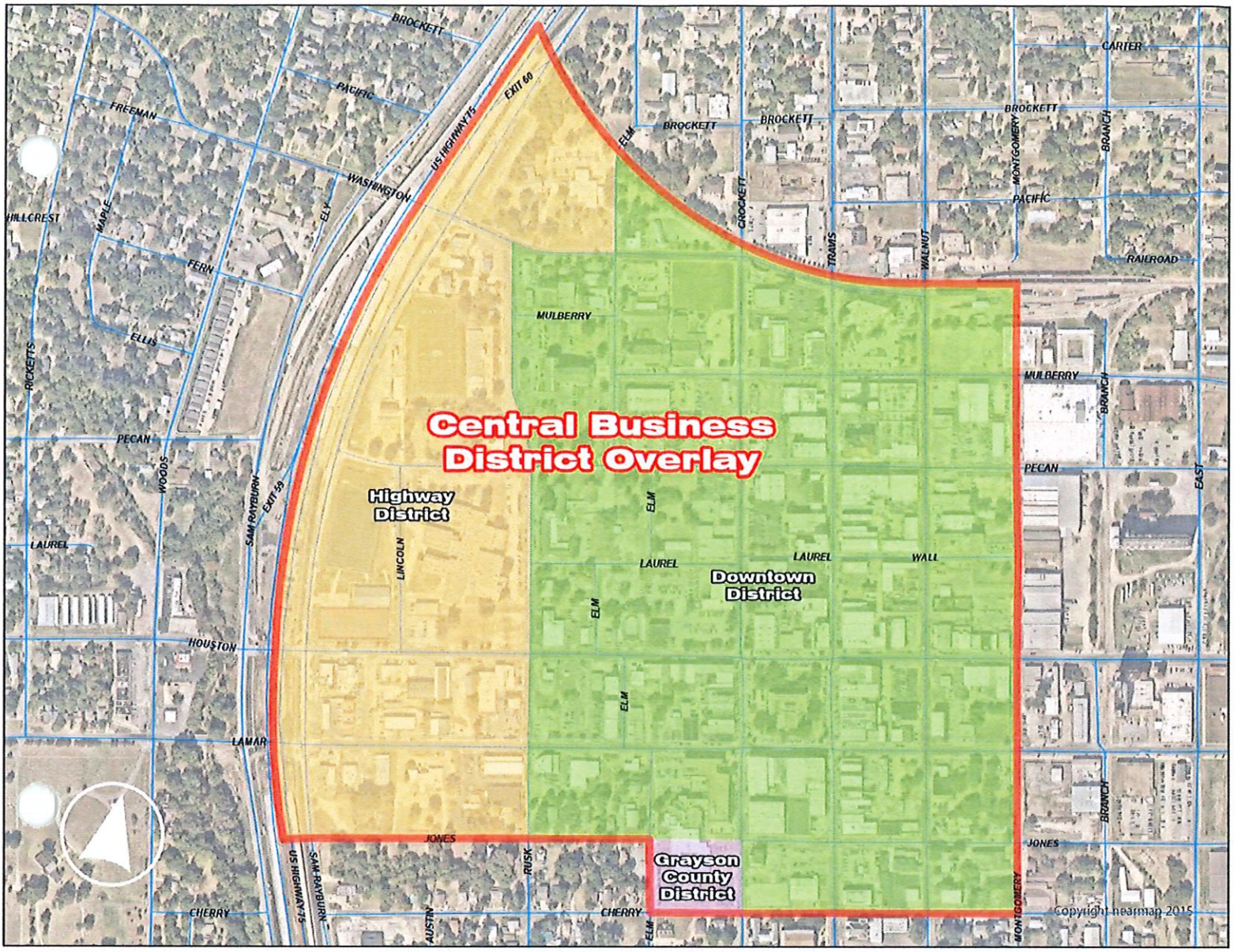
Central Business District Overlay Update

Next Steps

- July 17th – City Council Action

Questions & Discussion

Sherman
CLASSIC TOWN. BROAD HORIZON.


Central Business District Overlay
Highway District
Downtown District
Grayson County District
BROCKETT
PACIFIC
FREEMAN
WASHINGTON
US HIGHWAY 75
EXIT 60
ELM
CROCKETT
TRAVIS
WALNUT
MONTGOMERY
BRANCH
CARTER
RAILROAD
HILLCREST
MAPLE
ELY
FERN
ELLIS
RICKETTS
MULBERRY
PECAN
WOODS
SAM RAYBURN
EXIT 59
LAUREL
LINCOLN
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EAST
HOUSTON
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CHERRY
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Commission Member Manley asked Mr. Rae, "At what point does it trigger something greater than normal building maintenance?"

Mr. Rae replied, "Any building permits for remodels or renovations on the inside of the building would not apply to these regulations. It would only apply for the front façade and the outside part of the building."

Chairman Mahone asked Mr. Rae, "Is there a reason why tattoo shops wouldn't be allowed in the Highway District?"

Mr. Rae replied, "The Downtown District is our revised Arts and Cultural District which is why I added it back to the Downtown District and not to the Highway District."

Chairman Mahone stated, "Tattoo shops should be eligible in the Highway Districts with a Specific Use Permit."

Commission Member Manley asked Mr. Rae, "If a developer came in with a unique new idea to re-purpose a significant space that doesn't add value to the downtown area, they could ask for a Variance?"

Mr. Rae replied, "That is correct."

Commission Member Davis stated, "I would like the murals to have a maximum."

Vice Chairman Downtain replied, "We could consider saying 20% not to exceed 300 square feet or 400 square feet."

Commission Member Manley asked Mr. Rae, "If we put a limitation on a maximum square footage, 20% up to a maximum, it would only apply to a mural that included an advertisement for a business?"

Mr. Rae replied, "Yes, 40' high, and as wide as the building on one side of the building."

Chairman Mahone asked Mr. Rae, "What's the idea of the doors not being painted? For example, if someone has a garage door and they wanted to paint something nice on it, is that a problem?"

Commission Member Blagg asked, "I don't understand why the vents were excluded?"

Mr. Rae replied, "We can strip out the doors and vents and leave the windows."

Vice Chairman Downtain stated, "At gas stations, it is no longer a pump where you fill up your car. The pump is in the tank, that is a dispenser."

Mr. Rae replied, "I will update the language."

Commission Member Sims asked Mr. Rae," What happens with the gas station that was just approved?"

Mr. Rae explained, "It becomes existing non-conforming. As long as they are in a C-1 (Retail Business) District it is still permitted. The only difference is they would have to make sure the dispensers and the tanks are 300' away."

Vice Chairman Downtain replied, "You may want to add the language for the vent stats too as those could be at the rear of the building."

Commission Member Manley asked Mr. Rae, "Is this consistent with other municipalities?

Mr. Rae replied, "I don't know the answer to that, but I do know that the International Fire Code has certain distance regulations for oil wells and gas wells that are less than this. Other cities have adopted more stringent regulations of 200' to 300' away from gas wells."

Luz Leszczynski, 407 West Cherry Street, Sherman, TX
Ms. Leszczynski stated, "I don't see why Cherry Street isn't in the Highway District. There is some potential commercial space in the corner. It was a previous gas station and there is a hotel in the area. Is it possible to extend the Highway District down to Cherry Street so it is covered in the future?"

Peter Tracy, 705 Valentine Drive, Sherman, TX
Mr. Tracy explained, "Ever since I was a little kid, we tried doing away with cigarette smoking and there's a cigarette on the Corley Law Firm mural. If we're trying to get our kids to stop or not take interest in that, we shouldn't have it depicted on the side of the building like that."

Vernon Krueger, 219 West Pecan Street, Sherman, TX
Mr. Krueger explained, "If they put these restrictions on my building it is going to cost a lot of money. If I want to redo my building, why are we changing this and having to come back down here and get a variance? As an individual business owner who looks at this ordinance in detail, I find two or three things that are going to cost me a whole lot of money either in time to come down here and go through a variance or to make these changes that are required to this proposed ordinance."

Chairman Mahone asked, "When do you think that these requirements would be imposed on your building?"

Mr. Krueger replied, "It is vague and ambiguous. Does this apply when I put a new roof on my building or have air conditioning work?"

Mr. Rae replied, "No."

Sarah McRae, 100 North Travis, Suite D, Sherman, TX

Ms. McRae explained, "Other Main Street cities have a Mural Review Board that covers ghost murals which are historically relevant murals to your city. They cover all the mural questions and if we ever wanted to entertain having one, I'm sure Main Street would help suggest people. There are other cities that share ordinances that have a lot of great advice on murals that have been doing it a lot longer than we have."

Stewart Holcomb, 1524 East Magnolia Street, Sherman,
Mr. Holcomb asked, "Can we get a definition for a historical building? There are historical designations on some of these buildings. Will that supersede whatever City Council comes up with?"

Mr. Rae explained, "As far as extending the boundaries along Cherry. The reason we decided not to include that in the proposed ordinance is because the current land uses along that are single family and there really isn't any other part of the downtown that has as much single family as that block does.

For the building requirements as mentioned last meeting these are all architectural standards. Most of those requirements would be on new development. Any existing building that's not being changed or renovated, they are not required to make any changes, and will not face any penalties. They are existing non-conforming, and they have those rights. It would fall into play when they want to improve the building and do something different."

Vice Chairman Downtain replied, "If you were to improve the building, how is that defined? Is a new roof improvement?"

Mr. Rae replied, "Yes, if they are re-shingling, re-taring the roof, they would get a roof permit. There are no requirements if it is regular maintenance.

As for the historical definition, we didn't include one. If this board has something that they would like us to enforce for that historical definition, for example any buildings over 50 years old or any buildings built before 1950, I would be open to a suggestion to include that in our recommendation to City Council."

Peter Tracy, 705 Valentine Drive, Sherman, TX
Mr. Tracy explained, "I went online to look up what the State of Texas and the National Historical Society considers a historical building, and they have a 50-year element on it. What the State of Texas and National Historical consider is that a 50-year-old structure, whether it's residential or commercial, must have had some sort of significant historical value whether it was in the construction of the building, or the structure was owned by someone who had historical significance. The stipulation that they put on it was that it would have to be returned to its original condition and could not be modified or changed in any manner."

Commission Member Manley asked Mr. Rae, "If the existing historical building does not satisfy the requirements in this subsection, it is exempt from these requirements. Why do we need the statement?"

Mr. Rae replied, "The reason I included that was because some of the buildings may have wood or metal."

Chairman Mahone asked Ms. Cotton, "We have several topics, can we take single motions on each item, with the last motion being whether we accept or approve this or not, based on the previous motions?"

Ms. Cotton replied, "Yes then give a general representation based on the previous motions."

No other citizens appeared before the Planning and Zoning Commission to discuss the Consideration of Amendments to the Central Business District Overlay and Use Chart.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to modify the Tattoo Studio to include the Highway District with a Specific Use Permit. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to consider a Mural Review Board, murals would not cover glass and signage not to exceed 300 square feet. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to include ventilation stacks and ventilation systems. Second by Commission Member Sims.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Consideration of Amendments to the Central Business District

Overlay and Use Chart subject to the prior motions. Second by Commission Member Sims.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:45 p.m

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 07/18/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15)

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

List of Agenda Items:

6. * 2773 NORTH HIGHWAY 75 (Project No. 23-003800)

The request of Sherman Centre AL, LLC (Owner), Marisa Kolman, Greenberg Farrow (Representative) and Spooner & Associates (Land Surveyor) concerning the property located at 2773 North Highway 75, consisting of 1.09 acres, being all of Lot 5A, Texoma Crossing Addition and currently zoned C-2 (General Commercial) District/75 & 82 Overlay, as follows:

Planning and Zoning Commission

Site Plan for a Cooler Addition

7. * 100 JIM LAMB ROAD (Project No. 23-003801)

The request of Kevin and Julia Woods and Shu Feei Wang (Owners), Kevin Woods (Representative) and Drafting & Surveying, Inc. (Surveyor) concerning the property located at 100 Jim Lamb Road, consisting of 6.500 acres, being in the Garrett Pangburn Survey, Abstract No. 945 also being Lot 1, Neu Addition, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat of Neu Addition, Lot 1R

8. * 50 HIGH COUNTRY ROAD (Project No. 23-003808)

The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 50 High Country Road, consisting of 2.255 acres, being in the Alfred Hume Survey, Abstract No. 522, and is currently located in the ETJ (Extra Territorial Jurisdiction, as follows:

Planning and Zoning Commission

Final Plat of Menjivar High Country Addition, Lot 1, Block A

9. * 3786GIBBONS ROAD (Project No. 23-003815)

The request of James and Vicki Francis (Owner), Donnie Payette, Dream Builders (Developer) and Cox Land Surveying (Surveyor) concerning the property located at 3786 Gibbons Road, consisting of 10.732 acres, being in the George W. Lavalla Survey, Abstract No. 722, and is currently located in the ETJ (Extra Territorial Jurisdiction, as follows:

Planning and Zoning Commission

Preliminary Plat of Payette Addition, Block 1, Lot 1 and 2

10. * 200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003818)

The request of Stonehollow Homes (Owner) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 Block South FM 1417 (Heritage Parkway), consisting of 31.687 acres in the E. Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/ F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Estates at Baker Park, Phase 1

11. * 3000 BLOCK NORTH HICKORY STREET (Project No. 23-003819)

The request of TBJB1, LLC (Owner) and Preston Trail Land Surveying (Surveyor) for the property in the 3000 Block North Hickory Street consisting of 2.197 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Willow Branch Subdivision, Phase 1

12. * 5000BLOCK HOWE DRIVE (Project No. 23-003822)

The request of Sherman Economic Development Corporation, Kent Sharp (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 5000 Block Howe Drive consisting of 6.00 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Howe Substation Addition

13. * 1800-1804 BLOCKS NORTH HIGHWAY 75 (Project No. 23-003828)

The request of Sherman PAGI, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 1800-1804 Blocks North Highway 75, consisting of 2.289 acres being in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1 of the James Plaza Addition, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay as follows:

Planning and Zoning Commission

Preliminary Plat of Taylor Crossing Addition

14. * 1325 NORTH TRAVIS STREET (Project No. 23-003831)

The request of Vein Center of North Texas Properties, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1325 North Travis Street, consisting of 0.626 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-O (Office) District/Sam Rayburn Overlay as follows:

Planning and Zoning Commission

Final Plat of Vein Center of North Texas Addition

15. * 419 SOUTH MONTGOMERY STREET (Project No. 23-00382)

The request of Jason Earnhart, Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 419 South Montgomery Street, consisting of 0.131 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat of Earnhartbuilt's 14th

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **2773NORTH HIGHWAY 75 (Project No. 23-003800)**

The request of Sherman Centre AL, LLC (Owner), Marisa Kolman, Greenberg Farrow (Representative) and Spooner & Associates (Land Surveyor) concerning the property located at 2773 North Highway 75, consisting of 1.09 acres, being all of Lot 5A, Texoma Crossing Addition and currently zoned C-2 (General Commercial) District/75 & 82 Overlay, as follows:

Planning and Zoning Commission

Site Plan for a Cooler Addition

Background:

The property is located at 2773 North Highway 75 near the intersection of East Lamberth Road and East Highway 82. The owner is requesting Site Plan approval for a cooler addition.

The following has been approved for this location:

- 11/8/2005 – Specific Use Permit to allow a private club in a C-2 (General Commercial) District & the O-1 (75-82 Overlay) District
- 2/14/2006 – Variance to allow a sign with a 15' setback in lieu of the required 40' or 25' plus the height of the structure, whichever is greater
- 6/18/2013 – Exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 5/19/2015 – Exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for an outdoor waiting area addition in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 5/16/2017 – Exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for a “To Go” Addition for Texas Roadhouse in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Sherman Centre AL, LLC (Owner)
Marisa Kolman, Greenberg Farrow (Representative)
Spooner & Associates (Land Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

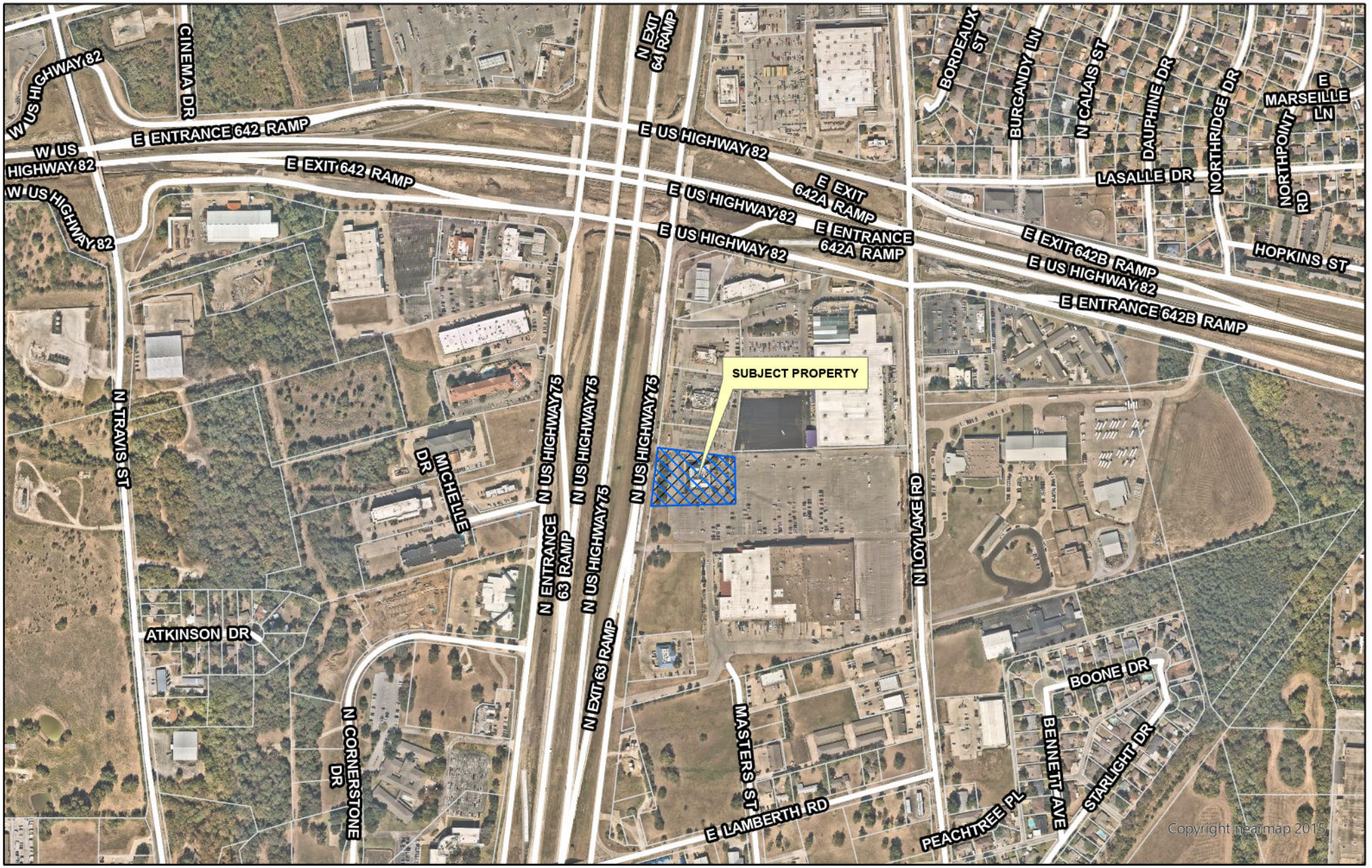
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Survey
Site Plan
Elevations
Demolition Plan
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2773 N HWY 75

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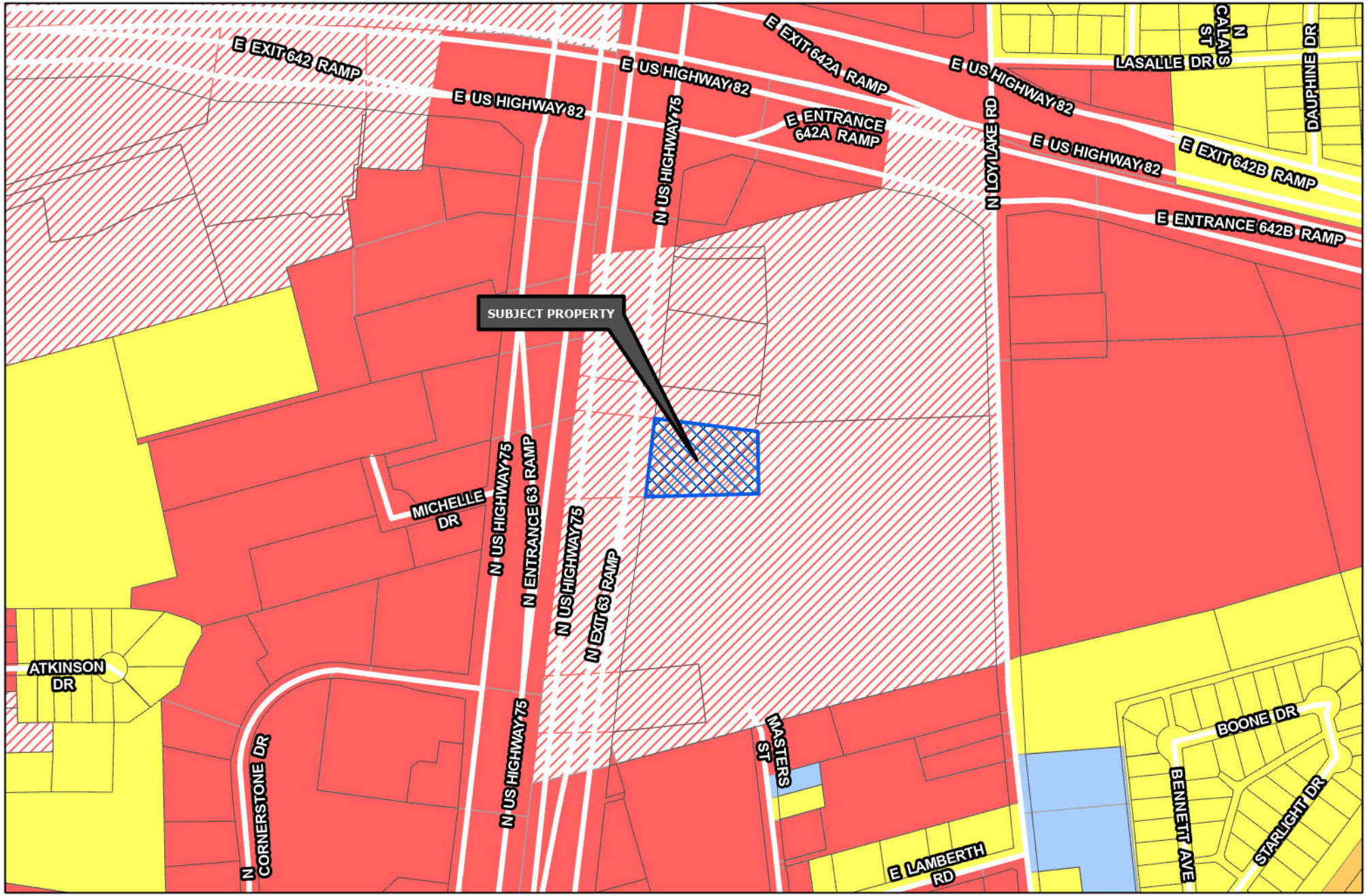

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2773 N HWY 75

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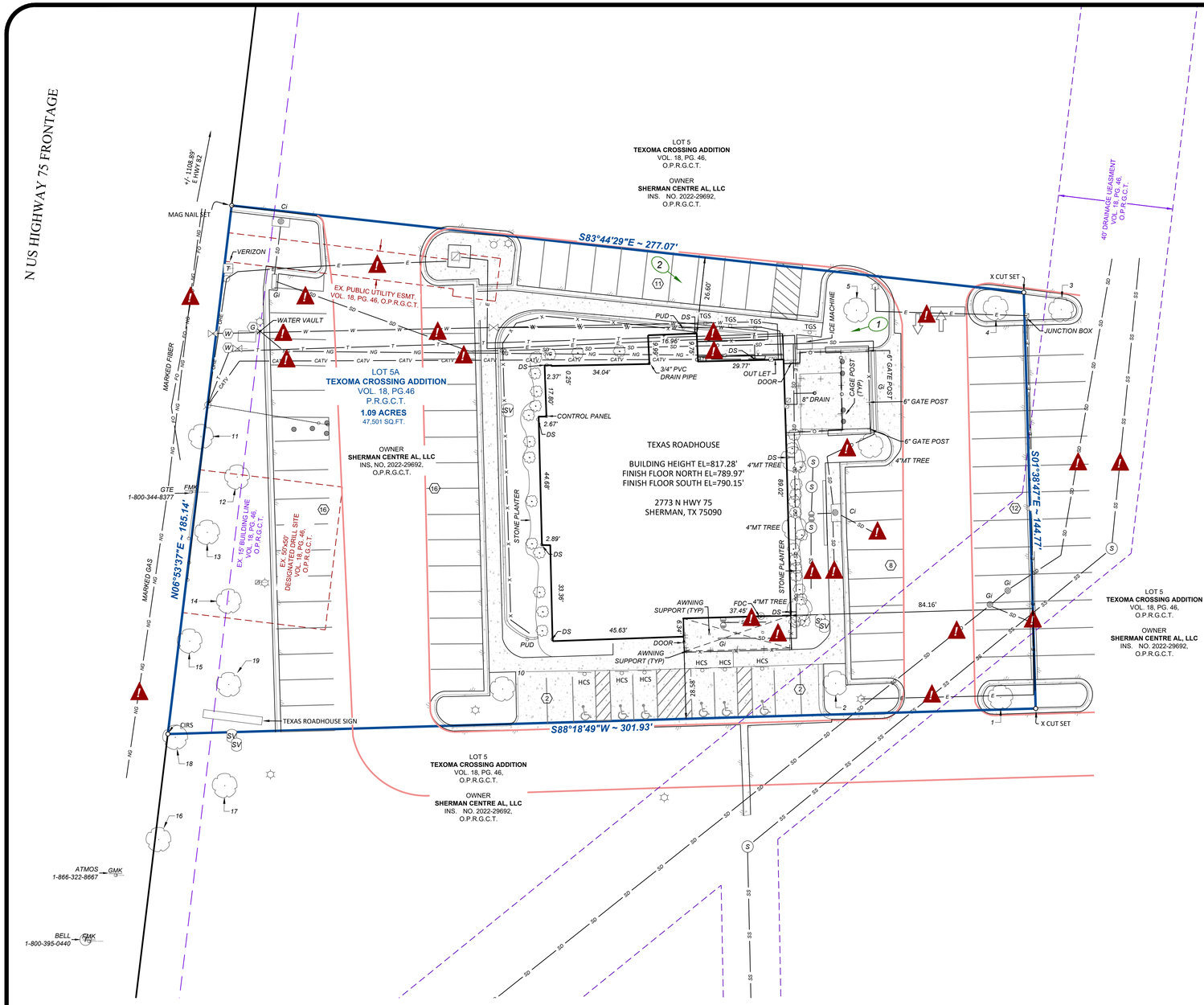




*** VICINITY MAP ***
(NOT TO SCALE)



*** LEGAL DESCRIPTION ***

Being all of Lot 5A, **TEXOMA CROSSING ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, according to plat thereof filed for record in Volume 18 Page 46, Plat Records, Grayson County, Texas.

*** LEGEND ***

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	E	U.G. ELECTRIC
XCS	"X" CUT SET	T	U.G. TELE. LINE
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS	CATV	U.G. CABLE TV
	CONTROL POINT	NG	U.G. GAS
	PROPERTY CORNER MARKER FOUND - AS NOTED	W	U.G. WATER
	PROPERTY CORNER SET	SS	U.G. SAN. SEWER
	ELECTRIC BOX (PANEL)	SD	U.G. STORM SEWER
G	GAS METER	O	CHAIN LINK FENCE
	TREE (AS DESCRIBED)	X	HAND RAIL
	BUSH (GENERAL)		ASPHALT EDGE
MT	MULTI-TRUNK TREE		CONCRETE AREA
W	WATER METER	Ci	CURB INLET
	WATER FAUCET	Gi	GRATE INLET
FDC	FIRE DEPARTMENT CONNECTION	HCS	HANDICAP PARKING SIGN
S	SAN. SEWER MANHOLE	TGS	TO GO SIGN
	SAN. SEWER CLEANOUT	PUD	POP UP DRAIN
	INLET RIM	DS	ROOF DOWN SPOUT
SV	IRRIGATION CONTROL VALVE		SUBJECT PROPERTY LINE
	BOLLARD POST		EXISTING EASEMENT LINE
	SIGN		BUILDING SETBACK LINE
	POWER POLE		FIRELINE PAINT MARKS
	GUY WIRE		CANOPY - COVERED AREA
	LIGHT POLE	1	PHOTO LOCATION REFFERNCE
			REGULAR PARKING SPACES
			WATER VALVE
			FIRE HYDRANT
		7	TELEPHONE RISER

*** GENERAL NOTES ***

- The Bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983,Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.0001037347. All areas shown hereon are calculated based on surface measurements.
- This survey was prepared with out the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48181C0290G; map revised September 1, 2022 for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots and in parking structures are as follows: 64 regular spaces, 6 handicap spaces and 4 To Go spaces.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- The Surveyor has no knowledge of changes in street right-of-way lines as per Table A, Item 17. Interested parties should consult the City of Sherman before planning, designing, or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- According to the City of Sherman Zoning Map, the subject property appears to be located within Zone "C-2" General Commercial.The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Sherman Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.
- The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
- See page 2 of 2 for UAV Imagery

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811 and utility plans as provided by client. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

TREE TABLE	
TAG #	DESCRIPTION
1	10" OAK
2	10" OAK
3	8" OAK
4	10" OAK
5	12" OAK
10	8" OAK
11	16" OAK

TREE TABLE	
TAG #	DESCRIPTION
12	14" OAK
13	14" OAK
14	12" OAK
15	14" OAK
16	12" OAK
17	10"DT OAK
18	10" OAK
19	12" OAK



*** PHOTO 1 ***



*** PHOTO 2 ***

*** SURVEYOR'S STATEMENT ***

To: Texas Roadhouse Inc :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17 & 18 of Table A thereof.
The field work was completed on April 18th, 2023.

05-02-23

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SPOONER & ASSOCIATES
SURVEYING PROFESSIONALS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, ELLESS, TEXAS 76039
817/8654444 WWW.SPOONERSURVEYORS.COM
(817/8654444 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

ALTA/ NSPS LAND TITLE SURVEY OF
LOT5A
TEXOMA CROSSING ADDITION
VOL. 18, PG. 46
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

2773 N HWY 75
SHERMAN, TX 75090

TEXAS ROADHOUSE

PREPARED FOR

GreenbergFarrow

DATE: 5/2/2023

S&A JOB NO. 23029

SCALE: 1" = 20'

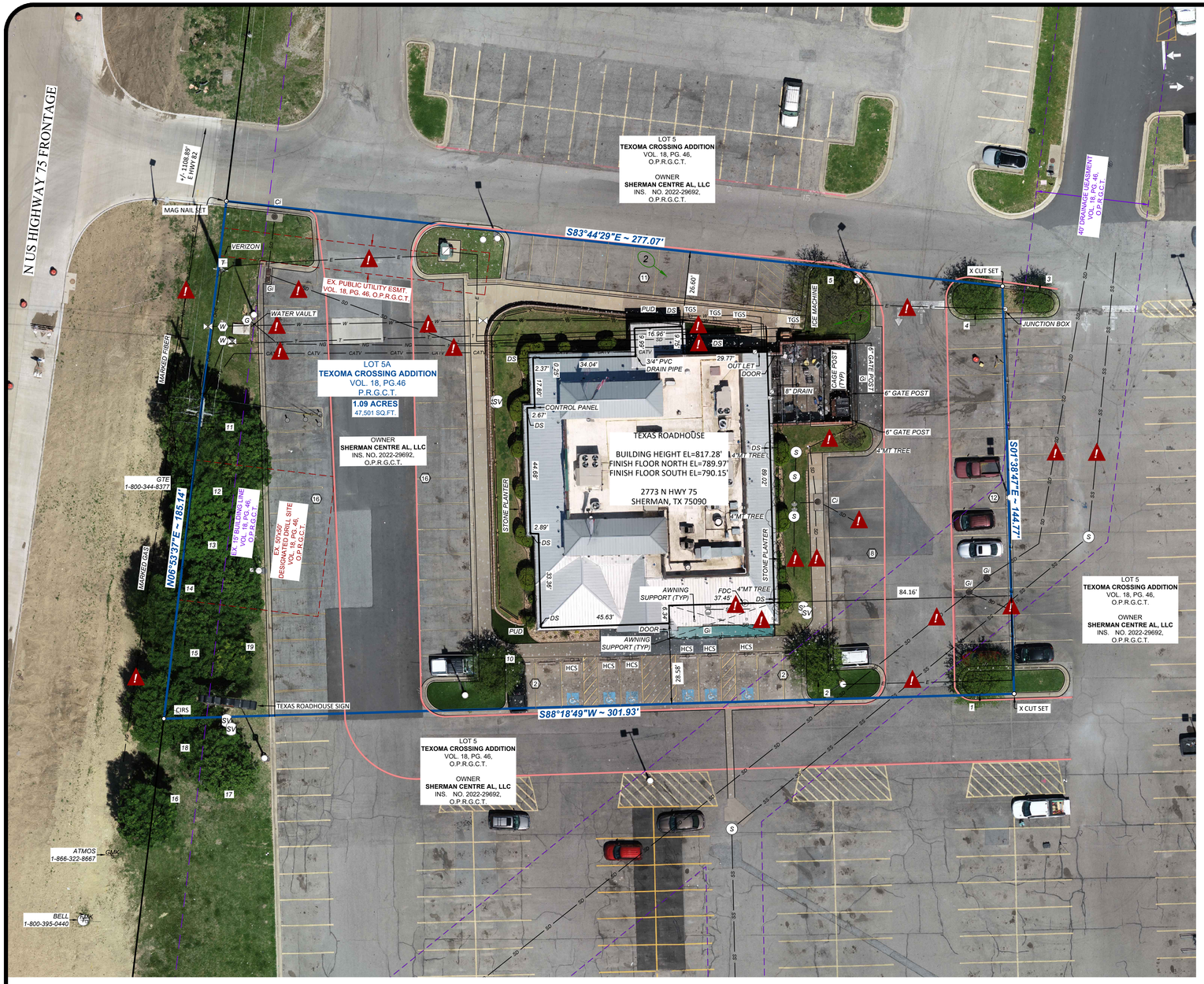
DRAWN BY: W. McCOOEY

CHECKED BY: E. SPOONER

REVISIONS:

1

SHEET
1
OF 2





*** VICINITY MAP ***
(NOT TO SCALE)



GRAPHIC SCALE IN FEET
1" = 20'

* LEGEND *

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	E	U.G. ELECTRIC
XCS	"X" CUT SET	T	U.G. TELE. LINE
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS	CATV	U.G. CABLE TV
	CONTROL POINT	NG	U.G. GAS
	PROPERTY CORNER MARKER FOUND - AS NOTED	W	U.G. WATER
	PROPERTY CORNER SET	SS	U.G. SAN. SEWER
	ELECTRIC BOX (PANEL)	SD	U.G. STORM SEWER
G	GAS METER	O	CHAIN LINK FENCE
	TREE (AS DESCRIBED)	X	HAND RAIL
	BUSH (GENERAL)		ASPHALT EDGE
MT	MULTI-TRUNK TREE		CONCRETE AREA
W	WATER METER	Ci	CURB INLET
	WATER FAUCET	Gi	GRATE INLET
FDC	FIRE DEPARTMENT CONNECTION	HCS	HANDICAP PARKING SIGN
S	SAN. SEWER MANHOLE	TGS	TO GO SIGN
	SAN. SEWER CLEANOUT	PUD	POP UP DRAIN
	INLET RIM	DS	ROOF DOWN SPOUT
SV	IRRIGATION CONTROL VALVE		SUBJECT PROPERTY LINE
	BOLLARD POST		EXISTING EASEMENT LINE
	SIGN		BUILDING SETBACK LINE
	POWER POLE		FIRELINE PAINT MARKS
	GUY WIRE		CANOPY - COVERED AREA
	LIGHT POLE	1	PHOTO LOCATION REFFERNCE
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			WATER VALVE
			FIRE HYDRANT
		T	TELEPHONE RISER

*** GENERAL NOTES ***

- The Bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983,Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.0001037347. All areas shown hereon are calculated based on surface measurements.
- This survey was prepared with out the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48181C0290G; map revised September 1, 2022 for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots and in parking structures are as follows: 64 regular spaces, 6 handicap spaces and 4 To Go spaces.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- The Surveyor has no knowledge of changes in street right-of-way lines as per Table A, Item 17. Interested parties should consult the City of Sherman before planning, designing, or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- According to the City of Sherman Zoning Map, the subject property appears to be located within Zone "C-2" General Commercial.The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Sherman Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.
- The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
- UAV Imagery was captured on April 18, 2023

*** LEGAL DESCRIPTION ***

Being all of Lot 5A, **TEXOMA CROSSING ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, according to plat thereof filed for record in Volume 18 Page 46, Plat Records, Grayson County, Texas.

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811 and utility plans as provided by client. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

TREE TABLE	
TAG #	DESCRIPTION
1	10" OAK
2	10" OAK
3	8" OAK
4	10" OAK
5	12" OAK
10	8" OAK
11	16" OAK

TREE TABLE	
TAG #	DESCRIPTION
12	14" OAK
13	14" OAK
14	12" OAK
15	14" OAK
16	12" OAK
17	10"DT OAK
18	10" OAK
19	12" OAK



*** PHOTO 1 ***



*** PHOTO 2 ***

*** SURVEYOR'S STATEMENT ***

To: Texas Roadhouse Inc :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17 & 18 of Table A thereof.
The field work was completed on April 18th, 2023.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

05-02-23
STATE OF TEXAS
REGISTERED TO
ERIC S. SPOONER
5922
PROFESSIONAL
LAND SURVEYOR

SPOONER & ASSOCIATES
OVER 25 YEARS OF SERVICE
305 BYERS STREET, SUITE 100, ELLESS, TEXAS 79039
(817) 685-9448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

ALTA\ NSPS LAND TITLE SURVEY OF

LOT 5A
TEXOMA CROSSING ADDITION
VOL. 18, PG. 46
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

2773 N HWY 75
SHERMAN, TX 75090

TEXAS ROADHOUSE

PREPARED FOR

GreenbergFarrow

DATE: 5/2/2023

S&A JOB NO. 23029

SCALE: 1" = 20'

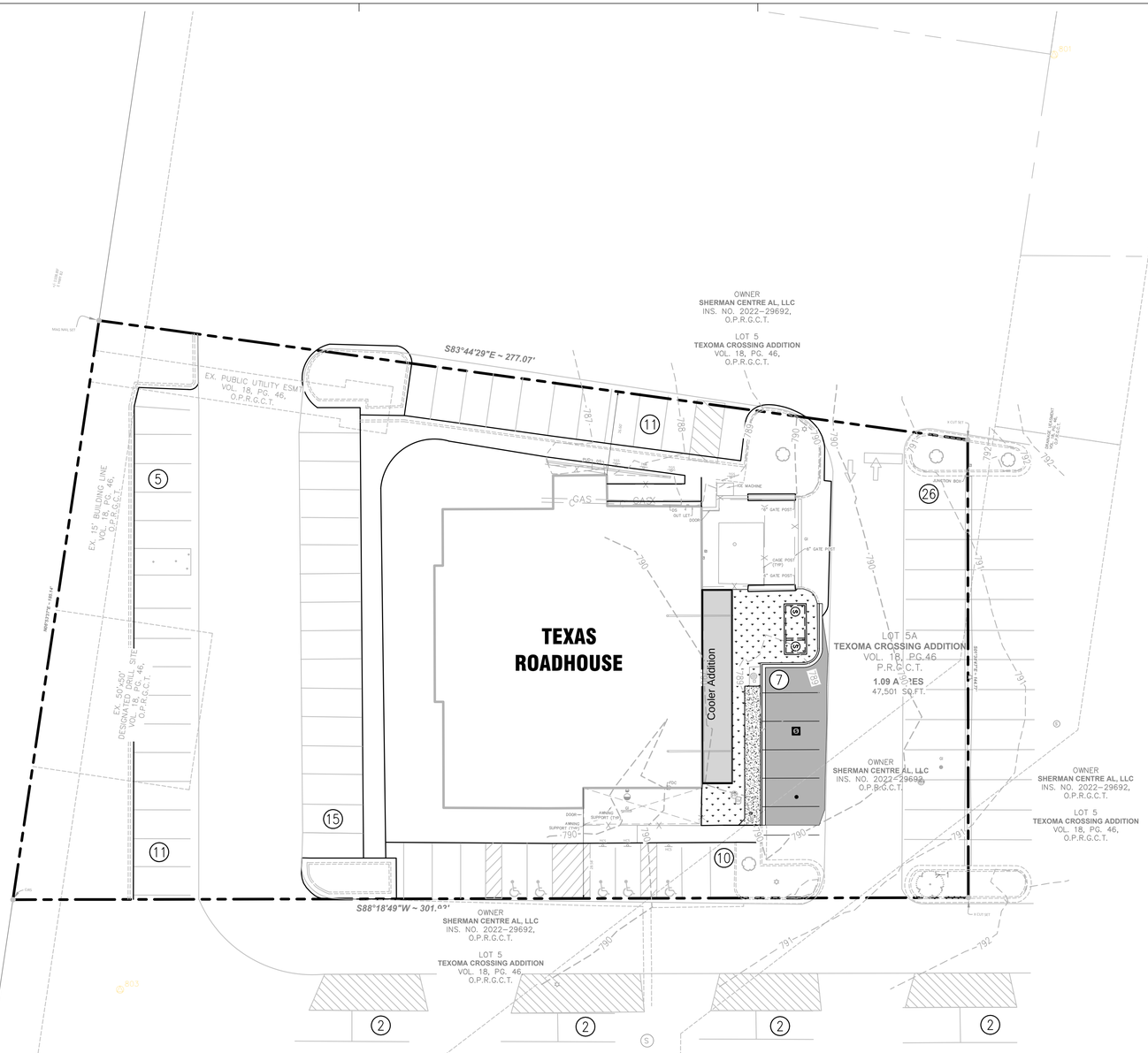
DRAWN BY: W. McCOOEY

CHECKED BY: E. SPOONER

REVISIONS:

1

SHEET
2
OF 2



PROJECT INFORMATION:

SITE AREA:	±1.15 ACRES
ZONED:	01 (HIGHWAY 75 & 82 OVERLAY DISTRICT)
EXISTING BUILDING AREA:	7,764 SQ. FT.
PROPOSED BUILDING AREA	626 SQ. FT.
PARKING REQUIRED:	
EXISTING	78 STALLS (ORIGINAL FROM 2006, SEE NOTE 1)
PROPOSED	84 STALLS (SEE NOTE 1)
PARKING PROVIDED:	
EXISTING	87 STALLS (INCLUDING 6 ADA STALLS)
PROPOSED	86 STALLS (INCLUDING 6 ADA STALLS)

NOTE:
1. ONE (1) PARKING STALL REQUIRED PER EACH ONE HUNDRED (100) SQUARE FEET OF BUILDING AREA

PROPOSED LEGEND:

- PROPERTY LINE
- FIRE LANE LINE
- CF — PROPOSED CONSTRUCTION FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED STORM SEWER CLEAN OUT
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER SAMPLING MANHOLE
- PROPOSED SANITARY SEWER CLEAN OUT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA

CALL BEFORE YOU DIG 1-800-344-8377 TEXAS ONE CALL SYSTEM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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8600 W Bryn Mawr Ave.
Suite 800N
Chicago, IL 60631
t: 847 788 9200

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PROJECT TEAM

CIVIL
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STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

PLUMBING
GREENBERGFARROW

ELECTRICAL
GREENBERGFARROW

KITCHEN FIXTURE & EQUIPMENT
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/31/23	COORDINATION SET
06/09/23	BID/ PERMIT SET

PROFESSIONAL SEAL

STATE OF TEXAS
JEFFREY M. RATH
138007
LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL LICENSE NO:
138007

PROFESSIONAL IN CHARGE
JEFF RATH

PROJECT MANAGER
JR

QUALITY CONTROL
JR

DRAWN BY
AH

PROJECT NAME

TEXAS ROADHOUSE
SHERMAN
TEXAS, 75090
2773 US HIGHWAY
75 NORTH

PROJECT NUMBER
20230331.5

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C2.0

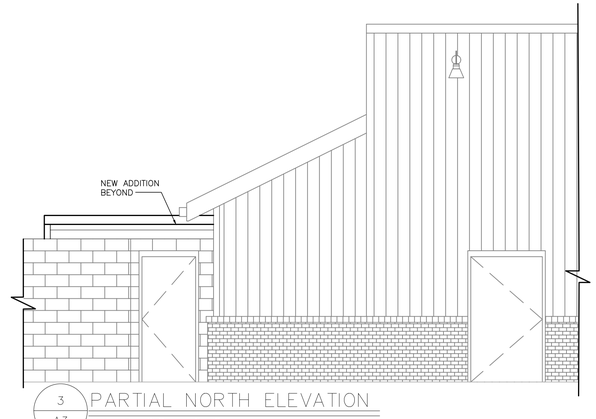
Drawing Name: \\greenbergfarrow.corp\Project Files\Projects\2023\20230310.800 Civil_Current Drawings\20230331.5_MASTER.dwg Last Modified: Jun 27, 2023 - 1:30pm Plotted on: Jun 27, 2023 - 1:30pm by aborwitz



1 A3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A3 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	WOOD SIDING (TO MATCH EXISTING)	HENRY POOR LUMBER 3200 PEAGAN DRIVE LAFAYETTE, IN 47906; WESTERN RED CEDAR; #1501 CEDARTONE TWP STAIN; 2 COATS-PRE STAINED; CONTACT: DOUG MILLER; 1.800.255.7913
2	TRIM (TO MATCH EXISTING)	PORTER PAINTS #614 DARK GREEN "EXTERIOR GLOSS".
3	METAL FLASHING & GUTTERS (TO MATCH EXISTING)	PORTER PAINTS #614 DARK GREEN "EXTERIOR GLOSS".
4	WOOD DOOR FRAME & DOWNSPOUTS (TO MATCH EXISTING)	PORTER PAINTS #610 "EXTERIOR GLOSS".
5	BRICK VENEER & SOLDIER COURSE ACCENT (TO MATCH EXISTING)	CUNNINGHAM BRICK COMPANY, INC. "WINNESTONE ROCKFACE" LEXINGTON. NC 27292 800-277-2700
6	METAL ROOF (TO MATCH EXISTING)	METAL SALES MFG. GALVALUME; CONTACT 1.800.747.1206.

www.greenbergfarrow.com
251 West 30th Street
10th Floor
New York, NY 10001
t: 212 725 9530

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PROJECT TEAM
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GREENBERGFARROW
MECHANICAL
GREENBERGFARROW
PLUMBING
GREENBERGFARROW
ELECTRICAL
GREENBERGFARROW
KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/31/22	COORDINATION SET
06/09/23	BID/PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
MJR

PROJECT NAME
TEXAS ROADHOUSE
SHERMAN
TEXAS, 75090
2773 US HIGHWAY
75 NORTH

PROJECT NUMBER
20230331.5

SHEET TITLE
EXTERIOR ELEVATIONS

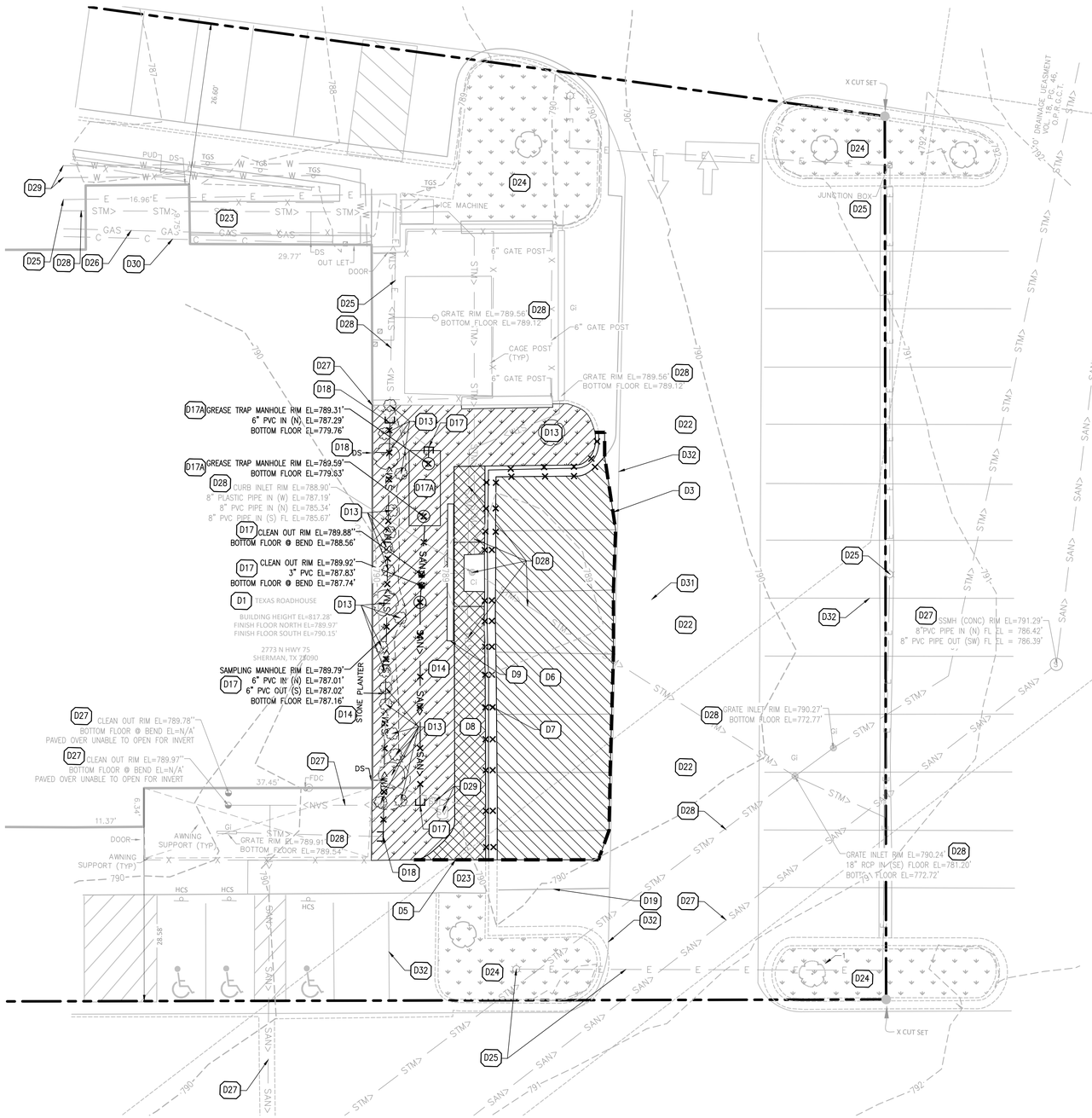
SHEET NUMBER
A3

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING UTILITY SERVICES AND SITE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
4. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION IS ACHIEVED.
6. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
7. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE ORIGINAL CIVIL ENGINEERING PLANS PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN SET.
11. ALL EXISTING LANDSCAPING NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
12. PRIOR TO REMOVAL OF ANY PORTION OF THE EXISTING IRRIGATION SYSTEM AFFECTED BY THE PROPOSED BUILDING ADDITION CONTRACTOR SHALL LOCATE AND CAP THE EXISTING IRRIGATION LINES AT THE PROJECT AREA LIMITS. THE REMAINDER OF THE EXISTING SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IF FOR ANY REASON THE SYSTEM WILL NOT BE OPERATIONAL CONTRACTOR SHALL UTILIZE CARE TO ENSURE EXISTING PLANT MATERIAL IS ADEQUATELY WATERED DURING DRY PERIODS OR TIMES OF EXTENDED HEAT.
13. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.

DEMOLITION HATCH LEGEND:

- D6 — EXISTING ASPHALT PAVEMENT TO BE REMOVED
- D8 — EXISTING SIDEWALK TO BE REMOVED
- D14 — EXISTING LANDSCAPING TO BE REMOVED
- D24 — EXISTING LANDSCAPING TO REMAIN



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DEMOLITION LEGEND:

- EXISTING CURB AND GUTTER TO BE REMOVED
- SAN> EXISTING SANITARY SEWER SERVICE TO BE REMOVED
- STM> EXISTING STORM SEWER TO BE REMOVED
- PROPOSED SAW CUT LINE
- CF PROPOSED CONSTRUCTION FENCE

DEMOLITION KEY NOTES: (D#)

- D1 EXISTING TEXAS ROADHOUSE BUILDING TO REMAIN
- D3 SAW CUT EXISTING ASPHALT PAVEMENT
- D5 SAW CUT EXISTING SIDEWALK
- D6 EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF PROPERLY
- D7 EXISTING CONCRETE CURB & GUTTER TO BE REMOVED AND DISPOSED OF PROPERLY
- D8 EXISTING SIDEWALK TO BE REMOVED AND DISPOSED OF PROPERLY
- D9 EXISTING LANDSCAPING BLOCK WALL TO BE REMOVED
- D13 EXISTING TREE TO BE REMOVED
- D14 EXISTING LANDSCAPING TO BE REMOVED
- D17 EXISTING SANITARY SEWER LINE/STRUCTURE TO BE REMOVED
- D17A EXISTING SANITARY SEWER GREASE TRAP TO BE ABANDONED. REMOVE FRAME, GRATE, AND RISERS. FILL VAULT WITH FLOWABLE MORTAR. EXISTING SANITARY SEWER SYSTEM TO REMAIN IN PLACE AND FUNCTIONING UNTIL PROPOSED SANITARY SEWER SYSTEM IS COMPLETE. TRANSITION FROM EXISTING SYSTEM TO PROPOSED SYSTEM TO HAPPEN IN ONE DAY WHILE RESTAURANT IS CLOSED.
- D18 EXISTING STORM SEWER LINE/STRUCTURE TO BE REMOVED
- D19 EXISTING PARKING STRIPE TO BE REMOVED
- D22 EXISTING ASPHALT PAVEMENT TO REMAIN AND BE PROTECTED
- D23 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED
- D24 EXISTING LANDSCAPING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION (ANY DAMAGE TO BE REPLACED BY GENERAL CONTRACTOR)
- D25 EXISTING ELECTRICAL LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D26 EXISTING GAS LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D27 EXISTING SANITARY LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D28 EXISTING STORM LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D29 EXISTING WATER LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D30 EXISTING COMMUNICATION LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D31 PROPOSED CONSTRUCTION FENCE (SEE DETAIL)
- D32 EXISTING FIRE LANE/ PARKING STRIPING TO REMAIN

www.greenbergfarrow.com
8600 W Bryn Mawr Ave.
Suite 800N
Chicago, IL 60631
t: 847 788 9200

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MECHANICAL
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PLUMBING
GREENBERGFARROW

ELECTRICAL
GREENBERGFARROW

KITCHEN FIXTURE & EQUIPMENT
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/31/23	COORDINATION SET
06/09/23	BID/ PERMIT SET

PROFESSIONAL SEAL

STATE OF TEXAS
JEFFREY M. RATH
138007
LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL LICENSE NO:
138007

PROFESSIONAL IN CHARGE
JEFF RATH
PROJECT MANAGER
JR
QUALITY CONTROL
JR
DRAWN BY
AH

PROJECT NAME

TEXAS ROADHOUSE
SHERMAN
TEXAS, 75090
2773 US HIGHWAY
75 NORTH

PROJECT NUMBER
20230331.5

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C1.0

CALL BEFORE YOU DIG 1-800-344-8377 TEXAS ONE CALL SYSTEM

Drawing Name: P:\2023\20230331\00 Civil_Current Drawings\20230331.5_MASTER.dwg Last Modified: Jun 09, 2023 - 1:13pm Plotted on: Jun 09, 2023 - 1:13pm by jaalere

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Greenberg Farrow
Marisa Kolman
8600 W Bryn Mawr Avenue
Suite 800N
Chicago, IL 60631

Sherman Centre AL, LLC
7800 Washington Ave #800
Houston, TX 77007

Dear Applicants,

The request for Site Plan approval for a Cooler Addition located at 2773 North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. 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.
3. 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.

Solid Waste

4. Request that dumpster be moved or reangled to allow for a 50' dumpster clearance is required in front of dumpster. This 50' clearance is not there when cars are parked in parking places directly across from the dumpter enclosure gates.

Fire Services

5. Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than 24 feet (7315 mm), except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm). *Code of Ordinance Chapter 3.02.002(c)(8)*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **100 JIM LAMB ROAD (Project No. 23-003801)**

The request of Kevin and Julia Woods and Shu Feei Wang (Owners), Kevin Woods (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 100 Jim Lamb Road, consisting of 6.500 acres, being in the Garrett Pangburn Survey, Abstract No. 945 also being Lot 1, Neu Addition, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat of Neu Addition, Lot 1R

Background:

The property is located at 100 Jim Lamb Road between Whitney Road and Calf Creek Lane and is located in the ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Kevin and Julia Woods and Shu Feei Wang (Owners)
Kevin Woods (Representative)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Replat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
100 JIM LAMB RD

N
W E
S

Date: 6/21/2023 9:39 AM



~ 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
KEVIN WOODS
JULIA WOODS
100 JIM LAMB ROAD
SHERMAN, TX 75090
SHU FEEI WANG
801 RAYWOOD CIRCLE
PLANO, TX 75075

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the Southwest Water Company.
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. 48181C0295F, effective date September 1, 2022.

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	RAILROAD SPIKE FOUND
———	BOUNDARY LINE
— — —	PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°15'06" E	30.87'
L2	N 00°05'45" E	30.87'
L3	S 76°24'28" E	73.55'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Garrett Pangburn Survey, Abstract No. 945 and being all of Lot 1 of the Neu Addition, an addition to Grayson County, Texas, as shown by plat of record in Document Number 2019-162, Plat Records, Grayson County, Texas, and being part of a 12.092 acre tract of land conveyed to Shu Feei Wang as recorded in Document Number 2020-21925, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northern-most northwest corner of said Lot 1;

Thence South 76°15'06" East, with the northerly line of said Lot 1, and with the southerly Right-of-Way line of Jim Lamb Road, a distance of 30.87 feet to a 1/2" steel rod set for the northeast corner of said Lot 1;

Thence North 00°05'45" East, with the westerly line of said 12.092 acre tract, a distance of 30.87 feet to a point, said point being the northwest corner of said 12.092 acre tract and in Jim Lamb Road;

Thence South 76°15'27" East, with the northerly line of said 12.092 acre tract, and with the center of said Jim Lamb Road, a distance of 25.17 feet to a point, said point being in Jim Lamb Road;

Thence South 00°05'45" West, over and across said 12.092 acre tract, a distance of 862.01 feet to a set 1/2" steel rod;

Thence South 76°14'11" East, with the northerly line of said Lot 1, and over and across said 12.092 acre tract, passing en route at a distance of 331.79 feet a found 1/2" steel rod, and continuing on said course a total distance of 544.56 feet to a set 1/2" steel rod;

Thence South 06°37'26" West, with the easterly line of said 12.092 acre tract, and with the easterly line of said Lot 1, passing en route at a distance of 213.09 feet a found 1/2" steel rod, and continuing on said course a total distance of 306.63 feet to a set 1/2" steel rod;

Thence with the southerly line of said Lot 1, the following five courses:

1. *North 76°09'32" West, a distance of 216.82 feet to a found 1/2" steel rod;*
2. *South 13°52'48" West, a distance of 190.13 feet to a set 1/2" steel rod;*
3. *North 76°18'34" West, a distance of 224.90 feet to a found 1/2" steel rod;*
4. *North 13°44'27" East, a distance of 160.23 feet to a found 1/2" steel rod;*
5. *North 42°23'52" West, a distance of 323.13 feet to a found 1/2" steel rod;*

Thence North 13°07'58" East, a distance of 154.00 feet to a 1/2" steel rod found for the southern-most northwest corner of said Lot 1;

Thence South 76°24'28" East, a distance of 73.55 feet to a set 1/2" steel rod;

Thence North 00°05'45" East, with the westerly line of said Lot 1, a distance of 831.11 feet to the Point of Beginning and containing 6.500 acres of land.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

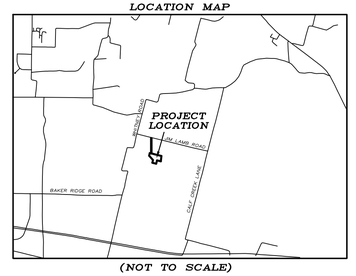
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

Date

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

KEVIN WOODS

JULIA WOODS

SHU FEEI WANG

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

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

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

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

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

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

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

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

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

REPLAT OF
LOT 1
NEU ADDITION

Document Number 2019-162, P.R.G.C.T.
Being a part of the Garrett Pangburn Survey, Abstract Number 945.
Being in the City of Sherman, Grayson County, Texas.
Containing 6.500 acres of land
06-05-2023

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

Kevin & Julia Woods
100 Jim Lamb Road
Sherman, TX 75090

Shu Feei Wang
801 Raywood Circle
Plano, TX 75075

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 1 Neu Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. No City of Sherman water available to site. Property lies within Starr Water CCN.
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **50 HIGH COUNTRY ROAD (Project No. 23-003808)**

The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 50 High Country Road, consisting of 2.255 acres, being in the Alfred Hume Survey, Abstract No. 522, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Menjivar High Country Addition, Lot 1, Block A

Background:

The property is located at 50 High Country Road between Plainview Road and Mountain Climb Road and is located in the ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into one lot for residential development.

The following has been approved for this location:

- 5/16/2023 - Preliminary Plat of Menjivar High Country Addition, Lot 1, Block A

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction

Origination:

Jose Menjivar (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

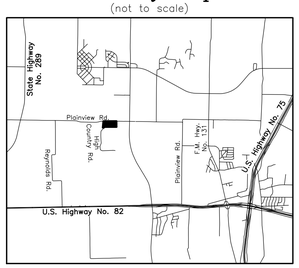
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
50 HIGH COUNTRY RD

N
W E
S

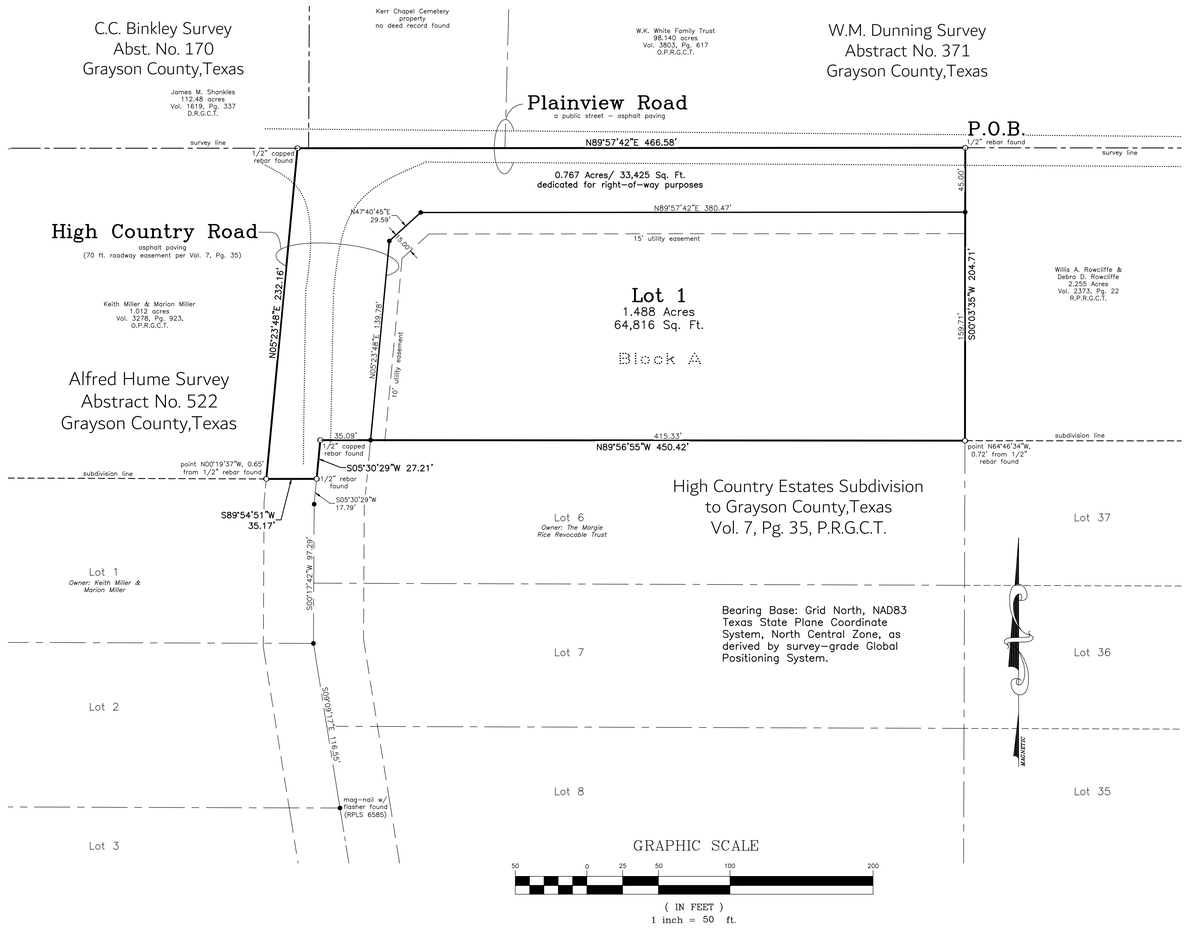
Date: 5/3/2023 3:10 PM

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by on–site sewage facility.
3. Electrical service is provided by Grayson–Collin Electric.
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. 48181C0275 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, being all of the 2.256 acres conveyed by General Warranty Deed from Willis A. Rowcliffe and Debra Rowcliffe to Jose Menjivar on September 15, 2022, and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch rebar found lying in or near the centerline of Plainview Road, a public street, in the South line of the W.M. Dunning Survey, Abstract No. 371 and the North line of said Alfred Hume Survey, being the Northwest corner of 2.255 acres conveyed to Willis A. Rowcliffe and Debra Rowcliffe, as recorded in Vol. 2373, Pg. 22, Real Property Records, Grayson County, Texas and being the Northeast corner of said Menjivar 2.256 ac.;

THENCE South 00 deg. 03 min. 35 sec. West, with the West line of said Rowcliffe 2.255 ac. and the East line of said Menjivar 2.256 ac., a distance of 204.71 ft. to the Southwest corner of said Rowcliffe 2.255 ac., the Northwest corner of Lot 37 of High Country Estates Subdivision to Grayson County, Texas, as per plat of record in Vol. 7, Pg. 35, Plat Records, Grayson County, Texas, being the Northeast corner of Lot 6 of said High Country Estates Subdivision and being the most Easterly Southeast corner of said Menjivar 2.256 ac.;

THENCE North 89 deg. 56 min. 55 sec. West, with the North line of said Lot 6 and the South lien of said Menjivar 2.256 ac., a distance of 450.42 ft. to a 1/2 inch capped rebar found lying in or near the centerline of High Country Road, a 70 ft. roadway easement per Vol. 7, Pg. 35, at the Northwest corner of said Lot 6 and being an Ell corner of said Menjivar 2.256 ac.;

THENCE South 05 deg. 30 min. 29 sec. West, with or near the centerline of said High Country Road, along the West line of said Lot 6, a distance of 27.21 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 1 of said High Country Estates Subdivision and being the most Southerly Southeast corner of said Menjivar 2.256;

THENCE South 89 deg. 54 min. 51 sec. West, with the North line of said Lot 1 and the South line of said Menjivar 2.256 ac., a distance of 35.17 ft. to a point in the West line of said High Country Road, at the Southeast corner of 1.012 ac. conveyed to Keith Miller and Marion Miller, as recorded in Vol. 3278, Pg. 923, said Official Public Records, and being the Southwest corner of said Menjivar 2.256 ac., from which point bears North 00 deg. 19 min. 37 sec. West, 0.65 ft. from a 1/2 inch rebar found;

THENCE North 05 deg. 23 min. 48 sec. East, with the East line of both said High Country Road and Miller 1.012 ac. and the West line of said Menjivar 2.256 ac., a distance of 232.16 ft. to a 1/2 inch capped rebar found in or near the centerline of said Plainview Road, in the South line of said W.M. Dunning Survey and the North line of said Alfred Hume Survey, and being the Northwest corner of said Menjivar 2.256 ac.

THENCE North 89 deg. 57 min. 42 sec. East, with or near the centerline of said Plainview Road, along the South line of said W.M. Dunning Survey and the North line of both said Menjivar 2.256 ac. and Alfred Hume Survey, a distance of 466.58 ft. to the **PLACE OF BEGINNING** and containing **2.255 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, Jose Menjivar, sole owner of Menjivar High Country Addition to Grayson County, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Jose Menjivar

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

This, the Final plat of Menjivar High Country Addition to Grayson County, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final plat of Menjivar High Country Addition to Grayson County, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Lot 1, Block A
Menjivar High Country Addition
to
Grayson County, Texas
City of Sherman ETJ
2.255 Acres
in the
Alfred Hume Survey
Abstract No. 522

Date of Revision: June 20, 2023

Job No. CGS380623
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:
Jose Menjivar
PO Box 272
Sherman, Texas, 75091

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

Jose Menjivar
P.O. Box 272
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat of Menjivar High Country Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for Plainview Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Plainview Road in lieu of the provided 15' Utility Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. New residential drive approaches will not be permitted off of Minor Thoroughfare roads. Plainview Road is a Minor Arterial on the City of Sherman Master Thoroughfare Plan. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*
4. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **3786 GIBBONS ROAD (Project No. 23-003815)**

The request of James and Vicki Francis (Owner), Donnie Payette, Dream Builders (Developer) and Cox Land Surveying (Surveyor) concerning the property located at 3786 Gibbons Road, consisting of 10.732 acres, being in the George W. Lavalla Survey, Abstract No. 722, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning & Zoning Commission

Preliminary Plat of Payette Addition, Block 1, Lot 1 and 2

Background:

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

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

James and Vicki Francis (Owner)
Donnie Payette, Dream Builders (Developer)
Cox Land Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

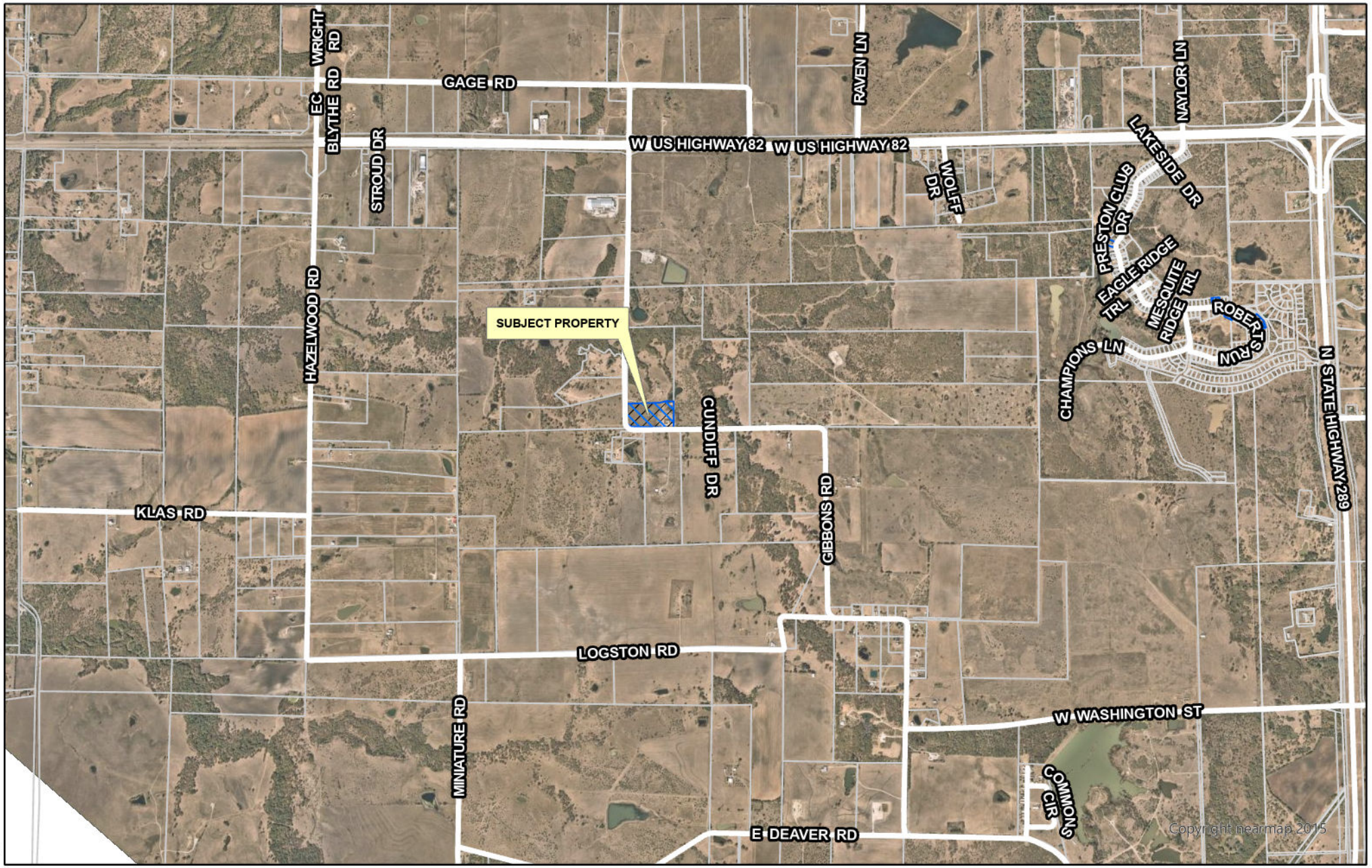
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3786 GIBBONS RD

N
W E
S

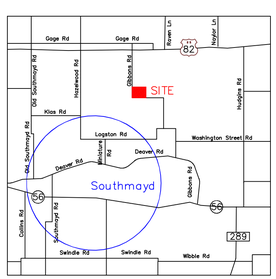
Date: 6/22/2023 3:12 PM



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.33'	154.67'	138.26'	N 43°07'22" W	92°57'32"

* * Basis of Bearing * *
Course along the east line
James H. Francis Deed
Vol. 2396 Pg. 887 D.R.

* * OWNER * *
James H. Francis et ux,
Vicki L. Francis
18 May 1995
Vol. 2396 Pg. 887 D.R.
4000 Gibbons Road
Sherman, Texas 75092



Location Map

SCALE: 1"= 100'

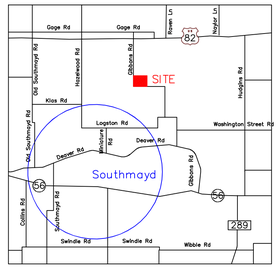
LEGEND

MH = Man Hole
ICV = Irrigation Sistem
SSR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
( ) = Deed Calls
-E- = Electric Line
-T- = Telephone Line
-C- = TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergd phone
FCP = Fence Corner Post
UE = Utility Easement
BC = Back of Curb

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

Preliminary Plat of
Payette Additon
10.732 Acres in the
George W. Lavalla Survey Abst.No.722
County of Grayson
State of Texas

Drawn by: MJC
Check by: DKC
Job No. 23-15359-P
Firm # 10005500
Date: 23 May 2023



Location Map

Preliminary Plat of
Payette Addition
County of Grayson State of Texas

Acceptance

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

_____ Chairman

_____ Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

_____ Mayor, City of Sherman, Texas

_____ Date

Certificate of Acceptance of Dedication

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

Witness my hand this _____ day of _____, 2023

_____ Clerk, City of Sherman, Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, that James H. Francis and Vicki L. Francis are the owners of a tract or parcel of land situated in the George W. Lavalla Survey, Abstract Number 722, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to James H. Francis et ux, Vicki L. Francis, filed 18 May 1995, and Recorded in Volume 2396 Page 887 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a set PK Nail, said nail being the southwest corner of said Francis tract, and the southeast corner of a tract as described in deed to David P. Ledbetter, filed 09 January 2015, and Recorded in Volume 5569 Page 926 of said Deed Records, said nail also being at a a turn in Gibbons Road;

Thence: North 01 degrees 13 minutes 57 seconds East, with the west line of said Francis tract, and in said road, a distance of 496.39 feet to a set PK Nail for the northwest corner of this tract, and the southwest corner of a tract as described in deed to Chrease Okelberry et vir, George Dixon Okelberry, filed 16 November 2021, Instrument Number 2021-39492 of said Deed Records;

Thence: South 88 degrees 57 minutes 59 seconds East, with the south line of said Okelberry tract, a distance of 653.12 feet to a set 1 2 inch Steel Square Tubing for a corner of this tract;

Thence: North 76 degrees 43 minutes 28 seconds East, with the south line of said Okelberry tract, a distance of 103.20 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 88 degrees 57 minutes 59 seconds East, with the south line of said Okelberry tract, a distance of 176.16 feet to a set ½ inch Steel Square Tubing for a corner of this tract, and being on the east line of said Francis tract, said tubing also being the southeast corner of said Okelberry tract;

Thence: South 01 degrees 02 minutes 01 seconds West, with the east line of said Francis tract, a distance of 521.90 feet to a set PK Nail for the southeast corner of this tract, and being the southeast corner of said Francis tract, said nail also being in sad Gibbons Road;

Thence: North 88 degrees 57 minutes 59 seconds West, with the south line of said Francis tract, and in said Gibbons Road, a distance of 931.00 feet to the **POINT OF BEGINNING** and containing 10.732 **acres** of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That James H. Francis does hereby adopt this plat designating the herein described property as Lot 1 and Lot 2 Block One, of the Payette **Addition** to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

_____ James H. Francis

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared James H. Francis, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

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

_____ Notary Public-State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vicki L. Francis does hereby adopt this plat designating the herein described property as Lot 1 and Lot 2 Block One, of the Payette **Addition** to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

_____ Vicki L. Francis

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Vicki L. Francis, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

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

_____ Notary Public-State of Texas

* * * SURVEYORS CERTIFICATION * * *

KNOW ALL MEN BY THESE PRESENTS:

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

23 May 2023

State of Texas Registered Don K. Cox 4577 Professional Land Surveyor

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

* * Basis of Bearing * *
Course along the east line
James H. Francis Deed
Vol. 2396 Pg. 887 D.R.

* * OWNER * *
James H. Francis et ux,
Vicki L. Francis
18 May 1995
Vol. 2396 Pg. 887 D.R.
4000 Gibbons Road
Sherman, Texas 75092

NOTES:

Lot owner to furnish, and install septic systems according to the Standards of the County Grayson.

LEGEND

MH = Man Hole
ICV = Irrigation Sistem
SSR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
( ) = Deed Calls
-E- = Electric Line
-T- = Telephone Line
-C- = TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergd phone
FCP = Fence Corner Post
UE = Utility Easement
BC = Back of Curb

SCALE: 1"= 100'

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

Preliminary Plat of
Payette Additon
10.732 Acres in the
George W. Lavalla Survey Abst.No.722
County of Grayson
State of Texas

Drawn by: MJC
Check by: DKC
Job No. 23-15359-P
Firm # 10005500
Date: 23 May 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

James H. Frances
Vicki L. Francis
4000 Gibbons Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of Payette Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for 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. Dedicate a 45' Right of Way Dedication along the East-West portion of Gibbons Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5*
3. Dedicate a 40'x40' Right of Way corner clip on Southwest corner of proposed Lot 1, Block 1 in lieu of radius. Coordinate with Engineering Department. *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. 15' Utility Easement to be renamed to 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Final Plat graphics to be in Black font and line color. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
6. No City of Sherman water available to site. Property lies within City of Southmayd Water CCN.
7. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003818)**

The request of Stonehollow Homes (Owner) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 Block South FM 1417 (Heritage Parkway), consisting of 31.687 acres in the E. Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/ F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Estates at Baker Park, Phase 1

Background:

The property is located in the 200 Block South FM 1417 (Heritage Parkway) between West Houston Street and West Center Street. The owner would like to plat the property into 79 lots for residential development.

The following has been approved for this location:

- 11/17/2020 - Zone Change from C-1 (Retail Business) District to R-1 (One-Family Residential) District
- 11/17/2020 – Exceptions to allow the following lots widths in lieu of the required 60’ lot width for a residential dwelling for the proposed Estates at Baker Park Addition:

  Lot 9, Block A – 50.87’
  Lot 10, Block A – 41.58’
  Lot 24, Block A – 41.90’
  Lot 25, Block A – 45.58’

- 9/20/2022 - Temporary Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District.

Adjacent Zoning:

R-6 (Single Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

Stonehollow Homes (Owner)
Spiars Engineering Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

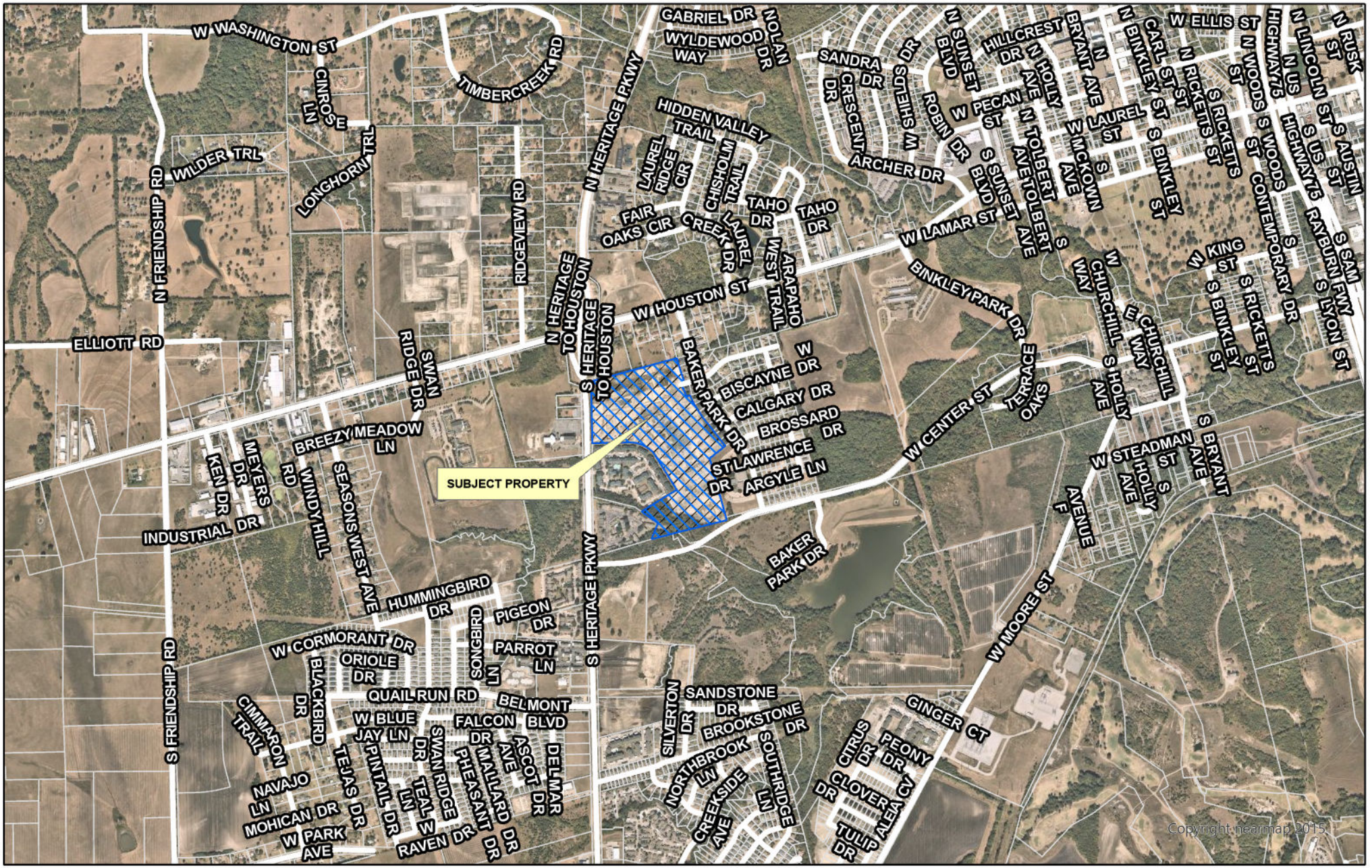
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

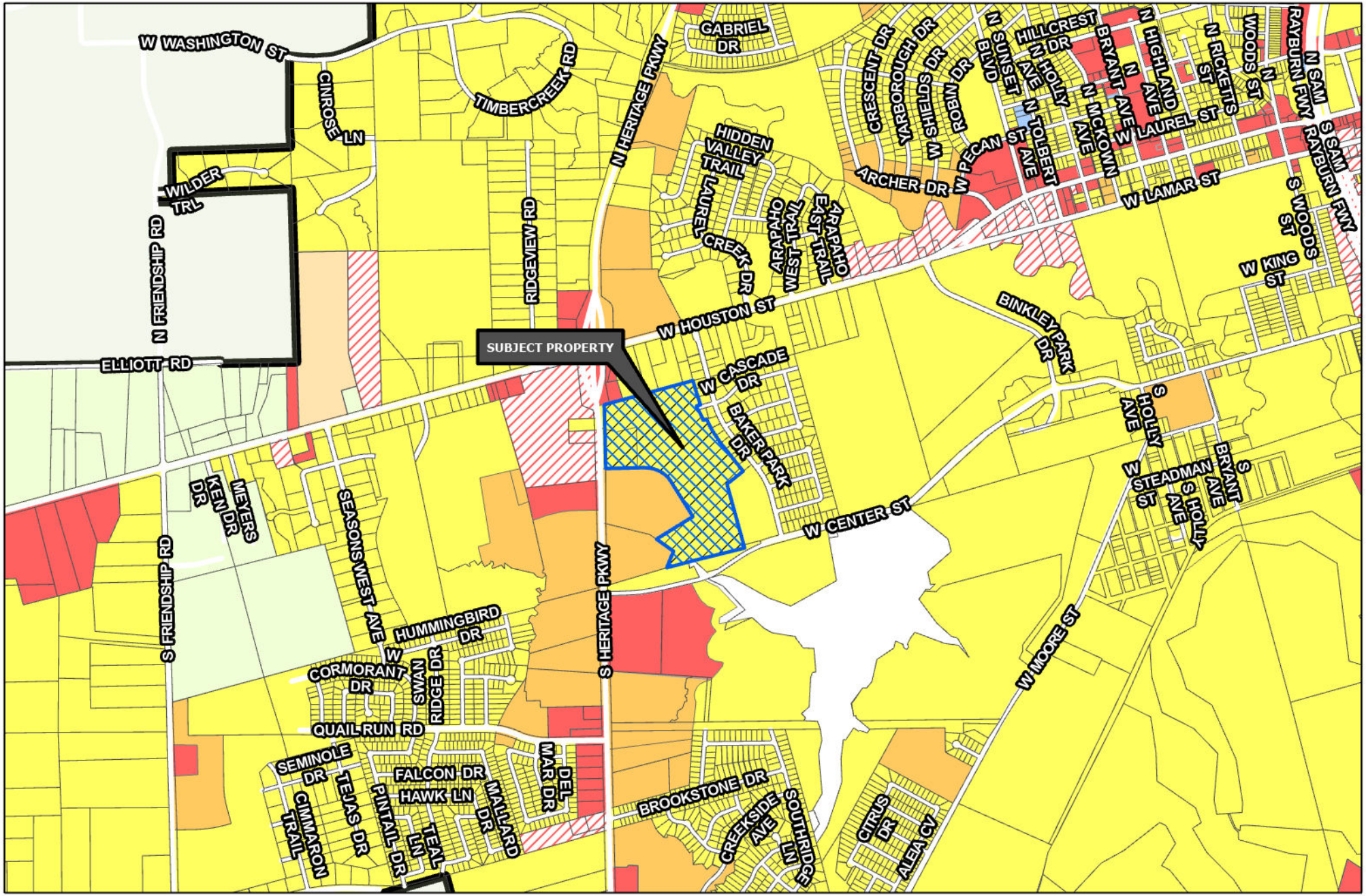
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 6/22/2023 3:12 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

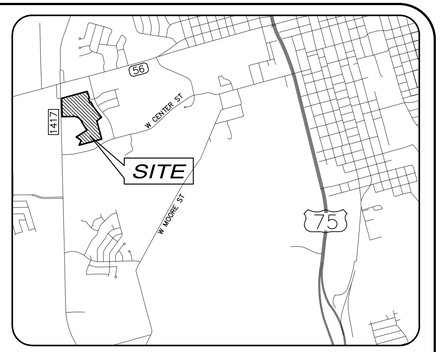
CITY OF SHERMAN
ZONING MAP
200 BLK S FM 1417 (HERITAGE PKWY)

N W E S

Date: 6/22/2023 3:12 PM

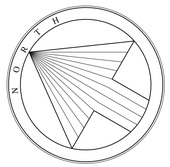
Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	15.92'	433.01'	15.91'	N 76°29'56" E	2°06'21"
BC2	24.59'	375.00'	24.58'	N 75°41'36" E	3°45'25"
BC3	35.27'	205.00'	35.23'	N 70°00'40" E	9°51'29"

Line Table		
Line #	Length	Direction
BL1	14.14'	N 43°39'25" E
BL2	95.22'	N 01°20'35" W
BL3	50.00'	N 88°39'25" E
BL4	14.01'	N 26°31'07" E
BL5	29.75'	S 19°01'45" E
BL6	14.26'	S 61°48'05" E
BL7	6.82'	N 77°34'19" E
BL8	13.33'	N 73°48'54" E
BL9	3.16'	N 74°56'25" E



LOCATION MAP / KEY MAP
N.T.S.

100 0 50 100 200
1 inch = 100 ft.



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
PDE	PRIVATE DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
PWME	PRIVATE 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
Ⓐ	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT

FLOODPLAIN NOTE

100-Year Floodplain Delineation Per Cardinal Strategies Report Titled Estates at Baker Park Flood Study, Dated May 12, 2021.

NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, Lots 1–4, Block X, Detention Pond, and Median to be owned and maintained by the H.O.A.
5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 6.2 (R–1 Zoning).
6. Finished floor elevation shall be at least 2 feet above the 100–year floodplain.
7. No part of the subject tract is located in a 100 year FEMA Floodplain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.
8. Back of curb is shown for reference only. See civil improvement plans for Estates of Baker Park for construction purposes.
9. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.

Lot Summary	Phase 1	Phase 2	Total
62.5' LOT TYPE	79	64	143

FINAL PLAT

ESTATES AT BAKER PARK, PHASE 1

79 LOTS & 4 COMMON AREAS
31.687 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
GOW PROPERTIES, LLC
205 W. Louisiana Street , Suite #201
McKinney, TX 75069
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Brendan Ochoa

Scale: 1"=100' June, 2023 SEI Job No. 20-173

Plotted by: bochoa Plot Date: 6/26/2023 8:16 AM
Drawing: G:\2020 JOBS\20-173 Estates at Baker Park\CAD\20-173 Final Plat.dwg Saved By: Bochoa Save Time: 6/22/2023 8:06:44 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, GOW PROPERTIES, LLC, is the owner of a tract of land situated in the E. Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, the subject tract being a portion of a tract conveyed to said GOW Properties, LLC, according to the deed recorded Document Number 2020-30707 of the Real Property Records, Grayson County, Texas (RPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the east line of Farm to Market Road 1417 for the northwest corner of a tract conveyed to Villas of Parkhaven, Ltd., recorded in Volume 3174, Page 35 RPRGCT;

THENCE N 01°20'35" W, 110.15 feet along the east line of said road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, from which a TxDOT concrete monument found on the east line of Farm to Market Road 1417, a variable width right-of-way, for the southwest corner of a tract conveyed to Michael D. Daniel, et al, recorded in Volume 4982, Page 331 RPRGCT bears N04°09'40" E, 684.15 feet ;

THENCE S 88°39'25" E, 135.00 feet;

THENCE N 43°39'25" E, 14.14 feet;

THENCE N 01°20'35" E, 92.22 feet;

THENCE N 88°39'25" E, 50.00 feet;

THENCE N 84°06'31" E, 62.04 feet;

THENCE N 74°50'44" E, 625.00 feet;

THENCE N 77°52'40" E, 111.87 feet;

THENCE around a non-tangent curve to the right having a central angle of 06°34'54", a radius of 225.00 feet, a chord of S 85°41'49" E – 25.83 feet, an arc length of 25.85 feet;

THENCE around a reverse curve having a central angle of 23°32'26", a radius of 175.00 feet, a chord of N 85°49'25" W – 71.40 feet, an arc length of 71.90 feet;

THENCE N 26°31'07" W, 14.01 feet;
THENCE N 19°01'45" W, 179.60 feet;

THENCE N 70°58'15" E, 50.00 feet;

THENCE S 19°01'45" W, 29.75 feet;

THENCE S 61°48'05" E, 14.26 feet;

THENCE around a non-tangent curve to the left having a central angle of 02°06'21", a radius of 433.01 feet, a chord of N 76°29'56" E – 15.91 feet, an arc length of 15.92 feet;

THENCE S 77°34'19" E, 6.82 feet;

THENCE around a reverse curve having a central angle of 05°13'01", a radius of 395.00 feet, a chord of N 62°28'25" E – 35.95 feet, an arc length of 35.97 feet to point being the on the west right-of-way line of Cascade Drive (a 50' R.O.W.), same point being on the west addition property line of Parkhaven Addition Phase Two, an addition recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas (PRGCT);

THENCE S 73°48'54" E, 13.33 feet;

THENCE S 24°55'04" E, 189.98 feet along the west line of said right-of-way and Lot 21, Block 15, to a point for southwest corner thereof;

THENCE along the south line of Lot 21, Block 15, around a non-tangent curve to the right having a central angle of 09°51'29", a radius of 205.00 feet, a chord of N 70°00'40" E – 35.23 feet, an arc length of 35.27 feet;

THENCE N 74°56'25" E, 3.16 feet continuing along the south line of Lot 21, Block 15, to the northwest corner of Lot 1, Block 14, Parkhaven Addition Section Four, an addition recorded in Volume 9, Page 46 PRGCT same point being ;

THENCE along the southwest line of Parkhaven Addition Section Four, around a non-tangent curve to the left having a central angle of 15°18'45", a radius of 1271.44 feet, a chord of S 30°46'09" E – 338.79 feet, an arc length of 339.80 feet;

THENCE S 38°25'32" E, 434.18 feet continuing along the southwest line of Parkhaven Addition Section Four to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1, Block 1, Parkhaven Addition Phase Three, an addition recorded in Volume 8, Page 135 PRGCT;

THENCE S 51°34'28" W, 248.83 feet along the north line thereof;

THENCE S 14°48'54" E, along the west line of Lot 1, passing at 760.00 feet the southwest corner of Lot 1 and the northwest corner of a right-of-way dedication per plat, and continuing along the west line thereof a total distance of 800.08 feet to a 1/2" iron rod found for the southwest corner thereof, and being on the north line of a tract conveyed to the City of Sherman, recorded in Volume 1288, Page 650 RPRGCT;

THENCE S 75°10'03" W, 618.46 feet along the north line thereof;

THENCE S 74°54'15" W, 367.51 feet continuing along the north line thereof to a 1/2" iron rod found for the southeast corner of a tract conveyed to 303 S. FM 1417, LLC, recorded in Volume 5548, Page 836 RPRGCT;

THENCE N 23°43'54" E, 217.05 feet along the lower east line thereof to a 5/8" iron rod found;

THENCE N 54°55'09" W, 257.60 feet along the upper east line thereof to a 1/2" iron rod found for the most southerly corner of a tract conveyed to Villas of Parkhaven, Ltd., recorded in Volume 3174, Page 35 RPRGCT;

THENCE N 57°47'32" E, 536.69 feet along the easterly south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 32°17'35" W, 488.01 feet along the east line thereof;

THENCE along the northeast line thereof, around a tangent curve to the left having a central angle of 58°44'21", a radius of 371.93 feet, a chord of N 61°49'52" W – 364.82 feet, an arc length of 381.50 feet;

THENCE S 88°47'58" W, 471.72 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the east line of Farm to Market Road 1417 to the POINT OF BEGINNING with the subject tract containing 1,380,297 square feet or 31.687 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GOW PROPERTIES, LLC, do hereby adopt this plat designating the hereinabove described property as **ESTATES AT BAKER PARK, PHASE 1,** an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

GOW PROPERTIES, LLC,

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF xxxxx §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
_____
DARREN K. BROWN, R.P.L.S. NO. 5252

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

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

CITY ACCEPTANCE

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ESTATES AT BAKER PARK, PHASE 1, 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 _____, 2023.

_____
Clerk, City of Sherman, Texas

Line Table

Line #	Length	Direction
L1	88.84'	S 88°39'25" W
L2	148.51'	N 88°47'58" E
L3	11.25'	S 21°20'06" E
L4	14.87'	S 43°18'52" E
L5	14.48'	N 61°32'00" W
L6	13.70'	S 28°04'22" W
L7	16.12'	S 60°21'22" E
L8	13.32'	S 09°24'17" W
L9	14.13'	N 77°19'43" W
L10	14.15'	N 12°40'17" E
L11	14.14'	N 77°17'35" W

Line Table

Line #	Length	Direction
L12	14.14'	S 12°42'25" W
L13	14.14'	S 77°17'35" E
L14	14.14'	S 12°42'25" W
L15	14.14'	S 06°34'28" W
L16	14.85'	S 06°34'26" W
L17	14.85'	S 83°25'34" E
L18	14.56'	S 65°14'42" E
L19	22.18'	S 69°33'48" W
L20	6.82'	N 77°34'19" E
L21	17.17'	N 73°48'54" E

Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	65.29'	190.00'	64.97'	S 81°29'54" E	19°41'22"
C2	125.71'	215.00'	123.93'	N 88°24'14" W	33°30'03"
C3	75.45'	313.00'	75.27'	N 81°45'05" E	13°48'41"
C4	102.86'	700.00'	102.77'	N 79°03'19" E	8°25'10"
C5	145.58'	206.01'	142.57'	S 30°51'13" E	40°29'16"
C6	132.94'	410.34'	132.36'	S 41°48'59" E	18°33'44"
C7	76.17'	249.03'	75.88'	S 30°03'49" E	17°31'32"
C8	50.73'	60.01'	49.24'	N 68°11'58" W	48°26'32"
C9	200.59'	60.00'	119.39'	N 09°24'17" E	191°33'14"
C10	279.53'	59.50'	84.74'	N 12°17'51" E	269°10'49"
C11	16.34'	10.50'	14.74'	N 77°42'09" W	89°10'53"
C12	16.34'	10.50'	14.74'	S 13°06'58" W	89°10'53"
C13	279.54'	59.50'	84.74'	S 76°53'02" E	269°10'53"
C14	53.51'	500.00'	53.49'	N 54°38'26" E	6°07'56"
C15	374.05'	1200.00'	372.54'	S 29°29'44" E	17°51'35"
C16	97.85'	200.00'	96.87'	N 83°34'43" E	28°01'50"
C17	22.97'	200.00'	22.96'	S 85°41'49" E	6°34'54"
C18	47.75'	400.95'	47.72'	N 74°09'21" E	6°49'26"
C19	26.23'	400.00'	26.22'	N 75°41'36" E	3°45'25"
C20	61.95'	177.50'	61.63'	S 81°20'42" E	19°59'45"
C21	8.39'	3.00'	5.91'	S 08°43'34" W	160°08'47"

Lot Area Table

Lot #	Block #	Square Feet
13	C	10,470
14	C	9,075
15	C	8,702
16	C	8,636
17	C	8,530
24	C	9,218
25	C	9,993
26	C	8,875
27	C	8,875
28	C	11,608
29	C	8,895
30	C	7,669
31	C	18,281
32	C	13,021
33	C	7,982
34	C	8,101
35	C	8,962
36	C	11,680
37	C	15,380
38	C	7,487
39	C	7,871
40	C	7,812
41	C	7,812
42	C	7,812
43	C	7,812
44	C	7,812
45	C	7,812
46	C	7,812
47	C	7,812
48	C	9,831

Lot Area Table

Lot #	Block #	Square Feet
1	D	14,629
2	D	10,551
3	D	9,401
4	D	9,125
5	D	9,029
6	D	7,994
7	D	7,813
8	D	7,813
9	D	7,813
10	D	7,813
11	D	7,813
12	D	7,813
13	D	7,813
14	D	9,357
15	D	8,711
16	D	8,087
17	D	10,839
18	D	8,040
19	D	7,812
20	D	8,375
21	D	7,812
22	D	8,053
23	D	8,898
24	D	7,813
25	D	7,813
26	D	8,387
27	D	8,875
28	D	8,375
29	D	8,375
30	D	8,375
31	D	10,835

Lot Area Table

Lot #	Block #	Square Feet
1	E	8,309
2	E	7,812
3	E	7,812

Lot Area Table

Lot #	Block #	Square Feet
1	F	11,750
2	F	9,906
3	F	8,731
4	F	8,726
5	F	8,676
6	F	8,465
7	F	8,250
8	F	8,250
9	F	8,695

Lot Area Table

Lot #	Block #	Square Feet
1	X	39,318
2	X	31,938
3	X	340,473
4	X	2,237

FINAL PLAT

ESTATES AT BAKER PARK, PHASE 1

79 LOTS & 3 COMMON AREAS
31.687 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
GOW PROPERTIES, LLC
205 W. Louisiana Street , Suite #201
McKinney, TX 75069
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Brendan Ochoa

June, 2023 SEI Job No. 20-173

Plotted by: bochoa Plot Date: 6/26/2023 8:16 AM
Drawing: C:\2020 JOBS\20-173 Estates at Baker Park\2CAD\20-173 Final Plat.dwg Saved By: bochoa Save Time: 6/22/2023 8:06:44 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

GOW Properties, LLC
205 W. Louisiana St., Ste. 201
McKinney, TX 75069

Attn: Brandan Ochoa
765 Custer Road, Ste. 100
Plano, TX 75075

Spiars Engineering, Inc.

Dear Applicants,

The request for approval of the Final Plat of Estates at Baker Park, Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. The width of the right-of-way for FM 1417 shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Graphically show TxDOT concrete monument at point of beginning. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(10)*
5. Graphically show all found monuments and set monuments on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(10)*
6. Show beginning and ends of curves as set or found. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
7. Call along FM 1417 is not clearly shown. Halo if necessary. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
8. Lot 4, Block X to be removed from plat drawing, metes and bounds description, and General Notes section. This area to be dedicated as Right of Way.
9. Show Street name for North/South street off of Gabbro Way just East of FM 1417.
10. Indicate Lot and Block Numbers for Median and Detention Pond in Notes number 4.

12. Proposed Detention Easement shall be shown as Private Detention Easement, owned and operated by HOA.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
14. Add Note to plat: "Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area."
15. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. *Code of Ordinances Chapter 3, Article 3.12*
16. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
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. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
19. 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.
20. 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)*
21. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **3000 BLOCK NORTH HICKORY STREET (Project No. 23-003819)**

The request of TBJB1, LLC (Owner) and Preston Trail Land Surveying (Surveyor) for the property in the 3000 Block North Hickory Street consisting of 2.197 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Willow Branch Subdivision, Phase 1

Background:

The property is located in the 3000 Block North Hickory Street between West McLain Drive and West Highway 82. The owner would like to plat the property into 14 lots for residential development.

Adjacent Zoning:

R-6 (Single Family Residential) District
R-5 (Single Family Residential) District

Origination:

TBJB1, LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

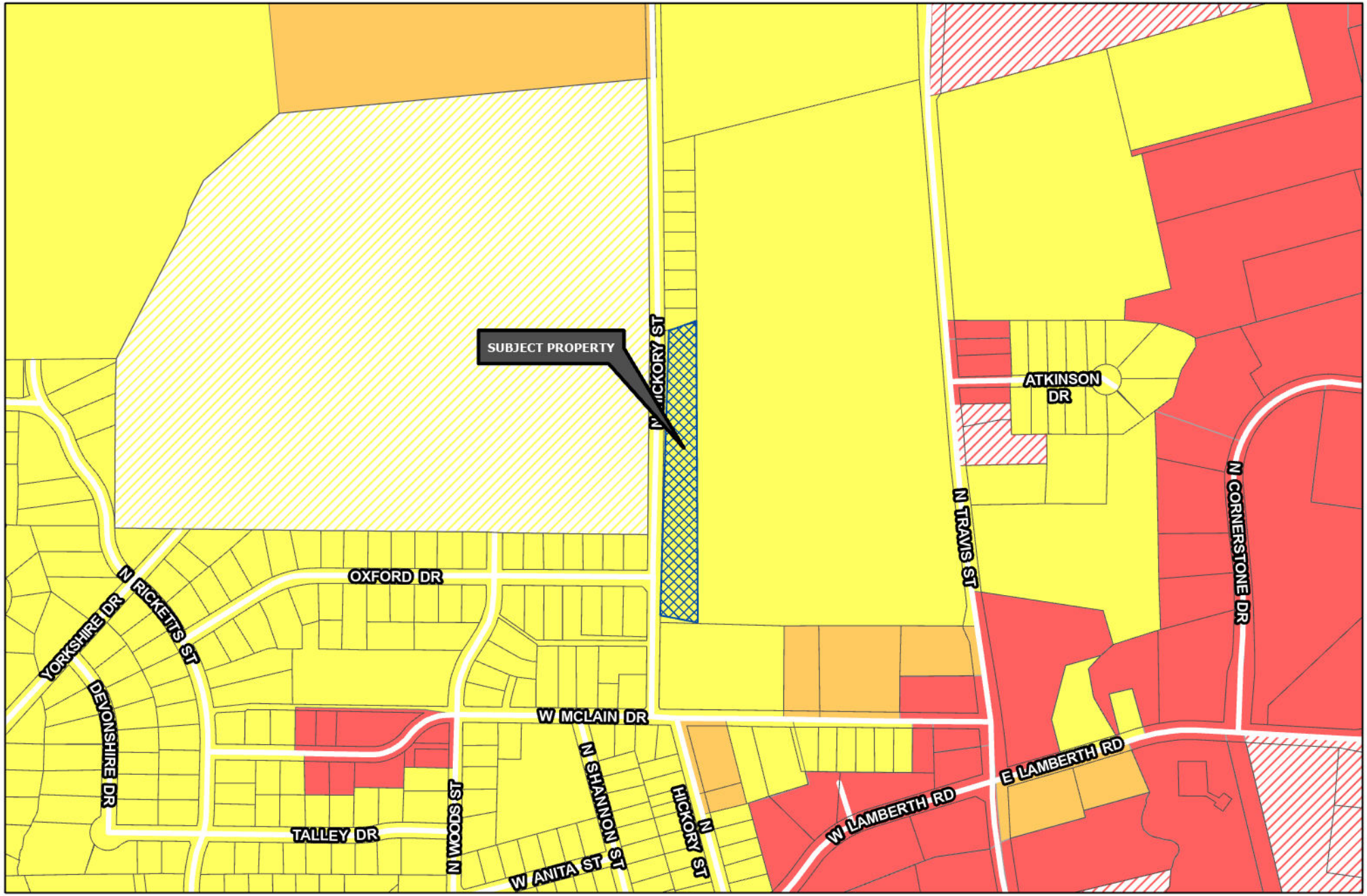
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3000 BLK HICKORY ST

N
W E
S

Date: 6/22/2023 3:12 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

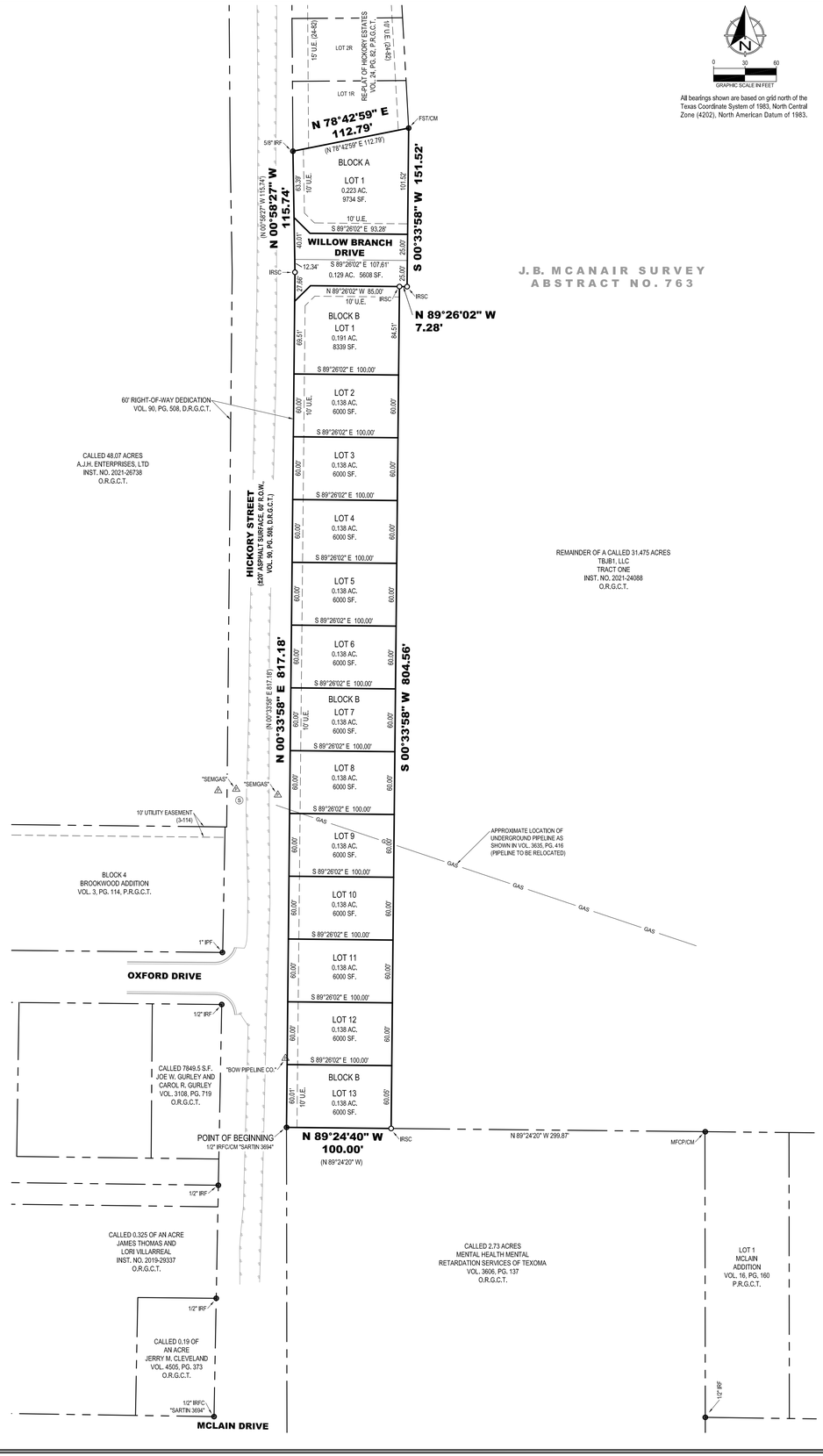
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

Road Names All

CITY OF SHERMAN
ZONING MAP
3000 BLK HICKORY ST

N
W E
S

Date: 6/22/2023 3:12 PM

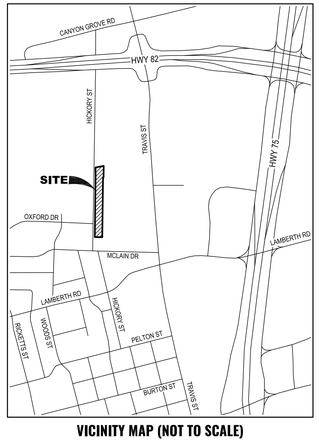


0 30 60
GRAPHIC SCALE IN FEET

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

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE FOUND
MFCP	METAL FENCE CORNER POST
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
U.E.	UTILITY EASEMENT
⚠	BURIED PIPELINE MARKER
Ⓢ	SANITARY SEWER MANHOLE
———	BOUNDARY LINE
—— - ——	ADJOINER LINE
- - - -	EASEMENT
///	ASPHALT



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor 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 damages, 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. The City of Sherman reserves the right to require submission of development plat based on proposed uses of each lot.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TBJB1, LLC, is the owner 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 part of a called 31.475 acre tract of land described as Tract One in the deed to TBJB1, LLC, recorded in Instrument No. 2021-24088, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2- inch iron rod with plastic cap stamped "SARTIN 3694" found for the southwest corner of 31.475 acre tract, common to the northwest corner of a called 2.73 acre tract of land described in the deed to Mental Health Mental Retardation Services of Texoma, recorded in Volume 3606, Page 137, said Official Records, and on the easterly right-of-way line of Hickory Street according to the deed recorded in Volume 90, Page 508, Deed Records of Grayson County, Texas;

THENCE North 00°33'58" East, with the westerly line of said 31.475 acre tract, and with the easterly right-of-way line of said Hickory Street, a distance of 817.18 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for corner;

THENCE North 00°58'27" West, continuing with the westerly line of said 31.475 acre tract, and the easterly right-of-way line of said North Hickory Street, a distance of 115.74 feet to a 5/8-inch iron rod found for the northwest corner of the herein described tract of land, common to the southwest corner of the Re-plat of Hickory Estates according to the plat thereof recorded in Volume 24, Page 82, Plat Records of Grayson County, Texas;

THENCE North 78°42'59" East, with a northerly line of said 31.475 acre tract, and with southerly line of said Hickory Estates, a distance of 112.79 feet to a Found Square Tube for the northeast corner of the herein described tract of land, common to the southeast corner of said Hickory Estates;

THENCE in a southerly direction, crossing said 31.475 acre tract, the following Three (3) courses:

1. South 00°33'58" West, a distance of 151.52 feet to a Capped Iron Rod set for corner;
2. North 89°26'02" West, a distance of 7.28 feet to a Capped Iron Rod set for corner;
3. South 00°33'58" West, a distance of 804.56 feet to a Capped Iron Rod set for the southeast corner of the herein described tract of land, on the southerly line of said 31.475 acre tract, and on the northerly line of aforesaid 2.73 acre tract;

THENCE North 89°24'40" West, with the southerly line of said 31.475 acre tract, and with the northerly line of said 2.73 acre tract, a distance of 100.00 feet to the POINT OF BEGINNING and enclosing 2.197 acres (95,683 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TBJB1, LLC**, does hereby adopt this plat designating the hereinbefore described property as **WILLOW BRANCH SUBDIVISION PHASE 1**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone, This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: **TBJB1, LLC**

BY: _____
Jay Mauck, Managing Member

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **WILLOW BRANCH SUBDIVISION PHASE 1,** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **TBJB1, LLC**, hereinafter called OWNERS (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 **WILLOW BRANCH SUBDIVISION PHASE 1**, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNERS, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **WILLOW BRANCH SUBDIVISION PHASE 1**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

BY: **TBJB1, LLC**

BY: _____
Jay Mauck, Managing Member

SURVEYORS CERTIFICATE

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

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

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

FINAL PLAT
WILLOW BRANCH SUBDIVISION
PHASE 1
2.197 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman
Grayson County, Texas

ENGINEER:
Ashley Bice, PE
PO Box 26634
Little Rock, AR 72221
Ph: 501-593-1298

OWNER/DEVELOPER:
TBJB1, LLC
721 US-70
Kingston, OK 73439
Ph: 405-213-2991

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

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

TBPLS Firm No. 10194175	Drawn by: MIA Checked by: CRN	Scale: 1"=60' Date: 06/01/2023	Project No. 21-0097.1 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

TBJB1, LLC
721 US-70
Kingston, OK 73439

Ashley Bice, PE
P.O. Box 26634
Little Rock, AR 72221

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

Dear Applicants,

The request for approval of the Final Plat of Willow Branch Subdivision, Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Improvement of Willow Branch Drive to City standard is required prior to the plat being filed of record in the Plat Records, Grayson County, Texas. *Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)*
2. Improvements to Hickory Street to create a minimum of 24' asphalt road is required. *Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)*
3. Show Gas Line Easement with dimensions on Lots 8 & 9 to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(9)*
4. Show Sanitary Sewer Easement on Lot 13, Block B on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(9)*
5. Show dimensions of corner clips on Lot 1, Block A and Lot 1, Block B. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(9)*
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. Water and Sewer Pro-Rata will be due at the time of development. *Code of Ordinances Chapter 13, Sec. 13.07.282*
8. 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*

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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **5000 BLOCK HOWE DRIVE (Project No. 23-003822)**

The request of Sherman Economic Development Corporation, Kent Sharp (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 5000 Block Howe Drive consisting of 6.00 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Howe Substation Addition

Background:

The property is located in the 5000 Block Howe Drive between Flanary Road and Howe Drive. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

PD (Planned Development)

Origination:

Sherman Economic Development Corporation, Kent Sharp (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

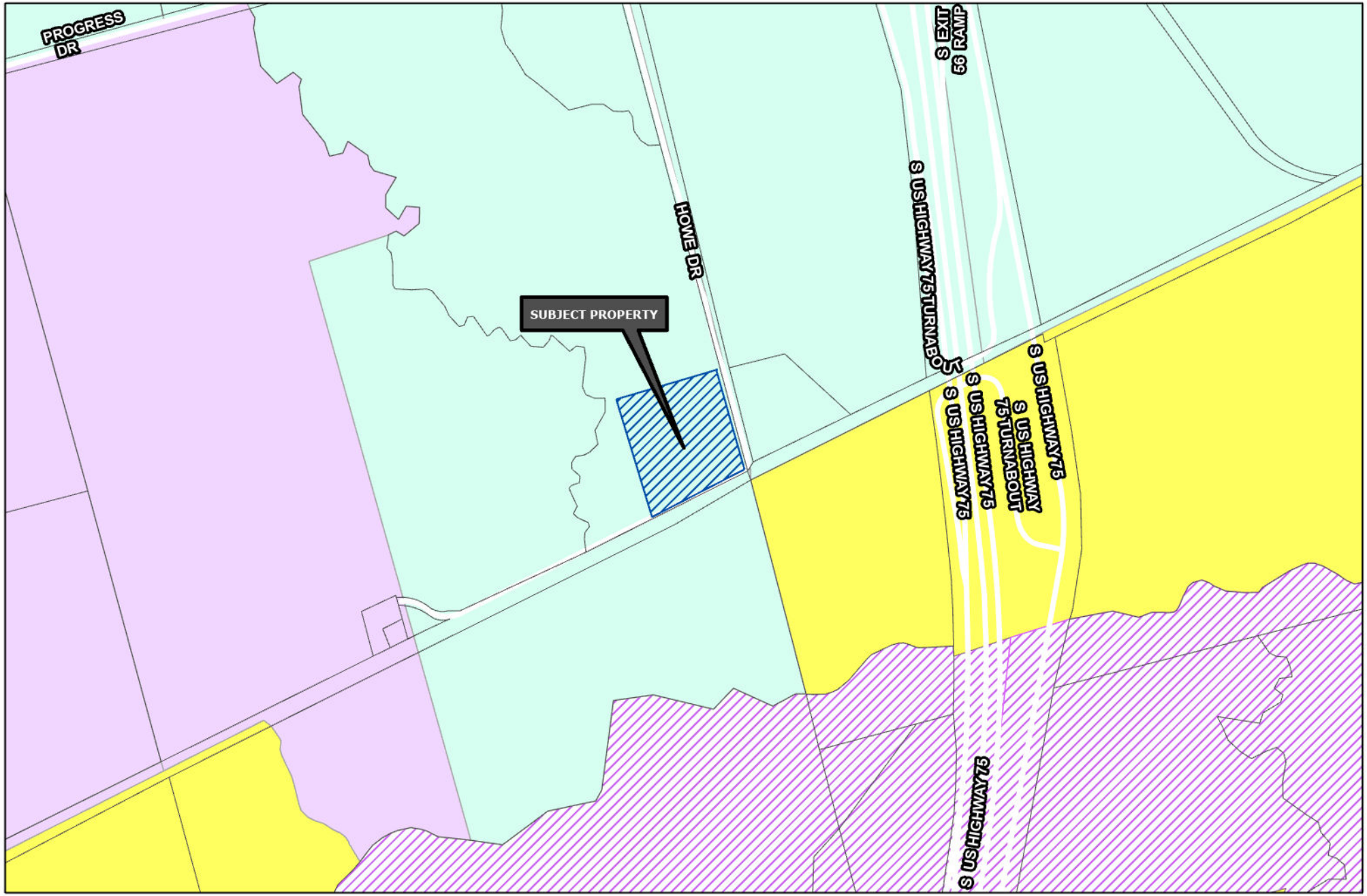
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5000 BLK HOWE DR

N
W E
S

Date: 6/21/2023 10:46 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN ZONING MAP 5000 BLK HOWE DR

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W E
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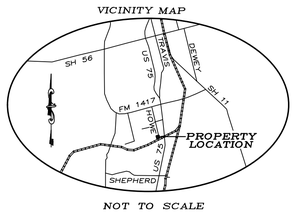
Date: 6/21/2023 10:53 AM

JOB NO. 23050571
FW: ASU – DFT: BH



NOT TO SCALE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floadway 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. A portion of the subject property lies within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0405 G, effective date September 1, 2022.

LEGEND

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

~ 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.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of William Martin Survey, Abstract No. 765, and being a part of a called 109.760 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Volume 2633, Page 498, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the southwest corner of the herein described tract of land, and on the southerly line of said 109.760 acre tract, and on the northerly right-of-way line of Burlington Northern Santa Fe Railroad, and from which a 1/2" steel rod found for the southeast corner of a called 0.225 acre tract of land described in the deed to Texas Power & Light Company, recorded in Volume 1055, Page 795, Deed Records, Grayson County, Texas, bears South 63°21'20" West, a distance of 1353.00 feet;

Thence North 14°27'19" West, crossing said 109.760 acre tract, a distance of 590.14 feet to a 1/2" steel rod set for the northwest corenr of the herein described tract of land;

Thence North 75°13'58" East, continuing across said 109.760 acre tract, a distance of 484.82 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land, common to the northwest corner of a called 4.29 acre tract of land described in the deed to Texa Power & Light Company, recorded in Volume 1045, Page 729, said Deed Records, and common to the western-most southwest corner of a called 73.79 acre tract of land described in the deed to IBP, Inc., recorded in Volume 2954, Page 845, said Official Public Records, and on the easterly line of said 109.760 acre tract, and on the westerly side of Howe Drive;

Thence South 14°27'19" East, with the easterly line of said 109.760 acre tract, and with the westerly line of said 4.29 acre tract, and on the westerly side of said Howe Road, a distance of 488.05 feet to a 1/2" steel rod set for the southeast corner of said 109.760 acre tract, common to the southwest corner of said 4.29 acre tract, and on the northerly right-of-way line of aforesaid Burlington Northern Santa Fe Railroad, and on the southerly side of said Howe Drive, and from which a 1/2" steel rod bears South 68°55' West, a distance of 2.4 feet;

Thence South 63°21'20" West, with the southerly line of said 109.760 acre tract, and on the northerly right-of-way line of said Burlington Northern Santa Fe Railroad, and on the southerly side of said Howe Drive, a distance of 495.99 feet to the Point of Beginning and containing 6.00 acres (261,360 square feet) of land, more or less.

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 the HOWE SUBSTATION 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 constring, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2023.

_____
KENT SHARP
SHERMAN ECONOMIC DEVELOPMENT CORPORATION

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

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

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

FINAL PLAT

HOWE SUBSTATION ADDITION

Being a part of the William Martin Survey,
Abstract Number 765.
Being in the City of Sherman,
Grayson County, Texas.
Containing 6.00 acres of land.

06-16-2023

OWNERS/DEVELOPER
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
307 W. WASHINGTON, SUITE 102
SHERMAN, TEXAS 75092

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

Sherman Economic Development Corporation
307 W. Washington, Ste. 102
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Howe Substation Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Improvements to Howe Drive to create a minimum of 24' asphalt road is required. *Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)*
3. Dedicate a 30' Mutual Access and Water Line Easement across proposed Lot 1 to access properties to the west of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12*
4. East-west portion of Howe Drive is not a public Right of Way. Remove right of way indication from drawing and show as 16' Asphalt driveway in lieu of Right of Way.
5. Subject property does not have direct access to potable water. 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)*
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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **1800-1804 BLOCKS NORTH HIGHWAY 75 (Project No. 23-003828)**

The request of Sherman PAGI, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) for the property in the 1800-1804 Blocks North Highway 75, consisting of 2.289 acres being in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1 of the James Plaza Addition, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay as follows:

Planning & Zoning Commission

Preliminary Plat of Taylor Crossing Addition

Background:

The property is located in the 1800-1804 Blocks North Highway 75 at the corner of East Taylor Street and North Highway 75. The property owner would like to plat the property into three lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman PAGI, LLC (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

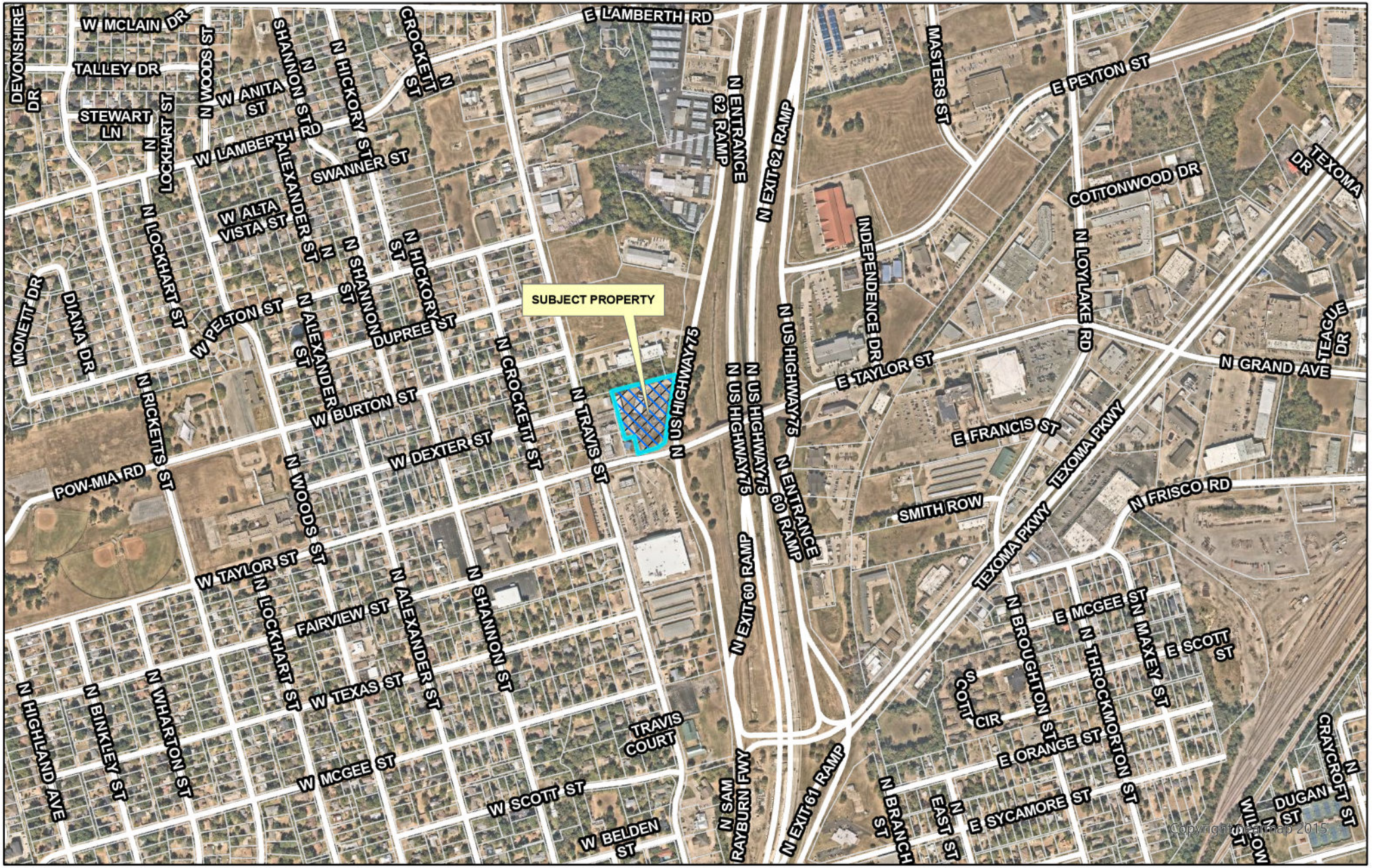
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1800-1804 N HWY 75

N
W E
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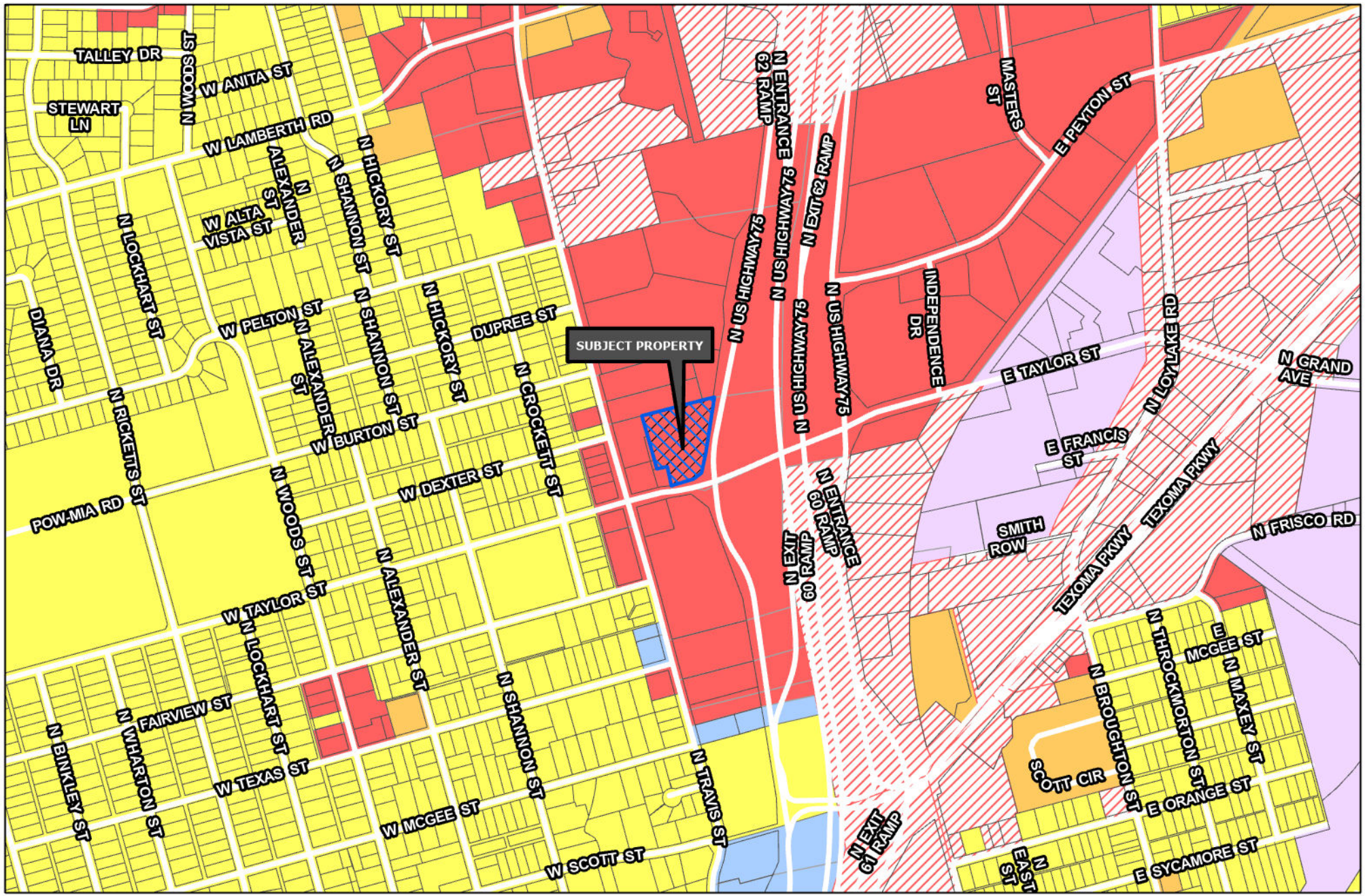
Date: 6/26/2023 1:28 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

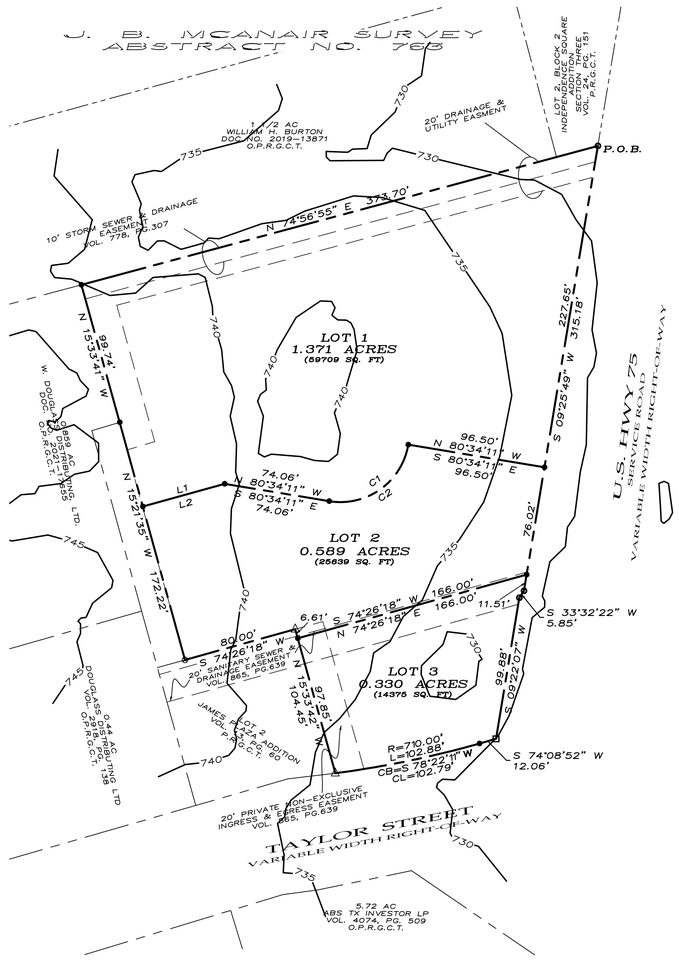
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

CITY OF SHERMAN ZONING MAP 1800-1804 N HWY 75

N W E S

Date: 6/26/2023 1:31 PM

JOB NO. 23060590
DFT: EB



CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	48.00'	75.40'	S 42°25'49" W	67.88'
C2	48.00'	75.40'	N 54°25'49" E	67.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°30'54" W	59.35'
L2	N 74°30'54" E	59.35'

LEGEND

●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
⊗	"X" CUT IN CONCRETE
△	P/K NAIL FOUND
□	CONC. MON. FOUND
———	BOUNDARY LINE
- - - -	PROPERTY LINE
— — — —	EASEMENT LINE



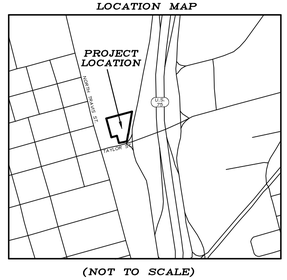
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LOCATION MAP



(NOT TO SCALE)

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor 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. 48181C0230G, effective date September 1, 2022.

OWNERS/DEVELOPER
SHERMAN PAGI LLC
203 DOUGLAS AVENUE
WOODWAY, TX 76712

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763 and being a part of Lot 1 of the James Plaza Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 13, Page 60, Plat Records, Grayson County, Texas, and being that 2.289 acre tract of land conveyed to Sherman Pagi, LLC, as recorded in Document Number 2021-14142, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 2.289 acre tract;

Thence South 09°25'49" West, with the easterly line of said 2.289 acre tract, and with the westerly Right-of-way line of U.S. Highway 75, a distance of 315.18 feet to a found 1/2" steel rod;

Thence South 33°32'22" West, continuing with the easterly line of said 2.289 acre tract, and with the westerly Right-of-way line of U.S. Highway 75, a distance of 5.85 feet to a found 1/2" steel rod;

Thence South 09°22'07" West, continuing with the easterly line of said 2.289 acre tract, and with the westerly Right-of-way line of U.S. Highway 75, a distance of 99.88 feet to a concrete monument found for the southeast corner of said 2.289 acre tract;

Thence South 74°08'52" West, with the southerly line of said 2.289 acre tract, a distance of 12.06 feet to a set 1/2" steel rod;

Thence, continuing with the southerly line of said 2.289 acre tract, with a non-tangent curve to the right having a radius of 710.00 feet, (chord bears South 78°22'11" West, a distance of 102.79 feet) an arc length of 102.88 feet to a P/K nail found for the southwest corner of said 2.289 acre tract, common to the southeast corner of Lot 2 of said James Plaza Addition;

Thence North 15°33'42" West, with a westerly line of said 2.289 acre tract, and with the easterly line of said Lot 2, a distance of 104.45 feet to a P/K nail found for the northeast corner of said Lot 2;

Thence South 74°26'18" West, with the northerly line of said Lot 2, a distance of 80.00 feet to a found "X" cut in concrete;

Thence North 15°21'35" West, with a westerly line of said 2.289 acre tract, a distance of 172.22 feet to a set 1/2" steel rod;

Thence North 15°33'41" West, continuing with said westerly line, a distance of 99.74 feet to a 1/2" steel rod set for the northwest corner of said 2.289 acre tract;

Thence North 74°56'55" East, with the northerly line of said 2.289 acre tract, a distance of 373.70 feet to the Point of Beginning and containing 2.289 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

TODD BEHRINGER
SHERMAN PAGI, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN PAGI, 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 TAYLOR CROSSING 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 TAYLOR CROSSING 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_____, 2023

BY: TODD BEHRINGER

BY: _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

PRELIMINARY PLAT

TAYLOR CROSSING ADDITION

Being a Replat of part of Lot 1
of the James Plaza Addition,
An addition to the City of Sherman,
Grayson County, Texas.
Volume 13, Page 60
P.R.G.C.T.
Containing 2.289 acres of land

06-15-2023

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

SHEET 1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

Sherman PAGI, LLC
203 Douglas Avenue
Woodway, TX 75712

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Taylor Crossing Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Recommend Pre-Development meeting. Email planning@cityofsherman.com to schedule.
2. 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).*
3. Additional Dedication of Right of Way on Taylor Street may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
5. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along US Highway 75. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Taylor Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Lot 3 is a private detention pond. Coordinate with Engineering Department prior to submitting final plat for Planning & Zoning Commission for review.
8. Water main must be extended in accordance with City criteria to serve proposed Lots 2 & 3 prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*

10. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **1325 NORTH TRAVIS STREET (Project No. 23-003831)**

The request of Vein Center of North Texas Properties, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1325 North Travis Street, consisting of 0.626 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-O (Office) District/Sam Rayburn Overlay, as follows:

Planning & Zoning Commission

Final Plat of Vein Center of North Texas Addition

Background:

The property is located at 1325 North Travis Street at the intersection of West Belden Street and North Travis Street. The property owner would like to plat the property into one lot for commercial development.

The following has been approved for this location:

- 5/16/2023 - Public Hearing and Variance under Section 14.03.003(5)(a) to allow a 11'4" side yard setback for the existing structure line in lieu of the required 15'.
- 5/16/2023 - Site Plan for Vein Center of North Texas
- 6/20/2023 - Preliminary Plat of Vein Center of North Texas Addition

Adjacent Zoning:

C-O (Office) District
R-6 (Single-Family Residential) District

Origination:

Vein Center of North Texas Properties, LLC (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Final Plat

STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

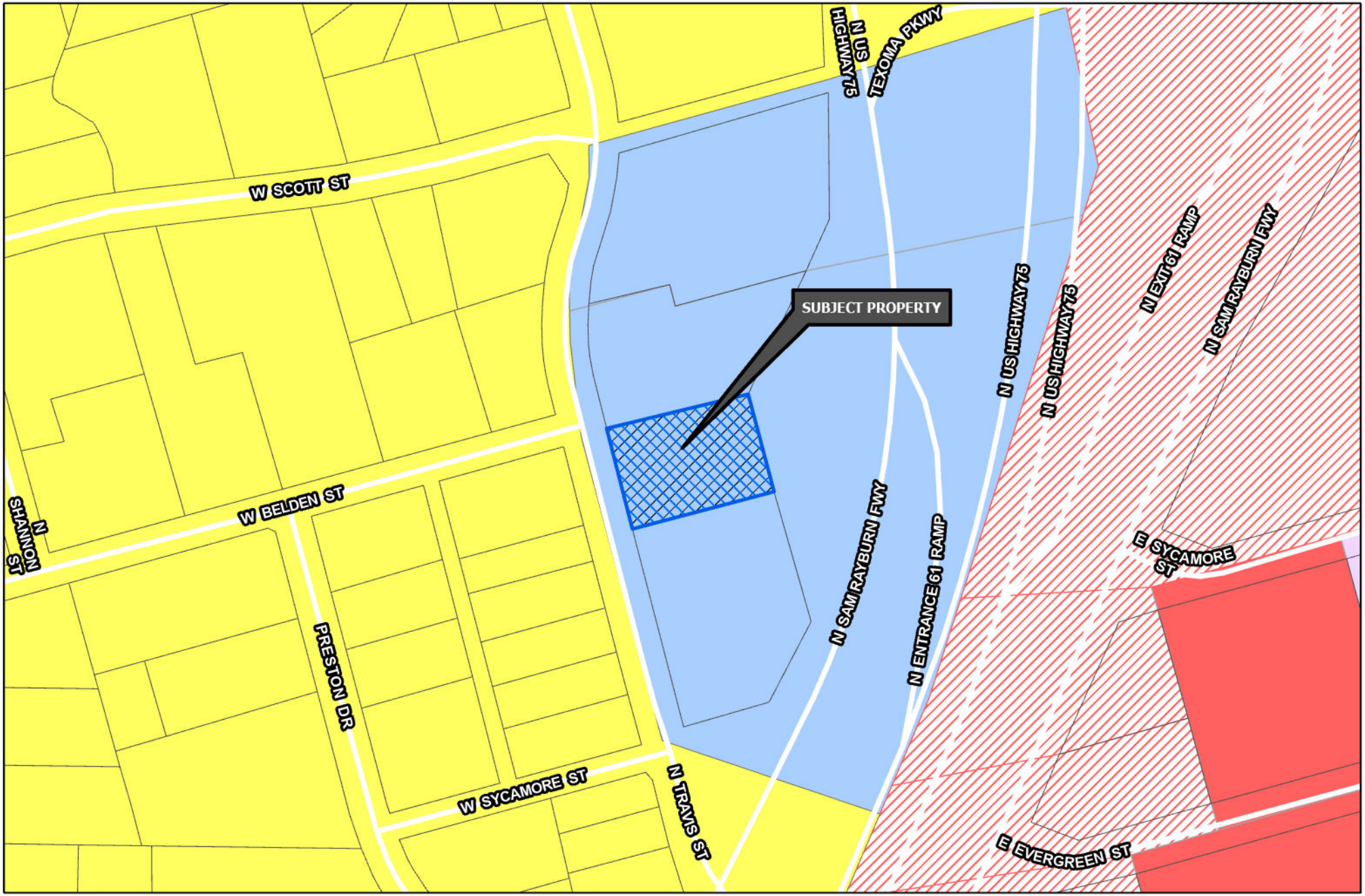
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1325 N TRAVIS ST

N
W E
S

Date: 5/3/2023 4:23 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

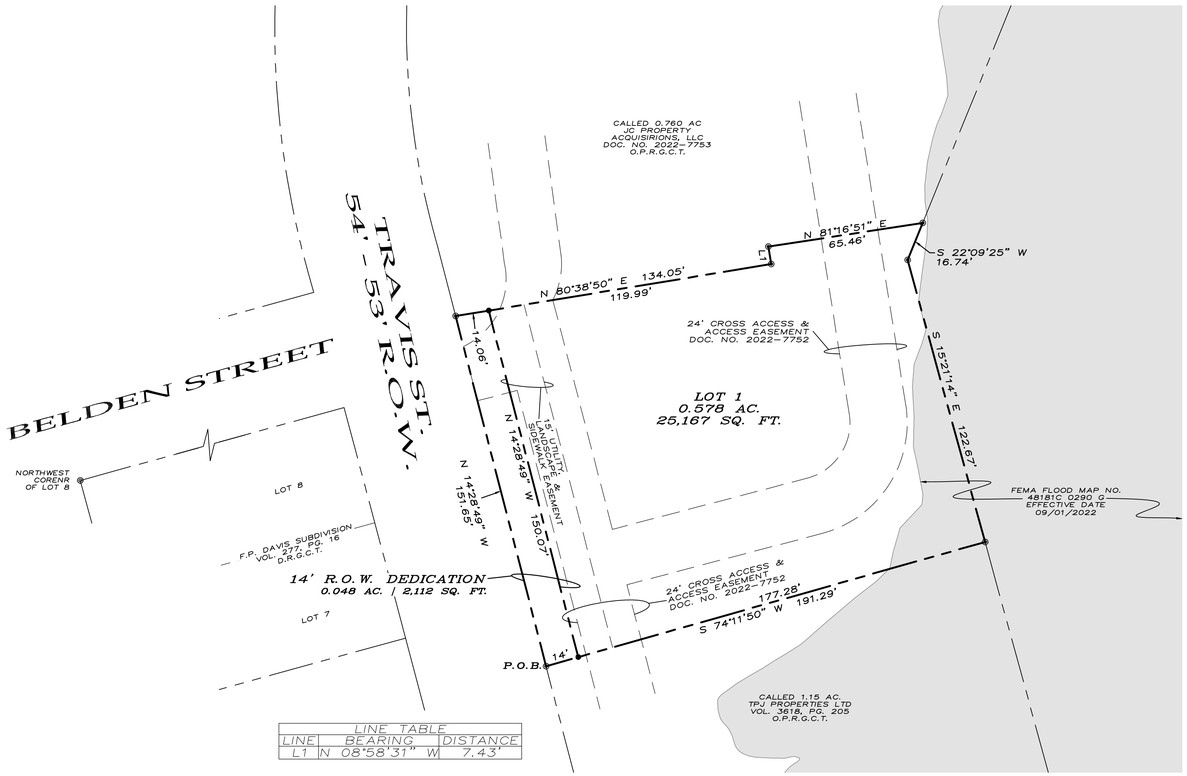
Road Names All

CITY OF SHERMAN ZONING MAP 1325 N TRAVIS ST

N
W E
S

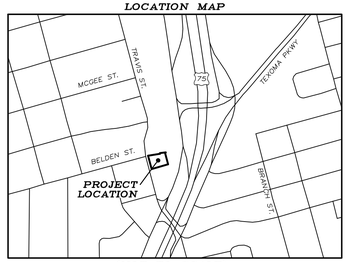
Date: 5/3/2023 4:25 PM

JOB NO. 23050483
FW: HC – DFT: BH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°58'31" W	7.43'

LOCATION MAP



(NOT TO SCALE)



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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

~ 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 lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

OWNERS/DEVELOPER
VCNT PROPERTIES, LLC
497 RIDDELS ROAD
SHERMAN, TX 75092-7936

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763 and being a part of that 1.39 acre tract of land conveyed to TPJ Properties LTD as recorded in Volume 3618, Page 198, Official Public Records, Grayson County, Texas, and being the same 0.626 acre tract of land described in the deed to VCNT Properties, LLC, recorded in Document No. 2022-20708, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southwest corner of said 1.39 acre tract in the east Right-of-Way of Travis Street;

Thence North 14°28'49" West, with the east Right-of-Way line of said Travis Street a distance of 151.65 feet to a set 1/2" steel rod;

Thence over and across said 1.39 acre tract the following calls and distances:

North 80°38'50" East, a distance of 134.05 feet to a set 1/2" steel rod;

North 08°58'31" West, a distance of 7.43 feet to a set 1/2" steel rod;

North 81°16'51" East, a distance of 65.46 feet to a set 1/2" steel rod;

Thence South 22°09'25" West, with the east line of said 1.39 acre tract a distance of 16.74 feet to a set 1/2" steel rod;

Thence South 15°21'14" East, with the east line of said 1.39 acre tract a distance of 122.67 feet to a found 1/2" steel rod at the southeast corner of said 1.39 acre tract;

Thence South 74°11'50" West, a distance of 191.29 feet to the Point-of-Beginning and containing 0.626 acres (27,279 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, VEIN CENTER OF NORTH TEXAS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ Chairman _____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas _____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

_____
CLINT HAYES
VCNT PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, VCNT PROPERTIES, 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 VEIN CENTER OF NORTH TEXAS 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 VEIN CENTER OF NORTH TEXAS 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_____, 2023

BY: VCNT PROPERTIES, LLC

_____
CLINT HAYES

FINAL PLAT
VEIN CENTER OF NORTH TEXAS ADDITION

Being a part of the J.B. McAnair Survey, Abstract Number 764 (Map #23). Being in the City of Sherman, Grayson County, Texas. Containing 0.626 acres of land

05-17-2023

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

VCNT Properties, LLC
497 Riddels Road
Sherman, TX 75092-7936

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Vein Center of North Texas Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. 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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

* **419SOUTH MONTGOMERY STREET (Project No. 23-00382)**

The request of Jason Earnhart, Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 419 South Montgomery Street, consisting of 0.131 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat of Earnhartbuilt's 14th

Background:

The property is located at 419 South Montgomery Street between East Cherry Street and East Magnolia Street. The owner would like to plat the property into one lot for residential development.

The following has been approved for this location:

- 6/20/2023 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-5 (Single Family Residential) District
- 6/20/2023 - Preliminary Plat of Earnhartbuilt's 11th

Adjacent Zoning:

MF-30 (Multi-Family Residential) District

Origination:

Jason Earnhart, Earnhartbuilt, LLC (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

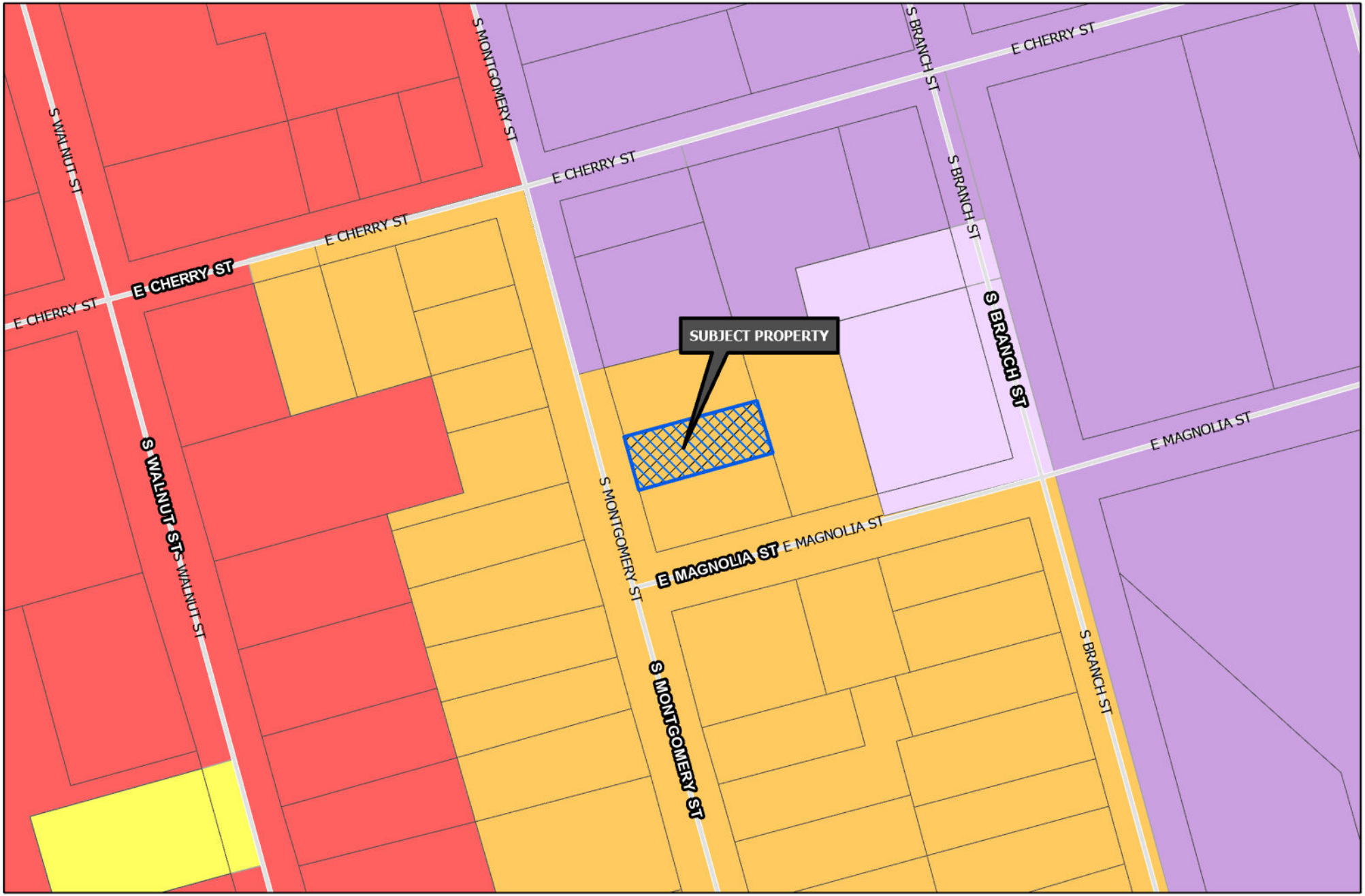
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
419 S MONTGOMERY ST

N
W E
S

Date: 3/20/2023 11:37 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
419 S MONTGOMERY ST

N
W E
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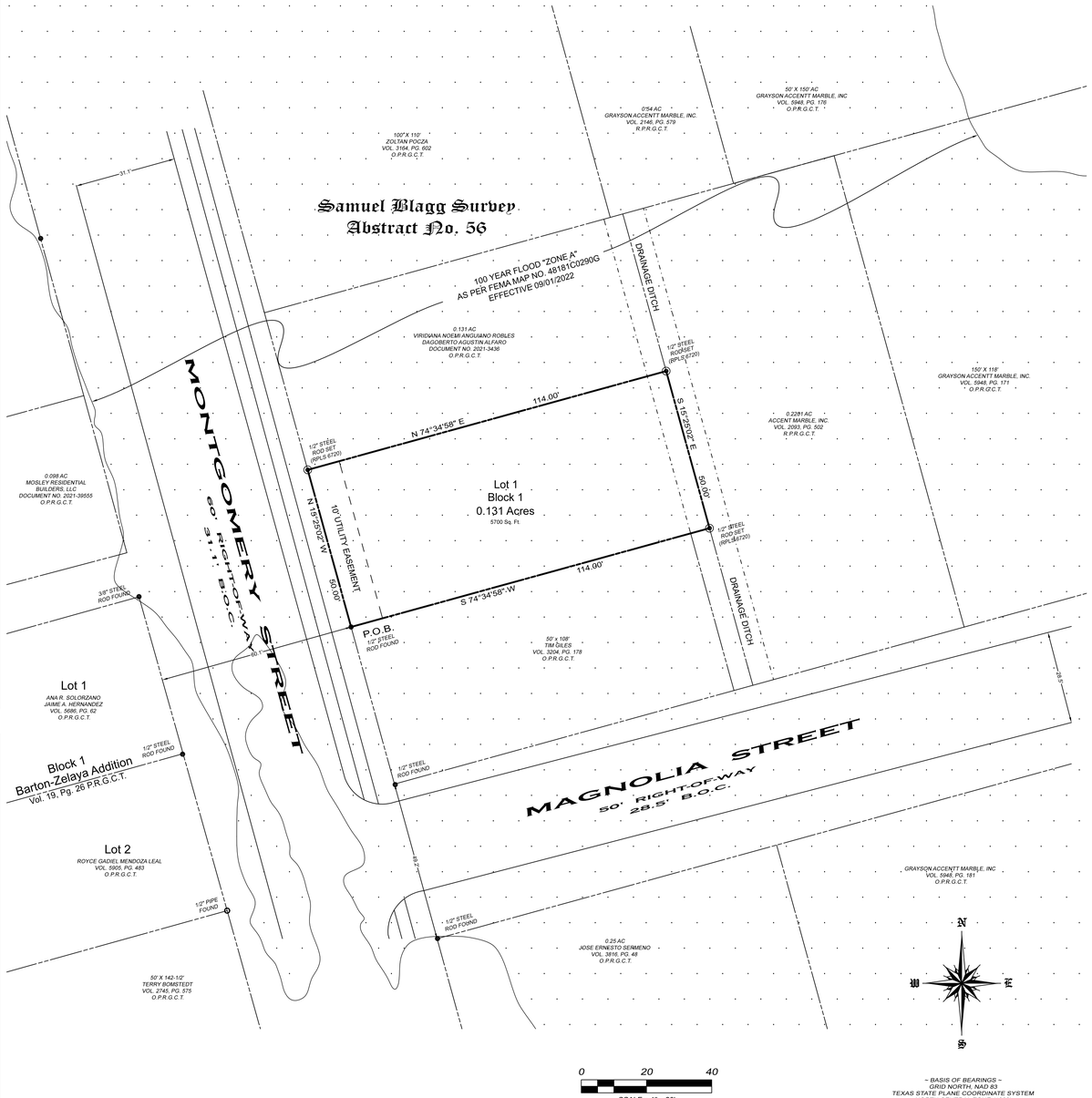
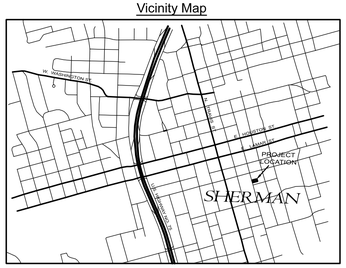
Date: 3/20/2023 11:37 AM



Vicinity Map



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

OWNERS/DEVELOPER
EARNHARTBUILT, LLC
2903 WOODLAWN BLVD.
DENISON, TEXAS 75020

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

~ 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.
11. The subject tract lies within Zone "A" Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0290G, Map Revised September 1, 2022.

Purpose:
The purpose of this is to Plat this 0.131 acre tract.

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the Samuel Blagg Survey, Abstract No. 56, and being the same 0.131 acre tract of land conveyed to Earnhartbuilt, LLC by deed of record in Document No. 2021-10717, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at 1/2" steel rod found in the east line of a Montgomery Street maintaining the southwest corner of said 0.131 acre Earnhart Tractand the northwest corner of a 50' x 108' tract conveyed to Tim Giles by deed of record in Volume 3204, Page 178, Official Public Records, Grayson County, Texas;*

Thence ***North 15°25'02" West****, along the east line of said Montgomery Street and the west line of said 0.131 acre tract, a distance of* ***50.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of the herein described tract and the southwest corner of a 0.131 acre tract conveyed to Viridiana Noemi Anguiano Robles and Dagoberto Agustin Alfaro, by deed of record in Document No. 2021-3436 of said Official Public Records;*

Thence ***North 74°34'58" East****, along the north line of said 0.131 acre Earnhartbuilt Tract and the south line of said 0.131 acre Robles Tract, a distance of* ***114.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in a drainage ditch for the northeast corner of said 0.131 acre Earnhartbuilt Tract the southeast corner of said 0.131 acre Robles Tract and the west line of a 0.2201 acre tract of land conveyed to Accent Marble, INC by deed of record in Volume 2093, Page 502, of said Official Public Records;*

Thence ***South 15°25'02" East****, along said drainage ditch, the east line of said 0.131 acre Earnhartbuilt Tract and the west line of said 0.2201 acre tract, a distance of* ***50.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the drainage ditch for the southeast corner of said 0.131 acre Earnhartbuilt Tract;*

Thence ***South 74°34'58" West****, along the south line of said 0.131 acre Earnhartbuilt Tract and the north line of said 50' x 108' tract a distance of* ***114.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.131 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, EARNHARTBUILT, 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 Earnhartbuilt's 14TH, 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 Earnhartbuilt's 14TH, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By: EARNHARTBUILT, LLC

*By:*_____
JONATHAN EARNHART

*By:*_____
JASON EARNHART

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, EARNHARTBUILT, LLC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of EARNHARTBUILT'S 14TH, 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 addlag to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____ _____, 2023.

_____
JONATHAN EARNHART

_____
JASON EARNHART

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

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

_____
Notary Public in and for
the State of Texas

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of EARNHARTBUILT'S 14TH, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

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

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

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

Final Plat of
Earnhartbuilt's 14th
an addition to the City of Sherman Grayson County, Texas

6/21/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

Earnhartbuilt, LLC
2903 Woodlawn Blvd.
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Earnhartbuilt's 14th has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the Floodplain Ordinance shall be followed. H&H Study required to create Base Flood Elevation from FEMA Flood zone prior to filing of plat. *Code of Ordinances Chapter 3, Article 3.12*
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. 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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2820 WEST TRAVIS STREET (Project No. 23-003807)

The request of The Munson Realty Company (Owner), Kevin Shaw (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2820 West Travis Street, consisting of 99.00 acres being Tract One and Tract Two in the Elizabeth Jones Survey, Abstract No. 625, and is currently zoned PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan of Sherman East Village in the Village Planned Development

Background:

The property is located at 2820 West Travis Street between West Moore Street and Northgate Drive. The owner is requesting Site Plan for Planned Development of Sherman East Village in the Village.

Adjacent Zoning:

PD (Planned Development)

Origination:

The Munson Realty Company (Owner)
Kevin Shaw (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

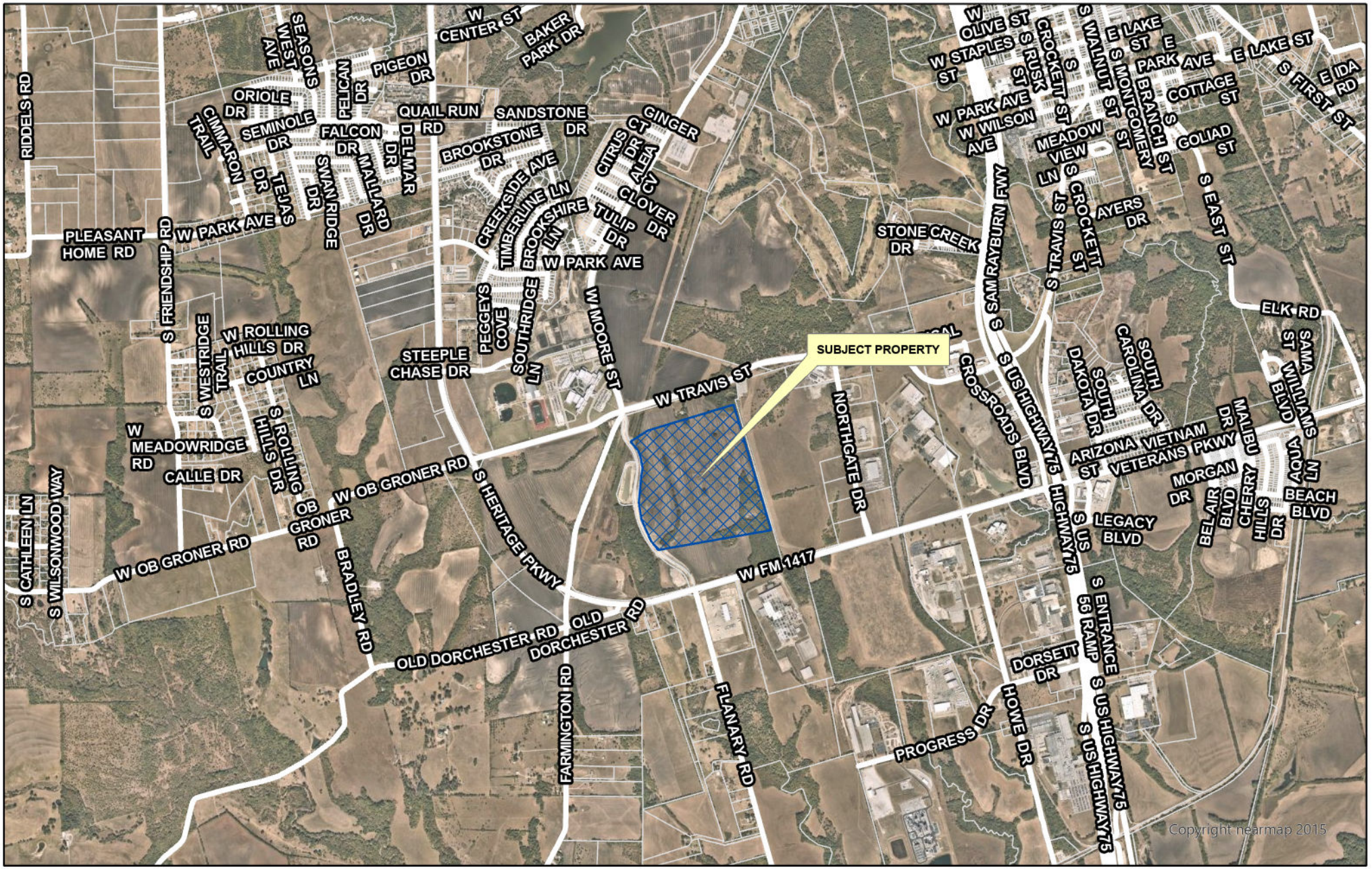
Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Site Plan
Concept Plan
Landscape Plan
Traffic Impact Analysis
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2820 W TRAVIS ST

N
W E
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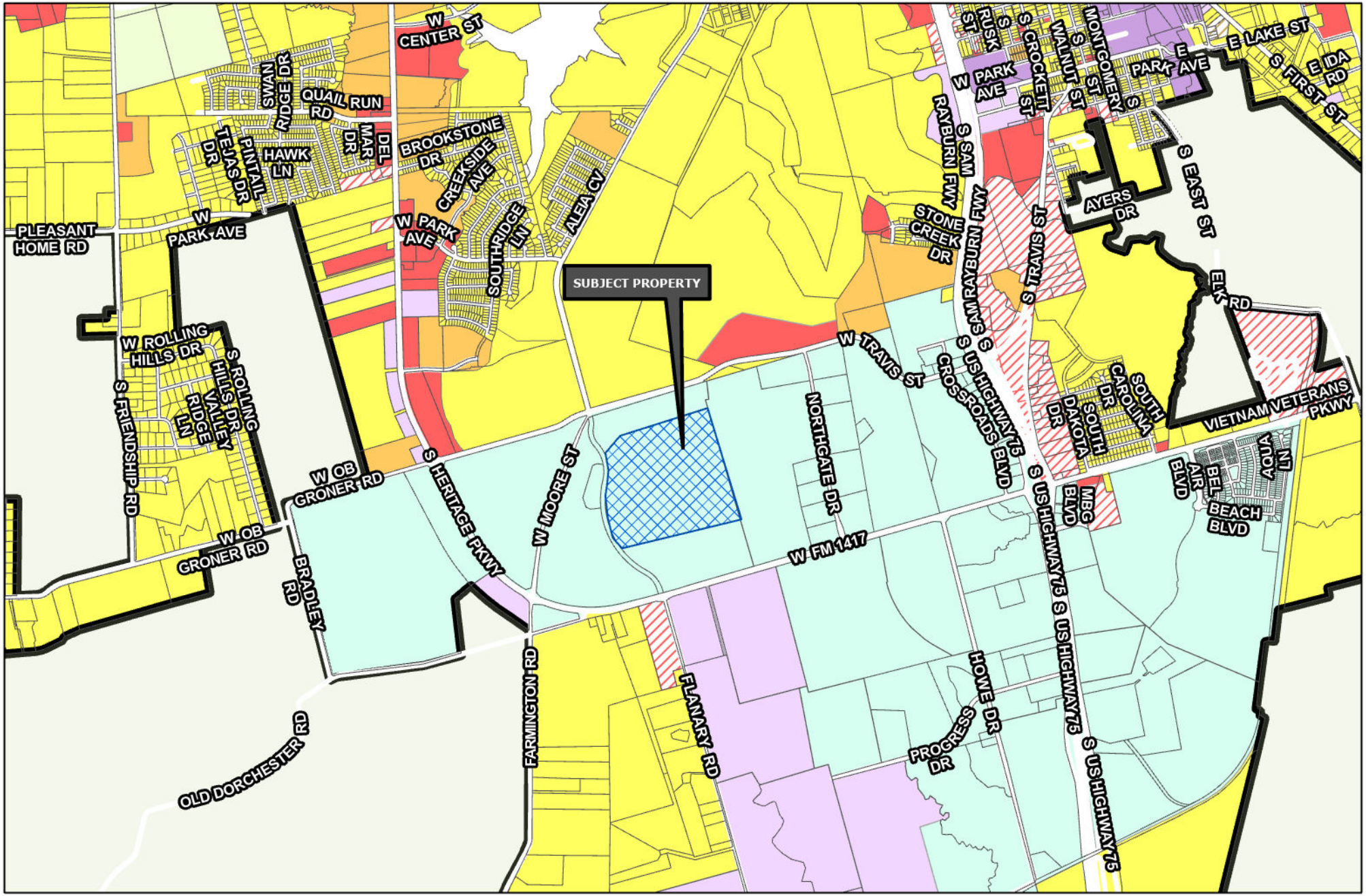

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN ZONING MAP 2820 W TRAVIS ST

N W E S

Date: 6/19/2023 3:18 PM

REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
TRACT NO. 1
VOL. 1460, PG. 722, D.R.G.C.T.
PD (GREEN BELT)

MOORE STREET
(INTER URBAN PARKWAY)

SEE SHEET
C2.01

SEE SHEET
C2.02

DETENTION
POND

SEE SHEET
C2.03

SEE SHEET
C2.04

DETENTION
POND

RETENTION POND

RETENTION POND

REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

N

0 50 100 200

SCALE 1" = 100'

SHERMAN EAST VILLAGE - SITE TABULATION TABLE			
ZONING	PD	THE VILLAGE PLANNED DEVELOPMENT	
SITE AREA	99	AC	
SITE AREA	4,312,440	SF	
TOTAL STRUCTURE AREA	930,384	SF	
TOTAL IMPERVIOUS AREA	65.2	AC	
REQUIRED LANDSCAPE AREA	9.9	AC	
LANDSCAPE AREA PROVIDED	33.8	AC	
UNIT TYPE	UNITS	PARKING REQUIRED	PARKING PROVIDED
MULTIFAMILY	1,578	2524.8	2700
TOWNHOUSE	88	176	176
SINGLE FAMILY	118	236	236
TOTAL	1,784	2,937	3,112

GENERAL NOTE

1. **ALL ADJACENT ZONING IS LISTED AS THE VILLAGE PLANNED DEVELOPMENT PER CITY OF SHERMAN GIS.**

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE: DESCRIPTION: DATE:

DELTA: DESCRIPTION: DATE:

CLIENT
CENTURION AMERICAN

PROJECT
SHERMAN EAST VILLAGE

SHEET TITLE
OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM ENGINEERING & DESIGN

ENGINEER: Marshall R. Patton
P.E. No.: 135231 DATE: 3/9/23

PROJECT NUMBER:
010028083

DRAWN BY: ALM
DESIGNED BY: KFM
CHECKED BY: KMS

DATE:
2023/06/15

SHEET:
C2.00

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REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

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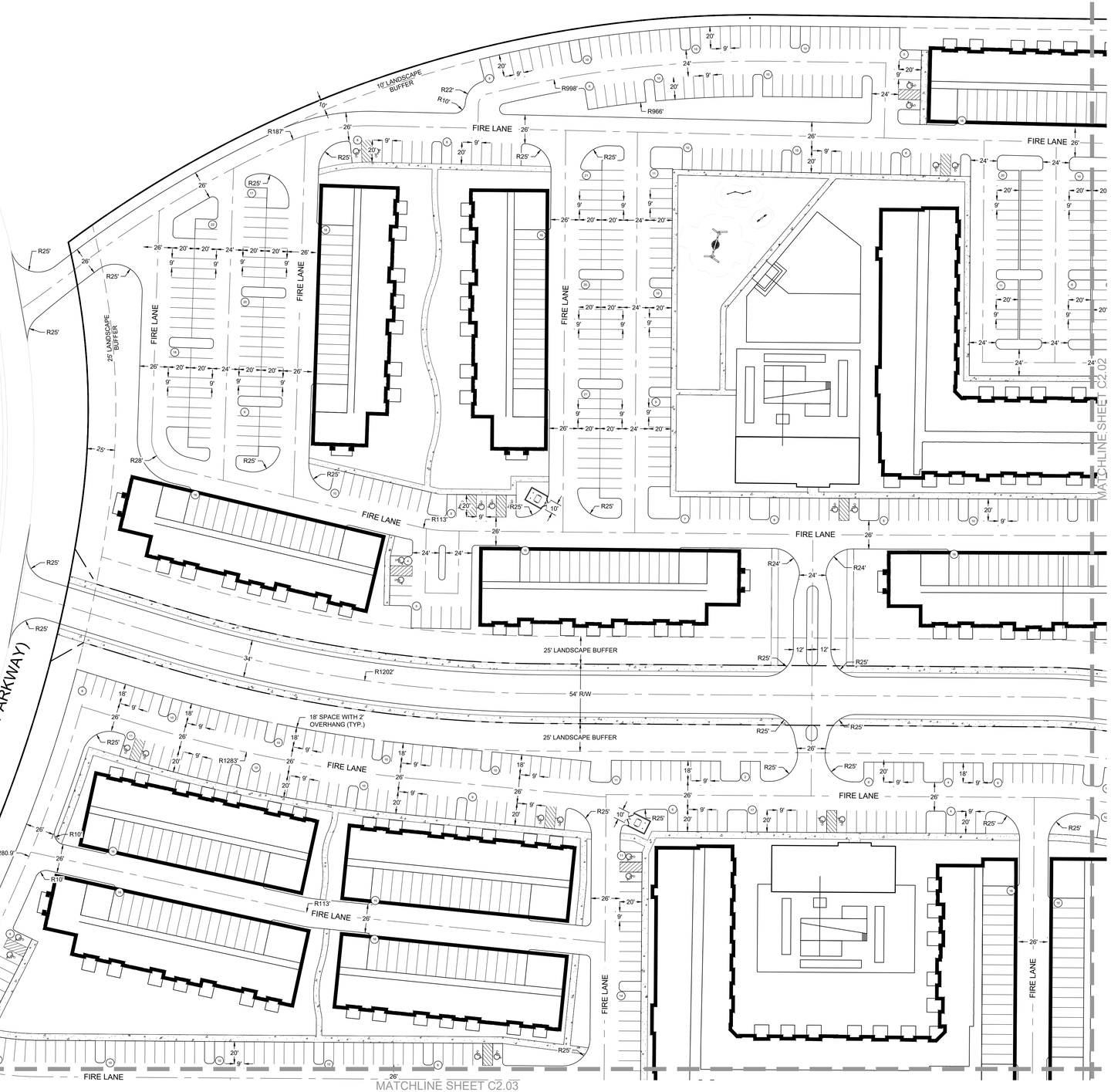
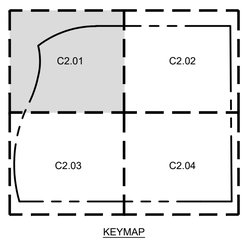
THE MUNSON REALTY COMPANY
TRACT NO. 1
VOL. 1460, PG. 722, D.R.G.C.T.
PD (GREEN BELT)





KEYMAP
N.T.S.

N

0 25 50 100
SCALE 1" = 50'

SITE PLAN LEGEND

- ACCESSIBLE PARKING
- SIDEWALK
- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- RIGHT OF WAY

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CENTURION AMERICAN

PROJECT
SHERMAN EAST VILLAGE

SHEET TITLE
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
ENGINEER: Marshall R. Patton
P.E. No.: 135231 DATE: 3/9/23

PROJECT NUMBER: 010028083
DRAWN BY: ALM
DESIGNED BY: KFM
CHECKED BY: KMS
DATE: 2023/06/16
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REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

10' LANDSCAPE BUFFER

FIRE LANE

DETENTION POND

25' LANDSCAPE BUFFER

54' R/W

18' SPACE WITH 2' OVERHANG (TYP.)

MATCHLINE SHEET C2.01

MATCHLINE SHEET C2.04

122.00 AC
GLOBAL WAFERS AMERICA, LLC.
DEED NUMBER 2023-2133
PD (TECHNOLOGY HUB)

10' LANDSCAPE BUFFER

N

0 25 50 100

SCALE 1" = 50'

SITE PLAN LEGEND

- ACCESSIBLE PARKING
- SIDEWALK
- PROPERTY BOUNDARY
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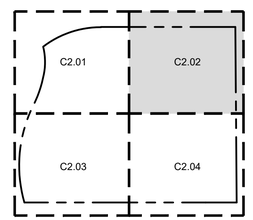

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TBPE #: F-20821

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PROJECT
SHERMAN EAST VILLAGE

SHEET TITLE
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM ENGINEERING & DESIGN

ENGINEER: Marshall R. Patton
P.E. No.: 135231 DATE: 3/9/23

PROJECT NUMBER:
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DESIGNED BY: KFM
CHECKED BY: KMS

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2023/06/16

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MATCHLINE SHEET C2.01

MOORE STREET
(INTER URBAN PARKWAY)

FIRE LANE

RETENTION POND

25' LANDSCAPE BUFFER

54' R/W

10' LANDSCAPE BUFFER

REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

MATCHLINE SHEET C2.04

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0 25 50 100

SCALE 1" = 50'

SITE PLAN LEGEND

- ACCESSIBLE PARKING
- SIDEWALK
- PROPERTY BOUNDARY
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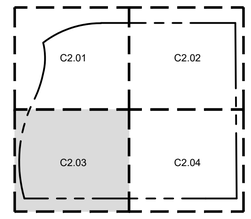
- RIGHT OF WAY



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PROJECT
SHERMAN EAST VILLAGE

SHEET TITLE
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM
ENGINEERING & DESIGN

ENGINEER: Marshall R. Patton
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DRAWN BY: ALM
DESIGNED BY: KFM
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2023/06/16

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MATCHLINE SHEET C2.02

MATCHLINE SHEET C2.03

FIRE LANE

DETENTION POND

RETENTION POND

25' LANDSCAPE BUFFER

54' R/W

10' LANDSCAPE BUFFER

BOARDWALK BRIDGE

122.00 AC
GLOBAL WAFERS AMERICA, LLC,
DEED NUMBER 2023-2133
PD (TECHNOLOGY HUB)

REMS. OF 277.2956 AC.
THE MUNSON REALTY COMPANY
VOL. 1460, PG. 722, D.R.G.C.T.
PD (EMPLOYMENT)

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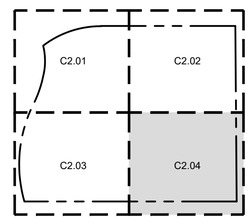

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SITE TOTALS

GARDEN MULTI-FAMILY:

±65 ACRES

1 MULTI-FAMILY POD 1
± 25.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

2 MULTI-FAMILY POD 2
± 20.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

3 MULTI-FAMILY POD 3
± 20.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

SINGLE FAMILY RENTAL:

±34 ACRES

TOWNHOME STYLE UNIT

2-STORY DETACHED TYPE 1

2-STORY DETACHED TYPE 2

FOR SINGLE FAMILY RENTAL, 12 UNITS/ACRE, PARKED AT 1.5 SPACES/UNIT ALLOWED PER ZONING.

OPEN SPACE

DETENTION/ RETENTION POND

DOG PARK
1
PROPOSED COLLECTOR ROAD
MOORE STREET
PROPOSED DETENTION
2
3
FENCED YARD TYP.
24' FIRE LANE
MEWS GREEN
ALLEY ACCESS
S F R - N O R T H
PROPOSED RETENTION
HERITAGE PARKWAY

JURISDICTION:
CITY OF SHERMAN
LAMAR ST
Sherman
US 56
US 75 SAM RAYBURN FWY
TRAVIS ST
HERITAGE PKWY

C1.00

KFM ENGINEERING & DESIGN

0 100 200 400
Scale: 1”=200’

EAST VILLAGE
ILLUSTRATIVE CONCEPT PLAN

06/16/23

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

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MULTI-FAMILY (A)









TOWNHOMES (B)









SINGLE FAMILY FOR RENT (C)







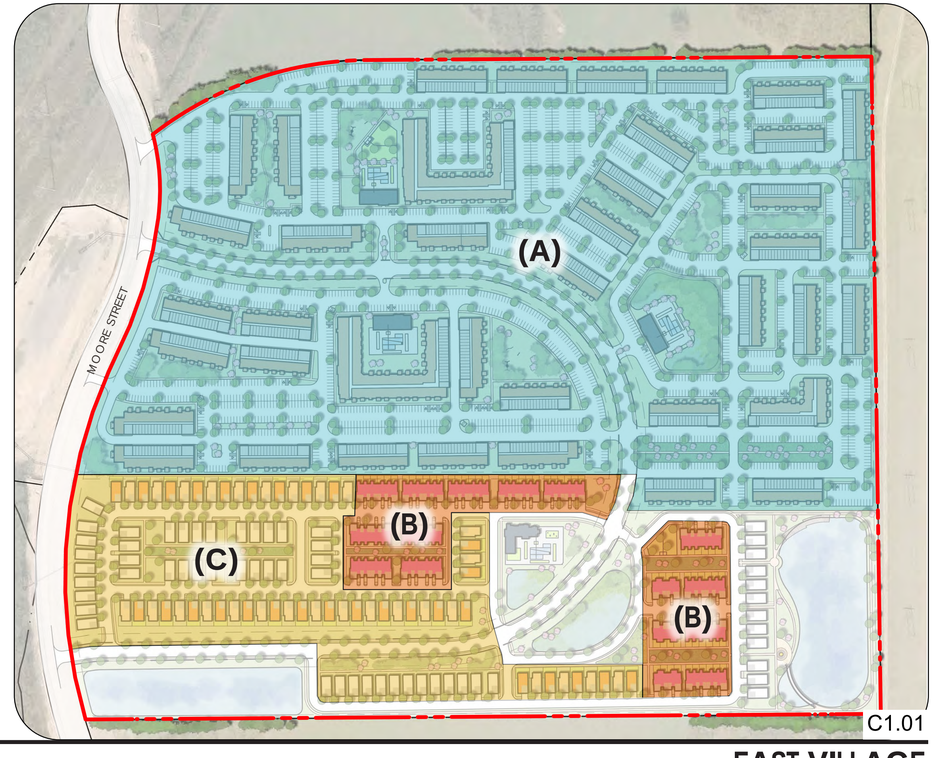


FACADE LEGEND

(A) - MULTI-FAMILY

(B) - TOWNHOMES

(C) - SINGLE FAMILY FOR RENT



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EAST VILLAGE

ARCHITECTURAL TYPOLOGIES

06/16/23

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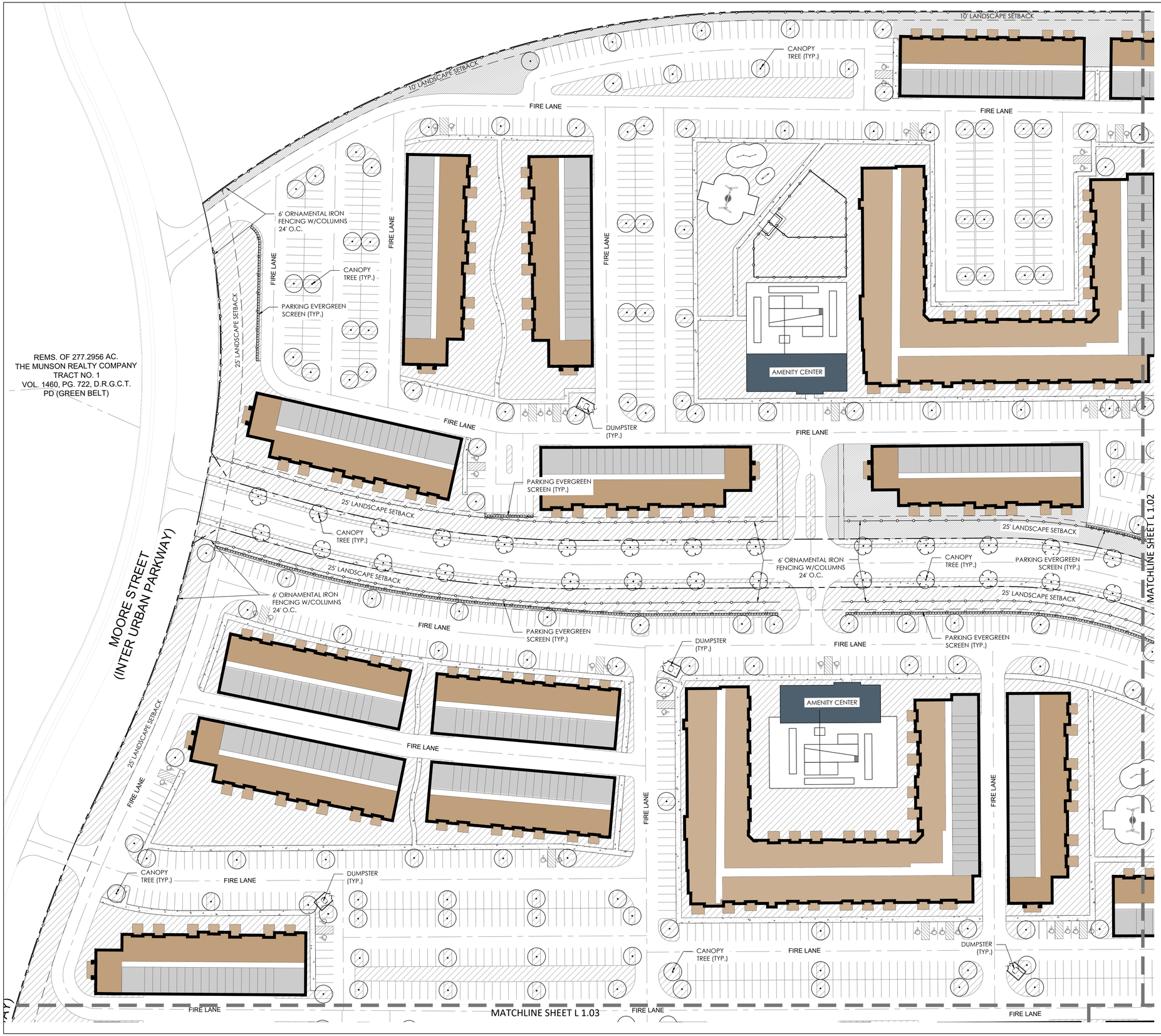

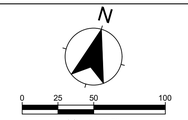

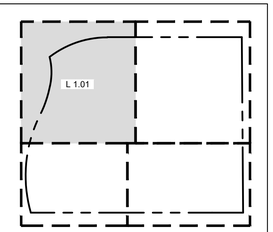

KEYMAP
N.T.S.

CONCEPT PLANT SCHEDULE

PARKING CANOPY TREE (3" CAL.)
CEDAR ELM, AMERICAN ELM, LIVE OAK,
SHUMARD OAK, CHINKAPIN OAK, TEXAS RED OAK,
CHINESE PISTACHE, BALD CYPRESS, CHINKAPIN OAK, TEXAS RED OAK

STREET CANOPY TREE (3" CAL.)
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EVERGREEN SHRUB
(36" HT. MIN. AT TIME OF PLANTING)
ABELIA, ELEAGNUS, DWARF YAUPON HOLLY,
CHINESE HOLLY, DWARF BURFORD HOLLY

LANDSCAPED AREA
SOD, SEED, EVERGREEN GROUND COVER

LINE TYPE LEGEND

SYMBOL	NAME	DESCRIPTION
	STEEL EDGE	4" X 3/16", BLACK
	ORNAMENTAL FENCING	6' ORNAMENTAL IRON FENCING W/ MASONRY COLUMNS 24' O.C.

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CLIENT
CENTURION AMERICAN

PROJECT
EAST VILLAGE
SHERMAN, TX

SHEET TITLE
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PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
LANDSCAPE ARCHITECT: Michelle M. Slattery
TBAE No.: 3449 DATE: 6/16/23

PROJECT NUMBER: 010028083
DRAWN BY: BML
DESIGNED BY: BML
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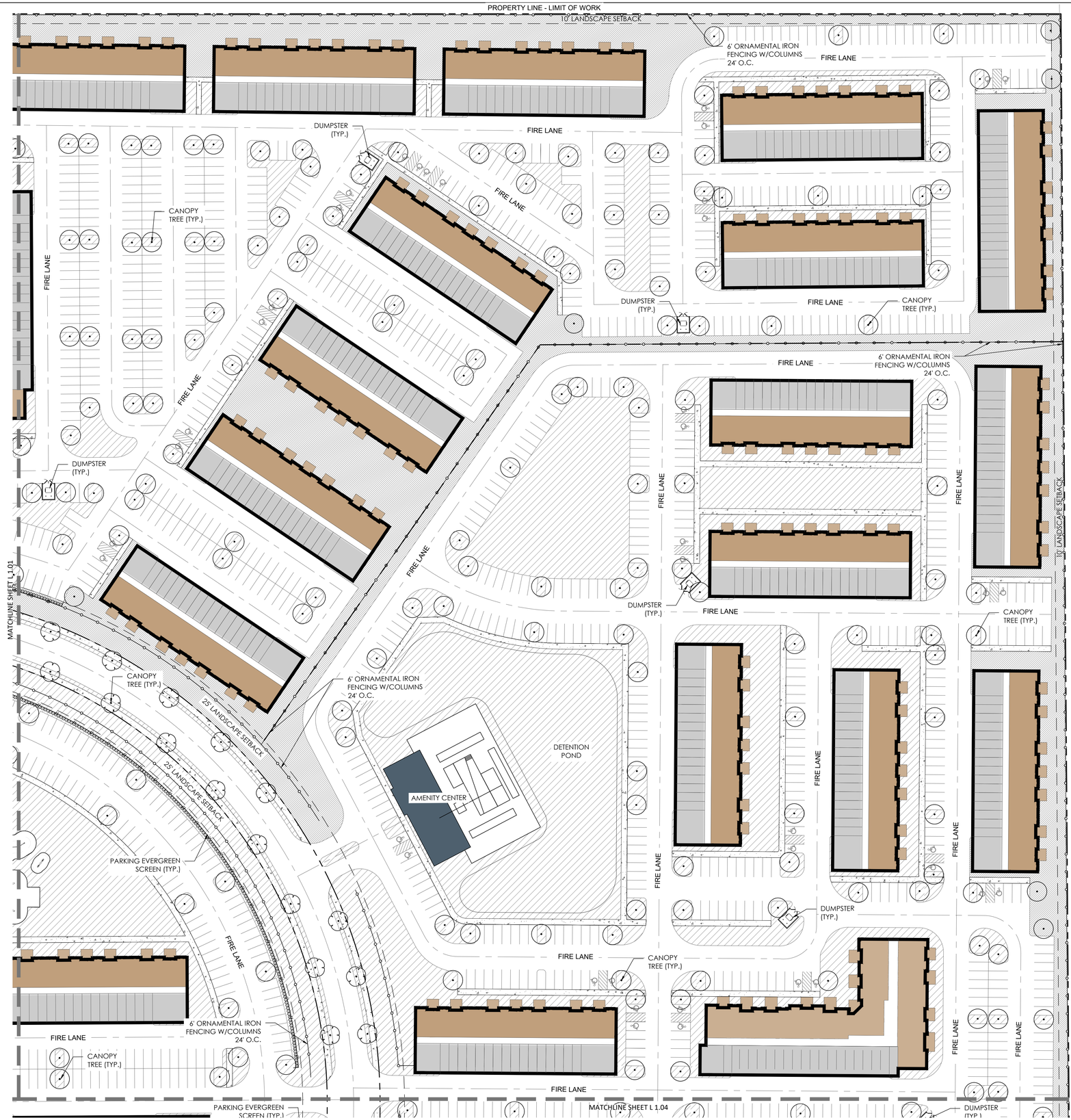

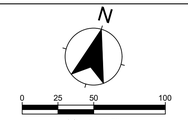

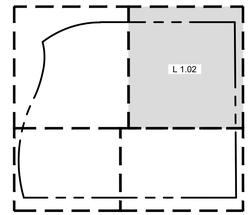

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BML	BML	MMS

DATE:
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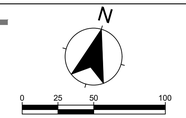

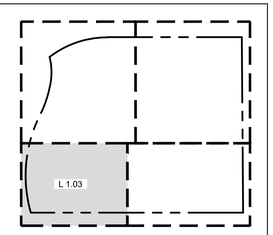

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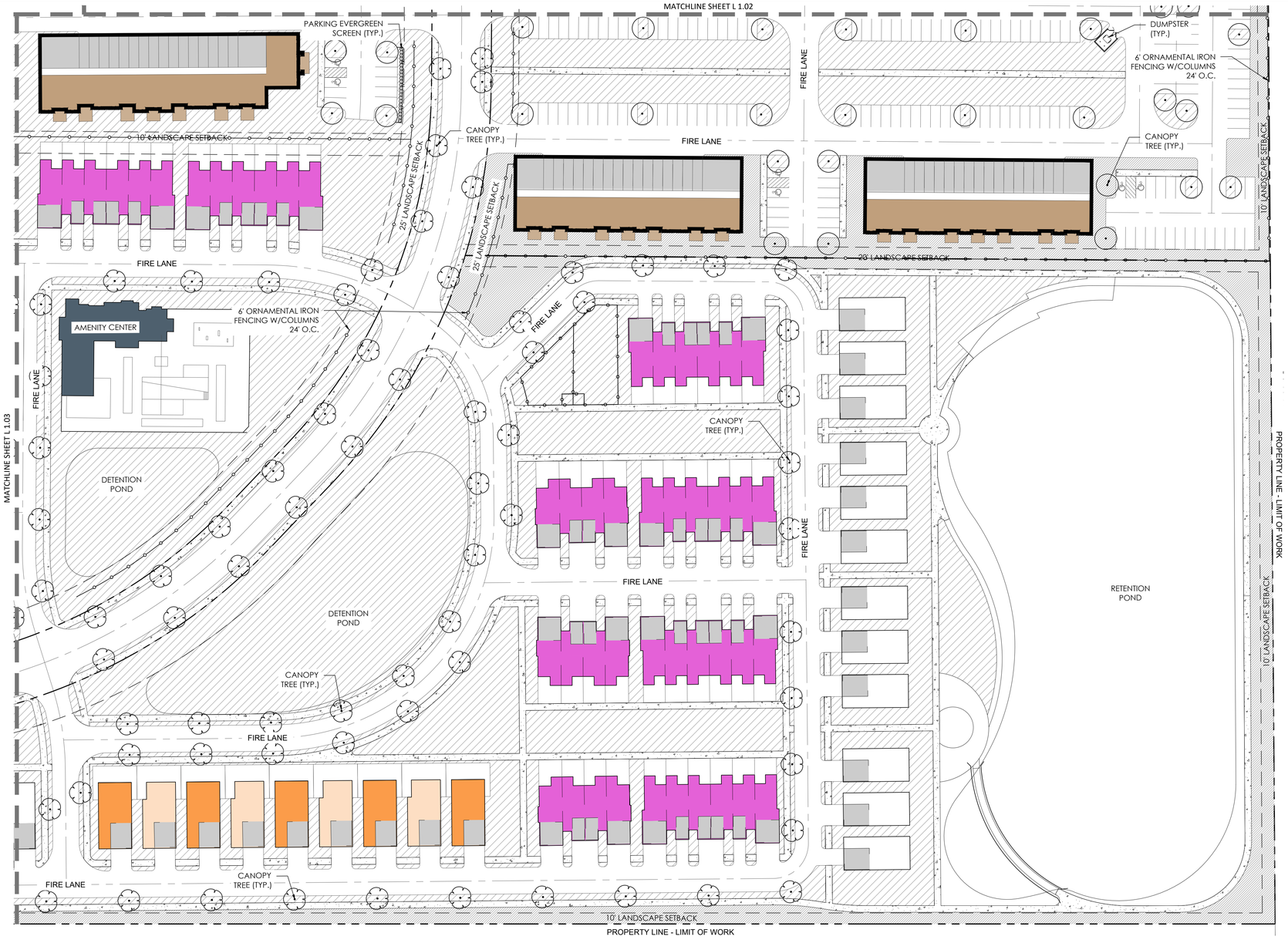

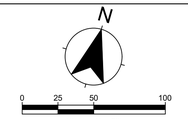

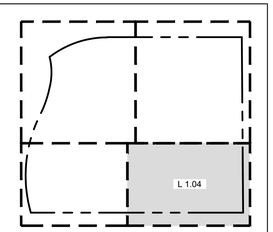

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DESIGNED BY: BML
CHECKED BY: MMS
DATE: 6/16/23
SHEET:
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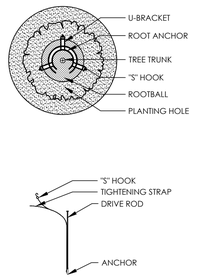
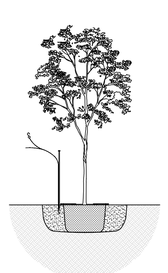
GENERAL NOTES:

1. WARNING!!!!!!!!! CALL BEFORE YOU DIG!!!!!! TOLL FREE 800-892-0123.
2. CONTRACTOR TO PROVIDE OWNER AND/OR OWNER'S REPRESENTATIVE WITH PROJECT SCHEDULE.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS REQUIRED FOR THE COMPLETION OF THE PROJECT.
4. CONTRACTOR TO VERIFY ALL BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY AND ALL CONFLICTS WITH THESE OR ANY OTHER LEGAL INSTRUMENT. CONFLICTS ARE TO BROUGHT TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. EXISTING UTILITIES / CONDITIONS ARE SHOWN IN AN APPROXIMATION AND ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY AND ALL EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS AND/OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. ALL FEES INCURRED IN OBTAINING THESE SHALL BE PAID BY THE GENERAL CONTRACTOR UNLESS NOTED.
7. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES. IN CASES WHERE CODES CONFLICT, THE MORE STRINGENT INTERPRETATION SHALL GOVERN.
8. CONTRACTOR TO COMPLY WITH CONSTRUCTION PERMIT INCLUDING (IF REQUIRED) PREPARATION OF A SWPPP AND TO PROVIDE A COPY OF THE NOTICE OF INTENT (NOI) AND MAINTENANCE CHECKLIST TO THE CITY IN THE CITY PROSCIBED NECESSARY AMOUNT OF TIME PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY TO CITY ENGINEER OR BUILDING OFFICIAL.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE THE EXTENT OF WORK TO BE DONE. NO ADDITIONAL CLAIMS FOR PAYMENT SHALL BE ALLOWED FOR WORK THAT SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL INSPECTION.
10. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT AT ANY DISCREPANCIES.
11. IF ANY SCOPE OF WORK INDICATED ON THE DRAWINGS IS DETERMINED TO CONFLICT WITH CONDITIONS IN FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION OF WORK PRIOR TO INITIATING THE WORK.
12. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
13. ALL WASTE MATERIAL AND/OR EXCESS EXCAVATION NOT USED AS PART OF THE WORK SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF AT ACCEPTABLE LOCATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
14. THE CONTRACTOR SHALL BE REQUIRED, AT ALL TIMES, DURING THE CONSTRUCTION TO PROVIDE WARNING SIGNS, BARRICADES, AND OTHER SAFETY DEVICES (INCLUDING TEMPORARY SAFETY FENCING AROUND THE JOB SITE) IN ORDER TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL ALL OF THE WORK HAS BEEN COMPLETED AND ACCEPTED.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING FACILITIES IN AND AROUND THE PROJECT AREA. THESE INCLUDE TREES, PLANTINGS, CONCRETE PAVING, BENCHES, SIGNS AND OTHER FACILITIES FOUND ON SITE. THE CONTRACTOR SHALL REPAIR OR REPLACE, ANY FACILITIES DAMAGED DURING CONSTRUCTION OF THESE IMPROVEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL WATER DURING CONSTRUCTION. ALL PERMANENT WORK SHALL BE CONSTRUCTED IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL DITCHES, LEVEES, COFFER DAMS, DIVERSIONS, PUMPS, ETC. AS NECESSARY TO KEEP THE WORK AREAS FREE FROM WATER.
17. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL PERMITS THAT ARE REQUIRED FOR SITE DEMOLITION.
18. KFM ASSUMES NO RESPONSIBILITY FOR DAMAGES. LIABILITIES, OR COST RESULTING FROM CHANGES OR ALTERATIONS MADE TO THE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF KFM.

GENERAL LANDSCAPE NOTES:

1. ALL SITE FURNISHINGS AND LIGHTING SHALL AVOID DISTURBANCE OF PROPOSED OR EXISTING UTILITIES. NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN FIELD.
2. REFER TO PLANS AND PLAN ENLARGEMENTS FOR EXPANSION AND CONTROL JOINT LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS PER APPROVED DETAIL WHEREVER CONCRETE PAVEMENT (INCL. SUB-SLABS) MEETS BUILDINGS, STRUCTURES, CURBING, WALLS, OTHER CONCRETE OR STONE SURFACES, ETC. SEE ALSO HARDSCAPE DETAILS, CIVIL DRAWINGS AND SPECIFICATIONS.
4. DIMENSIONS ON PLAN REPRESENT LOCATIONS OF KEY FEATURES AND ALIGNMENTS; REFER TO DETAILS FOR SPECIFIC DIMENSIONS AND MATERIALS.
5. ALL DIMENSIONS ORIGINATE FROM ROADWAY STATION POINT WHEN APPLICABLE.
6. ALL CONCRETE FORM WORK SHALL BE STRAIGHT AND FREE OF BULGES AND/OR CHANGES IN ANGLE THAT ARE NOT SHOWN IN THE DRAWINGS.
7. SIDEWALK PAVING PATTERN, LANDSCAPING, AND STREET FURNITURE SPECIFICATIONS MAY BE REVISED BASED ON CITY'S COMMENTS OR DESIGN PLANS.





1. SET TREE IN PLANTING PIT. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOTBALL. CENTER INNER RING(S) OF ROOT ANCHOR AROUND TRUNK OF TREE. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET



2. DRIVE ANCHOR STRAIGHT INTO UNDISTURBED SUBBASE SOIL TO RECOMMENDED DEPTH PER TREE SIZING CHART

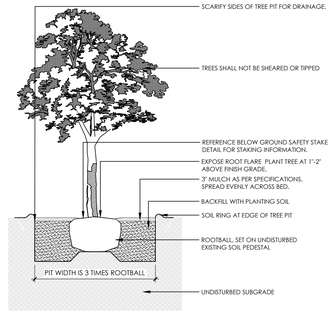


3. REMOVE DRIVE ROD. REPEAT STEPS 1 AND 2 FOR ALL THREE (3) ANCHOR LOCATIONS. PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION (FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING ANCHOR). LACE "S" HOOK OVER END OF U-BRACKET PULL STRAP(S) UP VERTICALLY UNTIL ROOT BALL AND U-BRACKETS ARE FLUSH ON TOP OF ROOT BALL. TIE EXCESS STRAPS OFF U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE IF NECESSARY

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	3 - V68 ANCHORS
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	3 - V88 ANCHORS

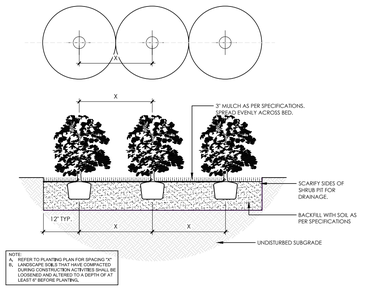
1 TREE STAKING

1/4" = 1'-0" P-CO-FG-34



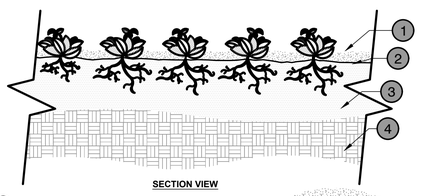
2 TREE PLANTING

1/4" = 1'-0" P-CO-FG-31



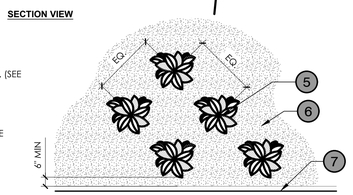
3 SHRUB SPACING ROWS

1/2" = 1'-0" P-CO-FG-28



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT



PLAN

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
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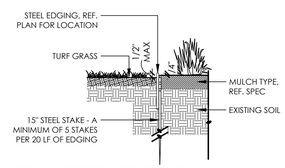

5 STEEL EDGING

1/4" = 1'-0" P-CO-SUN-16

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June 19, 2023
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TRAFFIC IMPACT ANALYSIS

Project:
East Village
In Sherman, Texas

Prepared for:
City of Sherman

On behalf of:
KFM Engineering & Design

Prepared by:

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EXECUTIVE SUMMARY

The services of **Pacheco Koch** were retained by **KFM Engineering & Design** to prepare a Traffic Impact Analysis (TIA) for the proposed residential development known as *East Village* (the "Project") to be located on future Moore Street, north of FM 1417/Heritage Parkway in Sherman, Texas. The Project will consist of approximately 2033 multifamily dwelling units. Buildout of the Project is estimated to occur by 2028. A TIA is required by the City of Sherman for review as part of rezoning process. For reference, a site location map and a copy of the site plan provided to Pacheco Koch for use in the study are provided on the following pages.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA are based upon the requirements of City of Sherman and are consistent with the standard industry practices used in similar studies.

Based upon the analyses performed herein, Pacheco Koch developed the following findings and recommendations.

FINDING: At project buildout, the proposed East Village development is projected to generate approximately 14,277 daily weekday trip ends, including 881 during the AM peak hour and 1,116 during the PM peak hour.

FINDING: Pacheco Koch analyzed the Project's projected impact in traffic operations at three existing intersections in the vicinity of the site - the intersection of FM 1417/S Heritage Parkway and W Travis Street (traffic signal), FM 1417/S Heritage Parkway and Flanary Road (minor-street stop-controlled), W Travis Street and Moore Street (minor-street stop-controlled).

FINDING: The following is a summary of the existing and projected operational conditions during peak traffic periods at the study area intersections:

<u>FM 1417/S Heritage Parkway and W Travis Street</u>

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development) – projected slight increase in delay, but no significant changes to Levels of Service
- At Project Buildout conditions – projected slight increase in delay, but no significant changes to Levels of Service

W Travis Street and Moore Street

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development). Southbound (SB) left-turn movement is expected to operate at LOS "F". A conservative five (5%) background traffic growth for five (5) years resulted in a significant increase in delay for the SB left-turn movement.
- At Project Buildout conditions – significant delays are expected for Northbound (NB) and Southbound (SB) movements. The WB left-turn movement during the PM peak hour is expected to operate at LOS "E" with a 95th percentile queue of approximately 15 vehicles.

FM 1417/S Heritage Parkway and Flanary Road

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development) – projected slight increase in delay, but no significant changes to Levels of Service
- At Project Buildout conditions – significant delays are expected for the NB and SB-left turn movements.

Future Moore Street and Site Access Connections

- At Project Buildout conditions – There are five (5) site access connections on future Moore Street. The analysis assumed Moore Street as two-lane roadway at all the access connections. All the connections were assumed to be full access connections. All the access intersections are expected to operate at LOS "D" or better.

RECOMMENDATIONS:

FM 1417/S Heritage Parkway and W Travis Street: The SB leg is currently a dedicated left-turn lane and dedicated right-turn lane. There is an additional lane closed with striping. At project buildout, it is recommended to restripe the lane markings to dedicated left, through and right arrows. The WB left-turn lane currently has a storage length of approximately 100 feet. At project buildout, the existing storage length may not be sufficient during the PM peak hour due to the heavy inbound traffic. Therefore, PK recommends the storage be increased by 100 feet to avoid any spillbacks after full-buildout. A preliminary peak hour traffic signal warrant analysis shows that the Warrant – 3 (Peak Hour) is not met at project buildout conditions. Therefore, no traffic signal is recommended.

FM 1417/S Heritage Parkway and Flanary Road: Based on the projected volumes, Westbound right-turn volume at project buildout during the PM peak hour is expected to be 294 vehicles. No traffic from the west is expected to enter the site through the intersection. However, a peak hour volume of 50 vehicles was assumed

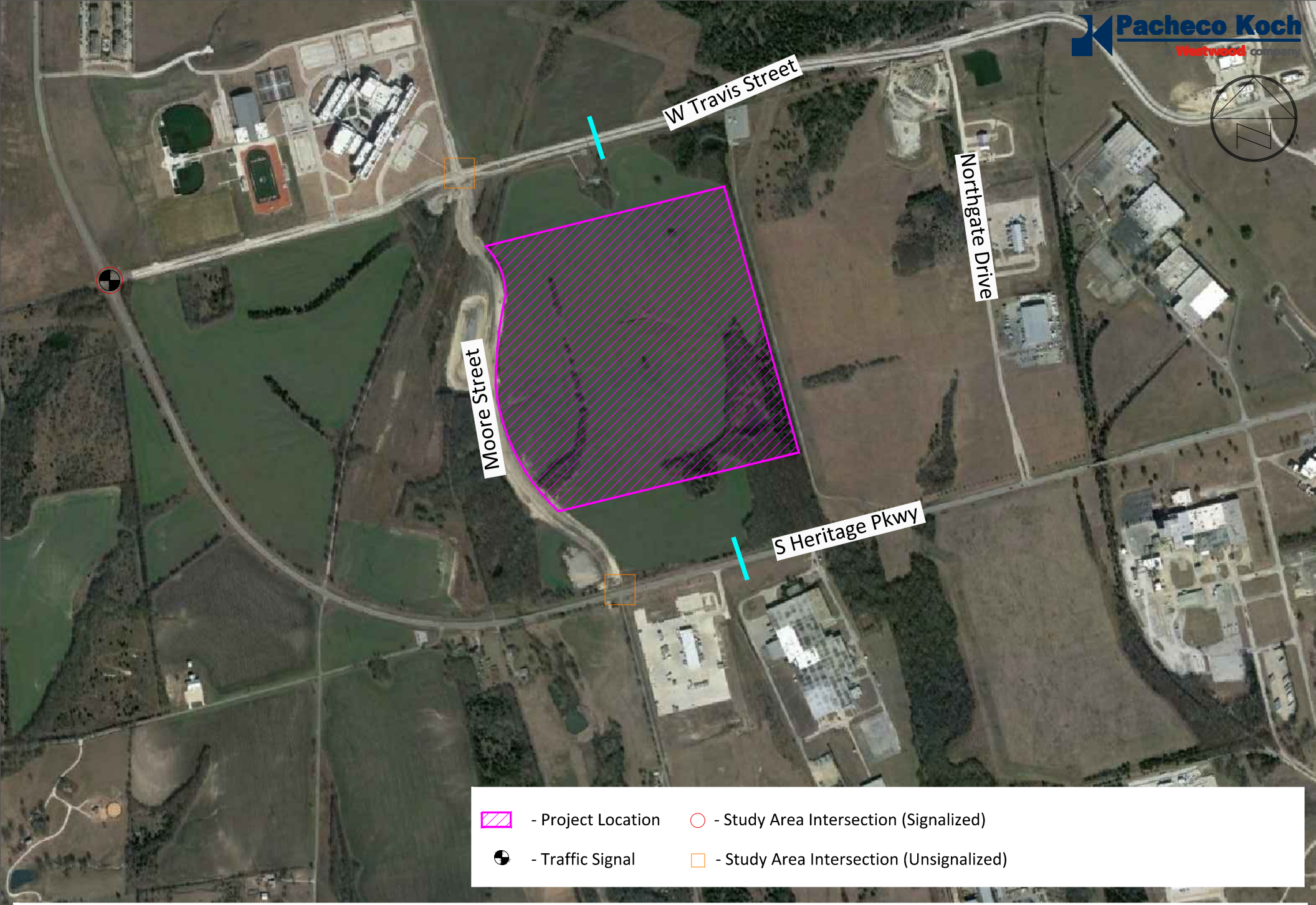
for the analysis. The following are the turn lane recommendations at the intersection:

- WB right turn lane (at least 150 feet storage)
- EB left turn lane (at least 100 feet storage)

A preliminary peak hour traffic signal warrant analysis shows that the Warrant – 3 (Peak Hour) is met at project buildout conditions. However, the analysis is based on projected volumes, assumed trip generation and trip distribution. Therefore, it is recommended that a detailed signal warrant analysis be performed at the time of project completion/full occupancy to evaluate the need for a traffic signal.

The proposed roadway lane geometry shown in **Appendix A** is sufficient to accommodate the projected site traffic in the adjacent roadway system.

END



Site Location Map

East Village, Sherman, Texas

R0044572.00 (SMV: 06/19/23)

EXHIBIT **1**

SITE KEY

GARDEN MULTI-FAMILY:±2033 UNITS

1. GARDEN STYLE POD 1
(± 544) UNITS / ± 19.0 ACRES
± 30 UNITS PER ACRE

2. GARDEN STYLE POD 2
(± 537) UNITS / ± 20.0 ACRES
± 30 UNITS PER ACRE

3. GARDEN STYLE POD 3
(± 538) UNITS / ± 19.0 ACRES
± 30 UNITS PER ACRE

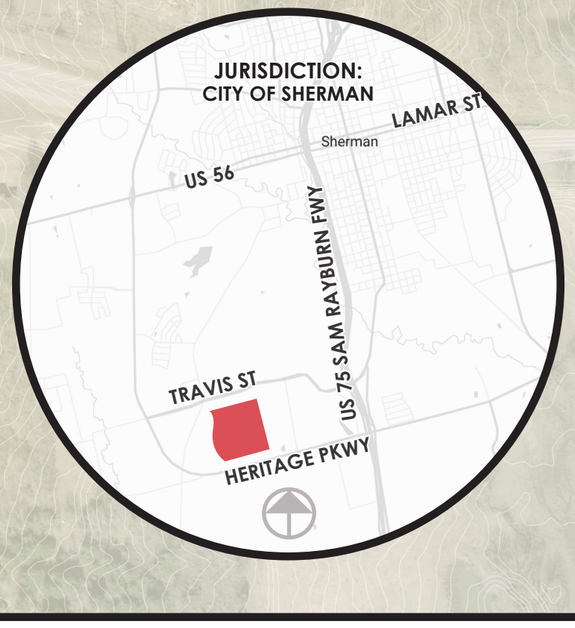
SINGLE FAMILY RENTAL- NORTH

112	TOWNHOME STYLE UNIT (400 SF BACK YARD)
18	THREEPLEX STYLE UNIT (1K SF BACK YARD)
30	DUPLEX STYLE UNIT (350 - 450 SF BACK YARD)
15	1-STORY 2000 SFD (600 SIDE YARD OR 800 SF BACK YARD)
24	2-STORY 2056 SFD (600 SF SIDE YARD)
23	2-STORY 2056 SFD (800 SF BACK YARD)

SINGLE FAMILY RENTAL - SOUTH

112	TOWNHOME STYLE UNIT (400 SF BACK YARD
21	THREEPLEX STYLE UNIT 1K SF BACK YARD)
12	DUPLEX STYLE UNIT (350 - 450 SF BACK YARD)
15	1-STORY 2000 SFD (600 SIDE YARD OR 800 SF BACK YARD)
24	2-STORY 2056 SFD (600 SF SIDE YARD)
23	2-STORY 2056 SFD (800 SF BACK YARD)





HERITAGE PARKWAY

KFM ENGINEERING & DESIGN

0 100 200 400
Scale: 1"=200'

EAST VILLAGE
ILLUSTRATIVE CONCEPT PLAN

02/10/2023

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

TRAFFIC IMPACT ANALYSIS
East Village
Sherman, Texas

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Appendix C. Site-Generated Traffic Supplement
Appendix D. Detailed Intersection Capacity Analysis Results

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **KFM Engineering & Design** ("Applicant") to prepare a Traffic Impact Analysis for a proposed residential development located on future Moore Street, north of FM 1417/Heritage Parkway in Sherman, Texas. The Project is referred to herein as *East Village* (the "Project"). A copy of the Project's preliminary site plan (prepared by **KFM Engineering & Design**) provided to Pacheco Koch for use in the study and a site location map (**Exhibit *1***) are included after the EXECUTIVE SUMMARY section of this report.

In order to facilitate development of the Project, the Applicant has made a request to the City of Sherman (the "Approving Agency") for rezoning process. As part of application process for this request, submittal of a TIA commissioned by the Applicant must be submitted to the Approving Agency for review.

This TIA was prepared by traffic engineers at Pacheco Koch (the "Engineer") in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm, based in Texas, that provides professional engineering and related services.

Purpose

A Traffic Impact Analysis (TIA) is an engineering study used to provide information on the projected off-site impacts produced by a specific Project on the traffic operations of public traffic facilities. Commissioning a TIA may be required by an Approving Agency when an Applicant is seeking approvals or entitlements for the Project. Using standardized analysis methodologies, the findings of the TIA are used to gage the direct impacts on the transportation system that are attributable to the Project. Under certain circumstances and within legal parameters, the Approving Agency may require the Applicant to fund the improvement(s) needed to mitigate the impacts.

A TIA should be prepared by a licensed Engineer skilled in the principles of traffic and transportation engineering and planning. The general methodologies, processes, and guidelines used in a TIA are established by industry standards—which are maintained by organizations such as the Institute of Transportation Engineers (ITE) and others—although, the project-specific parameters of the study (e.g., study locations, analysis scenarios, analytical assumptions, etc.) may be established by local ordinances or technical staff of the Approving Agency.

Based upon the findings of the analysis, the Engineer may suggest or recommend modifications to the transportation system that, in the Engineer's opinion, could improve overall traffic operations, safety, site access, circulation, etc. Such proposals may or may not be directly related to the traffic impacts of the Project. Implementation of any modifications to the transportation system are subject to the discretion and approval of the respective agency that is responsible for the operation of the facilities. Also, the Engineer's proposals should not be considered mandatory and are not intended to assign or imply funding responsibility.

A TIA is not a detailed site plan review nor a substitute for local or regional transportation planning.

Project Description

The Project consist of approximately 2033 multifamily dwelling units. Buildout of the Project is estimated to occur by 2028. The site is currently vacant. A summary of the proposed development program is provided in **Table 1.**

Table 1. Development Program Summary

LOCATION	LAND USE	QUANTITY (DU)
Garden Style Pod 1	Low-Rise Multifamily	544
Garden Style Pod 2	Low-Rise Multifamily	537
Garden Style Pod 3	Low-Rise Multifamily	538
Single-Family Rental – North	Single-Family Attached	160
Single-Family Rental – North	Single-Family Detached	62
Single-Family Rental – South	Single-Family Attached	145
Single-Family Rental – South	Single-Family Detached	62

NOTE: The development program provided above is based upon the most current and complete information available at the time of this study publication.

The subject site will have five (5) access points on future Moore Street. Future Moore Street between Travis Street and FM 1417/Heritage Parkway is currently under construction. Based on the available information, Moore Street is proposed to be wider at the two intersections: Travis Street and Moore Street, FM 1417/Heritage Parkway and Moore Street. At the site access connections, Moore Street will operate as two-lane roadway. There are three (3) site driveways on Moore Street and proposed collector road that runs internally in the site and connects Moore Street at two locations as shown in the preliminary site plan. The proposed collector is named as "Street A" in the study. The north street is named "Street A – North" and south street is named "Street A – South" in the report.

The 112-acre subject site is currently zoned M-1 Light Manufacturing District. Rezoning of the subject property to a R-2 Multi-Family Residential District is contemplated.

Study Parameters

The study parameters used in this TIA are based upon industry standard practices and requirements of the City of Sherman. Project-specific scope was reviewed with City of Sherman staff at the outset of the study.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions ("Existing" scenario)
- at site buildout year:
    - without site-generated traffic ("No Build" scenario)
    - with site-generated traffic ("Build" scenario)

NOTE: The analysis results for all future conditions or scenarios require assumptions, projections, and estimations and should be considered approximate. All such cases are based on the professional judgment of the Engineer and consider the best available technical data were available. The Institute of Transportation Engineers states that natural changes in traffic patterns inevitably occur over time, so the margin of error for projected traffic volumes proportionately increases as the time period is extended. For example, projected hourly turning movement volumes beyond five years inherently contain significant assumptions.

The following technical assumptions were also made in this analysis.

- Based on the available information, the lane geometry at the two intersections was assumed as shown in the proposed roadway lane geometry exhibit.

- For the analysis, Moore Street at the site accesses is considered to operate as an undivided two-lane roadway.

- No background traffic due to other developments in proximity was considered for the study as per the direction of the City of Sherman staff.

- For the analysis, townhome style, threeplex style and duplex style units were considered as single-family attached units. The 1-story and 2-story units were considered as single-family detached units.

- For the analysis, the background traffic volumes on future Moore Street (adjacent to the site) were assumed. The assumed traffic volumes during both AM and PM peak hours are 125 vehicles each in northbound and southbound directions. The directional split at the intersection of Travis Street and Moore Street is EB-50 veh, WB-50 veh and SB-25 veh. The directional split at FM 1417/Heritage Parkway and Moore Street is EB-50 veh, WB-50 veh and NB-25 veh.

Study Area

The study area for a TIA is typically defined to allow an assessment of the most relevant traffic impacts to the local area. The extent of the study area is discretionary but is generally commensurate with the scale of the proposed development. Special localized factors may also be considered. The specific locations included in the study area of this TIA are listed below and depicted in **Exhibit *1***.

Traffic-Signal-Controlled Intersections:

(a) FM 1417/S Heritage Parkway and OB Groner Road/Travis Street

STOP-Sign-Controlled Intersections:

(b) OB Groner Road/Travis Street and Moore Street
(c) FM 1417/S Heritage Parkway and Flanary Road
(d) Moore Street and Driveway 1
(e) Moore Street and Street A – North
(f) Moore Street and Driveway 2
(g) Moore Street and Street A – South
(h) Moore Street and Driveway 3

Roadway Links:

(A) FM 1417/S Heritage Parkway

- Existing operation and cross-section: *two lanes, two-way operation, undivided*
- City of Sherman Thoroughfare Plan Designation: *Major Arterial*
- Current Daily Traffic Volume: *9,349 (Tuesday, May 23, 2023, commissioned by PK)*
- Posted Speed Limit: *55 MPH*

(B) W Travis Street

- Existing operation and cross-section: *four lanes, two-way operation, median-divided*
- City of Sherman Thoroughfare Plan Designation: *Minor Arterial*
- Current Daily Traffic Volume: *3,835 (Tuesday, May 23, 2023, commissioned by PK)*
- Posted Speed Limit: *40 MPH*

TRAFFIC IMPACT ANALYSIS

The following is a description of the analyses performed as part of this Traffic Impact Analysis.

Approach

The TIA presented in this report analyzed the operational conditions of the study area intersections at relevant peak hours using standardized analytical methodologies, where applicable. Actual traffic volumes (with adjustments described previously, if any) represent background traffic conditions with no site-related traffic included—i.e., the "No-Build" scenario. Then, traffic generated by the proposed development was calculated using the industry-standard four-step approach of trip generation, mode split, trip distribution, and traffic assignment. By adding the site-generated traffic to the background traffic, the resulting

background-plus-site operational conditions—i.e., the "Build" scenario—were re-analyzed in order to measure the "impact" created by the Project. The analysis of other scenarios may also be included, as required, but do not directly measure Project impact. For any analysis scenario, where appropriate, the Engineer considered and may recommend measures to mitigate undue operational conditions that may or may not relate to Project impact. However, all recommendations provided by the Engineer are only for the consideration of the Approving Agency and the Applicant; implementation is at the discretion of the Agency. Financial responsibility for implementation of any recommendations is subject to negotiation between the parties except where mandated through local codes or ordinances.

Background Traffic Volume Data

Existing Volumes

Current traffic volumes were collected during the analysis periods at the study area intersections on Tuesday, May 23, 2023. Traffic volumes are graphically summarized in **Appendix A**; detailed data sheets are provided in **Appendix B**.

Projected Background Traffic Volumes

Projected background traffic volumes are the estimated study area traffic volumes that are projected to exist at the Project buildout year, excluding traffic generated by the Project. In this study, projected background traffic volumes are referred to as the "No Build" condition. If justified, background traffic volumes may incorporate a background growth rate to account for normal growth expected to occur over time due to factors such as population increases, property development/redevelopment, etc. An estimated average growth rate applied to current traffic volumes is a common method used to project the background traffic volumes. A review of historical traffic volume data can provide an indication of such trends. **Table 2** provides a summary of prior traffic volumes in the vicinity of the Project that PK considered to calculate an estimated growth rate used in this study.

Table 2. Historical Daily Traffic Volume Data

ROADWAY SEGMENT	HISTORICAL DAILY VOLUME (DATE)	ANNUAL GROWTH RATE
FM 1417/S Heritage Parkway between W Travis Street & Moore Street	9,349 (2023)[A] 6,389 (2018)[A] 5,242 (2013)[A]	7.91% 4.04%

Data Source: A = (TxDOT)

According to historical and current traffic data, traffic volumes on FM 1417/S Heritage Parkway (between W Travis Street & Moore Street) in the vicinity of the subject site showed a consistent increase in traffic growth. However, a 7.91% growth rate until 2028 (buildout year) is a very high projection. Therefore, Pacheco

Koch assumed a growth rate of **five percent (5.0%)** per year for purposes of this study in order to estimate future background traffic volumes.

By applying the assumed growth rate(s) described previously, future background traffic volumes at the Project buildout year were calculated for the study area intersections. These volumes are graphically summarized in **Appendix A.**

Site-Related Traffic

Trip Generation and Mode Split

Trip generation is calculated in terms of *trip ends*– a trip end is a one-way vehicular trip entering or exiting a site driveway (i.e., a single vehicle entering and exiting a site represents two trip ends). Trip generation for this Project was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation* manual (11th Edition). ITE *Trip Generation* is a compilation of actual, vehicular traffic volume generation data and statistics by land use as collected over several decades by creditable sources across the country. Using the ITE equations and rates is an accepted methodology to calculate the projected site-generated traffic volumes for many land uses (though engineering judgment is strongly advised).

The base trip generation data from ITE generally reflect average conditions for a standalone use on a typical day. However, in some cases, the Engineer may judge that other factors may be of sufficient significance to warrant adjusting the base ITE calculations in order to more accurately reflect Project-specific conditions. For this analysis no adjustments to the base ITE data were applied.

Mode split refers to the consideration of all modes of transportation. Typically, the majority of trips occur by passenger vehicles such as personal autos and ridesharing services. But, some alternative modes—such as travel by public transit, bicycle, and walking—do not generate additional vehicle trips. The default trip generation data from ITE is summarized in vehicular trip ends and incorporate "typical" mode split characteristics. However, when travel by alternative mode has the potential to be greater than normal, a reduction in the number of vehicular trip volume may be warranted. For this analysis no additional mode split adjustments to the base ITE data were applied.

Table 3 provides a summary of the calculated trip ends generated by the project. Supplemental information used in the trip generation calculations is provided in **Appendix C.**

Table 3. Projected Trip Generation Summary

LAND USE	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)
		Total (In/Out)	**Total** (In/Out)
Low-Rise Multifamily	3,667	**218** (52/165)	**277** (175/103)
Low-Rise Multifamily	3,619	**215** (52/163)	**274** (173/101)

Low-Rise Multifamily	3,626	**215** (52/164)	**274** (173/102)
Single-Family Attached	1,152	**77** (19/58)	**91** (54/37)
Single-Family Detached	585	**43** (11/33)	**58** (37/22)
Single-Family Attached	1,044	**70** (17/52)	**83** (49/34)
Single-Family Detached	585	**43** (11/33)	**58** (37/22)
TOTAL	14,277	**881** (214/667)	**1,116** (696/420)

Trip Distribution and Assignment

The distribution and assignment of site-generated trip ends to the surrounding roadway system is determined by proportionally estimating the orientation of travel via various travel routes. This is a subjective exercise based upon professional judgment considering such factors as directional characteristics of existing local traffic, trip attributes (e.g., trip purpose, trip length, travel time, etc.), roadway features (e.g., capacity, operational conditions, character of environment), regional demographics, etc.

Traffic for the proposed redevelopment was distributed and assigned to the study area roadway network based upon consideration of the factors listed above. Detailed trip distribution and traffic assignment calculations and results are summarized in **Appendix C**.

Site-Generated Traffic Volumes

Site-generated traffic is calculated by multiplying the trip generation value (from **Table 3**) by the corresponding traffic assignments (from **Appendix C**). The resulting cumulative (for all uses) peak period site-generated traffic volumes at buildout of the Project are graphically summarized in **Appendix A**.

Analysis Traffic Volumes

The addition of site-generated traffic and background ("No Build") volumes yield the projected "Build" scenario volumes (also graphically summarized in **Appendix A**) from which the traffic impact of the Project can be measured. A conceptual depiction of study area intersection geometry and traffic control devices is also graphically summarized in **Appendix A**.

Traffic Operational Analysis —Roadway Intersections

Description

The level of performance of civil infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic an operational analysis of roadway intersection capacity over a 60-minute period is the most detailed type of analysis. An industry-standardized methodology for this type of analysis was developed by the Transportation Research Board and is presented in the Highway Capacity Manual (HCM). HCM uses the term "Level of Service" (or, LOS) to

qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS can be described as follows:

LOS *A* = free, unobstructed flow
LOS *B* = reasonably free flow
LOS *C* = stable flow
LOS *D* = approaching unstable flow
LOS *E* = unstable flow, operating at design capacity
LOS *F* = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C, or better, is desirable, although LOS D is generally considered "acceptable". LOS E indicates a facility or maneuver is approaching capacity, while LOS F is theoretically an over-capacity condition. For high-volume transportation facilities in urban setting, LOS E or F conditions during peak periods is not uncommon. In some cases measures to increase capacity, either through operational changes or physical improvements, can be identified to improve efficiency and sometimes improve Level of Service.

Intersection LOS is determined based upon the calculated average seconds of delay per vehicle. For intersections controlled by a traffic signal (i.e., "signalized intersections") the average delay per vehicle can be effectively calculated by movement, by approach, or averaged for the entire intersection. Traffic control at intersections without a traffic signal (i.e., "unsignalized intersections"), include all-way STOP-sign-control or minor-street STOP-sign-control. Average delay at unsignalized intersections is only calculated for movements that must stop or yield right-of-way. So, for minor-street STOP-control intersections, the major street maneuvers with right-of-way have no delay; therefore, Level of Service is only calculated for the stopping or yielding maneuvers (not the entire intersection).

NOTE: The HCM unsignalized intersection analysis methodology was developed and calibrated for low-to-moderate volume intersections. When applied to minor-street STOP-controlled intersections with a high-volume major street, the average delay per vehicle on the minor street approaches often have high average delays resulting in low (poor) Level of Service, regardless of the volume. Such conditions are common but cannot be analytically mitigated unless a traffic signal is installed. However, traffic signal installation requires satisfaction of one or more established Traffic Signal Warrants per the Manual of Uniform Traffic Control Devices AND approval of the responsible agency. Neither Level of Service nor vehicle delay is justification for traffic signal installation.

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the *Highway Capacity Manual*.

	Signalized Intersection (Average Delay per Vehicle)	**Unsignalized Intersection (Average Delay per Vehicle)**
LOS *A*	≤ 10	≤ 10
LOS *B*	> 10 - ≤ 20	> 10 - ≤ 15
LOS *C*	> 20 - ≤ 35	> 15 - ≤ 25
LOS *D*	> 35 - ≤ 55	> 25 - ≤ 35
LOS *E*	> 55 - ≤ 80	> 35 - ≤ 50

LOS *F*	> 80	> 50

Review of Traffic Signal Warrants

PK performed a cursory analysis of the traffic-volume-related traffic signal warrants that are defined in the *Texas Manual On Uniform Traffic Control Devices (TMUTCD)*. In order for the installation of a traffic signal to be warranted, the criteria for one or more of the nine warrants must be satisfied, and the agency responsible for traffic control devices on the facility must then approve of the installation based upon an evaluation of the merits and operational feasibility.

This analysis specifically evaluated Warrant 3 – Peak Hour. The results of this analysis, however, are preliminary since the traffic volumes are projected -- i.e., based upon assumed trip generation, (including off-peak hour estimates), traffic assignments, etc. It should be noted that changes in any assumptions used for these analyses may alter the results.

The results of the analyses are summarized in **Table 4**.

Table 4. Preliminary Traffic Signal Warrant Analysis Results Summary

INTERSECTION	AT FULL-SITE BUILDOUT
FM 1417/Heritage Parkway at Flanary Road/Future Moore Street	Warrant 3 – Peak Hour: Yes*
W Travis Street at Moore Street	Warrant 3 – Peak Hour: No

* With "70% Factor" applied, based upon posted speed limit in excess of 40 MPH.

Summary of Results

Intersection capacity analyses presented in this study were performed using the *Synchro* software package. **Table 5** and **Table 6** provide a summary of the peak period intersection operational conditions under the analysis conditions presented previously. Detailed software output is provided in **Appendix D**.

NOTE: Traffic signal operational parameters used in this analysis were based upon actual, existing traffic signal operational characteristics observed in the field at the time of traffic data collection, signal timing data sheets provided by City of Sherman.

NOTE: Traffic signal operational parameters used in this analysis were based upon actual, existing traffic signal operational characteristics observed in the field at the time of traffic data collection. Also, peak hour factors by movement were obtained from actual traffic counts (a value of 0.92 was assumed for all new intersections, new traffic movements, traffic movements that were not

collected, or where the approach/movement volume was increased by more than 100%). A minimum of 0.50 was used based on Engineering judgement.

Table 5. Peak Hour Intersection Capacity Analysis Results Summary
(Signalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS				NO BUILD CONDITIONS				BUILD CONDITIONS			
		AM		PM		AM		PM		AM		PM	
		LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay
FM 1417/S Heritage Parkway	**Overall**	**B**	***(11.9)***	**B**	***(14.2)***	**B**	***(13.3)***	**B**	***(17.3)***	**B**	***(13.1)***	**B**	***(19.0)***
@ OB Groner Rd/W Travis Street	EB	E	*(58.6)*	D	*(45.1)*	E	*(62.1)*	D	*(48.0)*	E	*(62.1)*	D	*(46.1)*
	WB	C	*(29.6)*	C	*(29.0)*	C	*(29.8)*	D	*(35.5)*	C	*(23.7)*	D	*(40.2)*
	NB	A	*(5.6)*	A	*(7.4)*	A	*(6.5)*	A	*(9.6)*	A	*(6.5)*	A	*(10.0)*
	SB	A	*(6.0)*	A	*(5.3)*	A	*(8.0)*	A	*(6.4)*	A	*(8.0)*	A	*(7.5)*

NOTE: Traffic signal operational parameters for the existing traffic signal used in this analysis were based on existing conditions observed in the field at the time of the traffic counts. Traffic signal operational parameters for hypothetical conditions were optimized using the Synchro *software.*

Table 6. Peak Hour Intersection Capacity Analysis Results Summary
(Unsignalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS				NO BUILD CONDITIONS				BUILD CONDITIONS			
		AM		PM		AM		PM		AM		PM	
		LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay
OB Groner Rd/W Travis Street	EBL	A	*(8.7)*	A	*(8.3)*	A	*(9.3)*	A	*(8.8)*	A	*(9.3)*	A	*(8.8)*
@ W Moore Street	WBL	--	--	--	--	--	--	--	--	A	*(8.1)*	E	*(36.7)*
	NBL	--	--	--	--	--	--	--	--	F	*(96.7)*	--	--
	NBT	--	--	--	--	--	--	--	--	E	*(45.1)*	F	*>100*
	NBR	--	--	--	--	--	--	--	--	B	*(13.2)*	D	*(32.1)*
	SBL	C	*(24.7)*	C	*(17.5)*	F	*(81.9)*	D	*(27.8)*	F	*>100*	--	--
	SBT	--	--	--	--	--	*(0.0)*	--	--	E	*(36.1)*	F	*>100*
	SBR	B	*(10.5)*	B	*(13.6)*	B	*(11.5)*	C	*(19.2)*	B	*(11.5)*	C	*(19.2)*
FM 1417/S Heritage Parkway	EBL	--	--	--	--	--	--	--	--	A	*(8.9)*	B	*(11.4)*
@ Flanary Road	WBL	A	*(8.5)*	A	*(8.5)*	A	*(8.9)*	A	*(9.0)*	A	*(8.9)*	A	*(9.0)*
	NBLTR	B	*(14.0)*	B	*(11.6)*	C	*(17.1)*	B	*(13.0)*	E	*(35.6)*	F	*>100*
	SBL	--	--	--	--	--	--	--	--	F	*>100*	F	*(88.3)*
	SBR	--	--	--	--	--	--	--	--	B	*(12.2)*	C	*(18.6)*
Moore Street	WBLR	--	--	--	--	--	--	--	--	C	*(15.7)*	C	*(16.1)*
@ Driveway 1	SBL	--	--	--	--	--	--	--	--	A	*(8.5)*	A	*(8.4)*
Moore Street	WBL	--	--	--	--	--	--	--	--	C	*(16.0)*	D	*(29.7)*
@ Street A North	WBR	--	--	--	--	--	--	--	--	B	*(11.9)*	B	*(11.0)*
	SBL	--	--	--	--	--	--	--	--	A	*(8.1)*	A	*(8.6)*
Moore Street	WBLR	--	--	--	--	--	--	--	--	B	*(13.1)*	B	*(14.7)*
@ Driveway 2	SBL	--	--	--	--	--	--	--	--	A	*(7.8)*	A	*(8.2)*
Moore Street	WBL	--	--	--	--	--	--	--	--	B	*(13.4)*	C	*(15.3)*
@ Street A South	WBR	--	--	--	--	--	--	--	--	A	*(9.7)*	B	*(10.5)*
	SBL	--	--	--	--	--	--	--	--	A	*(7.7)*	A	*(8.2)*
Moore Street	WBLR	--	--	--	--	--	--	--	--	B	*(11.9)*	B	*(13.3)*
@ Driveway 3	SBL	--	--	--	--	--	--	--	--	A	*(7.7)*	A	*(8.2)*

KEY:
A, B, C, D, E, F = Level-of-Service
NB-, SB-, EB-, WB- = intersection approach
AM = AM Peak Hour of Adjacent Street
PM = PM Peak Hour of Adjacent Street

SUMMARY OF FINDINGS AND RECOMMENDATIONS

The services of **Pacheco Koch** were retained by **KFM Engineering & Design** to prepare a Traffic Impact Analysis (TIA) for the proposed residential development known as *East Village* (the "Project") to be located on future Moore Street, north of FM 1417/Heritage Parkway in Sherman, Texas. The Project will consist of approximately 2033 multifamily dwelling units. Buildout of the Project is estimated to occur by 2028. A TIA is required by the City of Sherman for review as part of rezoning process. For reference, a site location map and a copy of the site plan provided to Pacheco Koch for use in the study are provided on the following pages.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA are based upon the requirements of City of Sherman and are consistent with the standard industry practices used in similar studies.

Based upon the analyses performed herein, Pacheco Koch developed the following findings and recommendations.

FINDING: At project buildout, the proposed East Village development is projected to generate approximately 14,277 daily weekday trip ends, including 881 during the AM peak hour and 1,116 during the PM peak hour.

FINDING: Pacheco Koch analyzed the Project's projected impact in traffic operations at three existing intersections in the vicinity of the site - the intersection of FM 1417/S Heritage Parkway and W Travis Street (traffic signal), FM 1417/S Heritage Parkway and Flanary Road (minor-street stop-controlled), W Travis Street and Moore Street (minor-street stop-controlled).

FINDING: The following is a summary of the existing and projected operational conditions during peak traffic periods at the study area intersections:

<u>FM 1417/S Heritage Parkway and W Travis Street</u>

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development) – projected slight increase in delay, but no significant changes to Levels of Service
- At Project Buildout conditions – projected slight increase in delay, but no significant changes to Levels of Service

<u>W Travis Street and Moore Street</u>

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development). Southbound (SB) left-turn movement is expected to operate at LOS "F". A conservative five (5%) background traffic growth for five (5) years resulted in a significant increase in delay for the SB left-turn movement.
- At Project Buildout conditions – significant delays are expected for Northbound (NB) and Southbound (SB) movements. The WB left-turn movement during the PM peak hour is expected to operate at LOS "E" with a 95th percentile queue of approximately 15 vehicles.

FM 1417/S Heritage Parkway and Flanary Road

- Existing conditions – good levels of service (LOS C, or better)
- Addition of projected background traffic growth (i.e., no traffic from proposed development) – projected slight increase in delay, but no significant changes to Levels of Service
- At Project Buildout conditions – significant delays are expected for the NB and SB-left turn movements.

Future Moore Street and Site Access Connections

- At Project Buildout conditions – There are five (5) site access connections on future Moore Street. The analysis assumed Moore Street as two-lane roadway at all the access connections. All the connections were assumed to be full access connections. All the access intersections are expected to operate at LOS "D" or better.

RECOMMENDATIONS:

FM 1417/S Heritage Parkway and W Travis Street: The SB leg is currently a dedicated left-turn lane and dedicated right-turn lane. There is an additional lane closed with striping. At project buildout, it is recommended to restripe the lane markings to dedicated left, through and right arrows. The WB left-turn lane currently has a storage length of approximately 100 feet. At project buildout, the existing storage length may not be sufficient during the PM peak hour due to the heavy inbound traffic. Therefore, PK recommends the storage be increased by 100 feet to avoid any spillbacks after full-buildout. A preliminary peak hour traffic signal warrant analysis shows that the Warrant – 3 (Peak Hour) is not met at project buildout conditions. Therefore, no traffic signal is recommended.

FM 1417/S Heritage Parkway and Flanary Road: Based on the projected volumes, Westbound right-turn volume at project buildout during the PM peak hour is expected to be 294 vehicles. No traffic from the west is expected to enter the site through the intersection. However, a peak hour volume of 50 vehicles was assumed for the analysis. The following are the turn lane recommendations at the intersection:

- WB right turn lane (at least 150 feet storage)
- EB left turn lane (at least 100 feet storage)

A preliminary peak hour traffic signal warrant analysis shows that the Warrant – 3 (Peak Hour) is met at project buildout conditions. However, the analysis is based on projected volumes, assumed trip generation and trip distribution. Therefore, it is recommended that a detailed signal warrant analysis be performed at the time of project completion/full occupancy to evaluate the need for a traffic signal.

The proposed roadway lane geometry shown in **Appendix A** is sufficient to accommodate the projected site traffic in the adjacent roadway system.

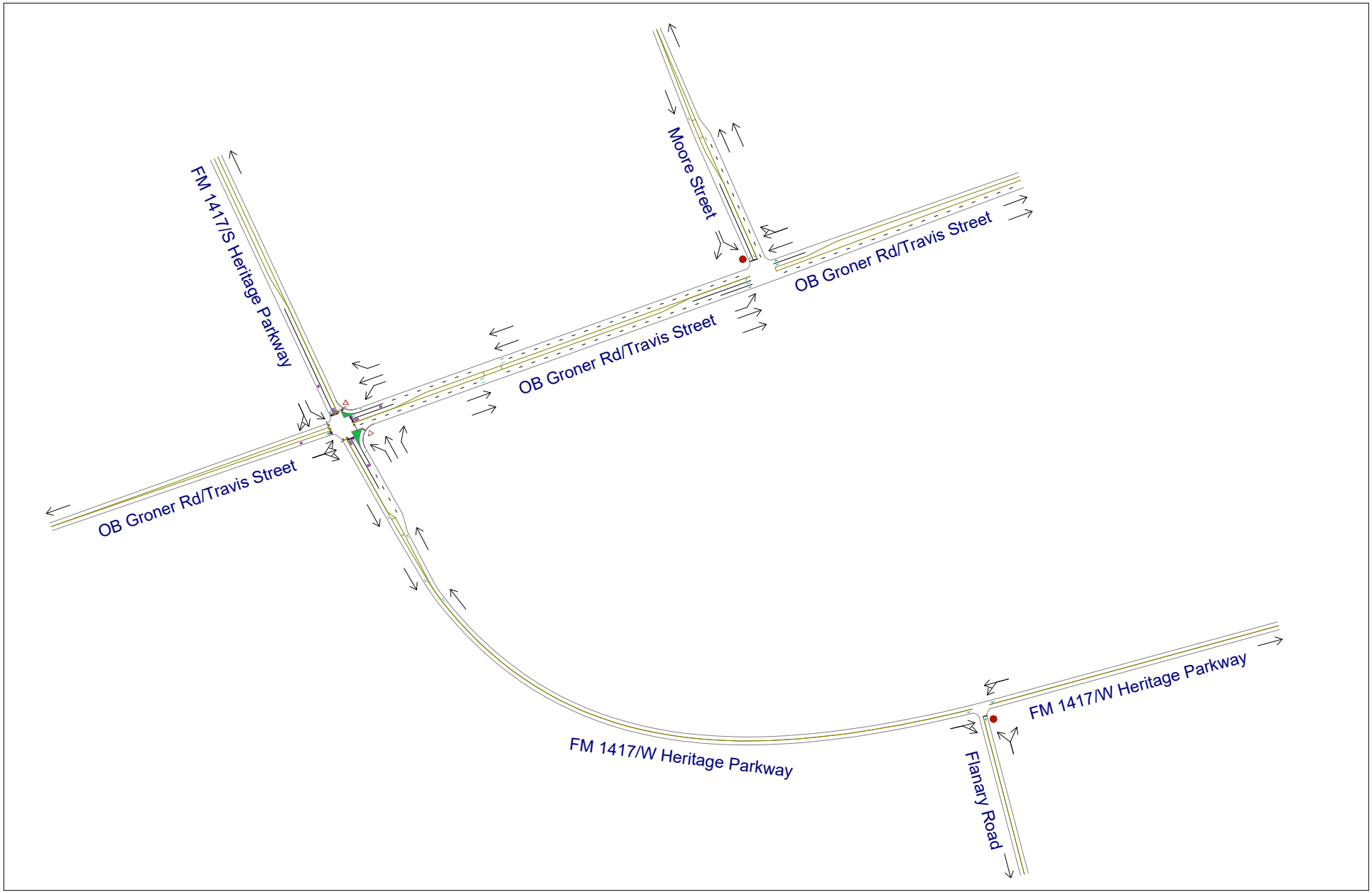
END OF MEMO

Appendix A. Traffic Volume Exhibits

Appendix A1a - Existing Roadway Geometry

North ^

Not to Scale



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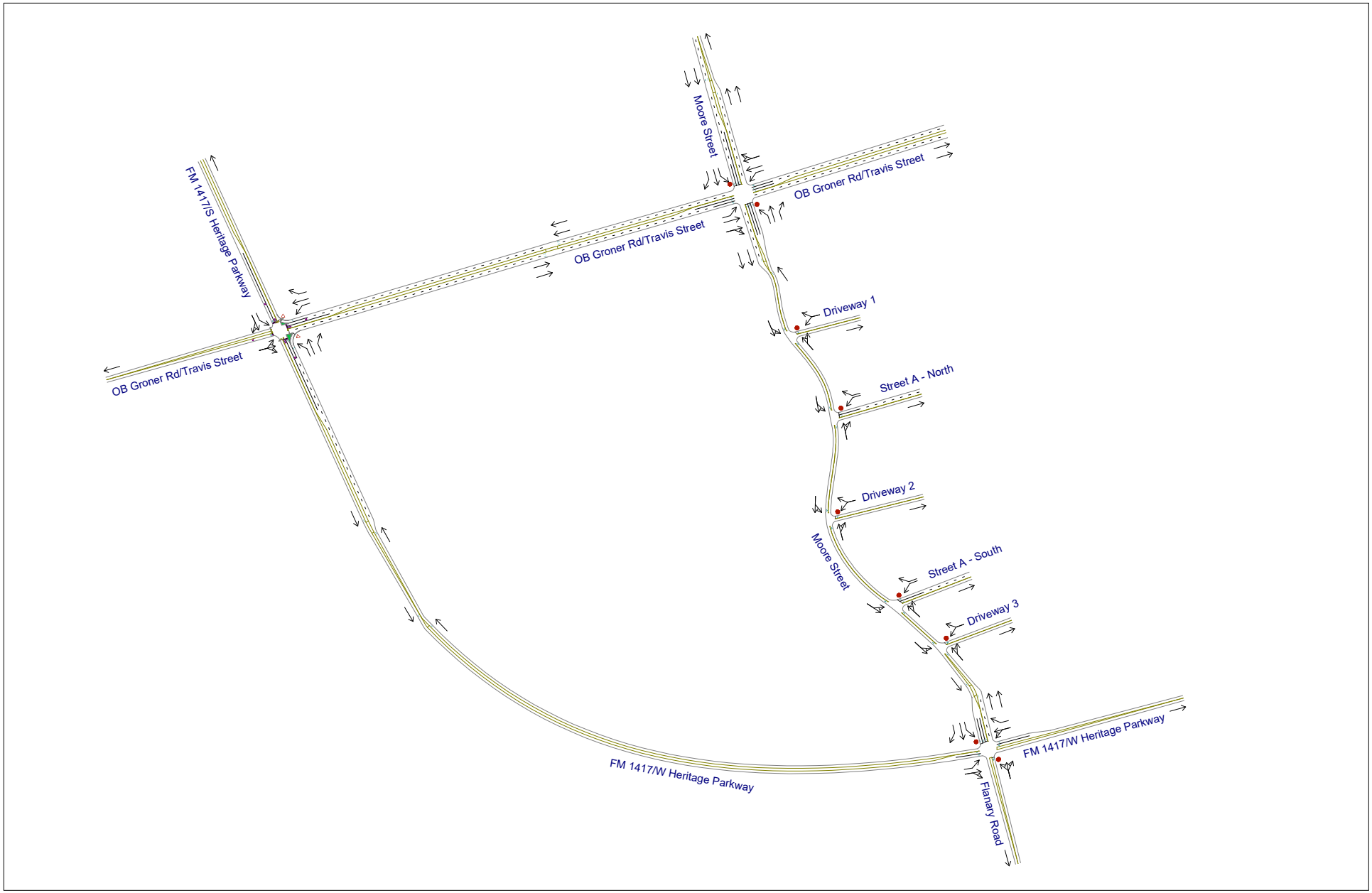
Appendix A1b - Recommended Roadway Geometry

North ^

Not to Scale



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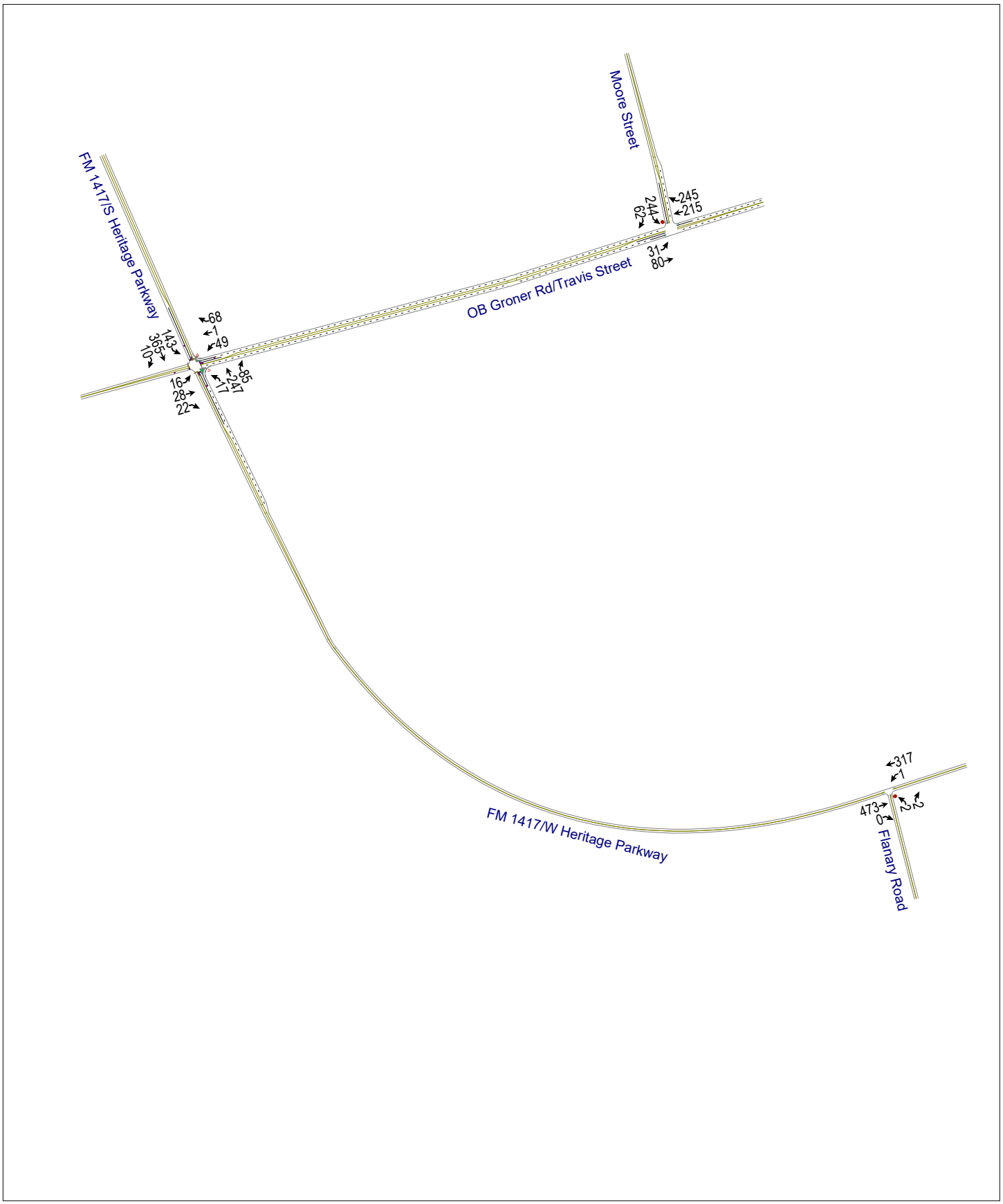
Appendix A2. Existing AM Peak Hour Traffic Volumes

North ^

Not to Scale



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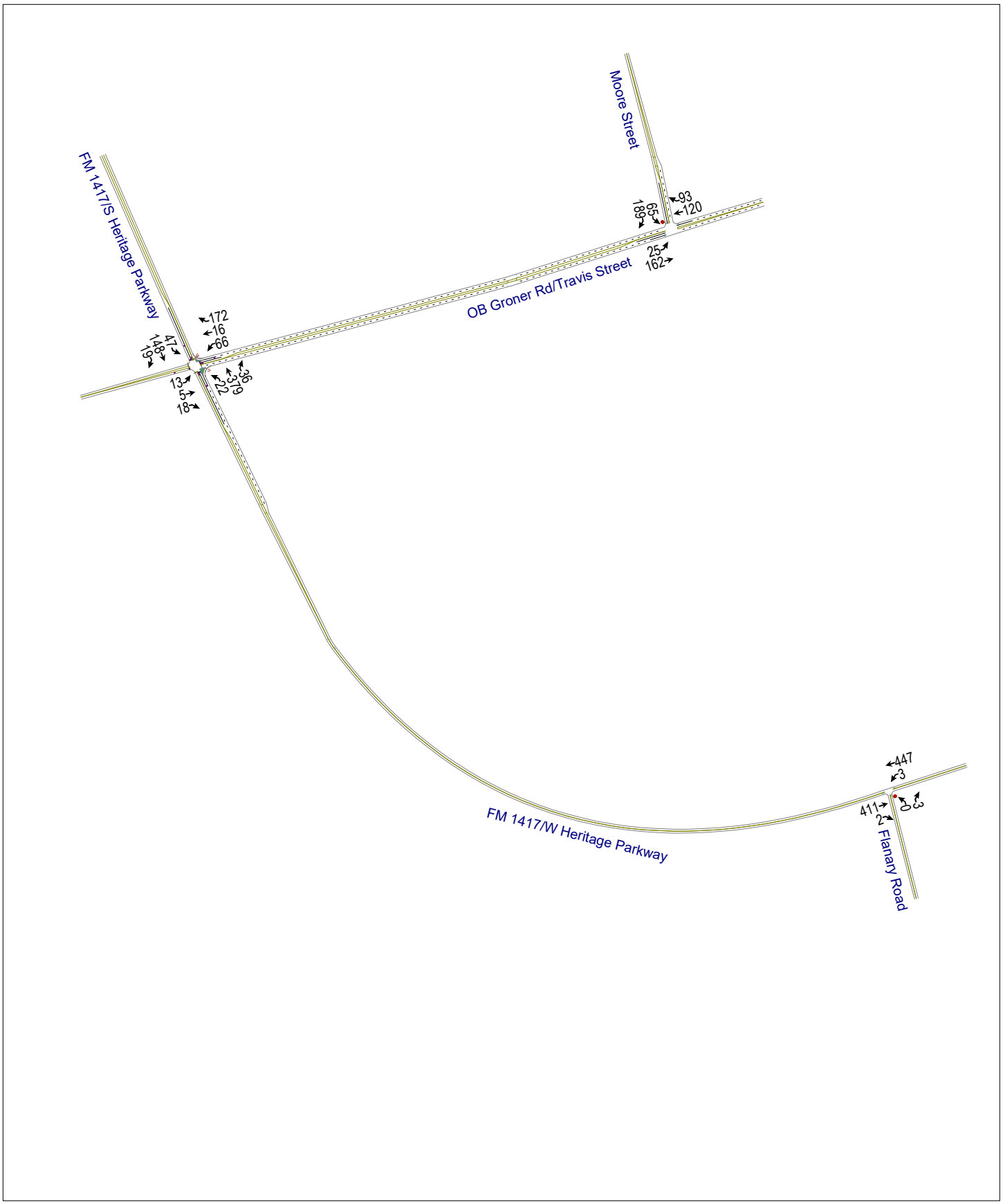
Appendix A3. Existing PM Peak Hour Traffic Volumes

North ^

Not to Scale



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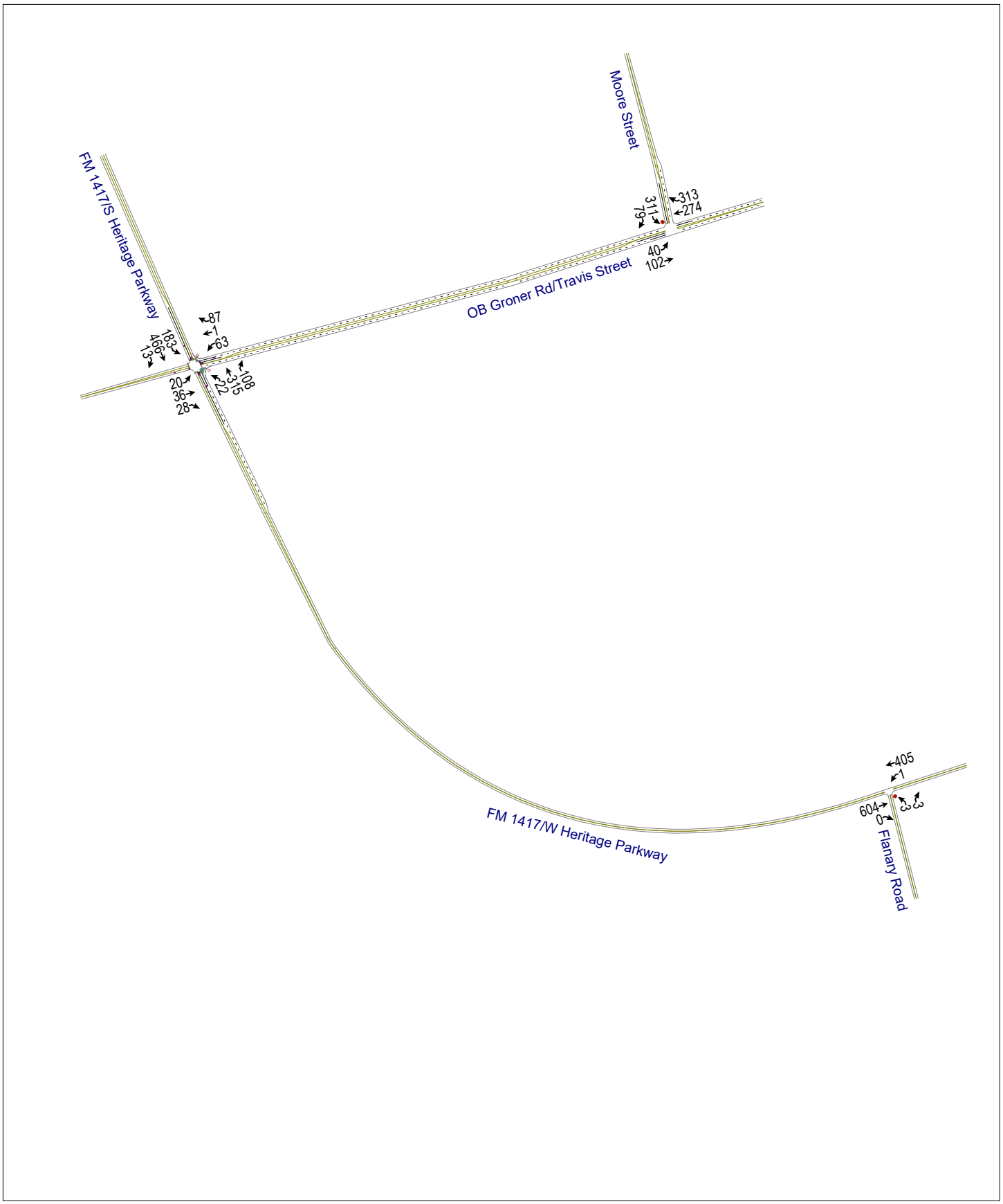
Appendix A4. No Build AM Peak Hour Traffic Volumes

North ^

Not to Scale



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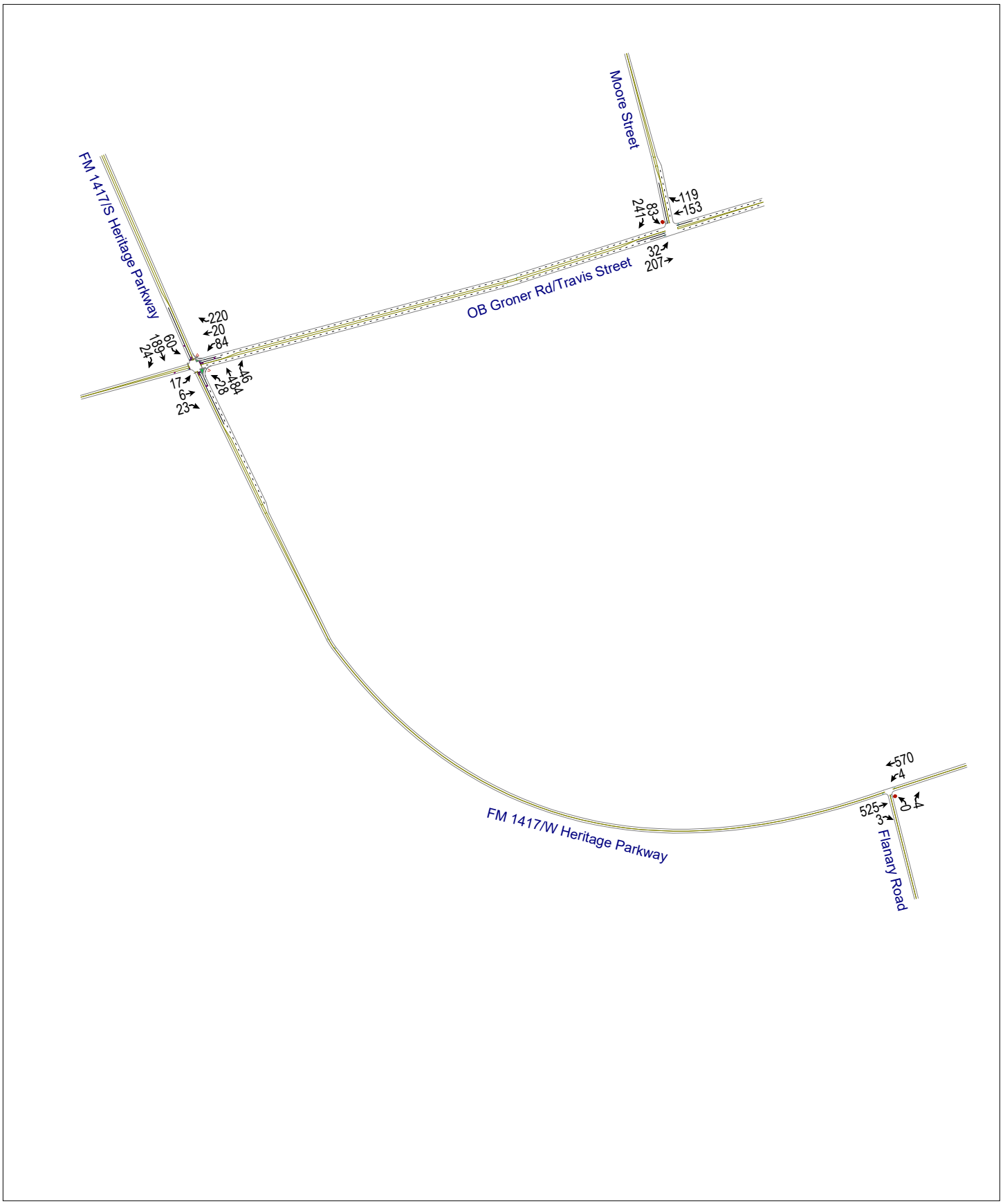
Appendix A5. No Build PM Peak Hour Traffic Volumes

North ^

Not to Scale



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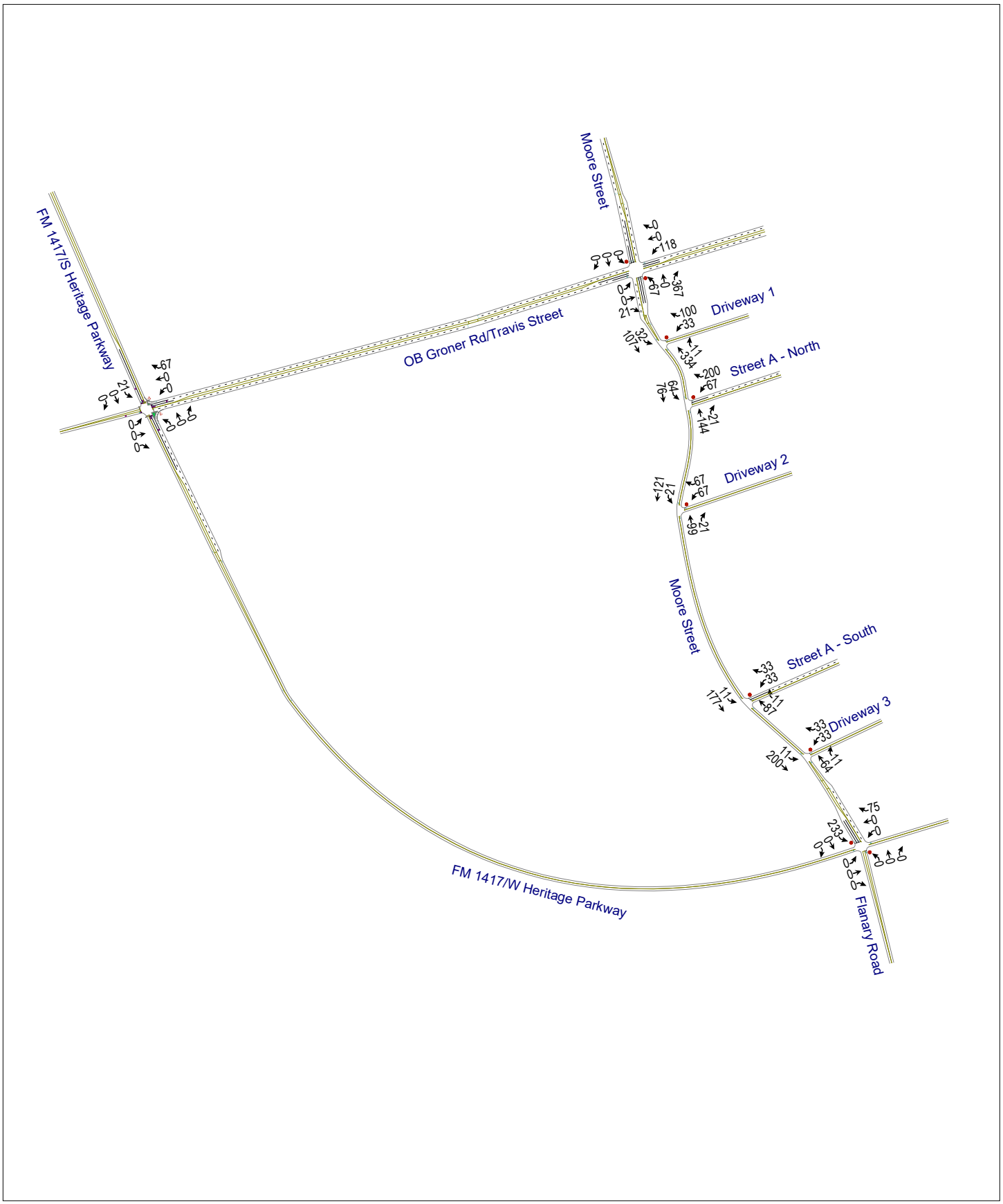
Appendix A6. Site Generated AM Peak Hour Traffic Volumes

North ^
Not to Scale



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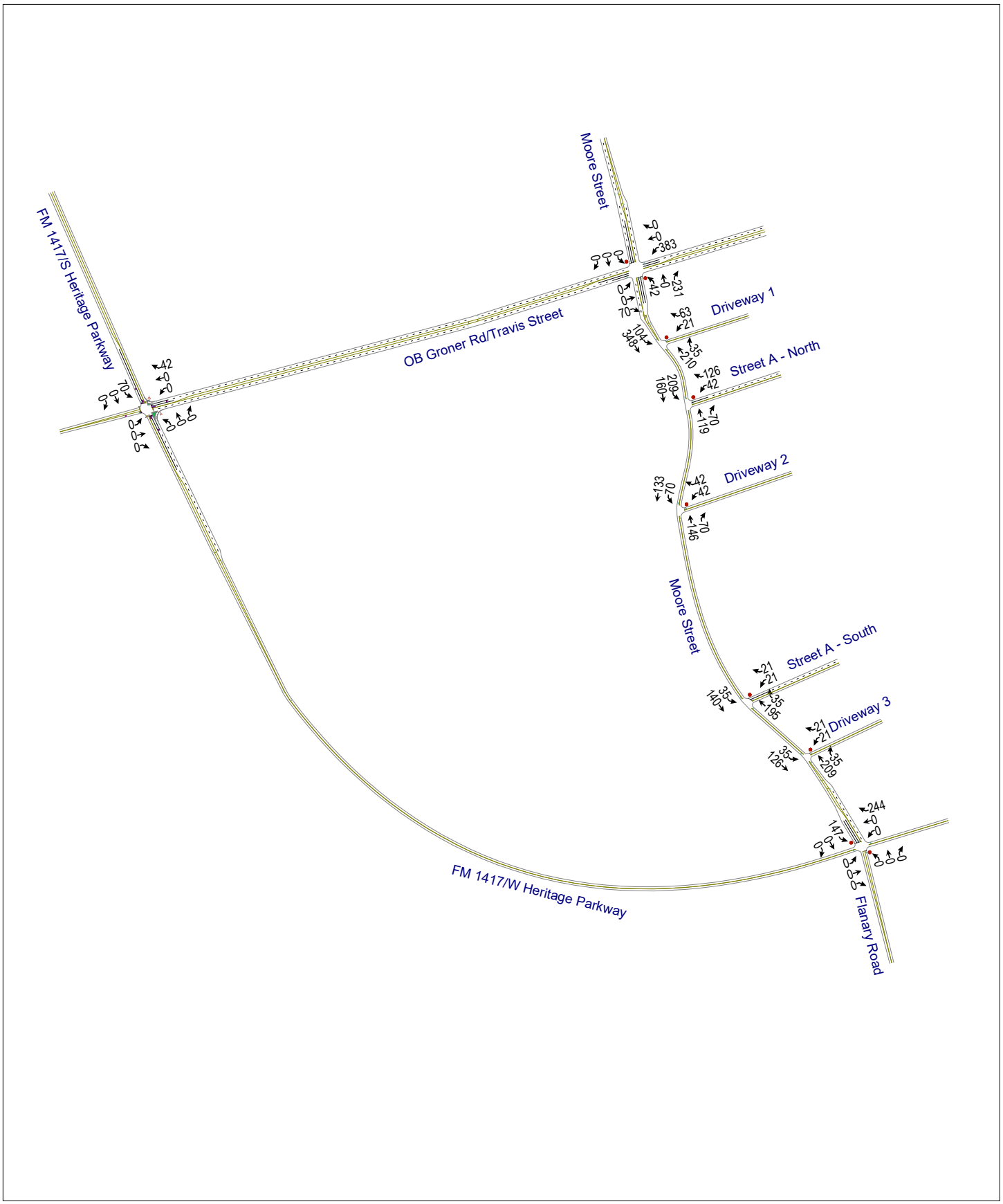
Appendix A7. Site Generated PM Peak Hour Traffic Volumes

North ^
Not to Scale



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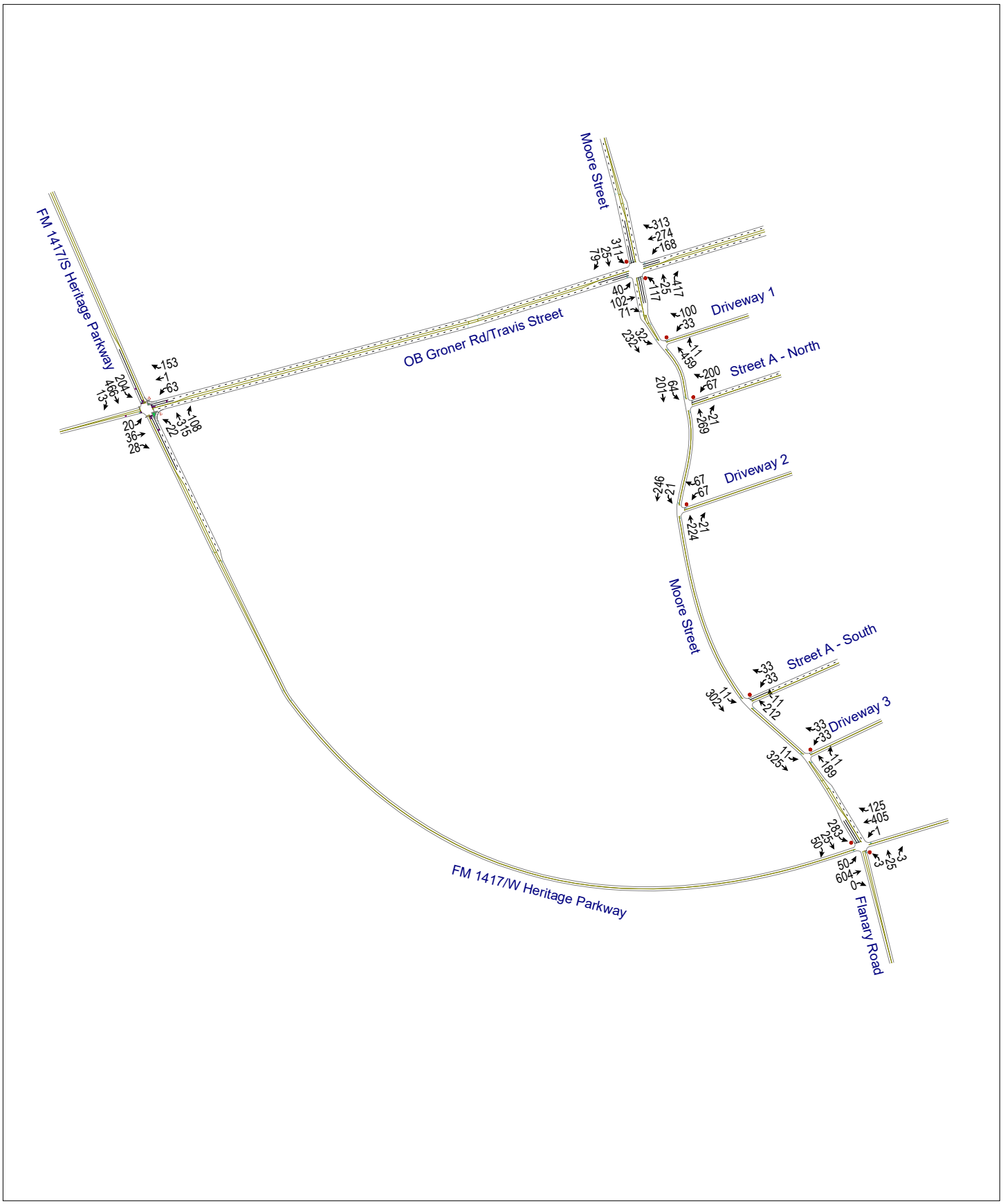
Appendix A8. Build AM Peak Hour Traffic Volumes

North ^

Not to Scale



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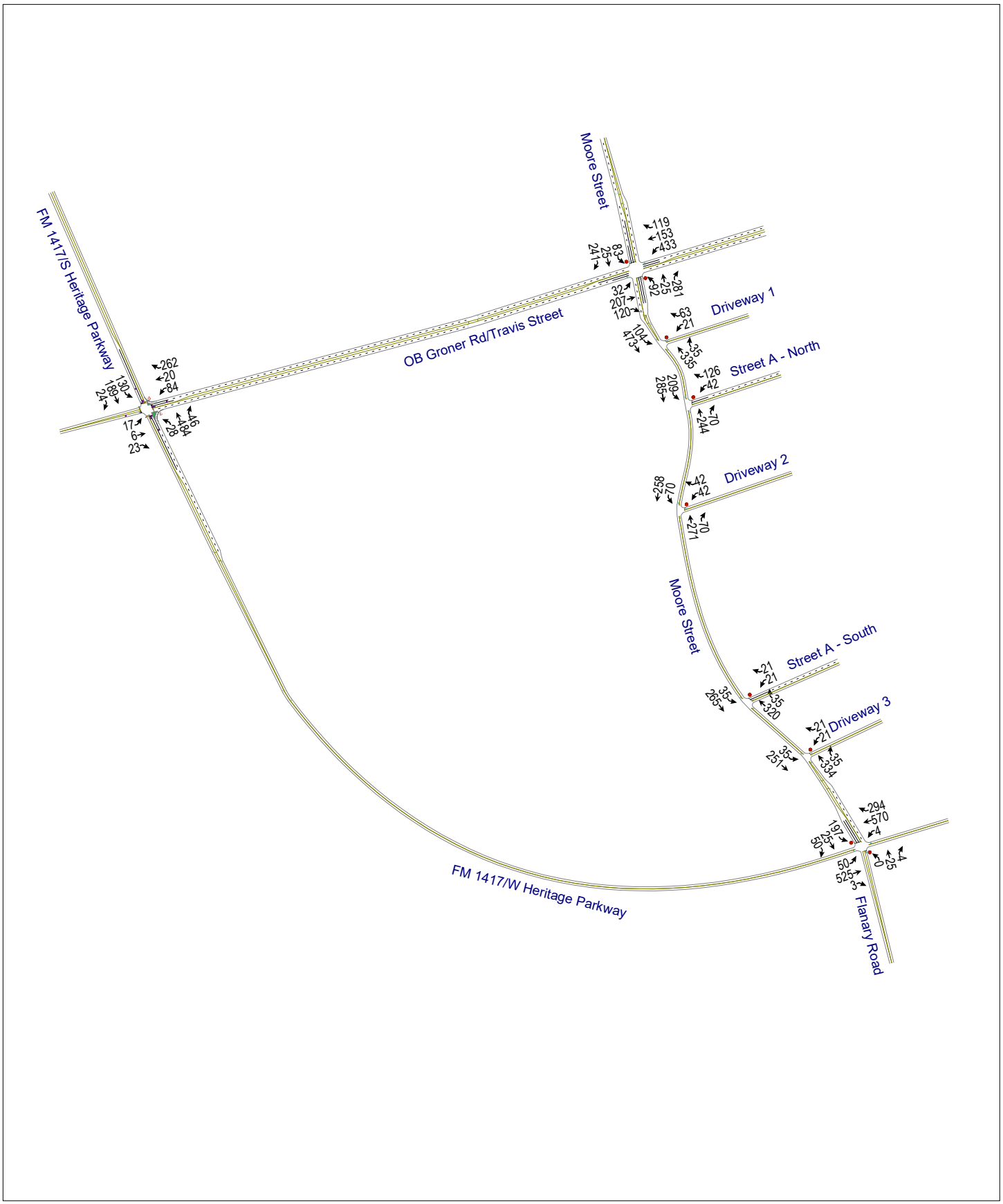
Appendix A9. Build PM Peak Hour Traffic Volumes

North ^

Not to Scale



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Appendix B. Detailed Traffic Volume Data

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on FM 1417/S HERITAGE PARKWAY						Westbound Approach on W TRAVIS STREET/OB GRONER						Northbound Approach on FM 1417/S HERITAGE PARKWAY						Eastbound Approach on W TRAVIS STREET/OB GRONER					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Sherman*	6:30 AM	6:45 AM	0	1	128	1			0	0	2	0			0	0	22	0			0	2	1	11		
State:	*Texas*	6:45 AM	7:00 AM	0	7	114	2			0	0	0	6			0	2	47	0			0	1	1	13		
Day:	*Tuesday*	7:00 AM	7:15 AM	0	1	90	1			0	2	1	4			0	3	67	3			0	5	2	15		
Date:	*23-May*	7:15 AM	7:30 AM	0	12	83	0			0	3	3	0			0	2	51	4			0	5	3	13		
Year:	*2023*	7:30 AM	7:45 AM	0	25	116	3			0	5	0	5			0	2	65	14			0	6	7	8		
Data Collector:	*Camera*	7:45 AM	8:00 AM	0	42	94	4			0	17	0	15			0	5	75	15			0	7	8	6		
Data Source:	*CJ Hensch & Associates, Inc.*	8:00 AM	8:15 AM	0	40	90	2			0	14	0	23			0	4	50	32			0	1	8	5		
Traffic Control:	*Traffic Signal*	8:15 AM	8:30 AM	0	36	65	1			0	13	1	25			0	6	57	24			0	2	5	3		
Observations:																											
		4:00 PM	4:15 PM	0	15	55	7			0	50	5	89			0	13	83	18			0	6	2	9		
		4:15 PM	4:30 PM	0	17	6	3			0	8	3	35			0	1	97	11			0	2	0	1		
		4:30 PM	4:45 PM	0	8	52	9			0	8	5	31			0	5	110	6			0	4	3	4		
		4:45 PM	5:00 PM	0	7	35	0			0	0	3	17			0	3	89	1			0	1	0	4		
		5:00 PM	5:15 PM	0	9	76	6			0	2	5	17			0	7	100	2			0	2	1	3		
		5:15 PM	5:30 PM	0	6	69	5			0	2	4	17			0	11	86	3			0	3	1	7		
		5:30 PM	5:45 PM	1	7	87	3			0	4	1	18			0	10	90	1			0	8	0	11		
		5:45 PM	6:00 PM	0	3	51	12			0	0	3	6			0	5	67	2			0	8	0	6		
AM Peak Hour	*Intersection PHF:*	*0.91*	*Intersection PHV:*	*0*	*143*	*365*	*10*			*0*	*49*	*1*	*68*			*0*	*17*	*247*	*85*			*0*	*16*	*28*	*22*		
	Peak Hour	*7:30 AM - 8:30 AM*	*PHF:*		*0.85*	*0.79*	*0.63*				*0.72*	*0.25*	*0.68*				*0.71*	*0.82*	*0.66*				*0.57*	*0.88*	*0.69*		
	Study Area PHF:	**0.91**	**Study Area PHV:**	**0**	**143**	**365**	**10**			**0**	**49**	**1**	**68**			**0**	**17**	**247**	**85**			**0**	**16**	**28**	**22**		
	Peak Hour:	**7:30 AM - 8:30 AM**	**PHF:**		**0.85**	**0.79**	**0.63**				**0.72**	**0.25**	**0.68**				**0.71**	**0.82**	**0.66**				**0.57**	**0.88**	**0.69**		
PM Peak Hour	*Intersection PHF:*	*0.67*	*Intersection PHV:*	*0*	*47*	*148*	*19*			*0*	*66*	*16*	*172*			*0*	*22*	*379*	*36*			*0*	*13*	*5*	*18*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.69*	*0.67*	*0.53*				*0.33*	*0.80*	*0.48*				*0.42*	*0.86*	*0.50*				*0.54*	*0.42*	*0.50*		
	Study Area PHF:	**0.67**	**Study Area PHV:**	**0**	**47**	**148**	**19**			**0**	**66**	**16**	**172**			**0**	**22**	**379**	**36**			**0**	**13**	**5**	**18**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.69**	**0.67**	**0.53**				**0.33**	**0.80**	**0.48**				**0.42**	**0.86**	**0.50**				**0.54**	**0.42**	**0.50**		

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PK# 44572

AGE PARKWAY at W TRAVIS STREET/OB GRONER ROAD

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on						Westbound Approach on FM 1417/W HERITAGE PARKWAY						Northbound Approach on FLANARY ROAD						Eastbound Approach on FM 1417/W HERITAGE PARKWAY					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Sherman*	6:30 AM	6:45 AM	-	-	-	-				1	26	-				0	-	1				-	144	0		
State:	*Texas*	6:45 AM	7:00 AM	-	-	-	-				0	50	-				0	-	0				-	132	0		
Day:	*Tuesday*	7:00 AM	7:15 AM	-	-	-	-				1	74	-				1	-	1				-	116	0		
Date:	*23-May*	7:15 AM	7:30 AM	-	-	-	-				0	66	-				0	-	0				-	108	0		
Year:	*2023*	7:30 AM	7:45 AM	-	-	-	-				0	84	-				1	-	1				-	135	0		
Data Collector:	*Camera*	7:45 AM	8:00 AM	-	-	-	-				0	93	-				0	-	0				-	114	0		
Data Source:	*CJ Hensch & Associates, Inc.*	8:00 AM	8:15 AM	-	-	-	-				1	84	-				0	-	2				-	101	0		
Traffic Control:	*Minor Approach Stop*	8:15 AM	8:30 AM	-	-	-	-				1	77	-				1	-	0				-	88	0		
Observations:																											
		4:00 PM	4:15 PM	-	-	-	-				0	111	-				0	-	1				-	165	0		
		4:15 PM	4:30 PM	-	-	-	-				2	120	-				0	-	0				-	90	0		
		4:30 PM	4:45 PM	-	-	-	-				0	118	-				0	-	2				-	81	1		
		4:45 PM	5:00 PM	-	-	-	-				1	98	-				0	-	0				-	75	1		
		5:00 PM	5:15 PM	-	-	-	-				0	115	-				0	-	1				-	86	0		
		5:15 PM	5:30 PM	-	-	-	-				0	110	-				0	-	0				-	83	0		
		5:30 PM	5:45 PM	-	-	-	-				2	99	-				0	-	0				-	105	1		
		5:45 PM	6:00 PM	-	-	-	-				0	68	-				0	-	2				-	59	1		
AM Peak Hour	*Intersection PHF:*	*0.90*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*1*	*317*	*0*			*0*	*2*	*0*	*2*			*0*	*0*	*473*	*0*		
	Peak Hour	*7:00 AM - 8:00 AM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.25*	*0.85*	*0.00*				*0.50*	*0.00*	*0.50*				*0.00*	*0.88*	*0.00*		
	Study Area PHF:	**0.90**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**1**	**317**	**0**			**0**	**2**	**0**	**2**			**0**	**0**	**473**	**0**		
	Peak Hour:	**7:00 AM - 8:00 AM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.25**	**0.85**	**0.00**				**0.50**	**0.00**	**0.50**				**0.00**	**0.88**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.78*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*3*	*447*	*0*			*0*	*0*	*0*	*3*			*0*	*0*	*411*	*2*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.38*	*0.93*	*0.00*				*0.00*	*0.00*	*0.38*				*0.00*	*0.62*	*0.50*		
	Study Area PHF:	**0.78**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**3**	**447**	**0**			**0**	**0**	**0**	**3**			**0**	**0**	**411**	**2**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.38**	**0.93**	**0.00**				**0.00**	**0.00**	**0.38**				**0.00**	**0.62**	**0.50**		

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on W MOORE STREET						Westbound Approach on W TRAVIS STREET						Northbound Approach on W MOORE STREET						Eastbound Approach on W TRAVIS STREET					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Sherman*	6:30 AM	6:45 AM	0	11	0	1			0	0	1	5			0	0	0	0			0	1	2	0		
State:	*Texas*	6:45 AM	7:00 AM	0	13	0	0			0	0	6	10			0	0	0	0			0	0	3	0		
Day:	*Tuesday*	7:00 AM	7:15 AM	0	19	0	1			0	0	11	12			0	0	0	0			0	0	1	0		
Date:	*23-May*	7:15 AM	7:30 AM	0	18	0	2			0	0	12	15			0	0	0	0			0	0	5	0		
Year:	*2023*	7:30 AM	7:45 AM	0	42	0	5			0	0	22	44			0	0	0	0			0	4	14	0		
Data Collector:	*Camera*	7:45 AM	8:00 AM	0	68	0	19			0	0	46	64			0	0	0	0			0	10	21	0		
Data Source:	*CJ Hensch & Associates, Inc.*	8:00 AM	8:15 AM	0	60	0	18			0	0	85	66			0	0	0	0			0	6	23	0		
Traffic Control:	*Minor Approach Stop*	8:15 AM	8:30 AM	0	74	0	20			0	0	62	71			0	0	0	0			0	11	22	0		
Observations:																											
		4:00 PM	4:15 PM	0	83	0	51			0	0	41	36			0	0	0	0			0	10	103	0		
		4:15 PM	4:30 PM	0	69	0	9			0	0	40	28			0	0	0	0			0	7	31	0		
		4:30 PM	4:45 PM	0	25	0	3			0	0	23	13			0	0	0	0			0	6	18	0		
		4:45 PM	5:00 PM	0	12	0	2			0	0	16	16			0	0	0	0			0	2	10	0		
		5:00 PM	5:15 PM	0	18	0	2			0	0	22	21			0	0	0	0			0	0	21	0		
		5:15 PM	5:30 PM	1	16	0	1			0	0	19	18			0	0	0	0			0	1	10	0		
		5:30 PM	5:45 PM	0	17	0	1			0	0	17	10			0	0	0	0			0	0	4	0		
		5:45 PM	6:00 PM	0	11	0	1			0	0	8	12			0	0	0	0			0	2	5	0		
AM Peak Hour	*Intersection PHF:*	*0.84*	*Intersection PHV:*	*0*	*244*	*0*	*62*			*0*	*0*	*215*	*245*			*0*	*0*	*0*	*0*			*0*	*31*	*80*	*0*		
	Peak Hour	*7:30 AM - 8:30 AM*	*PHF:*		*0.82*	*0.00*	*0.78*				*0.00*	*0.63*	*0.86*				*0.00*	*0.00*	*0.00*				*0.70*	*0.87*	*0.00*		
	Study Area PHF:	**0.84**	**Study Area PHV:**	**0**	**244**	**0**	**62**			**0**	**0**	**215**	**245**			**0**	**0**	**0**	**0**			**0**	**31**	**80**	**0**		
	Peak Hour:	**7:30 AM - 8:30 AM**	**PHF:**		**0.82**	**0.00**	**0.78**				**0.00**	**0.63**	**0.86**				**0.00**	**0.00**	**0.00**				**0.70**	**0.87**	**0.00**		
PM Peak Hour	*Intersection PHF:*	*0.50*	*Intersection PHV:*	*0*	*189*	*0*	*65*			*0*	*0*	*120*	*93*			*0*	*0*	*0*	*0*			*0*	*25*	*162*	*0*		
	Peak Hour	*4:00 PM - 5:00 PM*	*PHF:*		*0.57*	*0.00*	*0.32*				*0.00*	*0.73*	*0.65*				*0.00*	*0.00*	*0.00*				*0.63*	*0.39*	*0.00*		
	Study Area PHF:	**0.50**	**Study Area PHV:**	**0**	**189**	**0**	**65**			**0**	**0**	**120**	**93**			**0**	**0**	**0**	**0**			**0**	**25**	**162**	**0**		
	Peak Hour:	**4:00 PM - 5:00 PM**	**PHF:**		**0.57**	**0.00**	**0.32**				**0.00**	**0.73**	**0.65**				**0.00**	**0.00**	**0.00**				**0.63**	**0.39**	**0.00**		

Pacheco Koch

PK# 44572

W MOORE STREET at W TRAVIS STREET

ROADWAY: FM 1417/Heritage Parkway
LOCATION: Sherman, Texas
DAY: Tuesday
DATE: 23-May-23
YEAR: 2023
SOURCE: CJ Hensch

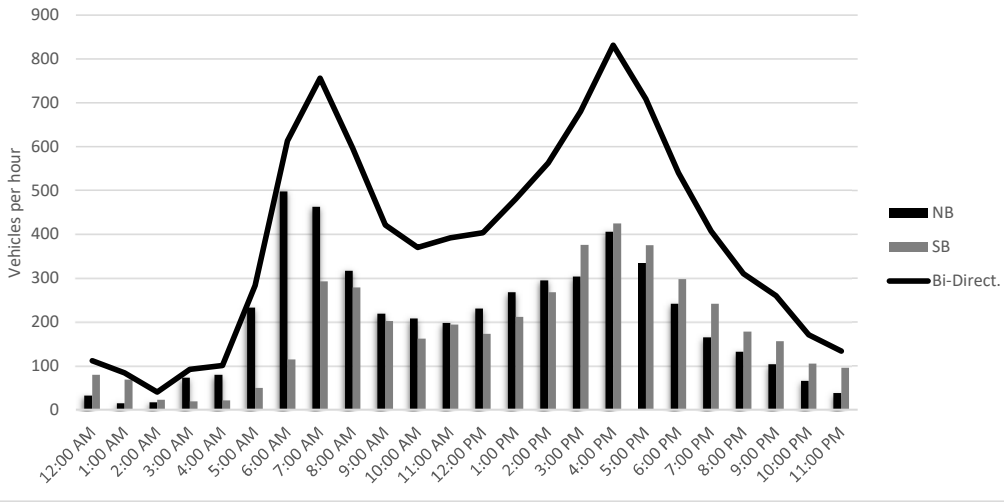
24-HOUR, BI-DIRECTIONAL VOLUME
9,349
(WEEKDAY)

FM 1417/Heritage Parkway

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	7	6	14	5	32	12	19	17	32	80	112
1:00 AM	3	5	3	4	15	16	26	12	15	69	84
2:00 AM	3	2	7	5	9	6	5	3	17	23	40
3:00 AM	10	14	20	29	3	3	8	5	73	19	92
4:00 AM	19	15	20	26	7	2	7	5	80	21	101
5:00 AM	35	43	73	82	7	11	14	18	233	50	283
6:00 AM	106	106	150	136	29	18	20	48	498	115	613
7:00 AM	108	105	126	124	74	56	78	85	463	293	756
8:00 AM	109	86	68	54	85	74	59	61	317	279	596
9:00 AM	53	61	53	52	47	52	48	55	219	202	421
10:00 AM	58	45	53	52	40	41	43	38	208	162	370
11:00 AM	58	48	48	44	41	56	43	54	198	194	392
12:00 PM	54	60	57	60	49	34	50	40	231	173	404
1:00 PM	49	62	77	80	57	56	45	54	268	212	480
2:00 PM	63	85	68	79	83	60	56	69	295	268	563
3:00 PM	83	75	73	73	79	78	114	105	304	376	680
4:00 PM	151	101	79	75	99	119	114	93	406	425	831
5:00 PM	84	78	107	65	109	98	99	69	334	375	709
6:00 PM	66	65	60	51	92	73	75	58	242	298	540
7:00 PM	34	47	45	39	76	66	53	47	165	242	407
8:00 PM	38	35	32	27	51	43	44	40	132	178	310
9:00 PM	31	21	28	24	43	38	35	40	104	156	260
10:00 PM	25	14	14	13	43	28	20	14	66	105	171
11:00 PM	16	10	4	8	32	27	15	22	38	96	134

			NB	SB	Bi-Direct.
		24-Hour Total:	4,938	4,411	9,349
7:15 AM	8:15 AM	(Bi-Direct.) AM Peak Hour Total:	464	304	768
3:45 PM	4:45 PM	(Bi-Direct.) PM Peak Hour Total:	404	437	841
6:15 AM	7:15 AM	Highest By Direction (NB):	500		
3:30 PM	4:30 PM	Highest By Direction (SB):		437	

Graph



PK# ####-17.###

Pacheco Koch

ROADWAY: W Travis Street
LOCATION: Sherman, Texas
DAY: Tuesday
DATE: 23-May-23
YEAR: 2023
SOURCE: CJ Hensch

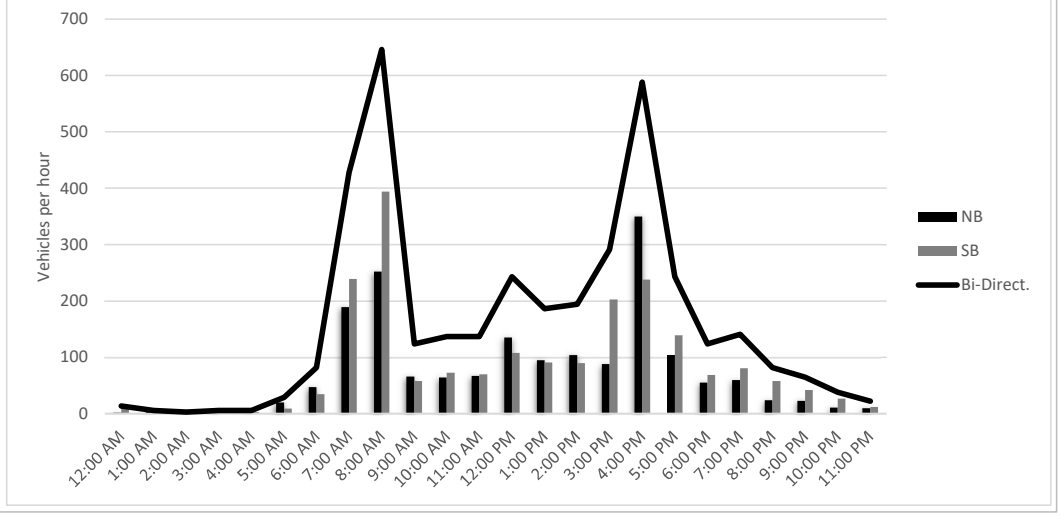
24-HOUR, BI-DIRECTIONAL VOLUME
3,835
(WEEKDAY)

STREET NAME

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	1	1	0	0	2	6	2	2	2	12	14
1:00 AM	0	0	1	3	0	1	0	1	4	2	6
2:00 AM	0	0	0	1	2	0	0	0	1	2	3
3:00 AM	0	1	2	1	0	0	2	0	4	2	6
4:00 AM	0	0	1	2	1	0	1	1	3	3	6
5:00 AM	3	4	5	8	0	0	1	8	20	9	29
6:00 AM	9	8	14	16	7	6	6	16	47	35	82
7:00 AM	20	22	55	92	24	29	68	118	189	239	428
8:00 AM	82	92	60	18	163	164	46	21	252	394	646
9:00 AM	23	3	20	20	16	14	12	16	66	58	124
10:00 AM	11	12	20	21	21	18	12	22	64	73	137
11:00 AM	15	15	17	20	14	10	14	32	67	70	137
12:00 PM	28	19	22	66	22	28	32	26	135	108	243
1:00 PM	30	23	23	19	36	23	19	13	95	91	186
2:00 PM	19	11	50	24	14	25	21	30	104	90	194
3:00 PM	19	23	14	32	23	40	51	89	88	203	291
4:00 PM	182	102	46	20	78	81	49	30	350	238	588
5:00 PM	40	25	25	14	46	43	28	22	104	139	243
6:00 PM	14	18	13	10	25	20	12	12	55	69	124
7:00 PM	18	18	13	11	24	20	19	18	60	81	141
8:00 PM	5	7	8	4	19	18	10	11	24	58	82
9:00 PM	6	10	4	3	8	10	14	10	23	42	65
10:00 PM	5	2	2	2	7	7	6	7	11	27	38
11:00 PM	7	1	2	0	3	4	2	3	10	12	22

			NB	SB	Bi-Direct.
		24-Hour Total:	1,778	2,057	3,835
7:30 AM	8:30 AM	(Bi-Direct.) AM Peak Hour Total:	321	513	834
3:45 PM	4:45 PM	(Bi-Direct.) PM Peak Hour Total:	362	297	659
3:45 PM	4:45 PM	Highest By Direction (NB):	362		
7:30 AM	8:30 AM	Highest By Direction (SB):		513	

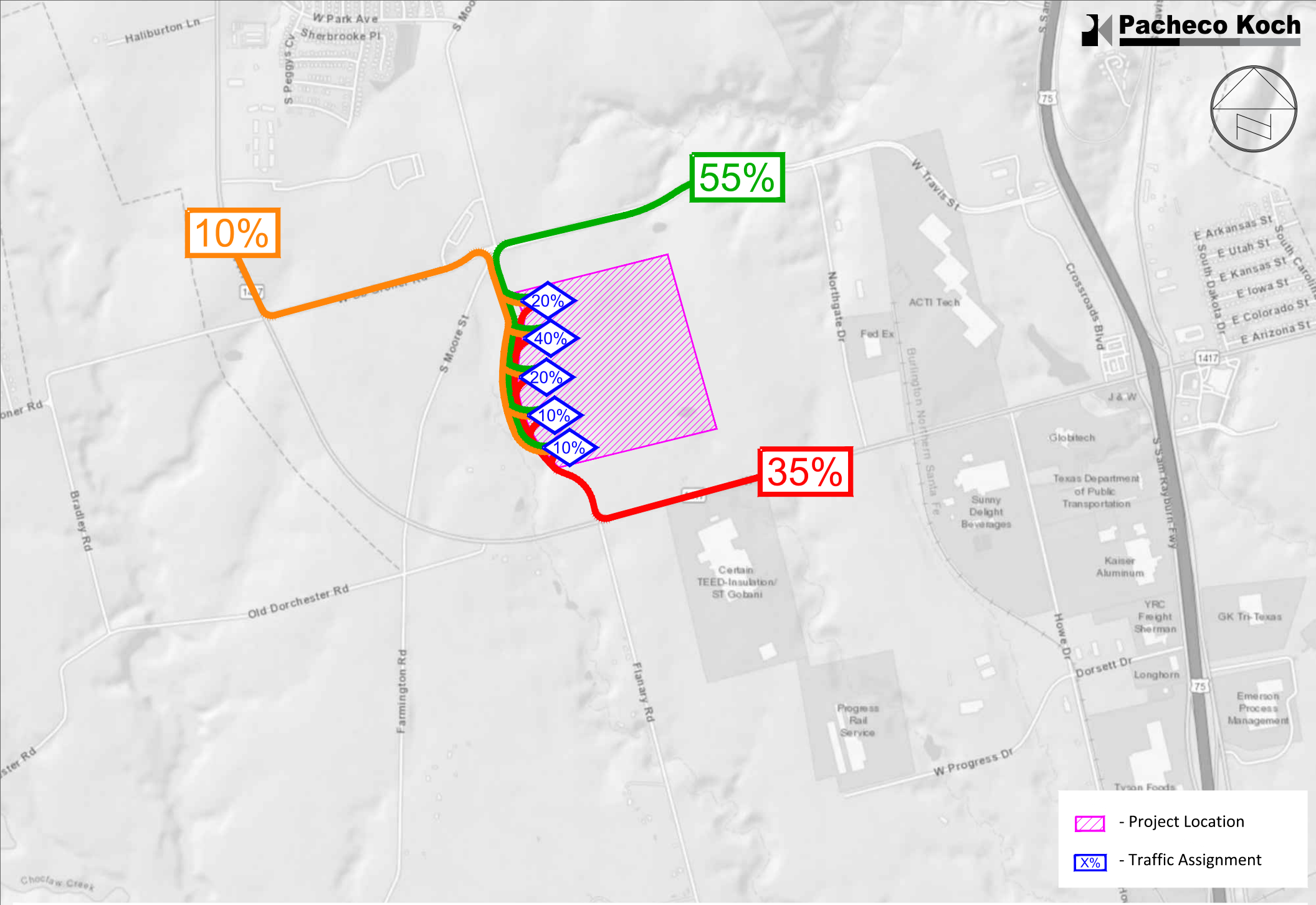
Graph



PK# ####-17.###

Pacheco Koch

Appendix C. Site-Generated Traffic Supplement



Site Generated Trip Distribution

East Village, Sherman, Texas

R0044572.00 (SMV: 06/14/23)

APPENDIX C

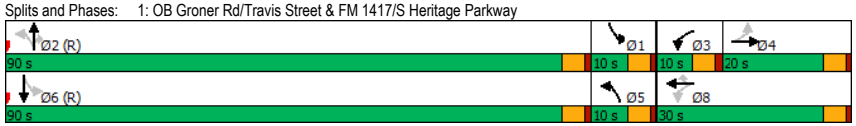
Appendix D. Detailed Intersection Capacity Analysis Results

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	28	22	49	1	68	17	247	85	143	365	10
Future Volume (vph)	16	28	22	49	1	68	17	247	85	143	365	10
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	18	31	24	54	1	75	19	271	93	157	401	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	73	0	54	1	75	19	271	93	157	412	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		9.9		17.9	17.9	17.9	100.6	95.1	95.1	103.3	102.0	
Actuated g/C Ratio		0.08		0.14	0.14	0.14	0.77	0.73	0.73	0.79	0.78	
v/c Ratio		0.53		0.36	0.00	0.27	0.03	0.20	0.08	0.18	0.28	
Control Delay		58.6		53.5	44.0	12.1	4.1	7.2	1.6	4.5	6.6	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		58.6		53.5	44.0	12.1	4.1	7.2	1.6	4.5	6.6	
LOS		E		D	D	B	A	A	A	A	A	
Approach Delay		58.6			29.6			5.6			6.0	
Approach LOS		E			C			A			A	
Queue Length 50th (ft)		48		40	1	0	3	73	0	27	84	
Queue Length 95th (ft)		96		78	6	43	10	121	18	53	191	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		207		152	365	370	742	1362	1182	883	1455	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.35		0.36	0.00	0.20	0.03	0.20	0.08	0.18	0.28	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 65
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.53

Intersection Signal Delay: 11.9 — Intersection LOS: B
Intersection Capacity Utilization 45.6% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	31	80	215	245	244	62
Future Vol, veh/h	31	80	215	245	244	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	185	-	-	-	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	95	256	292	290	74

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	548	0	-	0	524	274
Stage 1	-	-	-	-	402	-
Stage 2	-	-	-	-	122	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1018	-	-	-	483	724
Stage 1	-	-	-	-	644	-
Stage 2	-	-	-	-	890	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1018	-	-	-	466	724
Mov Cap-2 Maneuver	-	-	-	-	466	-
Stage 1	-	-	-	-	621	-
Stage 2	-	-	-	-	890	-

Approach	EB	WB	SB
HCM Control Delay, s	2.4	0	21.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1018	-	-	-	466	724
HCM Lane V/C Ratio	0.036	-	-	-	0.623	0.102
HCM Control Delay (s)	8.7	-	-	-	24.7	10.5
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	4.2	0.3

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	473	0	1	317	2	2
Future Vol, veh/h	473	0	1	317	2	2
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	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	526	0	1	352	2	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	526	0	880	526
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	354	-
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	-	-	1041	-	318	552
Stage 1	-	-	-	-	593	-
Stage 2	-	-	-	-	710	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1041	-	318	552
Mov Cap-2 Maneuver	-	-	-	-	318	-
Stage 1	-	-	-	-	593	-
Stage 2	-	-	-	-	709	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14
HCM LOS			B

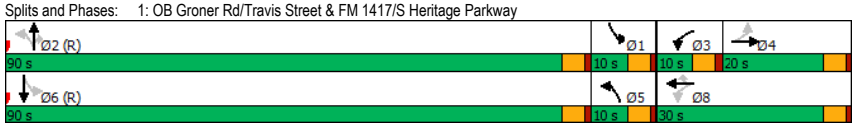
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	404	-	-	1041	-
HCM Lane V/C Ratio	0.011	-	-	0.001	-
HCM Control Delay (s)	14	-	-	8.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	5	18	66	16	172	22	379	36	47	148	19
Future Volume (vph)	13	5	18	66	16	172	22	379	36	47	148	19
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	19	7	27	99	24	257	33	566	54	70	221	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	53	0	99	24	257	33	566	54	70	249	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		8.0		16.4	16.4	16.4	102.1	96.6	96.6	103.0	98.6	
Actuated g/C Ratio		0.06		0.13	0.13	0.13	0.79	0.74	0.74	0.79	0.76	
v/c Ratio		0.45		0.61	0.10	0.61	0.04	0.41	0.05	0.11	0.18	
Control Delay		45.1		68.2	48.6	12.1	3.5	8.3	0.4	3.9	5.7	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		45.1		68.2	48.6	12.1	3.5	8.3	0.4	3.9	5.7	
LOS		D		E	D	B	A	A	A	A	A	
Approach Delay		45.1			29.0			7.4			5.3	
Approach LOS		D			C			A			A	
Queue Length 50th (ft)		21		78	18	0	5	173	0	10	59	
Queue Length 95th (ft)		41		95	32	6	10	173	0	17	69	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		204		161	365	517	902	1383	1198	626	1390	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.26		0.61	0.07	0.50	0.04	0.41	0.05	0.11	0.18	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.61

Intersection Signal Delay: 14.2 — Intersection LOS: B
Intersection Capacity Utilization 46.0% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	25	162	120	93	65	189
Future Vol, veh/h	25	162	120	93	65	189
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	185	-	-	-	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	324	240	186	130	378

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	426	0	-	0	595	213
Stage 1	-	-	-	-	333	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1130	-	-	-	436	792
Stage 1	-	-	-	-	698	-
Stage 2	-	-	-	-	758	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1130	-	-	-	417	792
Mov Cap-2 Maneuver	-	-	-	-	417	-
Stage 1	-	-	-	-	667	-
Stage 2	-	-	-	-	758	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1130	-	-	-	417	792
HCM Lane V/C Ratio	0.044	-	-	-	0.312	0.477
HCM Control Delay (s)	8.3	-	-	-	17.5	13.6
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.3	2.6

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	411	2	3	447	0	3
Future Vol, veh/h	411	2	3	447	0	3
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	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	527	3	4	573	0	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	530	0	1110	529
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	581	-
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	-	-	1037	-	232	550
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	559	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1037	-	231	550
Mov Cap-2 Maneuver	-	-	-	-	231	-
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	556	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	11.6
HCM LOS			B

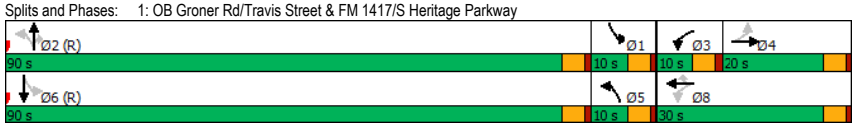
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	550	-	-	1037	-
HCM Lane V/C Ratio	0.007	-	-	0.004	-
HCM Control Delay (s)	11.6	-	-	8.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	36	28	63	1	87	22	315	108	183	466	13
Future Volume (vph)	20	36	28	63	1	87	22	315	108	183	466	13
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	22	40	31	69	1	96	24	346	119	201	512	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	93	0	69	1	96	24	346	119	201	526	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		11.2		19.2	19.2	19.2	97.3	91.8	91.8	99.1	95.8	
Actuated g/C Ratio		0.09		0.15	0.15	0.15	0.75	0.71	0.71	0.76	0.74	
v/c Ratio		0.60		0.44	0.00	0.30	0.04	0.26	0.10	0.26	0.38	
Control Delay		62.1		55.8	43.0	11.0	4.5	8.3	1.5	5.7	8.8	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		62.1		55.8	43.0	11.0	4.5	8.3	1.5	5.7	8.8	
LOS		E		E	D	B	A	A	A	A	A	
Approach Delay		62.1			29.8			6.5			8.0	
Approach LOS		E			C			A			A	
Queue Length 50th (ft)		63		51	1	0	4	102	0	38	175	
Queue Length 95th (ft)		118		94	6	48	12	162	20	69	269	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		210		156	365	387	616	1315	1152	774	1367	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.44		0.44	0.00	0.25	0.04	0.26	0.10	0.26	0.38	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

Intersection Signal Delay: 13.3 — Intersection LOS: B
Intersection Capacity Utilization 52.1% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



Intersection	
Int Delay, s/veh	23.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	40	102	274	313	311	79
Future Vol, veh/h	40	102	274	313	311	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	185	-	-	-	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	121	326	373	370	94

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	699	0	-	0	670	350
Stage 1	-	-	-	-	513	-
Stage 2	-	-	-	-	157	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	893	-	-	-	390	646
Stage 1	-	-	-	-	566	-
Stage 2	-	-	-	-	855	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	893	-	-	-	~ 369	646
Mov Cap-2 Maneuver	-	-	-	-	~ 369	-
Stage 1	-	-	-	-	535	-
Stage 2	-	-	-	-	855	-

Approach	EB	WB	SB
HCM Control Delay, s	2.6	0	67.6
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	893	-	-	-	369	646
HCM Lane V/C Ratio	0.053	-	-	-	1.003	0.146
HCM Control Delay (s)	9.3	-	-	-	81.9	11.5
HCM Lane LOS	A	-	-	-	F	B
HCM 95th %tile Q(veh)	0.2	-	-	-	11.9	0.5

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	604	0	1	405	3	3
Future Vol, veh/h	604	0	1	405	3	3
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	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	671	0	1	450	3	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	671	0	1123	671
Stage 1	-	-	-	-	671	-
Stage 2	-	-	-	-	452	-
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	-	-	919	-	227	456
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	641	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	919	-	227	456
Mov Cap-2 Maneuver	-	-	-	-	227	-
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	640	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	17.1
HCM LOS			C

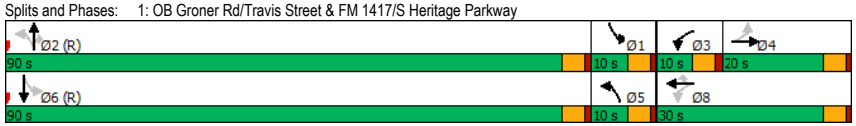
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	303	-	-	919	-
HCM Lane V/C Ratio	0.022	-	-	0.001	-
HCM Control Delay (s)	17.1	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	6	23	84	20	220	28	484	46	60	189	24
Future Volume (vph)	17	6	23	84	20	220	28	484	46	60	189	24
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	25	9	34	125	30	328	42	722	69	90	282	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	68	0	125	30	328	42	722	69	90	318	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		8.9		16.9	16.9	16.9	99.6	94.1	94.1	100.5	96.1	
Actuated g/C Ratio		0.07		0.13	0.13	0.13	0.77	0.72	0.72	0.77	0.74	
v/c Ratio		0.52		0.81	0.12	0.69	0.05	0.54	0.06	0.18	0.23	
Control Delay		48.0		87.4	48.0	14.6	3.9	10.8	0.9	5.0	6.8	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		48.0		87.4	48.0	14.6	3.9	10.8	0.9	5.0	6.8	
LOS		D		F	D	B	A	B	A	A	A	
Approach Delay		48.0			35.5			9.6			6.4	
Approach LOS		D			D			A			A	
Queue Length 50th (ft)		30		98	22	13	6	259	0	14	81	
Queue Length 95th (ft)		50		114	37	10	13	246	2	22	93	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		206		155	365	560	813	1348	1170	490	1356	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.33		0.81	0.08	0.59	0.05	0.54	0.06	0.18	0.23	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.81

Intersection Signal Delay: 17.3 — Intersection LOS: B
Intersection Capacity Utilization 54.5% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



Intersection	
Int Delay, s/veh	8.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	32	207	153	119	83	241
Future Vol, veh/h	32	207	153	119	83	241
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	185	-	-	-	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	414	306	238	166	482

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	544	0	-	0	760	272
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	335	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1021	-	-	-	342	726
Stage 1	-	-	-	-	627	-
Stage 2	-	-	-	-	697	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1021	-	-	-	320	726
Mov Cap-2 Maneuver	-	-	-	-	320	-
Stage 1	-	-	-	-	587	-
Stage 2	-	-	-	-	697	-

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	21.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1021	-	-	-	320	726
HCM Lane V/C Ratio	0.063	-	-	-	0.519	0.664
HCM Control Delay (s)	8.8	-	-	-	27.8	19.2
HCM Lane LOS	A	-	-	-	D	C
HCM 95th %tile Q(veh)	0.2	-	-	-	2.8	5.1

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	525	3	4	570	0	4
Future Vol, veh/h	525	3	4	570	0	4
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	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	673	4	5	731	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	677	0	1416	675
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	741	-
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	-	-	915	-	151	454
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	915	-	150	454
Mov Cap-2 Maneuver	-	-	-	-	150	-
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	467	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	13
HCM LOS			B

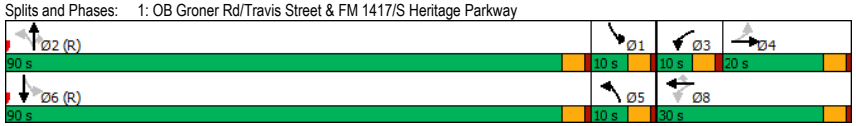
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	454	-	-	915	-
HCM Lane V/C Ratio	0.011	-	-	0.006	-
HCM Control Delay (s)	13	-	-	9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	36	28	63	1	153	22	315	108	204	466	13
Future Volume (vph)	20	36	28	63	1	153	22	315	108	204	466	13
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	22	40	31	69	1	168	24	346	119	224	512	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	93	0	69	1	168	24	346	119	224	526	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		11.2		19.2	19.2	19.2	97.3	91.8	91.8	99.1	95.8	
Actuated g/C Ratio		0.09		0.15	0.15	0.15	0.75	0.71	0.71	0.76	0.74	
v/c Ratio		0.60		0.44	0.00	0.45	0.04	0.26	0.10	0.29	0.38	
Control Delay		62.1		55.8	43.0	10.3	4.5	8.3	1.5	6.0	8.8	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		62.1		55.8	43.0	10.3	4.5	8.3	1.5	6.0	8.8	
LOS		E		E	D	B	A	A	A	A	A	
Approach Delay		62.1			23.7			6.5			8.0	
Approach LOS		E			C			A			A	
Queue Length 50th (ft)		63		51	1	0	4	102	0	44	175	
Queue Length 95th (ft)		118		94	6	61	12	162	20	77	269	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		210		156	365	445	616	1315	1152	774	1367	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.44		0.44	0.00	0.38	0.04	0.26	0.10	0.29	0.38	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

Intersection Signal Delay: 13.1 — Intersection LOS: B
Intersection Capacity Utilization 52.1% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



2: OB Groner Rd/Travis Street & Moore Street
0044572

Build
Timing Plan: AM

Intersection	
Int Delay, s/veh	447.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	102	71	168	274	313	117	25	417	311	25	79
Future Vol, veh/h	40	102	71	168	274	313	117	25	417	311	25	79
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	185	-	-	100	-	-	150	-	150	250	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	121	85	200	326	373	139	30	496	370	30	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	699	0	0	206	0	0	838	1359	103	1085	1215	350
Stage 1	-	-	-	-	-	-	260	260	-	913	913	-
Stage 2	-	-	-	-	-	-	578	1099	-	172	302	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	893	-	-	1363	-	-	259	147	932	~ 171	180	646
Stage 1	-	-	-	-	-	-	722	692	-	~ 294	350	-
Stage 2	-	-	-	-	-	-	468	287	-	813	663	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	893	-	-	1363	-	-	160	119	932	~ 55	145	646
Mov Cap-2 Maneuver	-	-	-	-	-	-	160	119	-	~ 55	145	-
Stage 1	-	-	-	-	-	-	683	655	-	~ 278	299	-
Stage 2	-	-	-	-	-	-	307	245	-	~ 343	627	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.7	1.8	32.1	$ 2046
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	160	119	932	893	-	-	1363	-	-	55	145	646
HCM Lane V/C Ratio	0.871	0.25	0.533	0.053	-	-	0.147	-	-	6.732	0.205	0.146
HCM Control Delay (s)	96.7	45.1	13.2	9.3	-	-	8.1	-	-	$ 2724.4	36.1	11.5
HCM Lane LOS	F	E	B	A	-	-	A	-	-	F	E	B
HCM 95th %tile Q(veh)	6	0.9	3.2	0.2	-	-	0.5	-	-	42.7	0.7	0.5

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

3: Flanary Road/Moore Street & FM 1417/W Heritage Parkway
0044572

Build
Timing Plan: AM

Intersection	
Int Delay, s/veh	181.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	604	0	1	405	125	3	25	3	283	25	50
Future Vol, veh/h	50	604	0	1	405	125	3	25	3	283	25	50
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	-	-	-	-	-	-	-	-	-	150	-	150
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	56	671	0	1	450	139	3	28	3	314	28	56

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	589	0	0	671	0	0	1347	1374	671	1321	1305	520
Stage 1	-	-	-	-	-	-	783	783	-	522	522	-
Stage 2	-	-	-	-	-	-	564	591	-	799	783	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	986	-	-	919	-	-	128	145	456	~ 134	160	556
Stage 1	-	-	-	-	-	-	387	404	-	538	531	-
Stage 2	-	-	-	-	-	-	510	494	-	379	404	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	986	-	-	919	-	-	92	132	456	~ 104	145	556
Mov Cap-2 Maneuver	-	-	-	-	-	-	92	132	-	~ 104	145	-
Stage 1	-	-	-	-	-	-	352	367	-	489	530	-
Stage 2	-	-	-	-	-	-	434	493	-	316	367	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0	40.2	$ 794.1
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	136	986	-	-	919	-	-	104	145	556
HCM Lane V/C Ratio	0.253	0.056	-	-	0.001	-	-	3.024	0.192	0.1
HCM Control Delay (s)	40.2	8.9	0	-	8.9	0	-	$ 999.3	35.6	12.2
HCM Lane LOS	E	A	A	-	A	A	-	F	E	B
HCM 95th %tile Q(veh)	0.9	0.2	-	-	0	-	-	30.2	0.7	0.3

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	2.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	33	100	459	11	32	232
Future Vol, veh/h	33	100	459	11	32	232
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	109	499	12	35	252

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	827	505	0	0	511	0
Stage 1	505	-	-	-	-	-
Stage 2	322	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	341	567	-	-	1054	-
Stage 1	606	-	-	-	-	-
Stage 2	735	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	328	567	-	-	1054	-
Mov Cap-2 Maneuver	328	-	-	-	-	-
Stage 1	606	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.7	0	1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	480	1054	-
HCM Lane V/C Ratio	-	-	0.301	0.033	-
HCM Control Delay (s)	-	-	15.7	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.3	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	67	200	269	21	64	201
Future Vol, veh/h	67	200	269	21	64	201
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	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	73	217	292	23	70	218

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	662	304	0	0	315	0
Stage 1	304	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	427	736	-	-	1245	-
Stage 1	748	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	400	736	-	-	1245	-
Mov Cap-2 Maneuver	400	-	-	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	662	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.9	0	1.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	400	736	1245	-
HCM Lane V/C Ratio	-	-	0.182	0.295	0.056	-
HCM Control Delay (s)	-	-	16	11.9	8.1	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.7	1.2	0.2	-

Intersection	
Int Delay, s/veh	3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	67	67	224	21	21	246
Future Vol, veh/h	67	67	224	21	21	246
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	73	73	243	23	23	267

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	568	255	0	0	266	0
Stage 1	255	-	-	-	-	-
Stage 2	313	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	484	784	-	-	1298	-
Stage 1	788	-	-	-	-	-
Stage 2	741	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	474	784	-	-	1298	-
Mov Cap-2 Maneuver	474	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	725	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	591	1298	-
HCM Lane V/C Ratio	-	-	0.246	0.018	-
HCM Control Delay (s)	-	-	13.1	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	1	0.1	-

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	33	33	212	11	11	302
Future Vol, veh/h	33	33	212	11	11	302
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	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	36	36	230	12	12	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	588	236	0	0	242	0
Stage 1	236	-	-	-	-	-
Stage 2	352	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	471	803	-	-	1324	-
Stage 1	803	-	-	-	-	-
Stage 2	712	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	466	803	-	-	1324	-
Mov Cap-2 Maneuver	466	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	704	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.6	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	466	803	1324	-
HCM Lane V/C Ratio	-	-	0.077	0.045	0.009	-
HCM Control Delay (s)	-	-	13.4	9.7	7.7	0
HCM Lane LOS	-	-	B	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	0	-

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	33	33	189	11	11	325
Future Vol, veh/h	33	33	189	11	11	325
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	36	205	12	12	353

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	588	211	0	0	217	0
Stage 1	211	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	471	829	-	-	1353	-
Stage 1	824	-	-	-	-	-
Stage 2	694	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	466	829	-	-	1353	-
Mov Cap-2 Maneuver	466	-	-	-	-	-
Stage 1	824	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.9	0	0.3
HCM LOS	B		

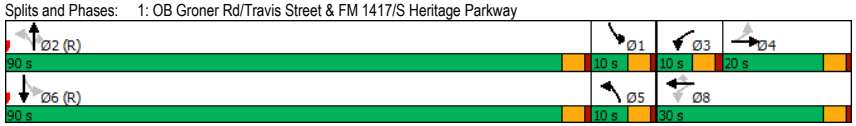
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	597	1353	-
HCM Lane V/C Ratio	-	-	0.12	0.009	-
HCM Control Delay (s)	-	-	11.9	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	6	23	84	20	262	28	484	46	130	189	24
Future Volume (vph)	17	6	23	84	20	262	28	484	46	130	189	24
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	25	9	34	125	30	391	42	722	69	194	282	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	68	0	125	30	391	42	722	69	194	318	0
Turn Type	Perm	NA		pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		2	6		
Detector Phase	4	4		3	8	8	5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	
Total Split (s)	20.0	20.0		10.0	30.0	30.0	10.0	90.0	90.0	10.0	90.0	
Total Split (%)	15.4%	15.4%		7.7%	23.1%	23.1%	7.7%	69.2%	69.2%	7.7%	69.2%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lag	Lag		Lead			Lag	Lead	Lead	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes		Yes			Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Max	C-Max	None	C-Max	
Act Effct Green (s)		9.3		17.3	17.3	17.3	99.2	93.7	93.7	100.1	95.7	
Actuated g/C Ratio		0.07		0.13	0.13	0.13	0.76	0.72	0.72	0.77	0.74	
v/c Ratio		0.50		0.79	0.12	0.81	0.05	0.54	0.06	0.40	0.24	
Control Delay		46.1		83.1	47.1	25.9	4.1	11.1	1.0	8.2	7.1	
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		46.1		83.1	47.1	25.9	4.1	11.1	1.0	8.2	7.1	
LOS		D		F	D	C	A	B	A	A	A	
Approach Delay		46.1			40.2			10.0			7.5	
Approach LOS		D			D			A			A	
Queue Length 50th (ft)		30		99	22	62	6	258	0	33	81	
Queue Length 95th (ft)		49		111	37	47	14	261	2	47	98	
Internal Link Dist (ft)		1146			1938			899			1329	
Turn Bay Length (ft)				130			355			350		
Base Capacity (vph)		206		159	365	560	810	1342	1165	485	1350	
Starvation Cap Reductn		0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn		0		0	0	0	0	0	0	0	0	
Storage Cap Reductn		0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio		0.33		0.79	0.08	0.70	0.05	0.54	0.06	0.40	0.24	

Intersection Summary
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.81

Intersection Signal Delay: 19.0 — Intersection LOS: B
Intersection Capacity Utilization 57.1% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: OB Groner Rd/Travis Street & FM 1417/S Heritage Parkway



2: OB Groner Rd/Travis Street & Moore Street
0044572

Build
Timing Plan: PM

Intersection	
Int Delay, s/veh	9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	32	207	120	433	153	119	92	25	281	83	25	241
Future Vol, veh/h	32	207	120	433	153	119	92	25	281	83	25	241
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	185	-	-	100	-	-	150	-	0	250	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	50	50	50	50	50	50	50	50	50	50	50
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	414	240	866	306	238	184	50	562	166	50	482

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	544	0	0	654	0	0	2572	2938	327	2517	2939	272
Stage 1	-	-	-	-	-	-	662	662	-	2157	2157	-
Stage 2	-	-	-	-	-	-	1910	2276	-	360	782	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1021	-	-	929	-	-	~ 13	~ 15	669	~ 14	~ 15	726
Stage 1	-	-	-	-	-	-	417	457	-	~ 49	86	-
Stage 2	-	-	-	-	-	-	~ 70	74	-	631	403	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1021	-	-	929	-	-	-	~ 1	669	-	~ 1	726
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	~ 1	-	-	~ 1	-
Stage 1	-	-	-	-	-	-	391	428	-	~ 46	~ 6	-
Stage 2	-	-	-	-	-	-	-	~ 5	-	~ 84	378	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.8	22.6		
HCM LOS			-	-

Minor Lane/Major Mvmt	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	-	1	669	1021	-	-	929	-	-	-	1	726
HCM Lane V/C Ratio	-	50	0.84	0.063	-	-	0.932	-	-	-	50	0.664
HCM Control Delay (s)		$ 28862	32.1	8.8	-	-	36.7	-	-		$ 28862	19.2
HCM Lane LOS	-	F	D	A	-	-	E	-	-	-	F	C
HCM 95th %tile Q(veh)	-	8.4	9.3	0.2	-	-	14.5	-	-	-	8.4	5.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

3: Flanary Road/Moore Street & FM 1417/W Heritage Parkway
0044572

Build
Timing Plan: PM

Intersection	
Int Delay, s/veh	394.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	525	3	4	570	294	0	25	4	197	25	50
Future Vol, veh/h	50	525	3	4	570	294	0	25	4	197	25	50
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	-	-	-	-	-	-	-	-	-	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	673	4	5	731	377	0	32	5	253	32	64

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1108	0	0	677	0	0	1781	1921	675	1752	1735	920
Stage 1	-	-	-	-	-	-	803	803	-	930	930	-
Stage 2	-	-	-	-	-	-	978	1118	-	822	805	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	630	-	-	915	-	-	64	67	454	~ 67	88	328
Stage 1	-	-	-	-	-	-	377	396	-	321	346	-
Stage 2	-	-	-	-	-	-	301	282	-	368	395	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	630	-	-	915	-	-	30	55	454	~ 31	73	328
Mov Cap-2 Maneuver	-	-	-	-	-	-	30	55	-	~ 31	73	-
Stage 1	-	-	-	-	-	-	316	331	-	269	340	-
Stage 2	-	-	-	-	-	-	216	277	-	275	331	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0	123.8	$ 2520.9
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	63	630	-	-	915	-	-	31	73	328
HCM Lane V/C Ratio	0.59	0.102	-	-	0.006	-	-	8.147	0.439	0.195
HCM Control Delay (s)	123.8	11.4	0	-	9	0	-	$ 3464.7	88.3	18.6
HCM Lane LOS	F	B	A	-	A	A	-	F	F	C
HCM 95th %tile Q(veh)	2.5	0.3	-	-	0	-	-	30.8	1.8	0.7

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	63	335	35	104	473
Future Vol, veh/h	21	63	335	35	104	473
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	68	364	38	113	514

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1123	383	0	0	402	0
Stage 1	383	-	-	-	-	-
Stage 2	740	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	227	664	-	-	1157	-
Stage 1	689	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	196	664	-	-	1157	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	689	-	-	-	-	-
Stage 2	407	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.1	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	416	1157	-
HCM Lane V/C Ratio	-	-	0.219	0.098	-
HCM Control Delay (s)	-	-	16.1	8.4	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.8	0.3	-

Intersection	
Int Delay, s/veh	4.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	126	244	70	209	285
Future Vol, veh/h	42	126	244	70	209	285
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	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	46	137	265	76	227	310

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1067	303	0	0	341	0
Stage 1	303	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	246	737	-	-	1218	-
Stage 1	749	-	-	-	-	-
Stage 2	460	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	191	737	-	-	1218	-
Mov Cap-2 Maneuver	191	-	-	-	-	-
Stage 1	749	-	-	-	-	-
Stage 2	357	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.7	0	3.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	191	737	1218	-
HCM Lane V/C Ratio	-	-	0.239	0.186	0.187	-
HCM Control Delay (s)	-	-	29.7	11	8.6	0
HCM Lane LOS	-	-	D	B	A	A
HCM 95th %tile Q(veh)	-	-	0.9	0.7	0.7	-

Intersection	
Int Delay, s/veh	2.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	42	271	70	70	258
Future Vol, veh/h	42	42	271	70	70	258
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	46	295	76	76	280

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	765	333	0	0	371	0
Stage 1	333	-	-	-	-	-
Stage 2	432	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	371	709	-	-	1188	-
Stage 1	726	-	-	-	-	-
Stage 2	655	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	343	709	-	-	1188	-
Mov Cap-2 Maneuver	343	-	-	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	605	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.7	0	1.8
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	462	1188	-
HCM Lane V/C Ratio	-	-	0.198	0.064	-
HCM Control Delay (s)	-	-	14.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.7	0.2	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	21	320	35	35	265
Future Vol, veh/h	21	21	320	35	35	265
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	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	23	23	348	38	38	288

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	731	367	0	0	386	0
Stage 1	367	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	389	678	-	-	1172	-
Stage 1	701	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	678	-	-	1172	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	701	-	-	-	-	-
Stage 2	676	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.9	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	374	678	1172	-
HCM Lane V/C Ratio	-	-	0.061	0.034	0.032	-
HCM Control Delay (s)	-	-	15.3	10.5	8.2	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	0.1	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	21	334	35	35	251
Future Vol, veh/h	21	21	334	35	35	251
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	23	363	38	38	273

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	731	382	0	0	401	0
Stage 1	382	-	-	-	-	-
Stage 2	349	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	389	665	-	-	1158	-
Stage 1	690	-	-	-	-	-
Stage 2	714	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	665	-	-	1158	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	690	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.3	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	479	1158	-
HCM Lane V/C Ratio	-	-	0.095	0.033	-
HCM Control Delay (s)	-	-	13.3	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Kevin Shaw
3501 Olympus Blvd.
Suite 100
Dallas, TX 75019

The Munson Realty Company
305 West Woodard Street
Denison, TX 75020

Dear Applicants,

The request for Site Plan of Sherman East Village in the Village Planned Development located at 2820 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14 and The Village PD (Planned Development) District.
2. 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.
3. 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 Staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

4. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
5. Indicate street name for "Collector Road." 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)
6. Sidewalk conforming to City of Sherman standards required along Moore Street. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.121
7. Drive approaches must be right-in, right-out if not provided a median break. Additional median breaks will not be permitted.
8. 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
9. Improvements to Moore Street to full width, meeting City standards is required. Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)
10. Water main must be extended in accordance with City criteria to serve proposed Lot. Water capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282;

Chapter 10, Exhibit A, Sec. 12(G)

11. Wastewater 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(H)
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.

Fire Services

14. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
15. [ ] Any road leading to a 3-story and/or 30' tall building must follow D105.2, D105.3 & 503.2.4
16. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than ~~13' 6"~~ 14'. (City Ordinances Amendments 3.01.002)
17. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
18. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)
19. [ ] Some access points off the proposed collector roads letting to a 3-story and/or 30' tall building are split 12' & 12' with islands between them. These areas shall be 26' wide or 13' & 13' with islands between them.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

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

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

4200-4300 BLOCK DRIPPING SPRINGS ROAD (Project No. 23-003766)

The request of Sweetwater Springs Land, LLC (Owner), Gilco Contracting, Inc (Representative) and STRAND (Surveyor) concerning the property located in the 4200-4300 Block Dripping Springs Road, being in the John Hendrix Survey, Abstract No. 503, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Background:

The property is located in the 4200-4300 Block Dripping Springs Road between Marshall Street and Dripping Springs Road. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Adjacent Zoning:

MH (Manufactured Housing) District
R-6 (Single Family Residential) District

Origination:

Sweetwater Springs Land, LLC (Owner)
Gilco Contracting, Inc (Representative)
STRAND (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

2

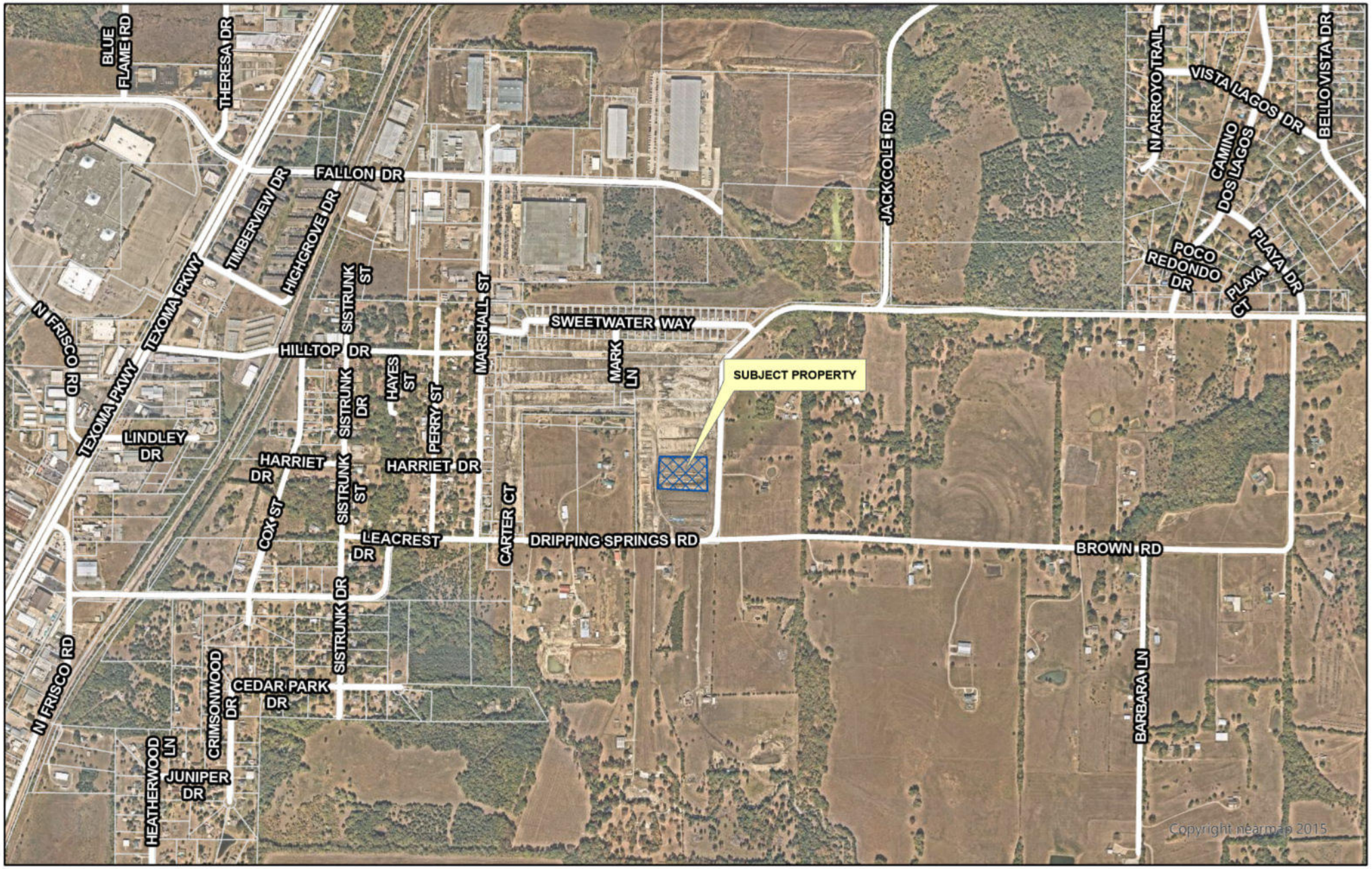
Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that if the TUP is approved, that it be tied to a specific timeline and it follow the hours of operation specified in the noise regulation ordinance in Section 8.07.003(b)(6) of the Sherman Code of Ordinances.

Attachments

Location Map
Zoning Map
Property Notification Sign
Narrative
Letter of Intent
Site Plan
STAFF REVIEW LETTER



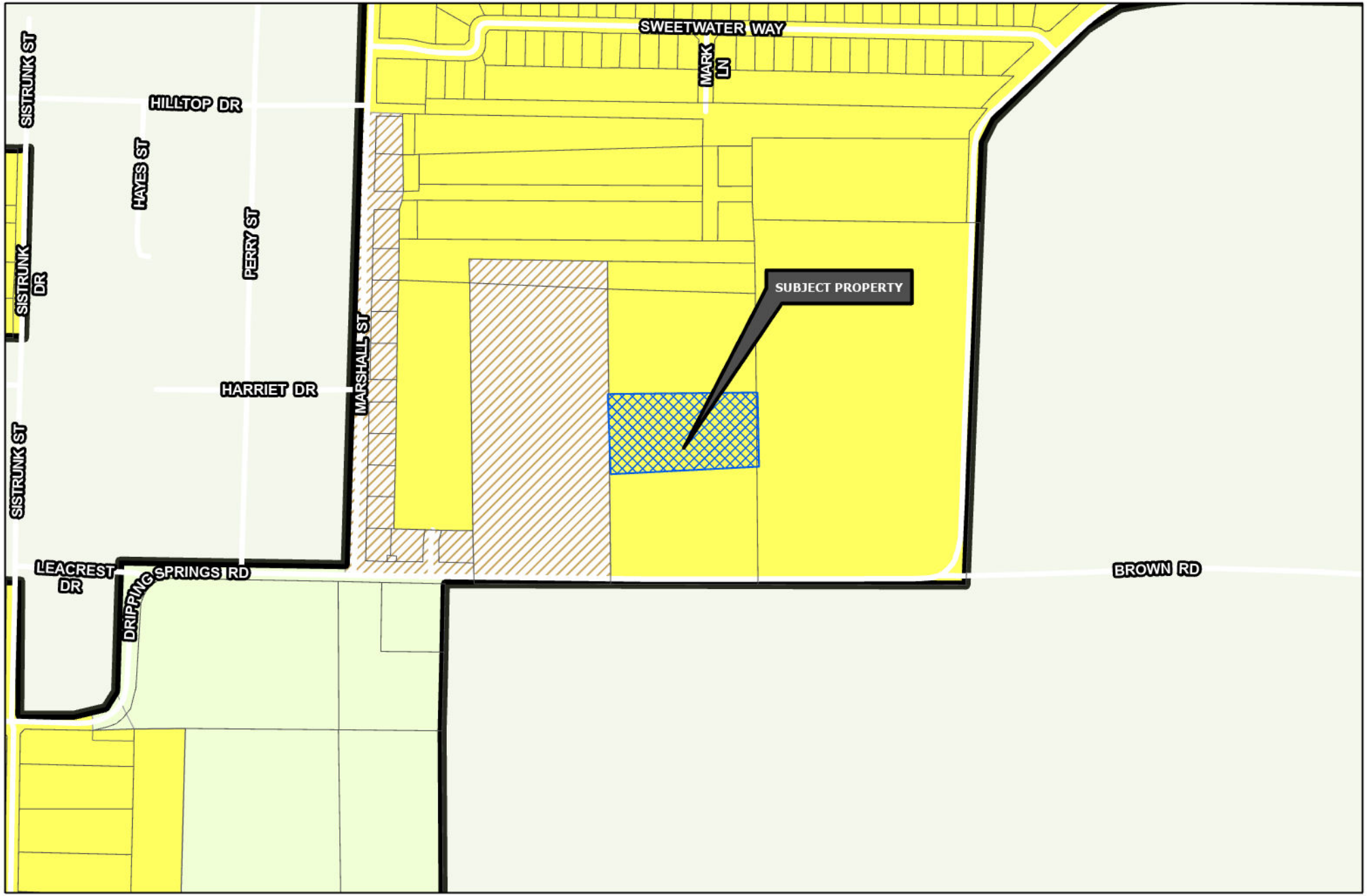
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Deportment

CITY OF SHERMAN
LOCATION MAP
4200-4300 BLKS DRIPPING SPRINGS RD

N
W E
S

Date: 6/19/2023 3:53 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
4200-4300 BLKS
DRIPPING SPRINGS RD

N
W E
S

Date: 6/19/2023 4:23 PM

1:27

Sherman
Monday 9:10 AM

Edit

ML From **Mark**



April 4, 2023

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Re: Temporary Concrete Batch Plant
Paving Improvements for Sweetwater Springs Phase 2
Phase 1
To whom it may concern:

The temporary concrete plant will be onsite for the duration of concrete paving operations and will produce concrete solely for Sweetwater Springs Phase 2.

Hours of operation will be Monday through Friday 7AM to 6PM, Saturday 9-5 and no night work, or per City Ordinance. During construction, the property will be maintained in a state of good repair and neat appearance. Gilco acknowledges that all city, state, and federal regulations will be met. Upon completion of construction the batch plant will be removed from the site, and the batch plant area shall be cleaned and returned to an acceptable condition.

Please let me know if I can or need to provide any other information.

Sincerely,

Emma Turner
Administrative Coordinator
emma@gilcocontracting.com
Cell (254) 396-4397

April 4, 2023

City of Sherman

Attn: Kerri Turner

Development Services Coordinator

Re: Temporary Concrete Batch Plant

Sweetwater Springs Phase 2

Mrs. Turner,

Gilco Contracting, Inc. would like to set up a Temporary Concrete Batch Plant to produce concrete for the Paving Improvements of the Sweetwater Springs Phase 2 project in the City of Sherman. These improvements include but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block E, Lots 2-8 and 11-17 for plant equipment and material stockpiles. Upon completion of the Sweetwater Springs Phase 2 project the plant will be removed.

Please let me know if you need any additional information.

Sincerely,

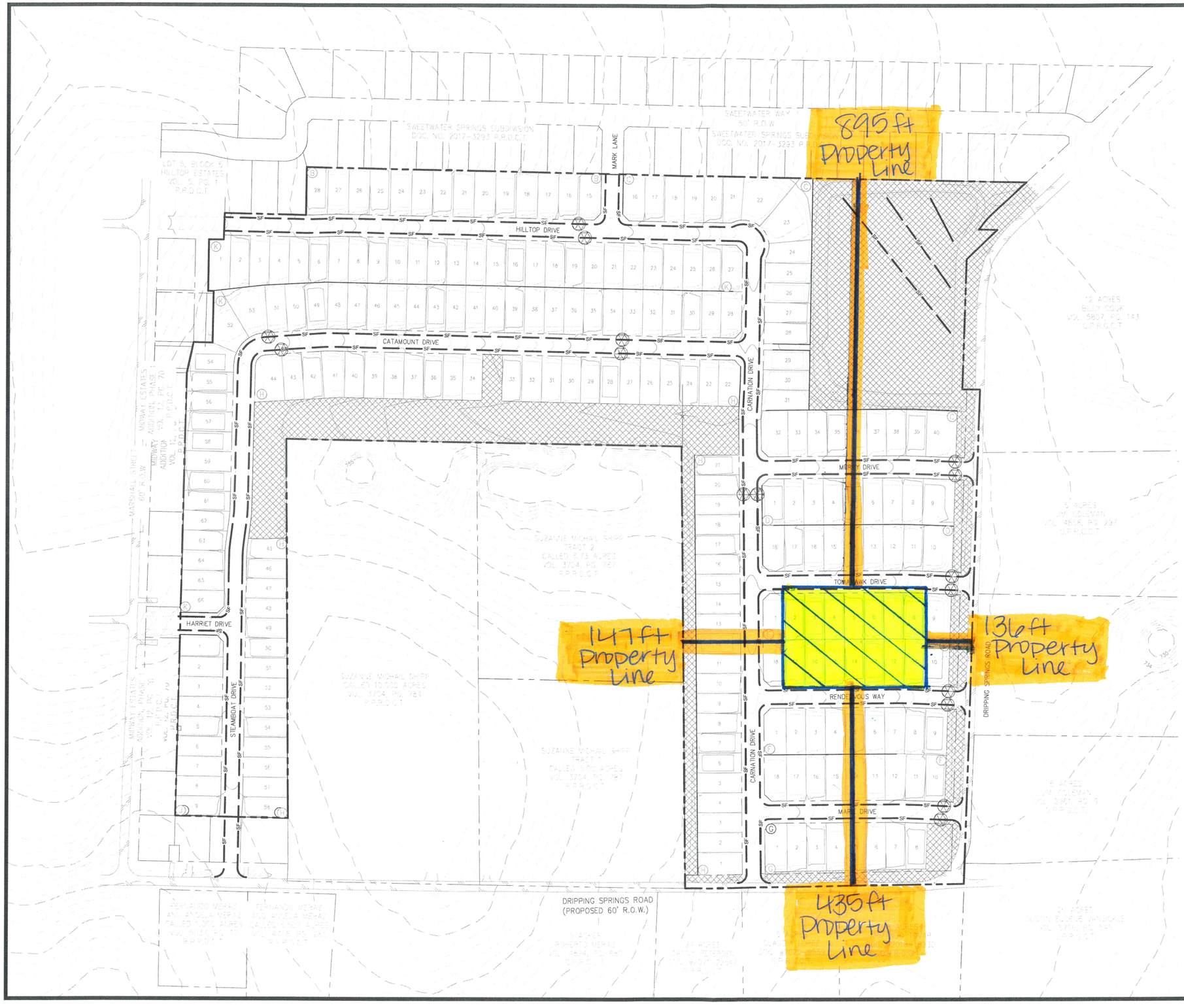
Emma Turner

Emma Turner

Administrative Coordinator

(254) 396-4397

6331 Southwest Blvd.
Benbrook, Texas 76132
Office: 817.735.1600
Fax: 817.735.1613



BENCHMARKS

TBM #1 MAG-NAIL IN ASPHALT
LOCATED IN THE NORTHEAST INTERSECTION OF BROWN ROAD AND DRIPPING SPRING ROAD, BEING 0.5 FEET SOUTH OF THE NORTHERLY EDGE OF ASPHALT LOCATED AT THE EASTERLY POINT OF CURVATURE.
N: 7299426.33 E: 2555970.28 ELEV: 739.16'

TBM #2 X-CUT IN CONCRETE
LOCATED IN THE SOUTHWEST INTERSECTION OF SWEETWATER WAY AND MARK LANE, BEING +/- 14' SOUTH OF THE SOUTH CURB LINE OF SAID SWEETWATER WAY AND +/- 7' WEST OF THE WEST CURB LINE OF SAID MARK LANE.
N: 7301130.34 E: 2555129.64 ELEV: 478.22'

LEGEND

- 750 — PROPOSED CONTOURS
- 750 — EXISTING CONTOURS
- FLOW ARROW
- SILT FENCE (STAGE 2)
- SITE PREPARATION LIMITS
- TOPSOIL, SEED, AND CURLEX
- PROPOSED INLET PROTECTION

STRAND
10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 628-8264
REGISTRATION NO: F-1629

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF JACOB A. GOOD, P.E. #126806 JANUARY 7, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

NO.	DATE	REVISION DESCRIPTION

EROSION CONTROL PLAN
STAGE 2

SWEETWATER SPRINGS
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE:	1/7/2022
DESIGNED BY:	TK
DRAWN BY:	TK
CHECKED BY:	JG
STRAND	2143568
SHEET NUMBER	5

BIDDING SET

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023 Sent via email

Gilco Contracting
Emma Turner
6331 Southwest Blvd
Benbrook, TX 76132

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District located in the 4200-4300 Block Dripping Springs Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. *(Section 14.06.008(5)(A))*
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. 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.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com 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
Dillon Stewart, 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: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

3800 BLOCK WEST HOUSTON STREET (Project No. 23-003767)

The request of Lennar (Owner), Gilco Contracting, Inc., Emma Turner (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 3800 Block West Houston Street, being in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 11, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Background:

The property is located in the 3800 Block West Houston Street between North Friendship Road and Ridgeview Road. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Adjacent Zoning:

R-6 (Single Family Residential) District

Origination:

Lennar (Owner)
Gilco Contracting, Inc., Emma Turner (Representative)
Kimley-Horn and Associates, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

19

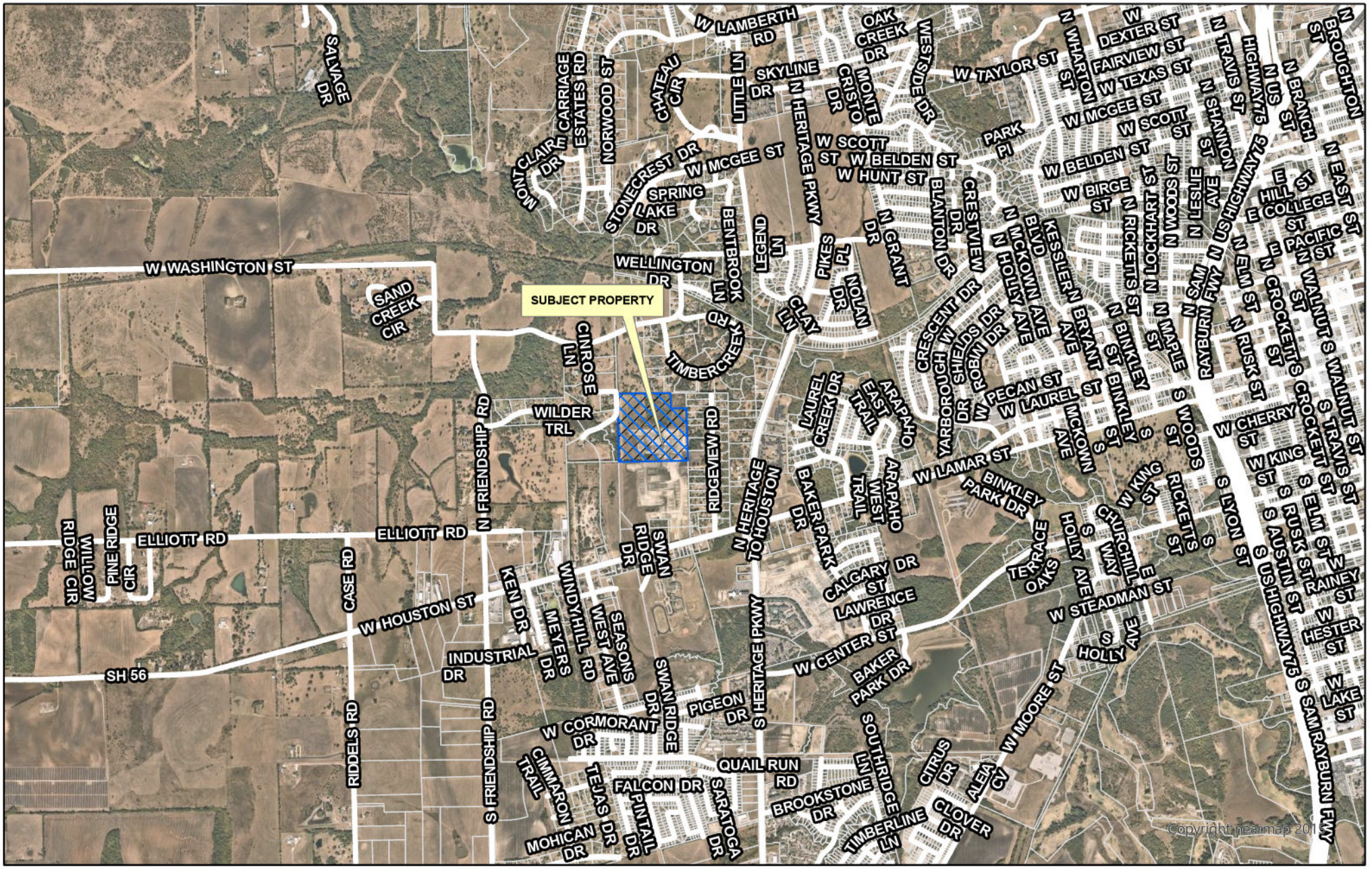
Objections Received:
OPPOSITIONS - 9
PETITION - 35 SIGNATURES

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that if the Temporary Use Permit (TUP) is approved by the Planning and Zoning Commission that the site of the batch plant be located on the south west portion of the Hidden Meadows development. Staff also recommends that if the TUP is approved, that it be tied to a specific timeline and it follow the hours of operation specified in the noise regulation ordinance in Section 8.07.003(b)(6) of the Sherman Code of Ordinances.

Attachments

Location Map
Zoning Map
Property Notification Sign
Narrative
Letter of Intent
Site Plan
Opposition Email
Opposition Email
Opposition Email
Opposition Letter
Opposition Letter
Opposition Letter
Opposition Email
Opposition Email
Opposition Letter
Petition 1
Petition 2
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

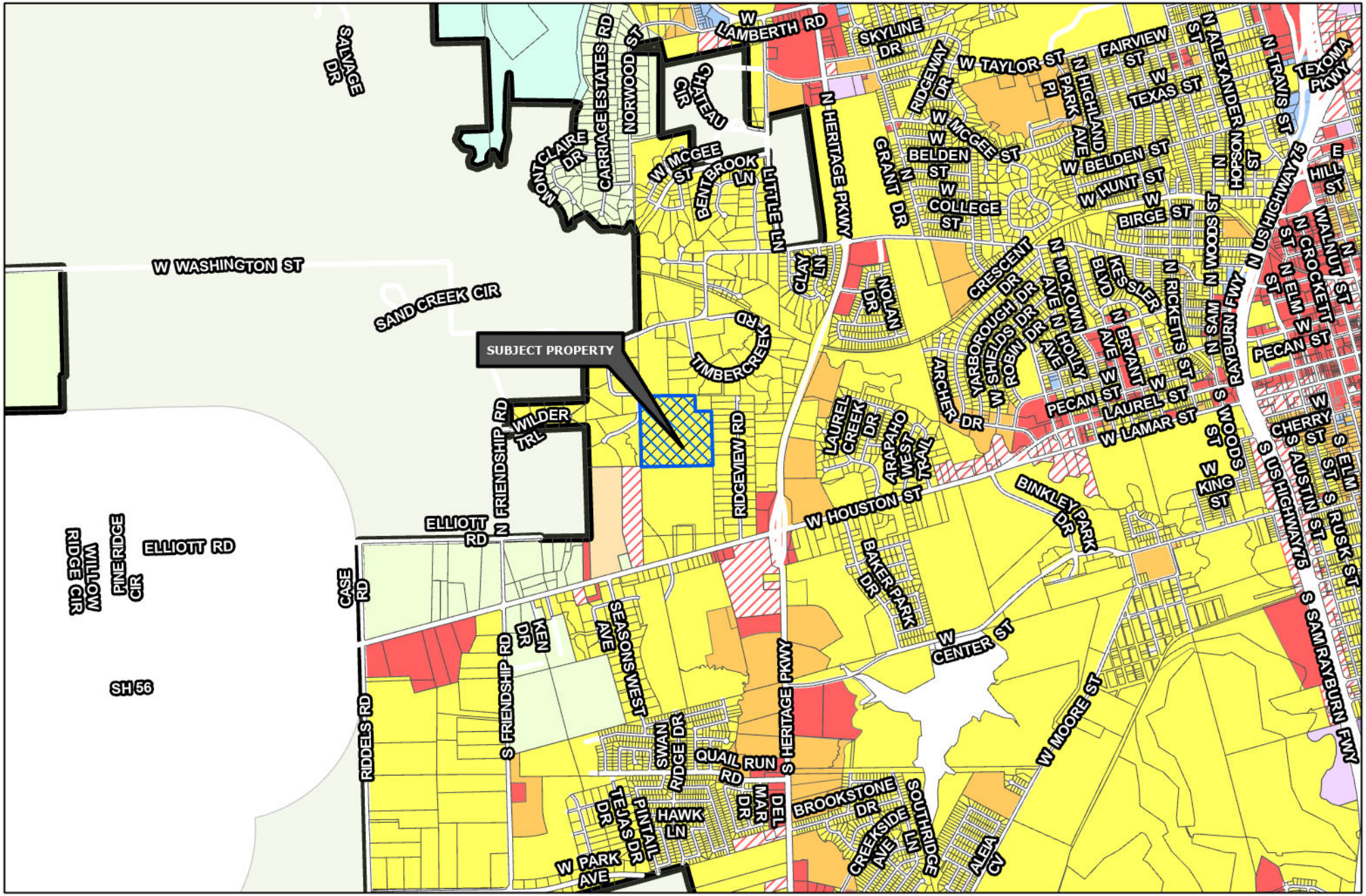
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3800 BLK W HOUSTON ST

N
W E
S

Date: 6/26/2023 1:31 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
ZONING MAP
3800 BLK W HOUSTON ST

Date: 6/26/2023 1:31 PM

1:27

Monday
10:01 AM

Edit

ML From **Mark**



June 23, 2023

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Re: Temporary Concrete Batch Plant
Paving Improvements for Hidden Meadows
Phase 1
To whom it may concern:

The temporary concrete plant will be onsite for the duration of concrete paving operations and will produce concrete solely for Hidden Meadows.

Hours of operation will be Monday through Friday 7AM to 6PM, Saturday 9-5 and no night work, or per City Ordinance. During construction, the property will be maintained in a state of good repair and neat appearance. Gilco acknowledges that all city, state, and federal regulations will be met. Upon completion of construction the batch plant will be removed from the site, and the batch plant area shall be cleaned and returned to an acceptable condition.

Please let me know if I can or need to provide any other information.

Sincerely,

Emma Turner

Emma Turner
Operations Coordinator
emma@gilcocontracting.com
Cell (254) 396-4397

June 20, 2023

City of Sherman

Attn: Kerri Turner

Development Services Coordinator

Re: Temporary Concrete Batch Plant

Hidden Meadows Phase 1

Mrs. Turner,

Gilco Contracting, Inc. would like to set up a Temporary Concrete Batch Plant to produce concrete for the Paving Improvements of the Hidden Meadows Phase 1 project in the City of Sherman. These improvements include but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block G, Lots 5-16 for plant equipment and material stockpiles. Upon completion of the Hidden Meadows Phase 1 project the plant will be removed.

Please let me know if you need any additional information.

Sincerely,

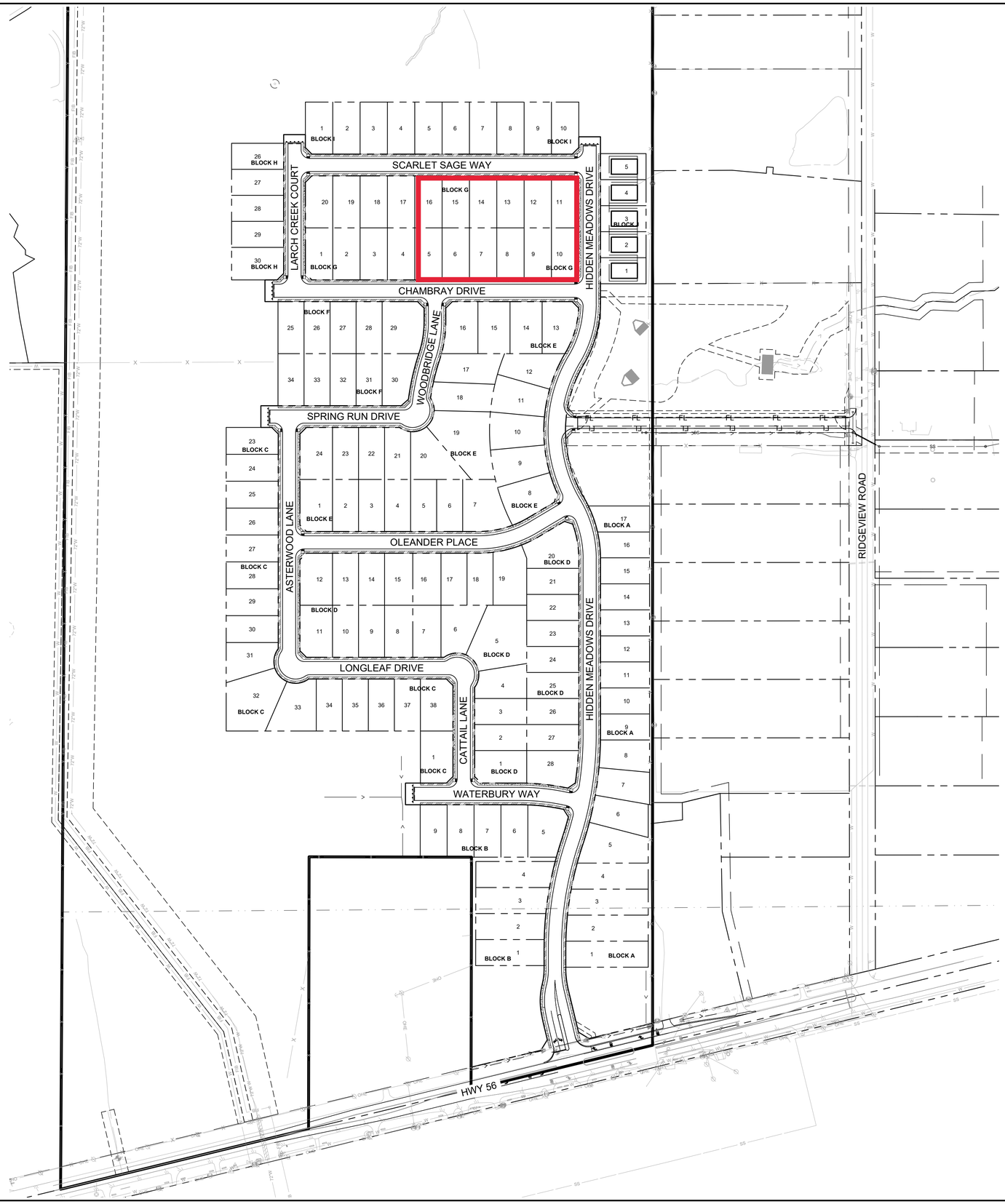
Emma Turner

Emma Turner

Operations Coordinator

(254) 396-4397

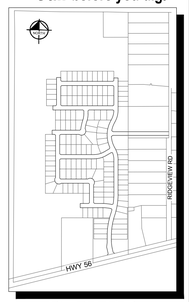
6331 Southwest Blvd.
Benbrook, Texas 76132
Office: 817.735.1600
Fax: 817.735.1613



N
W E
S

0 120' 240'
GRAPHIC SCALE 120'

811
Know what's below.
Call before you dig.



KEY MAP
NTS

BENCH MARK LIST

CITY OF SHERMAN STATION 1-111
3.24-INCH BRASS DISK STAMPED MON #1-111, LOCATED ON THE SOUTH SIDE OF THE WASHINGTON STREET BRIDGE OVER SAND CREEK BETWEEN BENTBROOK LANE AND WELLINGTON DRIVE.

ELEV. = 719.848'

BM 52
"[X]" SET ON A CONCRETE HEADWALL, LOCATED 42 FEET NORTH OF THE CENTERLINE OF W. HOUSTON STREET AND 200 FEET WEST OF THE CENTERLINE OF EXCULPATING ROAD.

ELEV. = 820.71'

BM 53
"[X]" SET ON A CONCRETE HEADWALL, LOCATED 39 FEET NORTH OF TEH CENTERLINE OF W. HOUSTON STREET AND 345 FEET WEST OF THE CENTERLINE OF SWAN RIDGE DRIVE.

ELEV. = 822.12'

BM 54
A BENCH SPIKE SET ON THE EAST SIDE OF A POWER POLE, LOCATED ON THE WEST SIDE OF RIDGEVIEW ROAD, 27 FEET WEST OF THE CENTERLINE AND 1,378 FEET NORTH OF THE CENTERLINE OF W. HOUSTON STREET.

ELEV. = 769.78'

NO EXCEPTIONS TAKEN FOR CONSTRUCTION
In issuing these plans for construction, the City of Sherman does not assume any liability for the engineering design. Full professional responsibility for the accuracy of the plans resides with the engineer who prepared them. The plans will be constructed in full compliance with all Federal, State and City of Sherman standards, specifications and ordinances. Issued plans shall be available at the construction site at all times.

Sherman CLASSIC TOWN, BROAD HORIZON.

By 11/09/2022 Date

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
MICHAEL J. CARLISLE
132972
LICENSED PROFESSIONAL ENGINEER
11/03/2022

KHA PROJECT	064518S1
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	MNB
CHECKED BY	MJC

HIDDEN MEADOWS PHASE 1

Sherman CLASSIC TOWN, BROAD HORIZON.

SHERMAN, TEXAS

OVERALL PAVING PLAN

SHEET NUMBER
C-07

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

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Sherman Exp 2
xBase-Proj : xCiv-TxDOT-PH1 : xSheet-PH1 : xSite-PH1 : xStrm-PH1 : xWat-PH1 : dDoc-PH1 : xBlockLot-PH1 : xSurv : xBndy-PH1 : xSurv-Bndy
REVISED PER ENGR 11/3/2022 9:49 AM
K:\MAN_CIV\065181\HIDDEN MEADOWS SHERMAN\CAD_PHASE 1\PLANSHEETS\ROA05
Michael Carlisle
Kimley-Horn and Associates, Inc.

Marlow, Lauren

From: Planning
Subject: RE: Re Public Hearing

From: Margie Morris
Sent: Monday, July 3, 2023 8:44 AM
To: Planning
Subject: Re Public Hearing
Importance: High

Dear Members of the Sherman Planning & Zoning Commission:

Please consider my *strong opposition* to the request for a temporary use permit under Section 14.06.008 to allow a concrete batch plant in an R-6 district.

As a resident of Ridgeview Road since 1984, having invested time and attention to maintaining/improving our property, I have significant concerns about the potential problems associated with this proposal regarding **environmental issues***, **excessive noise** – especially in the *early morning hours* when cement trucks receive their loads, **obtrusive lighting** around the plant, an increase in **traffic** on our street (which will create an increased safety problem), **damage to roads & other infrastructures**, and **erosion of drainage.** *Even on a temporary basis.*

Additionally, our highly desirable homes (on a peacefully quiet street) will be subject to **property devaluation** with a concrete batch plant as a neighbor, even a temporary neighbor.

With a new road already being built across one of Ridgeview Road's residential lots (for emergency use only!), and the zoning to commercial of the home on the corner of Ridgeview and Houston, our neighborhood has done enough to accommodate the city's growth and the proposed new housing development on the property in the 3800 block of West Houston.

Note that longtime Ridgeview Road residents have welcomed the addition of new homes on the east side of the street and, together, wish to maintain the integrity, safety and healthy atmosphere which was a primary reason we chose to live here.

Finally, I would ask: **would you, as residents of Sherman, Texas, welcome a concrete batch facility (no matter how "temporary") in close proximity to your home, your family, your pets, and your neighbors?** I ask it sincerely; not as a rhetorical inquiry.

Please vote **NO** to this request. Thank you for your service to our community.

Regards,

Margie Morris
420 Ridgeview Rd
Sherman, TX 75092-7737

Marlow, Lauren

From: Planning
To: Linda Burris
Subject: RE: Temporary Use Permit to allow concrete batch plant in an R-6 District

From: Linda Burris
Sent: Monday, July 3, 2023 3:59 PM
To: Planning
Subject: Temporary Use Permit to allow concrete batch plant in an R-6 District

I am writing to strongly object to the city allowing a cement batch plant in a residential community.

There is absolutely no reason for this plant to be built in nor near a residential area. There are plenty of Industrial Parks going up around, not to mention plenty areas outside of town this plant could be built.

The noise, the dust, the lights would be disturbing to the neighbors. The air quality are the plant would suffer greatly , on neighborhoods where children play …. Not to mention Sherman High School and the outside band practices and sports practices that would be going on.

Would you want this in your neighborhood . If you answer is no, then it also does not belong in our neighborhoods.

Regards,

Linda Burris

Sent from my iPhone

Marlow, Lauren

From: Planning
Subject: RE: Opposition to concrete batch plant - 3800 Block West Houston Street

From: Joy Bolen
Sent: Wednesday, July 5, 2023 10:55 AM
To: Planning
Subject: Opposition to concrete batch plant - 3800 Block West Houston Street

Dear members of the P&Z committee:

My husband, Keith Bolen, and I are very concerned about the proposed concrete batch plant at the 3800 Block of W Houston Street that is being considered at your meeting on July 18th.

We live at 425 Longhorn Trail. We have researched these types of plants, and understand that they are dangerous for our health, and for the surrounding environment. The particle waste in the air is harmful to breathe and can cause long lasting respiratory problems. The particles will also leave residue on our home and cars. The runoff water will run down towards our property, and will be harmful to our soil, lawn, and landscaping.

We respectfully request that you deny this proposed plant that would be very detrimental to us, and our neighbors.

Sincerely,

Joy Bolen
Director of Finance
Bluestone Partners, LLC

Rec: 7/7 1:30pm JPM

ITEM #18

July 5, 2023

Planning and Zoning Commission,
Board of Adjustment of the City of Sherman
Development Services
P.O. Box 1106
Sherman, TX 75091

RE: Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District

As property owners within 200 feet of the requested concrete batch plant in the 3800 block of W. Houston Street, we respectfully request that the request be **DENIED**. Reasons for the request are as follows:

1. **HEALTH CONCERNS**

"Concrete batch plants are dusty and produce particulate matter. Particulate matter is linked to serious health conditions, including reduced lung development in children, higher rates of asthma, bronchitis, heart disease and cancer." (Source: "It's Hard to Breathe With a Concrete Plant in Your Backyard", Kinder Institute for Urban Research, Rice University)

"The American Cancer Society determined that mortality rates among a population increase by 6% for every 10 micrograms per meter of PM (particulate matter) (Source: "Effects of Air Pollution on Health, British Medical Journal, 2007)

The World Health Organization corroborates the relationship between high concentrations of PM with increased morbidity: air pollution poisons, debilitates, and kills." (Source: "Ambient (Outdoor) Air Pollution", World Health Organization, 2021)

Neighbors most commonly complain about dust and particulate matter (PM) emissions from concrete batch plants. Rep. Armando Walle, House District 140, says that residents tell him that "**the dust that blows from concrete batch plants covers their roofs, their cars, their barbeque pits. They can't go outside.**" (Source: "It's Hard to Breathe With a Concrete Plant in Your Backyard", Kinder Institute for Urban Research, Rice University)

"Particulate emissions are a complex mixture of extremely small particles and liquid droplets. Once inhaled, these particles can affect the heart and lungs and cause serious health effects, including increased risk of heart attacks, aggravation of asthma, and decreases in lung function." (Source: Guide to Air Quality Permitting for Concrete Batch Plants, The University of Texas at Austin Environmental Clinic,2018)

"Volatile organic compounds (VOCs) are also a problem at concrete batch plants. VOCs can irritate the eyes and respiratory system and cause shortness of breath, headaches, fatigue, skin problems and impair the memory. Higher concentrations of VOCs can damage the liver, kidney, and brain." (Source: Dr. Latrice Babin, Director of Harris County Pollution Control)

"Living near these facilities, you are exposed to higher levels of harmful pollution." (Source: Fern Uennatornwaranggoon, Air Quality Policy Manager with Environmental Defense Fund)

"Emissions from concrete batch plants are especially harmful when CBPs are placed in residential areas, as pollution and increased heavy diesel traffic can affect health and quality of life of residents." (Source: Air Alliance Houston, Houston Public Media, University of Houston, 2022)

2. **NOISE POLLUTION**

Noise is a problem for concrete plant neighbors. Large concrete trucks, those with the roughly cone-shaped mixing barrels on their backs, ***often arrive before dawn*** to pick up loads of concrete to take to construction sites, and the idling of these early morning arrivals and their reverse warning sounds can be noisy, in addition to spreading diesel fumes throughout the neighborhood." (Source: Guide to Air Quality Permitting for Concrete Batch Plants, The University of Texas at Austin Environmental Clinic, 2018)

3. **TRAFFIC**

"The traffic of trucks depending on the roadway layout near the plant can be a problem for the neighborhood, particularly when trucks travel through or idle near residential areas." "Roadways internal to the plant site are also big contributors to the overall level of dust associated with a plant. (Source: above)

Since concrete batch plants have no control over traffic and roads, "The presence of loading and unloading trucks means the presence of concrete batch plants in communities causes direct environmental harm that is not accounted for in TCEQ's (Texas Commission on Environmental Quality) environmental permitting process." (Source: Air Alliance Houston, Houston Public Media, University of Houston, 2022)

4. **POLLUTED WASTEWATER RUNOFF**

"The site stockpiles and dusty roads can contribute sediment to rain that falls on them, causing muddy runoff to the nearby neighborhood, if the runoff is not well-controlled by the plant." (Source: Guide to Air Quality Permitting for Concrete Batch Plants, The University of Texas at Austin Environmental Clinic, 2018)

5. **"TEMPORARY" LOCATIONS**

According to the City of Sherman Code of Ordinances/Zoning Ordinances, Article 14.06.008 (a) (5) (A), "TUPs may be granted for a time period between 2 weeks and 6 months with the exception of a concrete batch plant, *which may request a time period of up to 2 years*." Property owners have been advised that this permit can be renewed.

6. **LIGHTING**

If plant operation is during nighttime hours and requires lighting, this can be a problem for neighbors, unless down-cast lighting is required and time constraints are instituted.

7. **PROPERTY ISSUES**

There are residences on all sides of the proposed W. Houston concrete batch plant. All of these affected property owners purchased their homes in lovely residential neighborhoods in Sherman assuming that the neighborhood would remain just that: residential. With Sherman's impending growth, new homeowners should not have to worry whether their residential areas will remain residential or be invaded by an inappropriate, noisy, and dirty temporary concrete batch plant.

CONCLUSION

Concrete batch plants create environmental hazards and nuisance conditions in residential communities. In short, there is a ***reason*** for zoning, and a more appropriate location needs to be found for the concrete batch plant.

Respectfully,

Carolyn Nicholson
cmnicholson1947@gmail.com
903.271.4022

James E. Nicholson, PE
jenich1939@gmail.com
903.815.2044

418 Longhorn Tr.
Sherman, TX 75092

ITEM #18

Picture taken on July 7, 2023, of the temporary concrete batch plant currently operating at the Heritage Ranch construction site, showing the emission of hazardous dust and the accumulation of dust on surrounding machinery. **We strongly request that the Planning and Zoning Commission and Board of Adjustment *DENY* the requested temporary use permit to allow a temporary concrete batch plant at the 3800 block of W. Houston St., which is an R-6 (Single Family Residential) district.**

Carolyn and James Nicholson 418 Longhorn Tr. 903.815.2044 (James) jenich1939@gmail.com

Carolyn Nicholson
James Nicholson



ITEM #18

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

RAY DONALD G ETUX JO ELLEN
424 RIDGEVIEW RD
SHERMAN, TX 75092

June 29, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, July 18, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Lennar (Owner), Gilco Contracting, Inc., Emma Turner (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 3800 Block West Houston Street, being in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 11

The request is as follows:

Planning and Zoning Commission
Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

We say "NO" to this request!!
We are ninety year old residents at 424 Ridgeview Rd. Sherman, Texas. This is a "Single family Residential District". It will depreciate the value of our property and will effect our health.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

We do not want this plant in our community.

Donald G. and Jo Ellen Ray

ITEM #18

July 5, 2023

Planning and Zoning Commission
City of Sherman
Development Services
P.O. Box 1106
Sherman, Texas 75091

Re: Lennar, et al, application for TUP in 3800 Blk of West Houston for concrete batch plant.

Who would have thought it would be OK to have a concrete batch plant 100 feet from your kid's backyard sand-box? Come on!

Sherman needs a coherent guidance for locating concrete batch plants; not in R-6 zones.

Please reject this application.

Tim Morris
420 Ridgeview Road
Sherman, Texas 75092

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

June 29, 2023

MORRIS TIMOTHY L ETUX
MARGARET JANE
420 RIDGEVIEW ROAD
SHERMAN, TX 75092

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Rob Rae
Acting Secretary, Planning & Zoning Commission

Who would have thought it would be OK to have a Concrete Batch Plant 100 ft from your kid's backyard sand box. Come on! Sherman needs a coherent guidance for locating CBPs; not in R-6 zones. Please reject this application.

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ITEM #18

Helen & Peter Schulze
416 Ridgeview Road
Sherman, Texas 75092
[redacted]

11 July 2023

TO: Sherman Texas Planning and Zoning Commission

RE: Proposal for a temporary use permit for a concrete batch plant at 3800 block, W. Houston

Dear Commissioners:

Unfortunately, I will be out of town due to a prior commitment the evening of the relevant P&Z meeting (to attend a national meeting on priorities for future US freshwater research, https://watershed.ucdavis.edu/news/upcoming-workshop-revisiting-freshwater-imperative).

First, thank you to your staff:

I would like to thank Development Services Coordinator Lauren Marlow for so helpfully answering my questions about temporary use permits for concrete batch plants in Sherman.

Our request:

As you would imagine, Helen and I were not thrilled to learn of this proposal.

We hope you will decline the request and make it city policy to locate any such plant in a rural location substantially removed from anyone's home or other regularly occupied location. Denton, for example, requires that such plants be one half mile from residences (http://denton-tx.elaws.us/code/coor_subptb_ch35_artiii_div6_sec35-135). Our son Ben Schulze, a PhD expert on particulate air pollution, was astonished to learn that the Sherman rule requires only 200 feet from a residence.

Unfortunately, our experience to date has not suggested either rigorous adherence to best practices or neighborly operation on the part of the developer.

1. Individual field workers have been polite when I have sought them out, but contractors have severed the water line to all homes on the north end of the west side of Ridgeview Road **five** times with no notice beforehand, no one alerting us when the breaks occurred, and no one apologizing afterward. The line supplies only a half dozen homes, so it would have taken one person maybe a half hour to provide notice in each case.



2. Tremendous amounts of tree shredding and limestone pulverizing have occurred during dry weather seemingly without any concern for wind speeds, such that neighbors have experienced regular dust coatings of cars, homes, solar panels, lawn furniture, etc., even without a concrete plant next door. Of course, we are also breathing that dust. This photo shows the typical appearance of our vehicles' windshields.

3. Moreover, the original site plan that was on the City's website for months included a detention pond that would drain into the pond on our property (following the natural, historic lay of the land). However, shortly before dirt work started and with no notice to us anyway (immediate neighbors), the developers modified that long-announced plan, presumably with city approval. That change eliminated the detention pond upstream of our property and diverted one half of our pond's watershed elsewhere. I was frankly astonished that such a change was allowable. As far as I am concerned, that change was snuck through.

4. Finally, I understand that the developer's original proposal was to locate a concrete plant near the northeast corner of the 3800 W Houston property, which is about as close to as many existing homes as possible. That does not suggest much concern for neighbors' wellbeing.

This history has not given us confidence in the developer's operating standards.

In the case that a plant operates at 3800 W. Houston:

I teach Environmental Policy (ENVS 379), Environmental Solutions (ENVS 389) and other environmental science and biology courses at Austin College, and have directed the college's Center for Environmental Studies for 20 years (https://www.austincollege.edu/academics/majors-and-minors/center-for-environmental-studies/). In addition, our aforementioned son Ben just completed a PhD studying air pollution at Caltech. He has published more than 20 scientific papers on particulate air pollution and closely related topics.

I am always on the lookout for instructive examples to use in courses. Should you permit the plant at the 3800 W. Houston property, I plan to develop, with Ben's assistance, a case study for use in my environmental policy course. Furthermore, if I revise my 2022 book *Obstacles to Environmental Progress* (available for free download at the University College London website https://www.uclpress.co.uk/products/186377), I may also use the example there.

I anticipate that my students and I will employ PurpleAir air quality sensors, cameras, and a drone with high-resolution zoom video to watch for evidence of compliance with the many Texas Standard Permit rules for concrete batch plants (https://www.tceq.texas.gov/assistance/industry/concrete-batch-plants-compliance-resources). (I am aware of drone regulations in our location due to North Texas Regional Airport and will abide by those.) If you permit the plant and its operators adhere strictly to TCEQ requirements, our documentation will be a credit to their corporate responsibility – free consulting work, one might say. If, on the other hand, their operation is lax, I imagine we would obtain evidence of that.

Thank you for taking the time to read and consider these remarks, and for your broader service to the city. Anyone is of course welcome to contact me with questions or to discuss this issue further.

Sincerely,



Pete Schulze

cc: Mayor David Plyler, Deputy Mayor Josh Stevenson, Councilman Shawn Teamann

Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: 3800 Block West Houston St

From: Roy Franks
Sent: Wednesday, July 12, 2023 2:55 PM
To: Rae, Rob
Subject: 3800 Block West Houston St

I live at 24 Timbercreek, Sherman, within 200 ft of the proposed concrete batch plant site.

As a property owner that lives north of where this concrete plant is suppose to go, I have some issues with air quality and noise pollution since the prevailing winds are from the south. These concrete plants normally start operations at 2am in the morning. It is a constant noise as it grinds rock and sand into concrete which also produce a white silt that travels into the area. There is no way this should be allowed in an area near homes or schools. TCS is just across Hwy 56, south of the plant. Studies have shown the air quality around these plants are very bad for breathing, air conditioning units, and the environment within up to 5 miles from these concrete plants. Would anyone on the planning and zoning board want one of these plants anywhere near where they live?

2nd, so far with all the construction being done on this site has anyone from PnZ even inspected the property. The last hard rain, mud and silt covered our creeks on Timbercreek. These creeks are now filled with mud. It has filled in the creek up to 2 feet in various parts, which could result in flooding in the near future. Do we expect this company to repair these creeks? Will it be any different when you have white silt coming from the concrete plant going down the creeks? How will the city compensate down stream or down wind home owners for property damage due to mud, silt, air quality issues?
Over the last few weeks the amount of dirt that we have on homes, cars, air conditioning systems have been awful from all the dirt work. You can't go outside during the day for the smell of diesel from the construction dirt movers, so adding 18 wheelers bringing in sand, rock and other materials will just add more air and noise issues to the area.

I would invite any city planning and zoning commissioners out to our properties to see what is going on and how it has and will continue to affect our area.

Roy Franks

ITEM #18

WILLIAM S. HACKATHORN
*437 Ridgeview RD * Sherman, TX 75092*
918-344-0211

12 July 2023

Planning and Zoning Commission
Board of Adjustment of the City of Sherman
Development Services
P.O. Box 1106
Sherman, TX 75091

RE: Public Hearing -Temporary Use Permit - concrete batch plant in the 3800 block of west Houston street

Dear Commission Members:

My property (and home) is across Ridgeview Road from the homes adjacent to the new housing development where the proposed batch plant is requested. The front of my home faces the area where the plant is proposed and is on the east side of the cul-de-sac at the end of Ridgeview Road.

I write today to request a more cautious approach to the granting of the requested permit for several reasons, as follows:

1. The Developer has failed to keep its promises to control the run-off from the development activity and this failure has caused damage to property of homes on Ridgeview Road. Because the Zoning Commission previously approved the encroachment of this separate development onto Ridgeview RD, and because residents warned this Commission about the hazards of the developer's failure to properly control such runoff from the earth and rock work at least thirty feet above the homes and yards on Ridgeview RD, the City should therefore bear some of the responsibility to make things right on behalf of the people who already live here. We have actual people, not robots, working for the City, who we pay to represent our interests, not those of the developer. Telling us that there is nothing you can do because it is not a "City" problem fails to convince us after the City gave the developers permits to do conduct the exact damaging activities we warned you about.

2. Proximity to the neighborhoods to the East and South and the normal winds in the area. The health hazards of locating a batch plant simply using a standard set of criteria and checklists may work under conditions where it is not overlooking established neighborhoods. Such is not the case where this requests is concerned.

I understand that the Standard Permit for Batch Plant primarily involves a checklist. I also believe that citizens of Sherman, Texas, expect our City council and commissions to be made up on other citizens of Sherman, Texas. As such, we expect you to go beyond a checklist for us, your neighbors.

If the builders and developers needed to merely check off items on the TCEQ guidelines, it stands to reason that your commission would be totally unnecessary. We taxpayers of the City of Sherman expect the City and this Commission to look beyond the guidelines and checklists. We expect you to look at the locations, the proximities to homes, the normal wind directions and runoff, and any and all other factors, in person if you are going to represent us.

Look at the water already seeping under the street and into the yards of Ridgeview Road homes and coming up in driveways across from where the sewer lines are being installed. Look where the retention pond is not sealed. Our residents will be required to repair or replace driveways before long because the developers cut corners and merely checked the boxes and the City approved such and then and failed to monitor this activity.

I moved here from Waco two and a half years ago and built my home, probably my last home. I made an assumption that the Sherman leadership would use professionalism, experience, and caution to control the residential (and commercial) expansion within the City. The rubber stamping of this kind of permit should not be the norm, as it has been. To the best of my knowledge, very little investigation or survey activity has been accomplished by the City planners. The idea that you would approve a batch plant where tons of hazardous dust and poisonous sludge will pour down on our homes and cars and inhaled by the elderly is disappointing.

The idea that over 200 homes will be built above our neighborhood with one access drive is disappointing. An older, quiet, dead-end street such as Ridgeview Road should not have been the solution to that. Even though we were promised gates with only emergency access, the way that is being constructed is causing problems. The leaking retention pond and additional runoff problems for our homeowners are not minor matters. The developers chose to put the retention pond for their new housing community in our neighborhood. Sure, the new houses above us will drain nicely - into our neighborhood. You saved them a lot of money - at the expense of the residents and taxpayers already living here. We were told that the retention pond would be above our area and only partially encroach into our neighborhood. Any runoff from that pond was supposed to flow where the old runoff went. Yet, the pond is in our neighborhood and runoff is flowing across and under Ridgeview onto and under the yards and driveways of our neighbors. Some of the runoff even reaches and sits in our cul-de-sac for days after a rain.

What we expect from the City and this Commission, and what we are paying for through our taxes, is for you to come, look, listen to the people living here, make a list of complaints or issues, and hold the developers to the promises you and they made to us. In the meantime and until you come visit the site, you should deny or put on hold this permit.

We understand that the city is growing. But as a City, we should use some good sense and judgment and act like you care about the families already here. Denison now has an ordinance about bulldozing forests as you have allowed across from Herman Baker Park. It would have been possible and appropriate to save many of those 50 year old trees. There again, we should not be in the business of making the maximum dollars for the developers. We need to protect the City, its people, and its resources. We need our trees and we need our health. Most of the developers do not even live here. They should not have an advantage over the citizens when it comes to decisions of the City planners.

I would put a hold on this permit, determine the best place for it if you determine that is should be on this property at all. You should listen to the property owners, and not run them off after you gave them two minutes to speak. You should listen to them complain, cry, give suggestions, and only then make the best decision for us all and not just the developers. They will get their money either way, but we expect you to work on our behalf above their profits.

Please review the attached article about the batch plants in Houston. Obviously they are necessary on some cases, but the dust control does not work well. Before I have to breathe the junk they will put into the air, I want to know that my City Planners looked at all of the criteria and issues and made the right decisions. You should not let those who do not live here simply check boxes made by others who do not live here. You are supposed to represent those who do live here. You are supposed to spend the time and resources to make certain that you have done the right things on our behalf.

Please review the attached article about the batch plants in Houston.

If you actually read this letter, I Thank you,

Bill Hackett

Attachment: 19 August 2020 Article - Kinder.rice, edu - hard to breathe with a concrete plant in your backyard

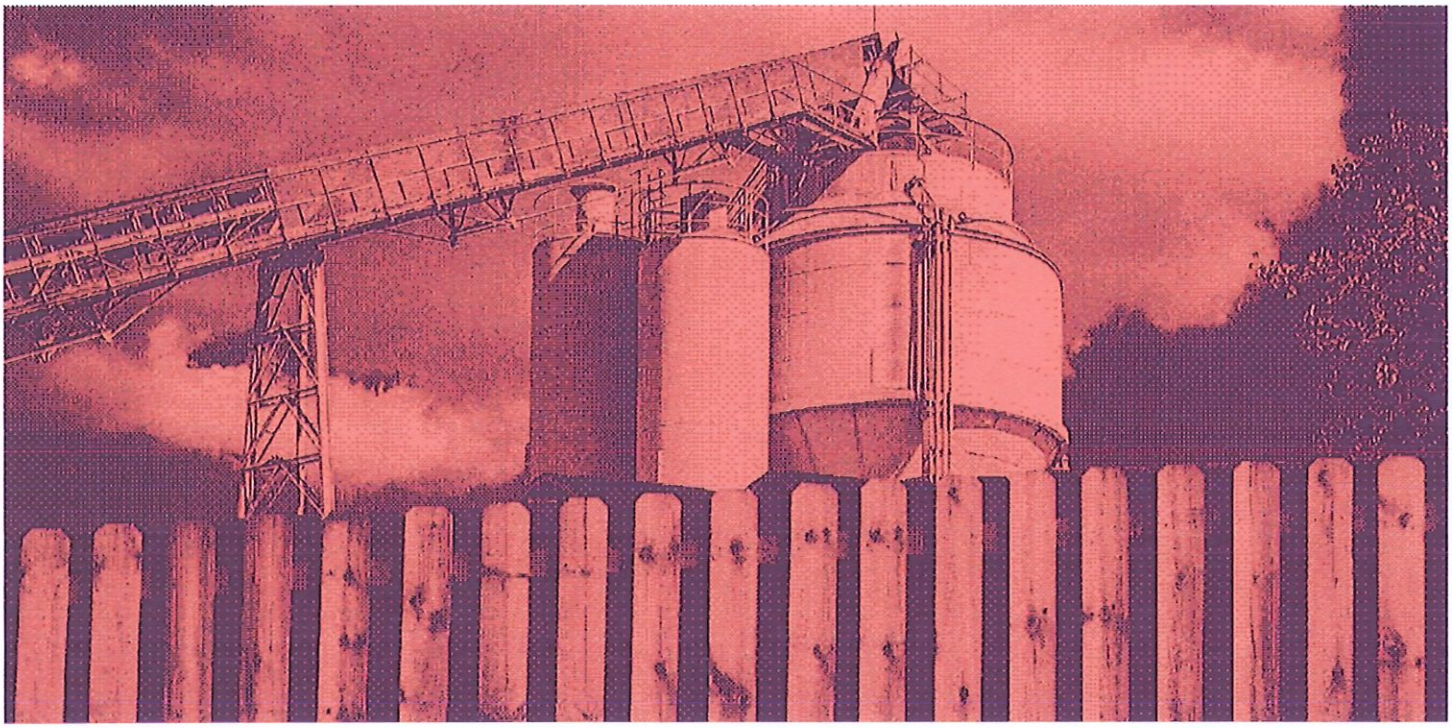
ITEM #18

It's hard to breathe with a concrete plant in your backyard

INSIGHTS :

Aug. 19, 2020

ALLYN WEST



NIMBY opposition alone isn't enough to counter the harmful effects of air pollutants emitted by concrete batch plants located in underserved and over-polluted communities in Harris County, which is home to more of these facilities than any county in Texas. Too often, much of the pollution and many of the polluters largely go unchecked by the state.

"Literally," state Rep. Armando Walle says, "you can't breathe."

ITEM #18

The residents the Houston Democrat has represented since 2008 in House District 140, which includes the city and parts of unincorporated Harris County between Loop 610, Beltway 8, Highway 290 and the Eastex Freeway, tell him that the dust that blows from concrete batch plants covers their roofs, their cars, their barbecue pits. They can't go outside. They can't have friends over.

The dust, they tell him, is everywhere.

That dust, a kind of air pollution called particulate matter that can penetrate deep into the lungs, is just one part of the problem that concrete batch plants present. Because the Texas Commission on Environmental Quality (TCEQ) grants them 24-hour permits, heavy diesel trucks line up as early as 2 a.m. to idle noisily on local streets, waiting to pick up as many as 150 loads every day, emitting even more pollutants like black carbon and nitrogen dioxide. These trucks, Walle says, tear up yards, drainage ditches and other infrastructure governments have to repair. Even attempts to water down the dust end up creating an ugly muddy slurry that tracks all over the community.

Environmental Protection Agency data compiled by the Houston Chronicle show that there are at least 188 plants in Harris County alone, the most in Texas.

That's why, earlier this year, Walle and 280 residents showed up at a meeting to demand answers from a company seeking a permit for a new plant near hundreds of homes in Aldine. It was heated, Walle says, until the owner slipped TCEQ a note to withdraw the request in the middle of the meeting. That came just one week after a company seeking a permit for a new plant next door to a couple's home and a park in Acres Homes agreed, after years of residents' pressure, to build it somewhere else.

Keeping these plants out were wins for the health of these communities. But there are already eight concrete batch plants in Aldine. On the other side of I-45, in District B, which includes Acres Homes, there are more than a dozen. Environmental Protection Agency data compiled

ITEM #18

by the Houston Chronicle show that there are at least 188 plants in Harris County alone, the most in Texas.

And there are more in Texas than any other state. Though they produce one of the ubiquitous materials of cities, the concrete we pour for everything from sidewalks to stormwater pipes to skyscrapers, the unique combination of Houston's lack of zoning, the region's relentless outward growth and an overly permissive state environmental agency means that too many concrete batch plants are making it too hard to breathe.

What happens at concrete batch plants?

Behind the fences, mountains of sand and rock and aggregate are loaded around the clock into the drums of the trucks. That, says Corey Williams, research and policy director for Air Alliance Houston, is the largest source of the dusty, gritty pollution that Walle has heard so much about.

It's like when you forget to change the vacuum cleaner bag at home — except, in Texas, no one's coming to remind you.

That's also the only place, Williams says, where the plants are required to control the pollution. A vacuum system is supposed to suck the dust into a baghouse, which is supposed to filter out the particulate matter.

The problem, Williams explains, is that baghouses have to be maintained and emptied regularly. When they're not, or when that's done improperly, they end up making even more of a mess. It's like when you forget to change the vacuum cleaner bag at home — except, in Texas, no one's coming to remind you.

TCEQ, Williams says, rarely returns to plants once permits are granted to inspect the baghouses and other operations. Companies are expected to clean up after themselves.

ITEM #18

"Nobody's checking," Williams says, "unless somebody from the community is vocal and makes complaints about emissions."

But, without air monitors, residents might not know about those emissions. It's dusty, but they might not know that they're breathing one of the deadliest kinds of air pollution. Particulate matter is linked to serious health conditions, including reduced lung development in children, higher rates of asthma, bronchitis, heart disease and cancer. The most recent data, compiled from a range of sources, including satellite imagery, show that, in 2015 alone, particulate matter was linked to 5,200 premature deaths in Houston.

Volatile organic compounds (VOCs) are also a problem at concrete batch plants, says Dr. Latrice Babin, director of Harris County Pollution Control. VOCs can irritate the eyes and respiratory system and cause shortness of breath, headaches, fatigue, skin problems and impair the memory. Higher concentrations of VOCs can damage the liver, kidney and brain, according to Babin.

Particulate matter is linked to serious health conditions, including reduced lung development in children, higher rates of asthma, bronchitis, heart disease and cancer.

"Living near these facilities, you are exposed to higher levels of harmful pollution," says Fern Uennatornwaranggoon, air quality policy manager with Environmental Defense Fund (EDF). Even inside a community, the pollution from a concrete batch plant can be comparable with the pollution along a congested freeway.

The findings of new research from EDF, which drove 32,000 miles in 22 Houston neighborhoods with air monitors mounted on Google Street View cars "confirm communities' lived experience. They've always known where these problematic facilities are," Uennatornwaranggoon says. In Houston, almost one-third of the concrete batch plants in the city are located a short walk from a school or day care.

The health impacts of this pollution are profound, and they are disproportionately borne. Because land has been cheapened by redlining, disinvestment, restrictive covenants and environmental racism, polluters concentrate unevenly across the region, often intentionally in communities of color and low wealth, compounding other issues and creating entrenched disparities, almost all of which are being exacerbated by the coronavirus pandemic. Those who are exposed the most to pollution are the least responsible for it.

Fifth Ward, on the other side of the freeway from Acres Homes, has four concrete batch plants and 10 metal recyclers — and has higher rates of COPD, coronary heart disease and stroke than the city average. Asthma rates edge close to 11%, compared with 7% in River Oaks — where there are stormwater pipes and sidewalks and skyscrapers, but not a single concrete batch plant.

What can be done?

As residents in Aldine and Acres Homes prove, relentless community organizing can keep new concrete batch plants out — if the community knows when one's coming in. TCEQ requires companies to post signs at proposed sites and print notices in a local newspaper to get their permits, but that's "the bare minimum," Williams says. The state is burdening the communities threatened by these plants to protect themselves. Unless you drove by or scoured the fine print, you'd never know.

Dr. Bakeyah Nelson, Air Alliance Houston's executive director, has said that permits should also consider the context of the site and the cumulative impacts of exposure to many sources of pollution. The permit, she said, shouldn't be based only on what is supposed to happen inside the fence.

What's needed most going forward is a reevaluation of the entire permitting process. "The issue is lax enforcement from the state, and I think it's by design," Walle says. "I can't remember the last time TCEQ rejected a permit."

He says he has filed bill after bill in recent legislative sessions to require more protections. Right now, for example, plants are required to maintain a buffer zone only of 440 yards from the nearest school, home or church. He thinks that should be increased. He thinks TCEQ should conduct more inspections. He thinks the agency should scrutinize permits more closely. He thinks the state should be more creative, he says, and give local health agencies and pollution control more authority.

In Houston, almost one-third of the concrete batch plants in the city are located a short walk from a school or day care.

He'd like to see TCEQ have the budget to hire more full-time employees who can focus on this particular problem, he says.

The bills, he says, go nowhere. "Industry kills them."

But pollution is killing Texans. It's inconvenient for industry and those in power to listen to people in communities like Aldine and Acres Homes, but that's who we need to listen to, and work together, so everyone can breathe clean air.

"Do you want to live next to a concrete batch plant?," Walle says he has asked the owners of companies who are seeking permits that, right now, don't always lead to plants that are good for the health of the community. "I'm not saying they're bad people," he says. "I'm saying, 'Be better neighbors.'"

Allyn West is a senior communications specialist for the Environmental Defense Fund. You can follow him on Twitter @allynwest. This article first appeared on the One Breath Partnership website.

ITEM #18

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Houston, TX 77005-1892

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ITEM #18

We, the undersigned, as property owners near the requested temporary concrete batch plant in the 3800 block of W. Houston, respectfully request that the temporary use permit under section 14.06.008 to allow a concrete batch plant in an R-6 (single family residential) district be DENIED.

NAME	ADDRESS
Carolyn Nicholson	418 Longhorn Tr.
James Nicholson	418 Longhorn Trail
Ronald D Warren	610 CINROSE LANE
[illegible] Gillespie, III	412 Longhorn Trail
Mary Gillespie	412 Longhorn Trail
[illegible] M.D.	407 Longhorn Trail
Bradley C Dunn MD	407 Longhorn trail
[illegible]	500 CINRSE LN
Patricia C. Spears	500 Cinrose Ln.
[illegible]	400 Longhorn Trail
M A Ramsey	400 Longhorn Trail

ITEM #18

We, the undersigned, as property owners near the requested temporary concrete batch plant in the 3800 block of W. Houston, respectfully request that the temporary use permit under section 14.06.008 to allow a concrete batch plant in an R-6 (single family residential) district be DENIED.

NAME	ADDRESS
Joy Bol (Joy Bolen)	425 Longhorn Tr Sherman TX
Keith Bolen (KEITH BOLEN)	425 LONGHORN TRAIL, SHERMAN, TX
Luke Mothey (LUKE Mothey, II)	600 CINROSE LN, SHERMAN, TX
	530 Cinrose Ln Sherman Tx
Peggy Johnson	530 Cinrose Ln. Sherman TX
Michael Wynne (Michael Wynne)	Cinrose Lane Sherman, Tx.

We, the undersigned, as property owners near the requested temporary concrete batch plant in the 3800 block of W. Houston, respectfully request that the temporary use permit under section 14.06.008 to allow a concrete batch plant in an R-6 (single family residential) district be DENIED.

NAME	ADDRESS
William S. Hackathorn William Hackathorn	437 Ridgeview Rd. Sherman
Tim Morris	420 Ridgeview Rd Sher
Margie Morris Margie Morris	420 Ridgeview Rd Sherman
Sue Keating Sue Keating	418 Ridgeview Rd Sherman
Peter Schulze Peter Schulze	416 Ridgeview Rd Sherman
Helen Schulze HS	416 Ridgeview Rd Sherman
Matt Schulze Matt Schulze	416 Ridgeview Rd Sherman
Lee Golden Robert Golden	417 Ridgeview Rd Sherman
Rudy Garza Rudy Garza	413 Ridgeview Rd, 75092
Nicole Garza Nicole Garza	413 Ridgeview Rd Sherman

We, the undersigned, as property owners near the requested temporary concrete batch plant in the 3800 block of W. Houston, respectfully request that the temporary use permit under section 14.06.008 to allow a concrete batch plant in an R-6 (single family residential) district be DENIED.

NAME	ADDRESS
Christie Julie Morgan	409 Ridgeview Rd. Sherman, TX. 75092
Jeff Cramer	406 Ridgeview Rd Sherman TX 75092
Matt Thompson	310 Ridgeview Rd Sherman, TX 75092
Joseph Grant	205 Ridgeview Rd Sherman TX 75092
Shannon Holden	115 RIDGEVIEW RD. SHERMAN TX 75092
Dan Snow	429 Ridgeview Rd sherman
Charlie Hall	408 Ridgeview Rd Sherman
Viviana & A.J Anderson	433 Ridgview Rd Sherman 75092

Sherman
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Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Gilco Contracting
Emma Turner
6331 Southwest Blvd
Benbrook, TX 76132

Lennar
1707 Market Place Blvd, Suite 100
Irving, TX 75063

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District located in the 3800 Block West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. *(Section 14.06.008(5)(A))*
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. 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.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Recommend batch plant to be moved Southwest away from existing neighborhood.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com 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
Dillon Stewart, 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: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-003768)

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Emma Turner (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks West Moore Street, being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Background:

The property is located in the 2000-2300 Blocks West Moore Street between West Travis and West Park Avenue. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Adjacent Zoning:

R-6 (Single Family Residential) District
MF-30 (Multi-Family Residential) District

Origination:

Carbet Properties, LLC (Owner)
Gilco Contracting, Inc., Emma Turner (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

55

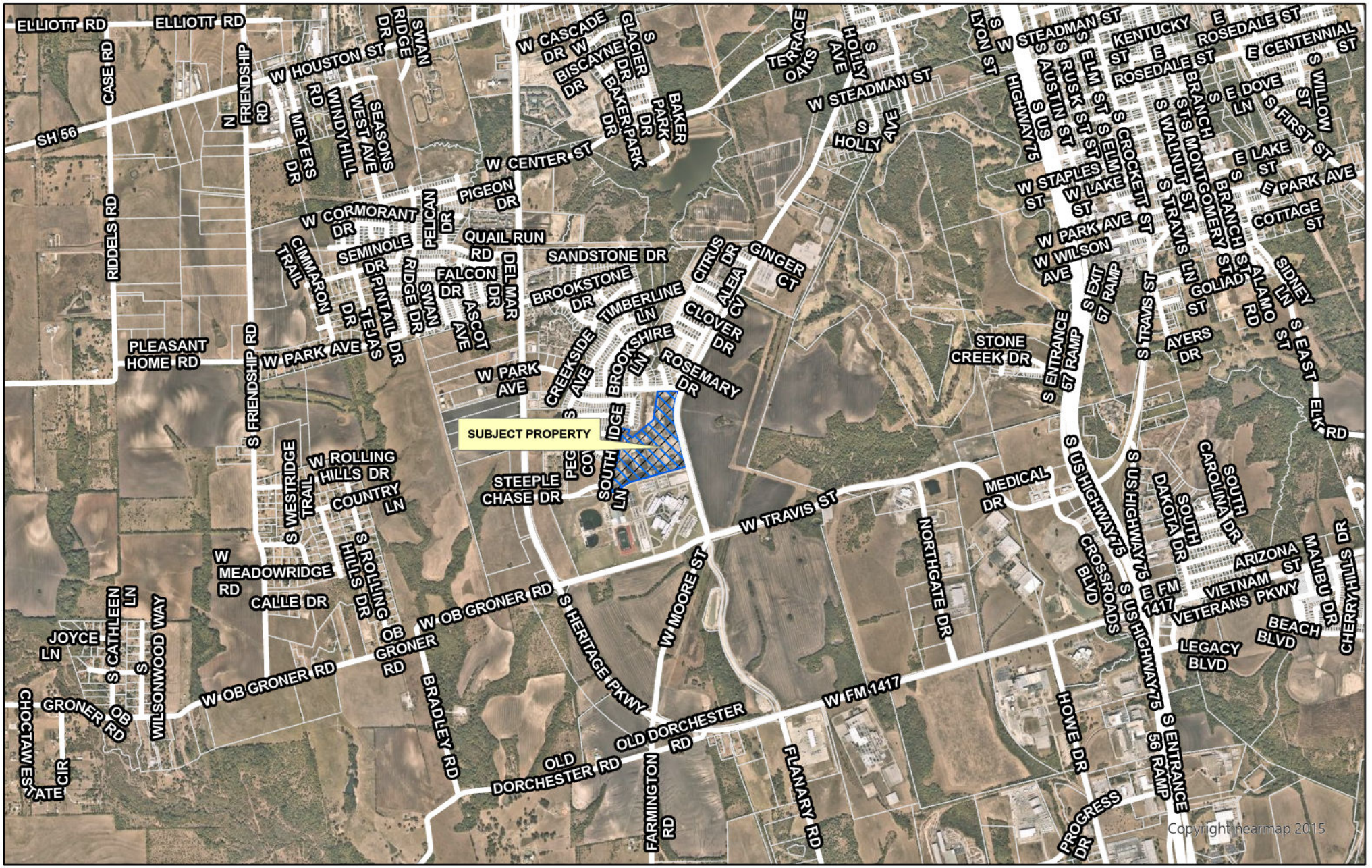
Objections Received:
12

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that if the Temporary Use Permit (TUP) is approved by the Planning and Zoning Commission that the site of the batch plant be located on the south east portion of the development. Staff also recommends that if the TUP is approved, that it be tied to a specific timeline and it follow the hours of operation specified in the noise regulation ordinance in Section 8.07.003(b)(6) of the Sherman Code of Ordinances.

Attachments

Location Map
Zoning Map
Property Notification Sign
Narrative
Letter of Intent
Site Plan
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Email
Opposition Letter
Opposition Email
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
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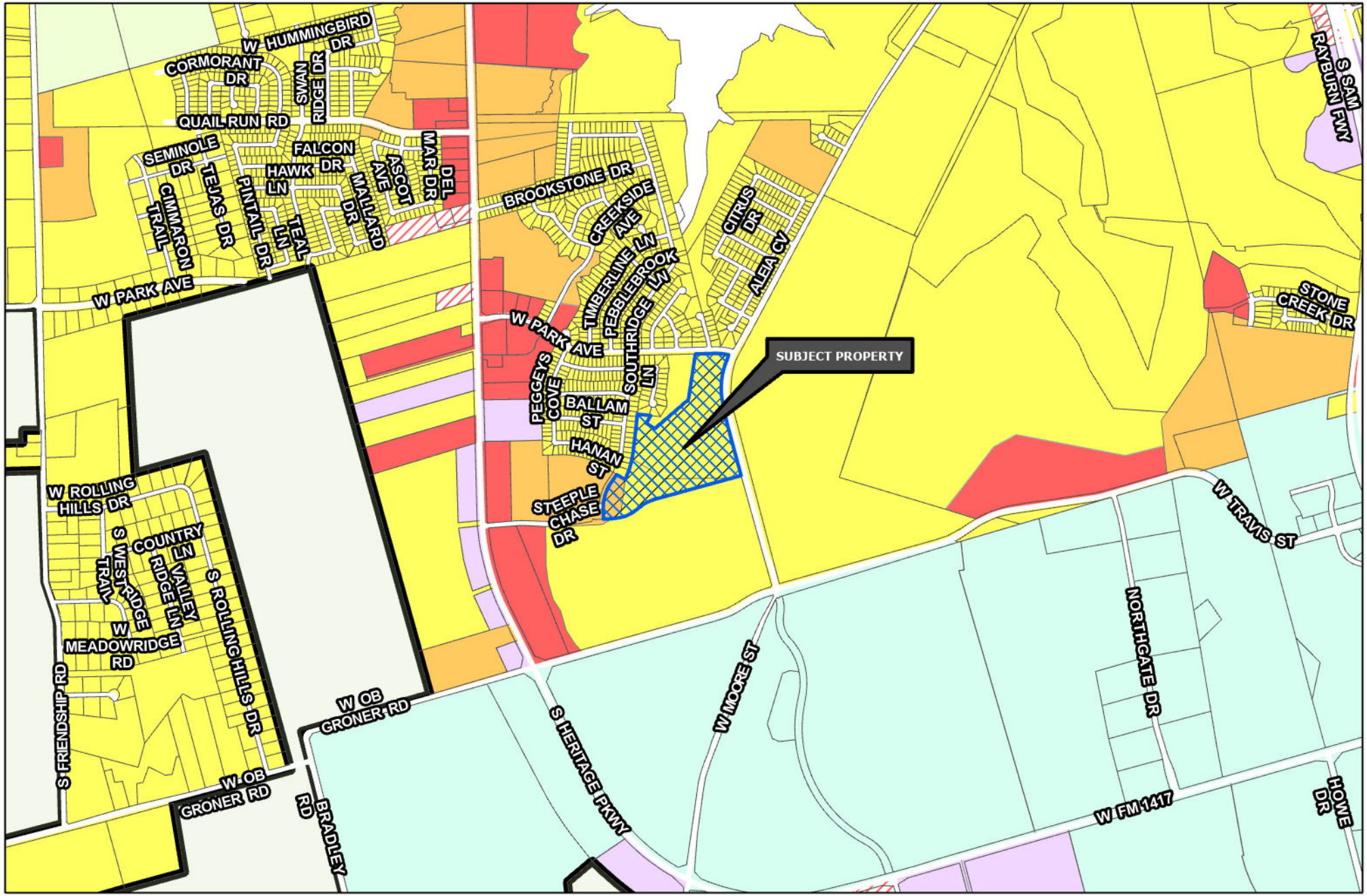
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000-2300 BLKS W MOORE ST

N
W E
S

Date: 6/26/2023 4:11 PM



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Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2000-2300 BLKS W MOORE ST

N
W E
S

Date: 6/26/2023 4:28 PM

1:27

Monday
10:32 AM

Edit

ML From **Mark**



June 20, 2023

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Re: Temporary Concrete Batch Plant
Paving Improvements for Pebblebrook South Ph 4

To whom it may concern:

The temporary concrete plant will be onsite for the duration of concrete paving operations and will produce concrete solely for Pebblebrook South Phase 4.

Hours of operation will be Monday through Friday 7AM to 6PM, Saturday 9-5 and no night work, or per City Ordinance. During construction, the property will be maintained in a state of good repair and neat appearance. Gilco acknowledges that all city, state, and federal regulations will be met. Upon completion of construction the batch plant will be removed from the site, and the batch plant area shall be cleaned and returned to an acceptable condition.

Please let me know if I can or need to provide any other information.

Sincerely,

Emma Turner

Operations Coordinator
emma@gilcocontracting.com
Cell (254) 396-4397

June 20, 2023

City of Sherman

Attn: Kerri Turner

Development Services Coordinator

Re: Temporary Concrete Batch Plant

Pebblebrook South Phase 4

Mrs. Turner,

Gilco Contracting, Inc. would like to set up a Temporary Concrete Batch Plant to produce concrete for the Paving Improvements of the Pebblebrook South Phase 4 project in the City of Sherman. These improvements include but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block E, Lots 3-12 for plant equipment and material stockpiles. Upon completion of the Pebblebrook South Phase 1 project the plant will be removed.

Please let me know if you need any additional information.

Sincerely,

Emma Turner

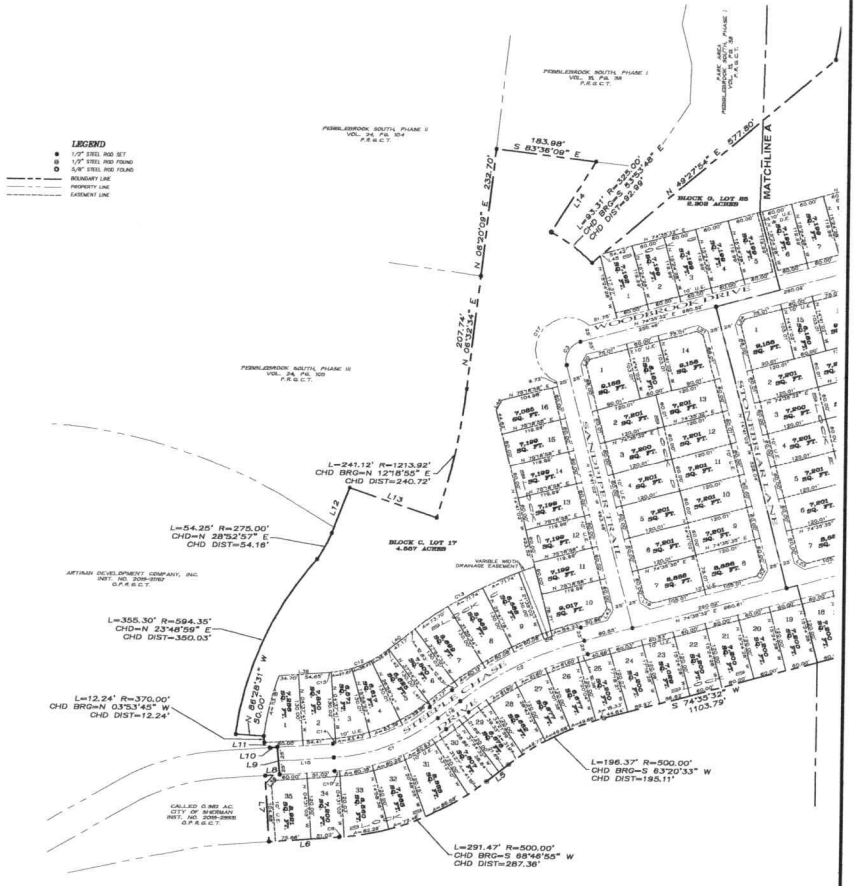
Emma Turner

Operations Coordinator

(254) 396-4397

6331 Southwest Blvd.
Benbrook, Texas 76132
Office: 817.735.1600
Fax: 817.735.1613

JOB NO. 21080753



FINAL PLAT
PEBBLEBROOK SOUTH PHASE 4

Being a part of the Elizabeth Jones Survey,
Abstract Number 625.
Being in the City of Sherman,
Grayson County, Texas.
Containing 37.441 acres of land

-- 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
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

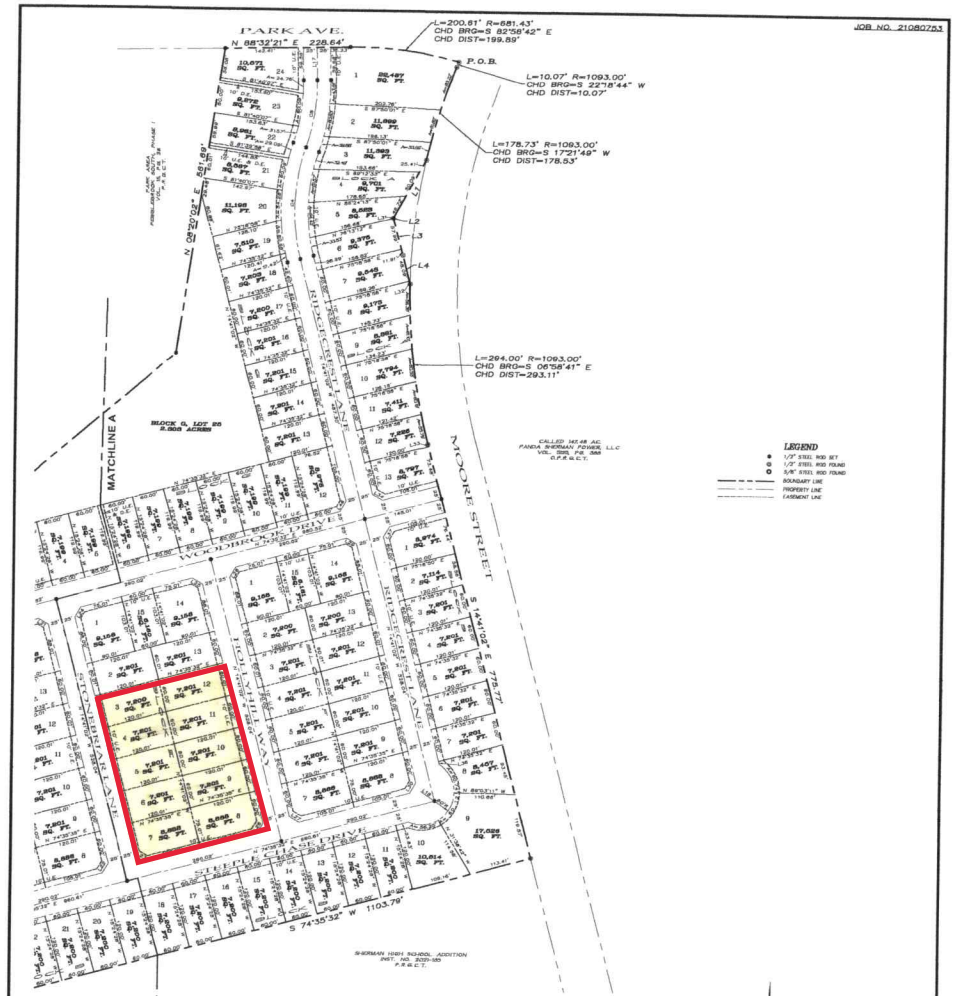
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

03-10-22

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

SHEET 1 OF 4

JOB NO. 21080753



FINAL PLAT
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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
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P.O. BOX 1846
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SURVEYOR
DOUGLAS W. UNDERWOOD
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3404 INTERURBAN ROAD
DENISON, TEXAS

03-10-22

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

SHEET 2 OF 4

Marlow, Lauren

From: Planning
To: Jana Pedigo
Subject: RE: Cement plant concerns

From: Jana Pedigo
Sent: Thursday, July 6, 2023 10:01 AM
To: Planning
Subject: Cement plant concerns

Hi, I've recently been made aware of a possible building of a cement plant on W Moore St. I live on N Highland Ave; 2 miles away. There are proven health concerns with living near a cement plant, including cancer & lung issues, and I strongly urge you to build somewhere away from neighborhoods. Not to mention, Fairview elementary school is nearby as well. There are many elderly and children in this area, and I hope you will make the decision to build this elsewhere, as you'd be putting everyone's health at risk within a 5 mile radius.
Thank you

Marlow, Lauren

From: Planning
To: Tyler Vaught
Subject: RE: Cement Plant - W Moore Street

From: Tyler Vaught
Sent: Thursday, July 6, 2023 10:02 AM
To: Planning
Subject: Cement Plant - W Moore Street

Please think about relocating this cement plant to somewhere less residential. We have health concern issues with it being this closely located to our house + a public park.

Marlow, Lauren

From: Planning
To: izzy jordan
Subject: RE: Cement plant

From: izzy jordan
Sent: Thursday, July 6, 2023 10:02 AM
To: Planning
Subject: Cement plant

There is supposedly a cement plant to be built near W Moore st in sherman, tx and has a potential for health risk d/t fine particles in the air for anyone within a 5 mile radius of this area. That area is very close to a park, a school, and many residential properties. This is a large concern for our community, especially children and should be considered to developed in an area that is more remote. I am unable to make the meeting regarding this build, so I am sending this email hoping it will get to someone. It is a negative vote for me and anyone that is around this area that is left in the unknown I speak for.

Thank you for your time.

Isabelle Jordan

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Marlow, Lauren

From: Planning
To: lRobert Furmanek
Subject: RE: Hazardous Cement Plant

From: lRobert Furmanek
Sent: Thursday, July 6, 2023 10:51 AM
To: Planning
Subject: Hazardous Cement Plant

Just saw this on Neighbors: https://neighbors.ring.com/n/VkmDYB1CbO

The selected location seems to be very close to the Sherman High School. If there truly is a danger as stated in the website listed above, then placing this cement plant so close to the High School should NOT BE PERMITTED..

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Marlow, Lauren

From: Planning
To: Rowdy Spradling
Subject: RE: Cement Plant

From: Rowdy Spradling
Sent: Thursday, July 6, 2023 11:24 AM
To: Planning
Subject: Cement Plant

Good afternoon,

I've been informed that there is proposed construction on a new cement plant on W Moore Street. As a resident within 3 miles of that area and three small children I would kindly ask reconsideration of the placement of this plant.

Near a high school and heavy residential population just doesn't seem to make logistical sense to me.

Can you please confirm or deny that this is currently under consideration?

Thank you and I hope to hear from you soon

Rowdy Spradling

Marlow, Lauren

From: Planning
To: Aaron Alvarado
Subject: RE: Cement plant

From: Aaron Alvarado
Sent: Thursday, July 6, 2023 11:36 AM
To: Planning
Subject: Cement plant

Hello, I'm a resident here in Sherman close to the new high school. I have seen that y'all are having a zoning and planning meeting about the possibility of a cement plant being built on W Moore. I would just like to say that I don't agree with that and would really like y'all to consider not doing it because of the health issues and hazards that arise from the plumes and dust particles from the cement being blown into the air. Thank y'all for your consideration.

Marlow, Lauren

From: Planning
To: Pamela Rylander
Subject: RE: Concern Regarding the Proposed Concrete Batch Plant near Pebblebrook

From: Pamela Rylander
Sent: Thursday, July 6, 2023 5:08 PM
To: Planning
Subject: Concern Regarding the Proposed Concrete Batch Plant near Pebblebrook

Pamela Rylander
1925 Ridgecrest Lane
Sherman, TX 75092

July 6,2023

Rob Rae
Director of Development Services
Development Services
P.O. Box 1106
Sherman, TX 75092

Subject: Concern Regarding the Proposed Batch Plant near Pebblebrook

To Whom It May Concern:

I am writing to voice my concern regarding the plan to construct a concrete batch plant in close proximity to our neighborhood and Sherman High School. As a concerned citizen, I strongly believe that this decision could negatively impact the health and quality of life for the residents of the surrounding neighborhoods and the students, faculty, and personnel of SHS. I would like to add that large numbers of the students are outside for long periods of time, including marching band practice, all athletic practices, physical education classes, and sporting events- tennis, track, soccer, baseball, softball, football, and in the future our main Athletic Stadium. The sporting events not only expose our students, but those of visiting teams and all spectators and workers.

The following issues of placing of a concrete batch plant in such a densely populated area are as follows:

Health Implications: Concrete batch plants are known to emit a range of pollutants into the air, including particulate matter, nitrogen oxides, and volatile organic compounds. These pollutants can have severe health consequences, especially for children, the elderly, and individuals with pre-existing respiratory conditions. Placing a facility with such emissions in close proximity to the High School, where young minds and bodies are still developing, and neighborhoods is deeply concerning.

Respiratory Risks: The release of dust and potentially hazardous airborne particles during the concrete mixing and material handling processes poses a significant risk to the respiratory health of residents and students. Prolonged exposure to these airborne pollutants can lead to respiratory

diseases, allergies, and other related health issues. Our neighborhood's well-being should not be compromised for the sake of convenience or industrial development.

Noise Pollution: Concrete batch plants are notorious for their noisy operations, involving heavy machinery, conveyor belts, and truck traffic. The constant exposure to high noise levels can interfere with student learning and performance at SHS and effect the quality of life for surrounding neighborhoods.

Safety of Students and Residents: The increased traffic and transportation activities associated with a concrete batch plant can pose a significant safety risk to our students and residents. The heavy flow of trucks transporting raw materials, concrete mix, and waste products may lead to traffic congestion, accidents, and potential hazards for pedestrians. Traffic on Moore Street and Park Avenue are already congested with the arrival and dismissal of SHS, and the large trucks and equipment to the building sites surrounding our area.

Considering these factors, I urge the Planning and Zoning Commission to reconsider the decision to allow the construction of a concrete batch plant in our neighborhood. The health, safety, and well-being of our community, especially the vulnerable members, should be prioritized.

Thank you for your attention to this urgent matter.

Sincerely,
Pamela Rylander

Marlow, Lauren

From: Planning
To: Brittany Popplewell
Subject: RE: Opposition of Cement Plant

From: Brittany Popplewell
Sent: Saturday, July 8, 2023 8:55 AM
To: Planning
Subject: Opposition of Cement Plant

To whom it may concern,

I disagree with the development of such cement plants being built so close to the residents near Moore Street. According to the Environmental Protection Agency sulfur dioxide in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease. There are other locations in which this facility can be located and must be moved for the sake of people near the area. I ask that you take in consideration the health and safety of these residents when deciding if this plant is built in this location. Thank you.

Cement Manufacturing Enforcement Initiative. (2022 September, 19). https://www.epa.gov/enforcement/cement-manufacturing-enforcement-initiative.

ITEM #19

Marlow, Lauren

From: Planning
To: Lexianne Jordan
Subject: RE: Opposition of Cement Plant

From: Lexianne Jordan
Sent: Saturday, July 8, 2023 9:23 AM
To: Planning
Subject: Opposition of Cement Plant

To whom it may concern,

I disagree with the development of the cement plant being built so close to the residents near Moore Street.

According to the Environmental Protection Agency sulfur dioxide in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease.

There are other locations in which this facility can be located and must be moved for the sake of people near the area. I ask that you take in consideration the health and safety of these residents when deciding if this plant is built in this location.

Thank you.

Lexianne Stanley

Marlow, Lauren

From: Planning
To: David Rylander
Subject: RE: Concrete Batch Plant

From: David Rylander
Sent: Saturday, July 8, 2023 1:36 PM
To: Planning
Subject: Concrete Batch Plant

I received a notice of a proposed concrete batch plant on Moore Street and am very concerned about this location and the dangers it would pose to our nearby neighborhood and high school. This is an active neighborhood, with many children, pets, elderly, people with respiratory issues outside on a regular basis. Sherman High School is also a short distance down Moore St. and will have many students and employees potentially affected.

After researching this type of plant, I have the following concerns:

1. These plants emit pollutants that can have severe health consequences, especially for the vulnerable members of our neighborhood.
2. The plants are known for noise pollution, which can affect quality of life in the neighborhood.
3. The increased truck traffic increases traffic hazards and causes further damage to an already horrible road (the narrow stretch of Moore St. is in bad/dangerous shape with all the potholes and uneven spots).

Surely there is a place for the plant that is not this close to dense population and does not cause so many negative consequences for our community. Please do not allow this zoning change for the plant to be placed on Moore Street.

Sincerely,

David Rylander
1925 Ridgecrest Ln

Brianna Kuhn
2106 Sherbrooke Ct
Sherman, Texas 75092
[redacted]
July 2, 2023

Rob Rae
Director of Development Services
Development Services
P.O. Box 1106
Sherman, Texas 75092

Subject: Urgent Concern Regarding Proposed Concrete Batch Plant in Pebblebrook

To Whom It May Concern:

I am writing as a concerned citizen to express my serious reservations and deep alarm regarding the proposed construction of a concrete batch plant in close proximity to our large neighborhood and the neighboring high school. The potential consequences of such a project are not only concerning for the health and well-being of our community but also raise significant issues regarding the existing infrastructure, particularly the inadequacy of Moore St. to support any additional industrial activity.

First and foremost, I must emphasize the severe health implications that may arise from the operation of a concrete batch plant near our neighborhood and high school. Concrete batch plants are known to release a multitude of pollutants into the air, including particulate matter, nitrogen oxides, and volatile organic compounds. The detrimental impact of these airborne pollutants on the respiratory health of our residents, particularly the vulnerable populations such as children, the elderly, and individuals with pre-existing respiratory conditions, cannot be understated. Placing a facility with such emissions in close proximity to a high school is deeply distressing, as it directly exposes our students to potential health risks that may hinder their academic performance and overall well-being.

Moreover, I would like to draw your attention to the insufficient state of the infrastructure, particularly Moore St., to accommodate any additional industrial activity. The current road infrastructure is already strained and struggling to support the existing traffic flow. The addition of a concrete batch plant would inevitably exacerbate the situation, leading to increased congestion, road hazards, and safety risks for both pedestrians and drivers. It is crucial to acknowledge the limitations of the current infrastructure and carefully consider the potential negative consequences before proceeding with a project that may overload the already fragile road network.

I urge the Planning and Zoning Commission to reassess the decision to allow the construction of a concrete batch plant in our neighborhood, taking into account the

health and safety of our community, the well-being of our students, and the capacity of the existing infrastructure. It is of utmost importance to thoroughly evaluate the potential health risks, environmental impact, and strain on our road network before progressing any further with this project.

I strongly encourage the Planning and Zoning Commission to explore alternative locations that are more suitable for industrial operations, away from densely populated residential areas and educational institutions. By doing so, we can ensure the preservation of our community's health, safety, and quality of life, while still allowing for industrial development in suitable locations.

I kindly request that you keep the concerned citizens informed about any updates, developments, or decisions regarding this matter. Our engagement and input are crucial to ensure a fair and transparent decision-making process that respects the interests and concerns of the community.

Thank you for your immediate attention to this urgent matter. I hope that the Planning and Zoning Commission will seriously consider the valid concerns raised by concerned citizens like myself and take the necessary actions to protect our community's well-being.

Sincerely,

Brianna Kuhn

Brianna Kuhn

ITEM #19

Michael and Lisa Taylor
1912 Ridgecrest Lane
Sherman, TX 75092
[redacted]

Rob Rae
Director of Development Services
PO Box 1106
Sherman, TX. 75091

Subject: Concern Regarding the Proposed Batch Plant near Pebblebrook

We are writing this letter to express our deep concern regarding the plan to construct a concrete batch plant in close proximity to our neighborhood and Sherman High School. As concerned citizens, we strongly believe that this decision will have a very negative impact on the health and quality of life for the residents of the surrounding neighborhood, not to mention the young developing students, faculty, and personnel of Sherman High School. We would like to add that large numbers of students are outside for long periods of time, including marching band practice, all athletic practices, physical education classes, and sporting events, i.e. tennis, track, soccer, baseball, softball, football and in near future our main Athletic Stadium. The sporting events not only expose our students, but also those visiting teams and all spectators and workers at each of these events.

The following issues of placing a concrete batch plan in such a densely populated are as follows:

Health Implications: Concrete batch plants are known to emit a range of pollutants into the air, soil, and water ways, such as the near by creek that runs to Herman Baker Lake and the homes and recreations areas around said lake. The contaminates that concern us are particulate matter, nitrogen oxides, and volatile organic compounds. These pollutants have severe health consequences, especially for children, the elderly, and individuals with pre-existing respiratory conditions such as Asthma, COPD, and heart conditions, including only a few. Placing a facility with such emissions in close proximity of our neighborhood and the High School, where young minds and bodies are still developments are deeply concerning and disappointing.

Respiratory Risks: The release of dust and hazardous airborne particles during the concrete mixing and material handling processes poses and significant risk to the respiratory health of residents and students. Prolonged exposure to these airborne pollutants will lead to respiratory diseases, allergies, and other related health issues. Our neighborhood's well-being should NOT be compromised for the sake of convenience or industrial development.

ITEM #19

Noise Pollution: Concrete batch plants are notorious for their noisy operations, involving heavy machinery, conveyor belts, large truck traffic. The constant exposure to high noise levels can interfere with student learning and performance at Sherman High School and affect the quality of life for surrounding neighborhoods.

Safety of Residents and Students: The increased traffic and transportation activities associated with a concrete batch plant will pose a significant safety risk to our students and residents. The heavy flow of trucks transporting raw materials, concrete mix, and waste productions will lead to traffic congestion, accidents, and potential hazards for pedestrians, especially the children in this neighborhood. Traffic on Moore Street and Park Avenue are already congested with the arrival and dismissal of Sherman High School, and the large trucks and equipment to the building sites surrounding our area.

Considering these factors, we urge the Planning and Zoning Commission to halt the consideration of the decision to allow the construction of a concrete batch plant in our neighborhood. The health, safety, and well-bing of our community, especially the vulnerable members, should be prioritized over the convenience of the builders. There are multiple new developments that have been built and/or are in the process of being built in and around us without such concrete batch plants, i.e. Wyldewood Homes, Caprock Construction, etc.

Thank you for your attention to this URGENT matter that will have adverse affects to our health, our safety, and property values.

Sincerely,

Michael Taylor, R.Ph.

Michael A Taylor R.Ph

Lisa S. Taylor

Lisa S. Taylor

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Emma Turner
6331 Southwest Blvd
Benbrook, TX 76132

Carbet Properties, LLC
264 Yowell Road
Whitesboro, TX 76273

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District located in the 2000-2300 Blocks West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. *(Section 14.06.008(5)(A))*
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. 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.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com 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
Dillon Stewart, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

300-400 BLOCKS EAST SHERMAN STREET (Project No. 23-003088)

The request of Kirk Allen (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 300-400 Blocks East Sherman Street, consisting of 24.415 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District and R-A (Residential Agricultural) District to R-5 (Single-Family Residential) District.

Background:

The property is located in the 300-400 Blocks East Sherman Street between South Travis Street and South First Street. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District and R-A (Residential Agricultural) District to R-5 (Single-Family Residential) District.

A portion of this property was annexed into the City of Sherman on May 15, 2023. When annexation occurs, the property is automatically zoned R-A subject to subsection 14.01.006 of the Zoning Ordinance.

Adjacent Zoning:

R-6 (Single-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
C-2 (General Commercial) District

Origination:

Kirk Allen (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

33

Objections Received:

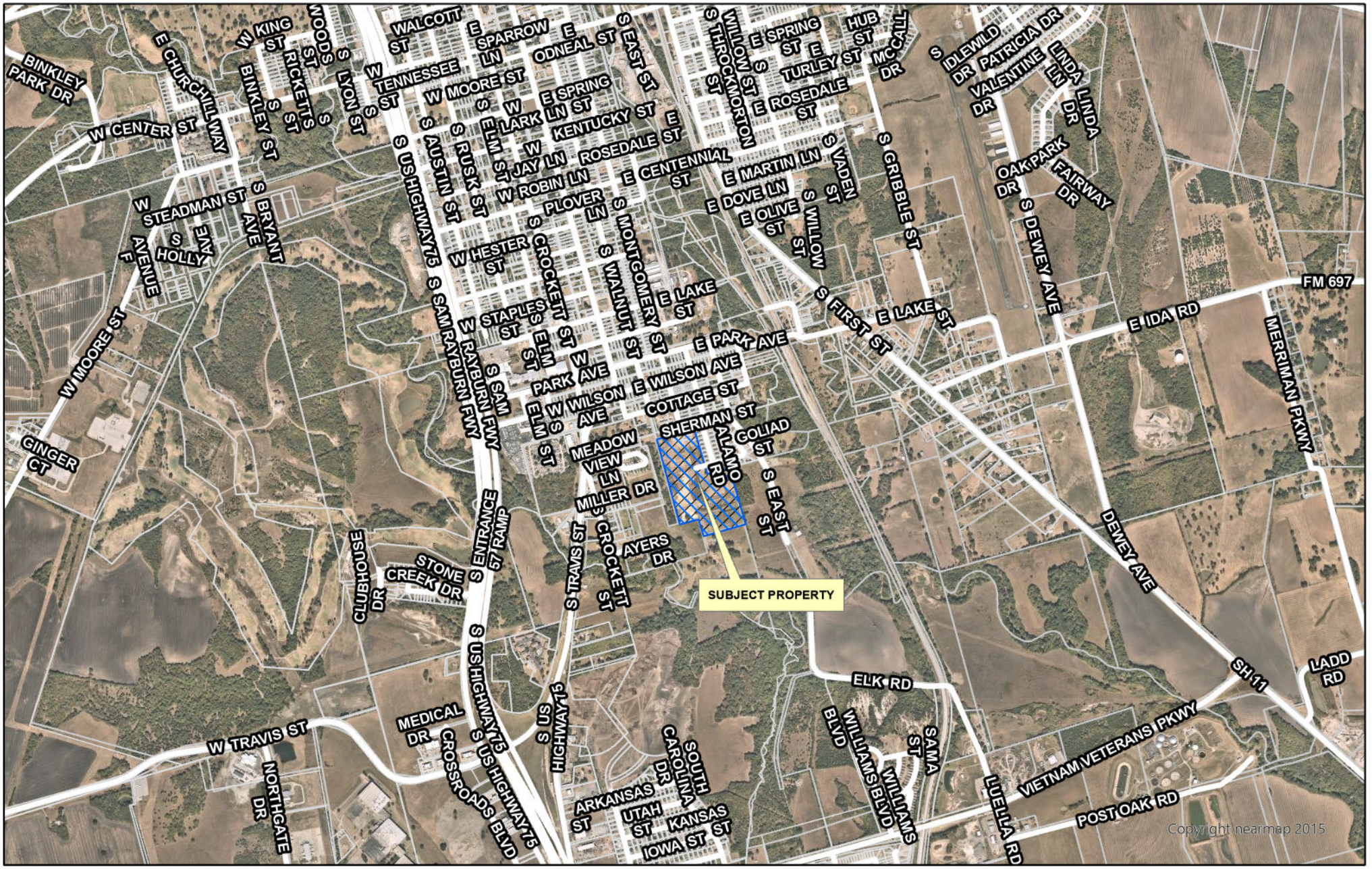
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Annexation Survey
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
300-400 BLKS E SHERMAN ST

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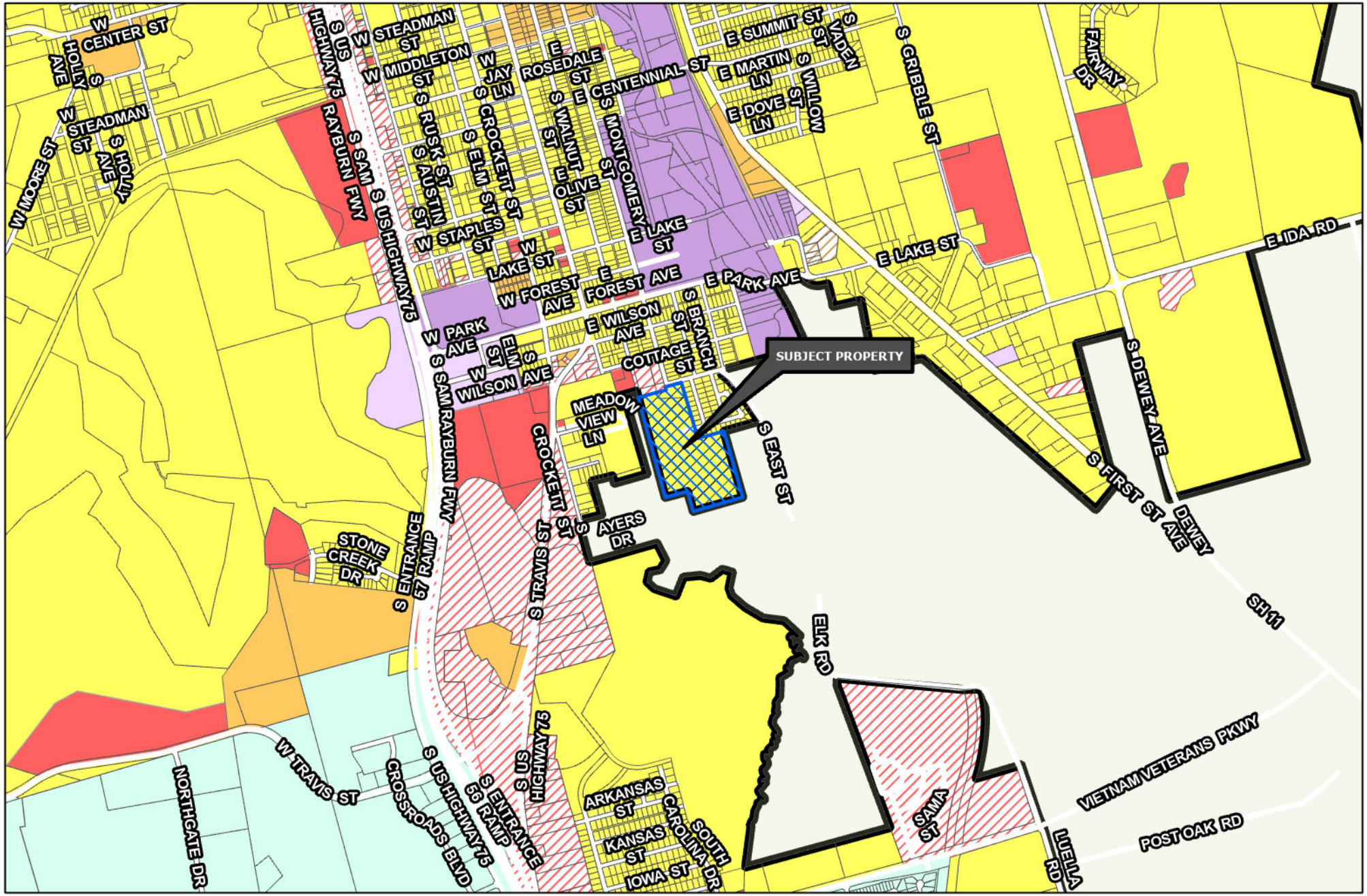
Date: 6/16/2023 4:24 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
300-400 BLKS E SHERMAN

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Date: 7/5/2023 3:45 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

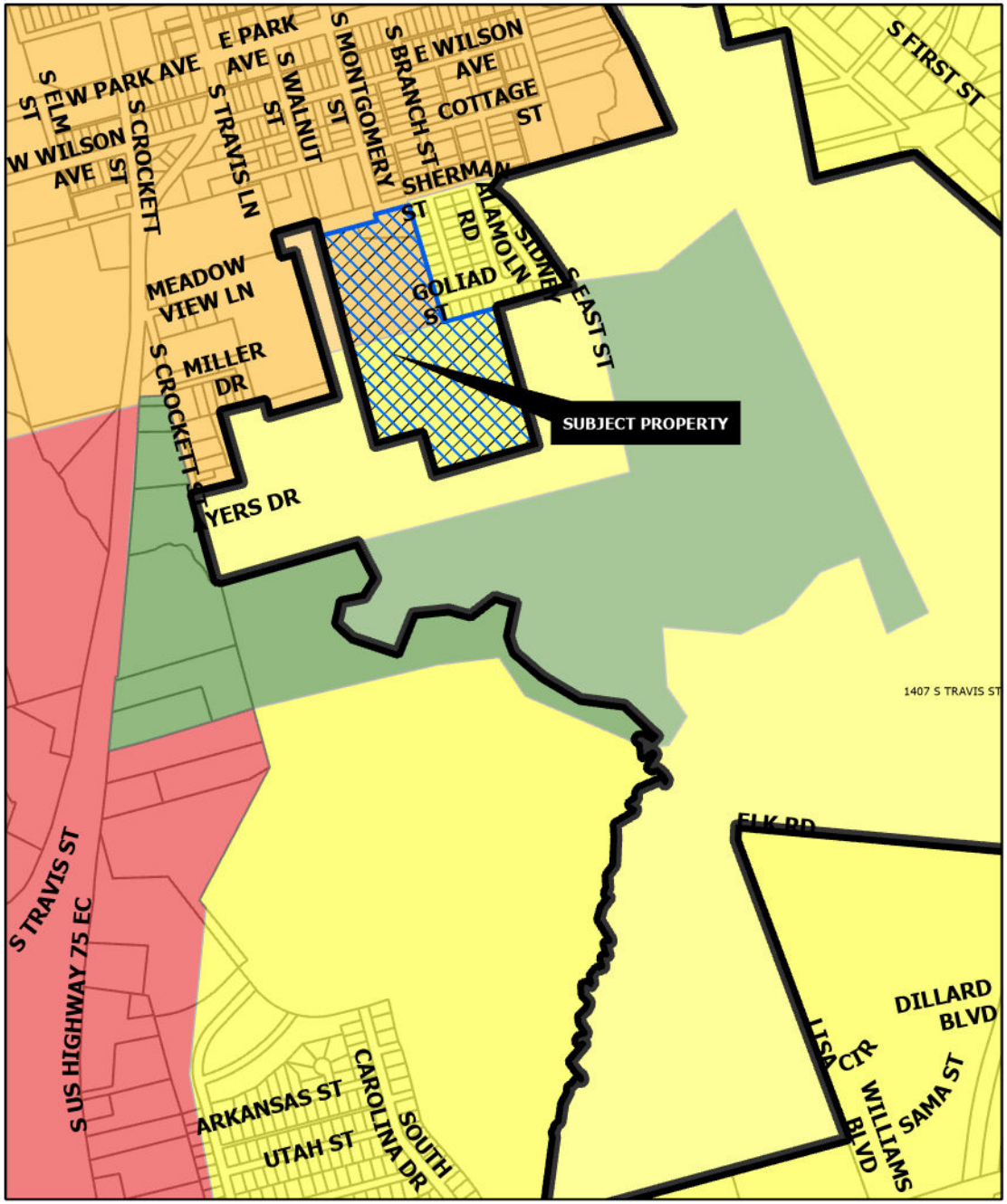
NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-003088

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

CARDINAL STRATEGIES
SWPPP

06/02/2023 at 11:52 pm



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
300-400 BLKS E SHERMAN ST

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Date: 6/19/2023 9:19 AM

JOB NO. 20080650
FW: HC – DFT: BAU

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.

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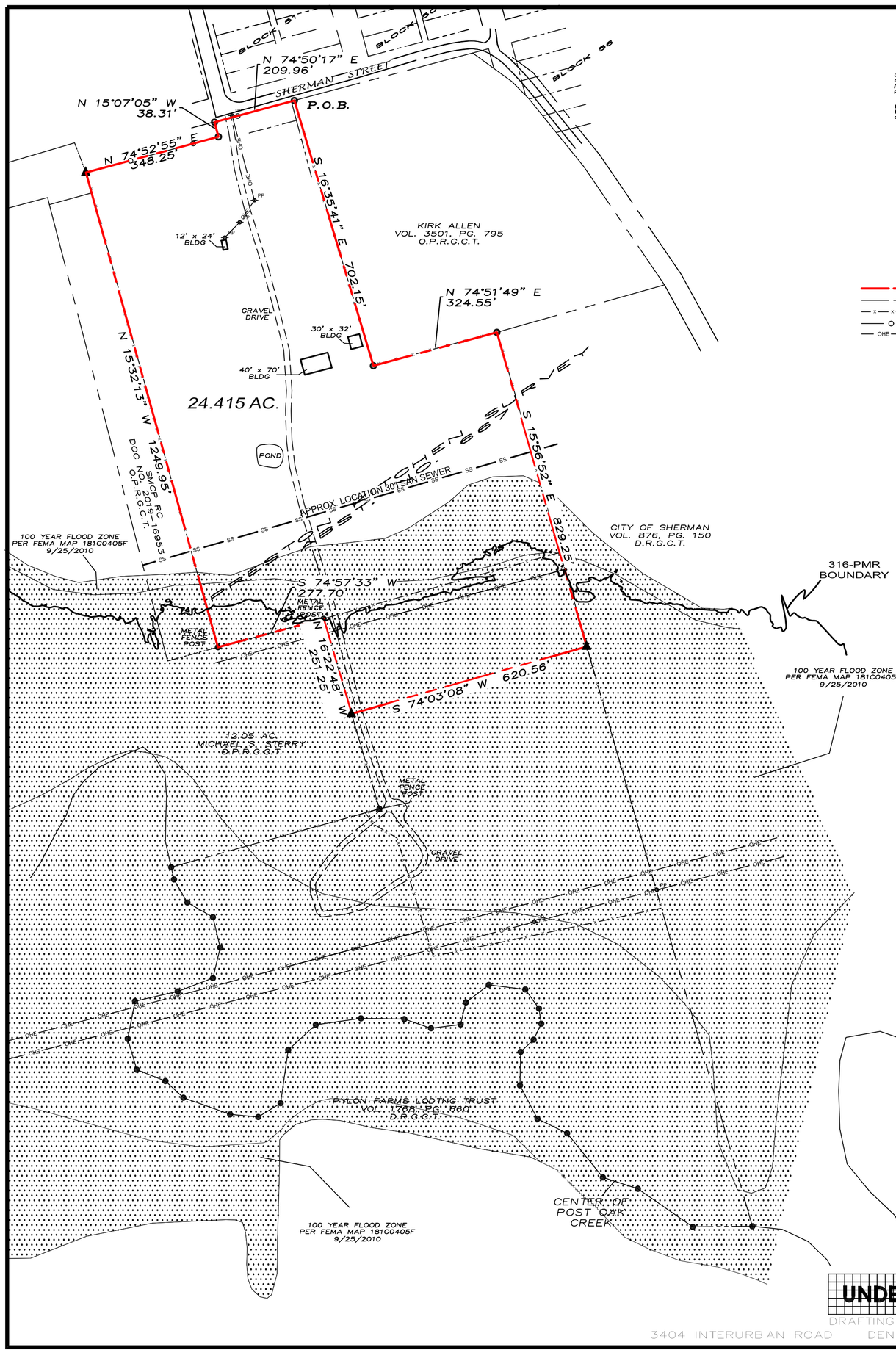


LEGEND

- 1/2" STEEL ROD SET
- POINT IN CREEK
- 1/2" STEEL ROD FOUND
- PP — POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- BARBWIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchens Survey, Abstract No. 667, and being a part of that 49.497 acre trat of land conveyed to Three Oaks Development and Construction as recorded in Document No. 2020–27922, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel rod in the south line of Sherman Street and being the Northwest corner of a tract of land Conveyed to Kirk Allen in Volume 3501, Page 795, Official Public Records, Grayson County, Texas;

Thence South 16°35'41" East, with the west line of said Allen Tract a distance of 702.15 feet to a found 1/2" steel rod;

Thence North 74°51'49" East, with the south line of said Allen Tract a distance of 324.55 feet to a found 1/2" steel rod;

Thence South 15°56'52" East, with the west line of a Tract of land conveyed to the City of Sherman, Recorded in Volume 876, Page 150, Deed Records, Grayson County, Texas a distance of 829.25 feet to a set 1/2" steel rod;

Thence South 74°03'08" West, a distance of 620.56 feet to a set 1/2" steel rod in the west line of said 49.497 acre tract;

Thence North 16°22'48" West with said west line and a barbwire fence, a distance of 251.25 feet to a metal fence post;

Thence South 74°57'33" West a distance of 277.70 feet with a barbwire fence to a metal fence post;

Thence North 15°32'13" West a distance of 1249.95 feet with a barb wire fence to a 1/2" steel rod set;

Thence North 74°52'55" East with the north line of said 49.497 acre tract of land a distance of 348.25 feet to a found 1/2" steel rod;

Thence North 15°07'05" West a distance of 38.31 feet to a found 1/2" steel rod;

Thence North 74°50'17" East a distance of 209.96 feet to the Point of Beginning and containing 24.415 acres of land.

I, DOUGLAS W. UNDERWOOD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THAT THE ABOVE DESCRIBED 24.415 ACRE ANNEXATION PARCEL METES AND BOUNDS DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE AND IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION

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

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709
Firm No. 10006300
01–20–2021

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023 Sent via email

Kirk Allen
418 E. Sherman
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single-Family Residential) District located in the 300-400 Blocks East Sherman Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2800 BLOCK BLUE FLAME ROAD (Project No. 23-003765)

The request of Chad McDuffie, MD (Owner), D2 Investments, Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2800 Block Blue Flame Road, consisting of 67.891 acres, being a part of S. Inman Survey, Abstract No. 621, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-5 (Single Family Residential) District

Background:

The property is located in the 2800 Block Blue Flame Road between Fallon Drive and North Highway 75. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to an R-5 (Single Family Residential) District.

Adjacent Zoning:

R-6 (Single Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

Chad McDuffie, MD (Owner)
D2 Investments, Inc. (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

9

Objections Received:

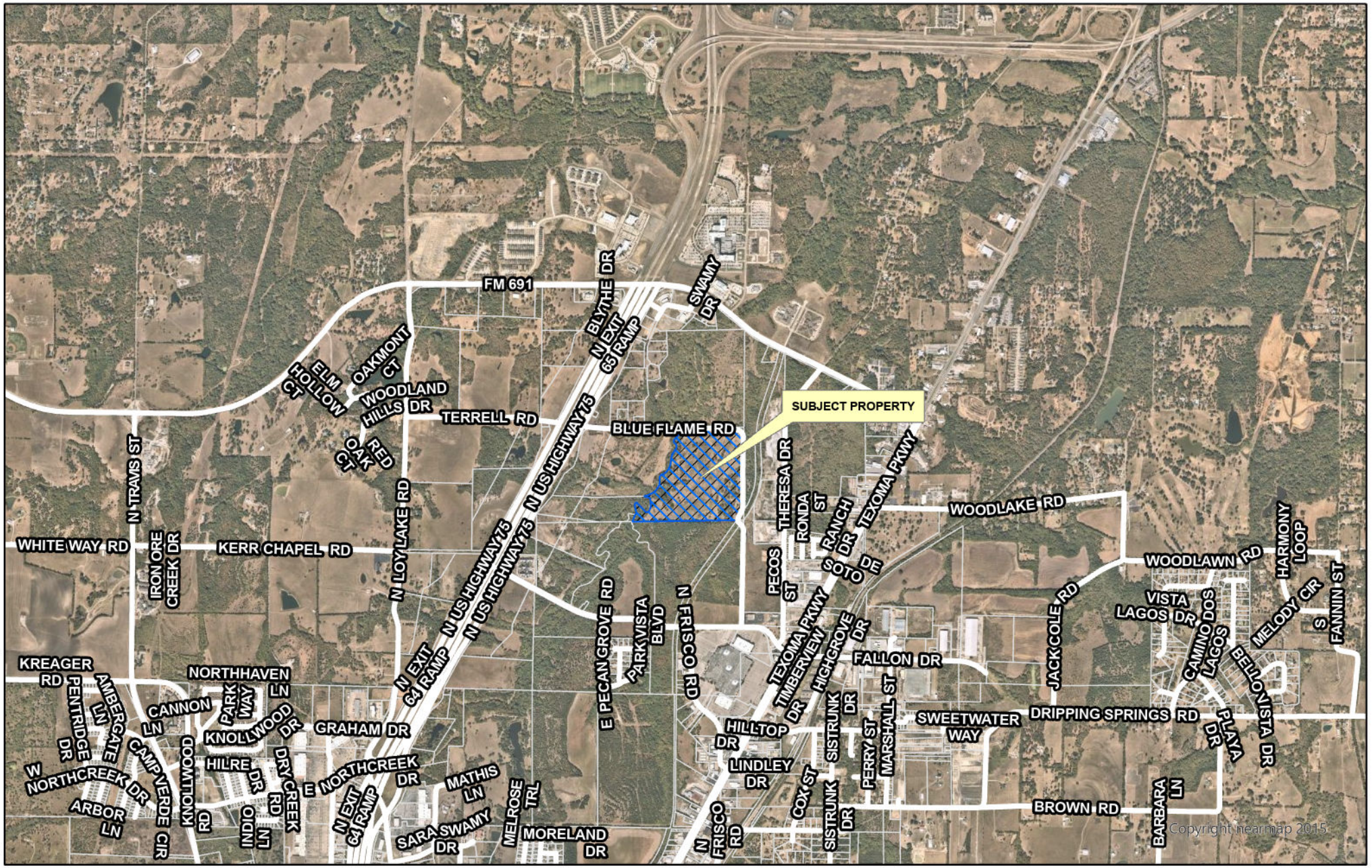
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Narrative
Survey
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2800 BLK BLUE FLAME RD

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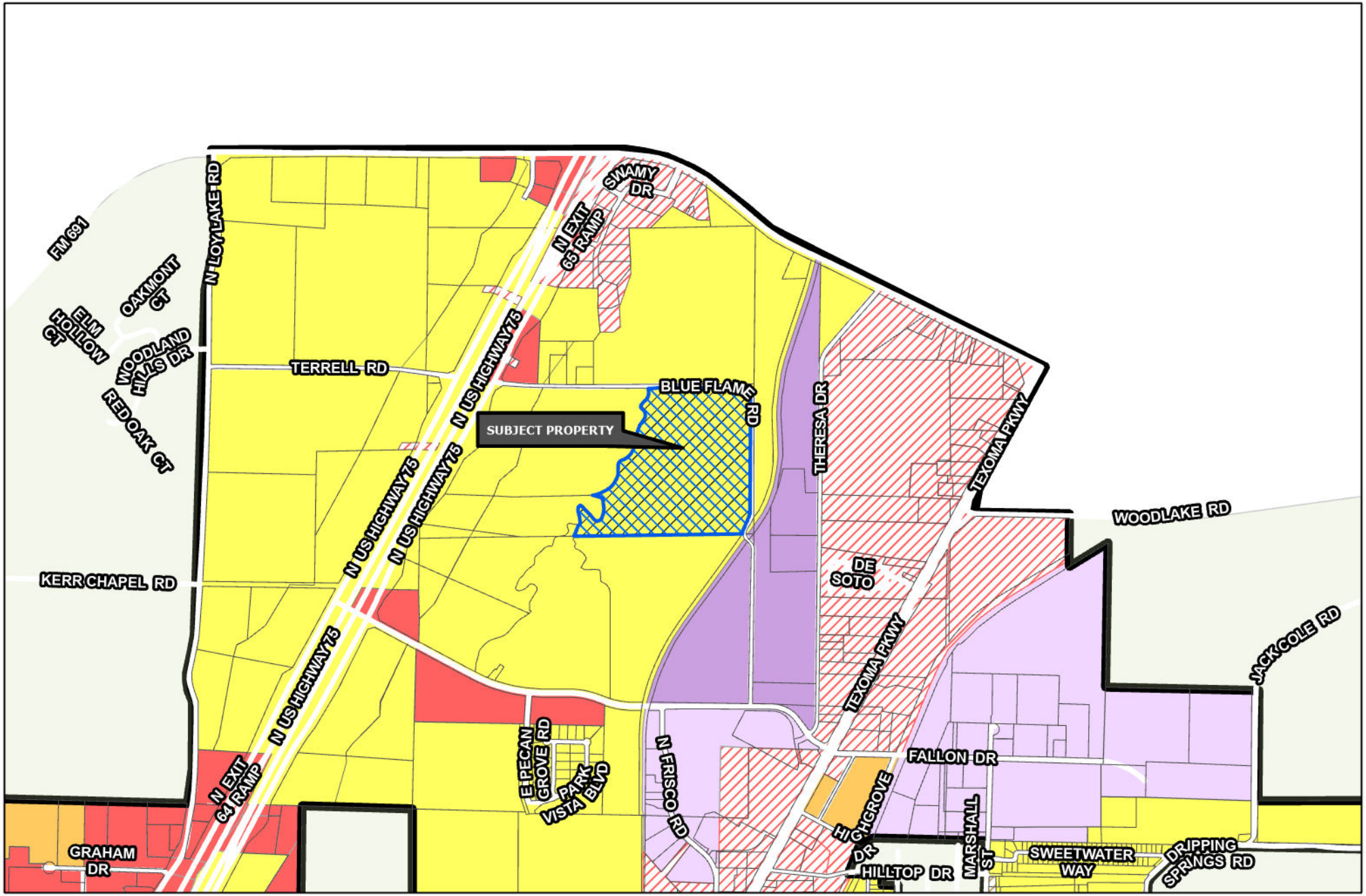
Date: 6/19/2023 11:59 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2800 BLK BLUE FLAME RD

N
W E
S

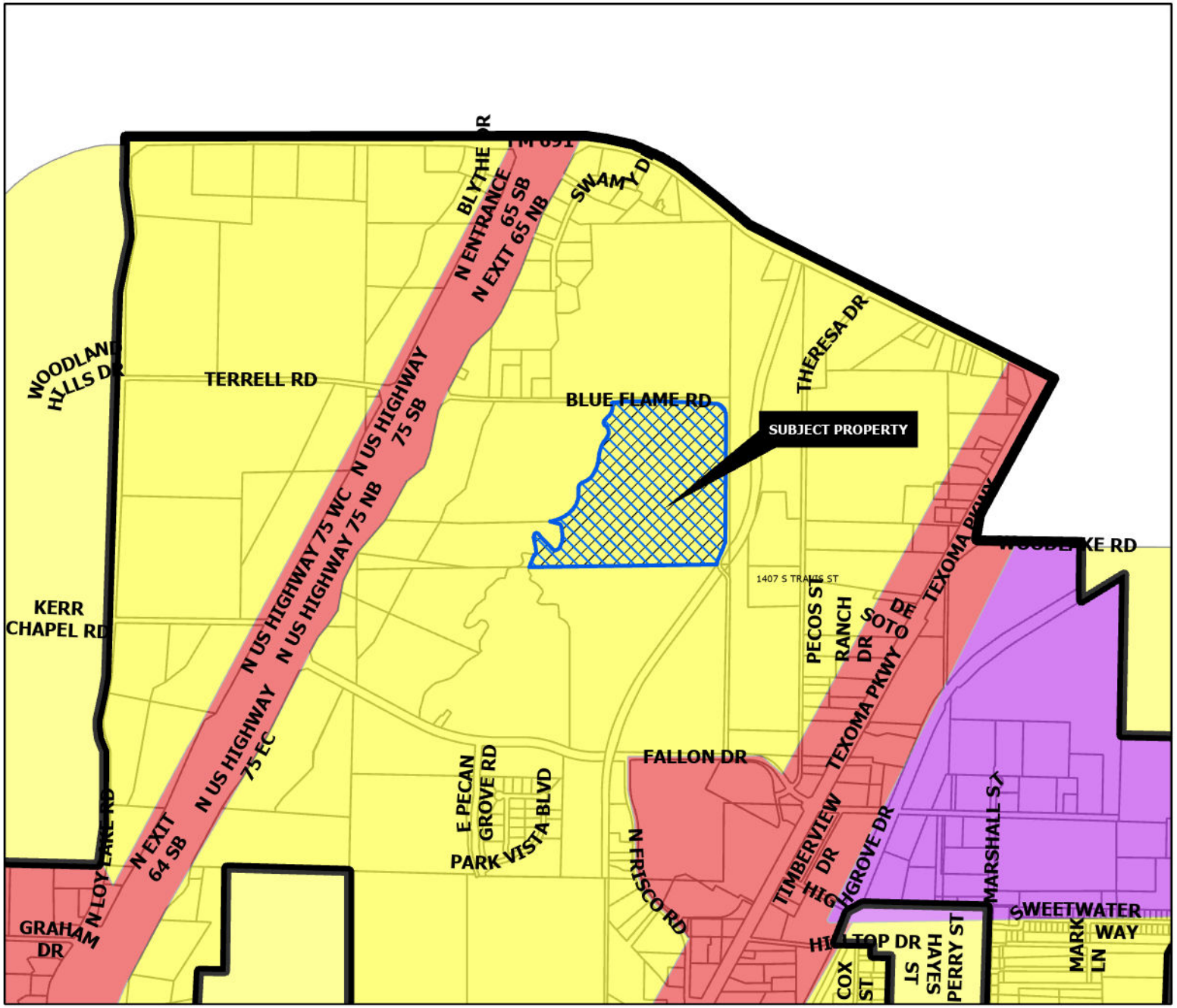
Date: 6/19/2023 12:02 PM

Marlow, Lauren

From: Planning
To: Nelson Somerville
Subject: RE: Zoning change Sign - Blue Flame

From: Nelson Somerville
Sent: Wednesday, July 5, 2023 4:01 PM
To: Planning
Subject: Zoning change Sign - Blue Flame





SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2800 BLK BLUE FLAME RD

N W E S

Date: 6/19/2023 12:04 PM

D2 INVESTMENTS, INC.

Real Estate Investment and Development

June 19, 2023

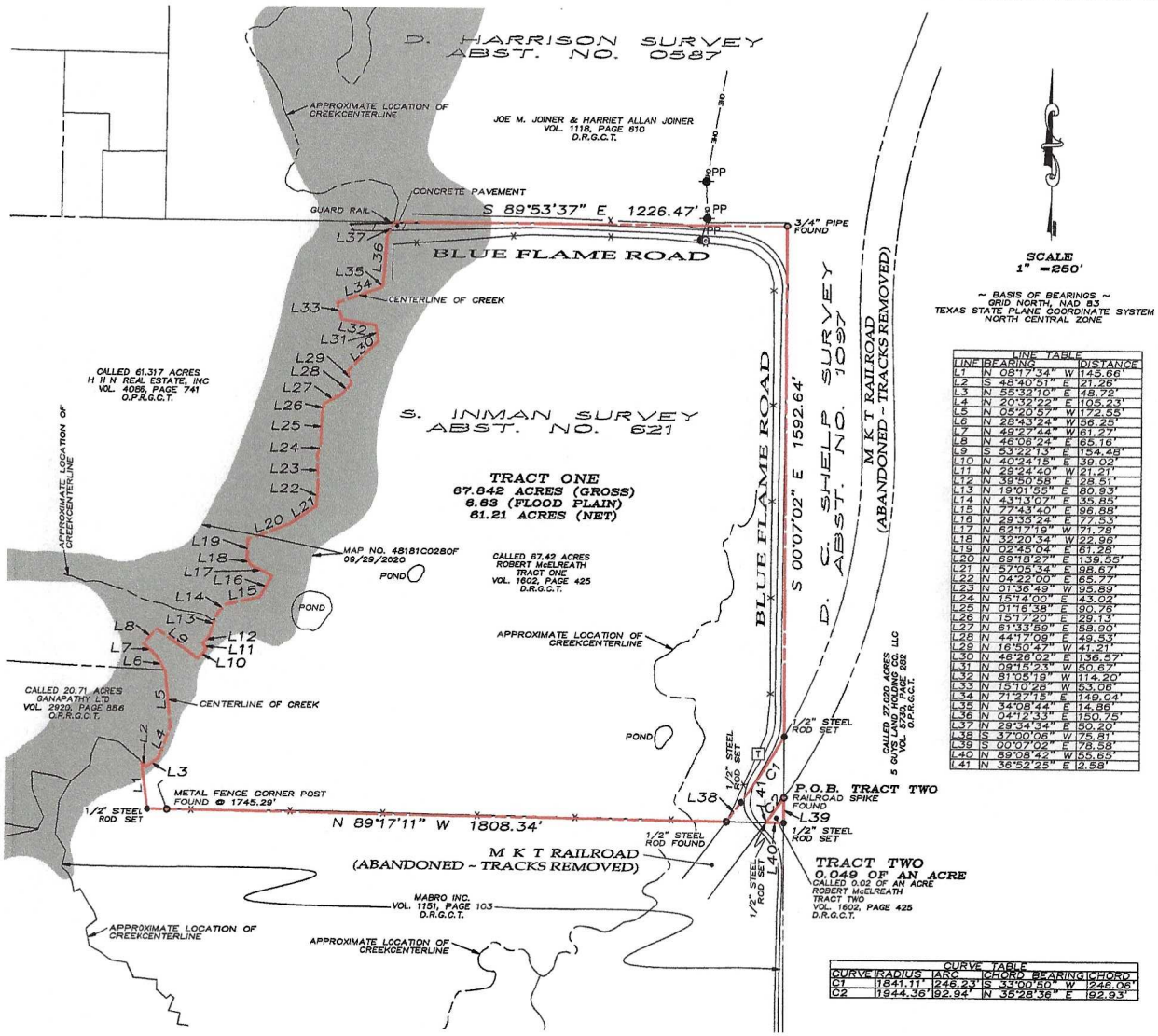
City of Sherman Development Services
220 W. Mulberry
Sherman, Texas 75091

Zoning Change request for 67.89 Acres of land approximately 1,850 feet east of US 75 on the south side of Blue Flame Road, Sherman, Texas.

D2 Investments is the prospective buyer of the above referenced land and is currently putting together a development plan to build a new residential subdivision on the subject property. The plan calls for a mix of lots sizes with a minimum lot width of 50 feet. The current zoning is R-6 and the applicant is requesting a zoning designation of R-5.

David C. Davis
President

1830 Silverside Drive • Grapevine, Texas •76051 • (972) 561-0005 • david@d2dev.com



SCALE
1" =250'

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°17'34" W	145.66'
L2	S 48°40'51" E	21.26'
L3	N 55°32'10" E	48.72'
L4	N 20°32'22" E	105.23'
L5	N 05°20'57" W	172.55'
L6	N 28°43'24" W	56.25'
L7	N 49°27'44" W	61.27'
L8	N 46°06'24" E	65.16'
L9	S 53°22'13" E	154.48'
L10	N 40°24'15" E	39.02'
L11	N 29°24'40" W	21.21'
L12	N 39°50'58" E	28.51'
L13	N 19°01'55" E	80.93'
L14	N 43°13'07" E	35.85'
L15	N 77°43'40" E	96.88'
L16	N 29°35'24" E	77.53'
L17	N 62°17'19" W	71.78'
L18	N 32°20'34" W	22.96'
L19	N 04°22'00" E	61.28'
L20	N 69°18'27" E	139.55'
L21	N 57°05'34" E	98.67'
L22	N 04°22'00" E	65.77'
L23	N 01°36'49" W	95.89'
L24	N 15°14'00" E	43.02'
L25	N 01°16'38" E	90.76'
L26	N 15°17'20" E	29.13'
L27	N 61°33'59" E	58.90'
L28	N 44°17'09" E	49.53'
L29	N 16°50'47" W	41.21'
L30	N 46°26'02" E	136.57'
L31	N 09°15'23" W	50.67'
L32	N 81°05'19" W	114.20'
L33	N 15°10'28" W	53.06'
L34	N 71°27'15" E	149.04'
L35	N 34°08'44" E	14.86'
L36	N 04°12'33" E	150.75'
L37	N 29°34'34" E	50.20'
L38	S 37°00'06" W	75.81'
L39	S 20°07'02" E	78.58'
L40	N 89°08'42" W	55.65'
L41	N 36°52'25" E	2.58'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1841.11'	246.23'	S 33°00'50" W	246.06'
C2	1944.36'	92.94'	N 35°28'36" E	92.93'

LEGEND

- P.O.B. POINT OF BEGINNING
- ● 1/2" STEEL ROD SET
- ○ 1/2" STEEL ROD FOUND
- RAILROAD SPIKE FOUND
- 3/4" PIPE FOUND
- METAL FENCE CORNER POST FOUND
- PP POWER POLE
- C CABLE MARKER
- T TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- x BARBWIRE FENCE
- OHE OVERHEAD ELECTRIC LINE

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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: 10/28/21

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

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

LEGAL DESCRIPTION
TRACT ONE

JOB NO. 21090881
FW: AS - DFT: BNH

Situated in the County of Grayson, State of Texas, being a part of S. Inman Survey, Abstract No. 621 and being a re-tracement survey of a called 67.42 acre tract of land described as Tract One conveyed to Robert McElreath, as recorded in Volume 1602, Page 425, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southern-most southeast corner of said 67.42 acre tract, and on the northwesterly right-of-way line of an abandoned M.K.T. Railroad, and on the northerly line of a tract of land described in the deed to Mabro Inc. recorded in Volume 1151, Page 103, said Deed Records;

Thence North 89°17'11" West, with the southerly line of said 67.42 acre tract, and with the northerly line of said Mabro Inc. Tract, passing en route at a distance of 1745.29 feet a metal fence corner post found for witness, and continuing on said course a total distance of 1808.34 feet to 1/2" steel rod set for the southwest corner of said 67.42 acre tract;

Thence North 08°17'34" West, with the westerly line of sadl 67.42 acre tract, and with an easterly line of said Marbro Inc. Tract, a distance of 145.66 feet to a point, said point falls in the center of a creek;

Thence in a northeasterly direction, with the westerly line of said 67.42 acre tract, and going down said creek, the following thirty-six (36) courses:

1. South 48°40'51" East a distance of 21.26 feet to a point for corner;
2. North 55°32'10" East a distance of 48.72 feet to a point for corner;
3. North 20°32'22" East a distance of 105.23 feet to a point for corner;
4. North 05°20'57" West a distance of 172.55 feet to a point for corner;
5. North 28°43'24" West a distance of 56.25 feet to a point for corner;
6. North 49°27'44" West a distance of 61.27 feet to a point for corner;
7. North 46°06'24" East a distance of 65.16 feet to a point for corner;
8. South 53°22'13" East a distance of 154.48 feet to a point for corner;
9. North 40°24'15" East a distance of 39.02 feet to a point for corner;
10. North 29°24'40" West a distance of 21.21 feet to a point for corner;
11. North 39°50'58" East a distance of 28.51 feet to a point for corner;
12. North 19°01'55" East a distance of 80.93 feet to a point for corner;
13. North 43°13'07" East a distance of 35.85 feet to a point for corner;
14. North 77°43'40" East a distance of 96.88 feet to a point for corner;
15. North 29°35'24" East a distance of 77.53 feet to a point for corner;
16. North 62°17'19" West a distance of 71.78 feet to a point for corner;
17. North 32°20'34" West a distance of 22.96 feet to a point for corner;
18. North 02°45'04" East a distance of 61.28 feet to a point for corner;
19. North 69°18'27" East a distance of 139.55 feet to a point for corner;
20. North 57°05'34" East a distance of 98.67 feet to a point for corner;
21. North 04°22'00" East a distance of 65.77 feet to a point for corner;
22. North 01°36'49" West a distance of 95.89 feet to a point for corner;
23. North 15°14'00" East a distance of 43.02 feet to a point for corner;
24. North 01°16'38" East a distance of 90.76 feet to a point for corner;
25. North 15°17'20" East a distance of 29.13 feet to a point for corner;
26. North 61°33'59" East a distance of 58.90 feet to a point for corner;
27. North 44°17'09" East a distance of 49.53 feet to a point for corner;
28. North 16°50'47" West a distance of 41.21 feet to a point for corner;
29. North 46°26'02" East a distance of 136.57 feet to a point for corner;
30. North 09°15'23" West a distance of 50.67 feet to a point for corner;
31. North 81°05'19" West a distance of 114.20 feet to a point for corner;
32. North 15°10'28" West a distance of 53.06 feet to a point for corner;
33. North 71°27'15" East a distance of 149.04 feet to a point for corner;
34. North 34°08'44" East a distance of 14.86 feet to a point for corner;
35. North 04°12'33" East a distance of 150.75 feet to a point for corner;
36. North 29°34'34" East a distance of 50.20 feet to the northwest corner of said 67.42 acre tract, and on the northerly side of of Blue Flame Road;

Thence South 89°53'37" East, with the northerly line of said 67.42 acre tract, and on the northerly side of said Blue Flame Road, a distance of 1226.47 feet to a 3/4" pipe found for the northeast corner of said 67.42 acre tract, said point falls at the intersection of said Blue Flame Road;

Thence South 00°07'02" East, with the easterly line of said 67.42 acre tract, and on the easterly side of said Blue Flame Road a distance of 1592.64 feet to a 1/2" steel rod set for the eastern-most southeast corner, and on the northwesterly right-of-way line of said abandoned M.K.T. Railroad;

Thence with the southeasterly line of said 67.42 acre tract, and with the northwesterly right-of-way line of aforesaid M.K.T. Railroad, and with a curve to the right having a radius of 1841.23 feet, (chord bears South 33°00'50" West, with a chord length of 246.06 feet) an arc length of 246.25 feet to a 1/2" steel rod set;

Thence South 37°00'06" West, continuing with the southeasterly line of said 67.42 acre tract, and with the northwesterly right-of-way line of said M.K.T. Railroad, a distance of 75.81 feet to the Point of Beginning and containing 67.842 acres of land.

LEGAL DESCRIPTION
TRACT TWO

Situated in the County of Grayson, State of Texas, being a part of S. Inman Survey, Abstract No. 621 and being a part of a called 0.02 of an acre tract of land described as Tract Two conveyed to Robert McElreath, as recorded in Volume 1602, Page 425, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a railroad spike found for the northern most corner of said 0.02 acre tract, and on the southeasterly right-of-way line of an abandoned M.K.T. Railroad, and on the westerly line of a called 27.020 acre tract of land described in the deed to 5 Guys Land Holding Co. LLC, recorded in Volume 5730, Page 282, Official Public Records, Grayson County, Texas;

Thence South 00°07'02" East, with the easterly line of said 0.02 of an acre tract, and with the westerly line of said 27.020 acre tract, a distance of 78.58 feet to a 1/2" steel rod set for the southeast corner of said 0.02 of an acre tract, common to the northeast corner of a tract of land described in the deed to Mabro Inc., recorded in Volume 1151, Page 103, said Deed Records;

Thence North 89°08'42" West, with the southerly line of said 0.02 of an acre tract, and with the northerly line of said Mabro Inc. Tract, a distance of 55.65 feet to a steel rod set for the southwest corner of said 0.02 of an acre tract, and on the southeasterly right-of-way line of aforesaid abandoned M.K.T. Railroad;

Thence North 36°52'25" East, with the northwesterly line of said 0.02 of an acre tract, and with the southeasterly right-of-way line of said abandoned M.K.T. Railroad, a distance of 2.58 feet to a point for corner;

Thence continuing with the northwesterly line of said 0.02 of an acre tract, and with the southeasterly right-of-way line of said abandoned M.K.T. Railroad, with a curve to the left having a radius of 1944.48 feet, (chord bears North 35°28'36" East, with a chord length of 92.93 feet) an arc length of 92.94 feet to the Point of Beginning and containing 0.049 acres of land.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

D2 Investments, Inc.
David Davies
1830 Silverside Drive
Grapevine, TX 76051

Sherman Centre AL, LLC
6718 West Eldorado Parkway
Suite 140
McKinney, TX 75070

Dear Applicants,

The request of a Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-5 (Single Family Residential) District located in the 2800 Block Blue Flame Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

516-518 EAST CHERRY STREET (Project No. 23-003769)

The request of Chemtica USA, LLC (Owner) and Burns Surveying (Surveyor) concerning the property located at 516-518 East Cherry Street, consisting of 0.482 acres, being in the G.W. Bond's Third Addition, Block A, Lots 2, 3 and 4, and is currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Public Hearing, Site Plan and Zone Change from an M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District.
B. Replat of Lots 2, 3, 4 in Block A of G.W. Bond's Third Addition

Background:

The property is located at 516-518 East Cherry Street between South East Street and South First Street. The owner is requesting a Site Plan and Zone Change from an M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District and would like to plat the property into three lots for commercial development.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

Chemtica USA, LLC (Owner)
Burns Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

12

Objections Received:

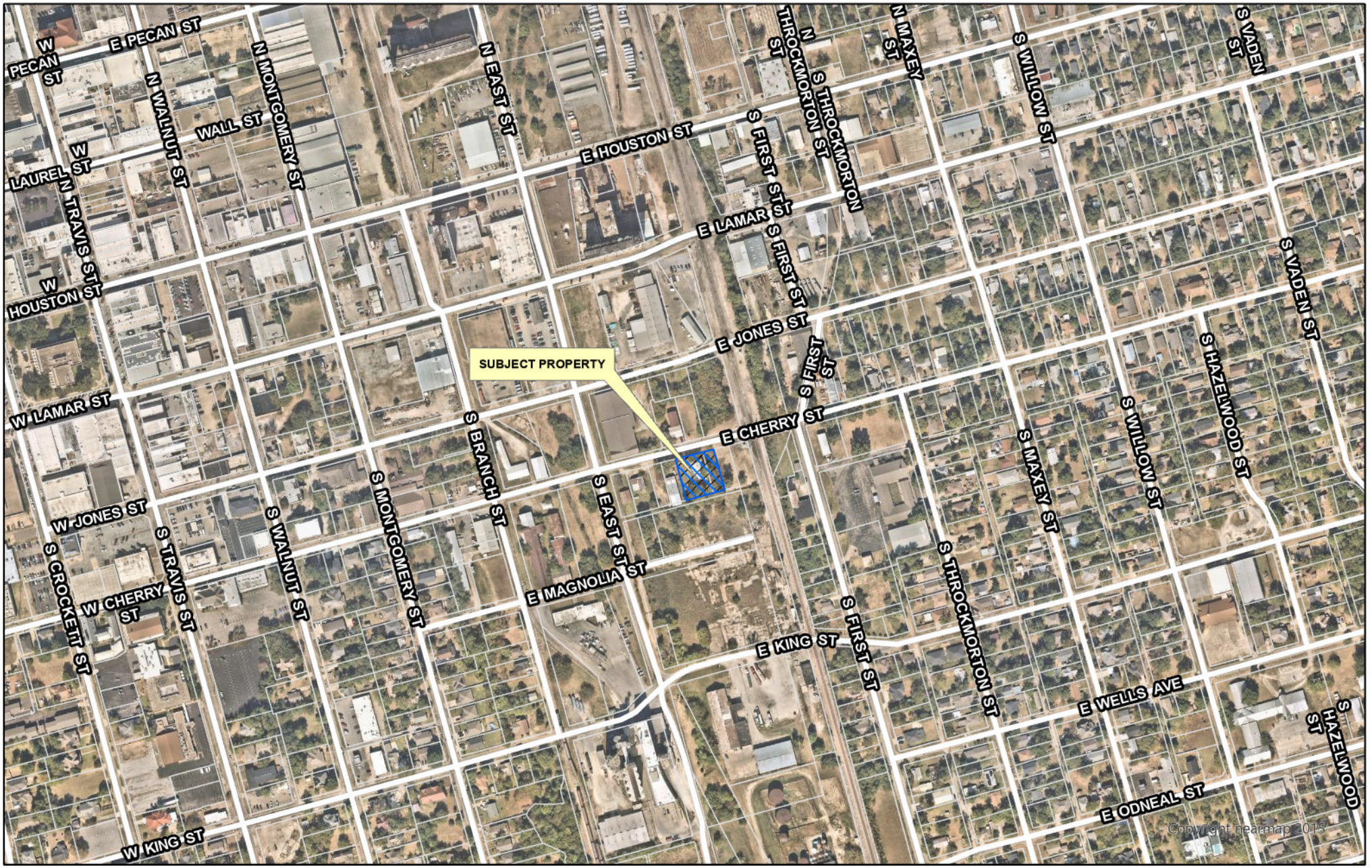
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Replat
Site Plan
Metal Building Photo
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

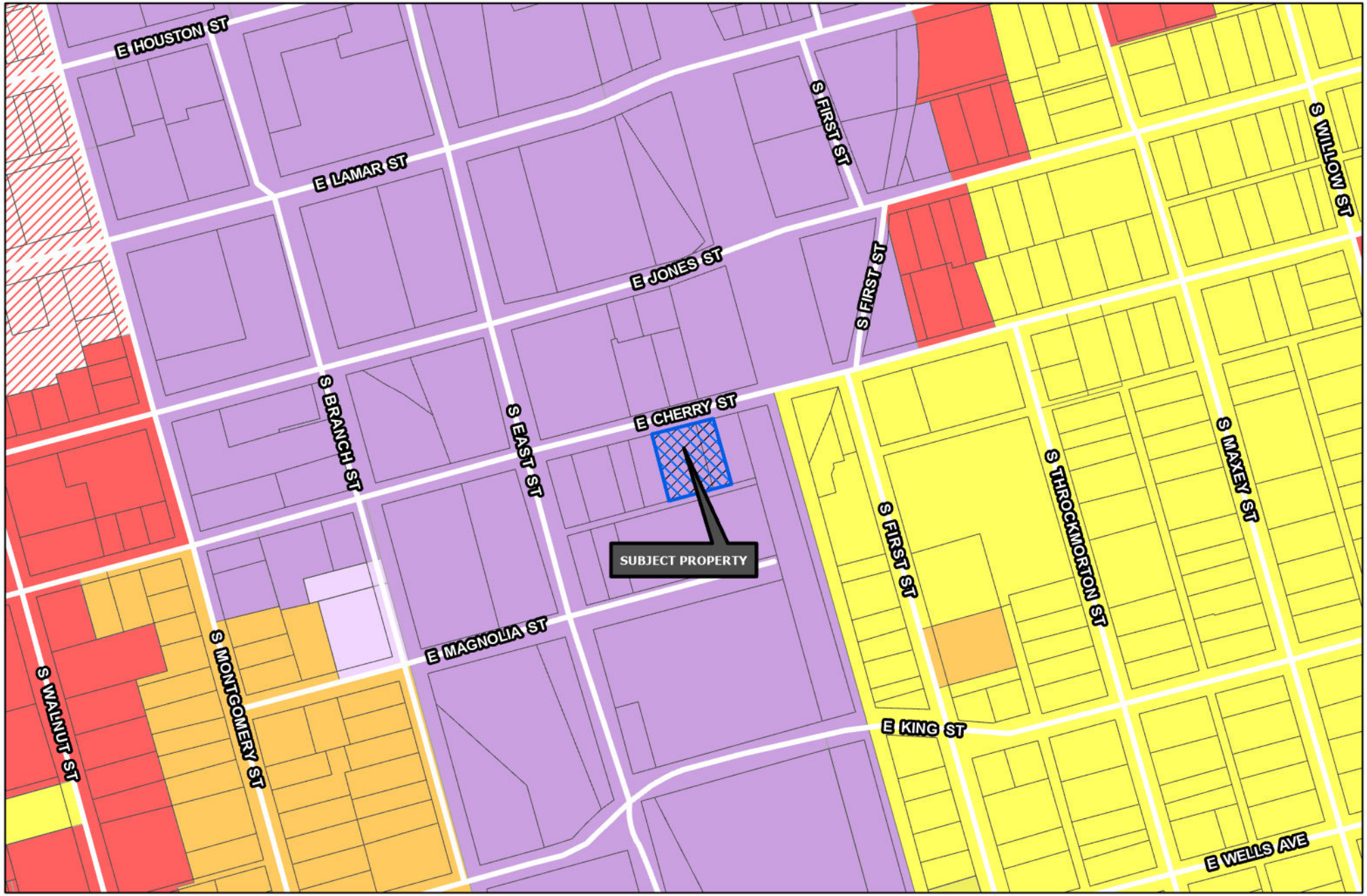
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
516 E CHERRY ST

N
W E
S

Date: 6/19/2023 11:23 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
516 E CHERRY ST

N
W E
S

Date: 6/19/2023 11:26 AM

516

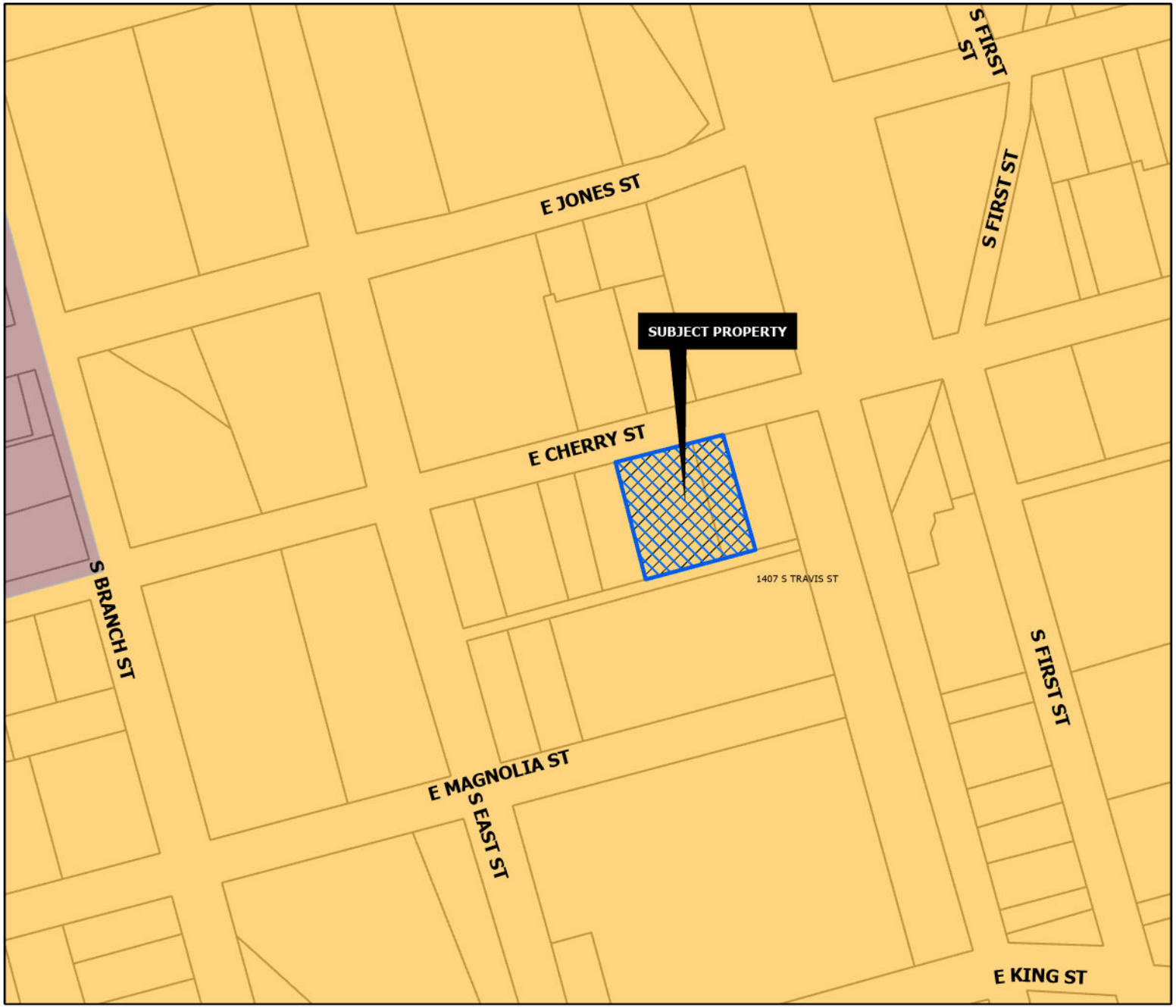
516

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-003769

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

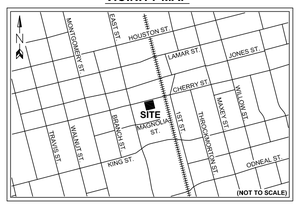
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
516-518 E CHERRY ST.

N
W E
S

Date: 7/11/2023 3:51 PM

VICINITY MAP



(NO RECORD FOUND)

BLOCK 27
ORIGINAL TOWN OF SHERMAN,
VOL. B, PG. 1,
D.R.G.C.T.

MARK GRIFFIN,
INST. NO. 2012-25706,
O.P.R.G.C.T.

ZOLTAN POCZA AND PHYLLIS POCZA,
VOL. 2248, PG. 659,
D.R.G.C.T.

E. CHERRY STREET
50' RIGHT-OF-WAY

25.0'
50.0'
25.0'

1/2" IRF YC

N 75°00'00" E 150.00'

PLACE OF BEGINNING
1/2" IRF (C.M.)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7

S 15°54'46" E 140.00'

BLOCK A
G.W. BOND'S THIRD ADDITION,
VOL. 35, PG. 506,
D.R.G.C.T.

BURLINGTON NORTHERN SANTA FE RAIL ROAD
VARIABLE WIDTH RIGHT-OF-WAY

LOT 3A
BLOCK A
20,997 SQUARE FEET
0.482 OF AN ACRE (NET)

N 15°54'46" W 140.00'

HERIBERTO GARCIA,
INST. NO. 2020-24830,
O.P.R.G.C.T.

HERIBERTO GARCIA,
INST. NO. 2016-00000424,
O.P.R.G.C.T.

C SQUARED AUTOMOTIVE, INC.,
INST. NO. 2008-00013763,
O.P.R.G.C.T.

1/2" IRF (C.M.)

BLOCK A
G.W. BOND'S THIRD ADDITION,
VOL. 35, PG. 506,
D.R.G.C.T.

S 75°00'00" W 150.00'

20' ALLEY RIGHT-OF-WAY

R.R.S.F.

20.0'

BLOCK A
G.W. BOND'S THIRD ADDITION,
VOL. 35, PG. 506,
D.R.G.C.T.

THE HAMILTON FOUNDRY & MACHINE CO.,
VOL. 2784, PG. 362,
D.R.G.C.T.

LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11

GRAPHIC SCALE
1-INCH = 20 FEET
0' 20'

PROPERTY ADDRESS: 516 EAST CHERRY ST., SHERMAN, TX 75090
OWNER: CHEM TICA USA, L.L.C.
ADDRESS: PO BOX 025331, MIAMI, FLORIDA 33102
PHONE: 407-414-9260

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO REPLAT THREE (3) LOTS INTO ONE (1) LOT.

4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48181C0290G DATED 09/01/2022, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR GRAYSON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

LEGEND

P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
R.R.S.F.	RAIL ROAD SPIKE FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS Chem Tica USA, L.L.C., Is the sole owner of Lots 2, 3, and 4, Block A, of G.W. Bond's Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 35, Page 506, Deed Records, Grayson County, Texas, and being the same tract of land described in deed to Chem Tica USA, L.L.C., recorded in Instrument No. 2022-31493, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the Southeast line of E. Cherry Street, at the common Northerly corner of Lot 5 and said Lot 4, Block A, same being the Northeast corner of a tract of land described in deed to Heriberto Garcia, recorded in Instrument No. 2020-24830, Official Public Records, Grayson County, Texas;

Thence North 75 deg. 00 min. 00 sec. East, along said Southeast line, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap found at the common Northerly corner of Lot 1 and said Lot 2, Block A, and being the Northwest corner of a tract of land described in deed to The Hamilton Foundry & Machine Co., recorded in Volume 2784, Page 362, Deed Records, Grayson County, Texas;

Thence South 15 deg. 54 min. 46 sec. East, a distance of 140.00 feet to a 1/2 inch iron rod found in the Northwest line of a 20 foot alley right-of-way, at the common Southerly corner of said Lots 1 and 2, Block A, and being the Northerly Southwest corner of said The Hamilton Foundry & Machine Co. tract;

Thence South 75 deg. 00 min. 00 sec. West, along said Northwest line, a distance of 150.00 feet to a 1/2 inch iron rod found at the common Southerly corner of said Lots 4 and 5, Block A, and being the Southeast corner of said Garcia tract;

Thence North 15 deg. 54 min. 46 sec. West, a distance of 140.00 feet to tge PLACE OF BEGINNING and containing 20,997 square feet or 0.482 of an acre of land.

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Chem Tica USA, L.L.C., acting by and through its duly authorized agent, does hereby adopt this Replat designating the herein described real property as **LOT 2A, BLOCK A, G.W. BOND'S THIRD ADDITION**, an addition to the City of Sherman, Grayson County, Texas, Being 0.482 acres situated in and being a portion of the J. B. McANAIR SURVEY, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon

Witness my hand at _____ County, Texas, This _____ day of _____, 20___.

_____
Name:
Title: Owner

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20___.

PRELIMINARY NOT FOR RECORDING PURPOSES
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S, 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

STATE OF TEXAS
COUNTY OF GRAYSON

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____ _____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of G.W. BOND'S THIRD 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 ___.

_____
City Clerk, City of Sherman, Texas

PROFESSIONAL LAND SURVEYORS
1529 EAST INTERSTATE 30, GARLAND, TX 75043
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

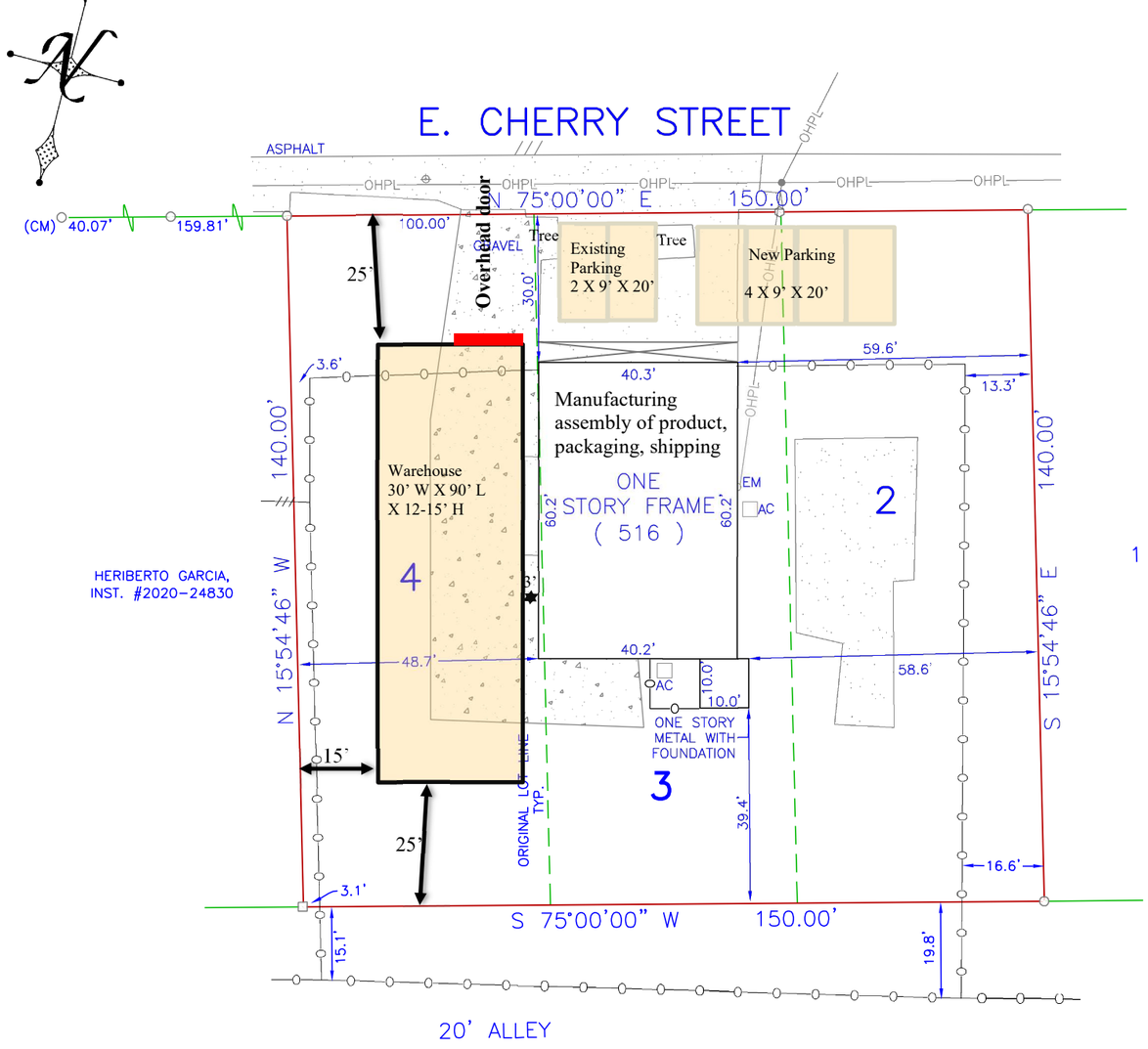
JOB NO.: 202209857-01 PREPARATION DATE: 11/30/2022 DRAWN BY: TD

REPLAT
LOT 3A, BLOCK A, G.W. BOND'S THIRD ADDITION

BEING A REPLAT OF LOTS 2, 3, & 4, BLOCK A,
OF G.W. BOND'S THIRD ADDITION, AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS,
AS RECORDED IN VOLUME 35, PAGE 506, D.R.G.C.T.

This is to certify that I have, this date, made a careful an perty
located at No. 516 E. CHERRY STREET , Texas.

BEING ALL OF LOT NOS. TWO (2), THREE (3), AND FOUR (4) ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN BY PLAI OF RECORD IN VOLUME 35, AT PAGE 506 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.



SITE PLAN

Exterior all buildings
Finished (painted) metal (cream)
Elevations:
Existing (2,400 sq ft) & proposed building (2,700 sq ft) on ground level on cement slab.
Parking at ground level in concrete or asphalt = 6 X 9' X 20' each
USE AREA
Replatted lot = 21,000 sq ft
Buidling total sq ft = 2,400+2,700 = 5,100 sq ft
Office (in existing building) = 100 sq ft
Manufacturing (2,300 sq ft) + Storage (2,700 sq ft) = 5,000 sq ft

ACCEPTED BY: _____



NOTE: BEARINGS ARE ASSUMED

This survey substantially complies with a Category 1A Condition II Urban survey of the practice for land survey in Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY FIRST AMERICAN TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 08/31/22
G. F. No.: 2767472-F1257
Job no.: 202209857
Drawn by: J.M.

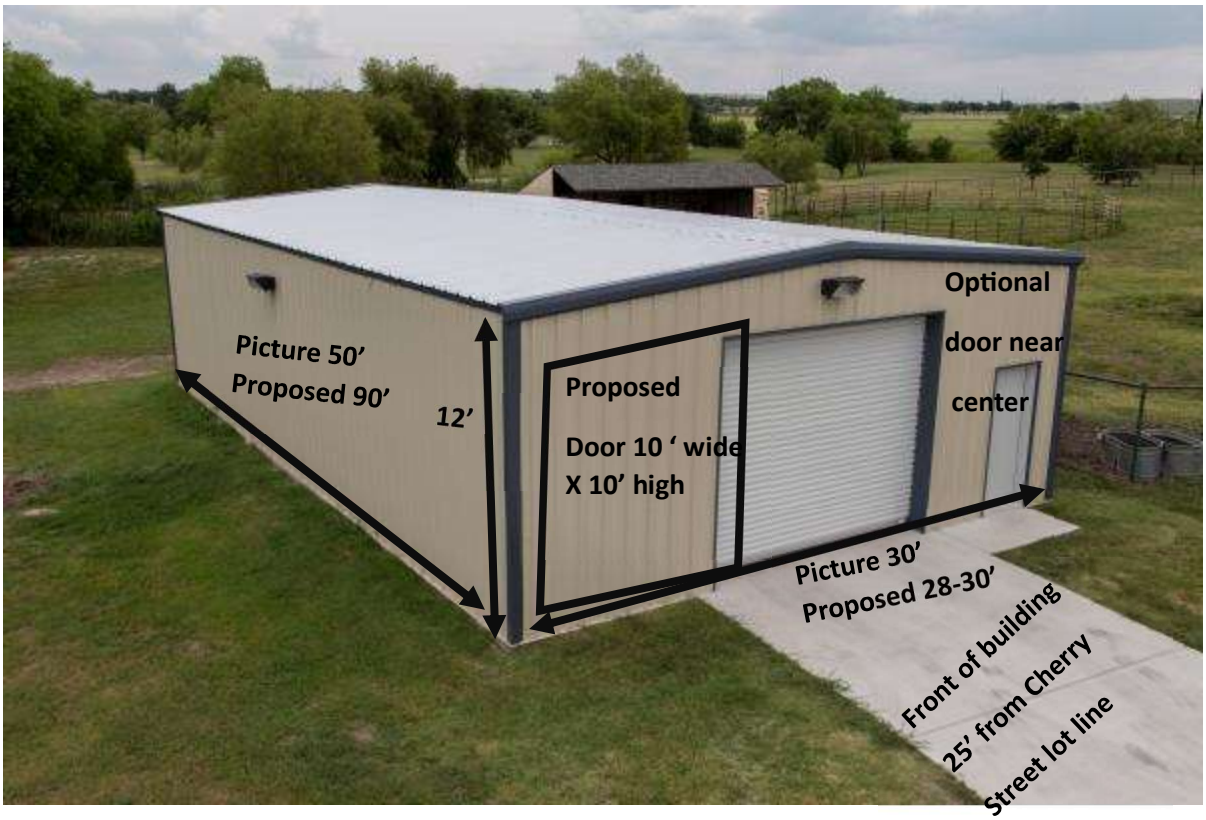
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIRST AMERICAN TITLE

LEGEND

WOOD FENCE	TEXT		
CHAIN LINK	IMPROVEMENTS		
IRON FENCE	BOUNDARY LINE		
WIRE FENCE	EASEMENT SETBACK		
	RESIDENCE		

CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
○ 1/2" IRON ROD FOUND
⊙ 1/2" YELLOW-CAPPED IRON ROD SET
☒ SET 'X' ☐ R.R. SPIKE FOUND
⊜ 3/8" IRON ROD FOUND
○ 5/8" IRON ROD FOUND
⊗ POINT FOR CORNER
(C) – CABLE (E) – ELECTRIC
(O) – CLEAN OUT PE – POOL EQUIP
(G) – GAS METER ● – POWER POLE
– FIRE HYDRANT (T) – TELEPHONE
(L) – LIGHT POLE (W) – WATER METER
(M) – MANHOLE (V) – WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR


Optional
door near
center
Picture 50'
Proposed 90'
12'
Proposed
Door 10 ' wide
X 10' high
Picture 30'
Proposed 28-30'
Front of building
25' from Cherry
Street lot line

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

CHEM TICA USA, LLC
P.O. Box 025331
Miami, FL 33102

Burns Surveying
1529 E. Interstate 30
Garland, TX 75043

Dear Applicants,

The request for approval of the Replat of Lot 3A, Block A, G.W. Bond's Third Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit. *Code of Ordinances Chapter 10, Exhibit A, Sec.5(B)(3)*
2. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
3. Dedicate a 10' Utility Easement along Cherry Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Remove direction (East) from Cherry Street on drawing and metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023 Sent via email

Chemtica USA, LLC
AC Oehlschlager
2912 Enterprise Blvd
Durant, TX 74701

Dear Applicants,

The request of a Public Hearing, Site Plan and Zone Change from an M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District located at 516-518 East Cherry Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

300 WEST MOORE STREET (Project No. 23-003770)

The request of Corby Hosea (Owner) and Helvey Wagner Surveying (Surveyor) concerning the property located at 300 West Moore Street, consisting of 0.214 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, and being the West 49 foot of Lot 4, Block 7 of B.H. Moore Heirs Addition and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 49' lot width in lieu of the required 60'.

Planning and Zoning Commission

B. Public Hearing and Replat of COHO Moore Addition, Lot 4R-A

Background:

The property is located at 300 West Moore Street at the corner of South Elm Street and West Moore Street. The property owner is requesting a Variance for the lot width and would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Corby Hosea (Owner)
Helvey Wagner Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

26

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Property Notification Sign
Replat
Narrative
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

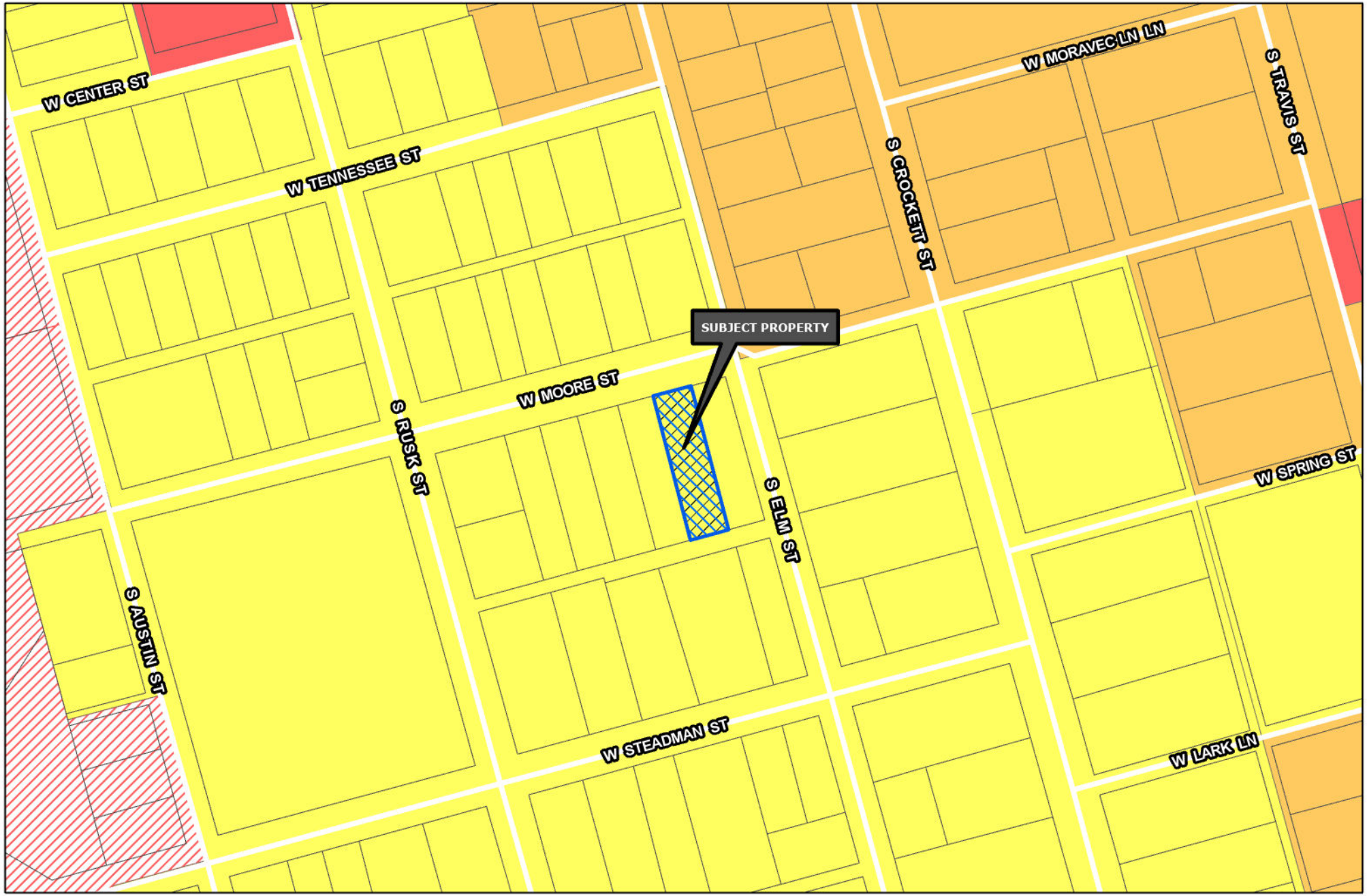
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
300 W MOORE ST

N
W E
S

Date: 6/21/2023 9:58 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

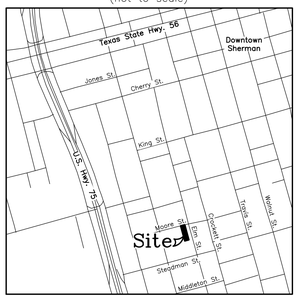
CITY OF SHERMAN ZONING MAP 300 W MOORE ST

N W E S

Date: 6/21/2023 9:58 AM


Sherman
NOTICE OF REQUESTED VARIANCE
PROJECT #: 23-003770
FOR INFORMATION CONTACT: DEVELOPMENT SERVICES 903-892-7229
Sherman
900 S Elm St
Sherman
300 W Moore St
6/30/23, 3:46 PM
301–351 W Moore St
Sherman TX 75090
United States

Vicinity Map
(not to scale)



General Notes:

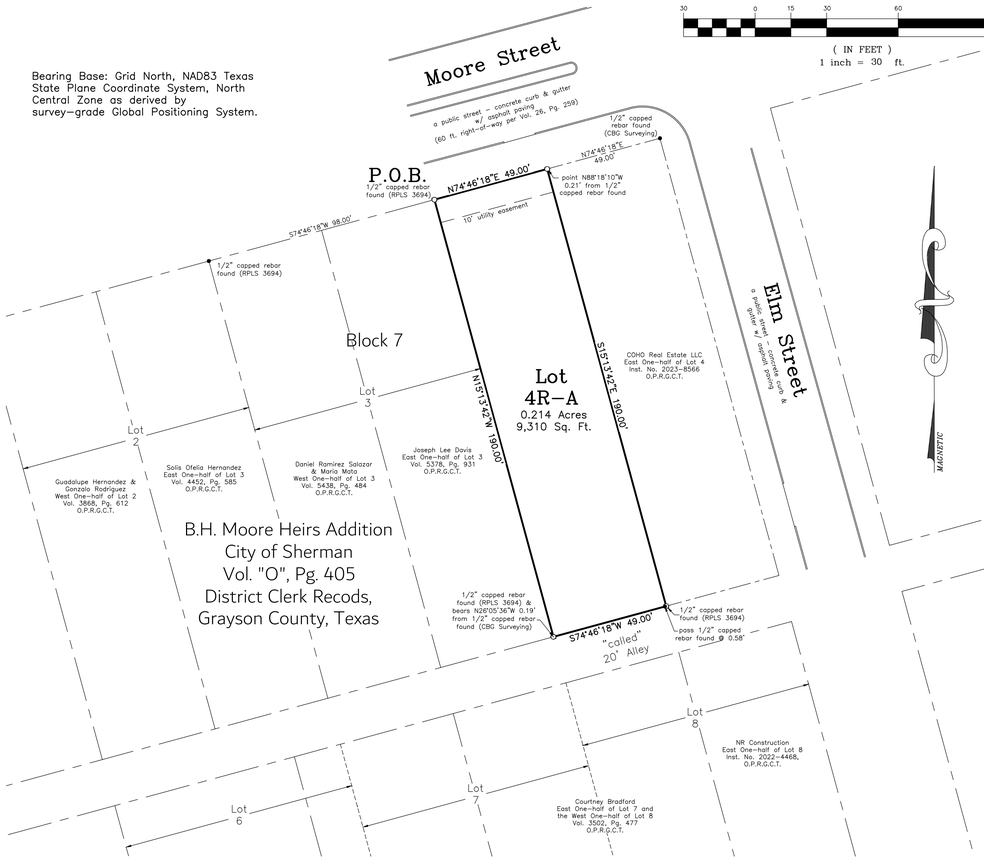
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Grayson–Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. 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. 48181C0280 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, and being the West 49 Ft. of Lot 4, Block 7 of B.H. Moore Heirs Addition to the City of Sherman, Texas as per plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas, being the same Tract 2 conveyed by Correction Instrument from Westoplex Renewal Co, LLC to COHO Real Estate, LLC on September 19, 2022, as recorded in Inst. No. 2023–8566, 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 3694) lying in the South line of Moore Street, a public street, being the Northeast corner of Lot 3, Block 7 of said B.H. Moore Heirs Addition and being the Northwest corner of both said Lot 4 and COHO Real Estate, LLC Tract 2;

THENCE North 74 deg. 46 min. 18 sec. East, with the South line of said Moore Street and the North line of said Lot 4, a distance of 49.00 ft. to the Northeast corner of said COHO Real Estate, LLC Tract 2, from which point bears point N88°18'10"W 0.21' from 1/2" capped rebar found;

THENCE South 15 deg. 13 min. 42 sec. East, with the West line of the (Tract 1) East 49 ft. of Lot 4 conveyed to COHO Real Estate, LLC as recorded in Inst. No. 2023–8566, said Official Public Records, a distance of 190.00 ft. to 1/2 inch capped rebar found (RPLS 3694);

THENCE South 74 deg. 46 min. 18 sec. East, with the South line of said Lot 4 and the North line of a 20 ft. platted alley, **PASSING** a 1/2 inch capped rebar found at 0.58 ft. and continuing for a **TOTAL** distance of 49.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Southeast corner of said Lot 3 and the Southwest corner of said Lot 4, from which point bears North 26 deg. 05 min. 36 sec. West, 0.19 ft. from a 1/2 inch capped rebar found (CBG Surveying);

THENCE North 15 deg. 13 min. 42 sec. West, with the East line of said Lot 3 and the West line of said Lot 4, a distance of 190.00 ft. to the **PLACE OF BEGINNING** and containing **0.214 ACRES** of land.

Job No. CGS390623

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:
COHO Real Estate, LLC
12 Vaughn Drive
Denison, Texas 75020

P:\Land Projects R2\300–W–Moore–Street\Civil3D\Replat West 49 Ft.Lot 4.dwg 6/15/2023 3:46 PM

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, Corby Hosea, Authorized Representative for COHO Real Estate, LLC, sole owner of COHO Moore Addition (being a replat of the West 49 Ft. of Lot 4, Block 7 of B.H. Moore Heirs Addition) to the City of Sherman, Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Corby Hosea, Authorized Representative for COHO Real Estate, LLC

AVIGATION RELEASE

WHEREAS, COHO Real Estate, 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 COHO Moore 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 COHO Moore Addition to the City of Sherman, Grayson County, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2023.

By: _____

By: Corby Hosea, Authorized Representative for COHO Real Estate, LLC, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of the COHO Moore Addition to the City of Sherman, Grayson County, Texas is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final plat of COHO Moore Addition to the City of Sherman, Grayson County, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

COHO Moore Addition
(being a Replat of West 49 Ft. of Lot 4, Block 7 of B.H. Moore Heirs Addition)
to the
City of Sherman
Grayson County, Texas
0.214 Acres
in the
Samuel Blagg Survey
Abstract No. 56
Date of Preparation: June 20, 2023

Project Narrative:

COHO Moore Addition, City of Sherman, Texas, being a Replat of the West 49 ft. of Lot 4, Block 7, of B.H. Moore Heirs Addition

The purpose of the replat is to obtain a building permit and build a new single-family residence on the property. A variance is being sought for the lot width, as the current zoning is for a 60 ft. wide lot and the current lot width is 49 ft. The property was divided as such for many years and conforms to existing properties.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 10, 2023

COHO Real Estate, LLC
12 Vaughn Drive
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Plat of COHO Moore Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, July 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All of Lot 4 to be replatted. Plat must include property East of proposed Lot 4R-A. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
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. The width of the pavement for streets shall be shown on the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Corby Hosea
12 Vaughn Drive
Denison, TX 75020

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

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.006 to allow a 49' lot width in lieu of the required 60' located at 300 West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (Sec. 14.04.004)
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1300 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003771)

The request of Michael Postar (Owner), Joseph Gonzalez (Representative) and Centerline Engineering & Consulting, LLC (Surveyor) concerning the property located at 1300 South FM 1417 (Heritage Parkway), consisting of 4.9167 acres, being all of Lot 2, 3, 4, 5 and 6, Block 6, Heritage Farms Estates and is currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 10' rear setback in lieu of the required 40' and 10' side setback in lieu of the required 15' for a Mini-warehouse.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-1 (Retail Business) District

Background:

The property is located at 1300 South FM 1417 (Heritage Parkway) between West OB Groner Road and Quail Run Road. The property owner is requesting a Variance for the rear and side setback for a Mini-warehouse. The property owner is also requesting Site Plan and Specific Use Permit to allow a Mini-warehouse in a C-1 (Retail Business) District.

The following has been approved for this location:

- 5/19/2020 - Exception/Variance to allow an 11.2' masonry fence surrounding a mini-warehouse facility in lieu of the allowed 8'in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
- 5/19/2020 - Specific Use Permit to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District
C-1 (Retail Business) District
R-6 (Single Family Residential) District
MF-30 (Multi-family Residential) District

Origination:

Michael Postar (Owner)
Joseph Gonzalez (Representative)
Centerline Engineering & Consulting, LLC (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

38

Objections Received:

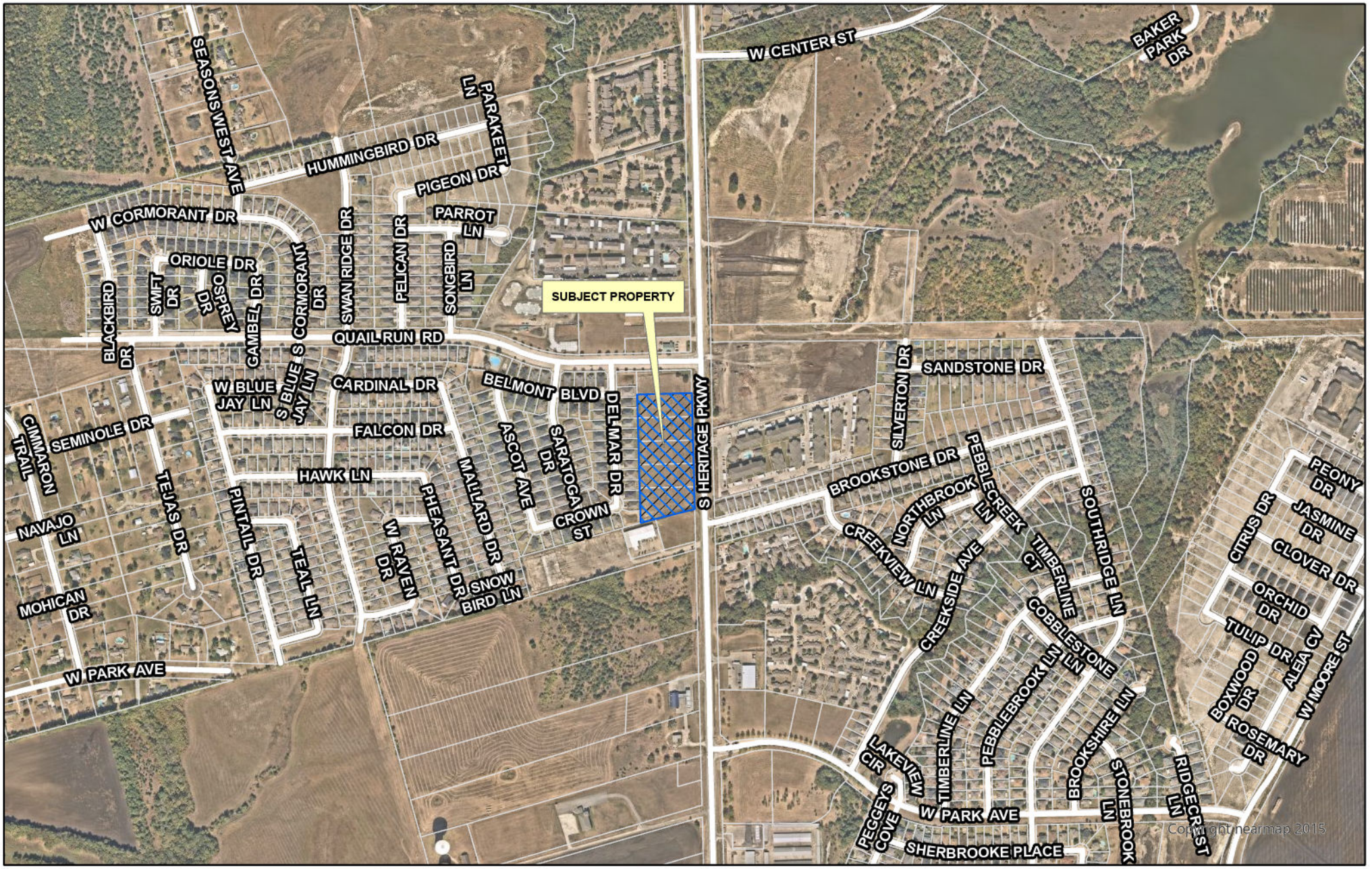
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Narrative
Survey
Site Plan
Elevations
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1300 S FM 1417 (HERITAGE PKWY)

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W E
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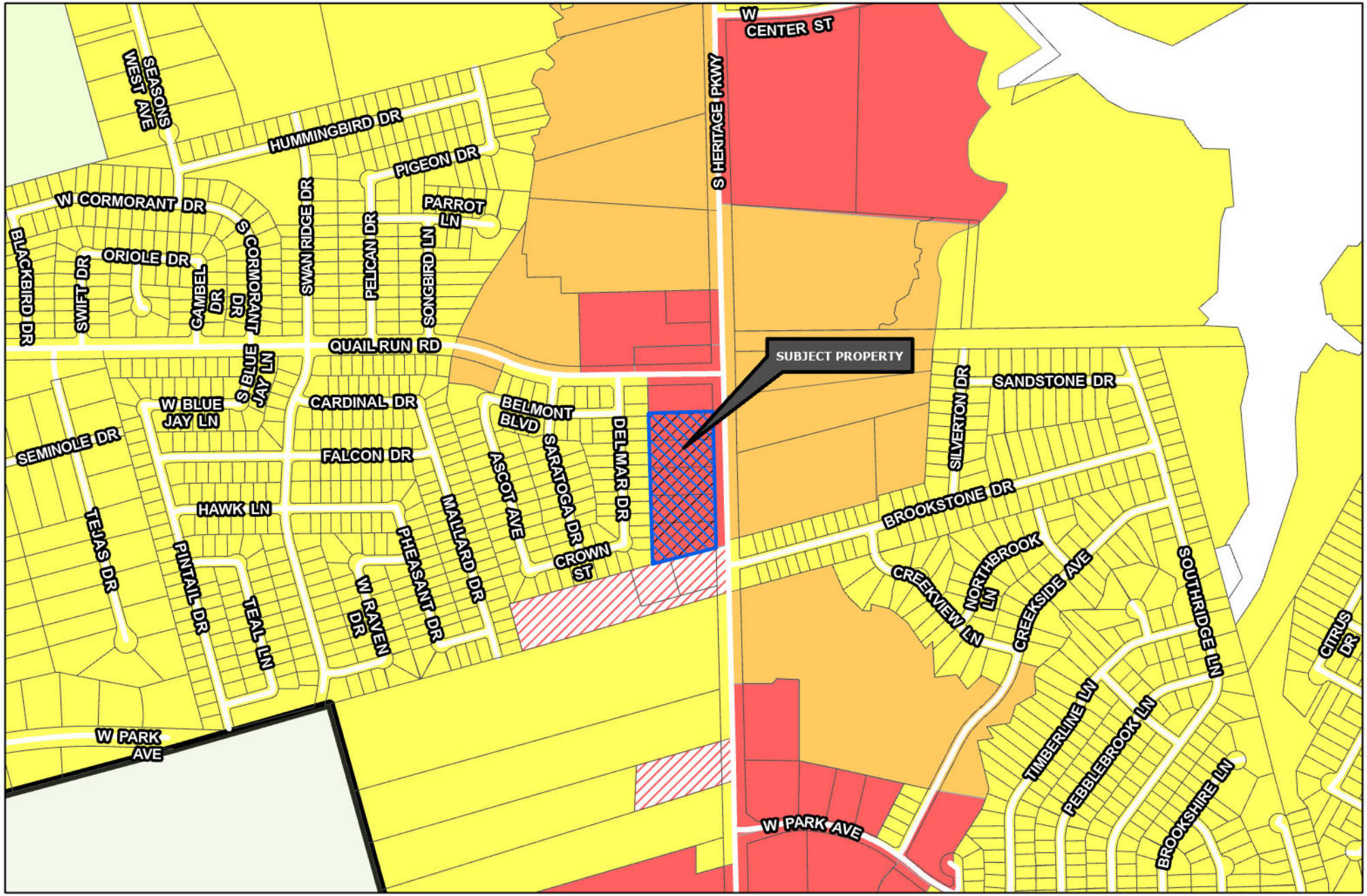
Date: 6/27/2023 7:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1300 S FM 1417 (HERITAGE PKWY)

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W E
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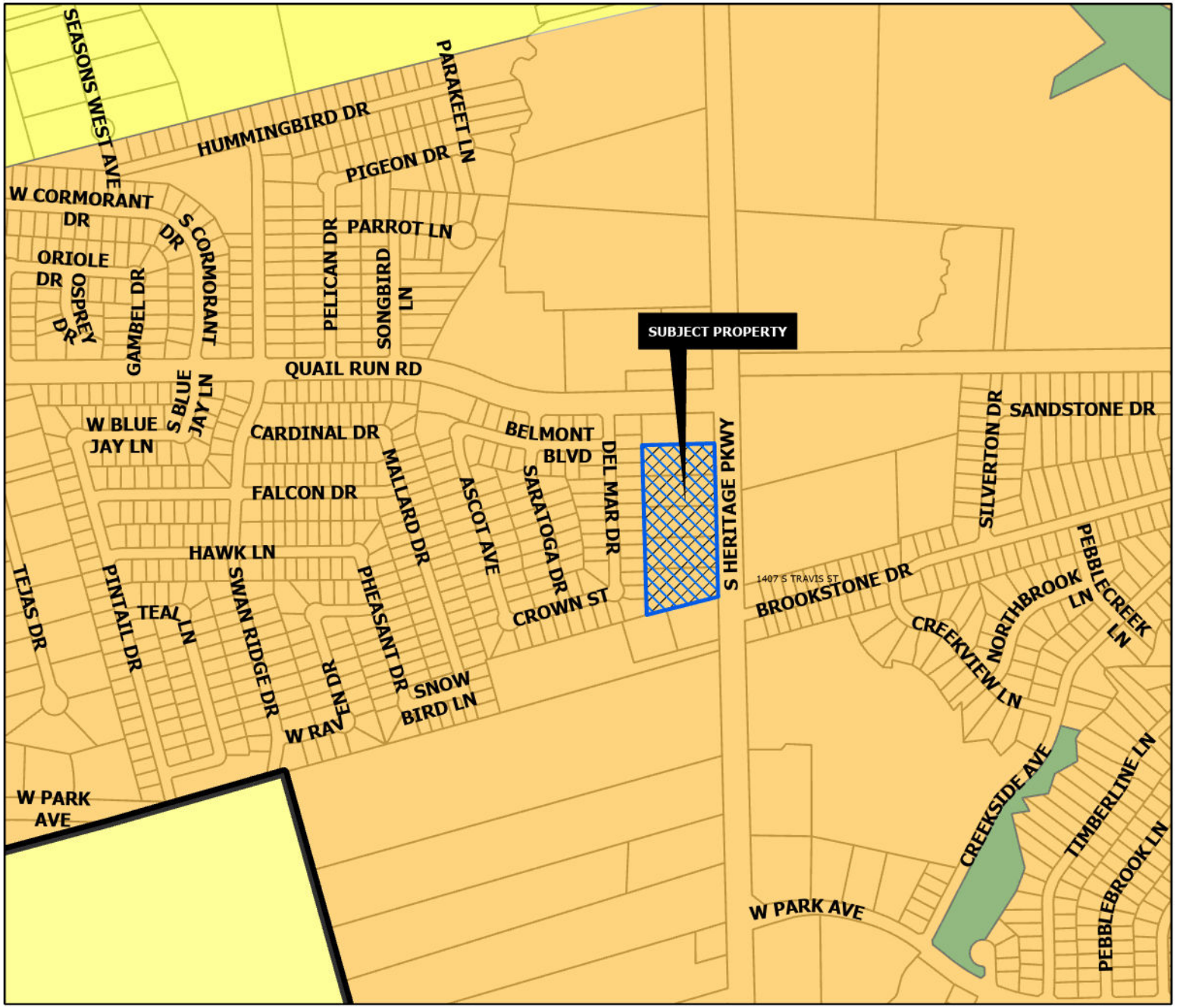
Date: 6/27/2023 7:28 AM


Sherman
NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST
PROJECT #: 23-003771
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
7/03/2023 at 1:02 p.m.



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
1300 S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 6/27/2023 7:34 AM

May 23, 2023
Sintareus Buentello
City of Sherman – Planning Development
Grayson County, Texas
sbuentello@centerlineengineering.net

Exhibit A. – 05/23/2023

Rear Set Back Variance

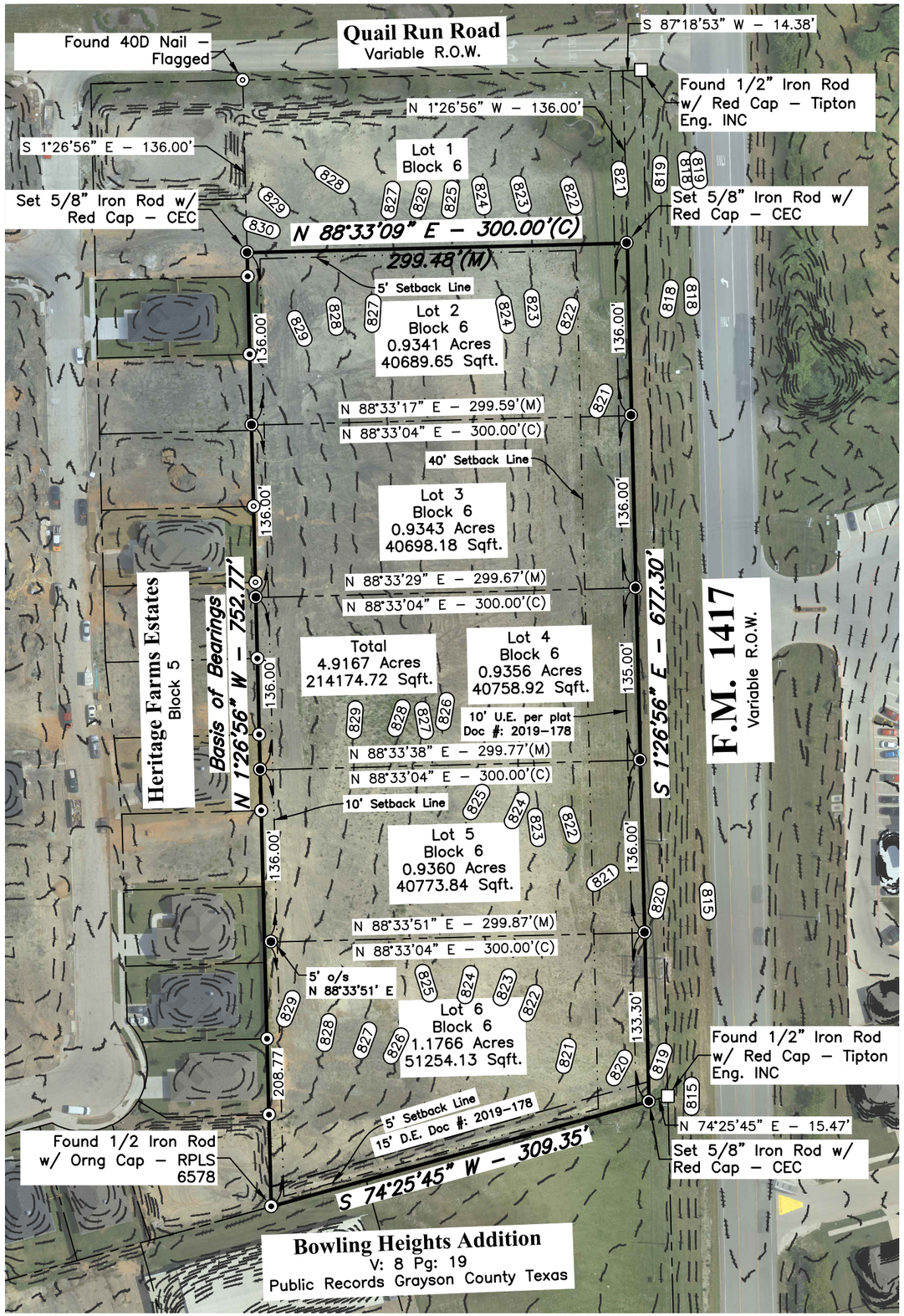
Section	Standard	Proposal	Justification
Article 14.03 Overlay Zoning Districts	§ 14.03.002 (e) Non-Residential and Multifamily Building Placement. (2) Setbacks from property line adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines. (B) Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height.	Setback on rear of 10’	1. Proposed layout and grading of the site will remove all buildings from view of the adjacent residential zoning due to natural grade and requirement of retaining wall at rear of property. The top of the proposed building will be approximately at elevation of bottom of existing fence. 2. Commercial storage facilities encourage minimal traffic and noise typically associated with commercial properties. 3. Rear, side, and front of property will be fully bricked. 4. Increase security of site and adjacent residential by limiting access and through CCTV coverage. 5. Not a typical site due to property and grading plan

May 23, 2023
Sintareus Buentello
City of Sherman – Planning Development
Grayson County, Texas
sbuentello@centerlineengineering.net

Exhibit B. – 05/23/2023

Side Set Back Variance

Section	Standard	Proposal	Justification
Article 14.02 Zoning Districts	§ 14.02.016 C-1 (retail business) district 1. Minimum Requirements for lot area, width and setback. Side setback: 15’	Setback on side of 10’	1. Coordination for drainage with neighboring C-Store 2. Existing 10’ drainage easement along opposite side. 3. The exterior walls are brick and serve as fine walls for adjacent properties. 4. Minimize area of debris collection 5. Adjacent building to the south is rear of property



GRAYSON COUNTY, TEXAS

All of Lot Numbers Two (2), Three (3), Four (4), Five (5), and Six (6), Block 6, Heritage Farms Estates an Addition to the City of Sherman, Grayson County, Texas, as shown on Plat recorded as Document Number 2019–178 of the Plat Records of Grayson County, Texas.

I hereby certify that this plat represents a survey performed by me or under my supervision in June, 2020, and represents the conditions found on the ground at that time. EXCEPT AS SHOWN HEREON, there are no visible protrusions onto or from adjacent properties or rights–of–way.

STATE OF TEXAS
REGISTERED
JUSTIN CANTWELL
6331
PROFESSIONAL
LAND SURVEYOR

Justin Cantwell, RPLS 6331

Date: July 1, 2020

LEGEND

- ◎ – Found 40 D Nail with Flagging
- □ – Found 1/2" Iron Rod with Red Cap – Tipton Eng. INC.
- ⊙ – Found 1/2" Iron Rod with Orange Cap – RPLS 6578
- ◉ – Set 5/8" Iron Rod with Red Cap – "CEC 1019437"
- ——— – Property Line
- —·—·— – Lot Line
- —·—·—·— – Easement Line as Described
- ——·—— – Setback Line
- D.E. – Drainage Easement
- U.E. – Utility Easement

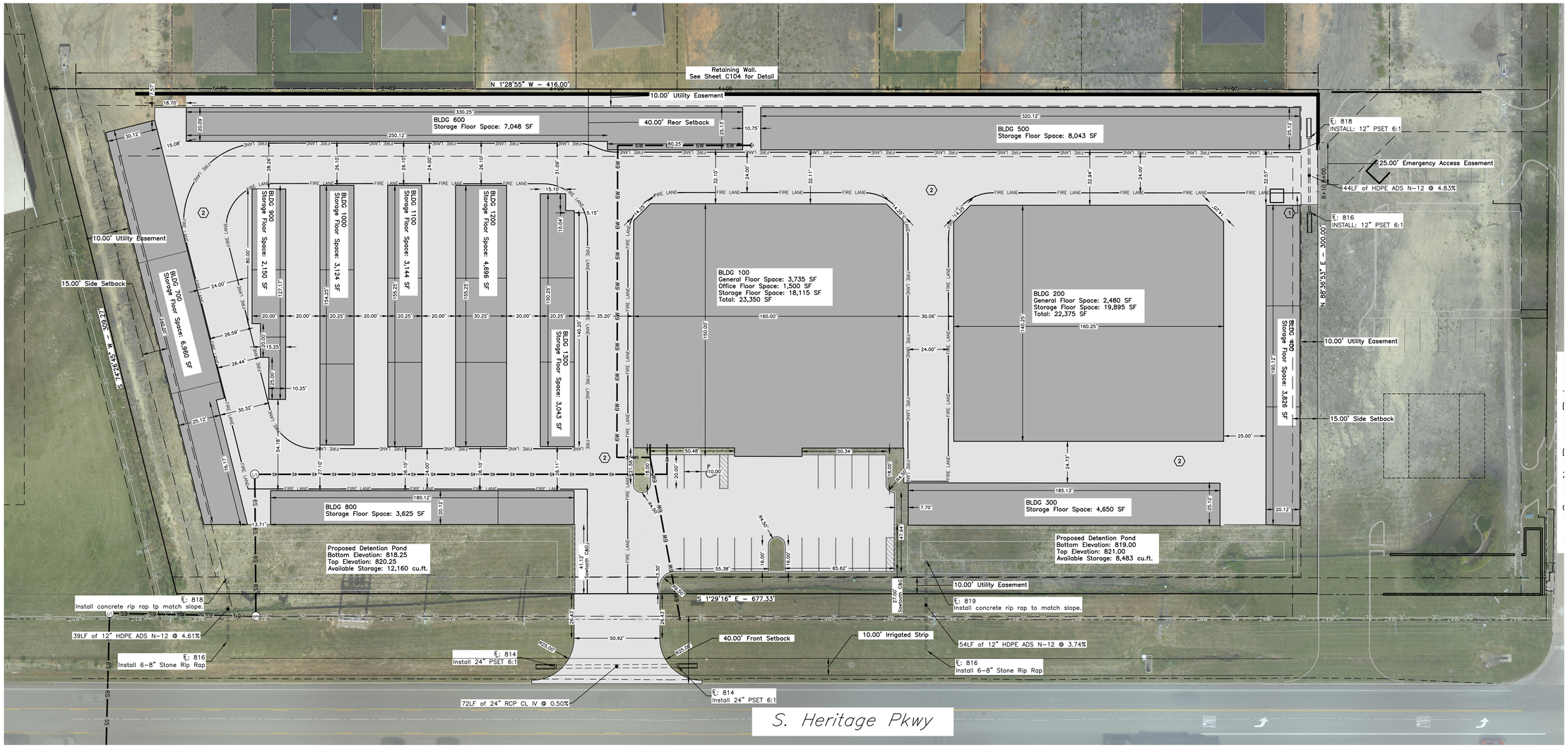
Scale: 1"=100'

PLAT OF SURVEY

Lots 2 thru 6
Block 6
Heritage Farms Estates Addition
Sherman, Grayson County, Texas

CENTERLINE ENGINEERING & CONSULTING, LLC
CENTERLINE ENGINEERING & CONSULTING, LLC.
10210 Frankford Ave., Suite 410, Lubbock, Texas 79424
(806) 441–7183
TBPE Reg. No. F–16713
TBPLS Reg. No. 10194378

20–06–1105 – FP



GENERAL SITE NOTES:

1. The Contractor shall be responsible for verifying the location of all existing utilities. At least 48-hours prior to beginning construction, the Contractor shall contact the following, but not limited to:

   A. Texas One Call @ 1-800-669-8344
   B. Dig Tess @ 1-800-344-8377

2. All site work shall be in accordance with, or surpass recommendations of the geotechnical report, construction drawings, and specifications. If a conflict arises, the more prohibitive shall take precedence, and shall be considered to be the intent of the project documents.

3. Contractor to field-verify all dimensions and report any discrepancies to the Engineer of Record.

4. All work performed in the City R.O.W shall adhere to the City of Sherman standard details and specifications.

5. All construction shall be in accordance with the Construction Drawings found herein. All testing shall be performed in accordance with the technical specifications.

6. The Contractor is responsible for all construction safety. Construction Drawings do not include necessary components for construction safety.

7. Location of existing buried utilities, where shown, is approximated only. Other utilities may be present that are not shown on the Construction Drawings. The Contractor shall be responsible for locating and protecting all buried utilities.

8. The Contractor shall be responsible for all storm water pollution prevention associated with this project. The Contractor shall use all means necessary to prevent the transportation of sediment from the project site. The Contractor shall comply with TCEQ – TPDES storm water requirements.

9. All soil disturbed by construction shall be hydromulch seeded as soon as grading is complete. All slopes equal to or greater than 4:1 that will not be landscaped (i.e. covered with sod or plants) shall be hydromulch seeded and covered with erosion control blanket. The erosion control blanket shall be S75 Single Net Straw Blanket as manufactured by North American Green.

10. All soil not used as part of this project shall become the property of the Contractor. The Contractor shall be responsible for the disposal of the material off-site.

11. The Contractor shall obtain written approval from the Engineer for use of substituted construction materials. Product data and Engineer's seal (where applicable) shall accompany all requests. All product material shall meet or exceed City of Sherman Design Standards and Specifications.

12. Landscaping Plans and Irrigation Plans shall be provided by others.

13. Fire Lane shown as the minimum of 20' in width, and minimum turning radius of 30' inside and 50' outside.

14. All Fire Lanes shall be designated by painting the curbs. The curbs shall be painted red with four inch (4") white lettering stating "No Parking Fire Lane Tow Away Zone". Wording may not be spaced more than fifteen feet (15') apart.

15. All sidewalks, handicap ramps, and associated accessible routes should be constructed in accordance with current ADA and TAS requirements.

16. All parking and driveways shall conform to the requirements of the city of Sherman, unless noted otherwise.

17. All concrete shall be 3,000 psi or as noted.

18. All concrete pavement shall be 5" think.

19. All concrete slabs shall be 4" thick.

20. All reinforcement shall be Grade 60, unless notes otherwise.

21. All curbs should be typical 24" curb and gutter sections. Sawtooth Sections shall have 1' opening between 2' "teeth".

22. All exposed back of curb shall have a smooth finish.

23. All sidewalks are 6.00' wide unless otherwise noted.

24. All back of curb radii are 4.00' unless otherwise noted.

25. All parking lot stripes shall be 4" wide white stripes.

26. All parking spaces are typical 10.00' by 20.00'.

27. Sign location shown for reference only. Sign review and permitting is a separate review and approval through the City of Sherman.

SITE PLAN KEYED NOTES

(1) REFUSE AREA
(2) CONCRETE PAVING

Tabulation Table 1.1		
BLDG 100 Office Floor Space	1500	SF
BLDG 100 General Floor Space	3735	SF
BLDG 100 Storage Floor Space	18115	SF
BLDG 200 General Floor Space	2480	SF
BLDG 200 Storage Floor Space	19895	SF
BLDG 300 Storage Floor Space	4650	SF
BLDG 400 Storage Floor Space	3826	SF
BLDG 500 Storage Floor Space	8043	SF
BLDG 600 Storage Floor Space	7048	SF
BLDG 700 Storage Floor Space	6960	SF
BLDG 800 Storage Floor Space	3625	SF
BLDG 900 Storage Floor Space	2150	SF
BLDG 1000 Storage Floor Space	3124	SF
BLDG 1100 Storage Floor Space	3144	SF
BLDG 1200 Storage Floor Space	4696	SF
BLDG 1300 Storage Floor Space	3043	SF
Total BLDG Area	96034	SF
Lot Area	214309.55	SF
FAR Total BLDG Area/Lot Area	0.45	

Tabulation Table 1.2		
Total Office Floor Space	1500	SF
Total General Floor Space	6215	SF
Total Storage Floor Space	94534	SF
Spots/1 SF Per Office Space	400	Spaces/SF
Spots/1 SF Per Storage Space	1000	Spaces/SF
Required Parking	10.0	Spaces
Provided Parking	19	Spaces
ADA Spaces Required	1	Space
ADA Spaces Provided	1	Space
Gross Area of Property	214320	SF
Current Zoning	C-1	PENDING ORD
Proposed Zoning	C-1	PENDING ORD
Hard Surface/Impervious Area	182025	SF
Landscaped Area	35382	SF
Floor-to-Area Ratio (FAR)	48%	
Assume total floor area to inclide storage office and general floor spaces		

Site Plan

SCALE: Hor: 1" = 30'

0 15' 30' 60'

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.

For Interim Review Only
These documents have been released on July 10, 2023 for the purpose of review and comment under the authority of: Kaleb J. Gilbert P.E., P.E. No. 126430 They are not to be used for construction purposes.

ISSUED FOR REVIEW AND COMMENT.

DATE: 07-10-2023
DRAWN BY: JAG
DESIGNED BY: JAG
CHECKED BY: KJG
PROJECT NUMBER 20-05-1105

REVISIONS

CENTERLINE ENGINEERING & CONSULTING, LLC.
TBPE Reg. No. F-16773
TBPLS Reg. No 10194378
8312 Upland Avenue
Lubbock, TX 79424 · (806) 470-8686

CENTERLINE ENGINEERING & CONSULTING, LLC

Site Plan

Affordable Sherman Addition

Sherman, Grayson County, Texas

SHEET NO.

C102

OF 10 SHEETS

BE AMAZING CONSTRUCTION

JOB INFORMATION

AFFORDABLE STORAGE

ADDRESS: 1300 S HERITAGE PKWY, BLDG. 100
CITY: SHERMAN
STATE: TEXAS
ZIP: 75092

CONTACT: WARREN JOHNSON
806-317-5215

NOTES:

CLIMATE CONTROL 1 & OFFICE
160' X 150'

Scope: Construct climate-controlled, self-storage metal building in compliance with 2018 International Building Code (IBC), 2018 International Fire Code (IFC), 2020 National Electric Code (NEC), 2018 International Mechanical Code (IMC), 2018 International Plumbing Code (IPC), & 2018 International Energy Conservation Code.

SHEET INDEX

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S8	Base Channel Plan
S9	Partition Panel Plan
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S11	East & West Elevations
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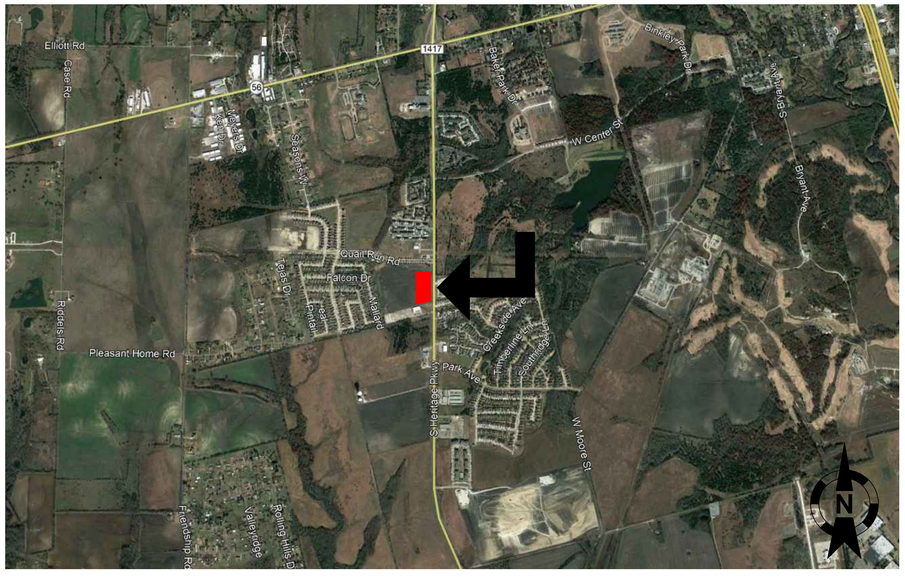
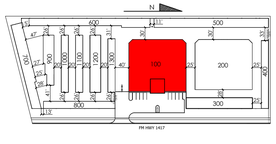
A2	Reflected Ceiling Plan
A3	Office Finish Plan
A4	Exterior Finish Plan
E1	Electrical Plan
E2	Electrical Plan Office
M1	Mechanical Plan
P1	Plumbing Plan





AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 100
SHERMAN,TX 75092
CLIMATE CONTROL 1 & OFFICE

DATE | EDITED |	BY	
2/10/22	CREATED	A. NEWELL
9/09/22	REVIEWED	T. ADAMS
10/06/22	SEALED	L. GARY

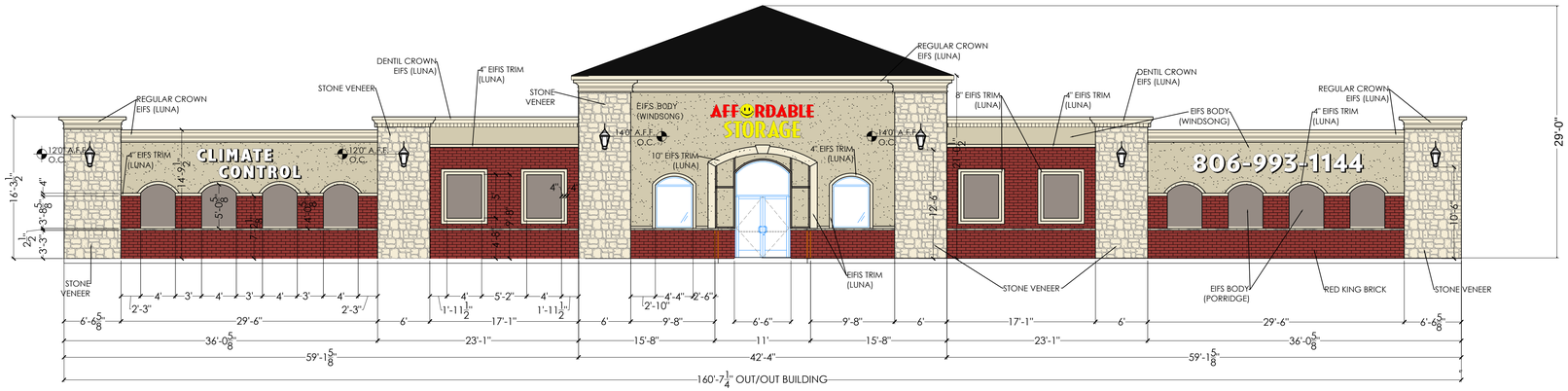
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

COVER PAGE

SHEET
I1 OF 2

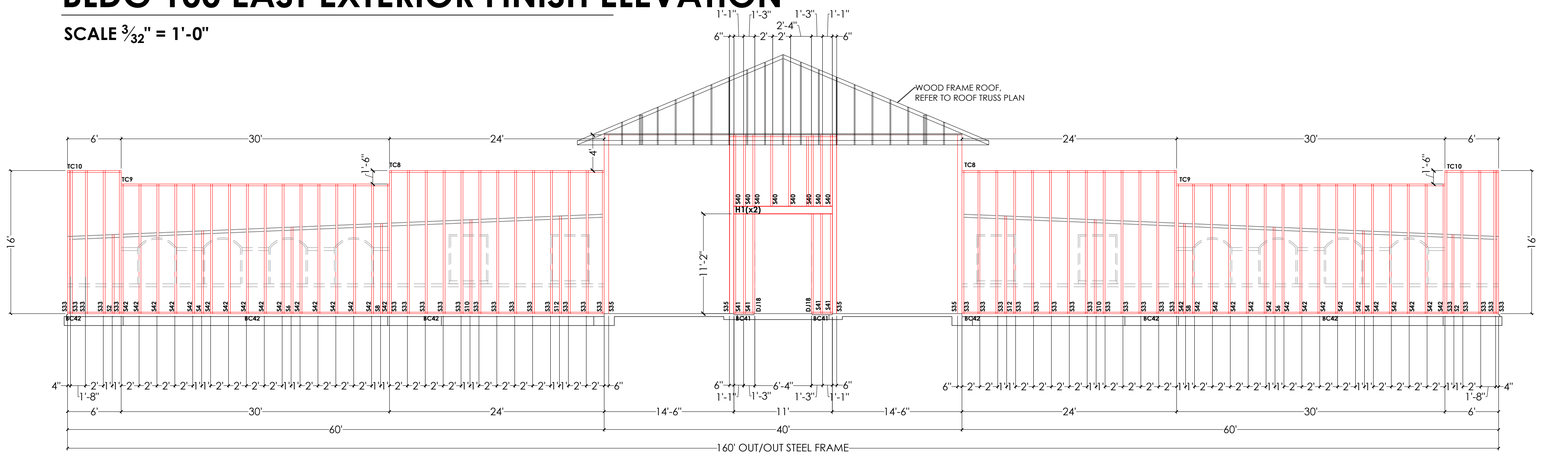
\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Climate Control 1&Office\CC_Office_Sherman.dwg 10/11/2022 2:26:00 PM, Drafter, DWG To PDF.pc3

MEMBERS TABLE		
S2	4 x 2 1/2 CEE 16ga	9' - 10"
S4	4 x 2 1/2 CEE 16ga	10' - 3"
S6	4 x 2 1/2 CEE 16ga	10' - 8"
S8	4 x 2 1/2 CEE 16ga	11' - 1"
S10	4 x 2 1/2 CEE 16ga	11' - 6"
S12	4 x 2 1/2 CEE 16ga	11' - 11"
S33	6 x 2 1/2 CEE 16ga	16' - 0"
S35	6 x 2 1/2 CEE 16ga	20' - 0"
S40	6 x 2 1/2 CEE 16ga	8' - 0"
S41	6 x 2 1/2 CEE 16ga	11' - 2"
S42	6 x 2 1/2 CEE 16ga	14' - 6"
DJ18	6 x 2 1/2 CEE 16ga	11' - 2"
H1	10 x 2 1/2 CEE 16ga	10' - 10 1/2"
BC41	6 5/8" X 2" CHANNEL 16 ga.	3' - 4"
BC42	6 5/8" X 2" CHANNEL 16 ga.	20' - 0"
TC8	6 5/8" X 2" CHANNEL 16 ga.	24' - 0"
TC9	6 5/8" X 2" CHANNEL 16 ga.	30' - 0"
TC10	6 5/8" X 2" CHANNEL 16 ga.	6' - 0"



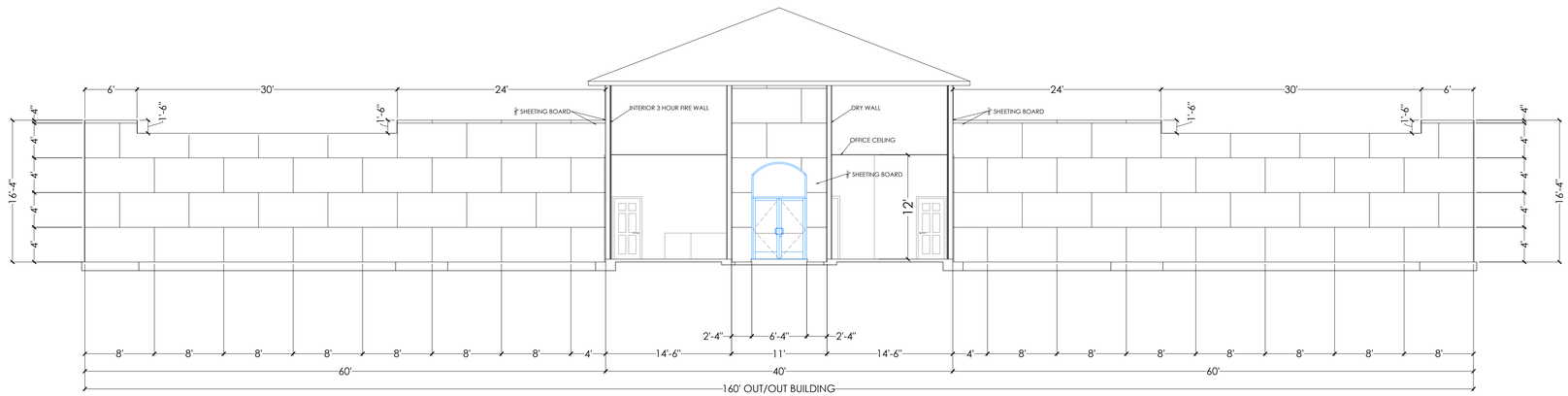
BLDG 100 EAST EXTERIOR FINISH ELEVATION

SCALE 3/32" = 1'-0"



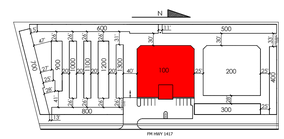
BLDG 100 EAST FRAMING ELEVATION @ ROW 2

SCALE 3/32" = 1'-0"



BLDG 100 EAST SHEETING ELEVATION @ ROW 2

SCALE 3/32" = 1'-0"



BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 100
SHERMAN,TX 75092
CLIMATE CONTROL 1 & OFFICE

DATE | EDITED |	BY
2/10/22 CREATED	A. NEWELL
9/09/22 REVIEWED	T. ADAMS
10/06/22 SEALED	L. GARY

EAST ELEVATIONS

SHEET
S10 OF 17

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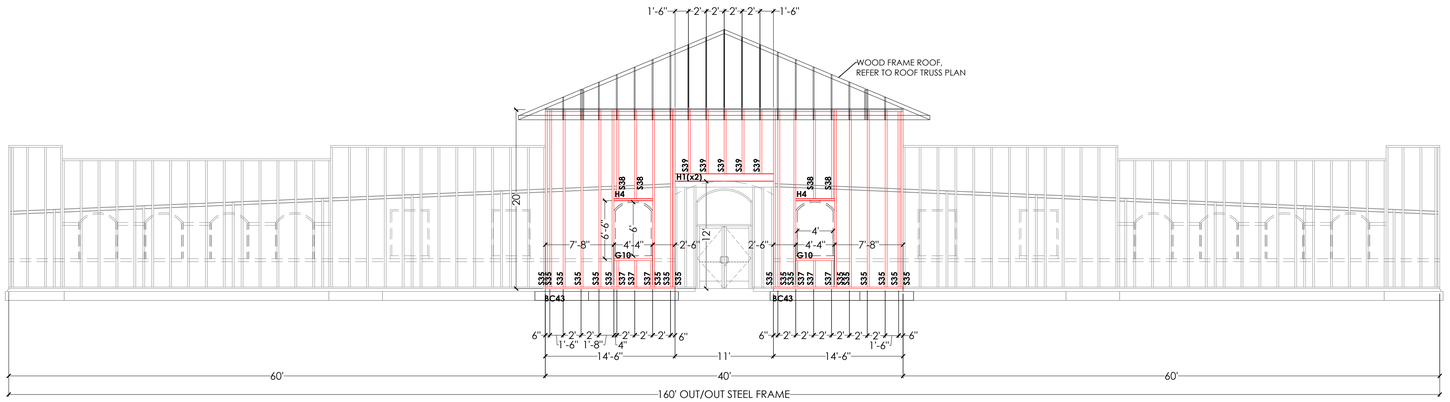
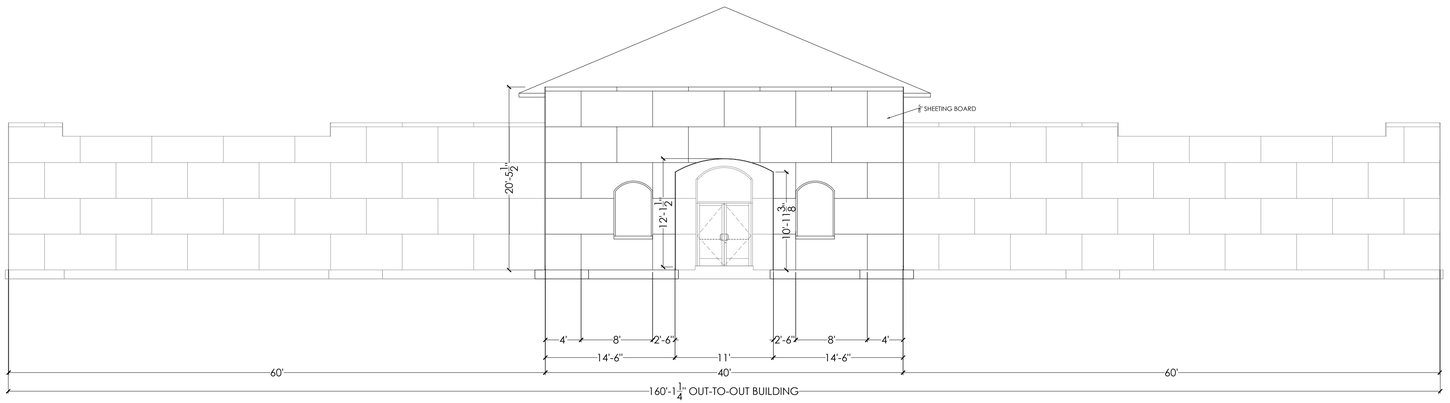
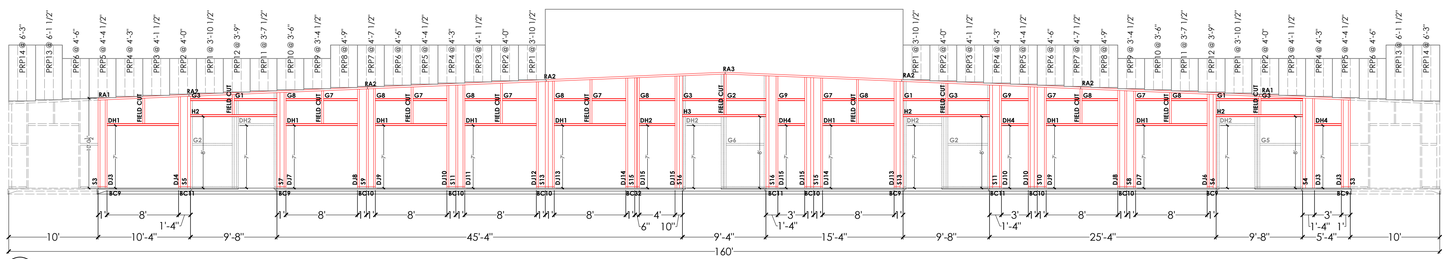


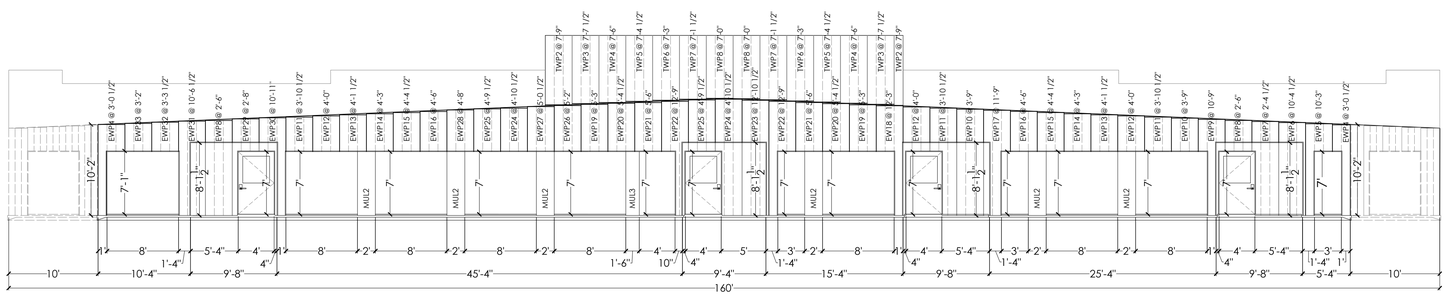
E BLDG 100 EAST SHEETING ELEVATION



E BLDG 100 EAST SHEETING ELEVATION



W BLDG 100 WEST FRAMING ELEVATION



W BLDG 100 WEST SHEETING ELEVATION

MEMBERS TABLE		
S35	6 x 2 1/2 CEE 16ga	20' - 0"
S37	6 x 2 1/2 CEE 16ga	3' - 3 ½"
S38	6 x 2 1/2 CEE 16ga	10' - 1 ½"
S39	6 x 2 1/2 CEE 16ga	7' - 1 ½"
DH1	4 x 2 1/2 CEE 16ga	7' - 11 ½"
DH2	4 x 2 1/2 CEE 16ga	3' - 11 ½"
DH4	4 x 2 1/2 CEE 16ga	2' - 11 ½"
G1	4 x 2 1/2 CEE 16ga	4' - 9"
G2	4 x 2 1/2 CEE 16ga	4' - 5"
G3	4 x 2 1/2 CEE 16ga	4' - 7 ½"
G5	4 x 2 1/2 CEE 16ga	4' - 6 ½"
G6	4 x 2 1/2 CEE 16ga	4' - 2 ½"
G7	4 x 2 1/2 CEE 16ga	3' - 9"
G8	4 x 2 1/2 CEE 16ga	3' - 11 ½"
G9	4 x 2 1/2 CEE 16ga	2' - 11 ½"
G10	6 x 2 1/2 CEE 16ga	4' - 3 ½"
H1	10 x 2 1/2 CEE 16ga	10' - 11 ½"
H2	4 x 2 1/2 CEE 16ga	9' - 7 ½"
H3	4 x 2 1/2 CEE 16ga	9' - 3 ½"
H4	6 x 2 1/2 CEE 16ga	4' - 3 ½"
BC9	4 ⅛" X 2" CHANNEL 16 ga.	0' - 8"
BC10	4 ⅛" X 2" CHANNEL 16 ga.	2' - 0"
BC11	4 ⅛" X 2" CHANNEL 16 ga.	1' - 0"
BC32	4 ⅛" X 2" CHANNEL 16 ga.	1' - 6"
BC36	6 ⅛" X 2" CHANNEL 16 ga.	14' - 6"
TC4	6 ⅛" X 2" CHANNEL 16 ga.	40' - 0"
EWP1	3' PBR PANEL 26 ga	9' - 9"
EWP2	3' PBR PANEL 26 ga	2' - 9"
EWP3	3' PBR PANEL 26 ga	2' - 10 ½"
EWP4	3' PBR PANEL 26 ga	3' - 0 ½"
EWP5	3' PBR PANEL 26 ga	10' - 3"
EWP6	3' PBR PANEL 26 ga	10' - 4 ½"
EWP7	3' PBR PANEL 26 ga	2' - 4 ½"
EWP8	3' PBR PANEL 26 ga	2' - 6"
EWP9	3' PBR PANEL 26 ga	10' - 9"
EWP10	3' PBR PANEL 26 ga	3' - 9"
EWP11	3' PBR PANEL 26 ga	3' - 10 ½"
EWP12	3' PBR PANEL 26 ga	4' - 0"
EWP13	3' PBR PANEL 26 ga	4' - 1 ½"

MEMBERS TABLE		
EWP14	3' PBR PANEL 26 ga	4' - 3"
EWP15	3' PBR PANEL 26 ga	4' - 4 ½"
EWP16	3' PBR PANEL 26 ga	4' - 6"
EWP17	3' PBR PANEL 26 ga	11' - 9"
EWP18	3' PBR PANEL 26 ga	12' - 3"
EWP19	3' PBR PANEL 26 ga	5' - 3"
EWP20	3' PBR PANEL 26 ga	5' - 4 ½"
EWP21	3' PBR PANEL 26 ga	5' - 6 ½"
EWP22	3' PBR PANEL 26 ga	12' - 9"
EWP23	3' PBR PANEL 26 ga	12' - 10 ½"
EWP24	3' PBR PANEL 26 ga	4' - 10 ½"
EWP25	3' PBR PANEL 26 ga	4' - 9 ½"
EWP26	3' PBR PANEL 26 ga	5' - 2"
EWP27	3' PBR PANEL 26 ga	5' - 0 ½"
EWP28	3' PBR PANEL 26 ga	4' - 8"
EWP29	3' PBR PANEL 26 ga	2' - 8"
EWP30	3' PBR PANEL 26 ga	10' - 11"
EWP31	3' PBR PANEL 26 ga	10' - 6 ½"
EWP32	3' PBR PANEL 26 ga	3' - 3 ½"
EWP33	3' PBR PANEL 26 ga	3' - 2"
TWP2	3' U-PANEL 26 ga	7' - 9"
TWP3	3' U-PANEL 26 ga	7' - 7 ½"
TWP4	3' U-PANEL 26 ga	7' - 6"
TWP5	3' U-PANEL 26 ga	7' - 4 ½"
TWP6	3' U-PANEL 26 ga	7' - 3"
TWP7	3' U-PANEL 26 ga	7' - 1 ½"
TWP8	3' U-PANEL 26 ga	7' - 0"
PRP1	3' PBR PANEL 26 ga	3' - 10 ½"
PRP2	3' PBR PANEL 26 ga	4' - 0"
PRP3	3' PBR PANEL 26 ga	4' - 1 ½"
PRP4	3' PBR PANEL 26 ga	4' - 3"
PRP5	3' PBR PANEL 26 ga	4' - 4 ½"
PRP6	3' PBR PANEL 26 ga	4' - 6"
PRP7	3' PBR PANEL 26 ga	4' - 7 ½"
PRP8	3' PBR PANEL 26 ga	4' - 9"
PRP9	3' PBR PANEL 26 ga	3' - 4 ½"
PRP10	3' PBR PANEL 26 ga	3' - 6"
PRP11	3' PBR PANEL 26 ga	3' - 7 ½"
PRP12	3' PBR PANEL 26 ga	3' - 9"
PRP13	3' PBR PANEL 26 ga	6' - 1 ½"
PRP14	3' PBR PANEL 26 ga	6' - 3"

NOTE: WOODEN CONSTRUCTION PERMITTED IN TYPE IIB CONSTRUCTION SHALL BE FIRE-RETARDANT-TREATED.

REGISTERED ARCHITECT
STATE OF TEXAS
99571

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 100
SHERMAN,TX 75092
CLIMATE CONTROL 1 & OFFICE

DATE | EDITED | BY		
2/10/22	CREATED	A. NEWELL
9/09/22	REVIEWED	T. ADAMS
10/06/22	SEALED	L. GARY

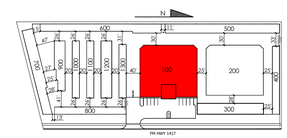
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE ⅛" = 1'-0"

EAST & WEST ELEVATIONS

SHEET

S11 OF 17



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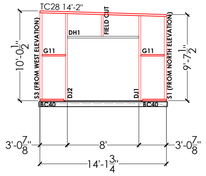
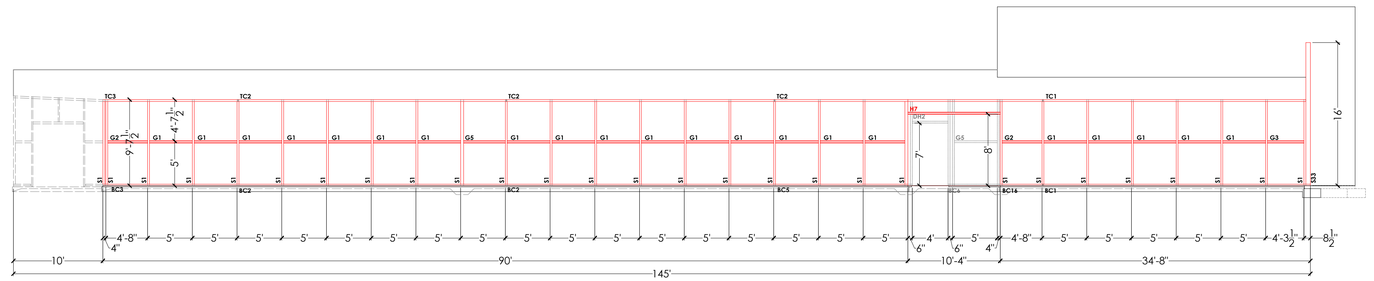
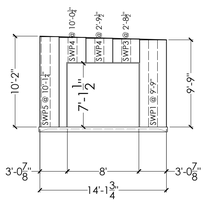


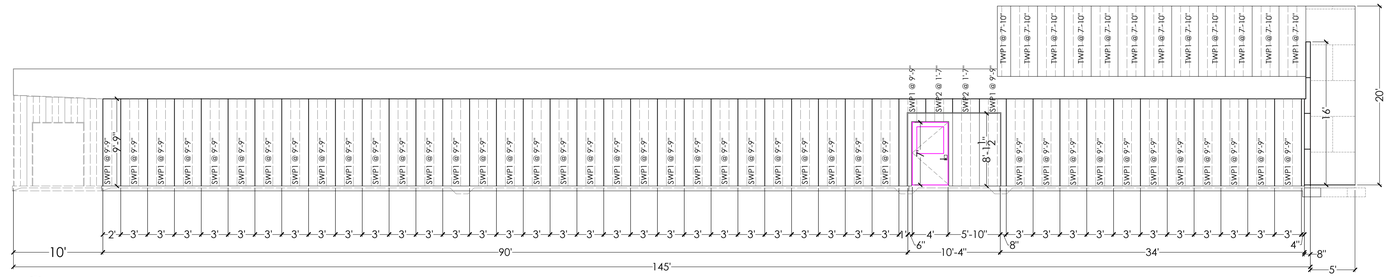
SW BLDG 100 SOUTHWEST CORNER FRAMING ELEVATION



S BLDG 100 SOUTH FRAMING ELEVATION

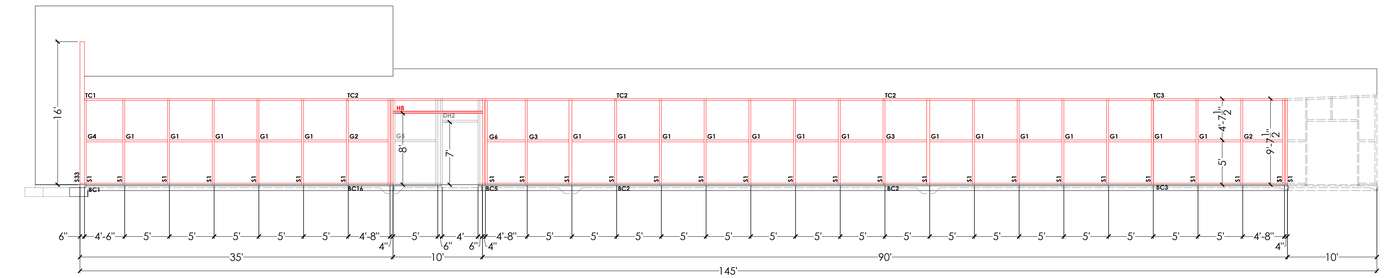


SW BLDG 100 SOUTHWEST CORNER SHEETING ELEVATION

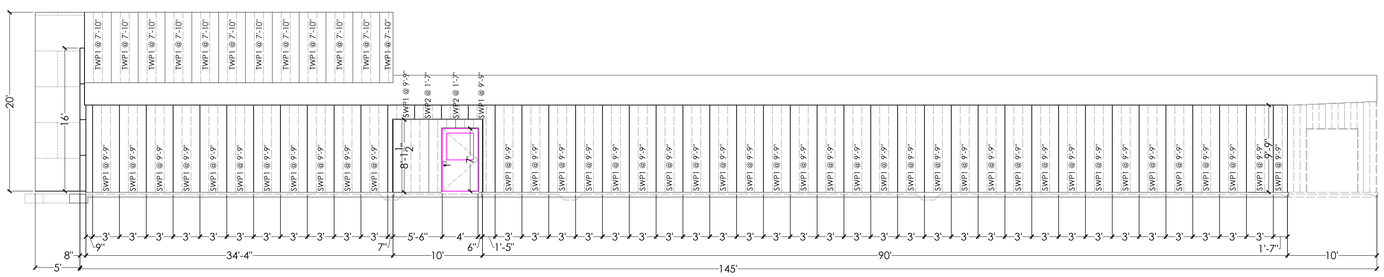


S BLDG 100 SOUTH SHEETING ELEVATION

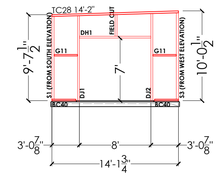
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S3	4 x 2 1/2 CEE 16ga	10' - 0 1/2"
S33	6 x 2 1/2 CEE 16ga	16' - 0"
DH1	4 x 2 1/2 CEE 16ga	7' - 11 1/2"
DH2	4 x 2 1/2 CEE 16ga	3' - 11 1/2"
G1	4 x 2 1/2 CEE 16ga	4' - 9"
G2	4 x 2 1/2 CEE 16ga	4' - 5"
G3	4 x 2 1/2 CEE 16ga	4' - 7 1/2"
G4	4 x 2 1/2 CEE 16ga	4' - 0 1/2"
G5	4 x 2 1/2 CEE 16ga	4' - 6 1/2"
G6	4 x 2 1/2 CEE 16ga	4' - 2 1/2"
G11	4 x 2 1/2 CEE 16ga	2' - 10"
H7	4 x 2 1/2 CEE 16ga	10' - 3 1/2"
H8	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
BC1	4 1/8" X 2" CHANNEL 16 ga.	29' - 6"
BC2	4 1/8" X 2" CHANNEL 16 ga.	30' - 0"
BC3	4 1/8" X 2" CHANNEL 16 ga.	25' - 0"
BC5	4 1/8" X 2" CHANNEL 16 ga.	15' - 0"
BC16	4 1/8" X 2" CHANNEL 16 ga.	5' - 0"
BC40	4 1/8" X 2" CHANNEL 16 ga.	2' - 8"
TC1	4 1/8" X 2" CHANNEL 16 ga.	29' - 4 3/4"
TC2	4 1/8" X 2" CHANNEL 16 ga.	30' - 0"
TC3	4 1/8" X 2" CHANNEL 16 ga.	25' - 1 1/2"
TC28	4 1/8" X 2" CHANNEL 16 ga.	14' - 2"
SWP1	3' PBR PANEL 26 ga.	9' - 9"
SWP2	3' PBR PANEL 26 ga.	1' - 7"
SWP3	3' PBR PANEL 26 ga.	2' - 8 1/2"
SWP4	3' PBR PANEL 26 ga.	2' - 9 1/8"
SWP5	3' PBR PANEL 26 ga.	10' - 0 1/4"
SWP6	3' PBR PANEL 26 ga.	10' - 1 1/4"
TWP1	3' PBR PANEL 26 ga.	7' - 10"



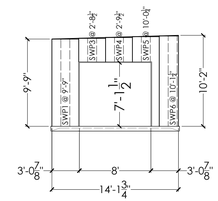
N BLDG 100 NORTH FRAMING ELEVATION



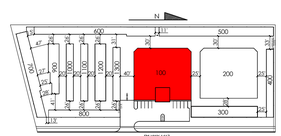
N BLDG 100 NORTH SHEETING ELEVATION



NW NORTHWEST CORNER FRAMING ELEVATION



NW NORTHWEST CORNER SHEETING ELEVATION



BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

REGISTERED ARCHITECT 89507 STATE OF TEXAS

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 100
SHERMAN,TX 75092
CLIMATE CONTROL 1 & OFFICE

DATE | EDITED | BY		
2/10/22	CREATED	A. NEWELL
9/09/22	REVIEWED	T. ADAMS
10/06/22	SEALED	L. GARY

SCALE 1/8" = 1'-0"

NORTH & SOUTH ELEVATIONS

SHEET

S12 OF 17

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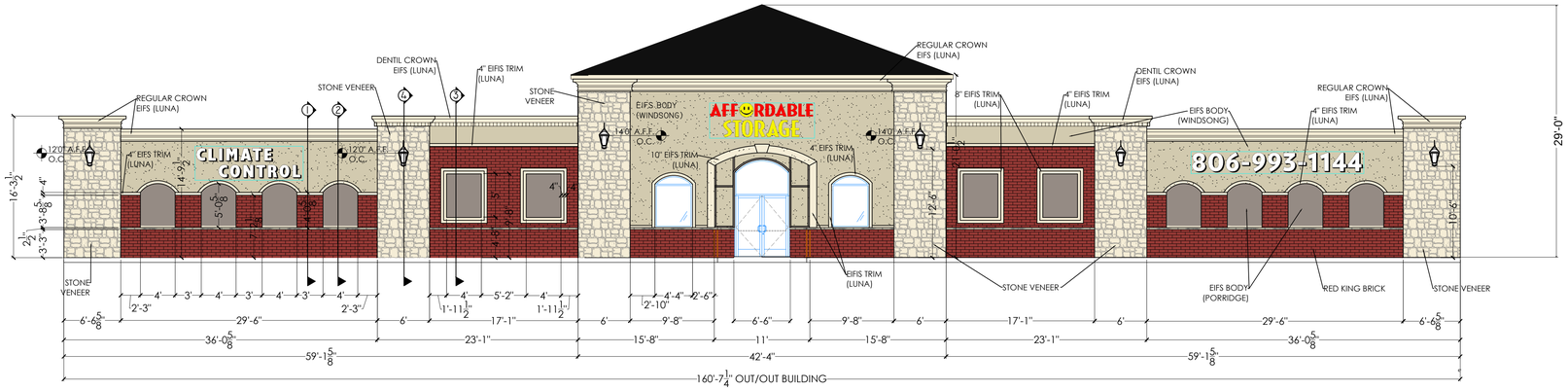
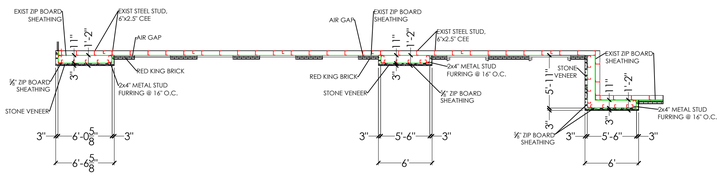


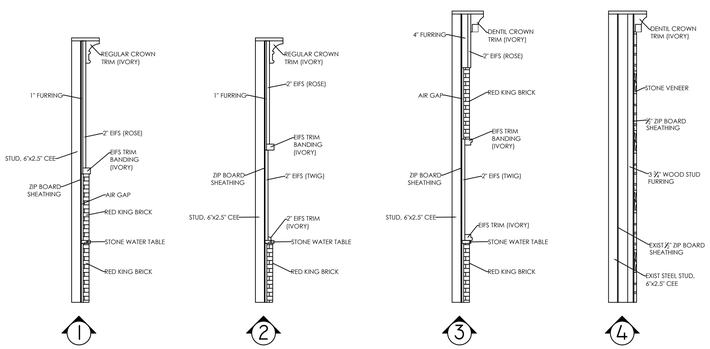
BLDG 100 WEST EXTERIOR FINISH ELEVATION

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



BLDG 100 WEST EXTERIOR BUILD OUT FRAMING

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



BLDG 100 EXTERIOR FINISH SECTION CUTS

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

REGISTERED ARCHITECT
STATE OF TEXAS

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 100
SHERMAN,TX 75092
CLIMATE CONTROL 1 & OFFICE

DATE	EDITED	BY
2/10/22	CREATED	A. NEWELL

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

EXTERIOR FINISH PLAN

SHEET
A4 OF 4

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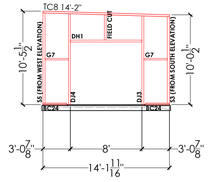
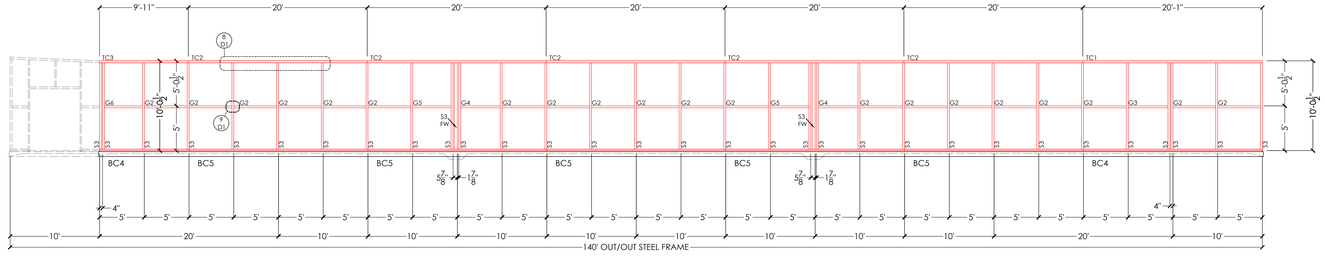
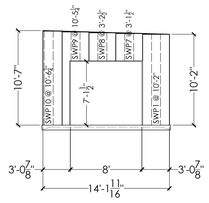


SW SOUTHWEST CORNER FRAMING ELEVATION

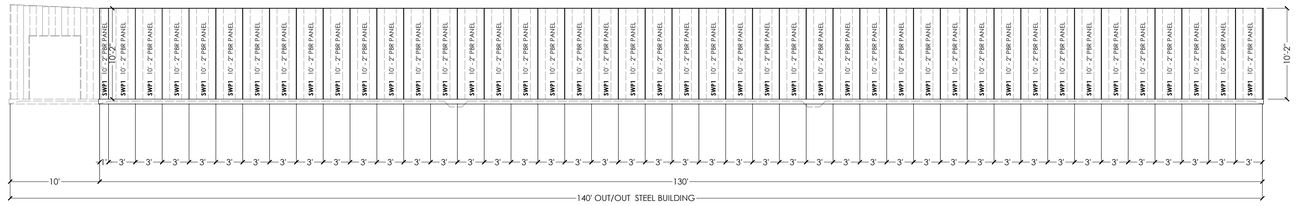


S BLDG 200 SOUTH FRAMING ELEVATION

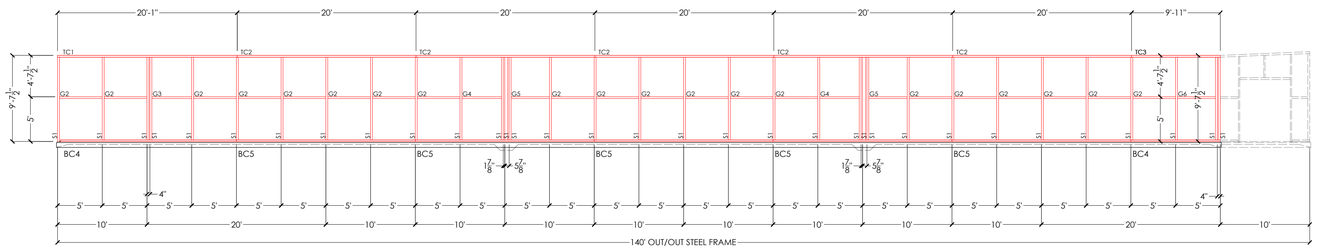
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S3	4 x 2 1/2 CEE 16ga	10' - 0 1/2"
S5	4 x 2 1/2 CEE 16ga	10' - 5 1/2"
DJ1	4 x 2 1/2 CEE 16ga	10' - 0 1/4"
DJ2	4 x 2 1/2 CEE 16ga	9' - 9 3/4"
DJ3	4 x 2 1/2 CEE 16ga	10' -0 1/4"
DJ4	4 x 2 1/2 CEE 16ga	10' - 2 3/4"
DH1	4 x 2 1/2 CEE 16ga	7' - 11 1/2"
TC1	4 1/8 X 2 1/2 CHANNEL 16ga	20' - 1"
TC2	4 1/8 X 2 1/2 CHANNEL 16ga	20' - 0"
TC3	4 1/8 X 2 1/2 CHANNEL 16ga	19' - 11"
TC8	4 1/8 X 2 1/2 CHANNEL 16ga	14' - 2"
BC2	4 1/8 X 2 CHANNEL 16ga	2' - 0"
BC3	4 1/8 X 2 CHANNEL 16ga	10' - 4"
BC4	4 1/8 X 2 CHANNEL 16ga	19' - 8"
BC5	4 1/8 X 2 CHANNEL 16ga	20' - 0"
BC24	4 1/8 X 2 CHANNEL 16ga	2' - 8"
G2	4 x 2 1/2 CEE 16ga	4' - 9"
G3	4 x 2 1/2 CEE 16ga	4' - 5"
G4	4 x 2 1/2 CEE 16ga	4' - 4 5/8"
G5	4 x 2 1/2 CEE 16ga	4' - 3"
G6	4 x 2 1/2 CEE 16ga	4' - 2 1/8"
G7	4 x 2 1/2 CEE 16ga	2' - 10"
SWP1	3' PBR PANEL 26ga	10' - 2"
SWP2	3' PBR PANEL 26ga	9' - 9"
SWP3	3' PBR PANEL 26ga	2' - 8 1/2"
SWP4	3' PBR PANEL 26ga	2' - 9 1/2"
SWP5	3' PBR PANEL 26ga	10' - 0 1/2"
SWP6	3' PBR PANEL 26ga	10' - 1 1/4"
SWP7	3' PBR PANEL 26ga	3' - 1 3/4"
SWP8	3' PBR PANEL 26ga	3' - 2 1/2"
SWP9	3' PBR PANEL 26ga	10' - 5 1/4"
SWP10	3' PBR PANEL 26ga	10' - 6 1/2"



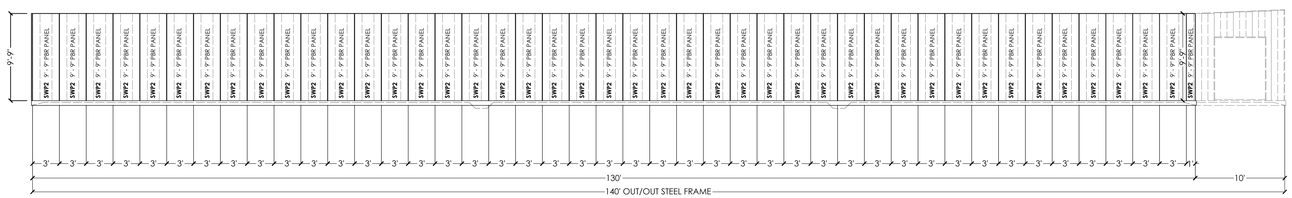
SW SOUTHWEST CORNER SHEETING ELEVATION



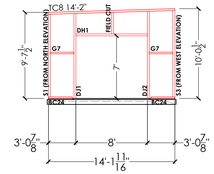
S BLDG 200 SOUTH SHEETING ELEVATION



N BLDG 200 NORTH FRAMING ELEVATION



N BLDG 200 NORTH SHEETING ELEVATION



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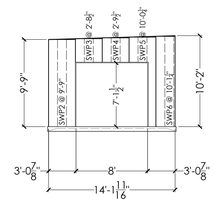
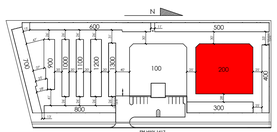


NW NORTHWEST CORNER SHEETING ELEVATION



SCALE 1/8" = 1'-0"

NORTH & SOUTH ELEVATIONS

SHEET S10 OF 15

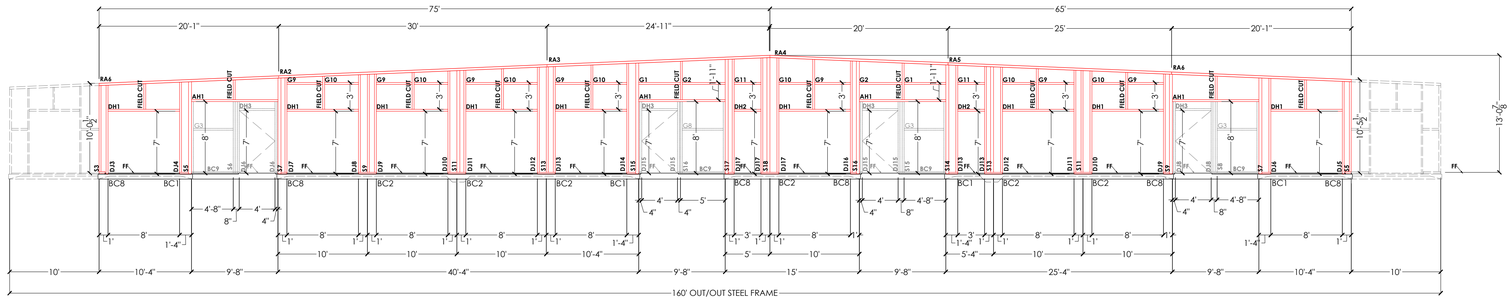
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

REGISTERED ARCHITECT
STATE OF TEXAS
89931

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 200
SHERMAN,TX 75092
CLIMATE CONTROL 2

DATE | EDITED |	BY
2/10/22 CREATED	A. NEWELL
09/09/22 REVIEWED	T. ADAMS
10/06/22 SEALED	L. GARY

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Climate Control 2\CC2_Sherman.dwg, 10/11/2022 9:41:03 AM, Drafter, DWG To PDF.pc3



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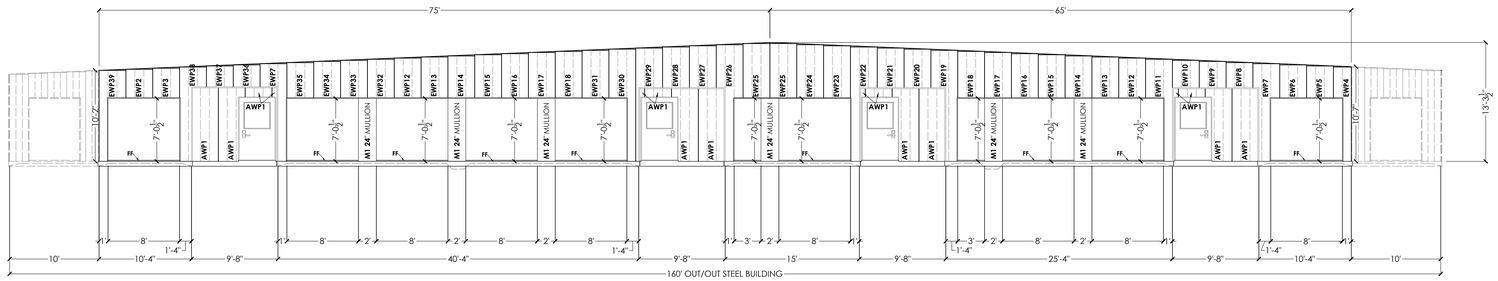
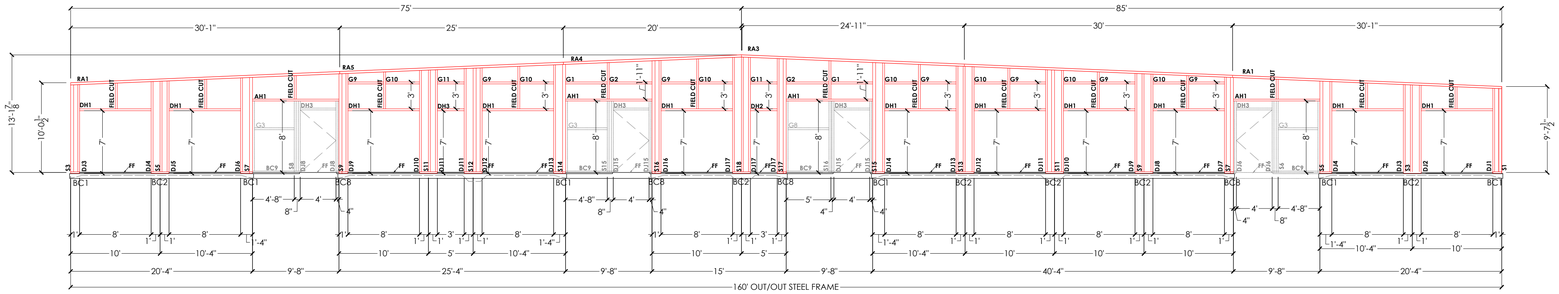


W BLDG 200 WEST SHEETING ELEVATION



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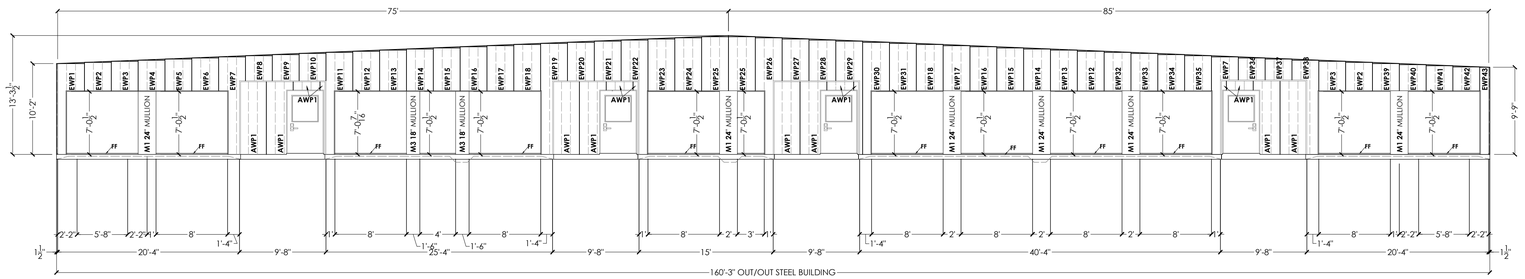


E BLDG 200 EAST SHEETING ELEVATION

MEMBERS TABLE		
S1	4 X 2 1/2 CEE 16GA	9' - 7 1/2"
S2	4 X 2 1/2 CEE 16GA	9' - 10"
S3	4 X 2 1/2 CEE 16GA	10' - 1/2"
S4	4 X 2 1/2 CEE 16GA	10' - 3"
S5	4 X 2 1/2 CEE 16GA	10' - 5 1/2"
S6	4 X 2 1/2 CEE 16GA	10' - 8"
S7	4 X 2 1/2 CEE 16GA	10' - 10 1/2"
S8	4 X 2 1/2 CEE 16GA	11' - 1"
S9	4 X 2 1/2 CEE 16GA	11' - 3 1/2"
S10	4 X 2 1/2 CEE 16GA	11' - 6"
S11	4 X 2 1/2 CEE 16GA	11' - 8 1/2"
S12	4 X 2 1/2 CEE 16GA	11' - 11"
S13	4 X 2 1/2 CEE 16GA	12' - 1 1/2"
S14	4 X 2 1/2 CEE 16GA	12' - 4"
S15	4 X 2 1/2 CEE 16GA	12' - 6 1/2"
S16	4 X 2 1/2 CEE 16GA	12' - 9"
S17	4 X 2 1/2 CEE 16GA	12' - 11 1/2"
S18	4 X 2 1/2 CEE 16GA	13' - 2"
RA1	4 X 2 ANGLE 16GA	30' - 1"
RA2	4 X 2 ANGLE 16GA	30' - 0"
RA3	4 X 2 ANGLE 16GA	24' - 11"
RA4	4 X 2 ANGLE 16GA	20' - 0"
RA5	4 X 2 ANGLE 16GA	25' - 0"
RA6	4 X 2 ANGLE 16GA	20' - 1"
DH1	4 X 2 1/2 CEE 16GA	7' - 11 1/2"
DH2	4 X 2 1/2 CEE 16GA	2' - 11 1/2"
DH3	4 X 2 1/2 CEE 16GA	3' - 11 1/2"
AH1	4 X 2 1/2 CEE 16GA	9' - 7 1/2"
BC1	4 1/8 X 2 CHANNEL 16GA	1' - 0"
BC2	4 1/8 X 2 CHANNEL 16GA	2' - 0"
BC8	4 1/8 X 2 CHANNEL 16GA	0' - 8"
BC9	4 1/8 X 2 CHANNEL 16GA	5' - 4"
G1	4 X 2 1/2 CEE 16GA	4' - 7 1/2"
G2	4 X 2 1/2 CEE 16GA	4' - 9"
G3	4 X 2 1/2 CEE 16GA	4' - 5"
G8	4 X 2 1/2 CEE 16GA	4' - 6 1/2"
G9	4 X 2 1/2 CEE 16GA	3' - 11 1/2"
G10	4 X 2 1/2 CEE 16GA	3' - 9"
G11	4 X 2 1/2 CEE 16GA	2' - 11 1/2"

MEMBERS TABLE		
DJ3	4 X 2 1/2 CEE 16GA	10' - 0 1/4"
DJ4	4 X 2 1/2 CEE 16GA	10' - 2 3/4"
DJ5	4 X 2 1/2 CEE 16GA	10' - 5 1/4"
DJ6	4 X 2 1/2 CEE 16GA	10' - 7 3/4"
DJ7	4 X 2 1/2 CEE 16GA	10' - 10 1/4"
DJ8	4 X 2 1/2 CEE 16GA	11' - 0 3/4"
DJ9	4 X 2 1/2 CEE 16GA	11' - 3 1/4"
DJ10	4 X 2 1/2 CEE 16GA	11' - 5 3/4"
DJ11	4 X 2 1/2 CEE 16GA	11' - 8 1/4"
DJ12	4 X 2 1/2 CEE 16GA	11' - 10 3/4"
DJ13	4 X 2 1/2 CEE 16GA	12' - 1 1/4"
DJ14	4 X 2 1/2 CEE 16GA	12' - 3 3/4"
DJ15	4 X 2 1/2 CEE 16GA	12' - 6 1/4"
DJ16	4 X 2 1/2 CEE 16GA	12' - 8 3/4"
DJ17	4 X 2 1/2 CEE 16GA	12' - 11 1/4"
DJ18	4 X 2 1/2 CEE 16GA	13' - 1 3/4"
EWP1	3" PBR PANEL 26GA	10' - 2"
EWP2	3" PBR PANEL 26GA	3' - 3"
EWP3	3" PBR PANEL 26GA	3' - 4 1/2"
EWP4	3" PBR PANEL 26GA	3' - 6"
EWP5	3" PBR PANEL 26GA	3' - 7 1/2"
EWP6	3" PBR PANEL 26GA	3' - 9"
EWP7	3" PBR PANEL 26GA	10' - 11"
EWP8	3" PBR PANEL 26GA	2' - 11"
EWP9	3" PBR PANEL 26GA	3' - 0 1/2"
EWP10	3" PBR PANEL 26GA	3' - 2"
EWP11	3" PBR PANEL 26GA	11' - 5"
EWP12	3" PBR PANEL 26GA	4' - 6"
EWP13	3" PBR PANEL 26GA	4' - 7 1/2"
EWP14	3" PBR PANEL 26GA	4' - 9"
EWP15	3" PBR PANEL 26GA	4' - 10 1/2"
EWP16	3" PBR PANEL 26GA	5' - 0"
EWP17	3" PBR PANEL 26GA	5' - 1 1/2"
EWP18	3" PBR PANEL 26GA	5' - 3"
EWP19	3" PBR PANEL 26GA	12' - 5"
EWP20	3" PBR PANEL 26GA	4' - 5"
EWP21	3" PBR PANEL 26GA	4' - 6 1/2"
EWP22	3" PBR PANEL 26GA	12' - 9 1/2"
EWP23	3" PBR PANEL 26GA	5' - 10 1/2"
EWP24	3" PBR PANEL 26GA	6' - 0"
EWP25	3" PBR PANEL 26GA	6' - 1 1/2"
EWP26	3" PBR PANEL 26GA	13' - 0 1/2"
EWP27	3" PBR PANEL 26GA	4' - 9 1/2"
EWP28	3" PBR PANEL 26GA	4' - 8"
EWP29	3" PBR PANEL 26GA	12' - 8"
EWP30	3" PBR PANEL 26GA	12' - 6 1/2"
EWP31	3" PBR PANEL 26GA	5' - 4 1/2"
EWP32	3" PBR PANEL 26GA	4' - 4 1/2"
EWP33	3" PBR PANEL 26GA	4' - 3"
EWP34	3" PBR PANEL 26GA	4' - 1 1/2"
EWP35	3" PBR PANEL 26GA	4' - 0"
EWP36	3" PBR PANEL 26GA	2' - 7"
EWP37	3" PBR PANEL 26GA	2' - 5 1/2"
EWP38	3" PBR PANEL 26GA	10' - 7"
EWP39	3" PBR PANEL 26GA	3' - 1 1/2"
EWP40	3" PBR PANEL 26GA	3' - 0"
EWP41	3" PBR PANEL 26GA	2' - 10 1/2"
EWP42	3" PBR PANEL 26GA	2' - 9"
EWP43	3" PBR PANEL 26GA	9' - 9"
M1	24" EXT. MULLION 26GA	7' - 2"
M3	18" EXT. MULLION 26GA	7' - 2"
AWP1	3" PBR PANEL 26GA	9' - 9"
ACP1	3" PBR PANEL 26GA	5' - 0"

REGISTERED ARCHITECT
DUSTIN CARL ANDERSON
89511
STATE OF TEXAS

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 200
SHERMAN,TX 75092
CLIMATE CONTROL 2

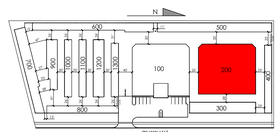
DATE | EDITED | BY		
2/10/22	CREATED	A. NEWELL
09/09/22	REVIEWED	T. ADAMS
10/06/22	SEALED	L. GARY

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE 1/8" = 1'-0"

EAST & WEST ELEVATIONS

SHEET
S11 OF 15



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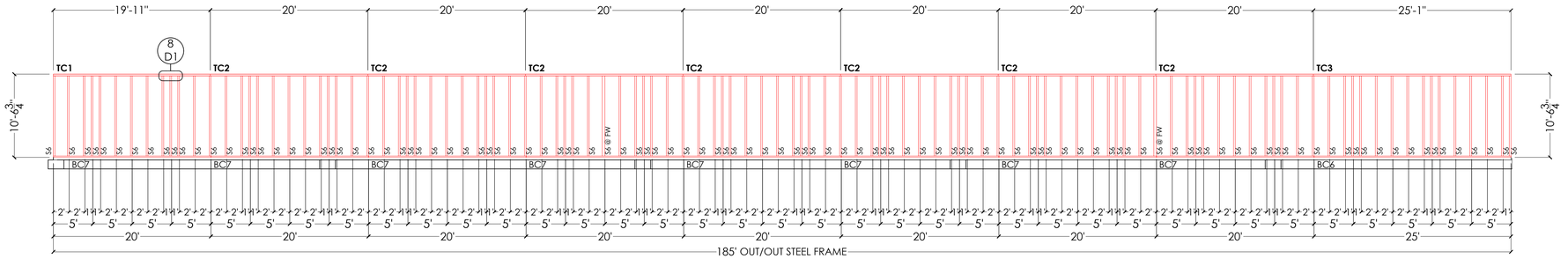
MEMBERS TABLE		
TC1	4⅛ x 2½ CHANNEL 16ga	19' - 11"
TC2	4⅛ x 2½ CHANNEL 16ga	20' - 0"
TC3	4⅛ x 2½ CHANNEL 16ga	25' - 1"
S6	6 x 2 1/2 CEE 16ga	10' - 6 3/4"
BC6	4⅛ x 2 CHANNEL 16 GA.	25' - 0"
BC7	4⅛ x 2 CHANNEL 16 GA.	20' - 0"
UP1	3' U PANEL 26ga	25' - 0"
UP2	3' U PANEL 26ga	40' - 2"



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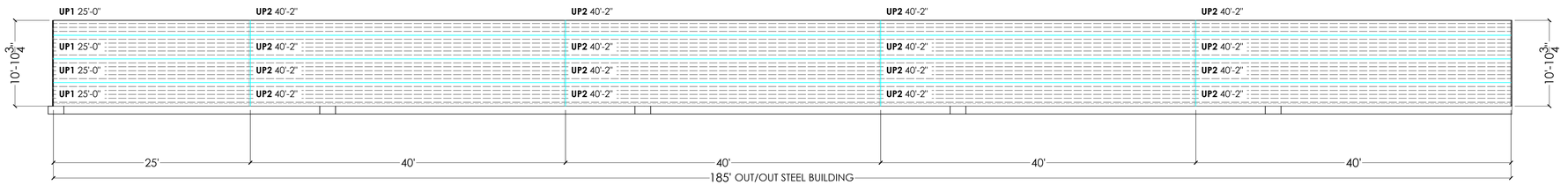

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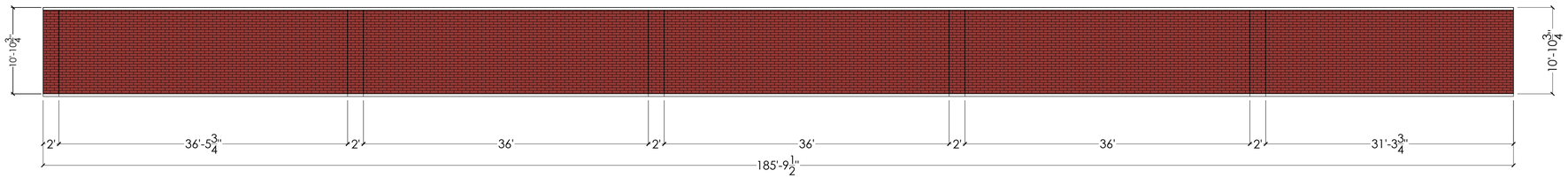

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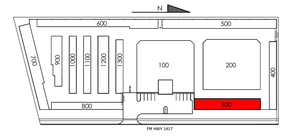


STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG
300 SHERMAN,TX 75092
STORAGE #3

DATE	EDITED	BY
1/25/2021	DRAWN	J. RAMIREZ
4/19/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
2/1/2022	REVIEWED	A. NEWELL
5/31/2022	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

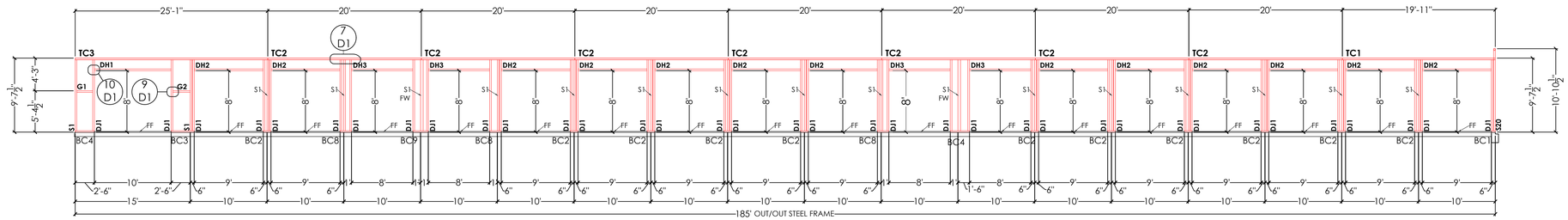
EAST ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET
S7 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #3\Storage #3 Current.dwg, 11/29/2022 11:21:30 AM, Drafter, DWG To PDF.pc3

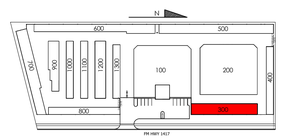
MEMBERS TABLE		
TC1	4⅛ x 2½ CHANNEL 16ga	19' - 11"
TC2	4⅛ x 2½ CHANNEL 16ga	20' - 0"
TC3	4⅛ x 2½ CHANNEL 16ga	25' - 1"
BC1	4⅛ x 2 CHANNEL 16 GA.	0' - 6"
BC2	4⅛ x 2 CHANNEL 16 GA.	1' - 0"
BC3	4⅛ x 2 CHANNEL 16 GA.	3' - 0"
BC4	4⅛ x 2 CHANNEL 16 GA.	2' - 6"
BC8	4⅛ x 2 CHANNEL 16 GA.	1' - 6"
BC9	4⅛ x 2 CHANNEL 16 GA.	2' - 6"
S1	6 x 2 1/2 CEE 16ga	9' - 7½"
DJ1	6 x 2 1/2 CEE 16ga	9' - 7¼"
M1	12" MULLION 26ga	8' - 2"
M2	24" MULLION 26ga	8' - 2"
M4	18" MULLION 26ga	8' - 2"
M5	30" MULLION 26ga	8' - 2"
DH1	4 x 2 1/2 CEE 16ga	9' - 11½"
DH2	4 x 2 1/2 CEE 16ga	8' - 11½"
DH3	4 x 2 1/2 CEE 16ga	7' - 11½"
G1	4 x 2 1/2 CEE 16ga	2' - 0½"
G2	4 x 2 1/2 CEE 16ga	2' - 3"
SWP1	3" PBR PANEL 26ga	9' - 8"
SWP2	3" PBR PANEL 26ga	1' - 7"



W WEST FRAMING ELEVATION



W WEST SHEETING ELEVATION



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG
300 SHERMAN,TX 75092
STORAGE #3

DATE	EDITED	BY
1/25/2021	DRAWN	J. RAMIREZ
4/19/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
2/1/2022	REVIEWED	A. NEWELL
5/31/2022	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

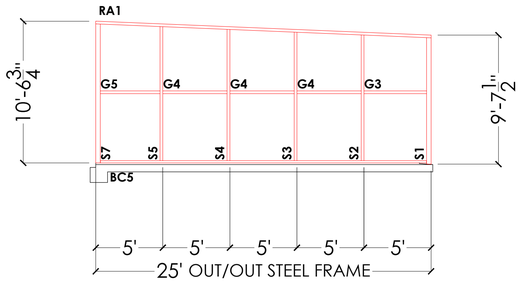
WEST ELEVATIONS

SCALE ⅛" = 1'-0"

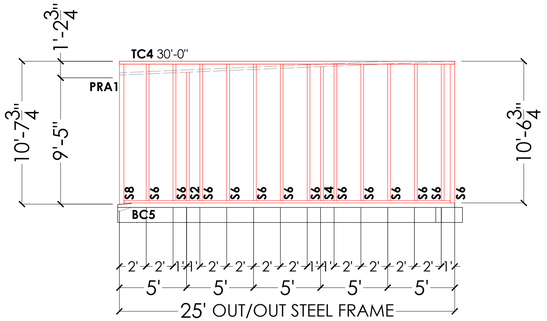
SHEET

S8 OF 9

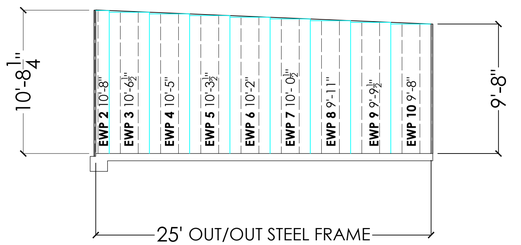
\\STORAGE.BK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #3\Storage #3 Current.dwg 11/29/2022 11:21:12 AM, Drafter, DWG To PDF.pc3



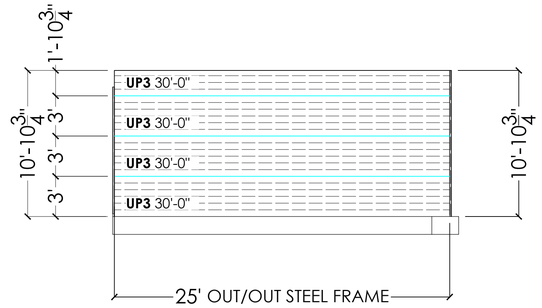
N NORTH WALL FRAMING ELEVATION



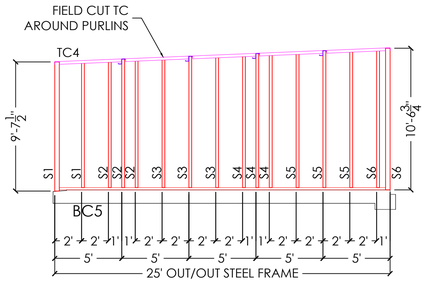
S SOUTH WALL FRAMING ELEVATION



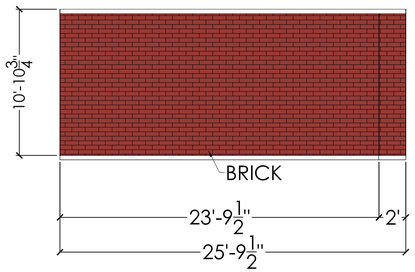
N NORTH WALL SHEETING ELEVATION



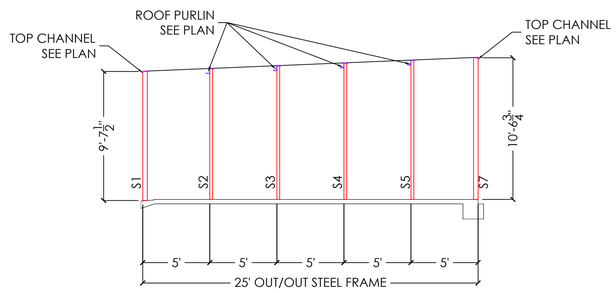
S SOUTH WALL SHEETING ELEVATION



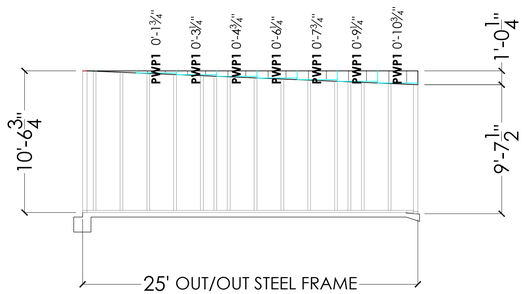
FS FIRE SEPARATION SECTION



S SOUTH WALL FINISH ELEVATION



FS TYPICAL FRAMING SECTION



S SOUTH WALL NORTH SIDE SHEETING ELEVATION

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S2	4 x 2 1/2 CEE 16ga	9'- 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 4 1/2"
S6	4 x 2 1/2 CEE 16ga	10' - 7"
S7	4 x 2 1/2 CEE 16ga	10' - 9 1/4"
S8	4 x 2 1/2 CEE 16ga	10' - 10 1/4"
G3	4 x 2 1/2 CEE 16ga	4' - 7 1/2"
G4	4 x 2 1/2 CEE 16ga	4' - 9"
G5	4 x 2 1/2 CEE 16ga	4' - 5"
TC4	4 1/8 x 2 1/2 CHANNEL 16ga	30' - 0"
RA1	4x2 ANGLE 16ga	30' - 0"
PRA1	4x2 ANGLE 16ga	30'-0"
BC5	4 1/8 x 2 CHANNEL 16 GA.	29' - 4"
UP3	3' U PANEL 26ga	25' - 0"
EWP1	3' PBR PANEL 26ga	10' - 9 1/8"
EWP2	3' PBR PANEL 26ga	10' - 8"
EWP3	3' PBR PANEL 26ga	10' - 6 1/2"
EWP4	3' PBR PANEL 26ga	10' - 5"
EWP5	3' PBR PANEL 26ga	10' - 3 1/2"
EWP6	3' PBR PANEL 26ga	10' - 2"
EWP7	3' PBR PANEL 26ga	10' - 0 1/2"
EWP8	3' PBR PANEL 26ga	9' - 11"
EWP9	3' PBR PANEL 26ga	9' - 10 1/2"
EWP10	3' PBR PANEL 26ga	9' - 8"
PWP1	3' PBR PANEL 26ga	2' - 0"

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG
300 SHERMAN,TX 75092
STORAGE #3

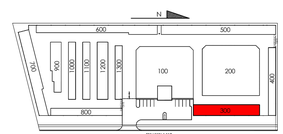
DATE	EDITED	BY
1/25/2021	DRAWN	J. RAMIREZ
4/19/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
2/1/2022	NARROWED 5'	A. NEWELL
5/31/2022	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

N. & S. ELEVATIONS

SCALE 3/16" = 1'-0"

SHEET
S9 OF 9



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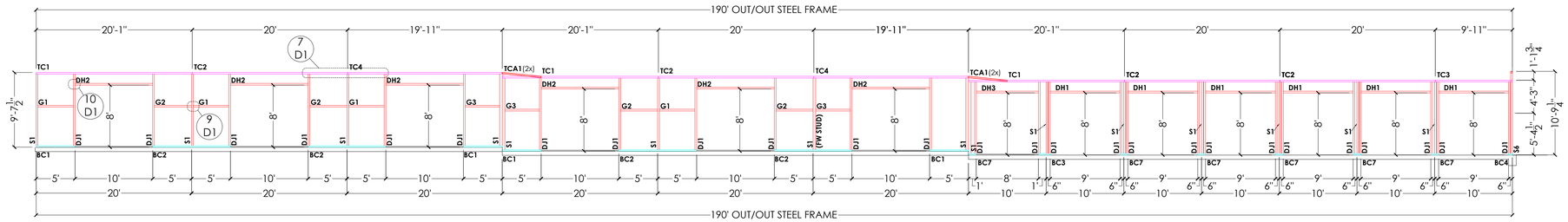
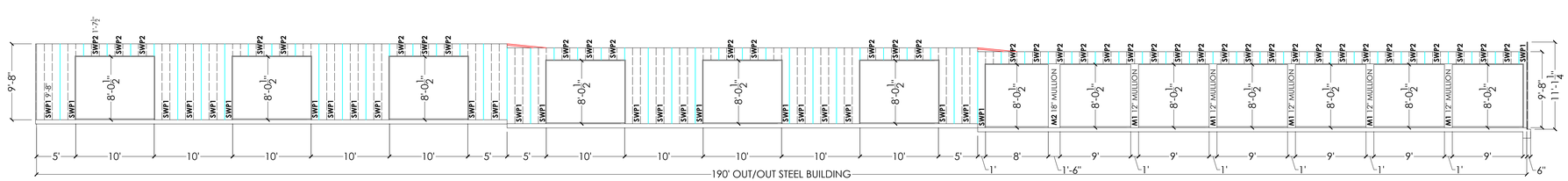
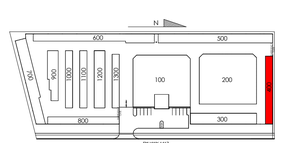
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S6	4 x 2 1/2 CEE 16ga	10' - 10 3/4"
BC1	4 1/8 x 2 CHANNEL 16 GA.	5' - 0"
BC2	4 1/8 x 2 CHANNEL 16 GA.	10' - 0"
BC3	4 1/8 x 2 CHANNEL 16 GA.	5' - 6"
BC4	4 1/8 x 2 CHANNEL 16 GA.	0' - 6"
BC7	4 1/8 x 2 CHANNEL 16 GA.	1' - 0"
G1	4 x 2 1/2 CEE 16ga	4' - 6 1/2"
G2	4 x 2 1/2 CEE 16ga	4' - 9"
G3	4 x 2 1/2 CEE 16ga	4' - 5"
TC1	6 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 1"
TC2	6 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 0"
TC3	6 1/8 x 2 1/2 CHANNEL 16 GA.	9' - 11"
TC4	6 1/8 x 2 1/2 CHANNEL 16 GA.	19' - 11"
DH1	4 x 2 1/2 CEE 16ga	8' - 11 1/2"
DH2	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
DH3	4 x 2 1/2 CEE 16ga	7' - 11 1/2"
DJ1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
SWP1	3' PBR PANEL 26 GA.	9' - 8"
SWP2	3' PBR PANEL 26 GA.	1'-7 1/2"
M1	12" MULLION	8'-2"
M4	18" MULLION	8'-2"



S SOUTH FRAMING ELEVATION



S SOUTH SHEETING ELEVATION



AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 400
SHERMAN,TX 75092
STORAGE #4

EDITED DATE | BY		
12/30/2020	DRAWN	J. RAMIREZ
2/4/2021	REVISED	Z. DUNCAN
4/20/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
5/20/2022	ADD STEP DOWNS	A. NEWELL
5/31/2022	RED LINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

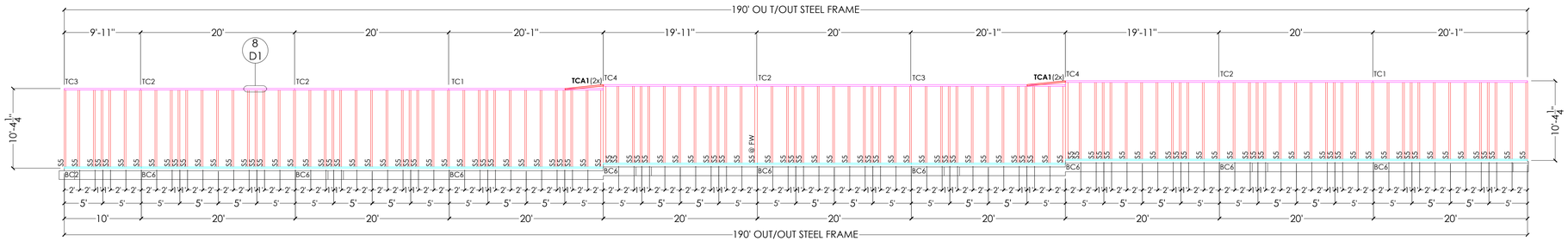
SOUTH ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET
S7 OF 9

\\STORAGE.BK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #4\Storage #4_current.dwg 10/26/2022 3:36:06 PM Drafter, DWG to PDF.pc3

MEMBERS TABLE		
S5	6 x 2 1/2 CEE 16ga	10' - 4 1/4"
BC2	4 1/8 x 2 CHANNEL 16 GA.	10' - 0"
BC6	4 1/8 x 2 CHANNEL 16 GA.	20' - 0"
TC1	6 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 1"
TC2	6 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 0"
TC3	6 1/8 x 2 1/2 CHANNEL 16 GA.	9' - 11"
TC4	6 1/8 x 2 1/2 CHANNEL 16 GA.	19' - 11"
UP1	3' U PANEL 26ga	30' - 0"
UP2	3' U PANEL 26ga	30' - 2"



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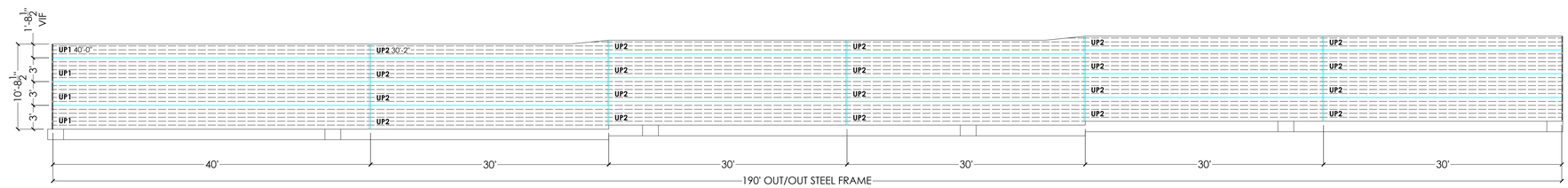
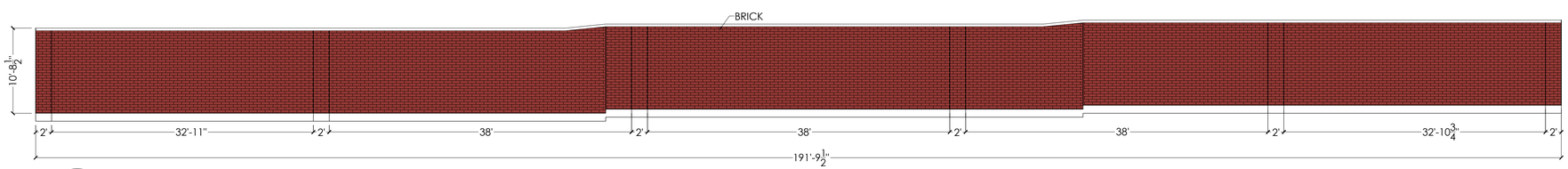
NORTH WALL FRAMING ELEVATION



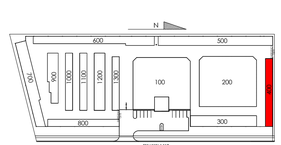
N

NORTH WALL SHEETING ELEVATION



N

NORTH WALL FINISH ELEVATION



AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 400
SHERMAN,TX 75092
STORAGE #4

EDITED DATE | BY		
12/30/2020	DRAWN	J. RAMIREZ
2/4/2021	REVISED	Z. DUNCAN
4/20/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
5/20/2022	ADD STEP DOWNS	A. NEWELL
5/31/2022	RED LINES	C. RICHARDS

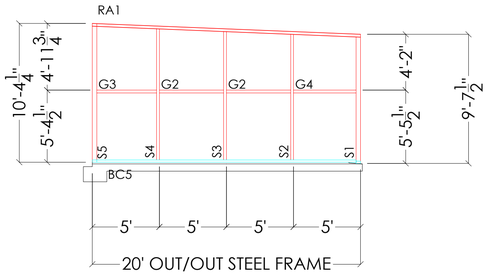
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

NORTH ELEVATIONS

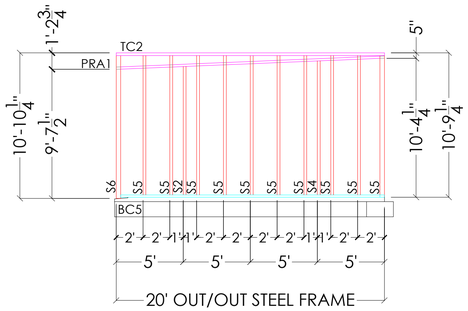
SCALE 1/8" = 1'-0"

SHEET
S8 OF 9

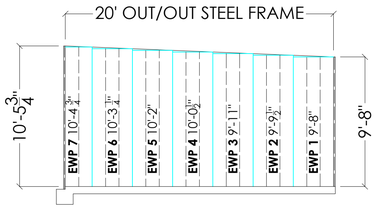
\\STORAGE\BK-FAST\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #4\Storage #4_current.dwg 10/26/2022 3:35:47 PM, Drafter, DWG To PDF.pc3



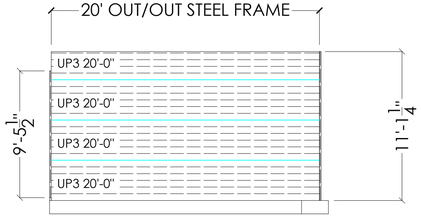
W **WEST WALL FRAMING ELEVATION**



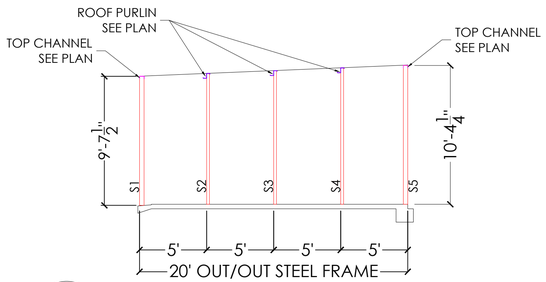
E **EAST WALL FRAMING ELEVATION**



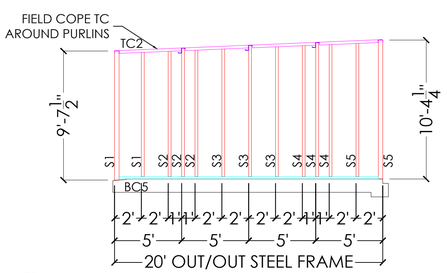
W **WEST WALL SHEETING ELEVATION**



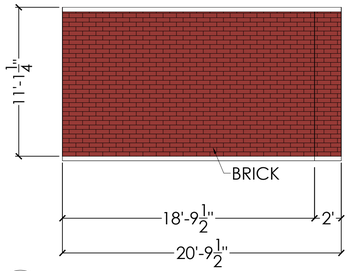
E **EAST WALL SHEETING ELEVATION**



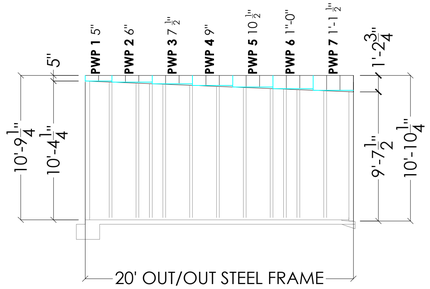
FE **TYP FRAMING ELEVATION**
LOOKING WEST



FW **FIRE WALL FRAMING ELEVATION**
LOOKING WEST



E **EAST WALL FINISH ELEVATION**



E **EAST WALL WEST FACE SHEETING ELEVATION**

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 4 1/4"
PRA1	4 x 2 1/2 ANGLE 16ga	20' - 0"
RA1	4 x 2 1/2 ANGLE 16ga	20' - 0"
BC5	4 1/8 x 2 1/2 CHANNEL 16ga	19' - 1 1/4"
G2	4 x 2 1/2 CHANNEL 16ga	4' - 9"
G3	4 x 2 1/2 CHANNEL 16ga	4' - 5"
G4	4 x 2 1/2 CHANNEL 16ga	4' - 7 1/2"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 10 3/4"
EWP4	3' PBR PANEL 26ga	10' - 0 1/4"
EWP5	3' PBR PANEL 26ga	10' - 1 3/4"
EWP6	3' PBR PANEL 26ga	10' - 3 1/4"
EWP7	3' PBR PANEL 26ga	10' - 4 1/2"
PWP1	3' PBR PANEL 26ga	5"
PWP2	3' PBR PANEL 26ga	6"
PWP3	3' PBR PANEL 26ga	7 1/2"
PWP4	3' PBR PANEL 26ga	9"
PWP5	3' PBR PANEL 26ga	10' - 1 1/2""
PWP6	3' PBR PANEL 26ga	1' - 0""
PWP7	3' PBR PANEL 26ga	1' - 1 1/2"
UP3	3' U PANEL 26ga	20' - 0"

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 400
SHERMAN,TX 75092
STORAGE #4

EDITED DATE | BY		
12/30/2020	DRAWN	J. RAMIREZ
2/4/2021	REVISED	Z. DUNCAN
4/20/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
5/20/2022	ADD STEP DOWNS	A. NEWELL
5/31/2022	RED LINES	C. RICHARDS

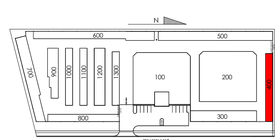
BE **AMAZING** CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

EAST & WEST ELEVATIONS

SCALE 3/16" = 1'-0"

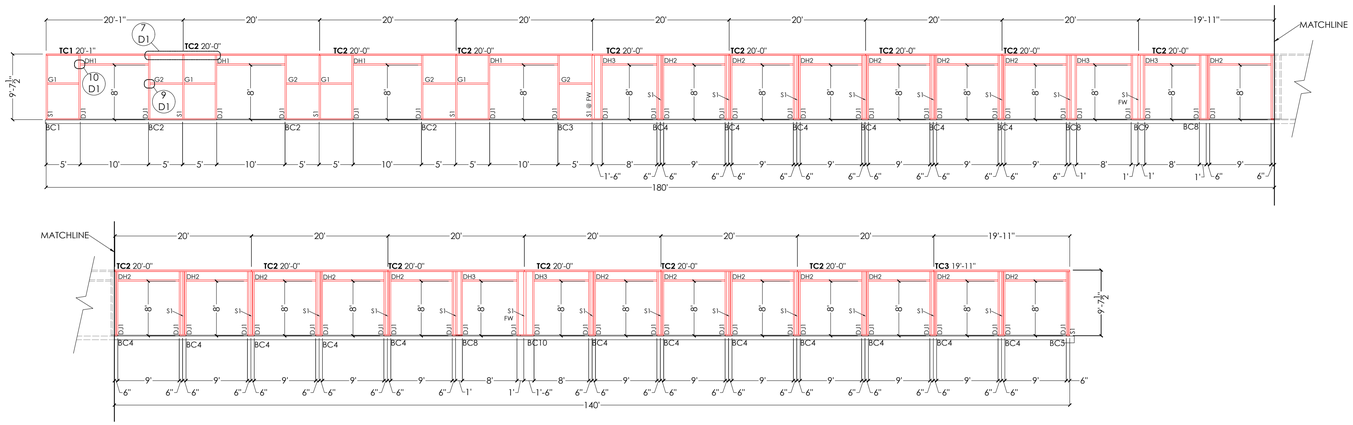
SHEET

S9 OF 9

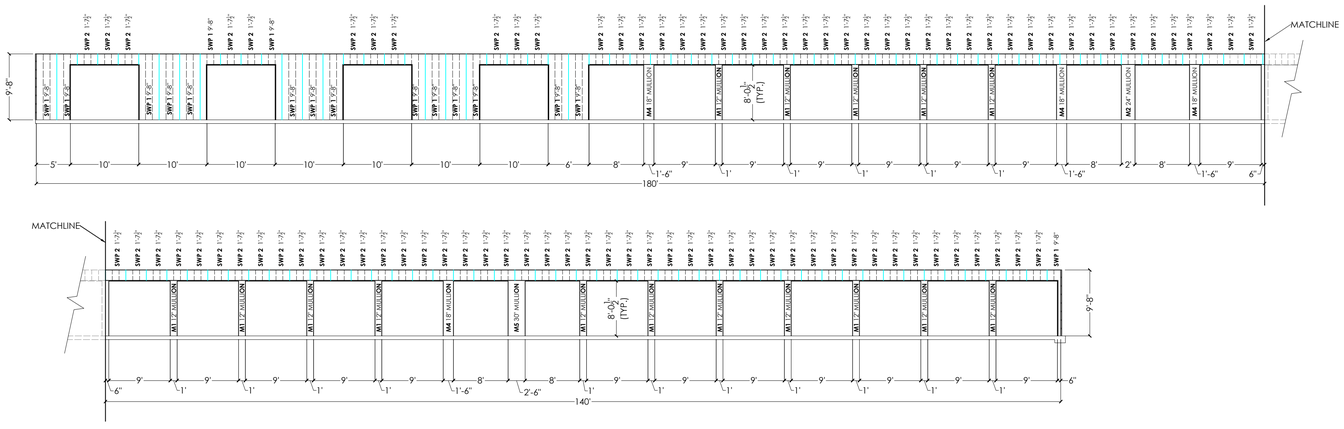


\\STORAGE.BK-FAST\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #4\Storage #4_current.dwg 10/26/2022 3:27:45 PM Drafter: DWG To PDF.pc3

MEMBERS TABLE		
S1	4 x 2 ½ CEE 16ga	9' - 7½"
DH1	4 x 2 ½ CEE 16ga	9' - 11½"
DH2	4 x 2 ½ CEE 16ga	8' - 11½"
DH3	4 x 2 ½ CEE 16ga	7' - 11½"
DJ1	4 x 2 ½ CEE 16ga	9' - 7¼"
BC7	4⅛ x 2 CHANNEL 16ga	5' - 0"
BC2	4⅛ x 2 CHANNEL 16ga	10' - 0"
BC3	4⅛ x 2 CHANNEL 16ga	6' - 6"
BC4	4⅛ x 2 CHANNEL 16ga	1' - 0"
BC5	4⅛ x 2 CHANNEL 16ga	0' - 6"
BC8	4⅛ x 2 CHANNEL 16ga	1' - 6"
BC9	4⅛ x 2 CHANNEL 16ga	2' - 0"
BC10	4⅛ x 2 CHANNEL 16ga	2' - 6"
G1	4 x 2 ½ CEE 16ga	6' - 6¼"
G2	4 x 2 ½ CEE 16ga	6' - 9"
TC1	4⅛ x 2 1/2 CHANNEL 16ga	20' - 1"
TC2	4⅛ x 2 1/2 CHANNEL 16ga	20' - 0"
TC3	4⅛ x 2 1/2 CHANNEL 16ga	19' - 11"
M1	12" MULLION 26ga	8' - 2"
M2	24" MULLION 26ga	8' - 2"
M4	18" MULLION 26ga	8' - 2"
M5	30" MULLION 26ga	8' - 2"
SWP1	3' PBR PANEL 26ga	9' - 8"
SWP2	3' PBR PANEL 26ga	1' - 7"

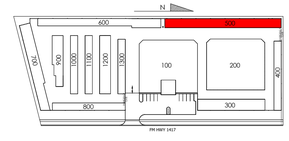


E EAST FRAMING ELEVATION



E EAST SHEETING ELEVATION

OVERALL DIMENSIONS OF STEEL FRAME
320-0" LONG X 25'-0" WIDE



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 500
SHERMAN,TX 75092
STORAGE #5

EDITED DATE | BY		
2/18/2021	DRAWN	J. RAMIREZ
4/22/2021	REVISED	A. NEWELL
7/19/2021	REDLINES	T. ADAMS
7/20/2021	REVISED	A. NEWELL
2/1/2022	REVIEWED	A. NEWELL
5/31/2022	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

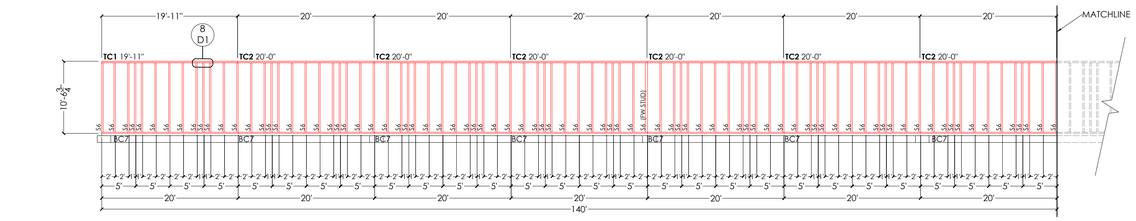
EAST ELEVATIONS

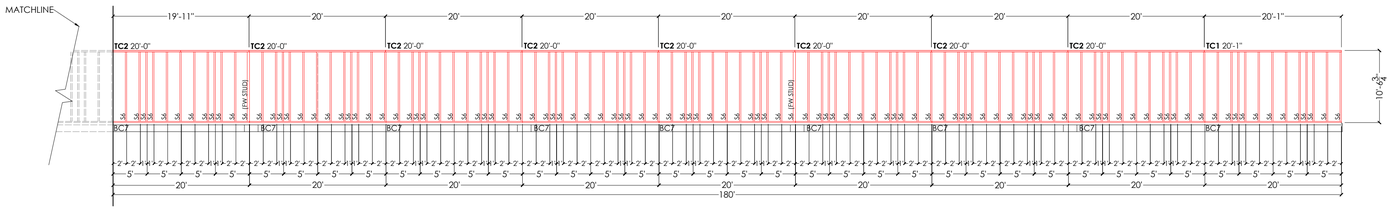
SCALE 3/32" = 1'-0"
SCALE 3/32" = 1'-0"

SHEET
S7 OF 9

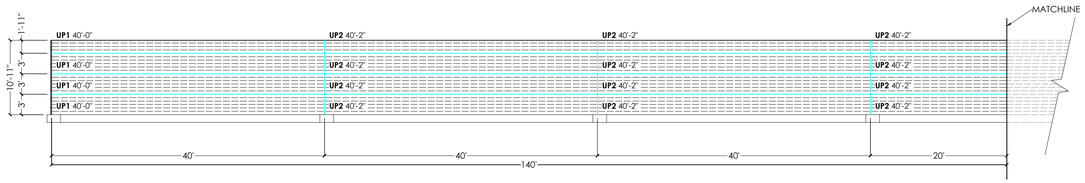
\\STORAGEL8K-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #5\Storage #5_recover.dwg, 12/7/2022 1:48:14 PM, Drafter, DWG To PDF.pc3

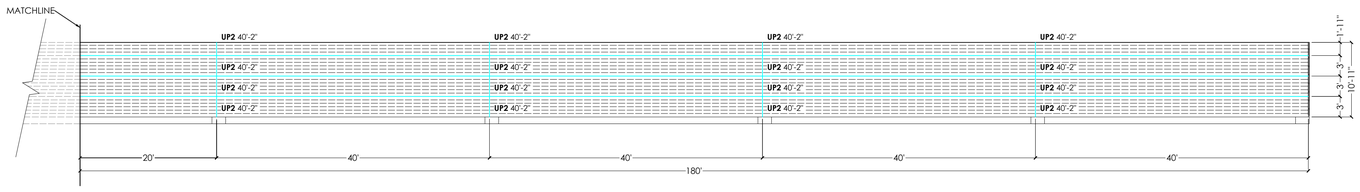
MEMBERS TABLE		
S6	6 x 21/2 CEE 16ga	10' - 7"
TC1	6 1/8 x 2 1/2 CHANNEL 16ga	20' - 1"
TC2	6 1/8 x 2 1/2 CHANNEL 16ga	20' - 0"
TC3	6 1/8 x 2 1/2 CHANNEL 16ga	19' - 11"
BC7	4 1/2 x 2 CHANNEL 16 GA.	20' - 0"
UP1	3' U PANEL 26ga	40' - 0"
UP2	3' U PANEL 26ga	40' - 3"



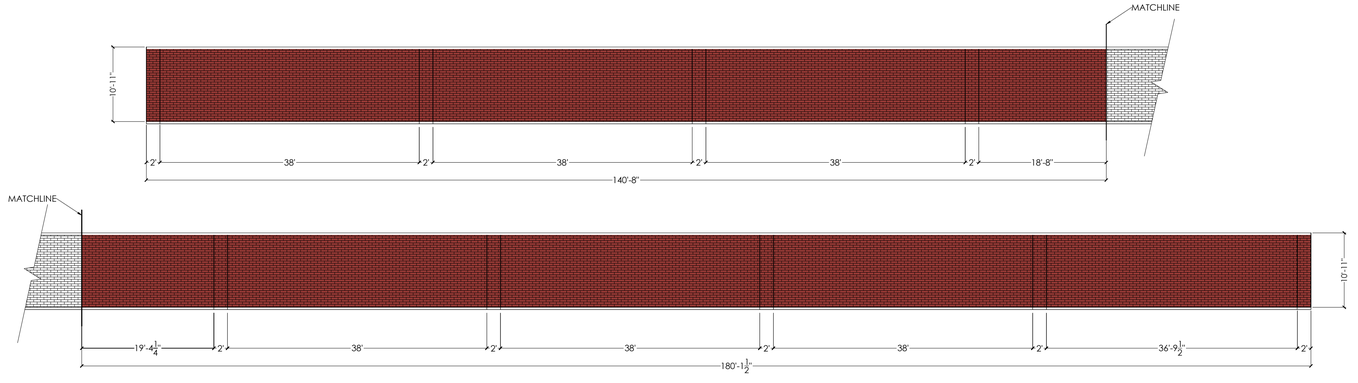


W WEST FRAMING ELEVATION



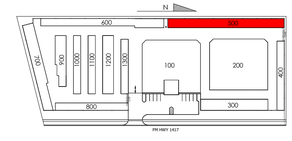


W WEST SHEETING ELEVATION



W WEST FINISH ELEVATION

OVERALL DIMENSIONS OF STEEL FRAME
320-0" LONG X 25'-0" WIDE



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
D. Wetzel, P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 500
SHERMAN,TX 75092
STORAGE #5

EDITED DATE | BY		
2/18/2021	DRAWN	J. RAMIREZ
4/22/2021	REVISED	A. NEWELL
7/19/2021	REDLINES	T. ADAMS
7/20/2021	REVISED	A. NEWELL
2/1/2022	REVIEWED	A. NEWELL
5/31/2022	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

WEST ELEVATIONS

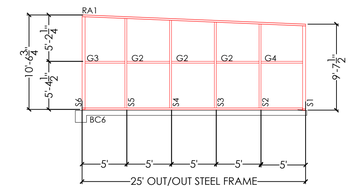
SCALE 3/32" = 1'-0"

SHEET

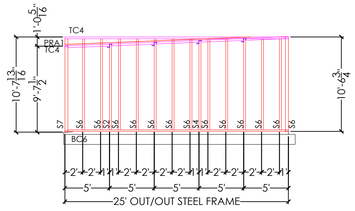
S8 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #5\Storage #5_recover.dwg, 12/7/2022 1:47:45 PM, Drafter, DWG To PDF.pc3

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/4"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 4 1/2"
S6	4 x 2 1/2 CEE 16ga	10' - 6 3/4"
S7	4 x 2 1/2 CEE 16ga	10' - 7 3/8"
G2	4 x 2 1/2 CEE 16ga	4' - 9"
G3	4 x 2 1/2 CEE 16ga	4' - 5"
G4	4 x 2 1/2 CEE 16ga	4' - 7 1/2"
BC6	4 1/8 x 2 CHANNEL 16 GA.	24' - 4"
TC4	4 1/8 x 2 1/2 CHANNEL 16 GA.	25'-0"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 11"
EWP4	3' PBR PANEL 26ga	10' - 0 1/2"
EWP5	3' PBR PANEL 26ga	10' - 2"
EWP6	3' PBR PANEL 26ga	10' - 3 3/4"
EWP7	3' PBR PANEL 26ga	10' - 5"
EWP8	3' PBR PANEL 26ga	10' - 6 3/4"
EWP9	3' PBR PANEL 26ga	10' - 8"
RA1	4 x 2 ANGLE 16ga	25' - 0"
PRA1	4 x 2 ANGLE 16ga	25' - 0"
UP3	3' U PANEL 26ga	25' - 0"



(S) SOUTH FRAMING ELEVATION



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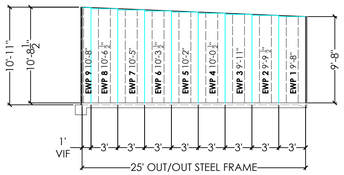

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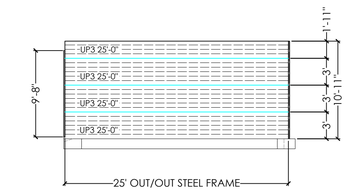
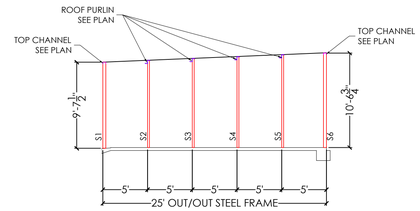
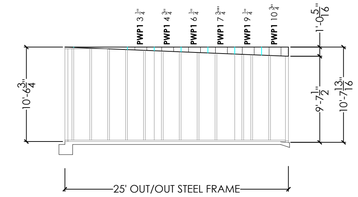


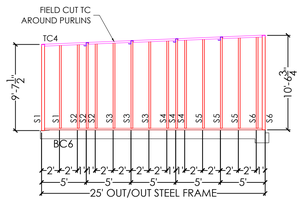
(N) NORTH SHEETING ELEVATION



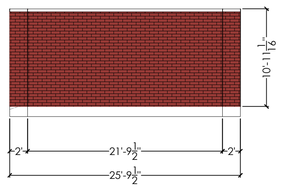
(FS) TYPICAL FRAMING SECTION



(N) NORTH FRAMING ELEVATION

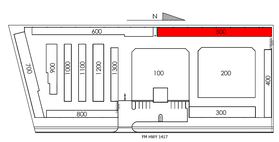


(FS) FIRE SEPARATION FRAMING SECTION

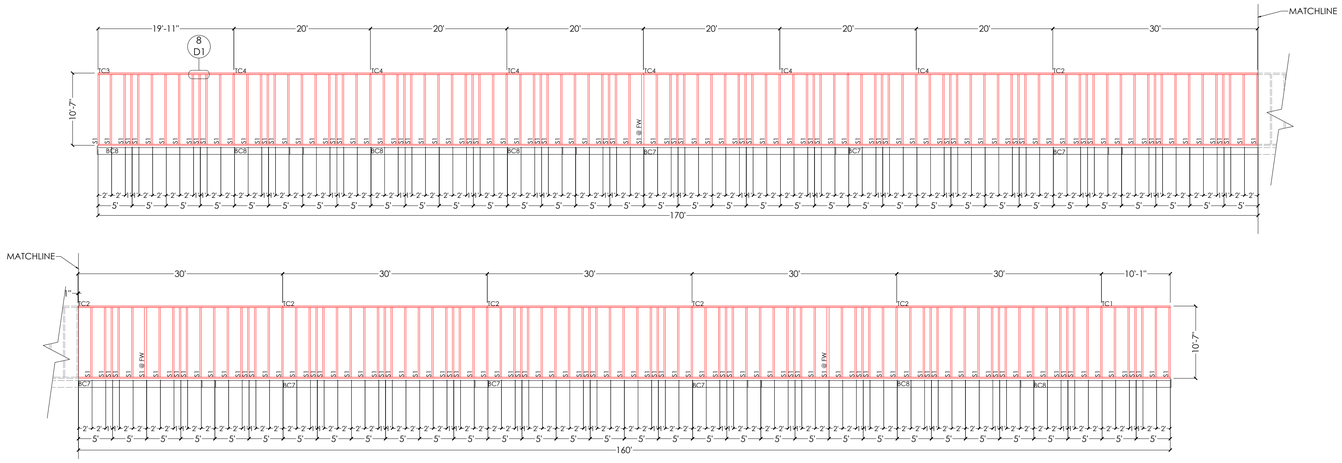


(N) NORTH FINISH ELEVATION

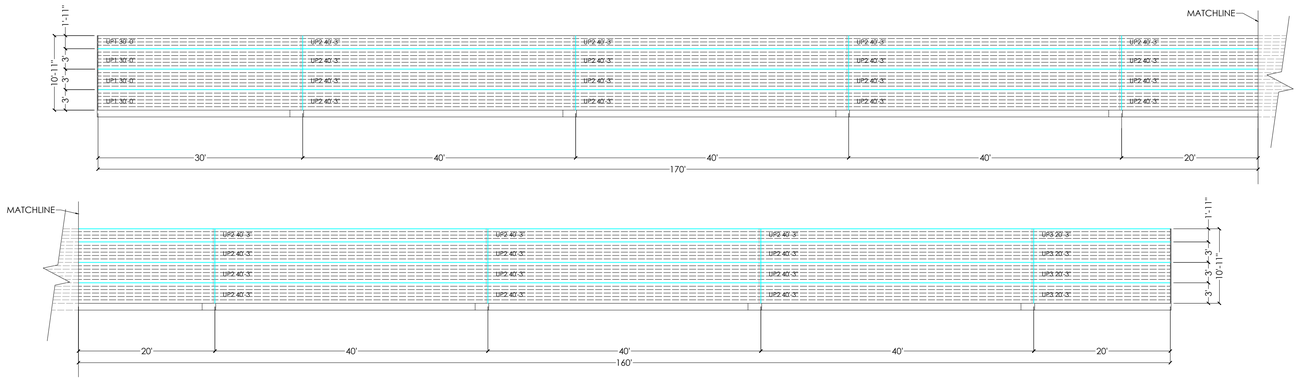
OVERALL DIMENSIONS OF STEEL FRAME
320-0" LONG X 25'-0" WIDE


N
600
500
100
200
300
800
100
200
300
100
100
100

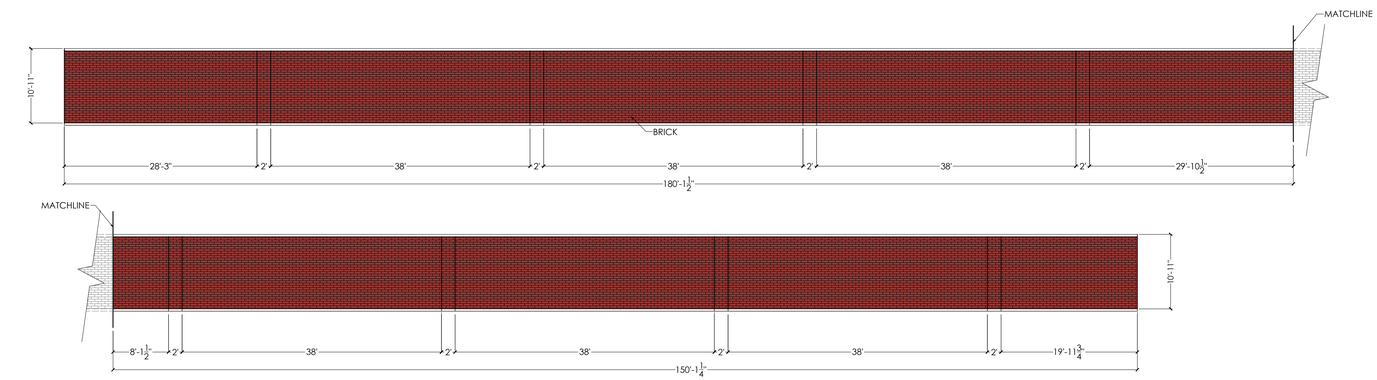
MEMBERS TABLE		
S1	4x2.5 CEE 16 GA	10' - 7"
BC7	4x2.5 CEE 16 GA	30'-0"
BC8	4x2.5 CEE 16 GA	20'-0"
TC1	4x2.5 CEE 16 GA	30'-1"
TC2	4x2.5 CEE 16 GA	30' - 0"
TC3	4x2.5 CEE 16 GA	20' - 0"
TC4	4x2.5 CEE 16 GA	19' - 11"
UP1	3' U PANEL 26 GA	30'-0"
UP2	3' U PANEL 26 GA	40'-3"
UP3	3' U PANEL 26 GA	20'-3"



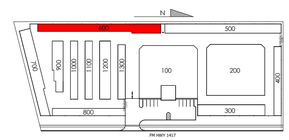
W WEST FRAMING ELEVATION



W WEST SHEETING ELEVATION



W WEST FINISH ELEVATION



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 600
SHERMAN,TX 75092
STORAGE #6

DATE	EDITED	BY
2/19/21	CREATED	Z. DUNCAN
4/23/21	REVISED	A. NEWELL
7/19/21	REDLINES	T. ADAMS
7/21/21	REVISED	A. NEWELL
2/2/22	REMOVE 2 UNITS	A. NEWELL
6/1/22	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

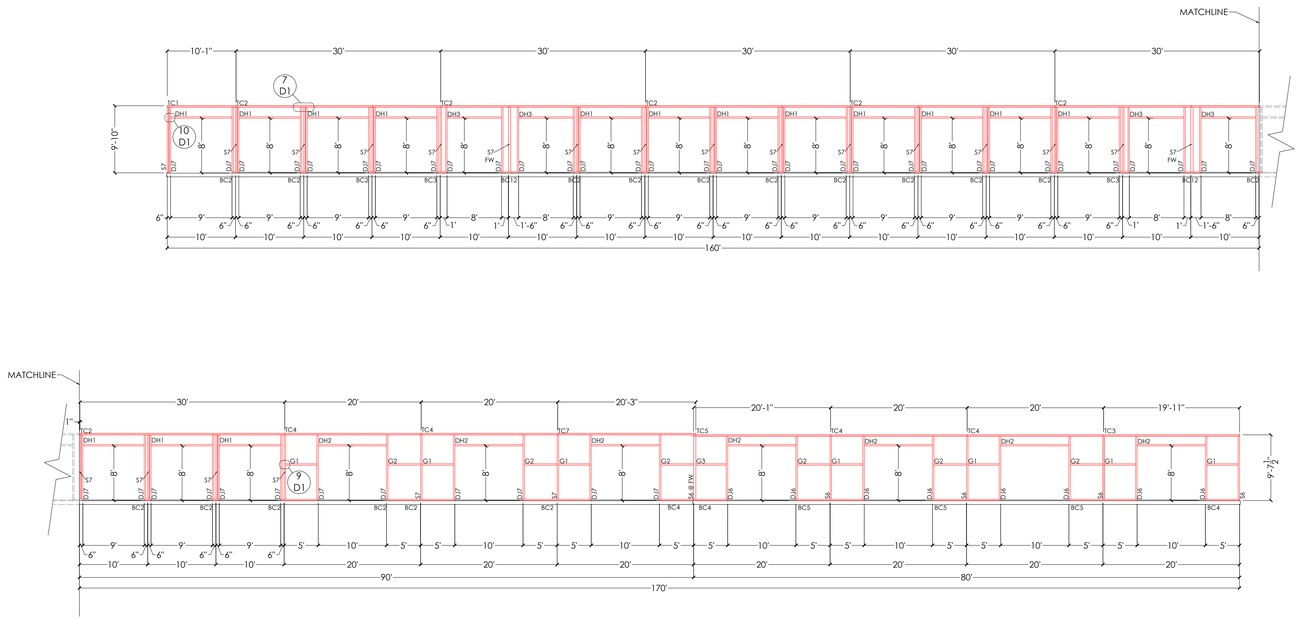
WEST ELEVATIONS

SCALE 3_{32}" = 1'-0"

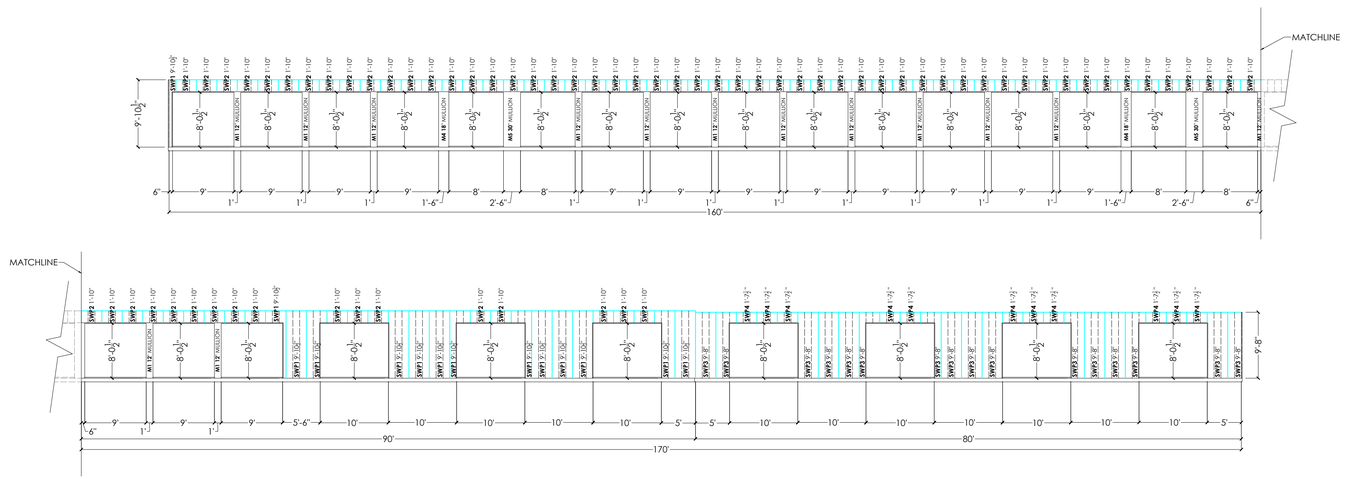
SHEET

S8 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #6.dwg, 12/7/2022 3:09:02 PM, Drafter, DWG To PDF.pc3



E **EAST FRAMING ELEVATION**



E **EAST SHEETING ELEVATION**

MEMBERS TABLE		
S6	4x2.5 CEE 16 GA	9' - 7½"
S7	4x2.5 CEE 16 GA	9' - 10"
DJ6	4x2.5 CEE 16 GA	9'- 7¼"
DJ7	4x2.5 CEE 16 GA	9' - 9¾"
DH1	4x2.5 CEE 16 GA	8'- 11½"
DH2	4x2.5 CEE 16 GA	9'- 11½"
DH3	4x2.5 CEE 16 GA	7'- 11½"
BC1	4⅛" x 2" CHANNEL 16ga	0' - 6"
BC2	4⅛" x 2" CHANNEL 16ga	1' - 0"
BC3	4⅛" x 2" CHANNEL 16ga	1' - 6"
BC4	4⅛" x 2" CHANNEL 16ga	5' - 0"
BC5	4⅛" x 2" CHANNEL 16ga	10' - 0"
BC10	4⅛" x 2" CHANNEL 16ga	2' - 0"
BC12	4⅛" x 2" CHANNEL 16ga	2' -6"
TC1	4⅛" x 2½" CHANNEL 16ga	30' - 1"
TC2	4⅛" x 2½" CHANNEL 16ga	30' - 0"
TC3	4⅛" x 2½" CHANNEL 16ga	19' - 11"
TC4	4⅛" x 2½" CHANNEL 16ga	20' - 0"
TC5	4⅛" x 2½" CHANNEL 16ga	20' - 1"
TC7	4⅛" x 2½" CHANNEL 16ga	30' - 3"
G1	4x2.5 CEE 16 GA	4' - 6 ⅜"
G2	4x2.5 CEE 16 GA	4' - 9"
G3	4x2.5 CEE 16 GA	4' - 5"
SWP1	3' PBR PANEL 26ga	9' - 10½"
SWP2	3' PBR PANEL 26ga	1' - 10"
SWP3	3' PBR PANEL 26ga	9' - 8"
SWP4	3' PBR PANEL 26ga	1' - 7½"
M1	12" MULLION 26ga	8' - 2"
M2	24" MULLION 26ga	8' - 2"
M4	18" MULLION 26ga	8' - 2"

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
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AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 600
SHERMAN,TX 75092
STORAGE #6

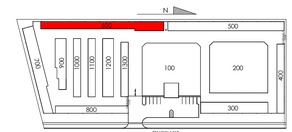
DATE | EDITED | BY		
2/19/21	CREATED	Z. DUNCAN
4/23/21	REVISED	A. NEWELL
7/19/21	REDLINES	T. ADAMS
7/21/21	REVISED	A. NEWELL
2/2/22	REMOVE 2 UNITS	A. NEWELL
6/1/22	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

EAST ELEVATIONS

SCALE $\frac{3}{32}$" = 1'-0"

SHEET
S7 OF 9



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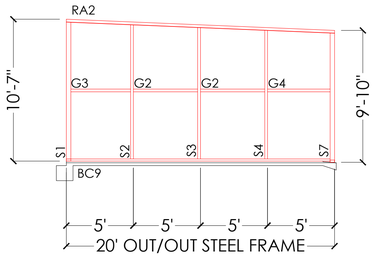
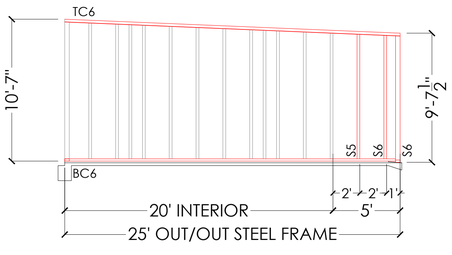
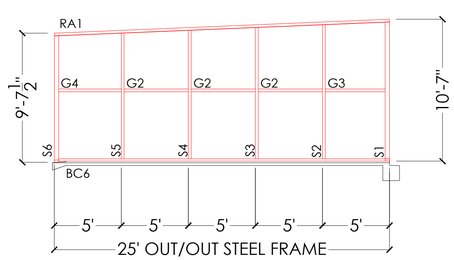


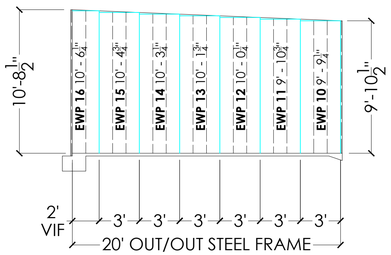
S SOUTH FRAMING ELEVATION



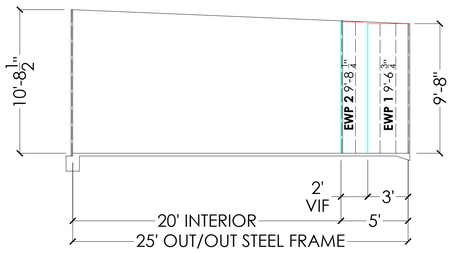
S2 SOUTH FACE OF NOTCH FRAMING ELEVATION



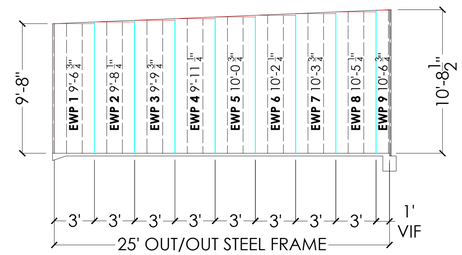
N NORTH FRAMING ELEVATION



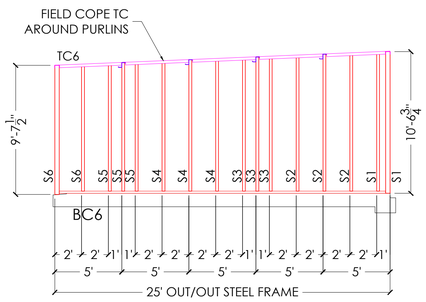
S SOUTH SHEETING ELEVATION



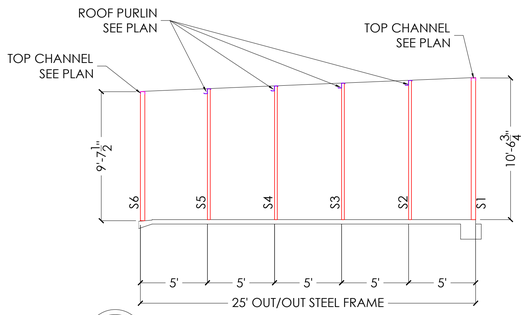
S2 SOUTH FACE OF NOTCH SHEETING ELEVATION



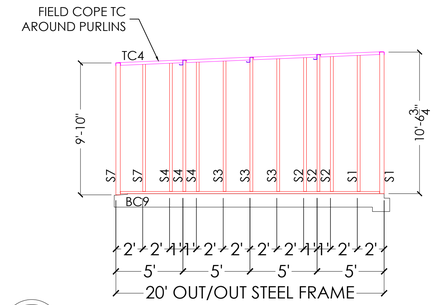
N NORTH SHEETING ELEVATION



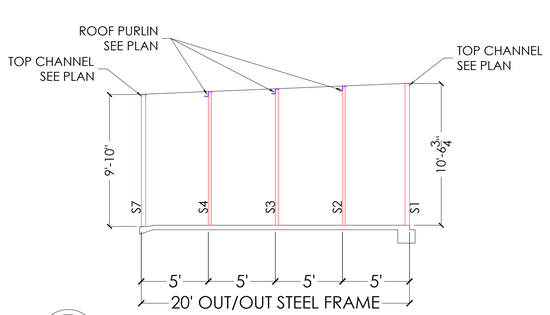
FW 25' FIREWALL FRAMING ELEV
LOOKING SOUTH



FS 25' FRAMING ELEVATION TYP
LOOKING SOUTH

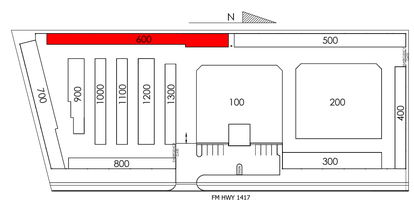


FW 20' FIREWALL FRAMING ELEV
LOOKING WEST



FE 20' FRAMING ELEVATION TYP
LOOKING WEST

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	10' - 7"
S2	4 x 2 1/2 CEE 16ga	10' - 4 1/2"
S3	4 x 2 1/2 CEE 16ga	10' - 2"
S4	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S5	4 x 2 1/2 CEE 16ga	9' - 9"
S6	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S7	4 x 2 1/2 CEE 16ga	9' - 10"
RA1	4 x 2 ANGLE 16ga	25' - 0"
RA2	4 x 2 ANGLE 16ga	20' - 0"
BC6	4 1/8 x 2 CHANNEL 16ga	24' - 4"
BC9	4 1/8 x 2 CHANNEL 16ga	19' - 4"
TC6	4 1/8 x 2 1/2 CHANNEL 16ga	25' - 0"
G2	4 x 2 1/2 CEE 16ga	4' - 9"
G3	4 x 2 1/2 CEE 16ga	4' - 5"
G4	4 x 2 1/2 CEE 16ga	4' - 7 1/2"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 8 1/4"
EWP3	3' PBR PANEL 26ga	9' - 9 3/4"
EWP4	3' PBR PANEL 26ga	9' - 1 1/4"
EWP5	3' PBR PANEL 26ga	10' - 0 3/4"
EWP6	3' PBR PANEL 26ga	10' - 2 1/4"
EWP7	3' PBR PANEL 26ga	10' - 3 3/4"
EWP8	3' PBR PANEL 26ga	10' - 5 1/4"
EWP9	3' PBR PANEL 26ga	10' - 6 3/4"
EWP10	3' PBR PANEL 26ga	9' - 9 1/4"
EWP11	3' PBR PANEL 26ga	9' - 10 3/4"
EWP12	3' PBR PANEL 26ga	10' - 0 1/4"
EWP13	3' PBR PANEL 26ga	10' - 1 3/4"
EWP14	3' PBR PANEL 26ga	10' - 3 1/4"
EWP15	3' PBR PANEL 26ga	10' - 4 3/4"
EWP16	3' PBR PANEL 26ga	10' - 6 1/4"



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 600
SHERMAN,TX 75092
STORAGE #6

DATE	EDITED	BY
2/19/21	CREATED	Z. DUNCAN
4/23/21	REVISED	A. NEWELL
7/19/21	REDLINES	T. ADAMS
7/21/21	REVISED	A. NEWELL
2/2/22	REMOVE 2 UNITS	A. NEWELL
6/1/22	REDLINES	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

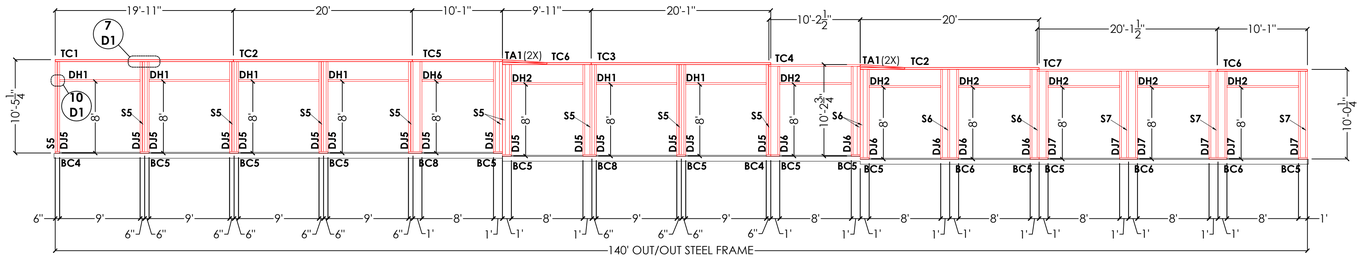
NORTH & SOUTH ELEVATIONS

SCALE 3/16" = 1'-0"

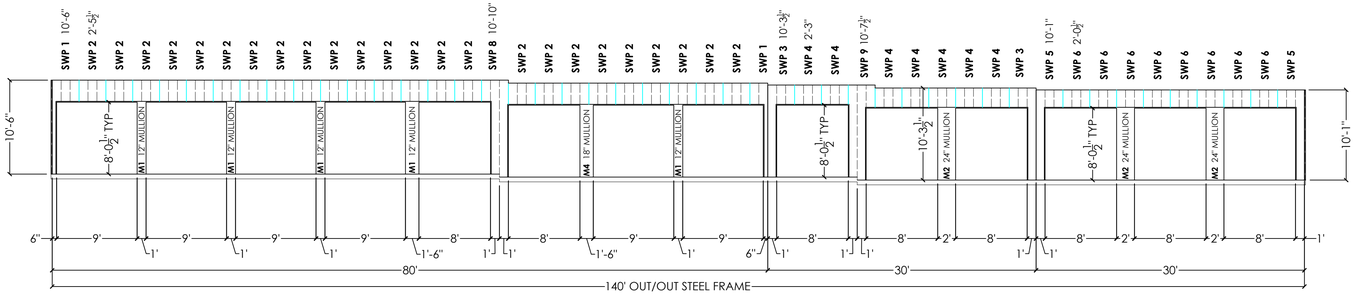
SHEET

S9 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #6\Storage #6.dwg, 12/7/2022 3:08:33 PM, Drafter, DWG To PDF.pc3



S SOUTH FRAMING ELEVATION



S SOUTH SHEETING ELEVATION

MEMBERS TABLE		
S5	4 x 2 1/2 CEE 16ga	10' - 5¼"
S6	4 x 2 1/2 CEE 16ga	10'- 2¾"
S7	4 x 2 1/2 CEE 16ga	10' - 0¼"
DH1	4 x 2 ½ CEE 16ga	8' - 11½"
DH2	4 x 2 ½ CEE 16ga	7" - 11½"
DJ5	4 x 2 1/2 CEE 16ga	10' - 5"
DJ5	4 x 2 1/2 CEE 16ga	10' - 2½"
DJ7	4 x 2 1/2 CEE 16ga	10' - 0"
BC4	4⅛ x 2 CHANNEL 16ga	0' - 6"
BC5	4⅛ x 2 CHANNEL 16ga	1' - 0"
BC6	4⅛ x 2 CHANNEL 16ga	2' - 0"
BC7	4⅛ x 2 CHANNEL 16ga	1'-6"
TC1	4⅛ x 2 1/2 CHANNEL 16ga	19' - 11"
TC2	4⅛ x 2 1/2 CHANNEL 16ga	20' - 0"
TC3	4⅛ x 2 1/2 CHANNEL 16ga	20' - 1"
TC4	4⅛ x 2 1/2 CHANNEL 16ga	20' - 2½"
TC5	4⅛ x 2 1/2 CHANNEL 16ga	9'-11"
TC6	4⅛ x 2 1/2 CHANNEL 16ga	10' - 1"
TC7	4⅛ x 2 1/2 CHANNEL 16ga	20' - 1½"
TA1	2x2 ANGLE 16ga	6'-0"
SWP1	3" PBR PANEL 26ga	10' - 6"
SWP2	3" PBR PANEL 26ga	2' - 5½"
SWP3	3" PBR PANEL 26ga	10' - 3½"
SWP4	3" PBR PANEL 26ga	2' - 3"
SWP5	3" PBR PANEL 26ga	10' - 1"
SWP6	3" PBR PANEL 26ga	2' - 0½"
SWP8	3" PBR PANEL 26ga	10'-10"
SWP9	3" PBR PANEL 26ga	10'-7½"
M1	12" MULLION	8' - 2"
M2	24" MULLION	8' - 2"
M4	18" MULLION	8' - 2"

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 900
SHERMAN,TX 75092
STORAGE #9

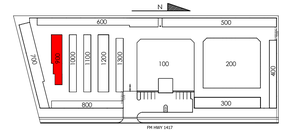
EDITED DATE	BY	
2/18/2021	DRAWN	J. RAMIREZ
4/28/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/22/2021	REVISED	A. NEWELL
02/02/2022	REMOVED 1 UNIT	A. NEWELL
06/03/2022	ADD STEPDOWNS	A. NEWELL

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE ⅛" = 1'-0"

SOUTH ELEVATIONS

SHEET
S7 OF 9



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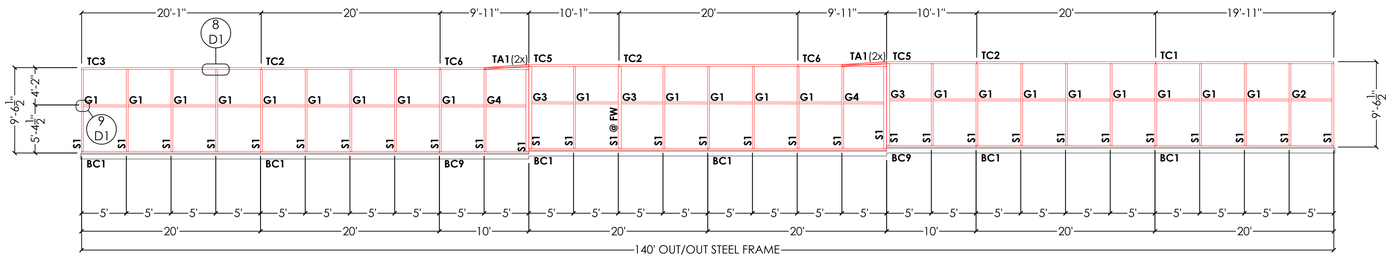
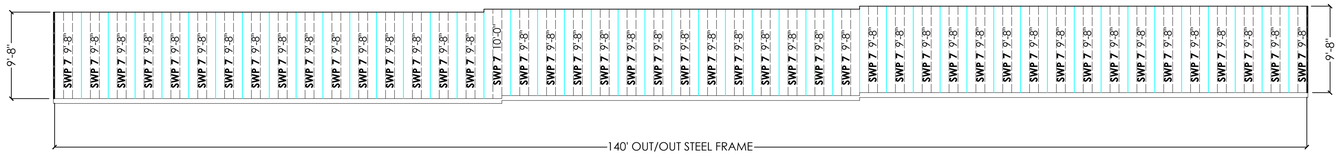
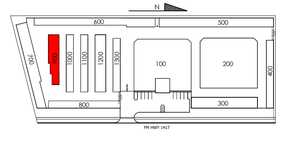
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 6 1/2"
G1	4 x 2 1/2 CEE 16ga	4' - 9"
G2	4 x 2 1/2 CEE 16ga	4' - 6 1/2"
G3	4 x 2 1/2 CEE 16ga	4' - 7 1/2"
G4	4 x 2 1/2 CEE 16ga	4' - 5"
TC1	4 1/8 x 2 1/2 CHANNEL 16ga	19' - 11"
TC2	4 1/8 x 2 1/2 CHANNEL 16ga	20' - 0"
TC3	4 1/8 x 2 1/2 CHANNEL 16ga	20' - 1"
TA1	2x2 ANGLE 16ga	6'-0"
BC1	4 1/8 x 2 CHANNEL 16 GA.	20' - 0"
BC9	4 1/8 x 2 CHANNEL 16 GA.	10'-0"
SWP7	3' PBR PANEL 26ga	9' - 8"



NORTH FRAMING ELEVATION



NORTH SHEETING ELEVATION



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 900
SHERMAN,TX 75092
STORAGE #9

EDITED DATE | BY		
2/18/2021	DRAWN	J. RAMIREZ
4/28/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/22/2021	REVISED	A. NEWELL
02/02/2022	REMOVED 1 UNIT	A. NEWELL
06/03/2022	ADD STEPDOWNS	A. NEWELL

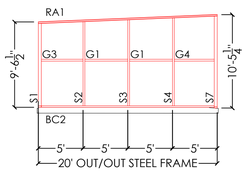
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE 1/8" = 1'-0"

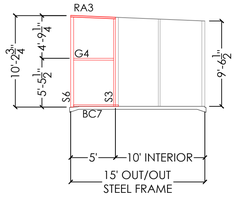
NORTH ELEVATIONS

SHEET
S8 OF 9

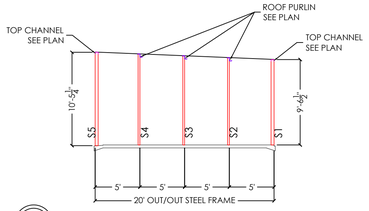
\\STORAGE\BK-FAST\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #9\Storage #9.dwg, 12/7/2022 5:17:42 PM, Drafter, DWG to PDF pc3



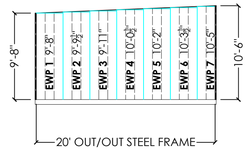
W **WEST FRAMING ELEVATION**



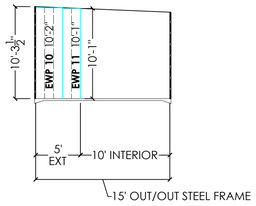
E2 **EAST NOTCH**
EAST FRAMING ELEVATION



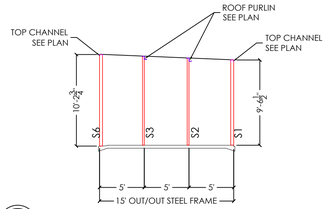
FS **20' FRAMING ELEVATION TYP**
LOOKING WEST



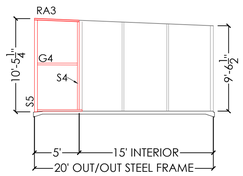
W **WEST SHEETING ELEVATION**



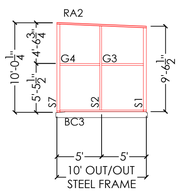
E2 **EAST NOTCH**
EAST SHEETING ELEVATION



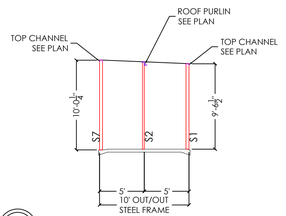
FS **15' FRAMING ELEVATION TYP**
LOOKING WEST



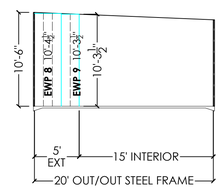
W2 **WEST NOTCH**
EAST FRAMING ELEVATION



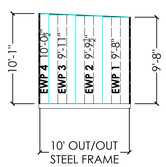
E **EAST FRAMING ELEVATION**



FS **10' FRAMING ELEVATION TYP**
LOOKING WEST



W2 **WEST NOTCH**
EAST SHEETING ELEVATION



E **EAST SHEETING ELEVATION**

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 6 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 5 1/4"
S6	4 x 2 1/2 CEE 16ga	10'- 2 3/4"
S7	4 x 2 1/2 CEE 16ga	10' - 0 1/2"
G1	6 x 2 1/2 CHANNEL 16ga	4' - 9"
G3	6 x 2 1/2 CHANNEL 16ga	4' - 7 1/2"
G4	6 x 2 1/2 CHANNEL 16ga	4' - 5"
BC2	4 1/8 x 2 CHANNEL 16ga	29' - 4"
BC3	4 1/8 x 2 CHANNEL 16ga	19' - 4"
BC7	4 1/8 x 2 CHANNEL 16ga	5' - 0"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 11"
EWP4	3' PBR PANEL 26ga	10' - 0 1/2"
EWP5	3' PBR PANEL 26ga	10' - 2"
EWP6	3' PBR PANEL 26ga	10' - 3 1/2"
EWP7	3' PBR PANEL 26ga	10' - 5"
EWP8	3' PBR PANEL 26ga	10'-4 1/2"
EWP9	3' PBR PANEL 26ga	10'-3 1/2"
EWP10	3' PBR PANEL 26ga	10'-2"
EWP11	3' PBR PANEL 26ga	10'-1"
RA1	4 x 2 ANGLE 16ga	30' - 0"
RA2	4 x 2 ANGLE 16ga	20' - 0"
RA3	4 x 2 ANGLE 16ga	5' - 0"

STATE OF TEXAS
Daniel R. Wetzel
117244
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PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 900
SHERMAN,TX 75092
STORAGE #9

EDITED DATE | BY		
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4/28/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/22/2021	REVISED	A. NEWELL
02/02/2022	REMOVED 1 UNIT	A. NEWELL
06/03/2022	ADD STEPDOWNS	A. NEWELL

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

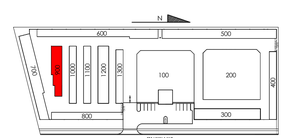
SCALE 1/8" = 1'-0"

EAST & WEST ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET

S9 OF 9



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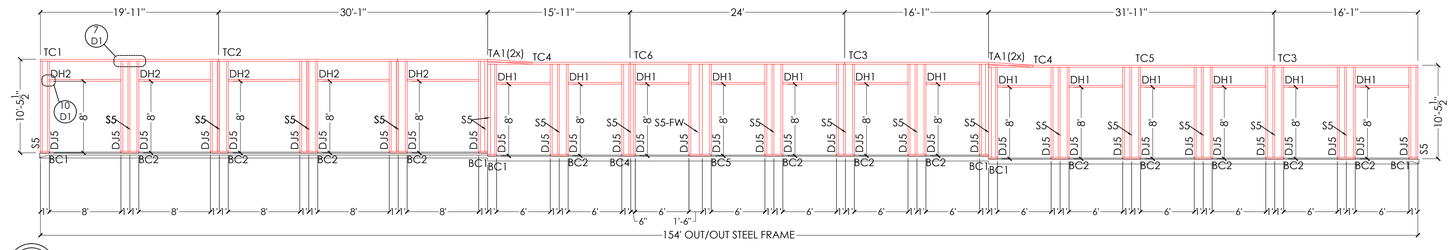
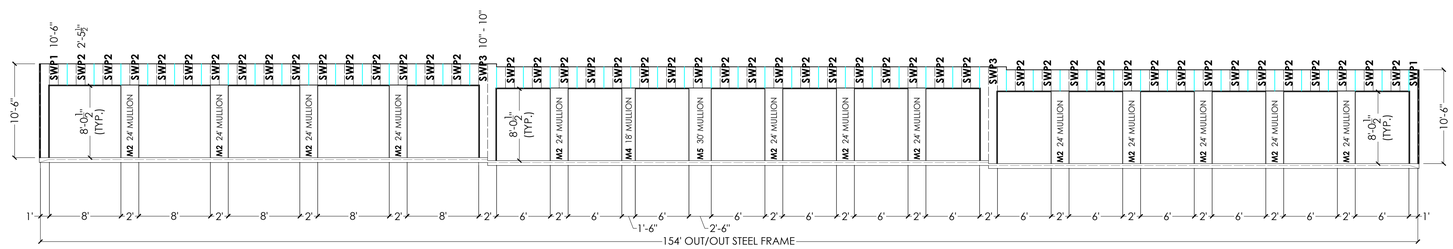
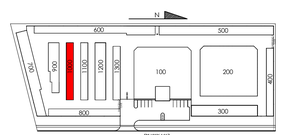
MEMBERS TABLE		
S5	4 x 2 ½ CEE 16ga	10' - 5½"
DH1	4 x 2 ½ CEE 16ga	5' - 11½"
DH2	4 x 2 ½ CEE 16ga	7' - 11½"
DJ5	4 x 2 ½ CEE 16ga	10' - 5½"
BC1	4⅛ x 2 CHANNEL 16ga	1' - 0"
BC2	4⅛ x 2 CHANNEL 16ga	2' - 0"
BC4	4⅛ x 2 CHANNEL 16ga	1' - 6"
BC5	4⅛ x 2 CHANNEL 16ga	2' - 6"
TC1	4⅛ x 2 1/2 CHANNEL 16ga	19' - 11"
TC2	4⅛ x 2 1/2 CHANNEL 16ga	30' - 1"
TC3	4⅛ x 2 1/2 CHANNEL 16ga	16' - 1"
TC4	4⅛ x 2 1/2 CHANNEL 16ga	15' - 11"
TC5	4⅛ x 2 1/2 CHANNEL 16ga	16' - 0"
TC6	4⅛ x 2 1/2 CHANNEL 16ga	24' - 0"
TA1	2 x 2 ANGLE 16ga	6'-0"
SWP1	3" PBR PANEL 26ga	10' - 6"
SWP2	3" PBR PANEL 26ga	2' - 5½"
SWP3	3" PBR PANEL 26ga	10' - 10"
M2	24" MULLION	10' - 6"
M4	18" MULLION	10' - 6"
M5	30" MULLION	10' - 6"



SOUTH FRAMING ELEVATION



SOUTH SHEETING ELEVATION



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1000
SHERMAN,TX 75092
STORAGE #10

EDITED DATE	BY	
2/18/2021	DRAWN	J. RAMIREZ
4/29/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/22/2021	REVISED	A. NEWELL
2/3/2022	REVIEWED	A. NEWELL
6/3/2022	ADD STEPDOWNS	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

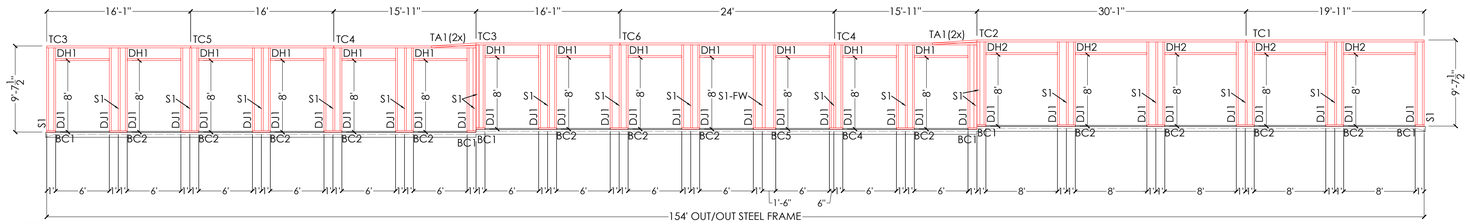
SCALE ⅛" = 1'-0"

SOUTH ELEVATIONS

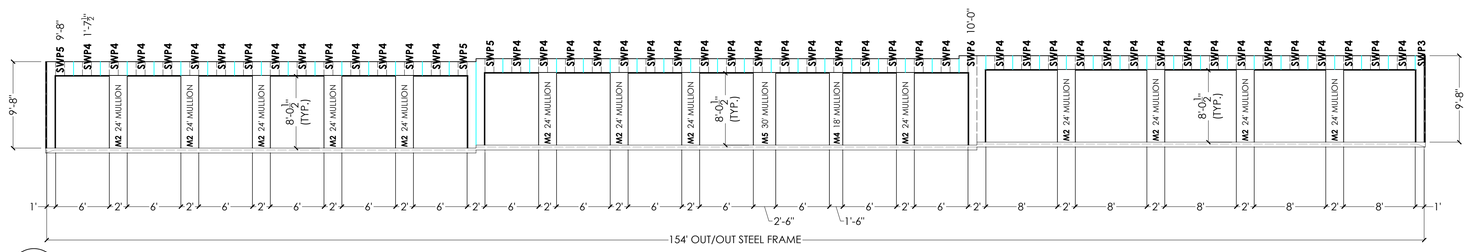
SHEET
S7 OF 9

\\STORAGE\BK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #10\Storage #10_CURRENT.dwg, 12/8/2022 10:23:12 AM, Drafter, DWG To PDF.pc3

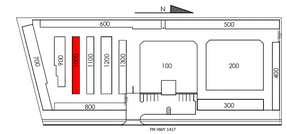
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
DH1	4 x 2 1/2 CEE 16ga	5' - 11 1/2"
DH2	4 x 2 1/2 CEE 16ga	7' - 11 1/2"
DJ1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
BC1	4 1/2 x 2 CHANNEL 16ga	1' - 0"
BC2	4 1/2 x 2 CHANNEL 16ga	2' - 0"
BC4	4 1/2 x 2 CHANNEL 16ga	1' - 6"
BC5	4 1/2 x 2 CHANNEL 16ga	2' - 6"
TC1	4 1/2 x 2 1/2 CHANNEL 16ga	19' - 11"
TC2	4 1/2 x 2 1/2 CHANNEL 16ga	30' - 1"
TC3	4 1/2 x 2 1/2 CHANNEL 16ga	16' - 1"
TC4	4 1/2 x 2 1/2 CHANNEL 16ga	15' - 11"
TC5	4 1/2 x 2 1/2 CHANNEL 16ga	16' - 0"
TC6	4 1/2 x 2 1/2 CHANNEL 16ga	24' - 0"
TA1	2 x 2 ANGLE 16ga	6'-0"
SWP4	3" PBR PANEL 26ga	1 - 7 1/8"
SWP5	3" PBR PANEL 26ga	9' - 8"
SWP6	3" PBR PANEL 26ga	10' - 0"
M2	24" MULLION	9' - 8"
M4	18" MULLION	9' - 8"
M5	30" MULLION	9' - 8"



NORTH FRAMING ELEVATION



NORTH SHEETING ELEVATION



SCALE 1/8" = 1'-0"

NORTH ELEVATIONS

SHEET

S8 OF 9

STATE OF TEXAS
Daniel R. Wetzel
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LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1000
SHERMAN,TX 75092
STORAGE #10

EDITED DATE	BY	
2/18/2021	DRAWN	J. RAMIREZ
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7/22/2021	REDLINES	T. ADAMS
7/22/2021	REVISED	A. NEWELL
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6/3/2022	ADD STEPDOWNS	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

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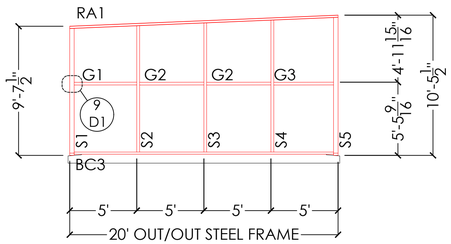
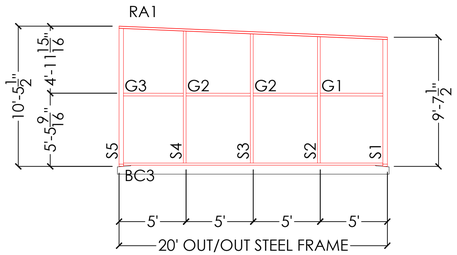
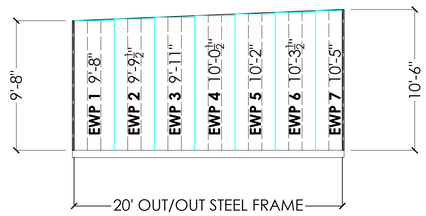


W **WEST FRAMING ELEVATION**

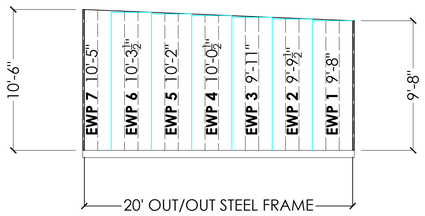


E **EAST FRAMING ELEVATION**

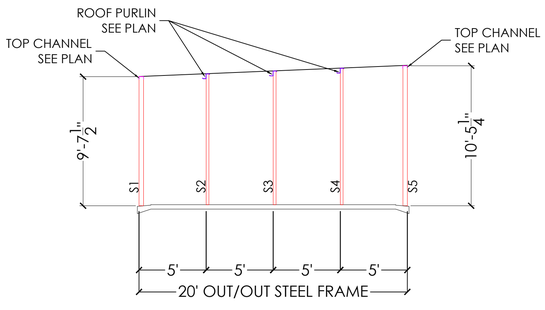
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 5 1/2"
G1	6 x 2 1/2 CHANNEL 16ga	4' - 7 1/2"
G2	6 x 2 1/2 CHANNEL 16ga	4' - 9"
G3	6 x 2 1/2 CHANNEL 16ga	4' - 5"
BC3	4 1/8 x 2 CHANNEL 16ga	19' - 4"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 11"
EWP4	3' PBR PANEL 26ga	10' - 0 1/2"
EWP5	3' PBR PANEL 26ga	10' - 2"
EWP6	3' PBR PANEL 26ga	10' - 3 1/2"
EWP7	3' PBR PANEL 26ga	10' - 5"
RA1	4 x 2 ANGLE 16ga	20' - 0"



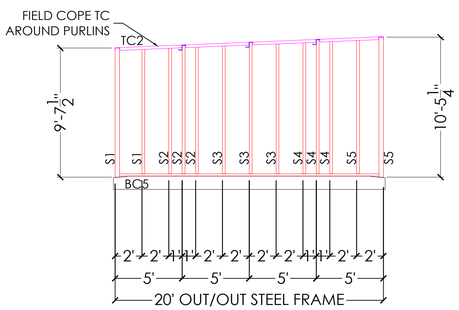
W **WEST SHEETING ELEVATION**



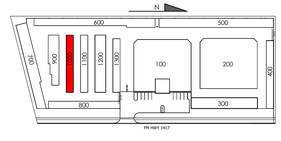
E **EAST SHEETING ELEVATION**



FE **TYP FRAMING ELEVATION**



FS **FIRE SEPARATION FRAMING ELEVATION**



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3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE 3/16" = 1'-0"

EAST & WEST ELEVATIONS

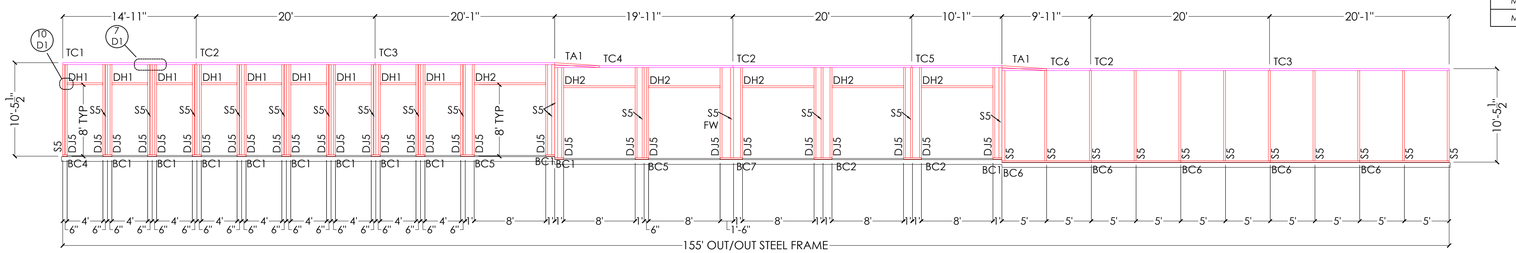
SCALE 1/8" = 1'-0"

SHEET

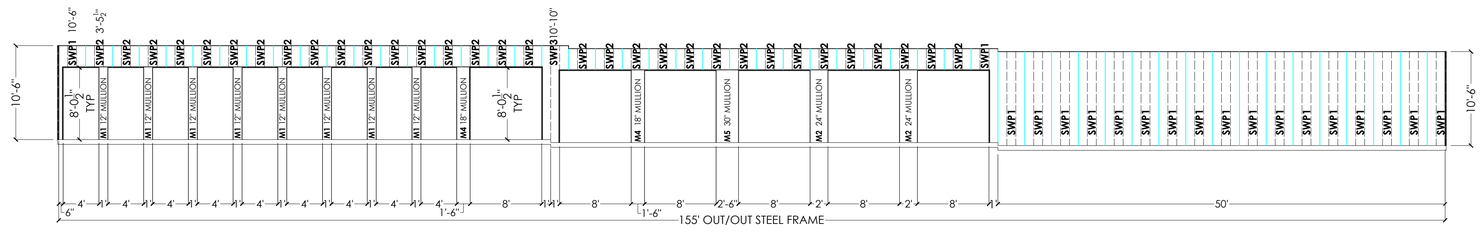
S9 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #10\Storage #10_CURRENT.dwg, 12/8/2022 10:08:42 AM, Drafter, DWG To PDF.pc3

MEMBERS TABLE		
S5	4 x 2 ½ CEE 16ga	10' - 5½"
DH1	4 x 2 ½ CEE 16ga	3' - 11½"
DH2	4 x 2 ½ CEE 16ga	7' - 11½"
DJ5	4 x 2 ½ CEE 16ga	10' - 5"
BC1	4⅛ x 2 CHANNEL 16ga	1'-0"
BC2	4⅛ x 2 CHANNEL 16ga	2'-0"
BC4	4⅛ x 2 CHANNEL 16ga	0'-6"
BC5	4⅛ x 2 CHANNEL 16ga	1'-6"
BC6	4⅛ x 2 CHANNEL 16ga	10'-0"
BC7	4⅛ x 2 CHANNEL 16ga	2'-6"
TC1	4⅛ x 2 1/2 CHANNEL 16 GA.	14' - 11"
TC2	4⅛ x 2 1/2 CHANNEL 16 GA.	20' - 0"
TC3	4⅛ x 2 1/2 CHANNEL 16 GA.	20' - 1"
TC4	4⅛ x 2 1/2 CHANNEL 16 GA.	19'-11"
TC5	4⅛ x 2 1/2 CHANNEL 16 GA.	10' - 1"
TC6	4⅛ x 2 1/2 CHANNEL 16 GA.	9' - 11"
TA1	2x2 ANGLE 16 GA.	5'-0"
SWP1	3' PBR PANEL 26ga	10' - 6"
SWP2	3' PBR PANEL 26ga	2' - 5½"
SWP3	3' PBR PANEL 26ga	10'-10"
M1	24" MULLION 26ga	8'-2"
M2	24" MULLION 26ga	8'-2"
M4	18" MULLION 26ga	8'-2"
M5	30" MULLION 26ga	8'-2"



SOUTH FRAMING ELEVATION



SOUTH SHEETING ELEVATION

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1100
SHERMAN,TX 75092
STORAGE #11

EDITED DATE | BY		
2/18/2021	DRAWN	J. RAMIREZ
4/29/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/23/2021	REVISED	A. NEWELL
2/3/2022	REVIEWED	A. NEWELL
6/3/2022	ADD STEP DOWNS	C. RICHARDS

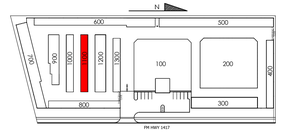
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE ⅛" = 1'-0"

SOUTH ELEVATIONS

SHEET

S7 OF 9



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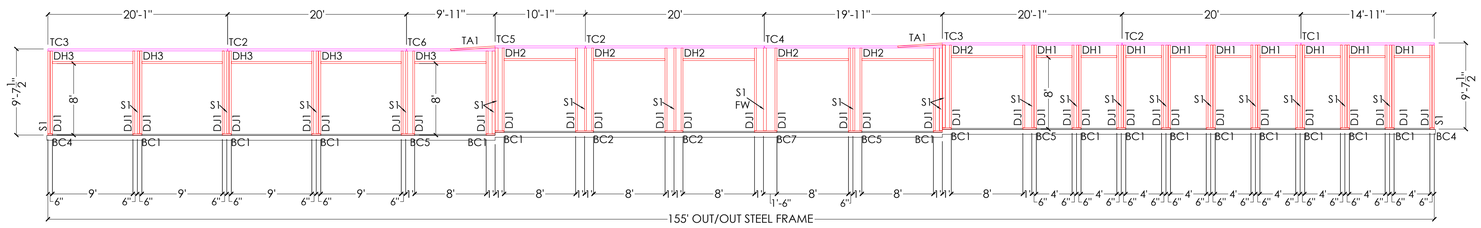
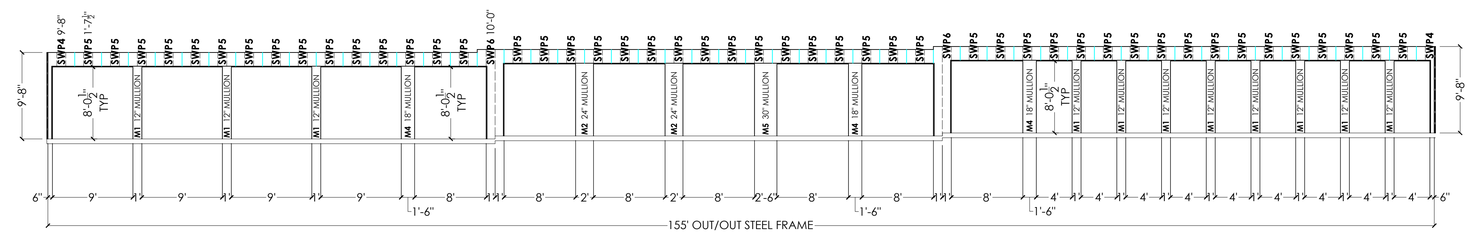
MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 7 7/8"
DJ1	4 x 2 1/2 CEE 16ga	9' - 7 1/8"
DH1	4 x 2 1/2 CEE 16ga	3' - 11 3/8"
DH2	4 x 2 1/2 CEE 16ga	7' - 11 3/8"
DH3	4 x 2 1/2 CEE 16ga	8' - 11 3/8"
BC1	4 1/8 x 2 CHANNEL 16ga	1' - 0"
BC2	4 1/8 x 2 CHANNEL 16ga	2' - 0"
BC4	4 1/8 x 2 CHANNEL 16ga	0' - 6"
BC5	4 1/8 x 2 CHANNEL 16ga	1' - 6"
BC7	4 1/8 x 2 CHANNEL 16ga	2'-6"
TC1	4 1/8 x 2 1/2 CHANNEL 16 GA.	14' - 11"
TC2	4 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 0"
TC3	4 1/8 x 2 1/2 CHANNEL 16 GA.	20' - 1"
TC4	4 1/8 x 2 1/2 CHANNEL 16 GA.	19'-11"
TC5	4 1/8 x 2 1/2 CHANNEL 16 GA.	10' - 1"
TC6	4 1/8 x 2 1/2 CHANNEL 16 GA.	9' - 11"
TA1	2x2 ANGLE 16 GA.	5'-0"
SWP3	3" PBR PANEL 26ga	9' - 8"
SWP4	3" PBR PANEL 26ga	1' - 7 7/8"
SWP5	3" PBR PANEL 26ga	10' - 0"
M1	12" MULLION 26ga	8'-2"
M2	24" MULLION 26ga	8'-2"
M4	18" MULLION 26ga	8'-2"
M5	30" MULLION 26ga	8'-2"

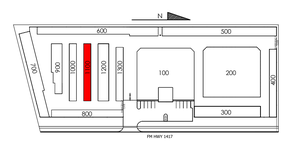


NORTH FRAMING ELEVATION



NORTH SHEETING ELEVATION

SCALE 1/8" = 1'-0"



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

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SHERMAN,TX 75092
STORAGE #11

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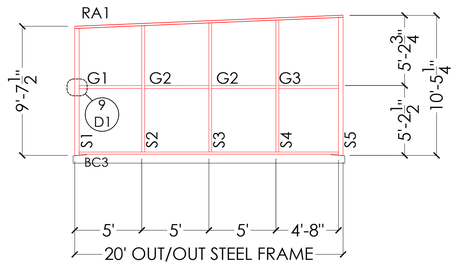
7/22/2021	REDLINES	T. ADAMS
7/23/2021	REVISED	A. NEWELL
2/3/2022	REVIEWED	A. NEWELL
6/3/2022	ADD STEP DOWNS	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

NORTH ELEVATIONS

SHEET
S8 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #11\Storage #11_current.dwg, 12/9/2022 2:20:01 PM, Drafter, DWG To PDF.pc3



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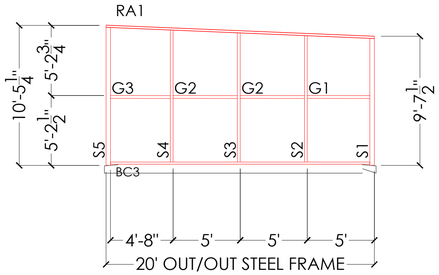
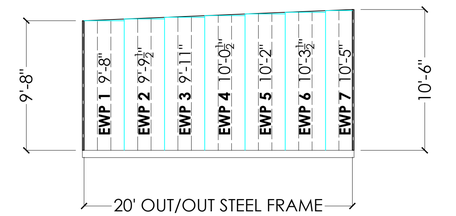


E EAST FRAMING ELEVATION

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 6 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 5 1/4"
G1	6 x 2 1/2 CHANNEL 16ga	4' - 7 1/2"
G2	6 x 2 1/2 CHANNEL 16ga	4' - 9"
G3	6 x 2 1/2 CHANNEL 16ga	4' - 5"
BC3	4 1/8 x 2 CHANNEL 16ga	19' - 4"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 11"
EWP4	3' PBR PANEL 26ga	10' - 0 1/2"
EWP5	3' PBR PANEL 26ga	10' - 2"
EWP6	3' PBR PANEL 26ga	10' - 3 1/2"
EWP7	3' PBR PANEL 26ga	10' - 5"
RA1	4 x 2 ANGLE 16ga	10' - 0"



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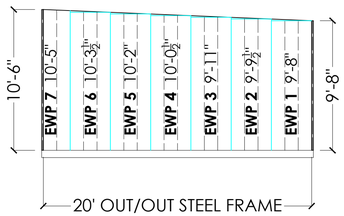

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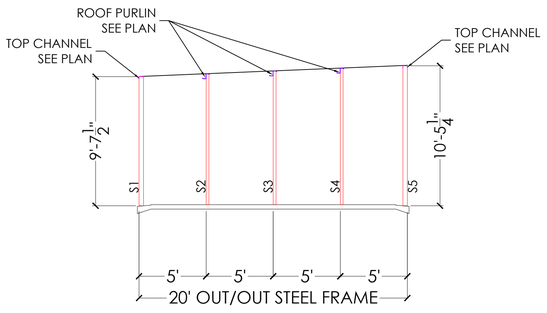
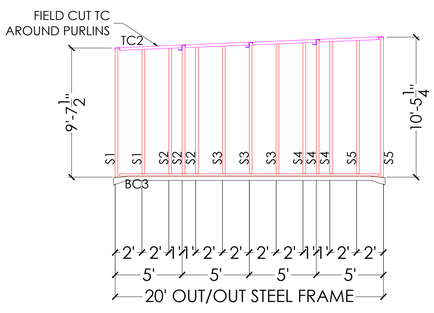
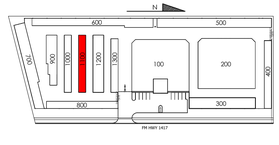


FE TYP FRAMING ELEVATION
LOOKING EAST



FE FIRE SEPARATION FRAMING ELEVATION
LOOKING EAST



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
D. Wetzel, P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1100
SHERMAN,TX 75092
STORAGE #11

EDITED DATE	BY	
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2/3/2022	REVIEWED	A. NEWELL
6/3/2022	ADD STEP DOWNS	C. RICHARDS

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SCALE 3/16" = 1'-0"

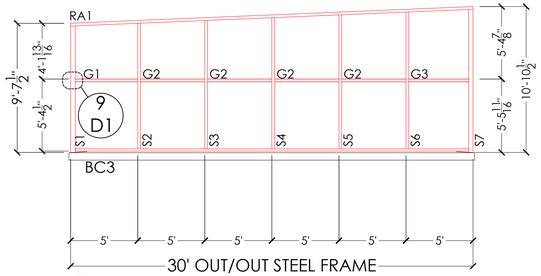
EAST & WEST ELEVATIONS

SCALE 1/8" = 1'-0"

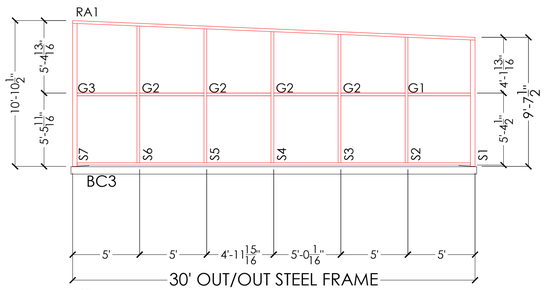
SHEET

S9 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #11\Storage #11_current.dwg, 12/9/2022 2:19:40 PM, Drafter, DWG To PDF.pc3



W **WEST FRAMING ELEVATION**



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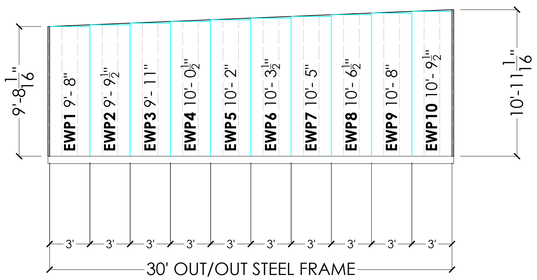
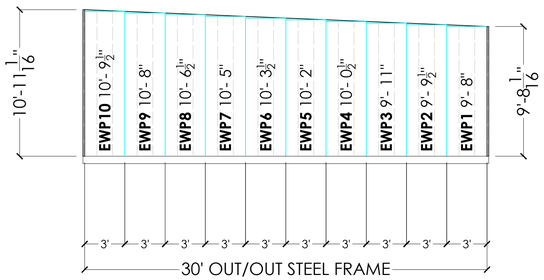
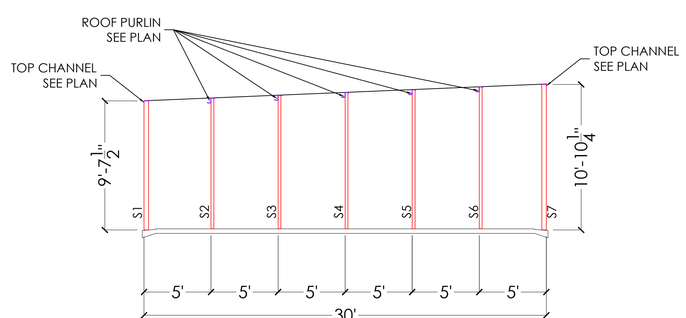


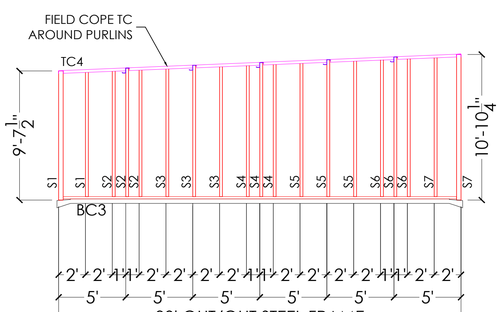
W **WEST SHEETING ELEVATION**



E **EAST SHEETING ELEVATION**



FS **30' FRAMING ELEVATION TYP**
LOOKING WEST



FW **30' FIREWALL FRAMING ELEVATION**
LOOKING WEST

MEMBERS TABLE		
S1	4 x 2.5 CEE 16 GA	9' - 7½"
S2	4 x 2.5 CEE 16 GA	9' - 9"
S3	4 x 2.5 CEE 16 GA	9' - 11½"
S4	4 x 2.5 CEE 16 GA	10' - 2"
S5	4 x 2.5 CEE 16 GA	10' - 4½"
S6	4 x 2.5 CEE 16 GA	10' - 7"
S7	4 x 2.5 CEE 16 GA	10' - 10½"
TC4	4⅛ x 2½ CHANNEL 16 GA	30' - 0"
RA1	4 x 2½ ANGLE 16 GA	30' - 0"
BC3	4⅛ x 2 CHANNEL 16 GA	29' - 4"
G1	4 x 2½ CEE 16 GA	4' - 7½"
G2	4 x 2½ CEE 16 GA	4' - 9"
G3	4 x 2½ CEE 16 GA	4' - 5"
EWP1	3" PBR PANEL 26ga	9' - 8"
EWP2	3" PBR PANEL 26ga	9' - 9½"
EWP3	3" PBR PANEL 26ga	9'-11"
EWP4	3" PBR PANEL 26ga	10' - 0½"
EWP5	3" PBR PANEL 26ga	10' - 2"
EWP6	3" PBR PANEL 26ga	10' - 3½"
EWP7	3" PBR PANEL 26ga	10' - 5"
EWP8	3" PBR PANEL 26ga	10' - 6½"
EWP9	3" PBR PANEL 26ga	10' - 8"
EWP10	3" PBR PANEL 26ga	10' - 9½"

STATE OF TEXAS
Daniel R. Wetzel
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LICENSED PROFESSIONAL ENGINEER
D. Wetzel, P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1200
SHERMAN,TX 75092
STORAGE #12

EDITED DATE	BY	
3/25/2021	DRAWN	Z. DUNCAN
4/30/2021	REVISED	A. NEWELL
7/22/2021	REDLINES	T. ADAMS
7/23/2021	REVISED	A. NEWELL
2/3/2022	REVIEWED	A. NEWELL
6/2/2022	ADD STEP DOWNS	C. RICHARDS

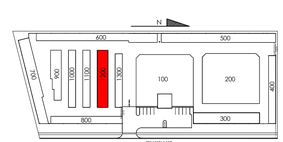
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

EAST & WEST ELEVATIONS

SCALE 3/16" = 1'-0"

SHEET

S8 OF 8



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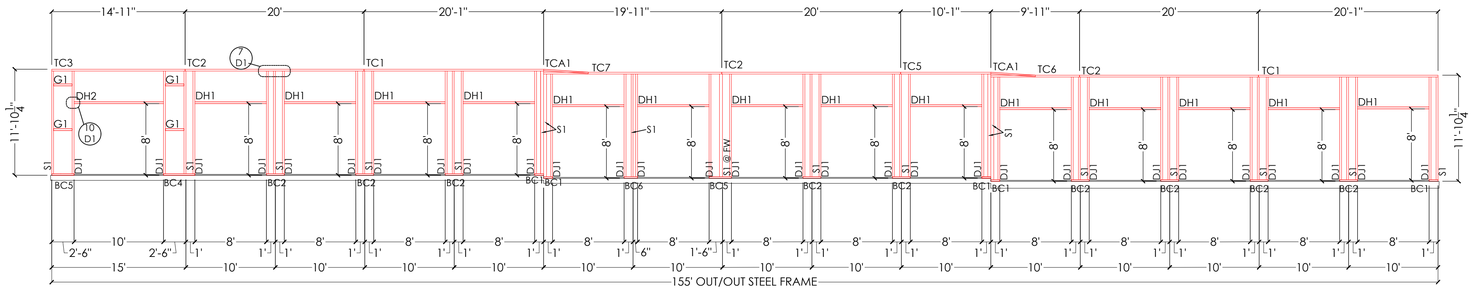

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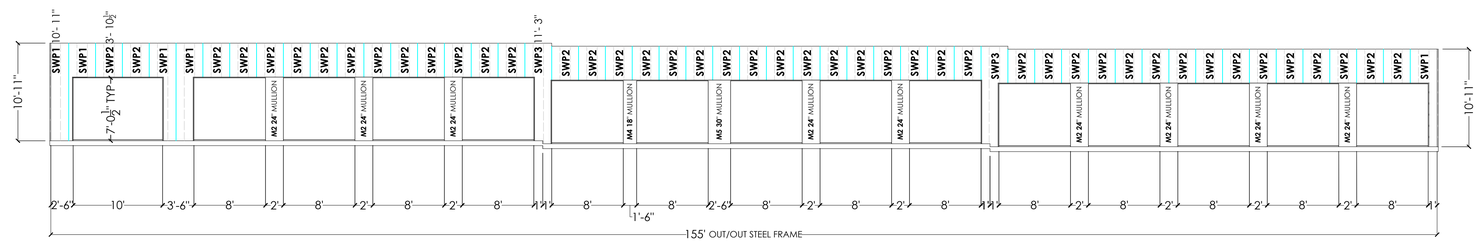

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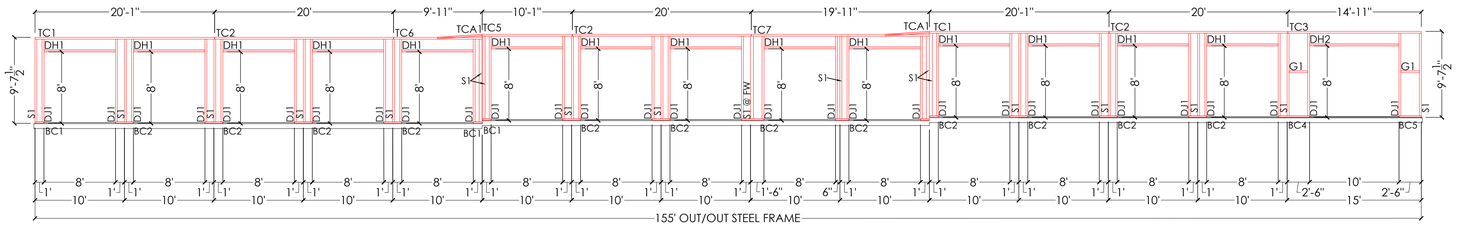
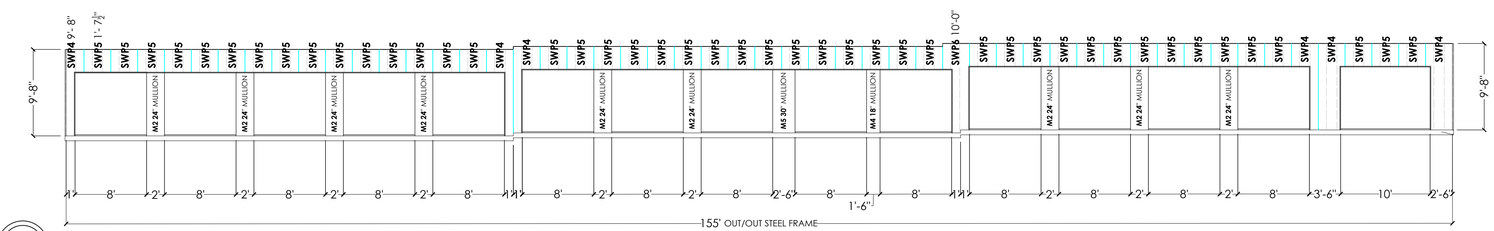


N NORTH FRAMING ELEVATION



N NORTH SHEETING ELEVATION

MEMBERS TABLE		
S1	4 x 2.5 CEE 16 GA	9'-7 1/2"
S7	4 x 2.5 CEE 16 GA	10'-10 1/4"
DJ1	4 x 2½ CEE 16ga	9'-7 1/4"
DJ2	4 x 2½ CEE 16g	10'-10"
DH1	4 x 2½ CEE 16ga	7'-11 1/2"
DH2	4 x 2½ CEE 16ga	9'-11 1/2"
G1	4 x 2½ CEE 16ga	2'-0 1/2"
BC1	4⅛ x 2 CHANNEL 16 GA.	1'-0"
BC2	4⅛ x 2 CHANNEL 16 GA.	2'-0"
BC5	4⅛ x 2 CHANNEL 16 GA.	2'-6"
BC6	4⅛ x 2 CHANNEL 16 GA.	1'-6"
TC1	4⅛ x 2½ CHANNEL 16ga	20'-1"
TC2	4⅛ x 2½ CHANNEL 16ga	20'-0"
TC3	4⅛ x 2½ CHANNEL 16ga	14'-11"
TC5	4⅛ x 2½ CHANNEL 16ga	10'-1"
TC6	4⅛ x 2½ CHANNEL 16ga	9'-11"
TC7	4⅛ x 2½ CHANNEL 16ga	19'-11"
TCA1	2 x 2 ANGLE 16 GA.	5'-0"
SWP1	3' PBR PANEL 26 GA	10'-11"
SWP2	3' PBR PANEL 26 GA	3'-10 1/2"
SWP3	3' PBR PANEL 26 GA	11'-3"
SWP4	3' PBR PANEL 26 GA	9'-8"
SWP5	3' PBR PANEL 26 GA	1'-7 1/2"
SWP6	3' PBR PANEL 26 GA	10'-0"
M2	24" MULLION 26 ga.	8'-2"
M4	18" MULLION 26 ga.	8'-2"
M5	30" MULLION 26 ga.	8'-2"

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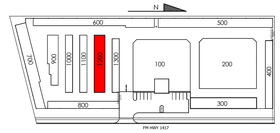
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

NORTH & SOUTH ELEVATIONS

SCALE ⅛" = 1'-0"

SHEET

S7 OF 8



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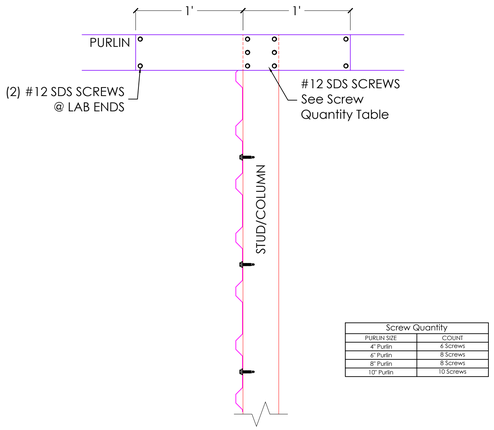
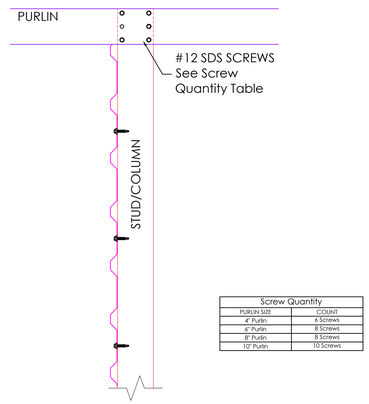
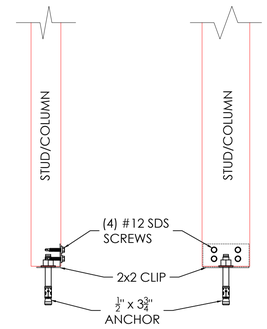


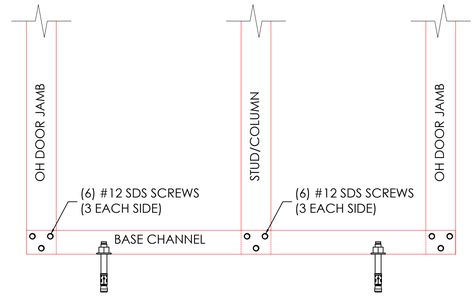
STUD TO PURLIN W/ LAP | 1



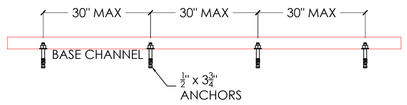
STUD TO PURLIN W/O LAP | 2



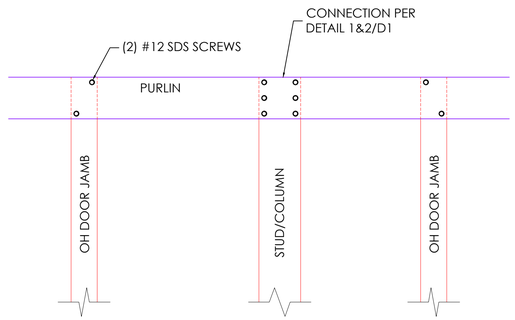
STUD TO BASE CLIP (4"x2.5" CEE) | 3



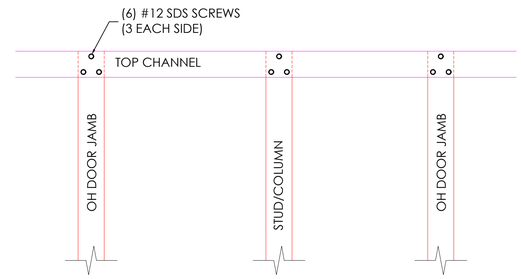
WALL TO BASE CHANNEL | 4



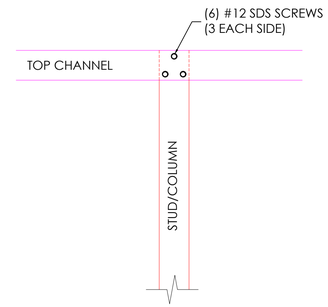
BASE CHANNEL ANCHOR PATTERN | 5



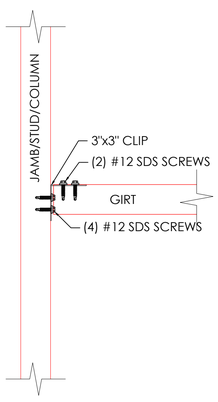
INTERIOR DOOR JAMB TO PURLIN | 6



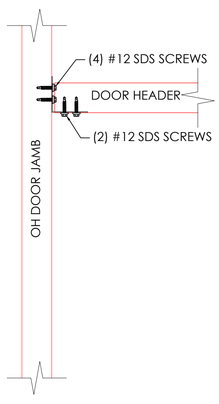
EXTERIOR DOOR JAMB TO TOP CHANNEL | 7



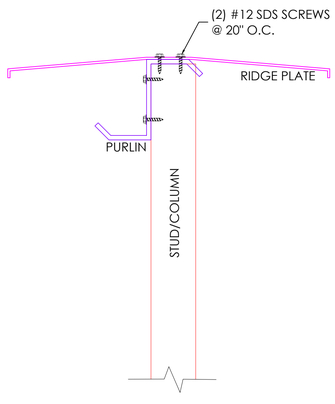
STUD TO TOP CHANNEL | 8



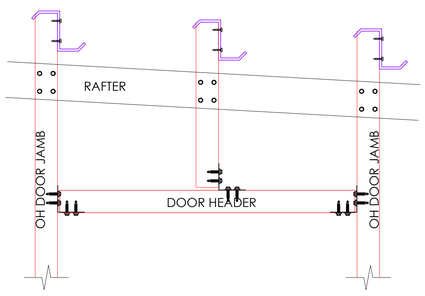
GIRT TO DOOR JAMB/STUD CONNECTION | 9



DOOR HEADER TO DOOR JAMB | 10



RIDGE PLATE TO PURLIN | 11



EXTERIOR WALL RAFTER AND HEADER | 12

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED
PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1200
SHERMAN, TX 75092
STORAGE #12

CREATED BY:
A. NEWELL

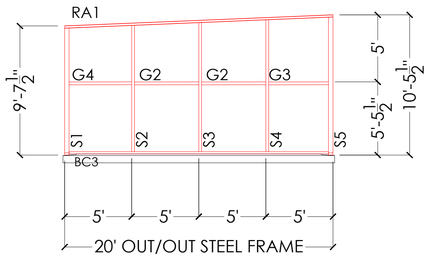
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

FOR USE WITH DRIVE-UP AND CLIMATE CONTROL BUILDINGS ONLY

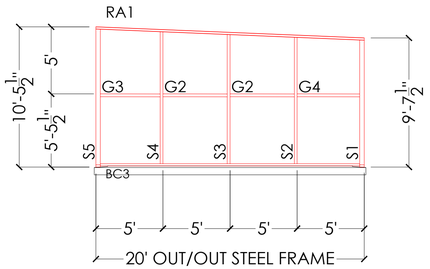
DETAILS

SHEET
D1 OF 3

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #12\Storage #12_CURRENT.dwg 12/12/2022 9:42:56 AM, Drafter, DWG To PDF.pc3

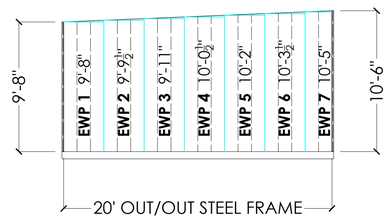


W WEST FRAMING ELEVATION

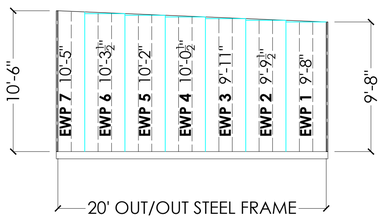


E EAST FRAMING ELEVATION

MEMBERS TABLE		
S1	4 x 2 1/2 CEE 16ga	9' - 6 1/2"
S2	4 x 2 1/2 CEE 16ga	9' - 9"
S3	4 x 2 1/2 CEE 16ga	9' - 11 1/2"
S4	4 x 2 1/2 CEE 16ga	10' - 2"
S5	4 x 2 1/2 CEE 16ga	10' - 5 1/2"
G2	6 x 2 1/2 CHANNEL 16ga	4' - 9"
G3	6 x 2 1/2 CHANNEL 16ga	4' - 5"
G4	6 x 2 1/2 CHANNEL 16ga	4' - 7 1/2"
BC3	4 1/8 x 2 CHANNEL 16ga	19' - 4"
TC4	4 1/8 x 2 1/2 CHANNEL 16ga	20' - 0"
EWP1	3' PBR PANEL 26ga	9' - 8"
EWP2	3' PBR PANEL 26ga	9' - 9 1/2"
EWP3	3' PBR PANEL 26ga	9' - 11"
EWP4	3' PBR PANEL 26ga	10' - 0 1/2"
EWP5	3' PBR PANEL 26ga	10' - 2"
EWP6	3' PBR PANEL 26ga	10' - 3 1/2"
EWP7	3' PBR PANEL 26ga	10' - 5"
RA1	4 x 2 ANGLE 16ga	20' - 0"



W WEST SHEETING ELEVATION



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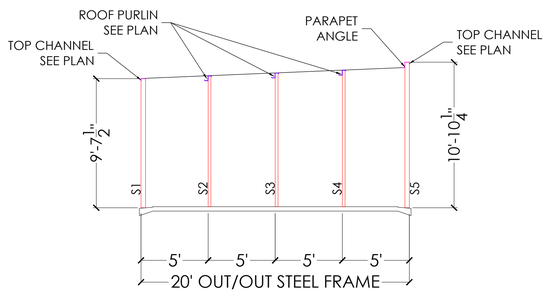
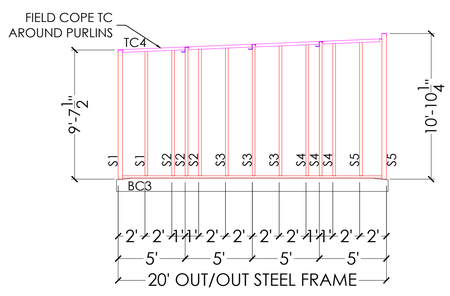
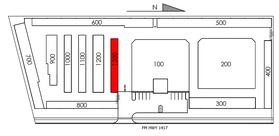


FE TYP. FRAMING ELEVATION



FE FIRE SEPARATION FRAMING ELEVATION



STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1300
SHERMAN,TX 75092
STORAGE #13

DATE | CHAINGE | BY		
2/18/2021	DRAWN	J. RAMIREZ
4/30/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
2/4/2022	REVIEWED	A. NEWELL
6/2/2022	ADD STEPDOWNS	C. RICHARDS
10/28/2022	REVIEWED	A. NEWELL

BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

EAST & WEST ELEVATIONS

SCALE 3/4" = 1'-0"

SHEET

S9 OF 9

\\STORAGELBK-FAS1\Construction Plans\AutoCAD\PROPOSED PROPERTIES\SHERMAN TEXAS\CAD Drawings\Storage #13\Storage #13.dwg, 12/12/2022 12:10:24 PM, Drafter, DWG To PDF.pc3

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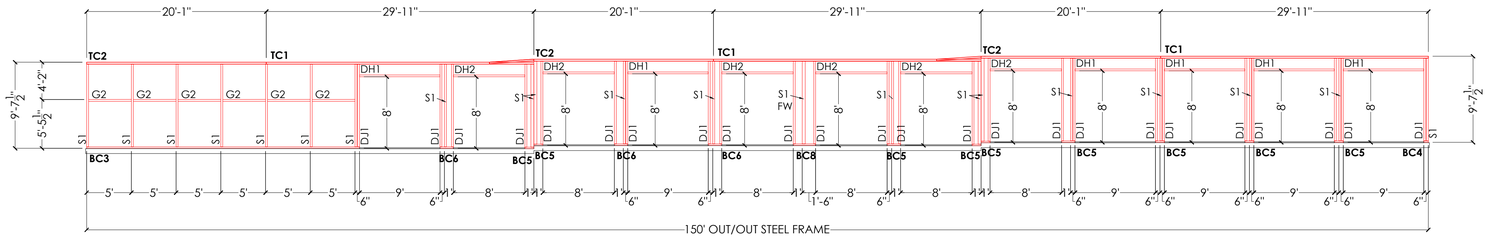
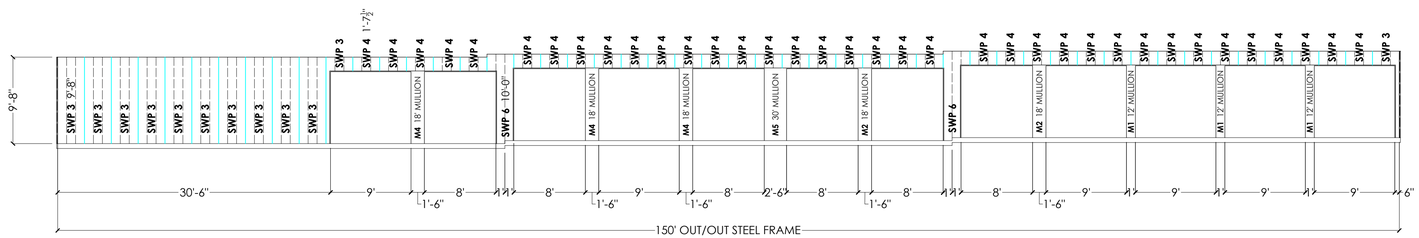
DH1	4 x 2 1/2 CEE 16ga	8' - 11 1/2"
DH2	4 x 2 1/2 CEE 16ga	7' - 11 1/2"
DJ1	4 x 2 1/2 CEE 16ga	9' - 7 1/4"
BC2	4 1/8 x 2 CHANNEL 16ga	30'-6"
BC4	4 1/8 x 2 CHANNEL 16ga	0' - 6"
BC5	4 1/8 x 2 CHANNEL 16ga	1' - 0"
BC6	4 1/8 x 2 CHANNEL 16ga	1' - 6"
BC7	4 1/8 x 2 CHANNEL 16ga	2' - 0"
BC8	4 1/8 x 2 CHANNEL 16ga	2' - 6"
TC1	4 1/8 x 2 1/2 CHANNEL 16ga	29' - 11"
TC2	4 1/8 x 2 1/2 CHANNEL 16ga	20'-1"
SWP3	3" PBR PANEL 26ga	9' - 8"
SWP4	3" PBR PANEL 26ga	1' - 7 1/2"
M1	12" MULLION	8' - 2"
M2	18" MULLION	8' - 2"



NORTH FRAMING ELEVATION



NORTH SHEETING ELEVATION

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1300
SHERMAN,TX 75092
STORAGE #13

DATE	CHAINGE	BY
2/18/2021	DRAWN	J. RAMIREZ
4/30/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
2/4/2021	REVIEWED	A. NEWELL
6/2/2022	ADD STEPDOWNS	C. RICHARDS
10/28/2022	REVIEWED	A. NEWELL

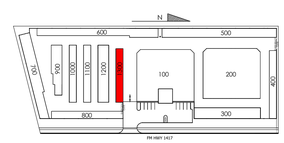
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

NORTH ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET

S8 OF 9



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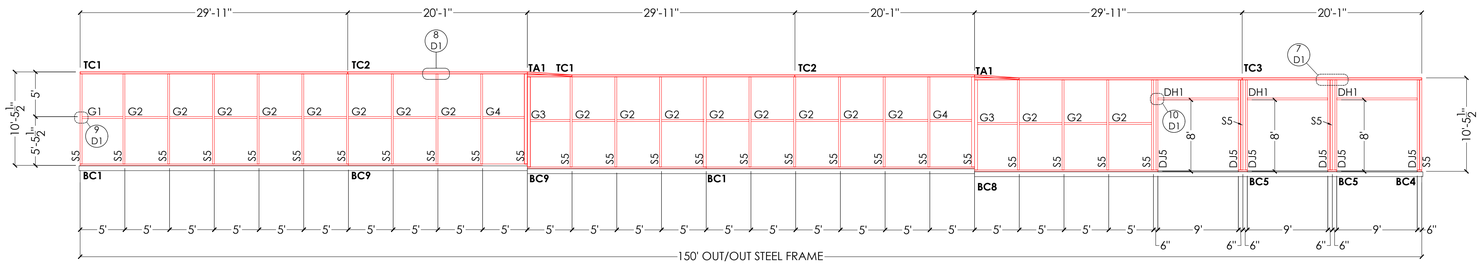
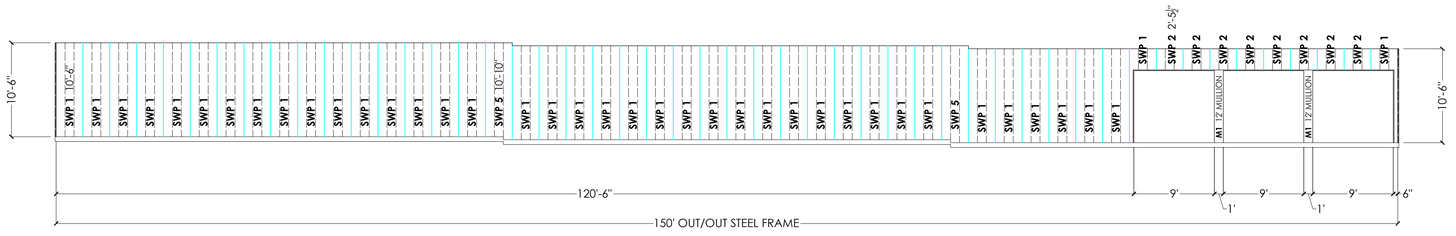
MEMBERS TABLE		
S5	4 x 2 ½ CEE 16ga	10' - 5½"
G1	4 x 2 ½ CEE 16ga	4' - 7"
G2	4 x 2 ½ CEE 16ga	4' - 9"
G3	4 x 2 ½ CEE 16ga	4' - 5"
G4	4 x 2 ½ CEE 16ga	4' - 8"
DH1	4 x 2 ½ CEE 16ga	2' - 11½"
DJ5	4 x 2 ½ CEE 16ga	10' - 5½"
BC1	4⅛ x 2 CHANNEL 16ga	30' - 0"
BC2	4⅛ x 2 CHANNEL 16ga	30' - 6"
BC4	4⅛ x 2 CHANNEL 16ga	0' - 6"
BC5	4⅛ x 2 CHANNEL 16ga	1' - 0"
BC6	4⅛ x 2 CHANNEL 16ga	1' - 6"
BC7	4⅛ x 2 CHANNEL 16ga	2' - 0"
BC8	4⅛ x 2 CHANNEL 16ga	20' - 6"
BC9	4⅛ x 2 CHANNEL 16ga	20' - 0"
TC1	4⅛ x 2 1/2 CHANNEL 16ga	29' - 11"
TC2	4⅛ x 2 1/2 CHANNEL 16ga	20' - 1"
TC3	4⅛ x 2 1/2 CHANNEL 16ga	30' - 1"
TA1	4⅛ x 2 1/2 CHANNEL 16ga	5'-0"
SWP1	3' PBR PANEL 26ga	10' - 6"
SWP2	3' PBR PANEL 26ga	2' - 5½"
SWP5	3' PBR PANEL 26ga	10'-10"
M1	12" MULLION	7" - 2"



S SOUTH FRAMING ELEVATION



S SOUTH SHEETING ELEVATION

STATE OF TEXAS
Daniel R. Wetzel
117244
LICENSED PROFESSIONAL ENGINEER
P.E.

AFFORDABLE STORAGE
1300 S HERITAGE PKWY, BLDG 1300
SHERMAN,TX 75092
STORAGE #13

DATE	CHAINGE	BY
2/18/2021	DRAWN	J. RAMIREZ
4/30/2021	REVISED	A. NEWELL
7/16/2021	REDLINES	T. ADAMS
7/19/2021	REVISED	A. NEWELL
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6/2/2022	ADD STEPDOWNS	C. RICHARDS
10/28/2022	REVIEWED	A. NEWELL

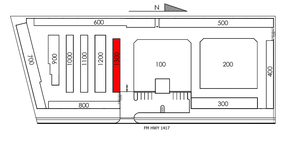
BE AMAZING CONSTRUCTION
3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SOUTH ELEVATIONS

SCALE ⅛" = 1'-0"

SHEET

S7 OF 9



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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Michael Postar
10214 Frankford Ave., Suite 410
Lubbock, TX 79424

Centerline Engineering & Consulting, LLC
10210 Frankford Ave., Suite 410
Lubbock, TX 79424

Joseph Gonzalez
101 E. Park Blvd, Ste. 1130
Plano, TX 75047

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.016 to allow a 10' rear setback in lieu of the required 40' and 10' side setback in lieu of the required 15' for a Mini-warehouse and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-1 (Retail Business) District located at 1300 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The dumpster/trash enclosure shall be screened. The screening shall be constructed of masonry or similar durable material. *(Sec. 14.04.004(4)(c))*.
4. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
5. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
6. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The setback must be 40' from the property line along FM Highway 1417. *(Sec. 14.03.002(e)(1))*
9. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. All non-residential and multifamily buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement. *(Sec. 14.03.002)*
10. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the

end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering

14. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
16. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)

Fire Services

17. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
18. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a ~~96'~~ 100' diameter cul-de-sac or 120' hammerhead at ~~20'~~ 24' wide fire lane. (City Ordinances Amendments 3.01.002)
19. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
20. [ ] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.
21. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than ~~20'~~ 24', exclusive of shoulders and an unobstructed vertical clearance of not less than ~~13' 6"~~ 14'. (City Ordinances Amendments 3.01.002)
22. [ ] 903.2.9 - An automatic sprinkler system shall be installed throughout all self-service storage facilities. Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment. (City Ordinances Amendments 3.02.002)

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2325 NORTH TRAVIS STREET (Project No. 23-003772) (REQUEST RECEIVED BY APPLICANT TO TABLE THIS ITEM)

The request of American Builders and Contractors Supply Co., Inc. (Owner), Vilbig and Associates (Representative/Consulting Engineers & Surveyors) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2325 North Travis Street, consisting of 8.066 acres in the J.B. McAnair Survey, Abstract No. 763 and is currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage.

Background:

The property is located at 2325 North Travis Street between East Taylor Street and East Lamberth Road. The property owner is requesting a Specific Use Permit for a Contractor's or Construction Office with Outdoor Storage.

The following has been approved for this property:

- 4/11/2000 - Zone Change from a C-1 (Retail Business) District to C-2 (General Commercial) District
- 4/11/2000 – Specific Use Permit to allow construction equipment sales, service, rental and repair in a C-2 (General Commercial) District
- 6/20/2023 - Preliminary Plat of ABC Supply Addition, Lot 1, Block A

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

American Builders and Contractors Supply Co., Inc. (Owner)
Vilbig and Associates (Representative/Consulting Engineers & Surveyors)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged

Number of notices mailed:

Not Required.

Objections Received:

0

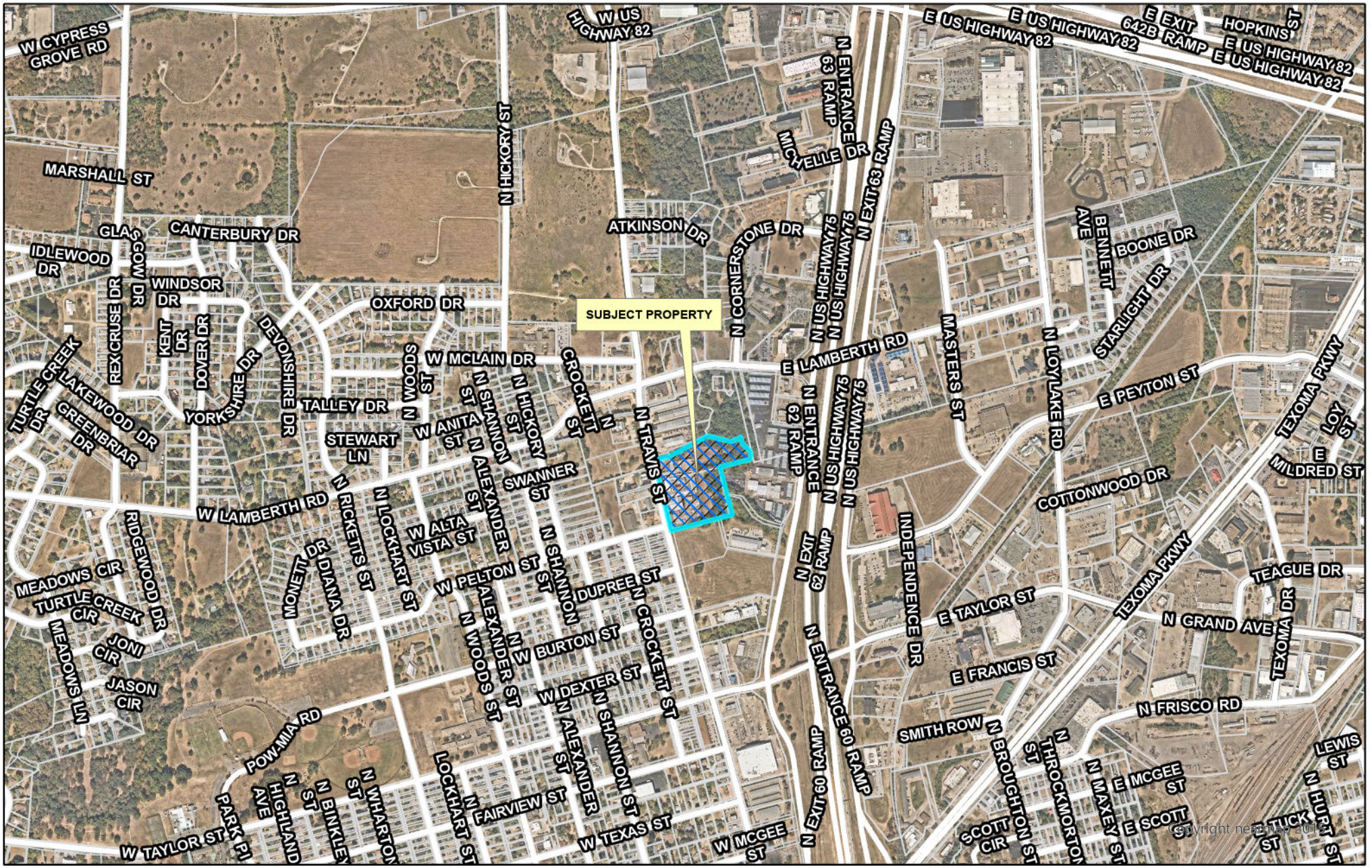
Development Review Meeting:

No

***AN EMAIL WAS RECEIVED FROM DAVID VILBIG ON JULY 11, 2023 AT 8:55 A.M. TO TABLE THIS ITEM.**

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Narrative
Survey
Site Plan
Landscape Plan
Elevations
REQUEST TO TABLE - EMAIL



dlagrone H:\PLANNING\Public Notification KT.aprx

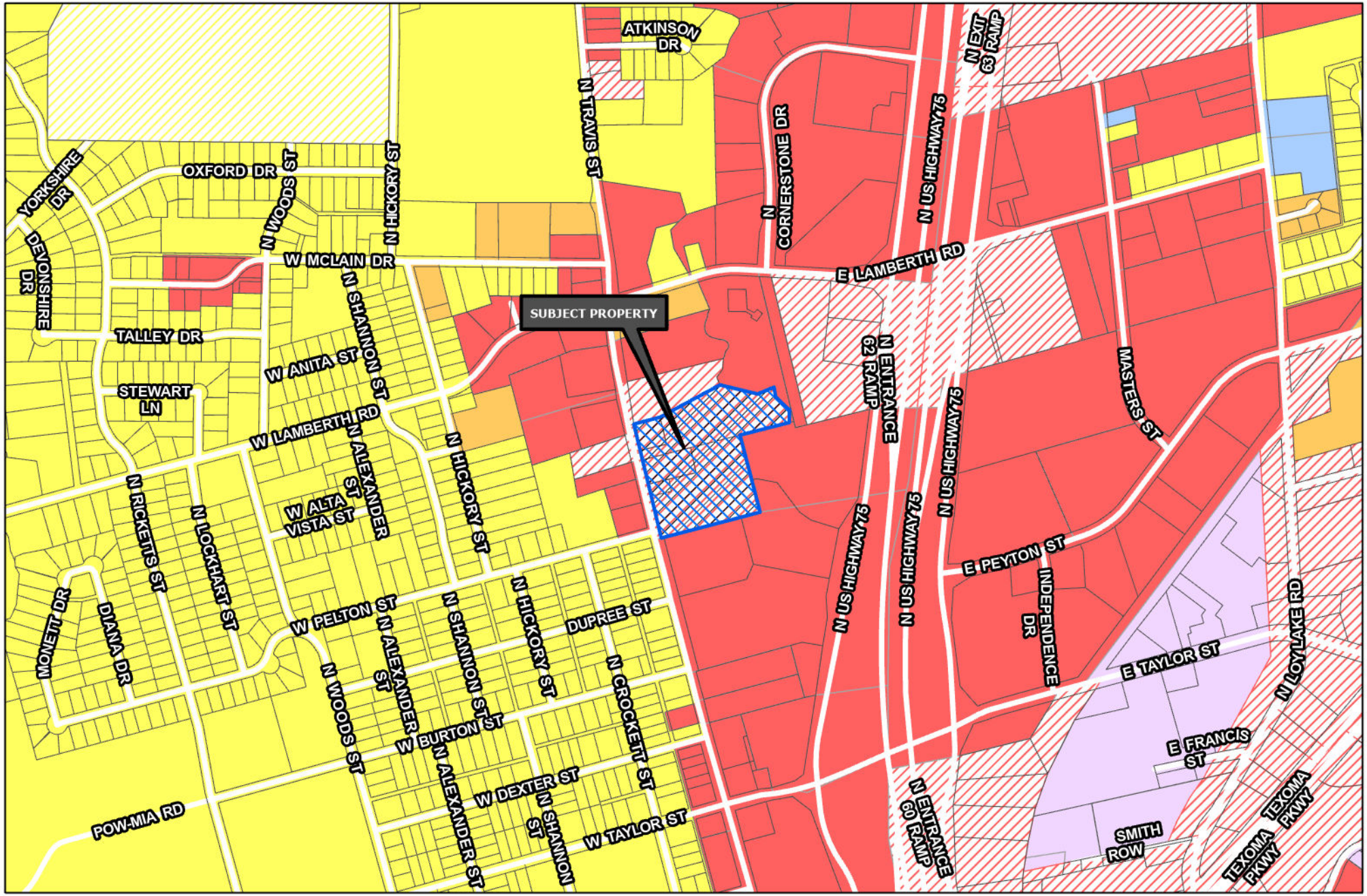
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2325 N TRAVIS ST

N
W E
S

Date: 6/2/2023 1:57 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
2325 N TRAVIS ST

N
W E
S

Date: 6/2/2023 2:00 PM

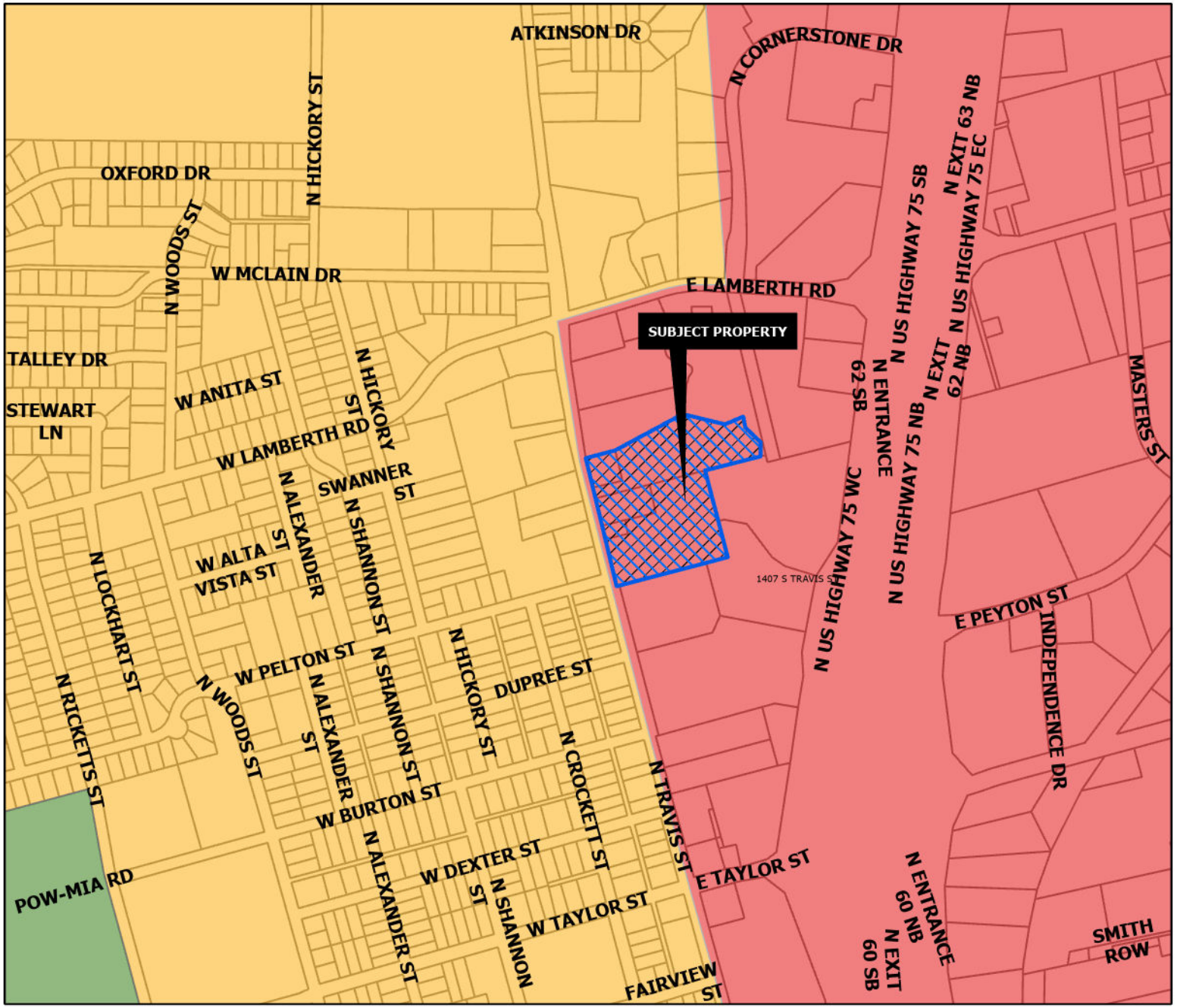
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
SPECIFIC USE
PERMIT REQUEST

PROJECT #: 23-003772

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

07/03/2023 11:03



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2325 N TRAVIS ST

N
W E
S

Date: 6/27/2023 7:34 AM

06/21/2023

PROJECT NARRATIVE

ABC Supply (C2- Commercial) Sherman, TX we are applying for a Specific Use Permit to allow for outdoor storage.

Parcel Line Table		
Line #	Direction	Length
L1	N13°39'32"W	26.89'
L2	N12°35'12"W	200.41'
L3	N12°28'10"W	147.01'

Benchmark: square set in conc. Elevation: 751.70'

Legend:
- approximate flood hazard line
- W W W water line
- SS SS SS sanitary sewer line
- E E E overhead electrical line
- G G G gas pipeline
- T T T telecommunications line
- chain link fence
- GW guy wire
- SP service pole
- PP power pole
- LP light pole
- S sanitary sewer manhole
- CO clean out
- GLM gas line marker
- T telephone
- WM water meter
- GM gas meter

J.B. McAnair Survey
Abstract No. 763
Grayson County, Texas

approximate location of Zone "AE", 100-year flood hazard area as scaled from FEMA Flood Insurance Rate Map No. 48181C0290 F, Revised Date: September 29, 2010

Caskey Properties, LLC
3.47 Acres
Vol. 5424, Pg. 157
O.P.R.G.C.T.

Dwayne A. Ervin
Vol. 1187, Pg. 911
3157 acres
O.P.R.G.C.T.

EMAG Automotive
Sherman TX P2 LLC
1.85 Acres
("A-2" Tract Five)
Inst. No. 2020-5540
O.P.R.G.C.T.

point in creek
S78°37'59"E 137.69'
N65°14'31"E 86.25'
S17°22'13"E 426.45'
S48°16'06"E 91.44'
S01°09'14"E 61.83'
S73°55'54"W 263.01'
S14°39'08"E 381.73'
N72°36'17"E 504.37'

Center of Post Oak Creek
(see Note B)

5/8" capped rebar found (RPLS 5696)

1/2" capped rebar found (RPLS 5433)

1/2" rebar found

Lot 1, Block 1
Independence Square Addition
Section Three
City of Sherman, Texas
Vol. 10, Pg. 11, P.R.G.C.T.

Scale: 1"=100'

North

Travis Street

gravel

American Builders & Contractors Supply Co., Inc.
"called" 160'x105'
Inst. No. 2018-1322
O.P.R.G.C.T.

ingress/egress for private road purposes in Vol. 875, Pg. 442

covered conc.

FL:745.46'
30" RCP
12" RCP
FL:744.51'
FL:745.12'
FL:745.72'

American Builders & Contractors Supply Co., Inc
7.849 Acres
Vol. 5238, Pg. 780
O.P.R.G.C.T.

EMAG Automotive
Sherman TX P1 LLC
5.364 Acres
("A-1" Tract Four)
Inst. No. 2020-5534
O.P.R.G.C.T.

pull box

ff:751.35'

One Story Brick & Metal

126.0'
120.3'
30.6'
39.8'
40.4'
40.1'

BM

"X" cut found in conc. manhole

metal vault

One Story Stucco & Metal
ff:751.66'
100.5'

6" sign post

metal shed

FL:747.18'
12" CMP
FL:749.17'

L=220.51' R=5700.44'
Δ=2°12'59"
Chord=N13°41'49"W 220.49'

verizon pull box

approx. 20' drainage easement per Doc. No. 2020-90

1/2" rebar found

Branch Energy gas marker

Lot 1

S75°22'49"W 505.01'

5/8" capped rebar found (RPLS 5696)

pipe fence

see Note A

30' wide easement per Amendment of Easement to SemGas, LP in Vol. 5406, Pg. 664

1/2" rebar found
From which
5/8" capped rebar found (RPLS 5696) bears
S48°36'16"E-0.90'

25' drainage & utility easement per Doc. No. 2020-90

Lot 2

Replat of Lot 3, Block 2
Independence Square Addition
Section Three
City of Sherman, Texas
Doc. No. 2020-90 P.R.G.C.T.

Note A: Possible location of 10'x190' strip of land dedicated as a right-of-way to the City of Sherman and utility easement to Lone Star Gas in Vol. 1323, Pg. 428

Note B: The most Northern East property lines are determined by the existing centerline of creek, which was not located during the course of this survey. The placement of the property line along the creek is best fit by monumentation found, bearings/distances per deed and adjoining property lines.

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

Owner: American Builders & Contractors Supply Co., Inc.

Address: 2315/2325/2327 N. Travis
Sherman, Texas

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

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

A portion of the subject property shown hereon lies within the limits of a Zone "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: June 30, 2022

Job No. BGS650622

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

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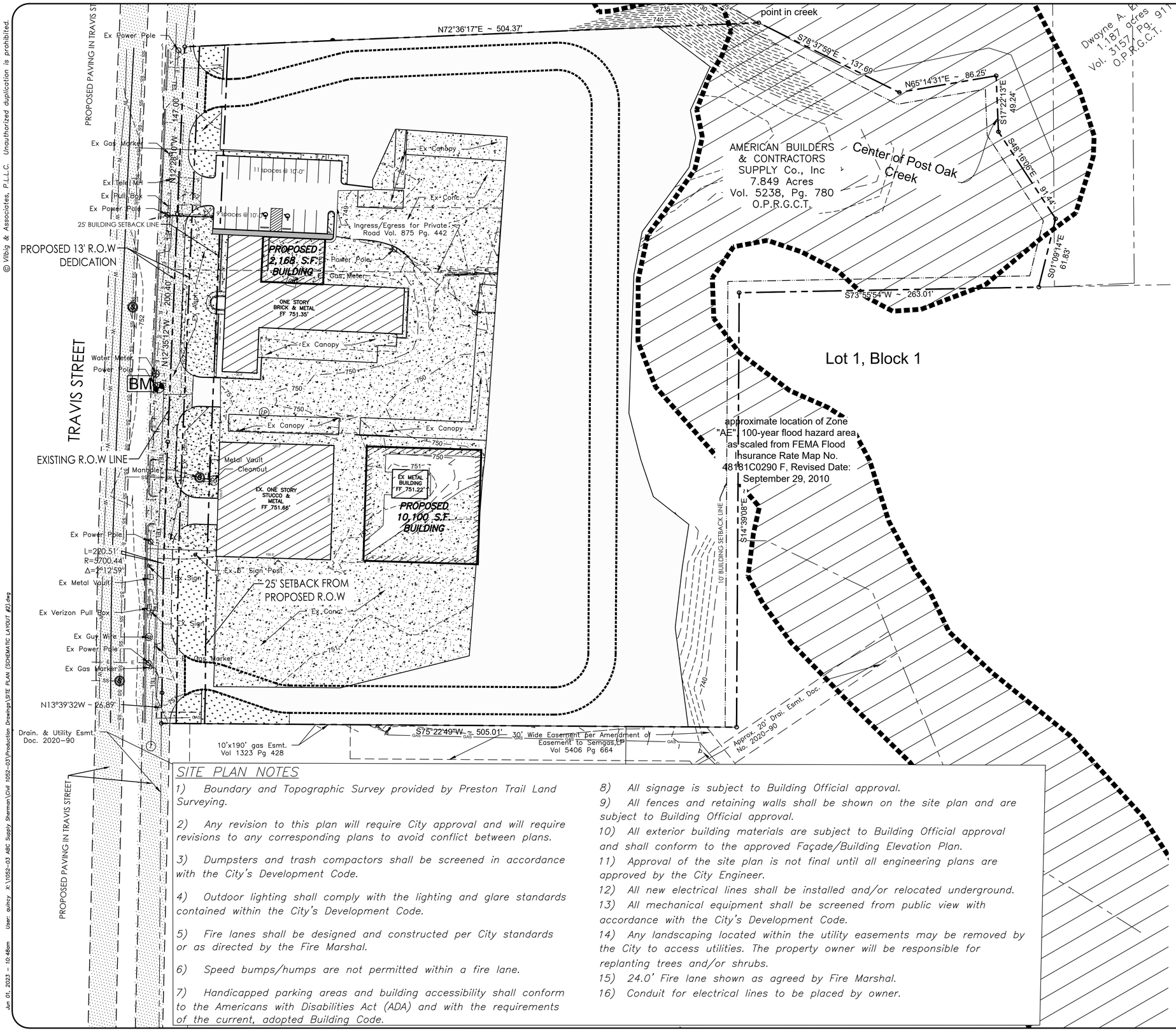

0 40' 80' 120'

SCALE: 1" = 40'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

EXISTING ASPHALT

EXISTING CONCRETE

NEW PAVEMENT THICKNESS

3,500 PSI – 4" Concrete Sidewalk Pavement

4,000 PSI – 7" Concrete (at 28 days) over 6" Compacted Subgrade Compacted to 95% Standard Proctor Density

NEW GRASS AREAS

!! CAUTION !!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN, CALL BEFORE DIGGING!

Texas 811

PARKING REQUIREMENTS

1 SPACE PER 1000 SQUARE FEET OF GROSS FLOOR AREA
20 SPACES PROVIDED

SITE PLAN NOTES

1) Boundary and Topographic Survey provided by Preston Trail Land Surveying.

2) Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflict between plans.

3) Dumpsters and trash compactors shall be screened in accordance with the City's Development Code.

4) Outdoor lighting shall comply with the lighting and glare standards contained within the City's Development Code.

5) Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.

6) Speed bumps/humps are not permitted within a fire lane.

7) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.

8) All signage is subject to Building Official approval.

9) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.

10) All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.

11) Approval of the site plan is not final until all engineering plans are approved by the City Engineer.

12) All new electrical lines shall be installed and/or relocated underground.

13) All mechanical equipment shall be screened from public view with accordance with the City's Development Code.

14) Any landscaping located within the utility easements may be removed by the City to access utilities. The property owner will be responsible for replanting trees and/or shrubs.

15) 24.0' Fire lane shown as agreed by Fire Marshal.

16) Conduit for electrical lines to be placed by owner.

NO.	DATE	BY	DESCRIPTION

REVISIONS

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 7-15-2022

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON JULY 15, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

ABC SUPPLY CO. INC.
7.849 ACRES
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SCHEMATIC LAYOUT
ZONED - C2

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 40'
VA PROJECT NO: 1052-03

SHEET
SL 2

VERS. 8-4-2022

Jun 01, 2023 - 10:48am User: quincy X:\1052-03 ABC Supply Sherman\Civil 1052-03\Production Drawings\SITE PLAN (SCHEMATIC LAYOUT #2).dwg

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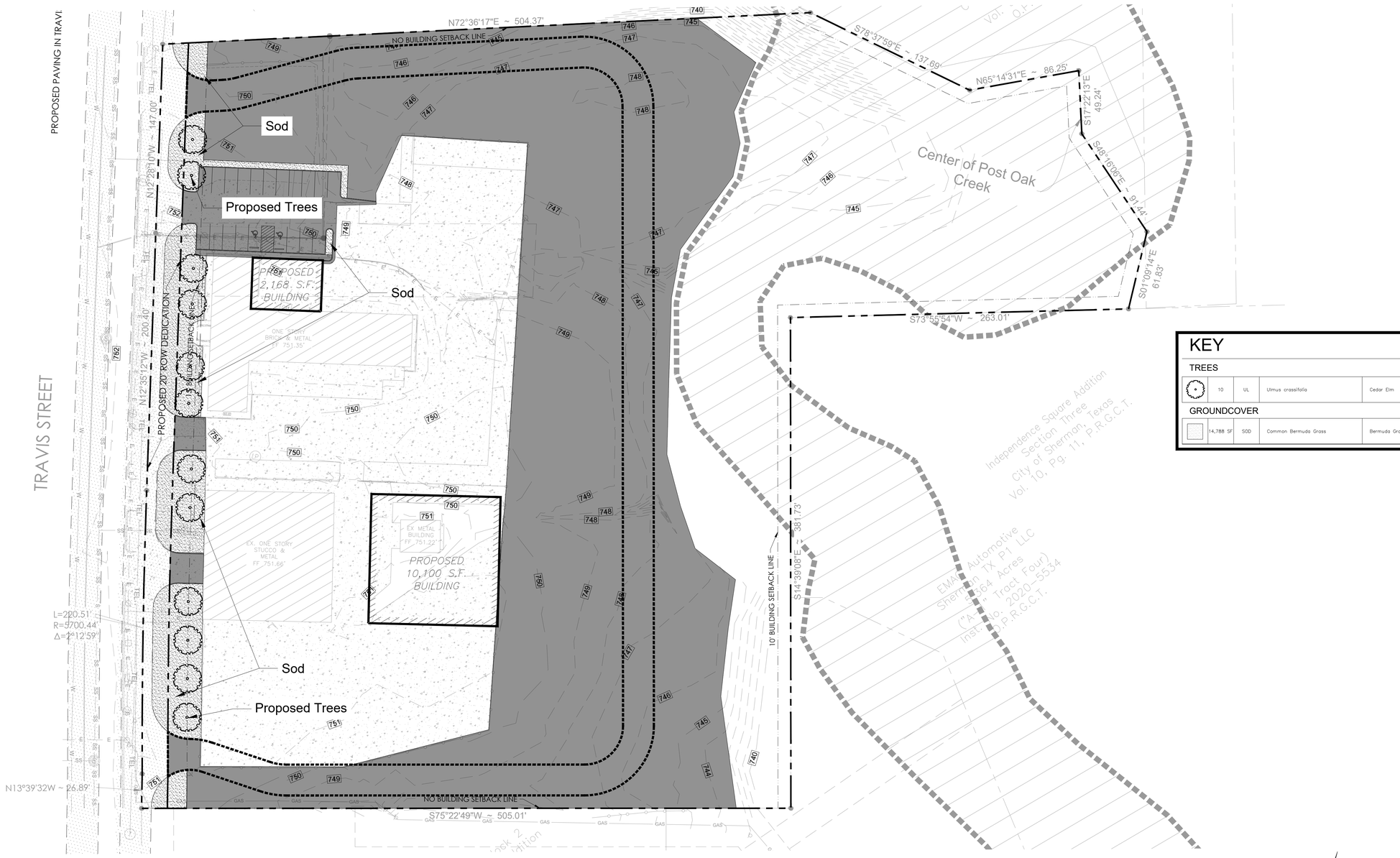

KEY

TREES					
	10	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 9'-10' Height, 4'-6' Spread Specimen
GROUNDCOVER					
	14,788 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

811 Know what's below. Call before you dig.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

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ABC SUPPLY CO. INC.
7.849 ACRES
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 7-15-2022

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

LANDSCAPE PLAN

NO.	DATE	BY	DESCRIPTION

REVISIONS

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: AL DRAWN: AL
CHECKED: LL
SCALE: 1" =
VA PROJECT NO: 1052-03

SHEET
L1.00


ROOFIN
WINDOWS
ABC
Supply Co. inc.
GUTTER
SIDIN
05/22/2023


ABS
Supply Co. inc.
ROOFING
SIDING
WINDOWS
TOOLS
GUTTER
05/22/2023


ROOFING
WINDOWS
ABC
Supply Co. inc.
GUTTER
SIDING
05/22/2023

Marlow, Lauren

From: Planning
To: Turner, Kerri
Subject: RE: ABC Supply Site Plan SUP

From: David Vilbig, PE, RPLS
Sent: Tuesday, July 11, 2023 8:55 AM
To: Turner, Kerri
Cc: Becki Dingler Barbara Vilbig, P.E.; Pete Nelson
Subject: RE: ABC Supply Site Plan SUP

Kerri,

We will get these revisions done for the next cycle, I missed them this time!

David A. Vilbig, P.E., R.P.L.S.

From: Turner, Kerri
Sent: Monday, July 10, 2023 1:57 PM
To: David Vilbig, PE, RPLS
Cc: Becki Dingler; Barbara Vilbig, P.E.; Quincy Kachete; Pete Nelson; Rae, Rob
Subject: RE: ABC Supply Site Plan SUP

David,

I need the requested updates.

We post this week. If we don't have the updated information by 5:00 p.m. today, we will request to Table this item until the Site Plan is correct.

We, as well as the Planning and Zoning, need to be able to confirm that that the ordinances are met.

Here was the request.
The following items need to be addressed on the Site Plan of the SUP amendment submission:

- Side Setback (15') and Rear Setback (25') need to be marked on Site Plan
- Please remove the unnecessary labels along Travis Street, such as the Ex Metal, Ex Power, etc.
- Fire Lane needs to be identified. I cannot find the Mark-ups that are in the Legend for the Fire Lane.
- Please mark where there is outdoor storage as well
- Please include the required Site Tabulation on Site Plan
    - Gross square feet of each structure – including existing
    - Gross square feet of property.
    - Required parking.
    - Parking provided.
    - Current zoning.
    - Proposed zoning.
    - Hard surface/impervious area (square feet).
    - Landscaped area (square feet).
    - Floor-to-area ratio (FAR).

- Parking requirements need to adhere to that of a Contractor/Construction Office
    - Please designate the Office space and the Storage space to determine the required parking.
    - Please show both length and width of parking places

Contractors, construction offices, or contractors yard Contractors office: 1 parking space for every 400 square feet of gross floor area.
Contractors yard: 1 parking space for every 5,000 square feet of outdoor storage area.

- Elevations: Please provide elevations of new structures showing height to the top of the roof
- Landscape Plan:
    - Please provide tabulation of parking lot once required parking is determined – determined by knowing square feet of office area, buildings and outdoor storage.
    - Please identify the large gray area on the landscape plan that is the east part of the property

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2700-3100 BLOCKS NORTH TRAVIS STREET (Project No. 23-003775)

The request of TBJB1, LLC (Owner), Ben McKay (Representative) and Preston Trail Land Surveying (Surveyor) for the property in the 2700-3100 Blocks North Travis Street, consisting of 29.278 acres, contained in Tract One, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 2700-3100 Blocks North Travis Street between West McLain Street and West Highway 82. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to a R-4 (Single Family Residential) District.

Adjacent Zoning:

R-6 (Single-Family Residential) District
MF-30 (Multi-Family Residential) district
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

TBJB1, LLC (Owner)
Ben McKay (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

30

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Zoning Exhibit
Site Layout
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2700-3100 N TRAVIS

N
W E
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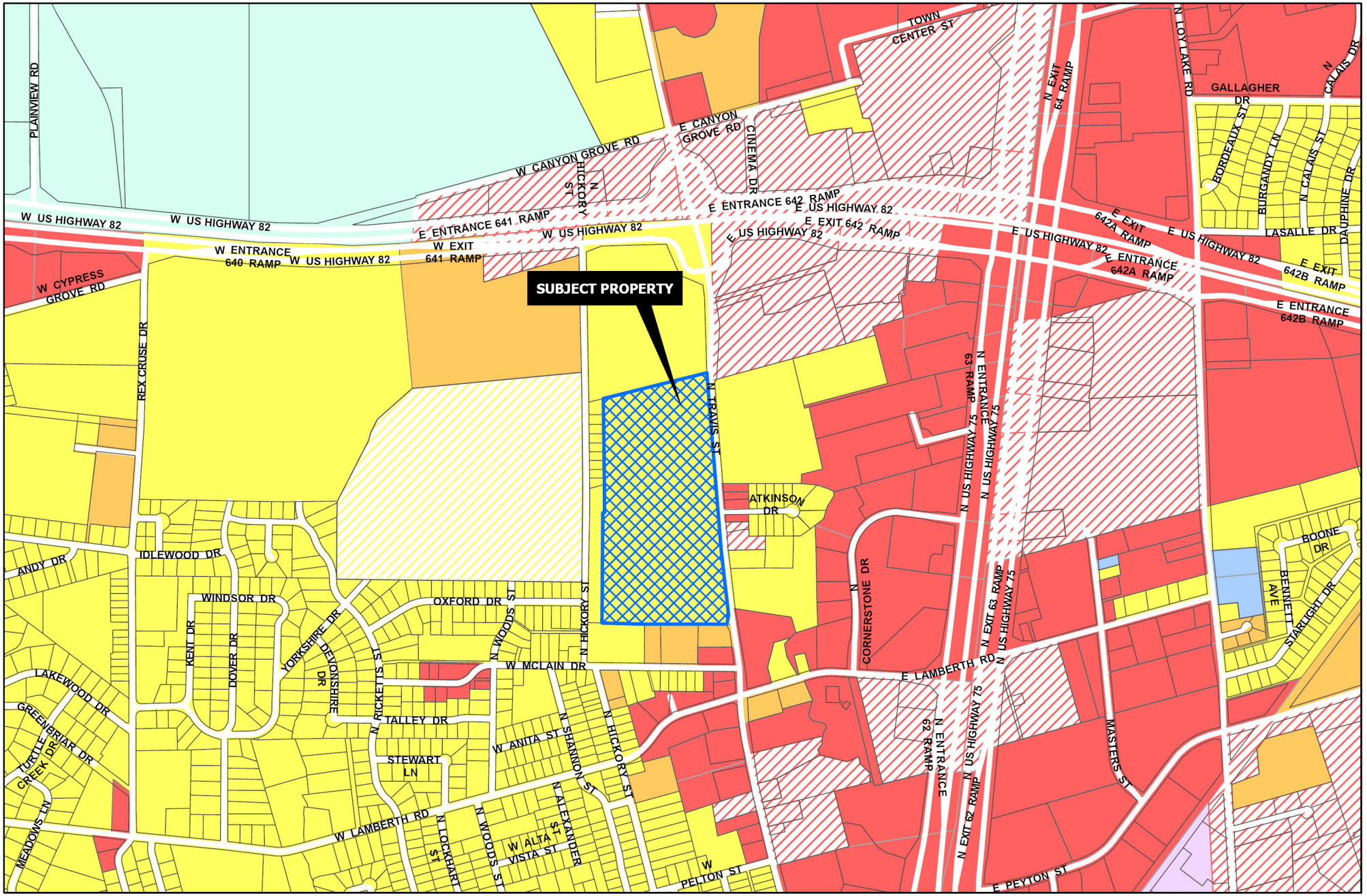
Date: 6/27/2023 2:20 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
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- MH Manufactured Housing
- C-N Neighborhood Commercial
- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development

Road Names All

Subject Locations jdp

CITY OF SHERMAN

2700-3100 N Travis

N
W E
S

Date: 6/27/2023 2:48 PM

Marlow, Lauren

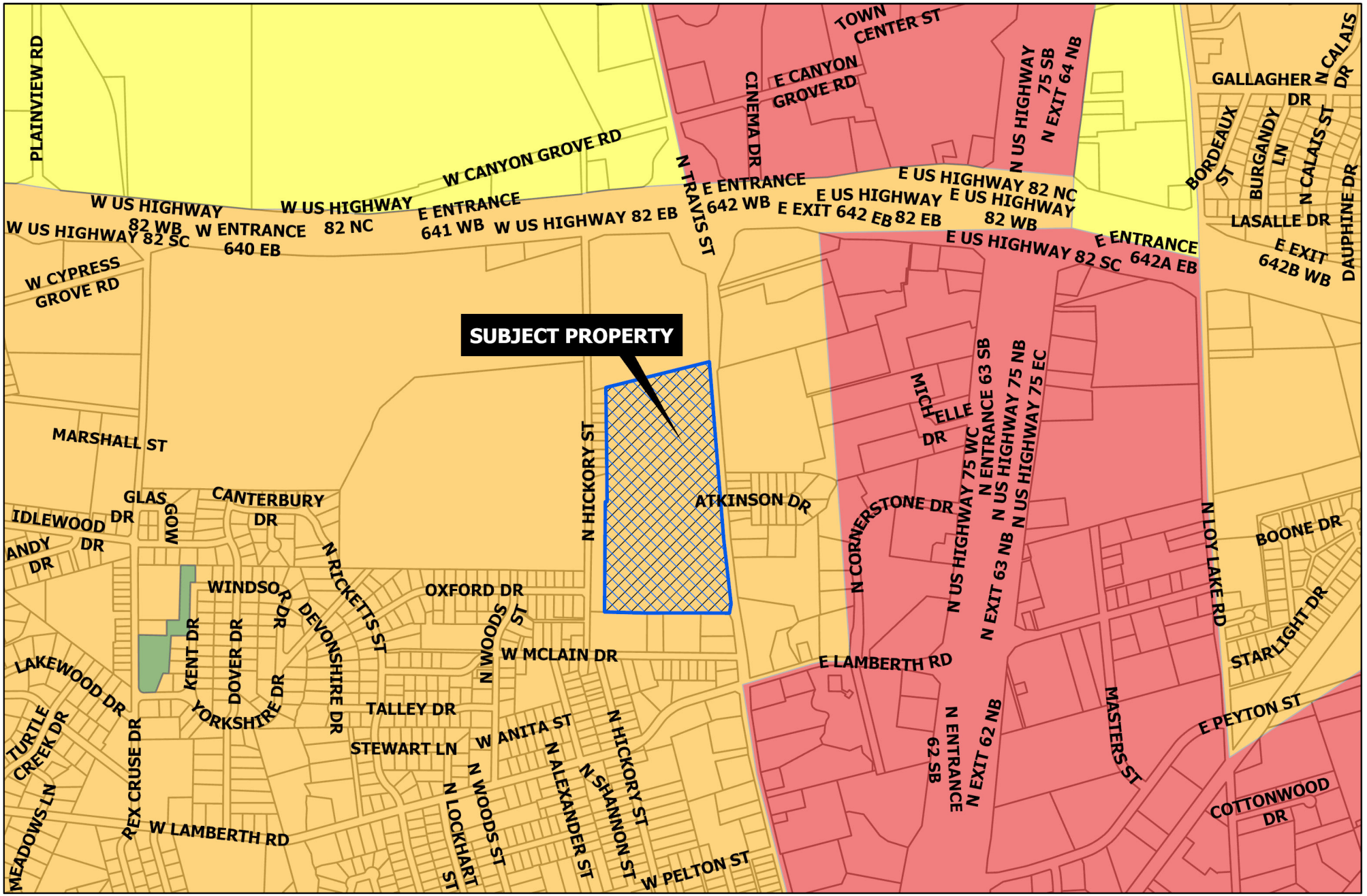
From: Planning
Subject: RE: Proof of Posting - #23-003775

From: Ben McKay
Sent: Monday, July 3, 2023 10:57 AM
To: Planning
Subject: Proof of Posting - #23-003775

Please see attached. Project. # 23-003775
Travis St & Hickory St







Sherman
CLASSIC TOWN. BROAD HORIZON.

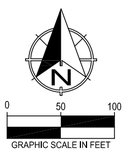
Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations
- Subject Locations jdp

CITY OF SHERMAN
FUTURE LAND USE MAP
2700-3100 N Travis

N W E S

Date: 6/27/2023 2:48 PM



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998973421.

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.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(DEED CALL)
C1	90.49'	1174.01'	4°24'59"	S 03°42'34" E	90.47'	CHD = S 02°41'23" E 90.05'
C2	225.94'	3788.96'	3°25'00"	S 04°12'34" E	225.91'	CHD = S 03°10'30" E 225.99'
C3	410.37'	5758.09'	4°05'00"	S 04°42'51" E	410.28'	CHD = S 03°30'30" E 410.40'
C4	121.06'	5698.09'	1°13'02"	N 03°16'52" W	121.05'	CHD = N 02°04'59" W 122.64'
C5	229.52'	3848.96'	3°25'00"	N 04°12'34" W	229.49'	CHD = N 03°10'30" W 229.57'
C6	98.08'	1114.01'	5°02'39"	N 03°23'44" W	98.04'	CHD = N 02°22'19" W 97.83'

FLOOD ZONES

	ZONE AE
	FLOODWAY ZONE AE
	0.2 % ANNUAL CHANCE FLOOD HAZARD ZONE X
	NON-SHADED ZONE X

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:
Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0135712, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of February 15, 2021, and an issued date of February 25, 2021, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10h. Easements to Texas Power and Light Company of record in Volume 383, Page 561; Volume 394, Page 575; Volume 411, Page 364; Volume 1070, Page 448; Volume 1254, Page 571; Volume 1262, Page 593; Volume 1303, Page 51, Deed Records, Grayson County, Texas.
(Volume 383, Page 561 affects the surveyed property as shown)
(Volume 394, Page 575 does not affect the surveyed property)
(Volume 411, Page 364 affects the surveyed property as shown)
(Volume 1070, Page 448 is unable to be located by description)
(Volume 1254, Page 571 affects the surveyed property as shown)
(Volume 1262, Page 593 affects the surveyed property as shown)
(Volume 1303, Page 51 affects the surveyed property as shown)

10i. Easements to the City of Sherman of record in Volume 866, Page 6 and Volume 1016, Page 844, Deed Records, Grayson County, Texas
(Volume 866, Page 6 is unable to be located by description)
(Volume 1016, Page 844 does not affect the surveyed property)

10j. Sanitary Sewer Line Easement to Sherman Oaks Corporation of record in Volume 1140, Page 17, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10k. Easement to Texas Pipe Line Company of record in Volume 813, Page 105, Deed Records, Grayson County, Texas.
(Blanket type easement does affect the surveyed property)

10l. Easement to Standard Oil Company of Texas of record in Volume 1080, Page 316, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10m. Rights of way for street purposes to the City of Sherman of record in Volume 1153, Pages 481, 484, and 487, Deed Records, Grayson County, Texas.
(Do not affect the surveyed property)

10n. Easement to Koch Gathering Systems, Inc. of record in Volume 1891, Page 404, Real Property Records, Grayson County, Texas.
(Unable to be located by description)

10o. Easement and right-of-way to Texas Utilities Electric Company of record in Volume 2131, Page 12, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10p. Sanitary Sewer Easement to Robert J. Tate of record in Volume 2504, Page 83, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10q. Sanitary Sewer Easement to Tate Properties of record in Volume 2504, Page 86, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10r. Sanitary Sewer Easement to La Quinta Inns, Inc. of record in Volume 2485, Page 555, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10s. Sanitary Sewer Easements to the City of Sherman of record in Volume 3167, Page 414; Volume 3320, Page 835; and Volume 3458, Page 286, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10t. Deed of Dedication to the City of Sherman of record in Volume 4072, Page 118, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

LEGEND

●	FOUND MONUMENT	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	G	NATURAL GAS WELL
○	SET MONUMENT			◇	FIRE HYDRANT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	⋈	WATER VALVE
				CMP	CORRUGATED METAL PIPE
IRF	IRON ROD FOUND	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	⚠	BURIED PIPELINE MARKER
IRFC	IRON ROD FOUND W/PLASTIC CAP			⋈	PIPELINE VALVE
FST	FOUND SQUARE TUBE	U.E.	UTILITY EASEMENT	S	SANITARY SEWER MANHOLE
IPF	IRON PIPE FOUND	D.E.	DRAINAGE EASEMENT	D	STORM DRAIN MANHOLE
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND	S.S.E.	SANITARY SEWER EASEMENT		BOUNDARY LINE
		E	ELECTRIC METER		ADJOINER LINE
CMF	CONCRETE MONUMENT FOUND		UTILITY/POWER POLE		EASEMENT
BRS	BEARS		GUY	x	WIRE FENCE
CM	CONTROLLING MONUMENT		BURIED TELEPHONE MARKER		CHAIN LINK FENCE
( )	DEED OR PLAT CALL	T	TELEPHONE MANHOLE		ASPHALT
R.O.W.	RIGHT-OF-WAY		TELEPHONE VAULT	OHE	OVERHEAD ELECTRIC/UTILITY

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.

Certify to: REMA Holdings, LLC; Sylvie Claire Plangman Crum, Estate of Jewell Frederick Plangman, Jr. Deceased; Jewell Frederick Plangman, Jr. Trust; Jesse Moon, Jordan Moon, Spence Jakkula Moon, Ann Lev, Trustee of the Marian April Moon Special Needs Trust; Alliant National Title Insurance Company, Red River Title Company;

I hereby certify that this survey substantially conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A Condition III Survey.

Survey Date: March 1, 2021

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

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

LAND TITLE SURVEY
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
TRACT ONE: 31.475 ACRES
TRACT TWO: 12.465 ACRES
TBD 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 Checked by: CRN	Scale: 1"=100' Date: 03/01/2021	Project No. 21-0097 Sheet No. 1 of 1

LAND DESCRIPTION:
TRACT ONE

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 part of a called 32.064 acre tract of land described as Tract No. 1 in the Distribution Deed recorded in Volume 4666, Page 210, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2- inch iron rod with plastic cap stamped "SARTIN 3694" found for the southwest corner of the herein described tract of land, on the southerly line of said 32.064 acre tract, and on the easterly right-of-way line of North Hickory Street according to the deed recorded in Volume 90, Page 508, Deed Records of Grayson County, Texas, and being common to the northwest corner of a called 2.73 acre tract of land described in the deed to Mental Health Mental Retardation Services of Texoma, recorded in Volume 3606, Page 137, said Official Records;

THENCE North 00°33'58" East, with the easterly right-of-way line of said North Hickory Street, a distance of 817.18 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for corner;

THENCE North 00°58'27" West, continuing with the easterly right-of-way line of said North Hickory Street, a distance of 115.74 feet to a 5/8-inch iron rod found for a salient corner on the westerly line of the herein described tract of land, at the southwest corner of the Re-plat of Hickory Estates according to the plat thereof recorded in Volume 24, Page 82, Plat Records of Grayson County, Texas;

THENCE North 78°42'59" East, with a northerly line of said 32.064 acre tract, and with southerly line of said Hickory Estates, a distance of 112.79 feet to a Found Square Tube for a re-entrant corner on the westerly line of said 32.064 acre tract, common to the southeast corner of said Hickory Estates;

THENCE North 03°10'31" West, with a westerly line of said 32.064 acre tract, and with the easterly line of said Hickory Estates, a distance of 584.83 feet to a Capped Iron Rod previously set for the northern-most northwest corner of said 32.064 acre tract, common to the northeast corner of said Hickory Estates, and on the southerly line of a tract of land described in the deed to Nat Edmonson Jr., recorded in Volume 610, Page 83, said Deed Records;

THENCE North 75°07'50" East, with a northerly line of said 32.064 acre tract, and with the southerly line of said Edmonson tract, a distance of 743.19 feet to a Capped Iron Rod set for the northeast corner of said 32.064 acre tract, and on the westerly right-of-way line of North Travis Street (F.M. 131), and from which the found remains of a TXDOT concrete right-of-way marker bear South 76°48' West, a distance of 3.0 feet, and the found remains of a second TXDOT concrete right-of-way marker bear North 88°39' East, a distance of 0.8 feet, said point being at the beginning on a non-tangent curve to the left having a delta angle of 04°24'59", a radius of 1174.01 feet, and a chord bearing and distance of South 03°42'34" East, 90.47 feet;

THENCE in southerly direction, with the easterly line of said 32.064 acre tract, and with the westerly right-of-way line of said North Travis Street, the following Six (6) courses:

1. With said curve to the left, an arc distance of 90.49 feet to a Capped Iron Rod set for corner;
2. South 05°55'04" East, a distance of 220.90 feet to a TXDOT concrete right-of-way marker found for corner at the beginning a curve to the right having a delta angle of 03°25'00", a radius of 3788.96 feet, and a chord bearing and distance of South 04°12'34" East, 225.91 feet;
3. With said curve to the right, an arc distance of 225.94 feet to a TXDOT concrete right-of-way marker found for corner;
4. South 02°30'04" East, a distance of 114.40 feet to a TXDOT concrete right-of-way marker found for corner at the beginning a curve to the left having a delta angle of 04°05'00", a radius of 5758.09 feet, and a chord bearing and distance of South 04°42'51" East, 410.28 feet;
5. With said curve to the left, an arc distance of 410.37 feet to a TXDOT concrete right-of-way marker found for corner;
6. South 06°45'21" East, a distance of 622.09 feet to a Capped Iron Rod set for the northerly corner of a called 0.015 of an acre tract of land described in the deed to City of Sherman recorded in Volume 4072, Page 118, said Official Records;

THENCE South 12°23'47" West, crossing said 32.064 acre tract, with the westerly line of said 0.015 of an acre tract, a distance of 61.35 feet to a Capped Iron Rod set for corner;

THENCE South 06°37'44" East, continuing across said 32.064 acre tract, with the westerly line of said 0.015 of an acre tract, a distance of 3.26 feet to a Capped Iron Rod set for the southwest corner of said 0.015 acre tract, being the southeast corner of the herein described tract of land, and common to the northwest corner of a called 0.042 of an acre tract of land described in the deed to City of Sherman, recorded in Volume 4015, Page 384, said Official Records, and common the northeast corner of the Re-plat of McLain Addition according to the plat thereof recorded in Instrument No. 2020-125, said Plat Records;

THENCE North 89°24'04" West, with the southerly line of said 32.064 acre tract, and with the northerly line of said Re-plat of McLain Addition, passing en route at a distance of 466.77 feet a 1/2-inch iron rod found for the northwest corner of said Re-plat of McLain Addition, and continuing on said course with the northerly line of Lot 1 of the McLain Addition according to the plat thereof recorded in Volume 16, Page 160, said plat Records, a total distance of 547.11 feet to a Metal Fence Corner Post found for the northwest corner of said Lot 1, common to the northeast corner of aforesaid 2.73 acre tract;

THENCE North 89°24'40" West, continuing with the southerly line of said 32.064 acre tract, and with the northerly line of said 2.73 acre tract, a distance of 399.87 feet to the POINT OF BEGINNING and enclosing 31.475 acres (1,371,054 square feet) of land, more or less.

TRACT TWO

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 part of a called 12.568 acre tract of land described as Tract No. 2 in the Distribution Deed recorded in Volume 4666, Page 210, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the southwest corner of said 12.568 acre tract; common to the northwest corner of a tract of land described in the deed to John A. Jones and wife, Sonya Julie Gartner, recorded in Volume 5988, Page 253, said Official Records, and on the easterly right-of-way line of North Travis Street (F.M. 131), and at the beginning of a non-tangent curve to the right having a delta angle of 01°13'02", a radius of 5698.09 feet, and a chord bearing and distance of North 03°16'52" West, 121.05 feet;

THENCE in a northerly direction, with the westerly line of said 12.568 acre tract, and with the easterly right-of-way line of said North Travis Street, the following Five (5) courses:

1. With said curve to the right, an arc distance of 121.06 feet to a Capped Iron Rod set for corner;
2. North 02°30'03" West, a distance of 114.22 feet to a TXDOT concrete right-of-way marker found for corner at the beginning of a curve to the left having a delta angle of 03°25'00", a radius of 3848.96 feet, and a chord bearing and distance of North 04°12'34" West, 229.49 feet;
3. With said curve to the left, an arc distance of 229.52 feet to the end of said curve, from which a found TXDOT concrete right-of-way marker bears North 84°47' West a distance of 1.4 feet;
4. North 05°55'04" West, a distance of 220.90 feet to a Capped Iron Rod set for corner at the beginning of a curve to the right having a delta angle of 05°02'39", a radius of 1114.01 feet, and a chord bearing and distance of North 03°23'44" West, 98.04 feet;
5. With said curve to the right, an arc distance of 98.08 feet to a Capped Iron Rod set for the northwest corner of said 12.568 acre tract, common to the southwest corner of a called 0.180 acre tract of land described in the deed to State of Texas recorded in Volume 995, Page 94, Deed Records of Grayson County, Texas, from which the found remains of a TXDOT concrete right-of-way marker bear North 22°01' West a distance of 1.1 feet;

THENCE North 76°06'49" East, with the northerly line of said 12.568 acre tract, and with the southerly line of said 0.180 acre tract, passing en route at a distance of 17.65 feet a TXDOT concrete right-of-way marker found for the southeast corner of said 0.180 acre tract, common to the southwest corner of Covey Addition according to the plat thereof recorded in Volume 9, Page 87, Plat Records of Grayson County, Texas, and continuing on said course with the southerly line of said Covey Addition, a total distance of 578.91 feet to the northeast corner of said 12.568 acre tract, common to the northwest corner of a called 4.707 acre tract of land described as Tract 2 in the deed to Sherman Investments, LLC, recorded in Instrument No. 2020-28027, said Official Records, and from which a found metal fence corner post bears South 02°59' East a distance of 0.5 feet;

THENCE South 14°03'26" East, with the easterly line of said 12.568 acre tract, and with the westerly line of said 4.707 acre tract, a distance of 384.90 feet to a 1/2-inch iron rod with plastic cap stamped "ALLIANCE" found for the western-most northwest corner of Lot 4 Shafer Plaza according to the plat thereof recorded in Volume 12, Page 67, said Plat Records;

THENCE South 14°36'12" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Lot 4 Shafer Plaza, a distance of 10.22 feet to a 1/2-inch iron rod with plastic cap stamped "SARTIN 3694" found for the northwest corner of Holiday Inn Sherman Addition, according to the plat thereof recorded in Volume 17, Page 192, said Plat Records;

THENCE South 13°30'56" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Holiday Inn Sherman Addition, a distance of 233.68 feet to a 1/2-inch iron rod found for the northern-most northwest corner of the Re-plat of Texoma Hospitality Addition, according to the plat there of recorded in Volume 11, Page 41, said plat Records;

THENCE South 13°11'50" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Re-plat of Texoma Hospitality Addition, a distance of 187.25 feet to a 1/2-inch iron rod found for corner;

THENCE South 74°00'41" West, continuing with the easterly line of said 12.568 acre tract, and the westerly line of said Re-plat of Texoma Hospitality Addition, a distance of 150.84 feet to a point at the centerline of the East Fork of Post Oak Creek for corner;

THENCE in a southerly direction, continuing with the easterly line of said 12.568 acre tract, and the westerly line of said Re-plat of Texoma Hospitality Addition, and with the centerline of the East Fork of Post Oak Creek, the following Four (4) courses:

1. South 27°12'21" West, a distance of 15.40 feet to a point for corner;
2. South 07°49'34" East, a distance of 54.60 feet to a point for corner;
3. South 87°56'34" East, a distance of 57.73 feet to a point for corner;
4. South 64°25'39" East, a distance of 49.16 feet to a point for the southeast corner of said 12.568 acre tract, common to the northeast corner of the O.T. Atkinson Subdivision according to the plat thereof recorded in Volume 740, Page 534, said Deed Records;

THENCE North 89°26'43" West, with the southerly line of said 12.568 acre tract, and with the northerly line of said O.T. Atkinson Subdivision, a distance of 299.91 feet to a 1/2-inch iron pipe found for corner;

THENCE North 89°39'24" West, continuing with the southerly line of said 12.568 acre tract, and the northerly line of said O.T. Atkinson Subdivision, and with the northerly line of aforesaid Jones and Gartner tract, a distance of 355.62 feet to the POINT OF BEGINNING and enclosing 12.465 acres (542,972 square feet) of land, more or less.

SITE PLAN

WILLOW BRANCH SUBDIVISION

CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS.

JUNE 2023

NORTH

100 50 0 100 200

SCALE

FLOODPLAIN INFORMATION
PER DATA PROVIDED BY FEMA, A PORTION OF THIS PROPERTY IS IN "ZONE AE" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS PROVIDED" 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 THE "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 FEMA FIRM RATE COMMUNITY PANEL 485509 0290F, WHICH BEARS AN EFFECTIVE DATE OF 9/29/2010. LOCATIONS SHOWN WITHIN THE DRAWING ARE ESTIMATES AND SHALL NOT CREATE LIABILITY.

Texas 811

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

TBJB1, LLC
Ben McKay
721 US-70
Kingston, OK 73439

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

Dear Applicants,

The request of a Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-4 (Single Family Residential) District located in the 2700-3100 Blocks North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. R-4 (Patio Home Residential) District lots have a minimum lot width of 40' and a lot depth of 90'. *(Sec. 14.02.008(1))*
5. Developments with fifty (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. *(Sec. 14.02.008(4)(H))*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-003776)

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

Planning and Zoning Commission

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

Background:

The property is located in the 2500 Block West Lamberth Road at the intersection of East Lamberth Road and Shady Oaks Lane. The property owner is requesting a Site Plan and Zone Change from an R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

Adjacent Zoning:

R-A (Residential Agricultural) District
C-O (Office) District
R-6 (Single Family Residential) District

Origination:

Jennifer Smith (Owner)
Northgate Villas, LLC, Gouri Raj Joshi (Prospective Buyer)
Prabin KC (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

14

Objections Received:

OPPOSITION - 109
PETITION SIGNATURES - 218

Development Review Meeting:

No

Staff Recommendation:

Staff does not recommend the approval of this zone change as it is not consistent with the City's Comprehensive Plan.

Attachments

Location Map
Zoning Map
Property Notification Sign
FLUM
Narrative
Survey
Site Plan
Conceptual Elevation
Elevation Photos
Opposition Email
Opposition Email
Opposition Email
Opposition Email
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Petition
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2500 Blk Lamberth

N
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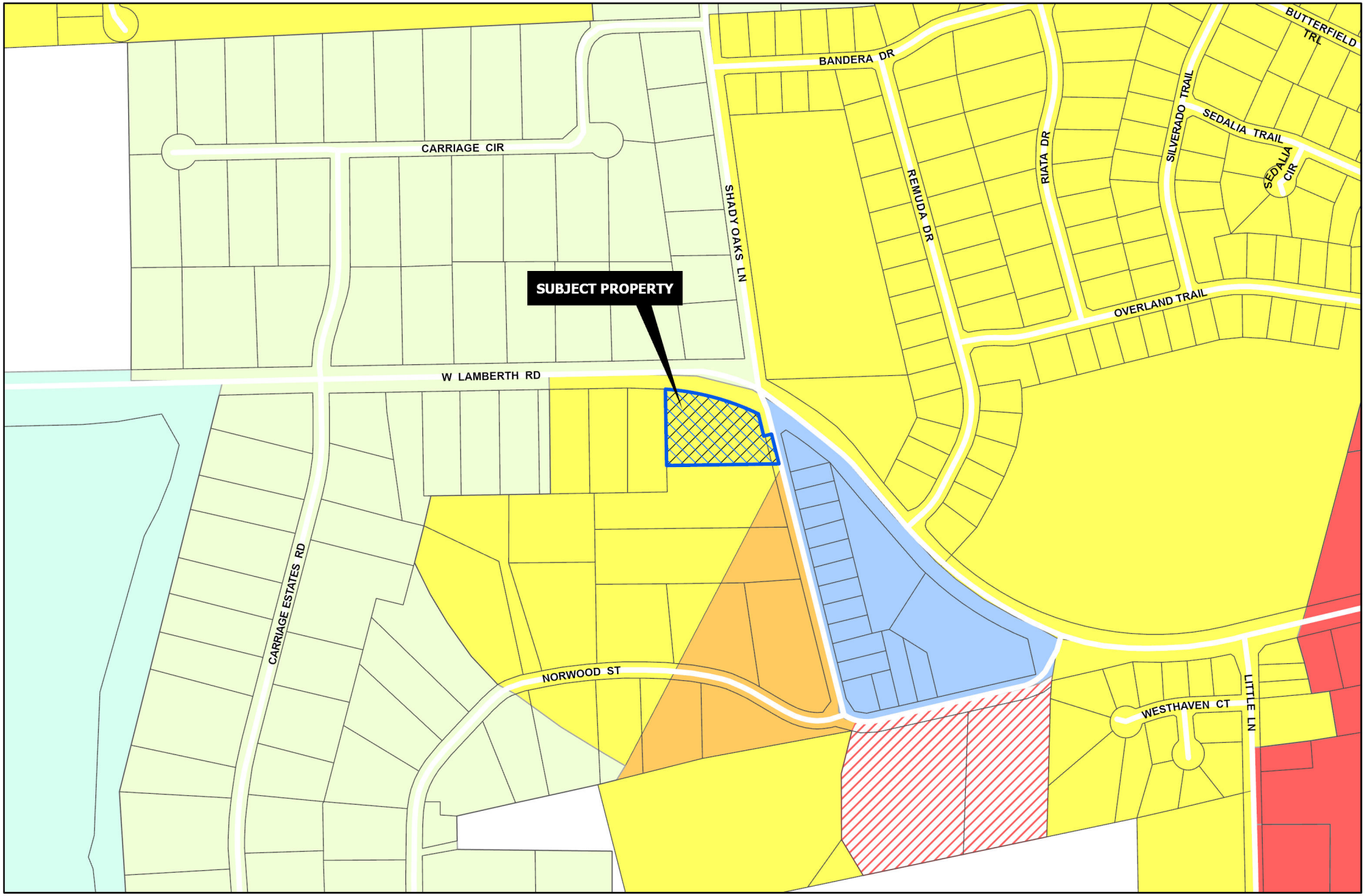
Date: 6/27/2023 2:48 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN

2500 Blk W Lamberth

N
W E
S

Date: 6/27/2023 4:27 PM

Marlow, Lauren

From: Planning
To: PRABIN KC
Subject: RE: 2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-003776)

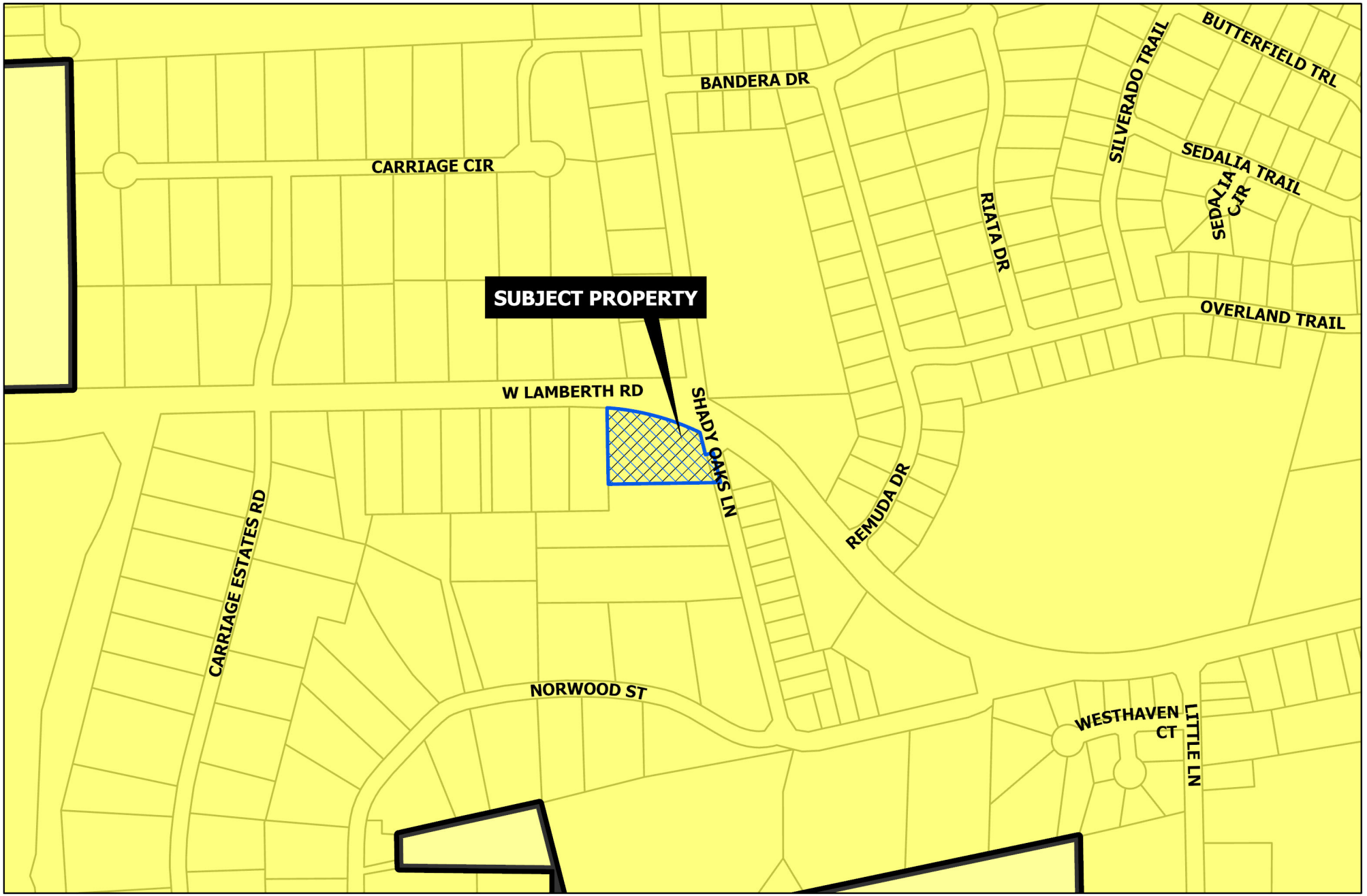
From: PRABIN KC
Sent: Monday, July 3, 2023 9:28 AM
To: Marlow, Lauren; Planning
Cc:
Subject: Re: 2500 BLOCK WEST LAMBERTH ROAD (Project No. 23-003776)

Good morning Lauren ,

Please find the attached picture of the posted sign on the property. The sign was posted on Saturday morning .

Thank you





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2500 Blk W Lamberth

N W E S

Date: 6/27/2023 4:30 PM

Date: June 21st , 2023
To the City of Sherman
Planning & Zoning Department
220 W. Mulberry
P.O.Box 1106
Sherman Texas 75091

Dear Planning & Zoning Officer,

I would like to request for a zone change from the Property Parcel ID 120861 (TBD W Lamberth Rd, Sherman Texas) which is currently zoned as R-6 Please refer exhibit A to Commercial C-1 Zoning where my client want to develop as convenience store / gas station.

Type of Project & Type of use

- Retail Store: The convenience store aspect of the establishment will offer a wide range of products for local customers. Typically, products include groceries, beverages, snacks, personal care items, and household supplies. The store aims to provide easy access to essential items, saving customers the need to travel to larger supermarkets. The store will also have additional amenities such as ATM, lottery tickets to enhance customer convenience. Store will also serve maintenance items like windshield wipers or motor oil. Such amenities cater to customers' immediate needs, making the store a one-stop-shop for various requirements.

- Fuel Services: The gas station section will offer various types of fuel, such as gasoline, diesel, and sometimes alternative fuels like ethanol. Customers can refuel their vehicles quickly and conveniently while visiting the convenience store.

We believe change the zone and developing the property with a convenience gas station will provide these values:

- Economic Opportunities: Converting the zoning from residential to commercial will attract economic growth to the area by allowing commercial activities, stimulate business investment, job creation, and overall economic development. This can be particularly beneficial in areas that have a demand for commercial services or are strategically located for business purposes with lot of residential multifamily growth in the area.

- Local Demand and Convenience: There are very few conveniences gas store in the neighbor which help us provide commercial amenities and services in the vicinity, converting the property zone to R-6 to C-1. Change of zoning can help meet neighbor convenience need for goods and services.

I understand the importance of carefully evaluating a zone change request, taking into account the impact on the surrounding community and adherence to local regulations. Please let us know

if we need to provide any additional documentation, studies, or reports that may be required to support my request.

Please find enclosed a comprehensive plan and conceptual design for the convenience store with a gas station. I have included the 3D rendered view of the type of development we are planning to have and how it will integrate seamlessly within the proposed Commercial C-1 zone.

Thank you for considering my request. I appreciate your attention to this matter and look forward to here for you. Please let me know you have any questions via phone 409-225-7515 or email at pkc@idcengg.com

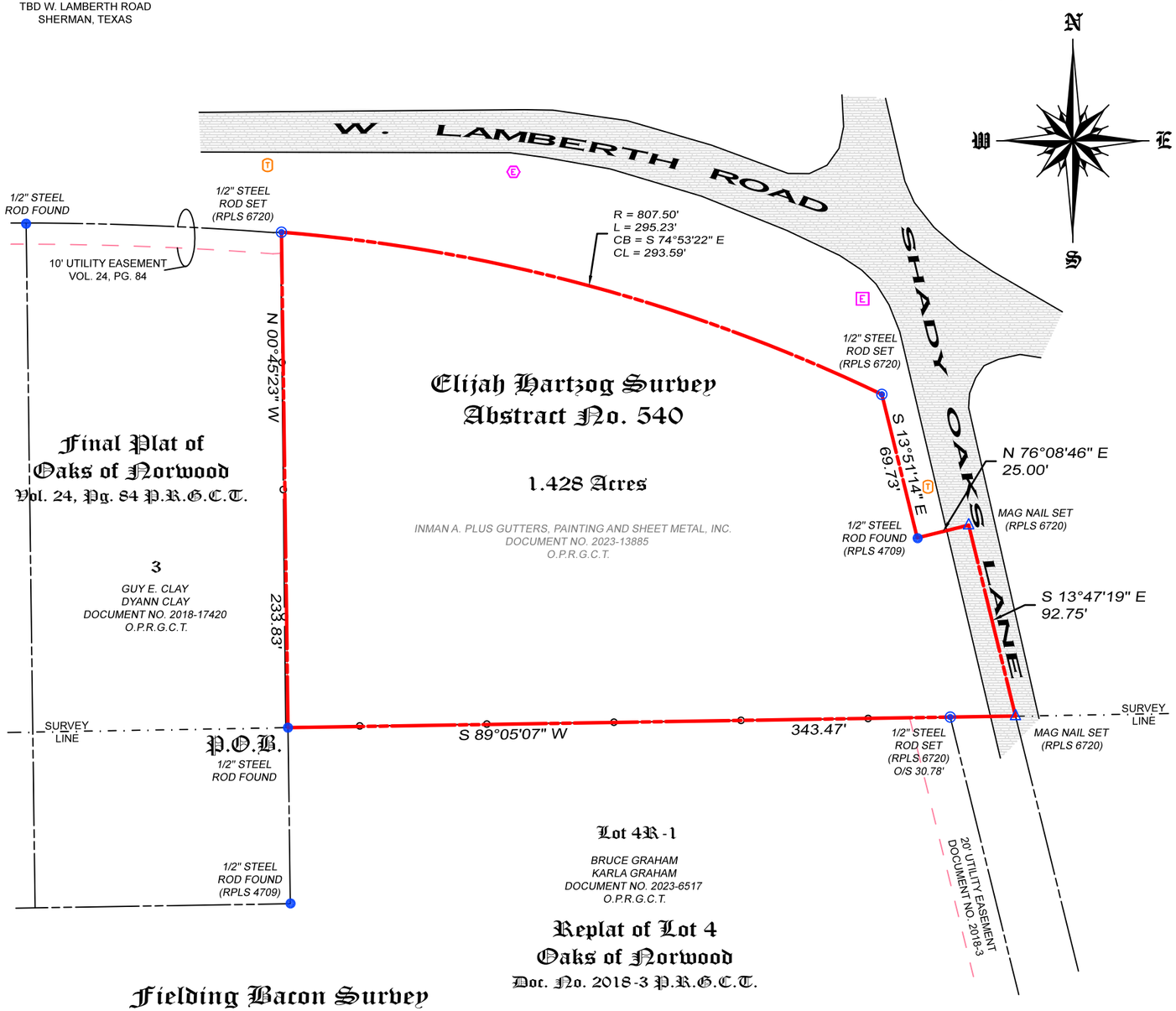
Sincerely,

Prabin KC
Applicant Owner's Representative
Cell: (409) 225-7515
1300 White Squall Trl
Arlington Texas 76005

~ PROPERTY ADDRESS ~
TBD W. LAMBERTH ROAD
SHERMAN, TEXAS

CLS Job# 23060240

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



Legend

- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRICAL VAULT
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- ASPHALT

0 60 120

SCALE ~ 1" = 60'

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Copley Land Surveying, Inc.
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Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Elijah Hartzog Survey, Abstract No. 540, and being the same tract of land conveyed to Inman A. Plus Gutters, Painting and Sheet Metal, Inc. by deed of record in Document No. 2023-13885, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

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

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

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

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

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

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

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

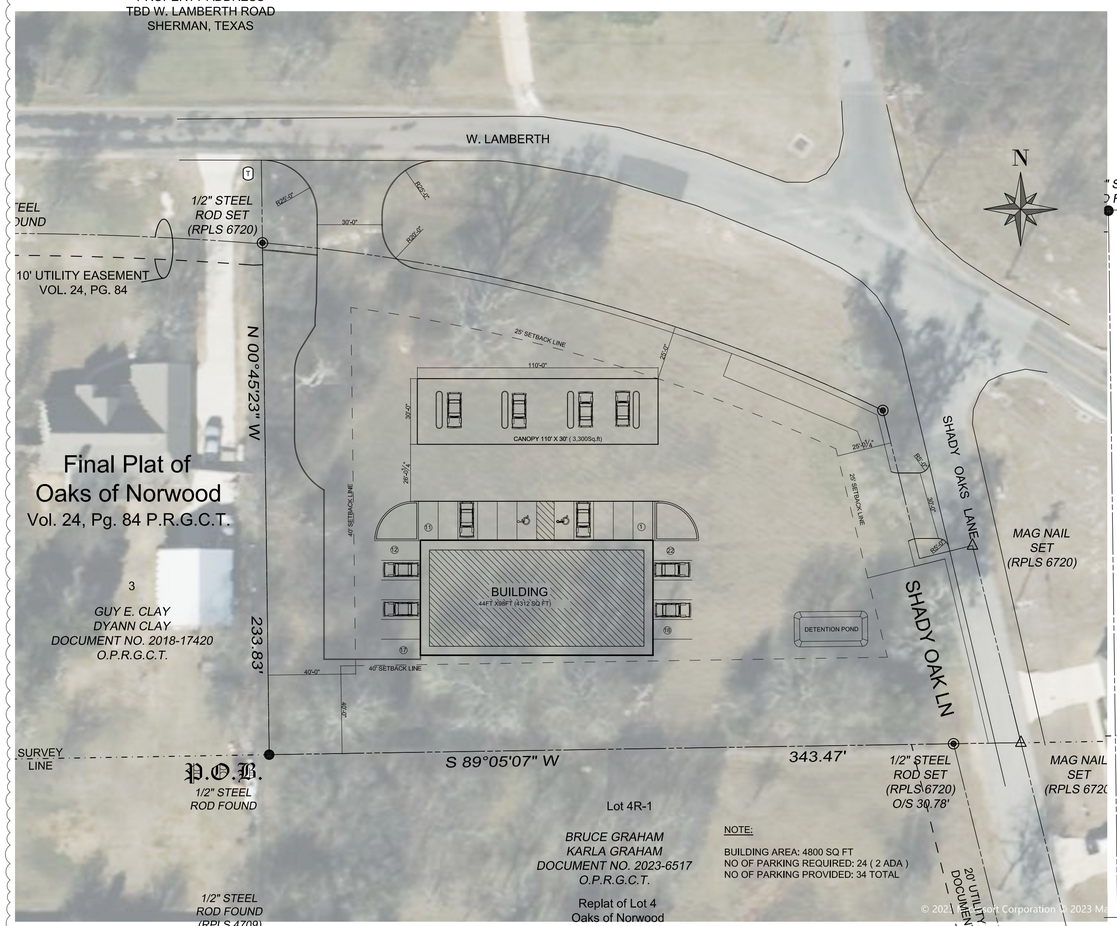
I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 6/16/2023

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

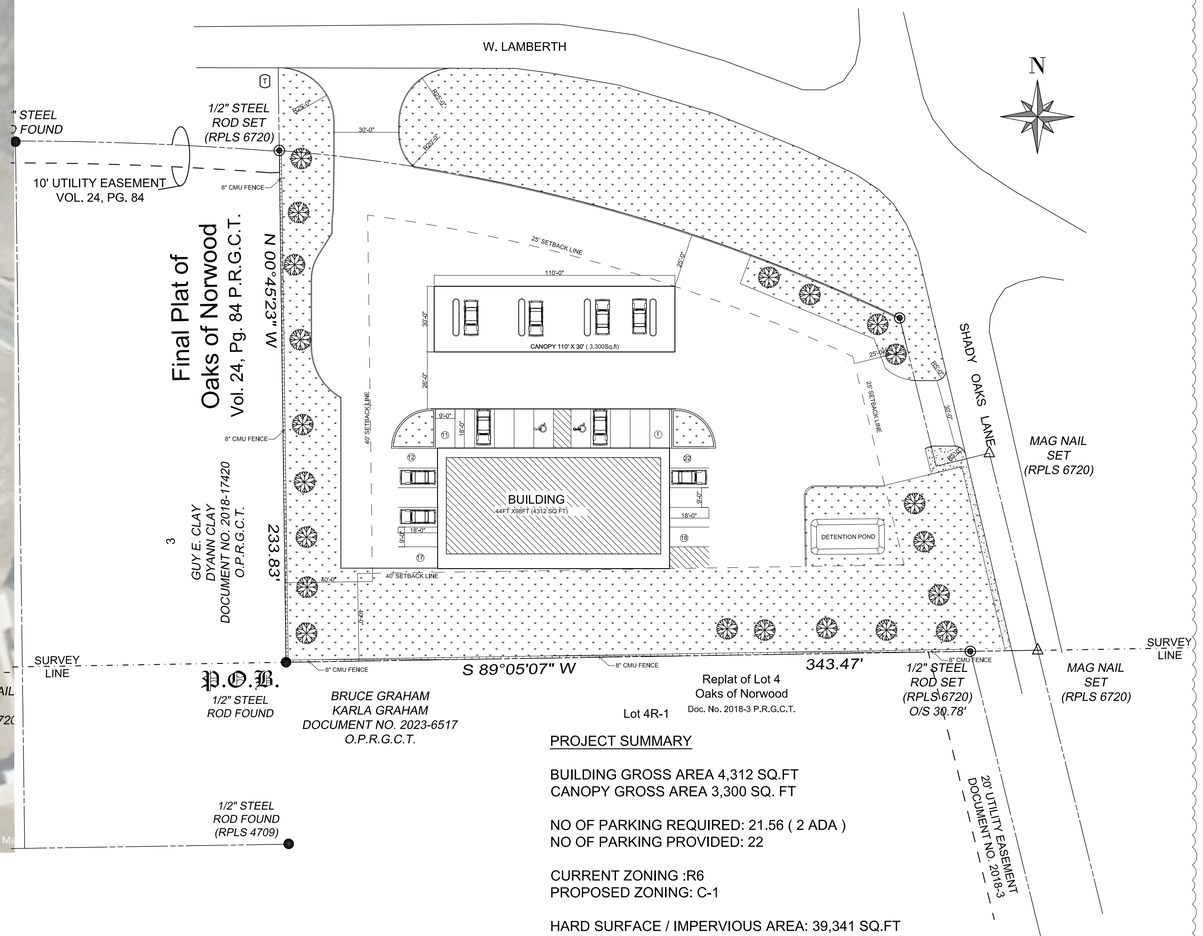
Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

~ PROPERTY ADDRESS ~
TBD W. LAMBERTH ROAD
SHERMAN, TEXAS



NOTE:
BUILDING AREA: 4800 SQ FT
NO OF PARKING REQUIRED: 24 (2 ADA)
NO OF PARKING PROVIDED: 34 TOTAL

A CONCEPTUAL SITE PLAN
SCALE : 1: 3/16"



PROJECT SUMMARY

BUILDING GROSS AREA 4,312 SQ.FT
CANOPY GROSS AREA 3,300 SQ. FT

NO OF PARKING REQUIRED: 21.56 (2 ADA)
NO OF PARKING PROVIDED: 22

CURRENT ZONING :R6
PROPOSED ZONING: C-1

HARD SURFACE / IMPERVIOUS AREA: 39,341 SQ.FT
LANDSCAPED AREA : 22,740 SQ.FT
FLOOR TO AREA (FAR): 0.069
TOTAL LOT AREA: 1.42 AC

B CONCEPTUAL SITE PLAN
SCALE : 1: 3/16"

1

NOTE :
REFER ATTACHED SURVEY DRAWING BY JOHN C. COPLEY DATED 6/16/2023

ENGINEER'S SEAL: 7-5-2023

PROJECT ADDRESS:
PROPERTY ID : 120861
LAMBERTH RD & SHADY OAKS LN
SHERMAN, TEXAS

CLIENT:
NORTHGATE VILLAS , LLC
1200 W WALNUT HILL LN Ste 2200
IRVING , TX 75038

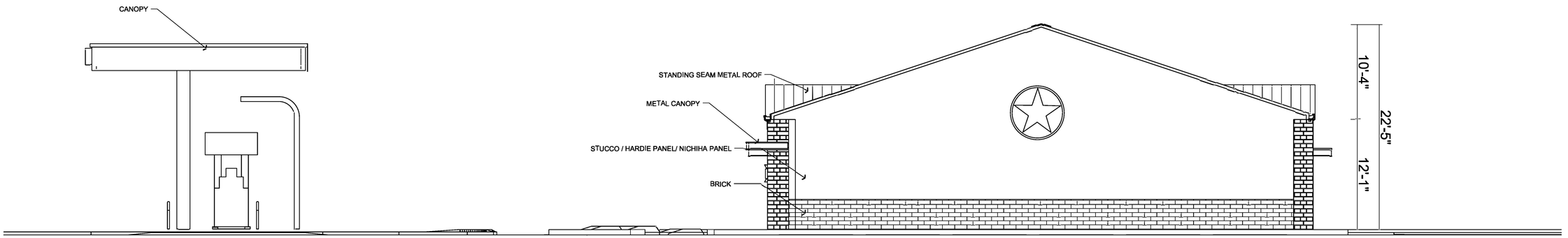
INNOVATIVE DESIGN & CONSTRUCTION LLC
TAILORED TO MEET YOUR ENGINEERING NEEDS
1300 WHITE SQUALL TRL
ARLINGTON, TEXAS 76005
PH: (409) 225-7515
pkc@idcengg.com
TEXAS F-23919

DRAWING TITLE:
CONCEPTUAL SITE PLAN

NO.	DESCRIPTION	DATE:
0	ISSUED FOR ZONE CHANGE REVIEW	06/21/2023
1	REVISED LAYOUT	07/05/2023

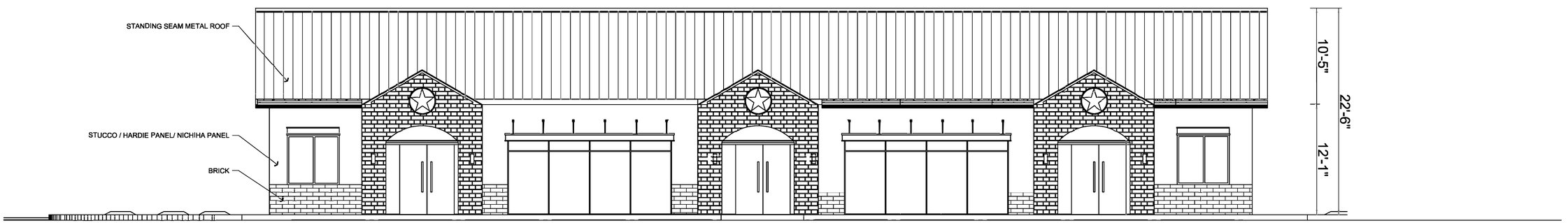
Drawn By: PD | Checked By: PK | Engineer: PK | Scale: AS NOTED

Drawing Number: 2023GA04-CIV-100



A1 ELEVATION - SIDE ELEVATION (WEST ELEVATION)

SCALE: 3/16" = 1'-0"



A2 ELEVATION - FRONT ELEVATION (NORTH ELEVATION)

SCALE: 3/16" = 1'-0"

ENGINEER'S SEAL:

7-5-2023

STATE OF TEXAS
PRABIN KC
112999
LICENSED
PROFESSIONAL ENGINEER

PROJECT ADDRESS:

PROPERTY ID : 120861
LAMBERTH RD & SHADY OAKS LN
SHERMAN, TEXAS

CLIENT:

NORTHGATE VILLAS , LLC
1200 W WALNUT HILL Ln Ste 2200
IRVING , TX 75038

INNOVATIVE DESIGN & CONSTRUCTION LLC
TAILORED TO MEET YOUR ENGINEERING NEEDS
1300 WHITE SQUALL TRL
ARLINGTON, TEXAS 76005
PH: (409) 225-7515
pkc@idcengg.com
TEXAS F-23919

DRAWING TITLE:

CONCEPTUAL ELEVATIONS

No.	Revision Description	Rev Date
0	ISSUED FOR ZONE CHANGE REVIEW	07/05/2023

Drawn By: PD | Checked By: PK | Engineer: PK | Scale: AS NOTED

Drawing Number: 2023GA04-ARC-102

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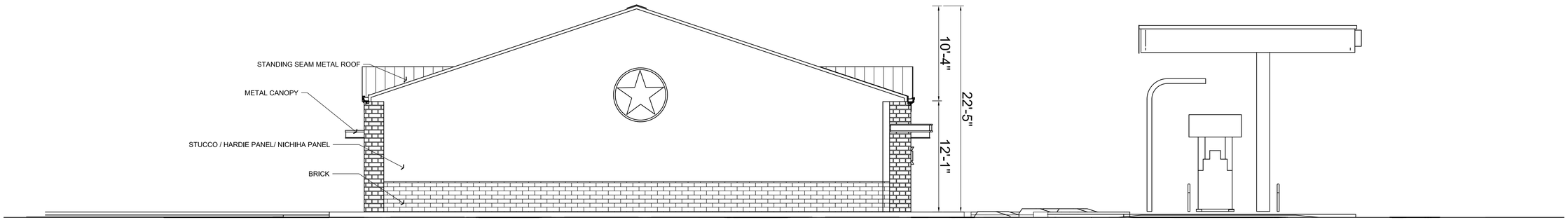
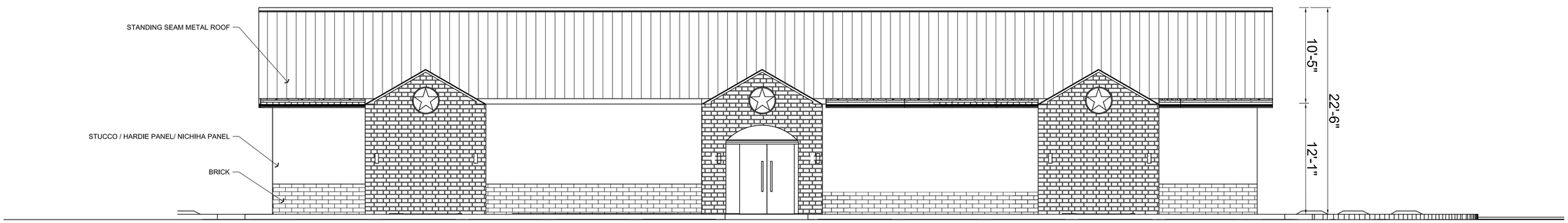


A1 ELEVATION - SIDE ELEVATION (EAST ELEVATION)

SCALE: 3/16" = 1'-0"



A2 ELEVATION - REAR ELEVATION (SOUTH ELEVATION)

SCALE: 3/16" = 1'-0"

ENGINEER'S SEAL:

7-5-2023

STATE OF TEXAS
PRABIN KC
112999
LICENSED
PROFESSIONAL ENGINEER

PROJECT ADDRESS:

PROPERTY ID : 120861
LAMBERTH RD & SHADY OAKS LN
SHERMAN, TEXAS

CLIENT:

NORTHGATE VILLAS , LLC
1200 W WALNUT HILL LN Ste 2200
IRVING , TX 75038

INNOVATIVE DESIGN & CONSTRUCTION LLC
FAILURE TO MEET YOUR ENGINEERING NEEDS
1300 WHITE SQUALL TRL
ARLINGTON, TEXAS 76005
PH: (409) 225-7515
pkc@idcengg.com
TEXAS F-23919

DRAWING TITLE:

CONCEPTUAL ELEVATIONS

No.	Revision Description	Rev Date
0	ISSUED FOR ZONE CHANGE REVIEW	07/05/2023

Drawn By: PK | Checked By: PK | Engineer: PK | Scale: AS NOTED

Drawing Number: 2023GA04-ARC-101

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Marlow, Lauren

From: Planning
Subject: RE: Land at intersection of Shady Oaks and West Lamberth-Protest

From: Jerry Jones
Sent: Wednesday, July 5, 2023 3:34 PM
To: Planning
Subject: Land at intersection of Shady Oaks and West Lamberth-Protest

I would like to protest the changing of this land from from R-6(Single Family Residential) to C-1 (Retail Business). This type of business would create too much traffic in this area. I have lived in this area since 1978. THE PROJECT NUMBER 23 003776.

JERRY L. JONES
903 815 9071
3332 Carriage Circle
Sherman, Texas 75092

Marlow, Lauren

From: Planning
To: Karla Graham
Subject: RE:

From: Karla Graham
Sent: Wednesday, July 5, 2023 4:29 PM
To: Planning
Subject:

Bruce and Karla Graham object to changing the residential status to commercial in order to allow a gas station to be built.
The Grahams who own 2300 and 2320 Shady Oaks will be speaking on July 18th to the commision where our concerns will be presented.
.It is our hope that the P & Z will uphold the restrictions and guidelines for our established neighborhood. Prior objections to adding commercial zoning
in this area have been upheld as residential .

Our request is that the P&Z uphold the standards put in place and uphold the integrity of this established neighborhood.

Thank you for your consideration of this very personal matter to us.

Marlow, Lauren

From: Planning
To: Linda Dixon
Subject: RE: Proposed Zoning Change - Lamberth and Shady Oaks Lane

From: Linda Dixon
Sent: Wednesday, July 5, 2023 5:15 PM
To: Planning
Subject: Proposed Zoning Change - Lamberth and Shady Oaks Lane

There is a proposal for a zoning change at the corner of Lamberth and Shady Oaks Lane in Sherman which I have heard is a proposed gas station.

I live at the corner of Shady Oaks Lane and Carriage Circle which is approximately 500 feet or so from the proposed intersection. This is a TERRIBLE idea for this location as this is a residential neighborhood with limited traffic accessibility.

Shady Oaks Lane is barely above a 1 lane street between Lamberth and Carriage Circle with approximately 10 homes that would be highly impacted by any additional traffic.

Lamberth Road between Shady Oaks Lane where it circles back to Hwy 82 is a narrow "country road" which is adequate for residential traffic but it would be disastrous for fuel trucks and the additional traffic that might be encouraged by a gas station.

The proposal of a commercial location at the intersection of 2 inadequate streets is begging for problems. Not to mention that a commercial property in the middle of a residential area is not an appropriate use of land and is why we have zoning regulations in place.

I urge you to vote against this zoning change to turn residential property into commercial/retail property. This is not the appropriate location for any type of commercial business that would generate ANY additional traffic in this area.

Linda Dixon Gross
2608 Shady Oaks Lane

Marlow, Lauren

From: Planning
To: Donna Badger
Subject: RE: zoning

From: Donna Badger
Sent: Wednesday, July 5, 2023 5:39 PM
To: Planning
Cc: ICE (Roy)
Subject: zoning

There is a proposal for a zoning change at the corner of Lamberth and Shady Oaks Lane in Sherman which I have heard is a proposed gas station.

I live on Remuda Drive approximately 500 feet or so from the proposed intersection. This is a TERRIBLE idea for this location as this is a residential neighborhood with limited traffic accessibility.

Shady Oaks Lane is barely above a 1 lane street between Lamberth and Carriage Circle with approximately 10 homes that would be highly impacted by any additional traffic.

Lamberth Road between Shady Oaks Lane where it circles back to Hwy 82 is a narrow "country road" which is adequate for residential traffic but it would be disastrous for fuel trucks and the additional traffic that might be encouraged by a gas station.

The proposal of a commercial location at the intersection of 2 inadequate streets is begging for problems. Not to mention that a commercial property in the middle of a residential area is not an appropriate use of land and is why we have zoning regulations in place.

I urge you to vote against this zoning change to turn residential property into commercial/retail property. This is not the appropriate location for any type of commercial business that would generate ANY additional traffic in this area.

Donna Badger

2416 Remuda Drive

Marlow, Lauren

From: Planning
To: Donn Gaddis
Subject: RE: Northgate Villas,LLC rezoning request

From: Donn Gaddis
Sent: Wednesday, July 5, 2023 10:12 PM
To: Planning
Subject: Northgate Villas,LLC rezoning request

I am a property owner of 3114 W Lamberth Rd, Sherman, Texas. I am steadfastly against the rezoning to C-1 (Retail Business) of the 1.428 ac lot which is part of Elijah Hartzog Survey, Abstract No. 540. This property is currently zoned as R-6 (Single Family Residential).
All other properties adjacent to and in close proximity are zoned R-6. I bought my property and relocated myself and my spouse to Sherman because this location is surrounded by like properties and has been for a number of years. The intrusion of a commercial property into this peaceful housing area will not benefit any area resident in any foreseeable way.

Thank you,
Donn Gaddis

Marlow, Lauren

From: Planning
To: Symantha Murray
Subject: RE: Objections

From: Symantha Murray
Sent: Thursday, July 6, 2023 11:50 AM
To: Planning
Subject: Objections

We have plenty of retail gas establishments on that side of town. We don't need another station at corner of Lamberth and Shady Oaks.

Sent from my iPhone

Marlow, Lauren

From: Planning
To: Stacee Ruiz Sloan
Subject: RE: Opposing zoning change at Lamberth/Shady Oaks

From: Stacee Ruiz Sloan
Sent: Thursday, July 6, 2023 11:53 AM
To: Planning Subject: Opposing zoning change at Lamberth/Shady Oaks

I am a home owner at 2404 Remuda and oppose the zoning change. I plan to be in attendance with our neighbors at the July 18th meeting to oppose in person.

Stacee Caskey
Sent from my iPhone

Marlow, Lauren

From: Planning
To: Shaun McBride
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oak's

From: Shaun McBride
Sent: Thursday, July 6, 2023 12:29 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oak's

To whom it may concern,

I hope this email finds you in good health. I am writing to express my strong opposition to the proposed zone change that would allow the construction of a fuel station near our beloved neighborhood. As a concerned resident, I believe it is crucial to prioritize the tranquility and safety of our community, especially considering the well-being of our children.

One of the primary concerns we have is the potential increase in traffic that a gas station would bring to our neighborhood. Currently, our streets enjoy a peaceful ambiance, with children playing and families strolling without fear or disruption. The addition of a fuel station would undoubtedly introduce a significant volume of traffic, including large vehicles, which could pose a serious threat to the safety of our community members, particularly our children who often play near the streets.

Excess traffic in our neighborhood would not only jeopardize the safety of pedestrians but also increase the likelihood of accidents and congestion on our already limited roads. The increased noise pollution, vehicle emissions, and the general disturbance caused by a busy fuel station would disrupt the tranquil environment we have carefully nurtured in our neighborhood.

Moreover, the presence of a fuel station may attract unwanted activities and individuals who might disrupt the peace and security we value. We strive to maintain a close-knit, family-oriented community, and introducing a gas station could compromise this safe and tight-knit atmosphere we have cultivated over the years.

I urge you to take into account the concerns and wishes of the residents who have invested time and effort in fostering a serene and secure environment for our neighborhood. Please reconsider the proposed zone change and explore alternative locations that will not compromise the tranquility and safety we hold dear.

Thank you for your attention to this matter, and I trust that you will make a decision that prioritizes the well-being and interests of our community.

Sincerely,

Shaun McBride

Marlow, Lauren

From: Planning
To: Simon Keizer
Subject: RE: Opposing Zoning change at Lamberth/Shady Oaks

From: Simon Keizer
Sent: Thursday, July 6, 2023 12:39 PM
To: Planning
Subject: Opposing Zoning change at Lamberth/Shady Oaks

Good afternoon,
We are expressing our extreme concern regarding the zoning change at Lamberth/Shady Oaks intersection. We have four children and our neighborhood proximity to this intersection seems like an unusual place to put a four one gas station and/or similar retail. Please know that between the traffic and tranquility of all the residential neighborhoods in proximity of that corner will be dramatically impacted.

As citizens and taxpayers, it is vital that our voice is heard and “we the people” strongly oppose this notion.

We would vehemently ask that you reconsider such a poor decisions that will have generationally negative impact for our neighborhood’s safety (lots of younger kids), and the property values (that will negatively impact the economic implications) therein.

Please feel free to reach out to me with any further questions as I am happy to be a part of the protest against this move.

Thank you for allowing me to express our concerns.

Simon Keizer

ITEM #27

Marlow, Lauren

From: Planning
To: Jim Caskey
Subject: RE: Opposition to gas station at corner of W. Lamberth and Shady Oaks

---

From: Jim Caskey
Sent: Thursday, July 6, 2023 2:30 PM
To: Planning
Subject: Opposition to gas station at corner of W. Lamberth and Shady Oaks

Dear Committee members,

I live around the corner from the lot that is being requested for a zoning change. When we purchased our home, we never thought that a lot in our neighborhood zoned for residential could be rezoned for commercial retail. All of the neighbors in this area have invested hundreds of thousands of dollars per household. We don't want to see that devalued by a gas station in the midst of our neighborhood. What is the point of another gas/convenience store? Less than a mile away from the lot in question there are three at the corner of Lamberth and 1417.

I would suggest that the people that are requesting the zoning change do not live anywhere near the lot in question. I would also be willing to bet they don't live in Grayson county.

Please do not allow this zoning change to occur. It's not fair to the neighborhood and only serves the people that want to purchase the property at residential rates and then convert it to commercial to turn a larger profit.

Jim L Caskey DDS, MS

Marlow, Lauren

From: Planning
To: Terry Kluesner
Subject: RE: Project #23-003776

From: Terry Kluesner
Sent: Thursday, July 6, 2023 3:06 PM
To: Planning
Subject: Project #23-003776

To whom it may concern,
Please accept this email as my opposition to the above project and the related zoning change request. All of the surrounding area is residential and changing this property to retail is inappropriate and would be disruptive. The intersection of Lamberth and Shady Oaks is not an appropriate place to accept retail activity. Feel free to contact me if you have any questions.
Sincerely
Terrence L. Kluesner
2502 Remuda Drive
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Tammie Parkes
Subject: RE: Gas station proposal

From: Tammie Parkes
Sent: Thursday, July 6, 2023 3:07 PM
To: Planning
Subject: Gas station proposal

I object to the proposed gas station on lamberts and shady oaks. I live on Norwood st and am concerned for my safety. Environmental and crime

Tammie parkes

Marlow, Lauren

From: Planning
To: Tammy Thompson
Subject: RE: Shady oaks

From: Tammy Thompson
Sent: Thursday, July 6, 2023 3:19 PM
To: Planning Subject: Shady oaks

I object to a gas station being built here.
Sent from my iPhone

Marlow, Lauren

From: Planning
To: Christi Ellis
Subject: RE: Proposed Zone Change in the 2500 Block of West Lamberth Road

From: Christi Ellis
Sent: Thursday, July 6, 2023 3:42 PM
To: Planning
Subject: Proposed Zone Change in the 2500 Block of West Lamberth Road

I live at 3102 Overland Trail, in very close proximity to the proposed zoning change in the 2500 Block of West Lamberth Road. I am against this zoning change. This is a residential area where children play and ride their bikes and skateboards. People jog and run, and senior citizens walk these roads with a large measured degree of safety.

Less than one half of a mile from this proposed zoning change location, at the intersection of Lamberth Road and F.M. 1417, there are currently three other gas stations/convenience stores. These existing stores, along F.M. 1417, are more than sufficient to provide for the needs of the area. Approving this zoning change request serves no purpose, and will bring only negatives to the neighborhood – undesirable traffic, noise, light pollution, and security issues. It would create undue chaos without serving any kind of purpose or need of the community. There is sufficient property along F.M. 1417 for a business to build a gas station/convenience store that will not adversely affect the residential areas already established in this area. Please keep our neighborhoods quiet and safe, and consistent with the plan for this area, and deny the request to change the zoning.

Christi Ellis
3102 Overland Trail
Sherman, Texas 75092

Marlow, Lauren

From: Planning
Subject: RE: Proposed Zone Change 2500 Block West Lamberth Road

From:
Sent: Thursday, July 6, 2023 3:47 PM
To: Planning
Subject: Proposed Zone Change 2500 Block West Lamberth Road

My name is Gary Bringman and I live in O'Hanlon Ranch, very close to the proposed zone change located at the 2500 Block of West Lamberth Road. We are against the proposed zone change. This is a neighborhood of children, adults, and senior citizens. Children ride their bicycles and skateboards in this area, and adults and seniors walk routinely in the neighborhood. Having yet another gas station/convenience store serves no purpose as we already have three others located near the intersection of Lamberth Road and F.M. 1417. The proposed owners of this property at 2500 Block West Lamberth Road have plenty of other reasonable opportunities to build such a business along F.M. 1417, which are away from established neighborhoods. Bringing a business such as this will create traffic problems, nuisance problems, and security problems. It will only hurt the community around it, including the residences and church.

If you would like to do something that would enhance this general area and community, go forward with the plans to cut through the median on Lamberth Road at Remuda, which would allow for a simple left-hand turn from Remuda onto Lamberth Road heading East.

Gary J. Bringman
3102 Overland Trail
Sherman, Texas 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Emerson Smith
Subject: RE: Zonning of corner of Shady Oaks &Lamberth:

From: Emerson Smith
Sent: Thursday, July 6, 2023 4:10 PM
To: Planning
Subject: Zonning of corner of Shady Oaks &Lamberth:

A retail business should not be allowed in the middle of a beautiful residential area. Zoning should protect a neighborhood from commercial business. Please prevent a filling station from being built on the corner Shady Oaks and Lamberth, and lets keep residential areas just that----Residential. Thank you,Alice Smith 2117 Shady Oakd

Marlow, Lauren

From: Planning
To: David Sims
Subject: RE: Zoning Sign on the South West Corner of Lamberth and Shady Oaks to Change from Residential to Retail

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From: David Sims
Sent: Thursday, July 6, 2023 4:17 PM
To: Planning
Subject: Zoning Sign on the South West Corner of Lamberth and Shady Oaks to Change from Residential to Retail

Dear City Leaders,

We(David & Natalie Sims) object to the proposed zoning change on the south west corner of Lamberth and Shady Oaks changing this land from residential to retail. We have plenty of retail on Hwy 1417 to serve our area and this is not necessary. We would not use retail at this location. Also, we fully believe this location(south west corner of Lamberth and Shady Oaks) is better suited as residential and not retail. Please reject this proposed change.

Regards,
David & Natalie Sims
1706 Norwood St.
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Kay Herrmann
Subject: RE: Notice of zoning change

From: Kay Herrmann
Sent: Thursday, July 6, 2023 7:15 PM
To: Planning
Subject: Notice of zoning change

I have noticed a sign about a zoning change near where I live. I heard that someone wants to put a gas station in the area of Lamberth and Shady Oaks. I know they are having a meeting about this and am letting you know that my husband and I will be out of town and can't attend. We are very much against anyone putting a gas station in our area. We already have three near us.

Sincerely, Tom and Kay Herrmann
3418 Montclaire Dr.

ITEM #27

Marlow, Lauren

From: Planning
To: Priscilla Key
Subject: RE: Change residential R-6 to a C-1 retail in my neighborhood

From: Priscilla Key
Sent: Thursday, July 6, 2023 7:53 PM
To: Planning
Subject: Change residential R-6 to a C-1 retail in my neighborhood

Planning and zoning board;

My name is Priscilla Key. I am the home owner at 2403 Remuda Drive in Sherman TX 75092. I have received notice that a request has been Made to change my residential neighbor to a retail business zoning. I can'e express how strongly I object to this proposal. They can put that gas station on Hwy. 1417 but not in my neighborhood. Our property values would go down and the traffic would greatly increase on Lambreth Rd. I live on the corner of Lambreth and Remuda and I have to deal with enough traffic at all times of the night and day has it is with you agreeing to allow that gas station. It would not be consistant with the neighbor and would greatly at to the noise in this area. We have a lot of money invested in our homes and it would not be right for us to take that hit just because someone wants to disrupt our neighborhood in this way. Please, please don't change the zoning and allow that gas station/convenience store to be built. I am also very concerned about the safety that would be affected if you change the zoning. Added traffic, people coming and going at all hours of the night. This is a nice neighborhood now. Changing the zoning would ruin that for us. This is NOT a good thing. Our needs as a neighborhood should strongly weigh the wants of that company. Please don't destroy our neighborhood.

Thank you very much for your attention.

Priscilla Key
2403 Remuda Drive Sherman TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: billc allpropkg.com
Subject: RE: Opposing Zoning Change at Lambert/Shady Oaks

From: billc allpropkg.com
Sent: Friday, July 7, 2023 8:03 AM
To: Planning
Subject: Opposing Zoning Change at Lambert/Shady Oaks

Zoning Commission,

I reside at 2518 Remuda Dr and am opposing this zoning change.
Not only is it not needed as there are 4 gas stations within a ½ mile of my neighborhood but it will absolutely detract from our quality of life.
Excessive traffic, home devaluation, and a potential magnet for increased crime are just a few reasons to reject this zoning change.
Please do the right thing by rejecting it.

Thank you,

Bill Catalane

ITEM #27

Marlow, Lauren

From: Planning
To: Roy Carr
Subject: RE: zoning

From: Roy Carr
Sent: Friday, July 7, 2023 10:58 AM
To: Planning
Cc: donna; roy Carr
Subject: zoning

There is a proposal for a zoning change at the corner of Lamberth and Shady Oaks Lane in Sherman which I have heard is a proposed gas station.

I live on Remuda Drive approximately 500 feet or so from the proposed intersection. This is a TERRIBLE idea for this location as this is a residential neighborhood with limited traffic accessibility.

Shady Oaks Lane is barely above a 1 lane street between Lamberth and Carriage Circle with approximately 10 homes that would be highly impacted by any additional traffic.

Lamberth Road between Shady Oaks Lane where it circles back to Hwy 82 is a narrow "country road" which is adequate for residential traffic but it would be disastrous for fuel trucks and the additional traffic that might be encouraged by a gas station.
The proposal of a commercial location at the intersection of 2 inadequate streets is begging for problems. Not to mention that a commercial property in the middle of a residential area is not an appropriate use of land and is why we have zoning regulations in place. Given that there are five gas stations/convenience stores (Walmart, Valero, Gulf and VP Racing along with Dollar General) all within less than a mile, I don't see where we need another gas station!

If you drive west on Lamberth from FM1417, when you pas the church and the Edward Jones/Sparklight building it is clearly all residential from that point west
I urge you to vote against this zoning change to turn residential property into commercial/retail property. This is not the appropriate location for any type of commercial business that would generate ANY additional traffic in this area.

Roy Carr
2416 Remuda Dr
Sherman TX 75092

Marlow, Lauren

From: Planning
To: Gwen Walker
Subject: RE: OPPOSING Zoning Change at Lamberth/Shady Oaks

From: Gwen Walker
Sent: Friday, July 7, 2023 3:32 PM
To: Planning
Subject: OPPOSING Zoning Change at Lamberth/Shady Oaks

To Whom It May Concern:
I am writing to express my concerns about the proposed zoning change of the property located in the 2500 Block of West Lamberth. The request is being made to change this area from Single Family Residential to Retail Business District.

The tranquility of our neighborhood will be drastically changed if this zoning change goes through. By having a gas station/convenience store on the corner of Lamberth and Shady Oaks, traffic in the area will increase significantly. The roads in this area are not wide enough nor strong enough to handle the excessive weight of semi trucks. The homes closest to the proposed station will also be dealing with the extra lighting that will be required of such a business. I also feel that such a change will have a very negative effect on our property values.

Please look at the big picture. People didn't move to this area of Sherman to be surrounded by a gas station or convenience store. We moved to this area because it is peaceful and set back from the busyness that is moving into Sherman.

Thank you for your consideration.

Gwen Walker
1702 Norwood
Sherman, TX

Marlow, Lauren

From: Planning
To: Chris Brewer
Subject: RE: zoning change 2500 block of Lamberth Rd.

From: Chris Brewer
Sent: Friday, July 7, 2023 4:05 PM
To: Planning
Subject: zoning change 2500 block of Lamberth Rd.

Attention:

I would like to comment on the proposed zoning change. Most of the time people oppose these changes for not necessarily good reasons. I understand a gas station will be the use for the land. There 4 gas stations close by on hwy 1417. Lamberth is a residential street primarily and additional traffic will cause a problem, especially in light of the city not having any plans to complete the plans for Lamberth in the near future. With the development further west and and the congestion already at the intersection, a gas station will add to the problem significantly.

Thanks for your consideration.

Chris Brewer
2305 Carriage Estates Rd, corner of Lamberth and Carriages Estates.

Marlow, Lauren

From: Planning
To: Rex W
Subject: RE: OPPOSING Zoning Change at Lamberth/Shady Oaks

From: Rex W
Sent: Friday, July 7, 2023 4:24 PM
To: Planning
Subject: OPPOSING Zoning Change at Lamberth/Shady Oaks

To Whom It May Concern:

I am writing to express my concerns and opposition to the proposed zoning change of the property located in the 2500 Block of West Lamberth. The request is being made to change this area from Single Family Residential to Retail Business District.

The tranquility of our neighborhood will be drastically changed if this zoning change goes through. By having a gas station/convenience store on the corner of Lamberth and Shady Oaks, traffic in the area will increase significantly. The roads in this area are not wide enough nor strong enough to handle the excessive weight of semi-trucks. The homes closest to the proposed station will also be dealing with the extra lighting that will be required of such a business. I also feel that such a change will have a very negative effect on our property values.

Please look at the big picture. People didn't move to this area of Sherman to be surrounded by a gas station or convenience store. We moved to this area because it is peaceful and set back from the busyness that is moving into Sherman.

Thank you for your consideration.

Rex Walker
1702 Norwood
Sherman, TX

Marlow, Lauren

From: Planning
To: Michael Coulter
Subject: RE: Opinion About Rezoning Lamberth St. For Gas Station

From: Michael Coulter
Sent: Friday, July 7, 2023 5:37 PM
To: Planning
Subject: Opinion About Rezoning Lamberth St. For Gas Station

Please reconsider re-zoning this lot. We do not need four gas stations within a couple of blocks in the middle of residential areas.

Marlow, Lauren

From: Planning
To: DeLisa Catalane
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: DeLisa Catalane
Sent: Friday, July 7, 2023 7:28 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

Zoning Commission Decision Makers,

I reside in O'Hanlon Ranch at 2518 Remuda Drive. I oppose the zoning change for multiple reasons, the first being home devaluation, crime escalation, huge increase in traffic in a residential setting that is not conducive for this increase, and children's safety.

Please reject the re-zoning.

Sincerely,
DeLisa Catalane

Marlow, Lauren

From: Planning
To: Penny Gaddis
Subject: RE: Zoning change

From: Penny Gaddis
Sent: Friday, July 7, 2023 8:35 PM
To: Planning
Subject: Zoning change

Planning and Zoning Commission,

As a property owner three lots down, at 3114 West Lamberth, from this proposed zoning change, I would like to state my opposition to any change in zoning. The area is beautiful with residential homes and a commercial endeavor isolated in the middle of these neighborhoods wouldn't fit in. There are nice lawns and landscaping all around that parcel.

It seems a shame that the original zoning be challenged as it has resulted in a nice neighborhood. Please consider that there is not a need for another blacktop parking lot when 1417 has many commercial properties along that expanding road.

There would be more traffic brought into that already awkward intersection along Shady Oaks and Lamberth. The road narrows just short of there possibly causing congestion.

Also, there would be a negative effect on the existing home's property values if a commercial lot were established right smack in the middle of a residential area.

Thank you for your consideration in this matter.
Penny Gaddis

Marlow, Lauren

From: Planning
To: Dyann Clay
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Dyann Clay
Sent: Saturday, July 8, 2023 10:41 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

My name is Dyann Clay and I live on the property next to the proposed zoning change at the above mentioned site. The possibility of a 4 lane gas station going in next to our property is devastating. We moved to this area to retire and enjoy the tranquility of the neighborhood. Any given day you will find people out walking on the streets in this area. Heavy traffic and safety of pedestrians are a major concern. The bright lights, the trash, the negative impact of heavy traffic in our community, the semi trucks that would be bringing deliveries destroying the roads are a big problem. Our roads are narrow and thin and would never hold up to the weight of these trucks. Our property values are likely to go down, the noise, safety of our children, the peace and tranquility of our neighborhood and the impact on our environment are all serious concerns I have and know my concerns are shared by the majority of the residents in this neighborhood. I urge you to disapprove this proposed rezoning.
Please support our neighborhood and thank you for your service.
Dyann Clay

Marlow, Lauren

From: Planning
To: chetteel64@gmail.com
Subject: RE: Proposed zoning change,

From: chetteel64@gmail.com
Sent: Saturday, July 8, 2023 12:41 PM
To: Planning
Subject: Proposed zoning change,

My name is Chet Teel and I live at 1800 Norwood St. In the Carriage Estates addition.
I write this e-mail to express my strong opposition to the building gas station on the corner of Lamberth Rd. and Shady Oaks near this residential neighborhood!
Sincerely Chester L. Teel

Marlow, Lauren

From: Planning
To: Richard Spring
Cc: Judi Spring; Pat Brookman
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks.

From: Richard Spring
Sent: Saturday, July 8, 2023 12:55 PM
To: Planning
Cc: Judi Spring; Pat Brookman
Subject: Opposing Zoning Change at Lamberth/Shady Oaks.

I am a residential property owner at 1617 Carriage Estates Rd., Sherman, TX 75092. I oppose the Zoning Change for the lot on the Southwest corner of West Lamberth and Shady Oakes. Please relay my opposition to the Planning and Zoning Commission.
Richard C. Spring

Marlow, Lauren

From: Planning
To: Pat and Joe Brookman
Subject: RE: Opposing zoning change at Lamberth/Shady Oaks

From: Pat and Joe Brookman
Sent: Saturday, July 8, 2023 12:56 PM
To: Planning
Subject: Opposing zoning change at Lamberth/Shady Oaks

We are against the proposed zoning change as we feel this will bring more noise to the area, bring more traffic, decrease the safety of our children and decrease the value of the property in the area.

Thank you for your consideration.
Ben Brookman
Patricia Brookman
1714 Norwood Street

Marlow, Lauren

From: Planning
To: Chuck Turner
Subject: RE: Zoning change southwest corner of Lamberth Rd and Shady Oaks Lane

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From: Chuck Turner
Sent: Saturday, July 8, 2023 2:48 PM
To: Planning
Subject: Zoning change southwest corner of Lamberth Rd and Shady Oaks Lane

I am opposed to the zoning change for the proposed gas station on the vacant lot on the southwest corner of West Lamberth Rd and Shady Oaks Lane. I do not think we need more traffic in this area.
Thank you
Chuck Turner
1805 Carriage Estates Rd
Sherman Tx 75092.

Marlow, Lauren

From: Planning
Subject: RE: Oppose zoning changeat Lamberth/Shady Oaks

From: gkoehler
Sent: Saturday, July 8, 2023 5:22 PM
To: Planning
Subject: Oppose zoning changeat Lamberth/Shady Oaks

Gentlemen:I am writing with respect to the above subject matter.
I visited the property in question . I cannot comprehend a zoning change to allow a commercial enterprise in the middle of a very nice residential area.
If built, a commercial enterprise will cause increased traffic and the danger associated with that.The road is very narrow and already busy .

The people who live in the area of the property in question do not want their peace and quiet interrupted as that is the reason they moved to the area in the first place.

OF MOST IMPORTANCE is the concern of residents that their property values moost certainlywill go down !

Sincerely

Gilbert T Koehler, Jr.
2510 Remuda Dr.
Sherman

Marlow, Lauren

From: Planning
To: Melissa Dahle
Subject: RE: Opposing zoning change at Lamberth/Shady Oaks

From: Melissa Dahle
Sent: Saturday, July 8, 2023 7:09 PM
To: Planning
Subject: Opposing zoning change at Lamberth/Shady Oaks

To whom it may concern,

I am greatly opposed to selling the property on Lamberth/Shady Oaks as a commercial property! I built my dream home on Norwood street with a lot of thought about what would be around me. I think this would be detrimental to our very nice quiet neighborhood. I vote no to a zoning change! Thank you,
Melissa Dahle

Marlow, Lauren

From: Planning
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

On Jul 8, 2023, at 7:05 PM, Alan Mattingly wrote:

I am opposed to the proposed zoning change at the above location. There is housing addition on the west side and north side of
This proposed zoning change. This area should not become commercial property.
Walmart and other commercial businesses on Heritage Parkway are adequate for commercial needs.
Zone further west where existing neighborhoods do not exist.
This would allow people to decide whether they want to live closer to commercial rather than imposing it on existing
Residents of the city .
Additional retail businesses need to be located away from nice existing neighborhoods.
Please maintain the presence of this nice neighborhood. Commercial property would bring unsafe conditions for the
Existing residents, bring excessive traffic flow, and greatly affect the value of our property. Yes Sherman is growing but
Lets don't take it out on our wonderful existing residents in nice neighborhoods.

Sent from Mail for Windows

Marlow, Lauren

From: Planning
Subject: RE: Opposed to zoning change at Lamberth/Shady Oaks

From: alansherell
Sent: Saturday, July 8, 2023 8:22 PM
To: Building
Subject: Opposed to zoning change at Lamberth/Shady Oaks

Nice residential property is both west,
South, and north of this zoning change.
Walmart and the other commercial businesses are adequate. City growth does not need to infringe on existing neighborhoods. Zone further west where existing neighborhoods do not exist then new residents can decide Where they want to live. This move Will reduce safety, create excessive traffic, and affect property value of these fine Sherman residents.

Sent from my iPhone

Marlow, Lauren

From: Planning
To: Royse Mitchell
Subject: RE: Zoning change

From: Royse Mitchell
Sent: Sunday, July 9, 2023 12:56 PM
To: Planning
Subject: Zoning change

I oppose the zoning change for the property located in the 2500 block west Lambreath Road, consisting of 1.428 acres, being part of Elijah Hartzog Survey, Abstract No. 540,and currently zoned R-6 (Single Family Residential) District.
This is a Resident community and we do not want it changed to a business area.
Thank you.

Marlow, Lauren

From: Planning
To: Mary Ciani
Subject: RE:

From: Mary Ciani
Sent: Sunday, July 9, 2023 6:22 PM
To: Planning
Subject:

7/9/23 6:09 pm

This email is concerning the proposed zoning change at the southwest corner of Lamberth an Shady Oaks . I respectfully request that you do not change the zoning from residential to commercial. This will cause nothing but headache for all those living in the are, increased traffic, more noise, delivery trucks coming and going at all times. The street cannot handle that much increased traffic . There is no reason to put a gas station/convenience store in between homes in this area. Please councilmen and women , do not change the zoning at the above mentioned address . Sincerely

Mary Ciani
2100 Norwood St
Sherman Tx 75092

Marlow, Lauren

From: Planning
To: Chris Richardson
Subject: RE: Opposing Zoning Change at Lamberth/ Shady Oaks

From: Chris Richardson
Sent: Sunday, July 9, 2023 6:32 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/ Shady Oaks

I'm writing to express my opposition to the Zoning Change being proposed at the corner of Lamberth and Shady Oaks.

This location is in the heart of residential homes and is currently appropriately zoned Single Family Residential along with most of the other surrounding properties. From a zoning perspective, it makes no sense to re-zone this property to Retail Business and would appear to me to be a huge planning mistake for the city. The primary purpose of a Planning and Zoning Commission is to ensure that the City property is zoned for the benefit of the community. Anything other than a residential home on this property would be out of place and demonstrate a lack of planning and vision by the Commission.

It is also my belief that this would cause the value of surrounding homes to drop and result in lowering the tax base.

In addition, the city of Sherman is in the process of adding hundreds of homes to meet single family growth demands. It doesn't make sense to re-zone property in the middle of a residential community from Single Family Residential to Business Retail when home demand is expected to grow rapidly for the foreseeable future.

Lastly, it is my understanding that the property would likely be used for a gas station. There are already 4 other gas stations located in relatively close proximity on 1417. To re-zone this property as Business Retail to allow the addition of another gas station is a bit absurd and shows a real lack of any type of city planning vision.

But even if the planned use of the property was for a business other than a gas station, the city of Sherman and its residents are far better served with this property remaining zoned as single family residential.

Chris Richardson

Marlow, Lauren

From: Planning
To: Annice Gall
Subject: RE: Opposing Zoning Chances at Lambert/ShadyOaks

From: Annice Gall
Sent: Sunday, July 9, 2023 6:35 PM
To: Planning
Subject: Opposing Zoning Chances at Lambert/ShadyOaks

I am very upset with the City of Sherman for not letting more people know about this Gas Station going into our area. We are all going to be affected by this change. The City annexed us and all we got was water, trash pickup and fire hydrants and Much Higher Taxes. No other improvement have been done to improve my area. Our streets are terrible. Were is all our tax Monies going we aren't seeing any of it. Now you want to put a Gas Station Up in the middle of our Beautiful Homes. Will you lower our taxes. Because this will lower our property values.
WHY is the City of Sherman not protecting all of our beautiful Trees. You allow All theses developer to come in and Bull dozer all the trees that have been growing for 50+ years and never replace them. What about our Air Quantity.

There are 4 Gas Station on 1417 between Lambert and Taylor Why put one on Lambert/Shady Oak

I have been Proud to say I live in Sherman for 27 years But I will not be any longer If you allow this Gas Station to be built in my Peaceful community. isn't it Bad enough you approved 1000+ apartments on West Lamberth and more house. West Lambert rd. can not handle anymore traffic. I have lived in Carriage Est for 27 years and most of those years I have heard of the widening of west Lambert road.
When will this be done. I bet 1000+ more cars jamming the road before the City gets Around to It.

I Hope and Pray all of you on the Zone committee take a moment to stop and think of something else besides constantly Annexing more land take care the citizens that already live here. Stand up fulfill promise that were made when the city annex us in Carriage Est. Rd.

Annice Gall
1618 Carriage Est. Rd.
Sherman, Texas

Marlow, Lauren

From: Planning
To: Fred Williams
Subject: RE: Opposing zoning change at Lamberth/Shady Oaks

From: Fred Williams
Sent: Sunday, July 9, 2023 8:54 PM
To: Planning
Subject: Opposing zoning change at Lamberth/Shady Oaks

My name is Fred Williams. I live with my wife, Silvia, at 2301 Carriage Estates Rd in Sherman. We join with our neighbors in opposing the proposed zoning change concerning the property in the 2500 block of West Lamberth Rd. The ultimate objective of the property owners is to construct a commercial gas station in a predominantly residential neighborhood. We view this as drastically inconsistent with the surrounding residential area.

This area is almost totally made up of single family housing units, some of which are mere feet from the property under consideration. In addition to introducing commercial activities into a residential neighborhood the proposed end use would impact property values negatively and result in increased traffic in the area along with noise and lighting pollution where most of us moved to in order to escape urban commercialism.

If any member of the Planning and Zoning Commission has taken the time to drive by and visit the property in question, you will see that rezoning to permit a gas station there would be harmful to the neighborhood and inappropriate at this location.

Marlow, Lauren

From: Planning
To: Donna Hood
Subject: RE: Lamberth & Shady Oaks Zone change

From: Donna Hood
Sent: Sunday, July 9, 2023 11:39 PM
To: Planning
Subject: Lamberth & Shady Oaks Zone change

Lamberth & Shady Oaks is a residential area, and there are private homes all around the area where they are considering building a gas station. A gas station this close to our homes is hazardous and dangerous and devalues our property. This area should remain residence only. We do not want the problems a gas station will bring to our area. Say NO to a Zone change as it is a very inappropriate place for a facility of that sort and will create a lot of problems and congestion.

Joe & Donna Hood
2108 Carriage Estates Rd.

Marlow, Lauren

From: Planning
To: Ronna
Subject: RE: Zoning change Lamberth and Shady Oaks

From: Ronna
Sent: Monday, July 10, 2023 8:31 AM
To: Planning
Subject: Zoning change Lamberth and Shady Oaks

To Planning and Zoning:

I want to state my objection to the request to change a residential zoning to commercial- in order for investors to build a proposed gas station on the corner of Lamberth and Shady Oaks lane.

Ronna Brooks

Marlow, Lauren

From: Planning
To: David Campbell
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: David Campbell
Sent: Monday, July 10, 2023 8:52 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

My name is Martha Campbell and I strongly oppose the rezoning of the property on the southwest corner of Lamberth and Shady Oaks Ln from single family residential to a retail business district. My husband and I bought our property at 2502 Shady Oaks Ln eight years ago to spend our retirement years in Sherman, Tx. We had faith in the integrity of said city to uphold the neighborhood as a single family residential. The dangers and issues of turning this residential property into a retail business are multiple and really very obvious. The added traffic, the noise, the mountains of trash everywhere on others properties, the lights at night are just to name a few. Please take into consideration these issues and the hearts and minds of many people who have also bought property to live peacefully with family, raise children, and/or spend retirement years when we all chose Sherman, Tx as our home. Thank you for serving on the Planning and Zoning Commission and for considering the multiple oppositions to a rezoning such as this.

Sent from the all new AOL app for iOS

ITEM #27

Marlow, Lauren

From: Planning
To: Terri Stokes
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Terri Stokes
Sent: Monday, July 10, 2023 10:03 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

I am against the zone change at this location. Zoning is what gives us this confidence that the value of the property that we purchase will be protected. People have spent their life's savings building homes here to have that investment threatened by devaluation due to one greedy owner trying to profit by rezoning his. There is no public need for this. There are ample services available 1 block away on 1417.

Terri Stokes
3409 Montclaire Dr.

Marlow, Lauren

From: Planning
To: David
Subject: RE: Opposing Zoning Change at Lamberth & Shady Oaks

From: David
Sent: Monday, July 10, 2023 10:10 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth & Shady Oaks

My name is David Campbell and I live at 2502 Shady Oaks Lane which is directly across the street (Lamberth Rd) north of the property being considered for zoning change. Both Lamberth and Shady Oaks are 2 lane streets approximately 21 feet wide and narrower in some places. One of the reasons we bought this property was because of the fact that it was a single family residential zoned neighborhood. We spent the majority of our life's savings to retire here. Many of our neighbors spent hundreds of thousands of dollars more than we to build or buy in this area for the same reasons. These purchases and builds were done in the good faith that the zoning would remain single family residential properties. Most of the traffic on these 2 streets in this area is from vehicles that come from these residences. Allowing any retail business would bring tanker trucks and other business supply vehicles and retail customers into a neighborhood of single family homes. I doubt there's any residential neighborhood that would welcome this change for many reasons. Safety, traffic, and property values just to name a few of the reasons. It certainly will not be for the "greater good" of homeowners on Lamberth or Shady Oaks nor Norwood nor in Carriage Carriage nor in Ohanlin Ranch nor in Carriage Circle.
I ask that this zoning change to not be approved. Thank you very much for listening to my concerns and thank you for your willingness to serve on this important committee.
David Campbell (2502 Shady Oaks Lane)

Rec. 7/10/23
10:30 AM
KM

ITEM #27

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

CAMPBELL DAVID K ETUX MARTHA
2502 SHADY OAKS LN
SHERMAN, TX 75092

June 29, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, July 18, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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

The request is as follows:

Planning and Zoning Commission
Public Hearing, Site Plan and Zone Change from an R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

Reasons for opposition: ① Quiet small residential neighborhood with no need for retail business on this corner since Wal-Mart Neighborhood Market is just two blocks away plus other retail businesses on FM 1417 including two gas stations and others. These businesses serve our neighborhood most adequately. ② the traffic created by this business would create dangerous situations night and day with all types of truck deliveries not to mention the noise and smell of the trucks. Children and adults walking, running, or riding bikes to or from Pecan Grove Park for exercise would be facing danger. ③ Home and property values will diminish.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

PO Box 1106 / Sherman, TX 75091-1106 / 903-892-7229 (Phone) / www.ci.sherman.tx.us

Mack B. and Carole Pierson

Carole Pierson
Mack B

1816 Norwood St.
Sherman, Texas 75092

Marlow, Lauren

From: Planning
To: Gary Dutton
Subject: RE: Opposing Zone Change at Lamberth/Shady Oaks

From: Gary Dutton
Sent: Monday, July 10, 2023 10:53 AM
To: Planning **Subject:** Opposing Zone Change at Lamberth/Shady Oaks

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

I oppose this ridicules zone change. Why would we have to waist our time writing or calling to oppose something as stupid as this, why would anybody allow a gas station in the middle of a subdivision

Gary Dutton
Regional Manager DS
TechServ Ltd.
115 W. 7th Street Suite 1323
Ft Worth, Texas 76102

ITEM #27

Marlow, Lauren

From: Planning
To: Kyle Ball
Subject: RE: Opposing zoning change at Lamberth/Shady oaks

From: Kyle Ball
Sent: Monday, July 10, 2023 11:35 AM
To: Planning
Subject: Opposing zoning change at Lamberth/Shady oaks

Hello,

This email is being written against the proposed zoning change at the corner of lamberth and shady oaks in Sherman. I reside at 2201 Norwood Sherman, Texas. The proposed zoning change to commercial from residential would adversely affect the surrounding area and should be rejected. Development in Sherman is booming but the quality of town should the number one concern. My family moved here from the Dallas area for the smaller town and the quiet neighborhood which would be dramatically altered by the proposed zoning change. Sherman should focus on smart development that maintains growth while still preserving the character of the town. A gas station is not necessary in the residential area and is not smart growth due to the late hours and other associated issues.

Best regards,

Kyle Ball

ITEM #27

Marlow, Lauren

From: Planning
To: Frankie J Sprowl
Subject: RE: Opposing Zoning Changes At Lamberth/Shady Oaks

From: Frankie J Sprowl
Sent: Monday, July 10, 2023 11:54 AM
To: Planning
Subject: Opposing Zoning Changes At Lamberth/Shady Oaks

I am opposing the proposed Zoning Change request for Site Plan and Zone Change from an R-6 (single Family Residential) District to a C-1 (Retail Business) District.
Sincerely,
Frankie J. Sprowl
2401 Westhaven Ct
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Bruce Graham
Subject: RE: Objection to zoning change

From: Bruce Graham
Sent: Monday, July 10, 2023 1:09 PM
To: Planning
Subject: Objection to zoning change

I strongly object to the request from residential to commercial at the corner of west Lamberth and Shady Oaks Lane We will speak specific objections at July 18 meeting

Bruce Graham

Sent from my iPhone

ITEM #27

Marlow, Lauren

From: Planning
To: Armando and Lacie Lopez
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Armando and Lacie Lopez
Sent: Monday, July 10, 2023 1:51 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

Good day,

Per our conversations with the P&Z commissioners, we would like to formally oppose to the zoning change requested in project: 23-003776.

We believe that I will be detrimental to the our neighborhood property value and most importantly the safety.

Therefore, we would like to respectfully ask the Sherman P&Z Commission to deny the petition of zoning change.

Respectfully,

Armando and Lacie
2209 Norwood St.
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Cathy Crossland
Subject: RE: July 18, 2023

From: Cathy Crossland
Sent: Monday, July 10, 2023 2:36 PM
To: Planning
Subject: July 18, 2023

I'm Cathy Crossland, 2109 Shady Oaks Ln, Sherman, TX 75092

The purpose of this email is voicing my objection to west Lamberth zoning from Residential to Commercial.

I cannot attend 5pm meeting because I'll be in California attending a funeral and returning as my flight arrives 8pm on July 18.

Thank you for considering my vote of objection.

Cathy Crossland
Homeowner since 2017

ITEM #27

Marlow, Lauren

From: Planning
To: robert gilmore
Subject: RE: zoning change lamberth and shady oaks

From: robert gilmore
Sent: Monday, July 10, 2023 3:05 PM
To: Planning **Subject:** zoning change lamberth and shady oaks

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Hello,

i would like to state my objection to the request to change the residential zoning on Lamberth and shady oaks to a proposed gas station. There is no need for an additional gas station given the fact there are three off 1417 and Lamberth not 400 yards from this location this area is off the beaten path to say the least. If you approve this will not stay in business long due to its location and it will drive house prices down due to its aqward location which will lower tax revenue for the city there are no positive outcomes of this zoning change period. The residents at 2522 remuda dr strongly oppose this zoning change.

Robert Gilmore
2522 remuda dr Sherman TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: James Penton
Subject: RE: Zoning change at Lamberth and Shady Oaks

From: James Penton
Sent: Monday, July 10, 2023 3:23 PM
To: Planning
Subject: Zoning change at Lamberth and Shady Oaks

Planning,
This location is currently the intersection of four residential communities. Issues with retail in this location are the following:

1. Traffic is congested now without any retail.
2. Lamberth Road is barely able to allow two way traffic now-have you driven down there lately?
3. No shoulder exists on Lamberth or Shady Oaks
4. The school bus stops on this road
5. The US mail stops on this road
6. FedEx stops on this road
7. UPS stops on this road
8. Amazon stops on this road
9. This is a tranquil neighborhood-additional traffic from retail will destroy that tranquility
10. With retail will come blowing trash that nobody will accept responsibility for. Just look at the fences around the current Dollar General stores and Walmart.
11. There is a blind corner on the northeast side of this intersection. Traffic from north Shady Oaks has to be careful to navigate the intersection to watch for westbound Lamberth traffic.
12. Westbound traffic on Lamberth runs two lanes and then narrows to one lane right before this intersection. For drivers not aware of this change, they think they are accessing a four lane divided street and then it becomes a narrow city street. Many get confused here and they navigate a U-turn
13. Traffic from Remuda Lane cannot turn east on Lamberth. They make a U-turn at this intersection all the time to go east on Lamberth.
14. There is already enough traffic from Walmart wanting to go east but have to travel west on Lamberth and then do a U-turn to go back east at this intersection.
15. We don't need another retail gas station in this location, we have three at Lamberth and 1417 now that cause enough traffic issues as it is. Gas cars are going away by 2035 anyway.
16. Additional traffic from the west end of Lamberth/Maedowlake lane is going to tax this throughfare even more with the nice thrill creek crossing we have. Somebody bottoms out on that crossing every few minutes. You know it every time it happens hearing the cars scrape against the asphalt.
17. We have a lot of people that walk and run from early in the morning up until dark. Additional retail traffic will inhibit those participants activity if not possibly eliminate it.
18. Residential Property values will plummet with retail being added to this area
19. This will be the worst decision for Carriage Estates in a decade that will destroy the neighborhood amenities and add none!
20. This is being viewed as a way for the current landowner to increase the value of his currently overpriced residential property. He failed to sell it as a residential lot because his price was too high, now he wants it zoned retail so he can get even more for it at the expense of the current residential homeowners. Wrong decision.
21. Have you done a thorough traffic study at this intersection?

Thank you!
James Penton

ITEM #27

Marlow, Lauren

From: Planning
To: derek miller
Subject: RE: Proposed Fuel filling station

From: derek miller
Sent: Monday, July 10, 2023 4:13 PM
To: Planning
Subject: Proposed Fuel filling station

I would like voice my opposition to the proposed fuel station at Shady Oak and Lambreth St in Sherman.
As a resident on Overland Trail I am very familiar with how dangerous that intersection is presently as well as both streets in their present condition. Neither street is presently in a condition to handle increased two-way traffic. It is also not safe for any foot traffic presently.
Following Lambreth on around the corner to Hwy 82 there is no exit or on-ramp from Lambreth to access 82. That intersection is not able to safely receive more traffic as a result if there is a filling station built at the Shady Oak location.
Looking at the pro's of having a filling station at that intersection I can not see any advantage. Looking at the con's I can see a real safety hazard as the street is reduced from a median to a poorly maintained uneven two-way road barely passable by two vehicles.
The exhorbitant cost of upgrading Lambreth and Shady Oak streets would see no benefit, only high infrastucture costs to the city to upgrade. This cost to the city comes at a time when funds are being used for additional housing all across the city.

Best regards,

Derek Miller
2936 Overland Trl
Sherman, TX. 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Terrie Stevens
Subject: RE: objection to zoning change at Lamberth and Shady Oaks Lane

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From: Terrie Stevens
Sent: Monday, July 10, 2023 4:26 PM
To: Planning
Subject: objection to zoning change at Lamberth and Shady Oaks Lane

This email is to state my objection to the proposed zoning change at the corner of Lamberth and Shady Oaks from Residential to Retail. I object for many reasons, some of which are following:

1. There will be increased traffic in a residential area with streets that are more narrow than usual
2. There will be noise on weekends and later into the night
3. There will be large trucks bringing supplies etc to the retail establishment
4. There will be increased crime with a retail establishment in a residential area
5. The remaining lots will be hard to sell next to retail
6. The current residential properties will lose value
7. There will be increased problems with safety both in walking and driving in the area
8. Trash, etc will be increased

Thanks you for your consideration of my thoughts,

Terrie Stevens
2604 Remuda Dr
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Derrick Nunn
Subject: RE: Zoning Change @ Lamberth and Shady Oaks

From: Derrick Nunn
Sent: Monday, July 10, 2023 4:39 PM
To: Planning
Subject: Zoning Change @ Lamberth and Shady Oaks

Subject: Urgent Request: Denial of Proposed Gas Station in Residential Community

I hope this email finds you well. I am writing to bring your attention to a matter of significant concern within our residential community. It has recently come to our knowledge that a proposal for the construction of a new gas station in our neighborhood is under consideration. I kindly request your assistance in denying this project for the following reasons.

1. Environmental Impact: The construction and operation of a gas station in close proximity to our residential area would pose a substantial risk to the environment. The potential for soil and groundwater contamination from fuel spills or leaks could have detrimental effects on our local ecosystem and public health. Moreover, increased emissions from vehicles frequenting the gas station would contribute to air pollution, compromising the air quality we currently enjoy.

2. Safety Concerns: Our community consists of families, children, and elderly residents who rely on a safe and peaceful environment. Introducing a gas station in the neighborhood would create additional traffic congestion and hazards. Increased vehicle movements, especially during peak hours, could jeopardize the safety of pedestrians and cyclists, raising the risk of accidents and injuries.

3. Property Value and Aesthetics: The establishment of a gas station in a residential area has the potential to negatively impact property values. The associated noise, odors, and visual presence of a gas station would likely deter potential homebuyers and diminish the overall appeal of our community. As residents, we have invested our resources and efforts to maintain a peaceful, aesthetically pleasing neighborhood, and this proposal threatens to undermine those efforts.

4. Community Character: Our residential community thrives on its unique character and charm, fostering a close-knit and welcoming atmosphere. Introducing a commercial gas station in this context would disrupt the harmonious balance we have cultivated over the years. We value our community's integrity and urge you to protect it by rejecting this proposal.

In light of these concerns, I implore you to carefully consider the implications of permitting a gas station in our residential area. I kindly request that you deny the proposed project, taking into account the interests and well-being of our community members. We trust that you will make the right decision in preserving the safety, environment, and character of our neighborhood.

Thank you for your attention to this matter. I look forward to your prompt response.

Sincerely,

Derrick Nunn

Marlow, Lauren

From: Planning
To: Randy Stevens
Subject: RE: Objection to zoning change at Shady Oaks and Lamberth

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From: Randy Stevens
Sent: Monday, July 10, 2023 4:46 PM
To: Planning
Subject: Objection to zoning change at Shady Oaks and Lamberth

To Whom it May Concern:

I object to the zoning change being proposed for the corner of Shady Oaks and Lamberth.

Changing from residential to retail for this lot would seriously hurt the value of the surrounding residential properties and increase both noise, traffic, crime, trash, etc. All surrounding lots are residential and I also do not see a need for a retail property right in the middle of single family homes. The streets at that corner are narrow and would suffer from increased use by trucks and commercial vehicles. The noise would disturb families on weekends, early mornings and late evenings, possibly 24/7. Also increased traffic would be a concern for bike riders and walkers which are prevalent in that area.

As this area has been all residential to this point, I do not see a need for retail at that particular corner. There is retail including, office, Walmart, gas stations etc less than a mile down the road on 1417. With 1417 being so close, I feel any retail establishments should stay in that area and not spread out into the surrounding residential areas.

Thank you,

Randy Stevens
2604 Remuda Dr
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Brent O'Bannon
Subject: RE: Against Proposed Commercial Zoning

From: Brent O'Bannon
Sent: Monday, July 10, 2023 5:53 PM
To: Planning; Rae, Rob
Cc: Brent O'Bannon; rhondaobannon
Subject: Against Proposed Commercial Zoning
Importance: High

To Our City Leaders:

Please be advised as long term residents (27 years) at 2002 Carriage Estates Road Sherman Texas
we are **AGAINST** commercial zoning/building a gas station at the Shady Oaks/Lamberth corner.

There is ample supply of gas stations and commercial property/offices on 1417.

Building a gas station/commercial property closer to our residential area with cause considerable harm!

We have also signed a petition against this and would like our email to be shared with the zoning meeting and other leaders Tuesday July 18th 5 PM.

Brent O'Bannon
Rhonda O'Bannon

2002 Carriage Estates Road Sherman Texas

Marlow, Lauren

From: Planning
To: Jennifer Webster
Subject: RE: Proposed Zoning Change at Lamberth and Shady Oaks

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From: Jennifer Webster
Sent: Monday, July 10, 2023 6:20 PM
To: Planning
Subject: Proposed Zoning Change at Lamberth and Shady Oaks

We would like to respectfully object to the proposed change from residential to commercial zoning at the corner or Lamberth and Shady Oaks. We understand that the idea would be to build a gas station at that location.

This would be very disadvantageous, in our opinion! Why place another gast station in the middle of a residential area? There are numerous gas stations on FM 1417, Heritage Pkwy, which is rightfully zoned as commercial. There is no need to change zoning from residential to commercial at a location that is mere blocks away from an already commercial area.

To do so would undoubtedly cause traffic problems for an already busy intersection. Shady Oaks Lane is more and more congested due to the additional of the sports fields and new housing developments in recent years, not to mention the citywide public events that are held at Pecan Grove Park several times a year.

Please consider the wishes of the taxpayers in this area, regarding this proposed zoning change, rather that the outside voices of would-be investors and developers. There is no shortage of growth and development in all of Sherman. The residential areas should be protected and kept safe for families and children at play in their respective neighborhoods.

Thank you for your consideration.

Sincerely,

Roy & Jennifer Webster
3216 Bandera Dr.
Sherman, TX

Marlow, Lauren

From: Planning
To: Roy Webster
Subject: RE: Proposed change of Zoning

From: Roy Webster
Sent: Monday, July 10, 2023 6:21 PM
To: Planning
Subject: Proposed change of Zoning

We would like to respectfully object to the proposed change from residential to commercial zoning at the corner or Lamberth and Shady Oaks. We understand that the idea would be to build a gas station at that location.

This would be very disadvantageous, in our opinion! Why place another gast station in the middle of a residential area? There are numerous gas stations on FM 1417, Heritage Pkwy, which is rightfully zoned as commercial. There is no need to change zoning from residential to commercial at a location that is mere blocks away from an already commercial area.

To do so would undoubtedly cause traffic problems for an already busy intersection. Shady Oaks Lane is more and more congested due to the additional of the sports fields and new housing developments in recent years, not to mention the citywide public events that are held at Pecan Grove Park several times a year.

Please consider the wishes of the taxpayers in this area, regarding this proposed zoning change, rather that the outside voices of would-be investors and developers. There is no shortage of growth and development in all of Sherman. The residential areas should be protected and kept safe for families and children at play in their respective neighborhoods.

Thank you for your consideration.

Sincerely,

Roy & Jennifer Webster
3216 Bandera Dr.
Sherman, TX

Marlow, Lauren

From: Planning
To: Joe Parkes
Subject: RE: Gas station proposal

From: Joe Parkes
Sent: Monday, July 10, 2023 6:38 PM
To: Planning
Subject: Gas station proposal

I object to the possible zoning change for commercial use at Lamberth and Shady Oaks. I live in Carriage Estates and the lot is surrounded by homes.

Sincerely
Joe Parkes
2106 Norwood St
Sherman, TX

Marlow, Lauren

From: Planning
To: Beth Weeks
Subject: RE: Against changing zoning on Lamberth/Shading Oskd

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From: Beth Weeks
Sent: Monday, July 10, 2023 7:29 PM
To: Planning
Subject: Against changing zoning on Lamberth/Shading Oskd

To City of Sherman Planning and Zoning

We want to state our objection to the request to change a residential zoning to commercial in order for investors to build a proposed gas station on the corner of Lamberth and Shady Lane.

Please do not change zoning on Lamberth and Shady Oaks. We do not need the heavy traffic in our quiet neighborhood. This would be a invasion of what is left of our peaceful area, with their bright lights, noise, pollution. Many of us invested in this area to be close enough to Sherman without it being right in our backyards when we bought homes here. I remember the quiet area we loved when we first bought here with our fences backing up to wheat fields. This would also be a safety hazard with extra traffic and possibly crime issues right next to our homes.

Our children and neighbors enjoy a place to ride bikes, jog, and visit with neighbors without the extra traffic commercial property brings.

You already allowed someone to come in during the middle of the night and take down our beautiful Bald Eagles nest on Lamberth and then later remove the rest of the trees and landscape we have enjoyed. Don't let them strip any more trees and bring even more traffic on our small community streets.

Vote NO to changing zoning!
Please Please vote No!!

Beth Weeks

Marlow, Lauren

From: Planning
To: rose penton
Subject: RE: Zone Change at Lamberth & Shady Oak

From: rose penton
Sent: Monday, July 10, 2023 7:42 PM
To: Planning
Subject: Zone Change at Lamberth & Shady Oak

Planning,

There are many reasons why there should NOT be a zone change at this location to become a gas station:

1. This location is currently the intersection of four residential communities.
2. Traffic is congested now without any retail and will be even more congested if it becomes a gas station.
3. Lamberth Road is barely wide enough to allow two way traffic now and will be even worse if this is allowed.
4. No shoulder exists on Lamberth or Shady Oaks so will make driving through even worse.
5. The school buses stop on this road. Kids will be put in more dangerous positions.
6. The US mail, FedEx, UPS, Amazon and other delivery vehicles stop on this road.
7. This is a peaceful neighborhood and the owners here chose this area for that peacefulness. If this is allowed the additional traffic from retail will destroy that quality.
8. A gas station in the middle of our neighborhoods and houses will make trash from the wind blowing it around.
9. There is a blind corner on the northeast side of this intersection. Traffic from north Shady Oaks has to be careful to navigate the intersection to watch for westbound Lamberth traffic.
10. Westbound traffic on Lamberth runs two lanes and then narrows to one lane right before this intersection. For drivers not aware of this change, they think they are accessing a four lane divided street and then it becomes a narrow city street. Many get confused here and they navigate a U-turn
11. Traffic from Remuda Lane cannot turn east on Lamberth. They make a U-turn at this intersection all the time to go east on Lamberth.
12. There is already enough traffic from Walmart wanting to go east but have to travel west on Lamberth and then do a U-turn to go back east at this intersection.
13. We don't need another retail gas station in this location, we have three at Lamberth and 1417 now that cause enough traffic issues as it is.
14. Additional traffic from the west end of Lamberth/Maedowlake lane plus the new housing development in that area is going to congest this road even more.
15. The creek crossing on Lamberth is more or less a single lane and will cause even more issues.
16. We have a lot of people that walk and run from early in the morning up until dark. Additional retail traffic will inhibit those participants activity if not possibly eliminate it.
17. Residential Property values will plummet with retail being added to this area
18. This will be the worst decision for Carriage Estates in a decade that will destroy the neighborhood amenities and add none!
19. This is being viewed as a way for the current landowner to increase the value of his currently overpriced residential property. He failed to sell it as a residential lot because his price was too high, now he wants it zoned retail so he can get even more for it at the expense of the current residential homeowners. It will be a disservice to everyone who is living here and have been for decades.
20. Have you done a thorough traffic study and analysis at this intersection?

Thank you for considering these reasons and listening to the voices of those that this zone change will hurt and NOT benefit.

Rose Penton
2214 Carriage Estates Road
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Ryan Dahle
Subject: RE: Opposing zoning change at Lamberth/Shady Oaks

From: Ryan Dahle
Sent: Monday, July 10, 2023 7:44 PM
To: Planning
Subject: Opposing zoning change at Lamberth/Shady Oaks

I would like to express my opposition to the zoning change for the corner of Lamberth and Shady Oaks. This is a neighborhood full of single family homes and adding a retail business on this intersection will not add any benefit to the surrounding homes. I plan to attend the zoning on the 18th.

Thank you

Ryan Dahle
1911 Norwood St.
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: TOM HERRMANN
Subject: RE: Zoning change

From: TOM HERRMANN
Sent: Monday, July 10, 2023 7:55 PM
To: Planning
Subject: Zoning change

I have noticed a sign at the corner of Lamberth and Shady Oaks stating that they want to change the zoning in that area. I am very much against the change and especially putting in a gas station. We will be out of town at the time of the meeting, but want our vote to count

Tom Herrmann
3418 Montclaire dr. , Sherman

ITEM #27

Marlow, Lauren

From: Planning
To: Ryan Brooks
Subject: RE: gas station … Lamberth and Shady Oaks lane

From: Ryan Brooks
Sent: Monday, July 10, 2023 9:33 PM
To: Planning
Subject: gas station … Lamberth and Shady Oaks lane

To p and z:
I want to state my objection to the request to change a residential zoning to commercial- in order for investors to build a proposed gas station on the corner of Lamberth and Shady Oaks lane.

Sincerely
Ryan Brooks

Marlow, Lauren

From: Planning
To: Raylene Burleson
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Raylene Burleson
Sent: Monday, July 10, 2023 10:19 PM
To: Planning **Subject:** Opposing Zoning Change at Lamberth/Shady Oaks

Sherman Planning and Zoning Commission Members,

We'd like to thank you for the position you hold as a zoning commission member. Many positive changes have and are taking place in Sherman and you are to be commended for making effective recommendations to the city council regarding potential changes for the betterment of the city of Sherman.
We appreciate the opportunity we're allowed to voice our concern regarding the zoning change of the 1.428 acre lot at the corner of Lamberth Road and Shady Oaks. We're very concerned that this change will be detrimental to surrounding neighborhoods.
We've lived at Carriage Estates for 28 years. We chose this neighborhood solely because it was in a quiet, low traffic and safe area. Rezoning the above referenced property, and allowing commercial use of this property, will most definitely create a high traffic area, resulting in a noisy and less safe environment.
Not only will it increase traffic and create a noisy, less safe environment, it will affect our property values tremendously. For the same reason that we oppose such use of this property, potential buyers will be influenced by those same factors.
The property where the zoning change has been requested is surrounded by private residences. Imagine the impact that commercial use of this property can and most likely will have on the adjacent homes and what a risk it poses to the residents, particularly children, in the area. I don't believe that any of you would want such in your neighborhood?
Please consider the negative impact that rezoning this location will have on this area that many call home and feel so safe and secure in.
Thank you, in advance, for taking this matter seriously and acting on behalf of the residents in the city of Sherman.

Respectfully,
Gerry and Raylene Burleson
2100 Carriage Estates Road

ITEM #27

Marlow, Lauren

From: Planning
To: s. stovall
Subject: RE: Opposing zoning change

From: s. stovall
Sent: Monday, July 10, 2023 10:26 PM
To: Planning
Cc: Rae, Rob
Subject: Opposing zoning change

I'm communicating my opposition to the proposed zoning change from residential to retail business at the corner of Shady Oaks/Lamberth. There are homes on all 4 boundaries of this property. The 24/7 lighting required for business, the commercial fuel tank trucks, commercial trash, and commercial trucks restocking the stores goods will create excessive noise. There are 3 fuel station choices within .5 miles of this proposed station. The middle of a residential area is unwise, unnecessary, and unwanted. Please pass on this zoning change.

Sincerely,

Sherry Stovall

ITEM #27

Marlow, Lauren

From: Planning
To: Kiki O
Subject: RE: Opposing Zone Change Lamberth/Shady Oaks

From: Kiki O
Sent: Monday, July 10, 2023 11:14 PM
To: Planning
Subject: Opposing Zone Change Lamberth/Shady Oaks

Dear P&Z Members,

Thank you for serving our community. We appreciate your time and commitment as you oversee the growth in Sherman.

I oppose allowing any more commercial property in this highly residential area. Word on the street is this zone change is for a gas station to be built on the southwest corner of W Lamberth and Shady Oaks. There are two gas stations a short distance down the street (W. Lamberth) from this area and both have convenience stores in them. We do not need another gas station in this area. If City officials feel Sherman needs another gas station then put one on Hwy 289 and W. Lamberth. Please keep all undeveloped space in this area zoned residential or better yet, put it all back in ag.

Sincerely,

Kiki Osterman
3685 W Washington St
Sherman TX 75092

Marlow, Lauren

From: Planning
To: Lori Holcombe
Subject: RE: Lamberth/Shady Oaks

From: Lori Holcombe
Sent: Tuesday, July 11, 2023 6:42 AM
To: Planning
Subject: Lamberth/Shady Oaks

Please Please reconsider building a public building such as a gas station here. I live in this neighborhood and am completely opposed to more traffic, noise, trash, crime and not to mention the bright lights that comes with it. This is my neighborhood which by the way, we all pay higher taxes to keep it nice and quiet.
Thank you-
Lori Holcombe

ITEM #27

Marlow, Lauren

From: Planning
To: Issa 1993
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Issa 1993
Sent: Tuesday, July 11, 2023 7:28 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

To whom it may concern,

As a resident of this area I strongly oppose the rezoning at Lamberth/Shady Oaks. The re-zoning causes safety concerns to our neighborhood, not to mention the value of our properties and unsafe excessive traffic to our area. This area has new housing subdivisions in progress that will bring excessive traffic. The re-zoning will increase the traffic causing serious safety and environmental concerns to our neighborhood.

Tony Strawn
1813 Carriage Estates Rd
Sherman, Tx 75092

Sent from Mail for Windows

Marlow, Lauren

From: Planning
To: Mel Strawn
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Mel Strawn
Sent: Tuesday, July 11, 2023 7:31 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

To whom it may concern,

As a resident of this area I strongly oppose the rezoning at Lamberth/Shady Oaks. The re-zoning causes safety concerns to our neighborhood, not to mention the value of our properties and unsafe excessive traffic to our area. This area has new housing subdivisions in progress that will bring excessive traffic. The re-zoning will increase the traffic causing serious safety and environmental concerns to our neighborhood.

Marlow, Lauren

From: Planning
To: Barbara Boland
Subject: RE: NO GAS STATION IN MY NEIGHBORHOOD

From: Barbara Boland
Sent: Tuesday, July 11, 2023 7:35 AM
To: Planning
Subject: NO GAS STATION IN MY NEIGHBORHOOD

This is in regards to the corner lot on Lamberth and Shady Oaks.
I've lived in Carriage Estates since 2001. I travel Lamberth several times a day.
Why in the world would the city even think about allowing a gas station to be built in a residential neighborhood? Money is usually the bottom line but think of the residents living next to this lot. I know them all. An elderly widow. A friend from high school and her husband. People who are already in the process of building their dream homes.
Check your hearts, people. Check your hearts. Care about people instead of the $$$$.

ITEM #27

Marlow, Lauren

From: Planning
To: Steve Klassen
Subject: RE: Zoning change at Lamberth/Shady Oaks

From: Steve Klassen
Sent: Tuesday, July 11, 2023 8:11 AM
To: Planning
Subject: Zoning change at Lamberth/Shady Oaks

To the Planning & Zoning Committee,

I want to state my objection to the request to change residential zoning to commercial at the corner of Lamberth & Shady Oaks in order for investors to build a proposed gas station on the corner of Lamberth and Shady Oaks lane.

This zoning change will have a negative impact on our neighborhood to include; increased traffic in a residential area, more trash, noise, crime, pollution, and bright lights 24/7.

It will also destroy more of our trees, negatively affect the value of our homes, safety of our children and disturbing a nice quiet neighborhood where residents enjoy walking and visiting their neighbors.

Respectfully,
Steve Klassen
2501 Remuda Drive
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Tracie Klassen
Subject: RE: Lamberth and Shady Oaks objection

From: Tracie Klassen
Sent: Tuesday, July 11, 2023 8:19 AM
To: Planning
Subject: Lamberth and Shady Oaks objection

To the Planning & Zoning Committee,

Good morning, I want to state my objection to the request to change residential zoning to commercial at the corner of Lamberth & Shady Oaks in order for investors to build a proposed gas station on the corner of Lamberth and Shady Oaks lane.

This zoning change will have a negative impact on our neighborhood to include; increased traffic in a residential area, more trash, noise, crime, pollution, and bright lights 24/7.

It will also destroy more of our trees, negatively affect the value of our homes, safety of our children and disturbing a nice quiet neighborhood where residents enjoy walking and visiting their neighbors.

Please help to keep our neighborhood free of commercial businesses that are frankly not needed. We already have a corner at Lamberth and 1417 that has a run down gas station and two others that have plenty of business. Please no more. Traffic is already heavy on Lamberth to the west of 1417 and this proposed gas station would only make it worse and very unsafe.

With kind regards,

Tracie Klassen
2501 Remuda Dr
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Yahoo
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Yahoo
Sent: Tuesday, July 11, 2023 9:32 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

Please keep this lot zoned for residential use. We understand the need for progress. Progress will occur and we need to manage it. We also see the need for neighborhoods to be full of houses and not commercial property. Especially if there are plans to put in gas stations so close to homes. We moved to a neighborhood in Sherman to be around other houses and families, not for those properties to be re-zoned as commercial property.
There are plenty of lots outside of this neighborhood for commercial property. Please keep this lot for residential.

Chester Jackson
Wendy Jackson
Cody Jackson
2210 Carriage Estates Rd Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: BARRY GANT
Subject: RE: ZONING CHANGE

From: BARRY GANT
Sent: Tuesday, July 11, 2023 9:54 AM
To: Planning
Subject: ZONING CHANGE

I AM OPPOSING THE ZONE CHANGE AT LAMBERTH AND SHADY OAKS

BARRY GANT

3517 W LAMBERTH RD. SHERMAN TEXAS

ITEM #27

Marlow, Lauren

From: Planning
To: Guy and Dyann Clay
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Guy and Dyann Clay
Sent: Tuesday, July 11, 2023 10:08 AM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

I moved to Sherman to retire in a quiet, calm residential area. I had to retire early due to high pressure job I had. Now I have a convenience store/gas station wanting to move in next door. The last thing I want is to have all the lights, the noise from all the traffic, the fumes from the gas being pumped in, the trash everyone throws down and any possible violence that may happen there. We have 3 stations at Lamberth and 1417, 1 at 1417 and Taylor and 1 planned for west end of Lamberth at the apartments they are building. We don't see any reason to put one in the middle of our quiet residential area. We hope you will hold the integrity of Sherman and our residential area to the utmost importance.
Thank You
Guy E. Clay
3024 W. Lamberth Rd.
Sherman,Tx 75092

Marlow, Lauren

From: Planning
To: Rick Slakey
Subject: RE: Lamberth and shady lane zoning change

From: Rick Slakey
Sent: Tuesday, July 11, 2023 11:00 AM
To: Planning
Subject: Lamberth and shady lane zoning change

I guess the big question is why? There are enough gas stations up and down 1417 that we don't need one placed in the middle of a residential section. This will be a real dangerous intersection if this happens. There has been wreck in the past at this intersection so why make it worse. Please do not let this location change to a commercial property. Thank you very much for your consideration.
Rick Slakey

Sent from my iPhone

ITEM #27

Marlow, Lauren

From: Planning
To: lagnaf77@netzero.net
Subject: RE: Opposing zoning change at Lamberth / Shady oaks

From: lagnaf77
Sent: Tuesday, July 11, 2023 11:12 AM
To: Planning
Subject: Opposing zoning change at Lamberth / Shady oaks

This is Eugene Hardesty of 2420 Remuda Dr., Sherman... I live close to this proposed change and I am 100% opposed to it.... We have 4 gas station convenience stores within 4 blocks of this location and I don't believe we need another one.... We have a housing shortage, this should remain residential.... Thank You..

ITEM #27

Marlow, Lauren

From: Planning
To: Carlos Rivas
Subject: RE: Proposed Zoning Change: Gas Station Shady Oaks and Lamberth

From: Carlos Rivas
Sent: Tuesday, July 11, 2023 11:37 AM
To: Planning
Subject: Proposed Zoning Change: Gas Station Shady Oaks and Lamberth

Dear City of Sherman Planning and Zoning Commission,

I hope this email finds you well. I am writing to express concern and opposition to the proposed gas station project in our neighborhood on Shady Oaks, and Lamberth. While I understand the need for convenient access to fuel, I strongly believe that the potential drawbacks outweigh the benefits in this particular location. I would like to outline several key reasons why I oppose the establishment of a gas station in our neighborhood.

Increased Traffic Congestion:
One major concern is the inevitable increase in traffic congestion that a gas station would bring. The influx of vehicles, especially during peak hours, would exacerbate existing traffic issues, making it more challenging for residents to navigate our neighborhood safely. This heightened congestion can pose risks to pedestrians, cyclists, and other motorists, and even lead to a higher likelihood of accidents.

Noise and Odor Pollution:
Gas stations are known for generating noise pollution from engine sounds, car horns, and pumps. Additionally, the pungent odors associated with gasoline and other chemicals can permeate the air, creating an unpleasant environment for residents nearby. Such disturbances can negatively impact the quality of life and tranquility of our community.

Aesthetics and Community Character:
Our neighborhood prides itself on its unique character and aesthetic appeal. The introduction of a gas station would disrupt the visual harmony and charm we have cultivated over the years. The bright lights, large commercial structures, and prominent signage that accompany gas stations would be incongruous with the residential and family-friendly nature of our neighborhood. Preserving our community's character should be a priority.

Decreased Property Values:
Numerous studies have shown that the presence of a gas station can have a detrimental effect on property values in the surrounding area. Prospective buyers may be deterred by the perceived risks, nuisances, and inconveniences associated with a gas station nearby. As homeowners, we need to protect our investments and maintain property values for the long-term prosperity of our neighborhood.

Risk of Crime:
Unfortunately, gas stations can sometimes attract criminal activity, including theft, vandalism, and even armed robberies. The potential increase in crime rates near a gas station would understandably raise concerns about personal safety for both residents and visitors to our neighborhood. It is crucial to prioritize the well-being and security of our community. Both adults and children are often riding bikes and walking throughout our neighborhood.

Because of these concerns, I would like to ask you to reconsider the proposal to establish a gas station in our neighborhood. I believe that alternative locations that are more suitable, both in terms of commercial viability and minimal impact on residential areas, should be explored.

I would greatly appreciate your attention to these concerns, and I encourage you to engage in a meaningful dialogue with the community before finalizing any decisions regarding the gas station project. Our neighborhood's well-being, character, and long-term sustainability are of utmost importance to all of us.

Thank you for your time and consideration.

Sincerely,
Carlos Rivas
2505 Remuda Dr.
Sherman, Texas 75092

Marlow, Lauren

From: Planning
To: Casie Rivas
Subject: RE: Zoning Change Proposal: Shady Oaks and Lamberth Gas Station

From: Casie Rivas
Sent: Tuesday, July 11, 2023 11:59 AM
To: Planning
Subject: Zoning Change Proposal: Shady Oaks and Lamberth Gas Station

Dear City of Sherman Planning and Zoning Commision,

I hope this email finds you well. I am writing to express my deep concerns regarding the proposed gas station in our neighborhood. While I understand the need for convenient access to fuel, I believe it is crucial to consider the potential negative impacts such a development might have on our community.

Increased Traffic Congestion: The addition of a gas station would undoubtedly bring a substantial increase in vehicular traffic to our neighborhood. This surge in cars and congestion could lead to safety hazards, difficulty navigating our streets, and longer commute times for residents.

Noise and Odor Pollution: Gas stations are known for generating noise pollution from engine noises, honking, and the operation of pumps. Additionally, the smell of gasoline and other chemicals associated with fuel stations can be intrusive and unpleasant for those living nearby, detracting from our quality of life.

Aesthetics and Community Character: Our neighborhood has a unique character that we strive to maintain and preserve. Introducing a large commercial structure like a gas station could disrupt the aesthetics and atmosphere we cherish. Bright lights, signs, and an industrial appearance could clash with the residential and historic nature of our community.

Decreased Property Values: Studies have shown that the presence of a gas station can negatively impact property values. The associated risks and inconveniences may deter potential homebuyers, leading to a decline in housing prices. As homeowners, this could directly impact our investment and financial well-being.

Risk of Crime: Gas stations, unfortunately, can attract criminal activity. The presence of a fuel station in our neighborhood might increase the risk of theft, vandalism, or even armed robberies. Such concerns can create anxiety among residents about their personal safety and well-being.

Considering these factors, I urge you to carefully reconsider the decision to approve the proposed gas station in our neighborhood. While access to fuel is important, we must prioritize the overall well-being and harmony of our community. Exploring alternative locations or focusing on sustainable and eco-friendly alternatives should be thoroughly explored.

I kindly request that our voices be heard through community consultations and town hall meetings to ensure that the potential negative impacts of this project are adequately addressed. Together, we can strive for a neighborhood that upholds its character, safety, and the quality of life for all residents.

Thank you for your attention to this matter. I look forward to your thoughtful consideration and a constructive dialogue on this issue.

Sincerely,

Casie Rivas
2505 Remuda Drive

Marlow, Lauren

From: Planning
To: Kitty Richardson
Subject: RE: Opposing Zone Change at Lamberth/Shady Oaks

From: Kitty Richardson
Sent: Tuesday, July 11, 2023 12:36 PM
To: Planning
Subject: Opposing Zone Change at Lamberth/Shady Oaks

To: Planning & Zoning

I want to state my objection to the request to change a residential zoning to commercial in order for investors to build a proposed gas station on the corner of Lamberth and Shady Oaks.

Kitty Richardson
2022 Norwood Street
Sherman, TX

ITEM #27

Marlow, Lauren

From: Planning
Subject: RE: 2500 block west lamberth road

From: Tj Larosa
Sent: Tuesday, July 11, 2023 1:42 PM
To: Turner, Kerri
Subject: 2500 block west lamberth road

To Whom it May Concern,

I would like to verbally oppose the zoning change for the 2500 west block of Lamberth/ Shady oaks, Sherman, Texas 75092.

Sent from Yahoo Mail on Android

ITEM #27

Marlow, Lauren

From: Planning
To: Nick Avlos
Subject: RE: Opposing Zone Change at Lamberth/Shady Oaks

From: Nick Avlos
Sent: Tuesday, July 11, 2023 1:54 PM
To: Planning
Subject: Opposing Zone Change at Lamberth/Shady Oaks

I am writing this memorandum in opposition to a zoning change at the Southwest corner of Lamberth and Shady Oaks in Sherman, Texas. This corner is surrounded by residential home and a gas station or any other commercial business would be completely out of place in this area.

Please record this letter as our disapproval of any such change.

Nick & Sidney Avlos
2504 Riata Drive
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: James Fry
Subject: RE: proposed zoning change at Shady Oaks Lane and Lamberth Road

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From: James Fry
Sent: Tuesday, July 11, 2023 3:10 PM
To: Planning
Cc: janetsplanet007
Subject: proposed zoning change at Shady Oaks Lane and Lamberth Road

Note my strenuous objection to the request for a change of zoning described above.

My wife Janet and I reside a quarter of a mile away at 74 Shady Oaks Circle. We travel on Lamberth Road and Shady Oaks Lane daily. The requested change in zoning is located around 20 feet from a series of very nice and well-maintained homes on Shady Oaks Lane. Just west of the location you will pass Carriage Estates and other well maintained residential areas. It is one of the nicer areas you will find in Sherman where long-term residents reside and live their lives in peace.

I understand the requested zoning change is for a gas station. There is no public necessity for another gas station. Within a stone's throw, one can buy gas at Wal-Mart, an independent station and a Valero gas station convenience store operation.

Here is hoping good sense will prevail and this request will be denied.

James A. Fry

ITEM #27

Marlow, Lauren

From: Planning
To: Doretta Kinnison
Subject: RE: Protest of (23-003776)

From: Doretta Kinnison
Sent: Tuesday, July 11, 2023 3:19 PM
To: Planning

7/11/2023

City of Sherman

We am contacting to protest the zoning change for the corner of Shady Oaks and Lamberth (23-003776)

We do not approve of the rezoning to become a gas station for the following reasons.

- Will adversely impact the homes' value and appeal of the houses adjacent and close to the station.

- There are pipelines in that area, new tanks do not need to put in the ground anywhere near the gas lines or old oil pump station.
  The new tanks could be a future hazard to the surrounding homes as they get old or damaged.

- 4 gas stations are within a half a mile distance to the proposed station. Why do we need another so close in proximity and in a
  residential neighborhood.

- Corner is already dangerous because it is on a blind curve and the streets are narrow, they were not made for all this extra traffic.
  Cars pulling in the station or out onto Lamberth or Shady Oaks will cause even more traffic issues, making it even more dangerous to
  the flow of traffic.

Regards,

Randy and Doretta Kinnison

3417 Montclair Drive

Marlow, Lauren

From: Planning
To: Dee Dee Q. Martinez
Subject: RE: Opposition to Zoning Change at Corner of Lamberth/Shady Oaks

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From: Dee Dee Q. Martinez
Sent: Tuesday, July 11, 2023 3:41 PM
To: Planning
Subject: Opposition to Zoning Change at Corner of Lamberth/Shady Oaks

To Whom It May Concern:

Please accept this email as our opposition to the zoning change at the corner of Lamberth and Shady Oaks. We feel that this would create an impact of heavy traffic in a residential area, trash, noise, crime, pollution, bright lights 24/7, destroying more of our trees, negatively affect the value of our homes, safety of our children and disturbing a nice quiet neighborhood where residents enjoy walking and visiting their neighbors. In addition, less than half a mile from that location are three fuel stations, Murphy at Walmart, Valero Lone Star Food Store and VP Fuels. Also, down the street on the corner of West Taylor St and North Heritage Parkway is a Gulf Station.

There is no need for anymore fuel stations or commercial businesses in this area.

We live at 2209 Carriage Estates Rd, Sherman Tx 75092.

Thank you kindly,
Jose & Debbie "Dee Dee" Martinez

Sent from Yahoo Mail on Android

ITEM #27

Marlow, Lauren

From: Planning
To: Judy Fry
Subject: RE: Zoning change of Shady Oaks and Lamberth Road

From: Judy Fry
Sent: Tuesday, July 11, 2023 3:48 PM
To: Planning
Subject: Zoning change of Shady Oaks and Lamberth Road

I am the owner of the property at 2006 Carriage Estates Road. It is my understanding the owner or buyer of the corner of Shady Oaks and Lamberth Road is requesting a zone change for a gas station to be built. I am very much against this zone change. These surrounding neighborhoods cannot handle the additional traffic plus the roads in this area are not even handling the present traffic. Vehicles have to get in the ditch or side of the road to pass an oncoming vehicle. This is a terrible location for a commercial property. This would not be in the best interest of any of the tax paying citizens living in this area. Please vote NO to this zoning change.

Sincerely
Judy Fry

ITEM #27

Marlow, Lauren

From: Planning
To: Thea Turner
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks.

From: Thea Turner
Sent: Tuesday, July 11, 2023 3:52 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks.

To who it may concern. I am writing this email to voice my opposition to the proposed zoning change at Lamberth/Shady Oaks. This location is in the middle of residential areas and does not to be commercial. I believe adding a gas station to area will be a determent to the area. I believe that the security of our neighborhoods will decline as more people are coming around that would not necessarily have a need to be here. This will also affect traffic as the roads are already tight and hard to navigate. Also, there will be increased danger to our children and grandchildren.

Thanks,
Thea Turner
1805 Carriage Estates Rd.
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Melissa Sandoval
Subject: RE: Opposition to the zoning change at Lamberth/Shady Oaks.

From: Melissa Sandoval
Sent: Tuesday, July 11, 2023 4:20 PM
To: Planning
Subject: Opposition to the zoning change at Lamberth/Shady Oaks.

Dear P&Z Commission members,

I am writing to oppose the zoning change at Lamberth/Shady Oaks. As a resident of nearby O'Hanlon Ranch, I feel there are many negative impacts of allowing commercial properties at this location. There is no need for a gas station to be located so close to a residential neighborhood. A gas station will cause heavy traffic in a residential area, trash, noise, crime, pollution, bright lights 24/7, destroying more of our trees, and negatively affect the value of our homes. In addition, a gas station decreases the safety of our children and disturbs a nice quiet neighborhood where residents enjoy walking and visiting their neighbors.

Please consider these concerns and do not allow a change to the zoning at this location.

Kind regards,
Melissa Sandoval
2906 Butterfield Trl
Sherman, TX

Sent from my iPhone

ITEM #27

Marlow, Lauren

From: Planning
To: Judd Dupuis
Subject: RE: Protest: Gas station at Lamberth & Shady Oaks

From: Judd Dupuis
Sent: Tuesday, July 11, 2023 4:41 PM
To: Planning; Rae, Rob
Cc: Layna Dupuis
Subject: Protest: Gas station at Lamberth & Shady Oaks

Planning board,

I'm writing in protest to the declared gas station development at the corner of Lamberth Rd and Shady Oaks Dr.

While development is encouraged in our city, this isn't the right kind of development.

Within one driving mile we have four gas stations and a super market. These provide ample access to fuel as well as more than necessary access to frivolous items such as alcohol, nicotine products, and processed snacks.

We are all aware that gas stations thrive on the sell of these non-essential items marked up for profitability masked as "convenience". This is not a service to our community, our health, or our economic standing.

I recommend the board to deny this gas station and rather invite something of need such as a quality restaurant or small business that uplifts the surrounding residential citizens.

I live at 2807 Deerwood Ct, Sherman, TX 75092. My wife and I see far more potential harm than benefit to our two young children.

Please consider this email and safeguard this neighborhood from an unnecessary business that adds little to no value to the residents or the city.

Judd Dupuis
903.209.3618

ITEM #27

Marlow, Lauren

From: Planning
To: dconnor0005
Subject: RE: Site plan and Zone Change

From: dconnor0005
Sent: Tuesday, July 11, 2023 7:38 PM
To: Planning
Subject: Site plan and Zone Change

I reside @ 2106 Wyndham Court and I oppose the zoning change at 2500 Block West Lamberth Road from residential to retailbusiness.

Debbie Connor
2106 Wyndham Court
Sherman. TX 75092
Sent from my Galaxy

ITEM #27

Marlow, Lauren

From: Planning
To: Larry/Helen Vargus
Subject: RE: Opposing Zone Change at Lamberth/Shady Oaks at 2500 Block West Lamberth

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From: Larry/Helen Vargus
Sent: Tuesday, July 11, 2023 6:27 PM
To: Planning
Subject: Opposing Zone Change at Lamberth/Shady Oaks at 2500 Block West Lamberth

Planning and Zoning Commission,

We wish to state that we are opposed to changing the Zoning from C-1 to R-6 for the property at 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of Elijah Hartzog Survey, Abstract No. 540.

We understand that the zoning change is being requested so that a gas station and convenience store can be built and operated on the property. This type of business is not needed as there are more than enough gas pumps and convenience stores close by:

1. First, we have 3 gas stations with 20 pumps close to the corner of 1417 and West Lamberth Road. These three businesses--Walmart, Valero, and VP-- are less than 1/2 a mile away..

2. Second, these same 3 stores all sell groceries and convenience items as well as selling gas.

3. Third, less than .2 miles West on 1417 at the West Taylor Street intersection there is also a Gulf gas station and convenience store with 4 gas pumps. There is also a Family Dollar convenience store near the corner of 1417 and West Taylor Street.

4. Fourth, the location at the intersection of Shady Oaks Lane and West Lamberth are very narrow roads and this intersection is not well seen because vehicles are coming East up over the hill on Lamberth Road and this is a four way intersection.

5. Fifth, the location at the intersection of Shady Oaks Lane and West Lamberth would also make it hard for customers leaving that property onto Lamberth Road from seeing oncoming traffic which is posted at a 35 MPH speed limit.

6. This is not the place for a commercial business of any kind since it the last piece of residential property in this area. This parcel is surrounded by homes with steadily increasing property assessments. No one wants to live next to a gas station with vehicles coming and going all day and night, not to mention the commercial lighting that would become a nuisance for all of the houses in the area.

Thank you for considering our comments,

Larry and Helen Vargus
2111 Carriage Estates Road

ITEM #27

Marlow, Lauren

From: Planning
To: Robert Bennett
Subject: RE: Opposing Zoning change@Lamberth/Shady Oaks

From: Robert Bennett
Sent: Tuesday, July 11, 2023 8:12 PM
To: Planning
Subject: Opposing Zoning change@Lamberth/Shady Oaks

My wife and I have lived in Carriage Estates in 4 homes since 1979. We are adamantly opposed to the proposed zoning change at corner of Lamberth and Shady Oaks. That lot is an island surrounded by homes. Many issues call for the change to be defeated. Safety, travel on less than adequate roads, home values of people who moved to the area in good faith and many more reasons to list here.

Please make the right decision and oppose the change. Best regards,

Robert and Joy Bennett
1912 Carriage Estates RD
Sherman, Tx 75092

Marlow, Lauren

From: Planning
To: John
Subject: RE: Opposition to zoning change on Lamberth/Shady Oaks

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From: John
Sent: Tuesday, July 11, 2023 9:09 PM
To: Planning; Rae, Rob
Subject: Opposition to zoning change on Lamberth/Shady Oaks

I'm communicating my opposition to the proposed zoning change from residential to retail business at the corner of Lamberth and Shady Oaks. This intersection is right in the middle of a residential area and would be unwise, unnecessary, and most of all unwanted by those that live in and around the area to change the zoning from residential to commercial.

Currently, there are homes on all 4 boundaries of this property. This is currently a quiet neighborhood that you would be bringing unwanted additional commercial truck traffic, 24/7 lighting required for a gas station/convenience stores, dangerous fuel tanker trucks, commercial trash, and will create excessive noise that comes with all of these.

As for adding additional shopping, we have a Walmart within a 1/4 mile of this location. We have a Dollar General with a 1/2 mile, and we have 3 fuel station choices all with an attached convenience store all within a 1/2 mile of this proposed station.

This isn't a commercial area. Keep neighbors in neighborhoods and retail/commercial in commerce zones.

Please pass on this zoning change.

Sincerely,

John Stovall

Marlow, Lauren

From: Planning
To: Bryan Rockwell
Subject: RE: Opposing Zoning Change at Lamberth Road / Shady Oaks Lane

From: Bryan Rockwell
Sent: Wednesday, July 12, 2023 11:36 AM
To: Planning
Cc: Bryan Rockwell
Subject: Opposing Zoning Change at Lamberth Road / Shady Oaks Lane

My wife & I built our home and moved to this address in June 1998 (25 years ago). We live 3 houses due north of this Zoning Change Request changing it from R-6 (Single Family Residence) to C-1 (Retail Business).
We oppose this zoning change for the following reasons:

— Our neighborhood has always been mapped as a Suburban neighborhood. We built our house at our location with the understanding it would remain surburban / residential.
— The C-1 (Retail Business) rendering that we was shown at the Planning & Zoning Office was a Convenient Store with a Multi Bay Gas Station. This is not in conjunction with our existing residential neighborhood.
— There is no need for another gas station / convenience store as on FM 1417 (aka Heritage Parkway) there is Walmart with a gas station / Valero / VP & Gulf Fueling Stations also with convenience stores within 1/2 to 1 mile of this proposed C-1 (Retail Business) Gas Station with Connivence Store location.

—This C-1 (Retail Business) Zoning Change would add too much Traffic Congestion / Safety at the Lamberth Road / Shady Oaks Lane intersection.
— Environmental Safety issues to a residential neighborhood with usage of underground gasoline storage tanks & tanker trucks delivering gasoline supplies at this location in proximity to existing / established houses located on lots that either join this property or directly across the street on the north side of Lamberth Road.

—Retail Business Lighting that could be on 24/7.
— Retail Business Operation that could be operating 24/7.
— Noise Level will increase considerably at this intersection due to Traffic i.e. engine noise, horns honking, loud music, etc..
— Air Quality from gasoline fumes
— Environmental Safety Hazards of potential explosions due to improper fueling of vehicles, gasoline transport trucks delivery accidents, etc.
— Increase in Trash produced by retail clients not properly disposing of bags, food wrappers, cups, etc.
— High potential of armed robberies of a convenience store due to being located at a secluded location. This is a direct threat to our residential neighborhood if one or more flee the scene and police pursue them into our existing neighborhood. Home invasions & gun fights could be a potential issue.

Please call us if you need any clarifications to the above opposition points or have any questions.
We will be attending the Planning & Zoning Meeting on Tuesday, 7/18 at 5:00 pm. I do plan on speaking to these opposing points.

Regards,
Bryan & Janice Rockwell
2510 Shady Oaks Lane
Sherman, Tx 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Rusty Sarrett
Subject: RE: Proposed Zoning change at Lamberth rd. and Shady Lane

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From: Rusty Sarrett
Sent: Wednesday, July 12, 2023 12:10 PM
To: Planning
Subject: Proposed Zoning change at Lamberth rd. and Shady Lane

Hello,

My name is Rusty Sarrett at 3421 Montclaire Drive, Sherman Texas.

I am against the proposed zoning change for a gas station.

I realize that residential growth is coming to our neighborhood but I don't see any need for a new gas station when there are at least 4 gas stations within a half mile of the proposed new gas station.

Please vote no on zoning change and let the continued growth be from new homes and not commercial properties.

Thank You,

Rusty Sarrett

Marlow, Lauren

From: Planning
To: arpadsr
Subject: RE: Zoning at Lamberth/Shady Oaks

From: arpadsr
Sent: Wednesday, July 12, 2023 12:32 PM
To: Planning Subject: Zoning at Lamberth/Shady Oaks

We oppose the zoning change. This will negatively impact our residential area with noise, crime, pollution, trash, bright lights all night and heavy traffic. This is a nice neighborhood where we can walk and visit neighbors. Also, negative affect value of of our homes and safety of our kids. Thanks.
Arpad & Pam Pocza
2412 Remuda

Sent from my iPhone

Marlow, Lauren

From: Planning
To: Jeannette Everett
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Jeannette Everett
Sent: Wednesday, July 12, 2023 1:03 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

Dear Mr. Rae,
It has recently come to my attention that there is a request to change the zoning from single family residential to commercial at the Corner of Lamberth and Shady Oaks. The main purpose is for a Gasoline station to be erected there. As a homeowner on Norwood street for 28 years, I am very much against this. Our Quiet neighborhood with the Country feeling in the city would be absolutely RUINED!
Residents regularly walk with their children safely through this area. The wildlife will be displaced from their natural habitats.
Crime will undoubtedly come to our neighborhood in increased amounts.
There are no less than three Gas stations approximately two city blocks from this proposed site,1417 and Lamberth, with another one approximately one city block away from them, 1417 and Taylor street. Changing this property that sits in the middle of a Single Family residential neighborhood doesn't make sense. It's bad enough we were blind sided by the Large multifamily construction on Lamberth just to the west of there. Since that project has started I have seen wildlife, mainly deer, displaced from their natural habitat and confused. I recently had four small deer run alongside my car one morning last week for approximately a quarter mile and then run onto the construction site. Undoubtedly their former safe place. Perhaps moving the Gas station to 82 and lamberth where there is a lot of traffic would be wiser, and more profitable. This proposed site is in between private single family dwellings. Completely out of place for a commercial property,especially a gas station. Families are moving to Sherman and our neighborhood to get away from the crowded commercial feeling of the bigger suburbs, Please don't turn our peaceful little neighborhood into another Frisco. There are plenty of other places to crowd commercial buildings into. Count me as one more homeowner definitely AGAINST this zoning change. Thank you for your time, Respectfully, Jeannette Everett

Marlow, Lauren

From: Planning
To: Hayden Adair
Subject: RE: Zone Change in 2500 Block West Lamberth Road

From: Hayden Adair
Sent: Wednesday, July 12, 2023 1:20 PM
To: Planning
Subject: Zone Change in 2500 Block West Lamberth Road

To whom it may concern,

My name is Hayden Adair, and I live at 2415 Shady Oaks Lane, which is right across the street from the lot in question. I adamantly oppose the proposed site plan and zone change concerning the property located in the 2500 Block West Lamberth Road. There are a few reasons for my opposition. Firstly, the location of the lot does not make sense for a commercial space. There are houses on all sides of the lot, and the neighborhood is quickly being developed and grown out with new families building homes all the time. It is a growing neighborhood that is perfect for a family or a newly married couple, and I believe adding a commercial space would be detrimental to continued development and would discourage any new families from moving into the surrounding area. Second, I believe creating a commercial lot would decrease safety in the area. The lot is close to a nearby community park and the surrounding neighborhood contains young children, so there are always children and families outside either walking down the street to get to the park or playing in their yard. If the lot becomes a commercial space, then it will increase traffic and the amount of visitors in the neighborhood. This puts everyone who likes to walk outside or play with their kids outside at a higher risk of injury or other crimes. Third, if the lot becomes a commercial space, then it could decrease the property value of the surrounding homes. The country is currently close to a financial crisis and the housing market is a huge problem, so now more than ever, we should be concerned with protecting home values. If the homes near the lot begin to lose value, it could put families at risk of a decrease in their investment, and if they are forced to sell their home at a lower value due to the commercial lot, that could prevent the family from being able to turn around and buy a house with enough space to support their family. Finally, this zoning change is not wanted by the community surrounding the lot, and the voices of the individuals who will be forced to live with the repercussions of this change should be the taken into high consideration.

Thank you for your thoughtful consideration.

Hayden Adair

Marlow, Lauren

From: Planning
To: Carol Beck
Subject: RE: zoning

From: Carol Beck
Sent: Wednesday, July 12, 2023 2:01 PM
To: Planning
Subject: zoning

We oppose the change of zoning at the corner of Lamberth & Shady Oaks for a convenience/gas station. We are residents of the area at 2915 Canyon Creek Dr.

Ronnie & Carol Beck

Marlow, Lauren

From: Planning
To: Terry E
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Terry E
Sent: Wednesday, July 12, 2023 2:15 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

I am a Sherman resident living in the Carriage Estates subdivision. I am writing this email to make the city aware that we are against the zoning change concerning the property located in the 2500 Block West Lamberth Road. This area is more suitable for family housing. It will be much more beneficial for the city and the surrounding neighbors to bring in families that will work and spend their money here.

When there are already four gas stations nearby, people are not going to go out of their way to purchase gas or conenience store items. This will only result in this propsed new business, to it's going out of business within a short period of time. That will result in more problematic issues for the city PLUS decrease the value of our homes in the area. A decresed home value hurts the homeowners and the city tax base.

More housing brings in more families which results in increased property taxes which supports city government and schools. More families means increased sales tax revenues as well. Another gas station does NOT bring in more sales tax, it will only redistribute those same revenues for a short period of time while they are still in business.

We need more housing in Sherman, not another (5th) gas station in the same area. There is no benefit to the city or the property owners. A gas station off a high traffic road only leads to more problems for the city, the police department and the sheriff's deparment. There are many other properties with higher traffic counts in Sherman and around Grayson County that would be more suitable for this type of business.

The city of Sherman has worked too hard for many years to improve the quality of life for it's residents, and to make Sherman a very safe and desirable place to raise a family. Allowing this zoning change will defeat the many accomplishments the city and the citizens are proud of. Our neighborhood and all of the homes in this area are very safe, allowing children to play outside and families to walk or ride bicycles together. Please do not end this for us.

For the future betterment of the city, plus the safety and well-being of it's citizens, I urge the Planning and Zoning Commission to deny this detrimental request.

Respectfully,
Terry Everett
1812 Norwood St.
Sherman, TX 75092

ITEM #27

Marlow, Lauren

From: Planning
To: Bethany Rowenbowen
Subject: RE: Opposing Zoning Change at Lamberth/Shady Oaks

From: Bethany Rowenbowen
Sent: Wednesday, July 12, 2023 2:32 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth/Shady Oaks

Dear Planning and Zoning Commission,

We are concerned residents at 3285 W Lamberth Rd. We strongly oppose the zoning change at Lamberth/Shady Oaks. This area is a longstanding quiet and peaceful neighborhood. We would like it to remain that way.

Sincerely,
Bethany Rowen and Family

ITEM #27

Marlow, Lauren

From: Planning
To: Jules Qualls
Subject: RE: Opposing Zoning Change at Lamberth / Shady Oaks

From: Jules Qualls
Sent: Wednesday, July 12, 2023 3:04 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth / Shady Oaks

My family is opposed to the zoning change and proposed retail business at Lamberth Road and Shady Oaks Ln. We live on Shady Oaks, within the block that this property would be located.

The information we've been given is that a gas station is the likely intended business for this location. If this is true the business would simply be overkill, as there are three (3) other gas stations just two blocks from that corner. Even if another retail business is planned, there are plenty of locations for retail business on Heritage Parkway (FM 1417), and there is no reason for commercial zoning to be located directly in the middle of a residential area just 2 blocks from existing commercial zones. Not to mention the disruptive nature of traffic and lighting on a lot directly across from individual homes.

Over the years Lamberth Road has been populated by more and more businesses, and the residents of my area would simply like to retain what little residential haven we still have. **Please consider denying this zoning application at Lambeth Road / Shady Oaks and require business owners to stay within the existing commercial areas that exist just a few feet away.**

Thank you,

Kathy Qualls
Jules Qualls

DOUGLASS DISTRIBUTING

July 10, 2023

Planning & Zoning Commission
City of Sherman
220 Mulberry Street
Sherman, TX 75090

RE: Project No. 23-003776

Dear Planning & Zoning Commission Members,

My name is Brad Douglass, CEO of Douglass Distributing and I live at 2400 Meadows Lane in Sherman. Since 1981 our family has provided fuel and convenience retailing solutions in Texas and Oklahoma. We service a wide spectrum of industries, and provide services from consulting, design, operation, and maintenance. More importantly, my family lives in Sherman and we raised our children here. We are proud of our adopted hometown and sincerely desire the best for all of us. It is out of concern that I write this letter related to this project which proposes construction and operation of a gas station in the middle of a residential zoned neighborhood.

My sister operates a Valero branded convenience store called Lone Star Food Store, which is located at 2121 FM 1417, Suite K, Sherman, TX 75092. This store is located on the southeast corner of FM 1417 and Lamberth Road approximately two blocks east from the site of the above project. Across the street on the northwest corner of FM 1417 and Lamberth Road is a Wal-Mart Neighborhood Store which sells motor fuel and has a free-standing convenience retail store. Almost directly across the street from her store is a VP Racing Fuel branded convenience store located on the southwest corner of FM 1417 and Lamberth Road. Two blocks south of her store on FM 1417 is a Gulf Passport Gas, Beer, and Wine convenience store. It would appear that the neighborhood is adequately served by these four retailers.

The leadership for the City of Sherman has done a masterful job of ensuring that commercial development compliments residential development. Gas stations and convenience stores are located in commercial areas as opposed to residential. One bad example of mixing residential and commercial activites is the failed 7-11 convenience store close to my home located at 2416 Rex Cruise Drive in Sherman, located on the southwest corner of Lamberth Road and Rex Cruise Drive.

The nature of 24-hour convenient stores creates more automotive traffic, more truck traffic with food, beer, and gasoline deliveries during all times of day and night. The security lights at night, noise, increased traffic, and 18 wheelers making deliveries will negatively affect the current and future residents in that neighborhood if the zoning is changed. The storage of hazardous materials, like gasoline and diesel, in the underground storage tanks will negatively affect homeowners' insurance and property values. I personally believe that the proposed project will have a severe effect on the safety, health, and property values if this project is allowed.

Sincerely,

Brad Douglass

325 E. Forest Ave., Box 1124 • Sherman, TX 75091 • 903-893-1181 • FAX 903-892-8783

Marlow, Lauren

From: Planning
To: Traci McCarthy
Subject: RE: Opposing Zoning Change at Lamberth Road / Shady Oaks Lane

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From: Traci McCarthy
Sent: Wednesday, July 12, 2023 4:59 PM
To: Planning
Subject: Opposing Zoning Change at Lamberth Road / Shady Oaks Lane

From:
Michael & Traci McCarthy
3320 Carriage Circle
Sherman, Tx 75092

We oppose this zoning change for the following reasons:

We moved to this neighborhood in August 1998 and love that it has always been mapped as a Suburban neighborhood.

We feel that there isn[t a need for another gas station / convenience store as on FM 1417 (aka Heritage Parkway) there is Walmart with a gas station / Valero / VP & Gulf Fueling Stations also with convenience stores within 1/2 to 1 mile of this proposed C-1 (Retail Business) Gas Station with Connivence Store location.

We will be attending the Planning & Zoning Meeting on Tuesday, 7/18 at 5:00pm.

Regards,

Traci McCarthy
has you covered

ITEM #27

DAVID K. WILSON & ASSOCIATES
ATTORNEYS AT LAW

DAVID K. WILSON
500 N Sam Rayburn Freeway, Suite 200
Sherman, Texas 75092
Telephone (903) 870-9050
Facsimile (903) 893-3522
davidkwilsonlaw@gmail.com

July 11, 2023

By hand delivery
Planning & Zoning Commission
Attention: Lauren Marlow
Development Services Coordinator
City of Sherman
220 Mulberry Street
Sherman, TX 75090

RE: Project No.: 23-003776

Dear Lauren,

I have attached for filing the Zoning Opposition Petition related to Project No.: 23-003776, the request of Northgate Villas, LLC for site plan and zone change from an R-6 (Single Family Residential) District to a C-1 (Retail Business) District related to real property situated in the 2500 Block of West Lamberth Road, Sherman, Grayson County, Texas.

In the event you have any questions, please feel free to give me a call or email. Thanks for your assistance.

Sincerely,

David K. Wilson

Encl.

ITEM #27

ZONING OPPOSITION PETITION

Date: July 10, 2023
Project Number: 23-003776

Address of
Rezoning Request: 2500 W Lamberth Road
Sherman, Texas 75092

To: Sherman Planning & Zoning

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Christi Ellis	3102 Overland Trl, Sherman, TX 75092		7-6-2023
2.	Gary Bringman	3102 Overland Trl, Sherman, TX 75092		7-6-2023
3.	Blaine McBride	2400 Remuda Drive, Sherman	75092	7-6-23
4.	Sean McBride	2400 Remuda Drive Sherman	75092	7-6-23
5.	PRISCILLA KEY	2403 REMUDA DR. SHERMAN	75092	7-6-23
6.	Bill Catalano	2518 Remuda Dr Sherman, TX 75092		7/7/23
7.	Michael Coulter	2010 Carriage Estates Rd. Sherman TX 75092		7/7/23
8.	Chester Jackson	2210 Carriage Estates Rd Sherman TX 75092		7/7/23
9.	Anna O'Brien-Smith	2206 Carriage Estates Rd.		7/7/23
10.	CARL SMITH	2206 CARRIAGE ESTATES RD		7/7/23

Date: _____ Contact Name: _____ Telephone _____

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Kami Alexander	1704 Carriage Est. Rd	Kami Alexander	7-8 23
2.	Annice Gall	1618 Carriage Est Rd	Annice Gall	7-8-23
3.	Vivienne Pitts	1712 Carriage Est Rd	Vivienne Pitts	7-8-23
4.	PHIL PITTS	1712 Carriage Est Rd		7/8/23
5.	Larry Saunders	1610 Carriage Est Rd	Larry Saunders	7/8/23
6.	Mai Legg	1602 Carriage Est Rd		7/8/23
7.	Judith Ryan	1617 Carriage Est Rd	Judith Ryan	7-8/23
8.	Richard Gray	1617 Carriage Est Rd	Richard Gray	7-8-23
9.	Robert Boland	1701 Carriage Estates Rd	Robert Boland	7-8-23
10.	Chuck Turner	1805 Carriage Est Rd	C Turner	7-8-23
11.	Rea Turner	1805 Carriage Est Rd	Rea Turner	7-8-23
12.	Don Manuel	2215 Carriage Est. Rd.	Don Manuel	7-8-23
13.	Larry Vegas	2111 Carriage Est. Rd	Larry Vegas	7-8-23
14.	Helen Vargas	2111 Carriage Est Rd	Helen Vargas	7-8-23
15.	Valerie Griffin	2103 Carriage est rd		7-8-23
16.	Carol Keen	2011 Carriage est rd	Carol Keen	7-8-23
17.	Felecia Davis	2001 Carriage Est Rd	F Davis	7-8-23
18.	[illegible]	[illegible]		[illegible]

Date: _____ Contact Name: _____ Telephone _____

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	[illegible]	1907 Carriage Est. RD	[signature]	7-8-23
2.	[illegible]	1801 " " "	[signature]	7-8-23
3.	Gretchen Renne	1801 Carriage Est Rd.	[signature]	7-8-23
4.	[illegible]	2510 BERMUDA DR	[signature]	7-8-23
5.	[illegible]	1711 Carriage Estate Ln	[signature]	7-8-23
6.	[illegible]	1809 Carriage Estates RD.	[signature]	7-8-23
7.	[illegible]	1809 Carriage Estates Rd	[signature]	7-8-23
8.	[illegible]	2406 montclaire RD	[signature]	7-8-23
9.	[illegible]	2363 West Lamberth	[signature]	7-8-25
10.	[illegible]	Stephen & Couchman 2300 Cunningham Estates	[signature]	7-10-23
11.	[illegible]	2300 Carriage Estates	[signature]	7-10-23
12.	[illegible]	2301 SHADY OAKS LN	[signature]	7-9-23
13.	[illegible]	2117 Shady Oaks Ln	[signature]	7-9-23
14.	[illegible]	2105 Shady Oaks Lane	[signature]	7-9-23
15.	Cathy Crossland	2109 Shady Oaks Ln	[signature]	7-9-23
16.	Damon Moore	2311 norwood st	[signature]	7-9-23
17.	JAMES SHANKLES	2303 NORWOOD RD	[signature]	7/9/23
18.				

Date: _____ Contact Name: _____ Telephone _____

ZONING OPPOSITION PETITION

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other that Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change in zoning of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	NAME	ADDRESS	SIGNATAURE	DATE
1	DYANN CLAY	3024 W. LAMBERTH RD	Dyann Clay	7/5/23
2	David Campbell	2502 Shady Oaks Lane	David Campbell	7-5-23
3	KC Miller	3161 W. LAMBERTH RD	[illegible]	7/5/23
4	Tim B. Miller	3161 W. LAMBERTH RD	Tim Miller	7/5/23
5	Liliana Rangel	3160 W. Lamberth Rd	[illegible]	7/5/23
6	Paulette + John Pugh	3234 W. Lamberth Rd	Paulette S. Pugh	7/5/23
7	DANNY BORAH	3186 W Lamberth Rd	[illegible]	7/5/23
8	Christa Miunig Bettina Rudi Hill	3187 W Lamberth Rd	[illegible]	7/5/23
9	Gloria Morales	3111 W Lamberth Rd	Gloria Morales	7/5/23
10	Monique Wakefield	2217 Norwood Rd	[illegible]	7/5/23
11	PENNY GADDIS	3114 W LAMBERTH	Penny Gaddis	7/5/23
12	DONN GADDIS	3114 W. LAMBERTH Rd	Donn Gaddis	7-5-23
13	RUSSELL SHEBESH	3108 W LAMBERTH RD	Russell Shebesh	7/5/25

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Heather	2108 Carriage Est	Joe & Heather	7-8-23
2.	Bryan Lance	2202 Carriage Estates Rd	Lance Bryan	7-7-23
3.	Rodney Pilcher	2112 Carriage Estates Rd		7-7-23
4.	John Stovall	2014 Carriage Estates R		7-7-23
5.	Sherry Stovall	2014 Carriage Estates Road	Sherry Stovall	7-7-23
6.	Rhonda O'Banno	2002 Carriage Estates Road	Rhonda O'Banno	7-7-23
7.	Brent O'Banno	2002 Carriage Estate Road	Brent O'B	7-7-23
8.	Michael Miller	1916 Carriage Estates Rd		7 7 23
9.	Robert Bennett	1912 Carriage Rd		7/7/23
10.	Joy Bennett	1912 Carriage Est Rd	Joy Bennett	7/7/23
11.	Stone Southerland	1908 " " "	Stone Southerland	7/7/23
12.	Wanda Godso	1802 Carriage Est Rd	Wanda Godso	7/7/23
13.	JIM GODSO	1802 CARRIAGE EST. RD.	JC James Godso	7/7/23
14.	James Penton	2214 Carriage Est. Rd		7/8/23
15.	Scott Burns	1708 Carriage Est Rd		7/8/23
16.	Priscilla Burns	1708 Carriage Estates Rd		7/8/23
17.	Parker estes	1708 Carriage Estates	Parker Estes	7/8/23
18.				

Date: _____ Contact Name: _____ Telephone _____

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Bryan Rockwell	2510 Shady Oaks Lane	Bryan Rockwell	7-6-23
2.	Janice Rockwell	2510 Shady Oak Lane	Janice Rockwell	7-6-23
3.	Jim Caskey	2404 Remuda Dr		7-6-23
4.	Stacee Caskey	2404 Remuda Dr.	Stacee Caskey	7/6/23
5.	Carole Stabosten	2411 Remuda Dr.	Carole Stabosten	7/6/23
6.	Simon Kaiser	2427 Remuda Dr.		7/6/23
7.	Donna Badger	2416 Remuda Dr		7-6-23
8.	Rob Carr	2416 Remuda Dr.		7.6.23
9.	Katrina Chalk	2423 Remuda Drive	Katrina Chalk	7-6-23
10.	TERRENCE KLUESNER	2502 REMUDA DRIVE	Terrence Kluesner	7-6-23
11.	Susan Kluesner	2502 Remuda Dr	Susan Kluesner	7-6-23
12.	April Adams	2506 Remuda Dr	David Cole Adams	7.6.23
13.	Tracie Klassen	2501 Remuda Dr.	Tracie Klassen	7-6-23
14.	Steve Klassen	2501 Remuda Dr.	Steve Klassen	7-6-23
15.	Carlos Rivas	2505 Remuda Dr		7-6-23
16.	Casie Rivas	2505 Remuda Dr.	Casie Rivas	7.6.23
17.	Delisa Catalano	2518 Remuda Dr.	Delisa Catalano	7.6.23
18.	Shalin Johnson	2517 Remuda Dr	Shalin Johnson	7/6/23

Date: _____ Contact Name: _____ Telephone _____

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Spencer Murphey	2713 Shady Oaks Lane	Spencer Murphey	7-7-23
2.	Robert Murphey	2713 Shady Oaks Lane	Robert Murphey	7.7.23
3.	Dorothy Hudgeons	2600 Shady Oaks Lane	Dorothy Hudgeons	7/8/23
4.	Sylvia Urgo / 2600 Shady Oak		Sylvia Urgo	7-8-23
5.	Kevin Urgo	2600 SHADY OAK LANE	[illegible]	3-16-50
6.	Joe & Beth Cernero	2604 Shady Oak Lane	[illegible]	7-8-23
7.	Roy + Jennifer Webster	3216 Bandara Dr.	Jennifer Webster	7-8-23
8.	Nicholas Onufrak	2407 Remuda Dr.	N. James Onufrak	7-8-23
9.	Carole Onufrak	2407 Remuda Dr.	Carole Onufrak	7/8/23
10.	Steven Bobo	3323 Carriage Cir	[illegible]	7/8/23
11.	Pam Bobo	3323 Carriage Circle	Pam Bobo	7/8/23
12.	Scotty Stewart	2709 SHADY OAKS LN	[illegible]	7/8/2023
13.	Vicki Stewart	2709 Shady Oaks Lane	Vicki Stewart	7-8-2023
14.	Debra Dionne	2705 Shady Oaks	Debra Dionne	7-8-23
15.	Peter Dionne	↓	Peter Dionne	[illegible]
16.	James Fry	74 Shady Oaks Cir	[illegible]	7/8/23
17.	Janet E Fry	74 Shady Oaks Circle	Janet Fry Jr Fry	7/8/23
18.				

Date: _____ Contact Name: _____ Telephone _____

Project No 23-003776

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	BRAD MORGAN	141 Shady Oaks Cir Sherman TX 75092		7-8-23
2.	NICOLE MORGAN	141 Shady Oaks Cir Sherman TX 75092		7/8/23
3.	MARK BROWN	104 Shady Oaks Cir Sherman TX 75092		7/8/23
4.	TONJA BROWN	" " " " "		7/8/23
5.	Chris Busker	2415 Bermuda Drive 75092 Sherman	A. Busker Chris Busker	7/8/23
6.	Amelie Busker	2415 Bermuda Drive 75092 Sherman	A. Busker	7/8/23
7.	Annette Haegar	3316 Carriage Circle 75092	Annette Haegar	7/8/23
8.	Robert Haegar	" " " "	Robert Haegar	7/8/23
9.	Derek Haegar	" " " "	Derek Haegar	7/8/23
10.	Young Kim	2408 Bermuda dr. 75092	Young Kim	7/8/23
11.	Eun Young Lee	"		7/8/23
12.	David Wilson	2506 Shady Oaks Sherman TX		7/8/23
13.	Patsy Wilson	2506 Shady Oaks Lane	Patsy Wilson	7/8/23
14.	Nia Greene	3223 Bandera Dr. Sherman TX		7/9/23
15.	Jamie Greene	3223 Bandera Dr. " "	Jamie Greene	7/9/23
16.	Ricardo Ayala	3335 Carriage Circle Sherman	Ricardo Ayala	7/9/23
17.	Olivia Ayala	"	Olivia Ayala	7/9/23
18.	Frances Jones	3332 Carriage Circle Sherman	Frances Jones	7/9/23

Date: _____ Contact Name: _____ Telephone _____

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	ROBERTA FURMANEK	3367 W. LAMBERTH RD	Roberta Furmanek	7-7-23
2.	ROGERS A. FURMANEK	3367 W. LAMBERTH RD	Rogers A. Furmanek	7-7-23
3.	Bethany + Patt Rowden	3285 W. Lamberth Rd	Bethany Rowden	7-7-23
4.	Nicole patel	717 Carriage Estates Rd.		7-9-23
5.	Garrett Magistes	1707 Carriage Estates Rd		7-9-23
6.	Mandy Palmer	1603 Carriage Estates Rd	MPalmer	7-9-23
7.	[illegible]	[illegible] Carriage Estates Rd		7-9-23
8.	TERRI STOKES	3409 MONTCLAIRE DR.	Terri Stokes	7-9-23
9.	Rusty Sarratt	3421 MONTCLAIRE Dr		7-9-23
10.	Kay Herrman	3418 "	Kay Herrman	7-9-23
11.	Tom Herrman	3418 Montclaire Dr.	Tom Herrmann	7-923
12.	GLENN EAVES	3414 "	Glenn Eaves	7-9-23
13.	Tim Brewer	1903 Carriage estates		7-9-23
14.	Melissa Strawn	1813 Carriage Estate Sherman, TX.		7-9-23
15.	Crystal Scott	2422 Westhaven Ct. Sherman, TX	C Scott	7-9-23
16.	MIKE VAN SICKLE	2413 WESTHAVEN CT SHERMAN	Mike Van Sickle	7-9-23
17.	Angela Magers	2417 Westhaven Ct. Sherman	Angela Magers	7-9-23
18.				

Date: _____ Contact Name: _____ Telephone _____

ITEM #27

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other that Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change in zoning of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	NAME	ADDRESS	SIGNATAURE	DATE
14	[illegible]	3332 Carriage Cir.	[illegible]	7/6/202
15	Guy Clay	3024 W LAMBERTA Rd	[illegible]	7-6-202
16				
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ITEM #27

ZONING OPPOSITION PETITION

Date: July 10, 2023

Project Number: 23-003776

Address of Rezoning Request: 2500 W Lamberth Road Sherman, Texas 75092

To: Sherman Planning & Zoning

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date	Email
1.	David Campbell	2502 ShadyOaksLn			
2.	Martha Campbell	2502 Shady Oaks Ln			
3.	Mickey Pierson	1816 Norwood St			
4.	Carole Pierson	1816 Norwood St.	Carole Pierson		
5.	Terri Chapman	1608 Norwood St.			
6.	George Chapman				
7.	Rex Walters	1702 Norwood St	Rex Walters	7-8-23	
8.	Gwen Walker	1703 Norwood	Gwen Walker	7-8-23	
9.	David Sims	1706 Norwood St	David Sims		
10.	Natalie Sims	1706 Norwood	Natalie Sims		
11.	VIVIAN MITCHELL	1710 NORWOOD	Vivian Mitchell		
12.	Pat Brookman	1714 Norwood	Pat Brookman		
13.	Chet & Yvonne Teel	1800 Norwood	Yvonne Teel		
14.	Armando Lopez Cantu	2209 Norwood	Armando Lopez	7-8-23	
15.	Lacie mitchell	2209 Norwood	Lacie Mitchell	7-8-23	
16.	Teresa Smith	2206 Norwood			
17.					
18.			Martha Campbell		

ITEM #27

ZONING OPPOSITION PETITION

Date: July 10, 2023

Project Number: 23-003776

Address of Rezoning Request: 2500 W Lamberth Road Sherman, Texas 75092

To: Sherman Planning & Zoning

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date	Email
1.	Melissa Dahle	1911 Norwood Street Sherman TX. 75092		July 8 2023	
2.	Ryan Dahle	1911 Norwood St. Sherman TX 75092			
3.	Alan Matthaei	1902 Norwood St Sherman TX 75092			
4.	Jim Roth	2114 Norwood St. 75092 Sherman TX 75092			
5.	Dillon Harwood	2110 Norwood St Sherman Tx 75092			
6.	Mary Clark	2100 Norwood St Sherman TX 75092			
7.	Kitty Richardson	2002 Norwood Sherman, TX 75092			
8.	Chris Richardson	2011 Norwood St. Sherman TX 75092		July 9, 2023	
9.	Anthony J. LaRosa	2018 Norwood St Sherman TX 75092		7/9/2023	
10.	Stephen Harrell	2008 Norwood St Sherman TX 75092			
11.	STEVE BRILEY	Steve Briley			
12.		2004 Norwood St Sherman TX			
13.	FERNANDO LAVIN	1908 NORWOOD ST			
14.	Troy L. Weber	2911 Butterfield Trl. Sherman, Tx. 75092			
15.	Lynette Weber	2911 Butterfield Trl, Sherman, Tx 75092			
16.					
17.					
18.					

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	Name	Address	Signature	Date
1.	Blake Parkin	1813 Norwood Street Sherman TX		7/9/23
2.	Sue Foster	2901 Sedalia Trail	Sue Foster	7/10/23
3.	David Foster	2901 Sedalia Trail Sherman TX		7/10/23
4.	Richard Stokes	3409 Montclaire Sherman TX		7/10/23
5.	Kevin Schilli	2214 Norwood St Sherman TX		7/10/23
6.	Rose Fenton	2214 Carriage Estates Rd		7/10/23
7.	Gerry Burleson	2100 Carriage Est. Rd		7/10/23
8.	Raylene Burleson	2100 Carriage Est. Rd.		7/10/23
9.	Rick Slaky	3585 West Lamberth		7/10/23
10.	Vickie Slakey	3585 West Lamberth		7/11/23
11.	Cathy Grant	3517 West Lamberth		7/11/23
12.	Barry Grant	3517 W Lamberth		7/11-23
13.	Eugene Hardesty	2420 Bermuda Dr.		7/11/23
14.				
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Date: _____ Contact Name: _____ Telephone _____

ITEM #27

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Jim Barnes

	Name	Address	Signature	Date
1.	Jim Barnes	3319 Carriage	Jim Barnes	7-10-23
2.	Karla Graham	2300 Shady Oaks	Karla Graham	7-10
3.	Brent Graham	2300 Shady Oaks	Brent Graham	7-10-2
4.	Ronna Brooks	1804 Norwood	Ronna Brooks	7-10 Frays
5.	Ryan Brooks	"	Ryan Brooks	7-10 IRC
6.	Terri Cartman	2213 Norwood St.	Terri Cartman	7-11-23
7.	Paul Cartman	"	Paul Cartman	7-11-23
8.	Tammie Parker	2106 Norwood	Tammie Parker	7-11-23
9.	Joe Parker	"	Joe Parker	7-11-23
10.	Kathy Meador	2108 Turtle Creek	Kathie Meador	7-11-
11.	Dr. Clark Meador	"	Clark Meador	
12.	Bill White	"	Bill White	7-11-23
13.				
14.				
15.				
16.				
17.				
18.				

Date: _____ Contact Name: _____ Telephone _____

Project No 23-003776

We, the undersigned residents of the City of Sherman, Texas, affected by the requested zoning change concerning the property located in the 2500 Block of West Lamberth Road, consisting of 1.428 acres, being a part of the Elijah Hartzog Survey, Abstract No. 540 and currently zoned R-6 (Single Family Residential District) do hereby protest against any change which would rezone the property to any classification other than Single Family Residential. We oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes. We feel that any change of this property would negatively affect the value of our homes, safety of our children, and aesthetics of the environment. Therefore, Petitioners request the City of Sherman Planning and Zoning Commission take consideration of our concerns and interest in this matter.

	Name	Address	Signature	Date
1.	Linda Gross	2608 Shady Oaks Ln Sherman	Linda Gross	7-9-2023
2.	Kevin Gross	" " " "	Kevin Gross	7-9-23
3.				
4.				
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Date: _____ Contact Name: _____ Telephone _____

ITEM #27

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	Name	Address	Signature	Date
1.	Nick Avlos	2504 Riata Dr. Sherman TX 75092	Nick Avlos	7/11/23
2.	Jeannette Everett	1812 Norwood Street Tx 75092	Jeannette Everett	7/11
3.	Debbie Conner	2106 Wyndham Ct. Sherman 75092	Debbie Conner	7/11/23
4.	DREW WOFFORD	2421 WESTHAVEN CT. SHERMAN, TX, 75092	[illegible]	7-11-23
5.	Paige Wofford	2421 WESTHAVEN CT. SHERMAN, TX 75092	Paige Wofford	7-11-23
6.	Clark Rosebeck	2410 Westhaven Ct	[illegible]	7-11-23
7.	Ann McFarland	2405 Westhaven CT	Ann McFarland	7-11-2023
8.	Judy Fry	2006 Carriage Est Rd	Judy Fry	7-11-2006
9.	Gary Witt	2006 Carriage Est Rd	[illegible]	7-11-2006
10.	[illegible] SHEBESH	3108 W Lamberth	[illegible]	7-11-2023
11.	Debbie Conway	1614 Carriage Estates	[illegible]	7/11/2023
12.	Hayden Adair	2415 Shady Oaks Lane	[illegible]	7/12/2023
13.				
14.				
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16.				
17.				
18.				

Date: _____ Contact Name: _____ Telephone _____

Project No 23-003776

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Northgate Villas, LLC
Gouri Raj Joshi
1200 W Walnut Hill Ln, Ste. 2200
Irving, TX 75038

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Prabin KC
1300 White Squall Trl
Arlington, TX 76005

Dear Applicants,

The request of a Public Hearing, Site Plan and Zone Change from an R-6 (Single Family Residential) District to a C-1 (Retail Business) District located in the 2500 Block West Lamberth Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(3)(B))*
6. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
10. Right of Way Dedication along Shady Oaks Road and Lamberth Road may be required upon platting. 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)

11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
12. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
13. 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)
14. 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.

Fire Services

15. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
16. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than ~~20'~~ 24', exclusive of shoulders and an unobstructed vertical clearance of not less than ~~13' 6"~~ 14'. (City Ordinances Amendments 3.01.002)
17. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a ~~96'~~ 100' diameter cul-de-sac or 120' hammerhead at ~~20'~~ 24' wide fire lane. (City Ordinances Amendments 3.01.002)
18. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003777)

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District.

Background:

The property is located in the 700 Block North FM 1417 (Heritage Parkway) at the intersection of Denson Drive and North FM 1417 (Heritage Parkway). The property owner is requesting a Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District.

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

Wyldewood Homes, LLC (Owner)
Bryan Blagg (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Number of notices mailed:

20

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Future Land Use Map
Property Notification Sign
Narrative
Survey
Site Plan
Elevations
Landscape Plan
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

700 Blk N FM 1417

N
W E
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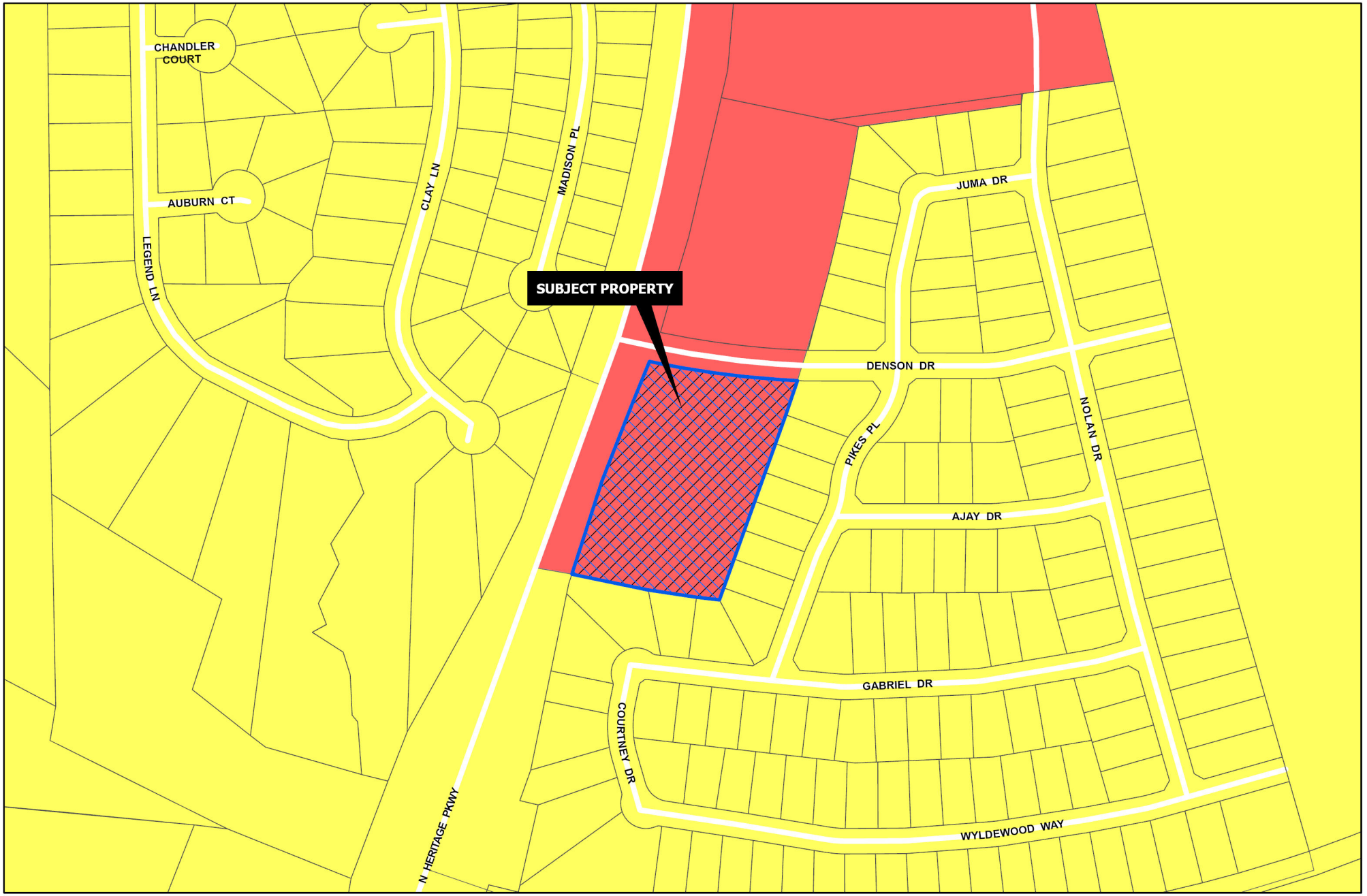
Date: 6/28/2023 11:00 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

700 Blk N FM 1417

N
W E
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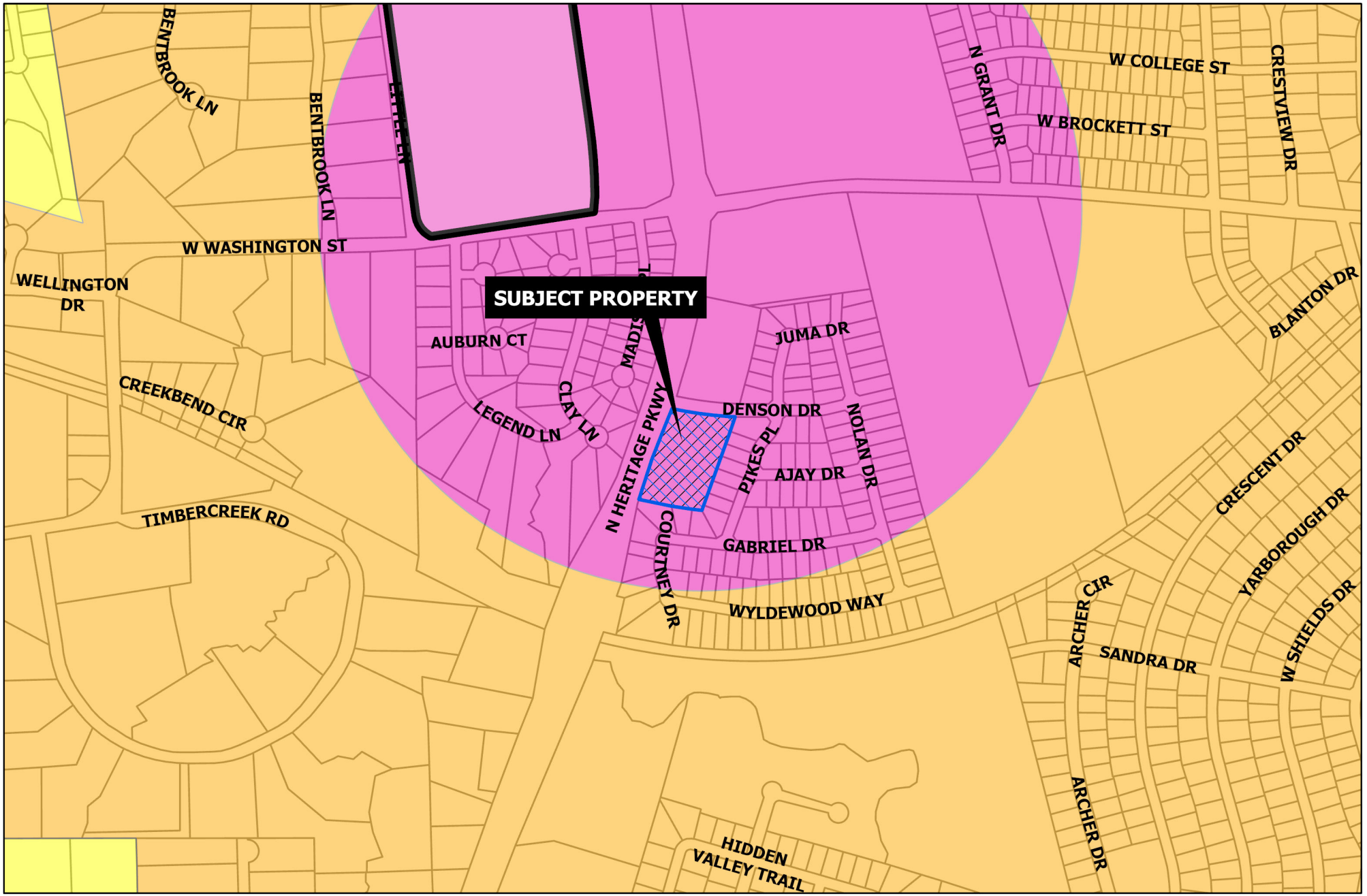
Date: 6/28/2023 11:00 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
700 Blk N FM 1417

N
W E
S

Date: 6/28/2023 11:30 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Bryan Blagg
Subject: RE: 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003777)

From: Bryan Blagg
Sent: Friday, June 30, 2023 2:50 PM
To: Marlow, Lauren
Subject: Re: 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-003777)





Wyldewood Homes

June 22, 2023

City of Sherman
220 W. Mulberry
Sherman, TX 75091

Re: Project narrative – 2.99 acres

Dear Planning Department,

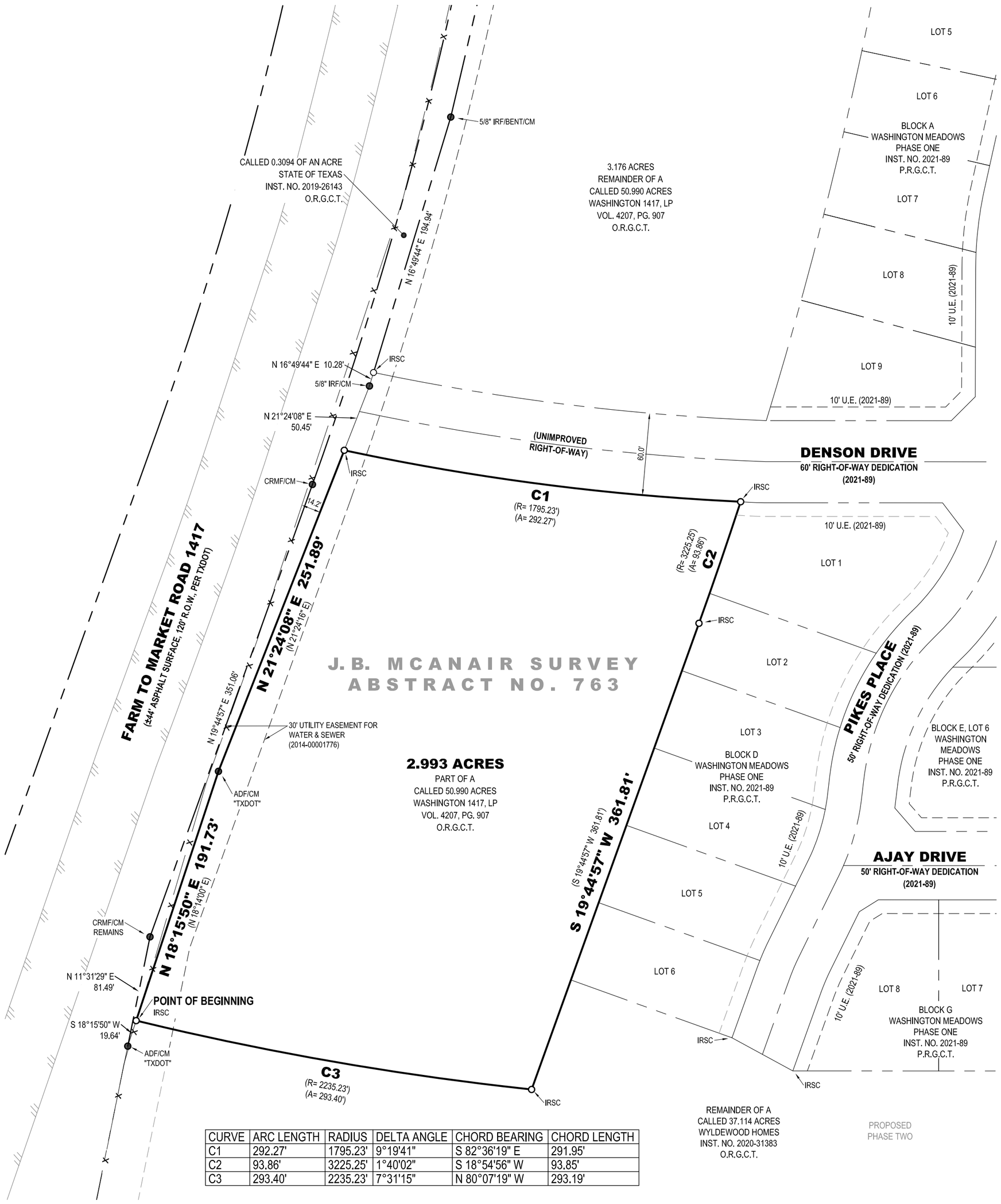
Wyldewood Homes owns the 2.99 acres at FM1417 and Denson, just south of Washington St. We desire to rezone the property to C-N to utilize the rear setback provision of 25' and the C-N zoning classification limits potential uses.

Our current plan is to rezone all 2.99 acres to C-N, and then build our corporate office on 1 acre on the hard corner of Denson and FM1417. Then we will sell the remaining 1.99 acres. We do not intend to develop the other 1.99 acres. The 1.99 acres is currently for sale and has signs on the property marketing it for sale.

The site plan for the 1.99 acres is conceptual and could change with the future buyer.

Sincerely,

Bryan Blagg
General Manager
Wyldewood Homes



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	292.27'	1795.23'	9°19'41"	S 82°36'19" E	291.95'
C2	93.86'	3225.25'	1°40'02"	S 18°54'56" W	93.85'
C3	293.40'	2235.23'	7°31'15"	N 80°07'19" W	293.19'

0 30 60
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998949043.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a part of a called 50.990 acre tract of land described in the deed to Washington 1417, LP, recorded in Volume 4207, Page 907, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for a salient corner on the westerly line of a called 37.114 acre tract of land described in the deed to Wyldewood Homes, recorded in Instrument No. 2020-31383, said Official Records, and on the easterly line of a called 0.3094 of an acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2019-26143, said Official Records, and on the easterly right-of-way line of Farm to Market Road 1417, and from which an aluminum disk stamped "TXDOT" found for the southern-most corner of said 0.3094 acre tract, and on the westerly line of said 50.990 acre tract, bears South 18°15'50" West, a distance of 19.64 feet;

THENCE crossing said 50.0990 acre tract, with the easterly line of said 0.3094 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, the following two (2) courses:

1. North 18°15'50" East, a distance of 191.73 feet to an aluminum disk stamped "TXDOT" found for corner;
2. North 21°24'08" East, a distance of 251.89 feet to a Capped Iron Rod previously set for a salient corner on the westerly line of Washington Meadows, Phase One, according to the plat thereof recorded in Instrument No. 2021-89, Plat Records, Grayson County, Texas, and at the beginning of a non-tangent curve to the left having a delta angle of 09°19'41", a radius of 1795.23 feet, and a chord bearing and distance of South 82°36'19" East, 291.95 feet;

THENCE continuing across said 50.990 acre tract, with a southerly line of said Washington Meadows, Phase One, and with said curve to the left, an arc distance of 292.27 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said Washington Meadows, Phase One, and at the beginning of a reverse non-tangent curve to the right having a delta angle of 01°40'02", a radius of 3225.25 feet, and a chord bearing and distance of South 18°54'56" West, 93.85 feet;

THENCE continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with said curve to the right, an arc distance of 93.86 feet to a Capped Iron Rod previously set;

THENCE South 19°44'57" West, continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with a westerly line of aforesaid 37.114 acre tract, a distance of 361.81 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said 37.114 acre tract, and at the beginning of a non-tangent curve to the right having a delta angle of 07°31'15", a radius of 2235.23 feet, and a chord bearing and distance of North 80°07'19" West, 293.19 feet;

THENCE continuing across said 50.990 acre tract, with a northerly line of said 37.114 acre tract, and with said curve to the right, an arc distance of 293.40 feet to the POINT OF BEGINNING and enclosing 2.993 acres (130,377 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. MK214721, issued by Old Republic National Title Insurance Company, countersigned by Fair Texas Title, with an effective date of August 6, 2021, and an issued date of August 23, 2021, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10d. Easement granted to Southwestern Bell Telephone Company, recorded in Volume 550, Page 483, of the Deed Records of Grayson County, Texas.
(Does not affect the surveyed property)

10e. Easement granted to Alltex Construction, Inc., recorded in Volume 1280, Page 551, of the Deed Records of Grayson County, Texas.
(Does not affect the surveyed property)

10f. Easement granted to the City of Sherman, Texas, recorded in Volume 1412, Page 386 and Volume 1714, Page 106, of the Deed Records of Grayson County, Texas.
(Does not affect the surveyed property)

10g. Easement granted to Brookshire Grocery Company, recorded under County Clerk's File No. 2013-00026162, of the Official Public Records of Grayson County, Texas.
(Does not affect the surveyed property)

10h. Easement granted to the City of Sherman, recorded under County Clerk's File No. 2014-00001776, of the Official Public Records of Grayson County, Texas.
(Affects the surveyed property as shown)

10i. The terms, conditions, and stipulations of that certain Disclaimer by Missouri Pacific Railroad Company recorded in Volume 2351, Page 443, of the Official Public Records of Grayson County, Texas.
(Does not affect the surveyed property)

10j. The terms, conditions, and stipulations of that certain Amendment and Restatement of Easements with Covenants and Restrictions Affecting Land recorded under County Clerk's File No. 2020-27874, of the Official Public Records of Grayson County, Texas.
(Does not affect the surveyed property)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Wyldewood Homes, LLC; Washington 1417, LP; Old Republic National Title Insurance Company, Fair Texas Title;

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 09/22/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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

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

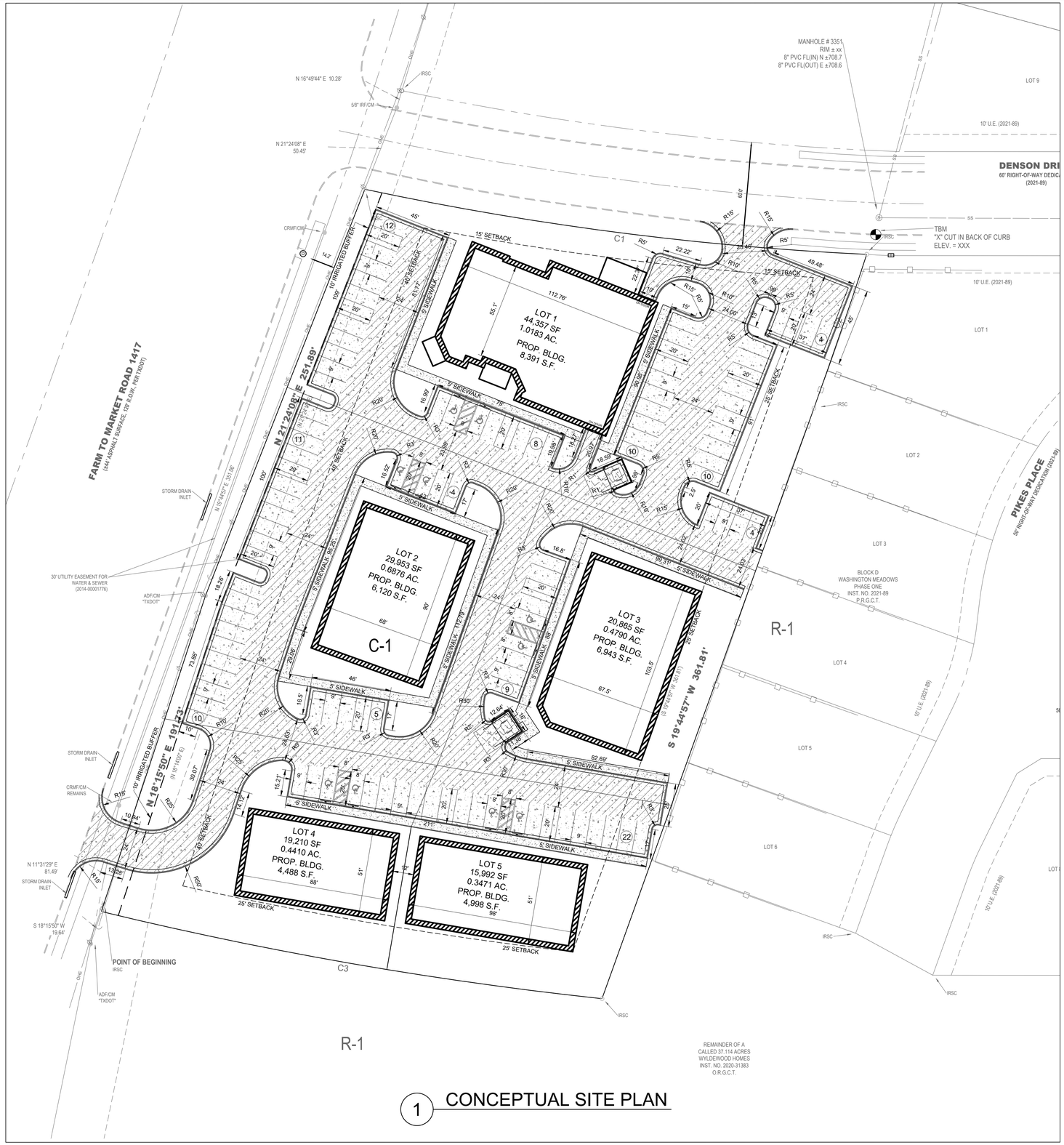
LEGEND

●	FOUND MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	( )	DEED OR PLAT CALL
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND	INST. NO.	INSTRUMENT NO.
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND	U.E.	UTILITY EASEMENT
		———	BOUNDARY LINE
ADF	ALUMINUM DISK FOUND	——— - - ———	ADJOINER LINE
CM	CONTROLLING MONUMENT	– – – – – – – –	EASEMENT
R.O.W.	RIGHT-OF-WAY	——— x ———	WIRE FENCE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	———//———	ASPHALT

TITLE SURVEY
2.993 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
TBD Farm to Market Road 1417, Sherman
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=60' Date: 09/30/2021	Project No. 20-0204.8 Sheet No. 1 of 1



1 CONCEPTUAL SITE PLAN

PARKING COUNT:

99 SPACES
10 ADA SPACES
109 TOTAL SPACES



VICINITY MAP
NOT TO SCALE

CURVE TABLE						
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	009°19'41"	1795.23'	292.27'	146.46'	N82°36'19"W	291.95'
C2	001°40'02"	3225.25'	93.86'	46.93'	N18°54'56"E	93.85'
C3	007°31'15"	2235.23'	293.40'	146.91'	S80°07'19"E	293.19'

0 30 60
SCALE OF FEET

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR CENTER OF PAINT STRIPE UNLESS OTHERWISE NOTED.

2. ALL MATERIAL SHALL BE IN COMPLIANCE AND INSTALLED IN ACCORDANCE 2010 ADA STANDARDS.

3. PAVEMENT STRIPING SHALL BE 4-INCH WIDE AND WHITE IN COLOR.

4. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT/AUTHORITIES FOR FIRE LANE STRIPING REQUIREMENTS.

5. ALL TRAFFIC CONTROL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.

6. JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE PROVIDED SUCH THAT NO PANEL EXCEEDS THE 1.25L:1.00W RATIO. MAXIMUM PANEL SIZE SHALL BE 10 FEET X 12.5 FEET. JOINTS SHOULD BE CUT AS SOON AS CONCRETE WILL SUPPORT MACHINERY.

7. ODD-SHAPED CONCRETE PANELS SHOULD BE REINFORCED.AN ODD-SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE LONGER DIMENSION EXCEEDS THE SHORTER DIMENSION BY MORE THAN 25% OR A PANEL WHICH ESSENTIALLY IS NEITHER SQUARE OR RECTANGULAR.

SITE DATA:

- GROSS SQUARE FEET OF STRUCTURES: 30,940 S.F.
- GROSS SQUARE FEET OF PROPERTY: 130,377 S.F.
- REQUIRED PARKING: 78(1 FOR EVERY 400 S.F. OF BUILDING SPACE)
- PARKING PROVIDED: 109
- CURRENT ZONING: C-1 RETAIL BUSINESS
- PROPOSED ZONING: NEIGHBORING RETAIL/OFFICE
- HARD SURFACE/IMPERVIOUS AREA (SQUARE FEET): 91,440 S.F.
- LANDSCAPED AREA (SQUARE FEET): 38,657 S.F.
- FLOOR-TO-AREA RATIO (FAR): 0.24

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.

Texas 811

STATE OF TEXAS
RIZWAN M. NAJMI
103997
LICENSED
PROFESSIONAL ENGINEER
07/07/23

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERMAN ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0016
Email:Rnajmi@nafaeng.com
CA # 18489 exp.01/31/2024

nafa

MRK	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	07-04-23	NF

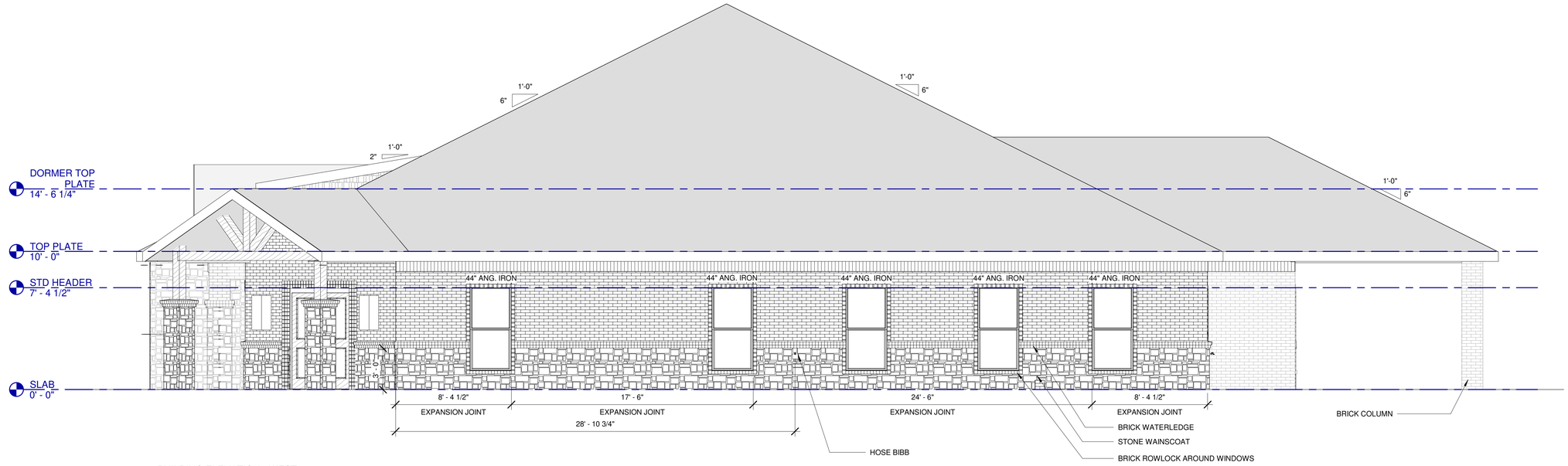
DESIGN BY: NF
CHECKED BY: RN
DATE: JUNE 21, 2023
JOB #: 23-00138

Prepared for
Wyldewood Homes
618 Pikes Place
Sherman, Texas 75092

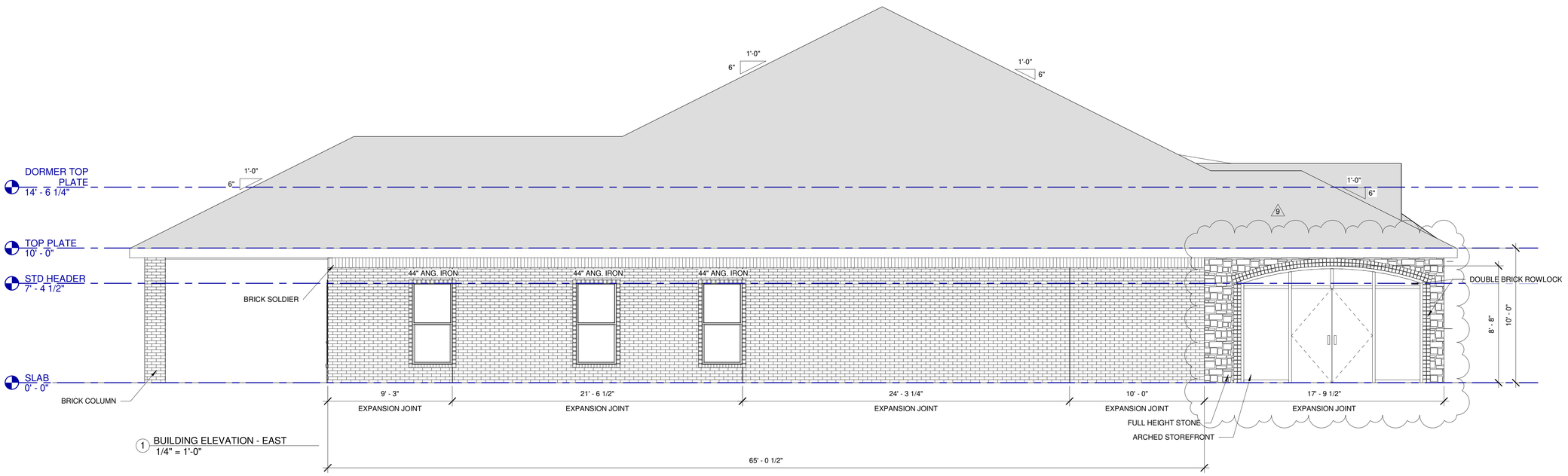
Commercial Development
S. FM 1417
Sherman, Texas 75092

CONCEPTUAL SITE PLAN

SHEET NUMBER
C-102



2 BUILDING ELEVATION - WEST
1/4" = 1'-0"



1 BUILDING ELEVATION - EAST
1/4" = 1'-0"

BETENBOUGH HOMES®
6305 82ND ST
LUBBOCK, TEXAS 79424
806.797.9494

REVISIONS

#	DESCRIPTION	DATE
6	CONFERENCE SUPPORT & 7' DOORS	2/1/18
9	REVIEW CORRECTIONS	3/2/18

NOTE: REVISION SEQUENCING IS PROJECT BASED

LUBBOCK WEST REGIONAL OFFICE
6517 82ND ST, LUBBOCK TX, 79424
BETENBOUGH HOMES
PROJECT:1702

DRAWN BY
ATD

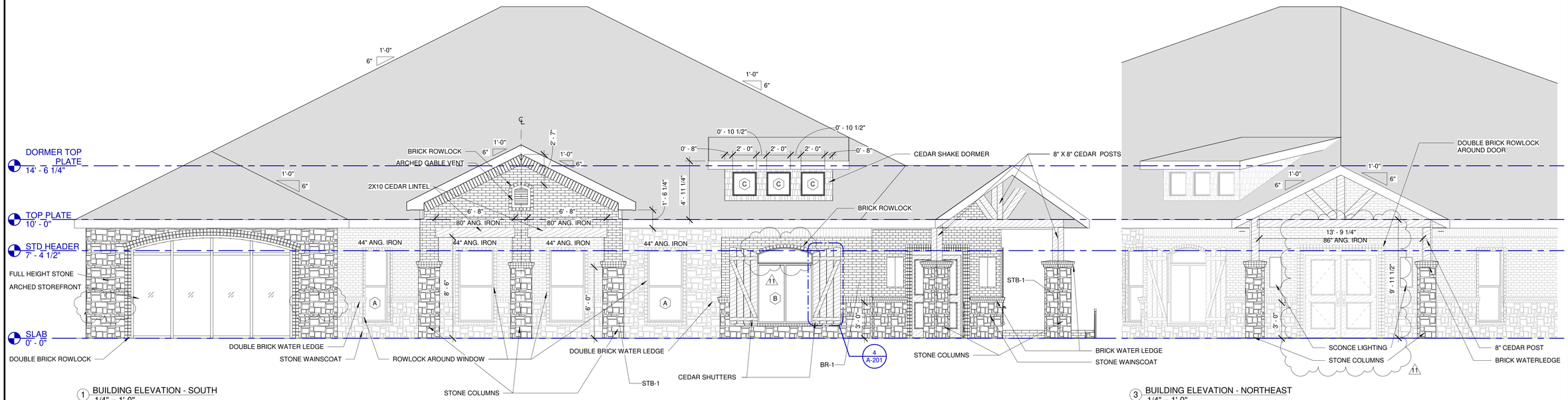
CHECKED BY
AWP

DATE
7/5/2018

© COPYRIGHT 2018 BETENBOUGH HOMES INC

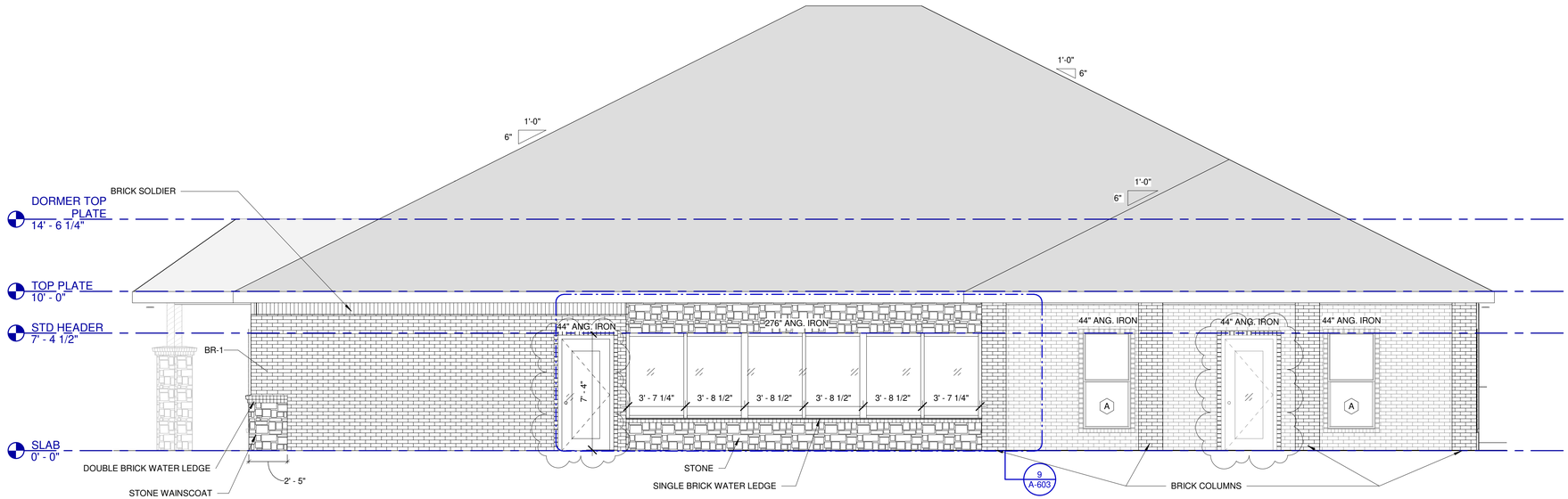
A-202
BUILDING ELEVATIONS

7/9/2018 3:09:26 PM

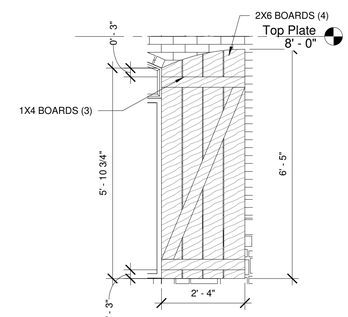


1 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

3 BUILDING ELEVATION - NORTHEAST
1/4" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



4 TYP. WINDOW SHUTTER
1/2" = 1'-0"

BETENBOUGH HOMES®

6305 82ND ST
LUBBOCK, TEXAS 79424
806.797.9494

REVISIONS		
#	DESCRIPTION	DATE
3	CURVED WALL	1/8/18
6	CONFERENCE SUPPORT & 7' DOORS	2/1/18
7	LOBBY / BREAKROOM MILLWORK	2/6/18
9	REVIEW CORRECTIONS	3/2/18
11	EXTERIOR REVISIONS	5/17/18

NOTE: REVISION SEQUENCING IS PROJECT BASED

LUBBOCK WEST REGIONAL OFFICE

6517 82ND ST, LUBBOCK TX, 79424

BETENBOUGH HOMES

PROJECT:1702

DRAWN BY
ATD

CHECKED BY
AWP

DATE
7/5/2018

© COPYRIGHT 2018 BETENBOUGH HOMES INC

A-201

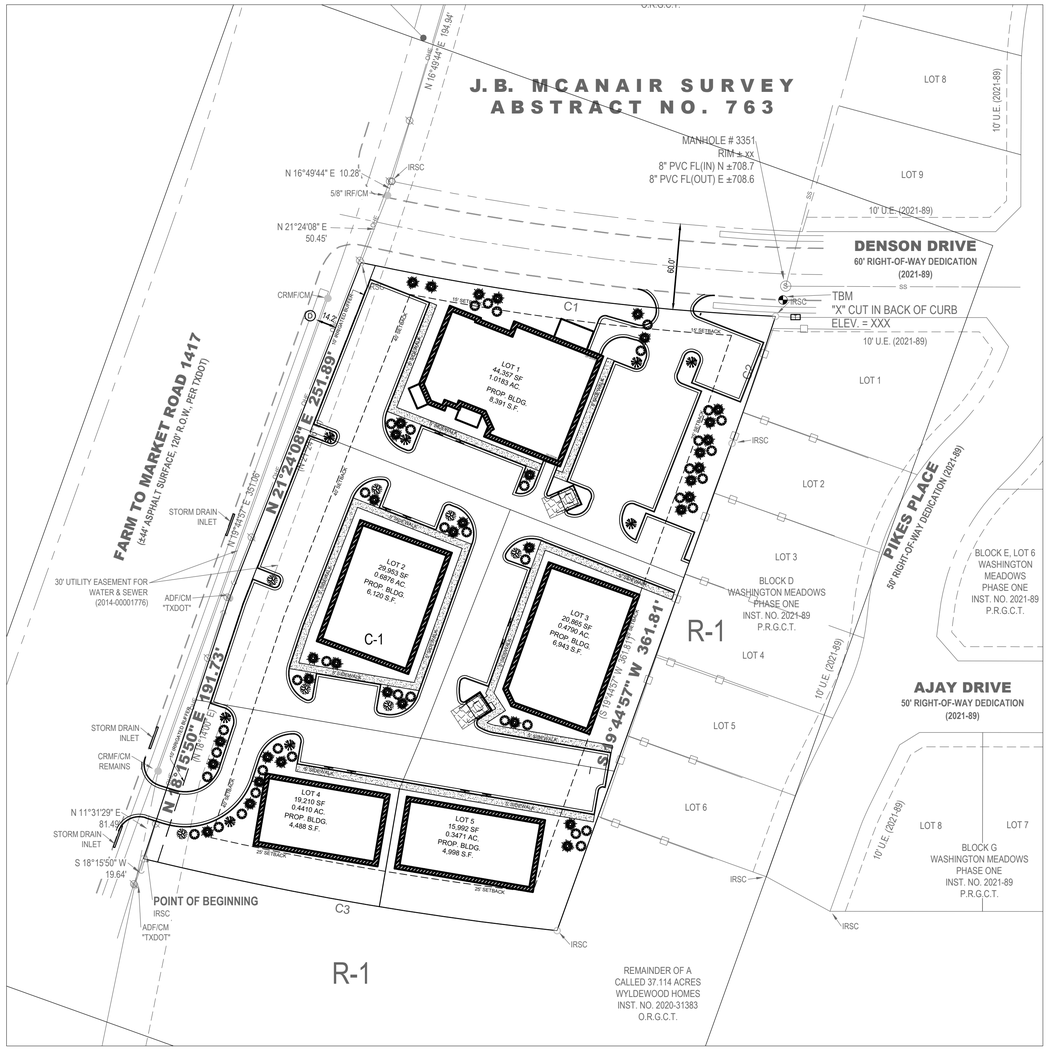
BUILDING ELEVATIONS

7/9/2018 3:06:32 PM

LANDSCAPE NOTES:

TOTAL PARKING AREA = 1.11 ACRES
TOTAL OPEN AREA REQUIRED = 10% OR 0.11 ACRES
TOTAL OPEN AREA PROVIDED = 0.86 ACRES
TOTAL OPEN AREA IN ISLANDS REQUIRED = 40% OF OPEN AREA REQUIRED OR 0.04 ACRES
TOTAL OPEN AREA IN ISLANDS PROVIDED = 0.10 ACRES

LANDSCAPING SHOWN IS CONCEPTUAL. FINAL LANDSCAPING WILL BE AS PER CITY APPROVED CONSTRUCTION PLANS.



1 LANDSCAPE PLAN

NOTE: FOR TREES 3" CAL AND LARGER, STAKE WITH (3) T-POSTS.

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

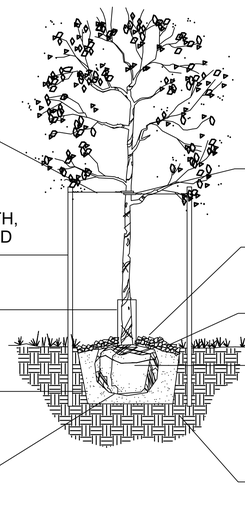
#12 GAUGE DOUBLE STRAND GALVANIZED GUYWIRE

TWO 6'-0" LONG STEEL T-POSTS PAINTED GREEN. SET NORTH-SOUTH, DRIVEN INTO UNDISTURBED SOIL

TREE GUARD BY "ARMORGUARD"

DIG PLANTING PIT 2 TIMES LARGER THAN ROOT BALL ON SIDES AND BOTTOM

BACKFILL WITH AMENDED TOPSOIL AS PER SPECIFICATIONS



SET TREE AT SAME GRADE AS GROWN IN NURSERY

DRIVE STAKES INTO A HEIGHT OF 6" ABOVE GUY WIRES

BLACK RUBBER HOSES ABOVE BRANCH

APPLY CYPRESS MULCH AT A DEPTH OF 3"

BUILD INVERTED WELL AS SHOWN

CUT TWINE AND BURLAP FROM AROUND TRUNK. FOLD BURLAP 4" BACK FROM TRUNK

UNDISTURBED SUBGRADE

2 L-101 TREE PLANTING DETAIL

SCALE: NO SCALE

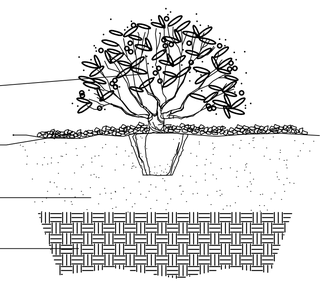
PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

SET SHRUB AT SAME GRADE AS GROWN IN NURSERY

APPLY CYPRESS MULCH AT A DEPTH OF 3"

PREPARE AMENDED PLANTING SOIL TO A DEPTH AS SPECIFIED

UNDISTURBED SOIL



3 L-101 SHRUB PLANTING DETAIL

SCALE: NO SCALE

PLANT MATERIAL LIST

	QUANTITY	COMMON NAME	TYPE
	8	LIVE OAK	EVERGREEN
	36	CRAPEMYRTLE	DECIDUOUS
	7	LACEBARK ELM	DECIDUOUS
	39	YAUPON HOLLY	EVERGREEN
	AS NEEDED	"U3" BERMUDA GRASS	



VICINITY MAP
NOT TO SCALE

0 50 100
SCALE OF FEET

LANDSCAPE NOTES:

1. ALL LANDSCAPE BEDS AND BERMS ARE TO BE CONSTRUCTED OF IMPROVED SOIL AS SPECIFIED.
2. ALL LANDSCAPE BEDS AND BERMS ARE TO BE COVERED WITH AT LEAST 3" OF UNCOLORED CYPRESS MULCH.
3. WHERE THE SITE ABUTS A STREET OR DRIVEWAY, ALL TURF SHALL EXTEND BEYOND THE PROPERTY LINE TO THE CURBLINE.
4. COORDINATE ALL LANDSCAPE PLACEMENT WITH LIGHT FIXTURES, BOLLARDS, AND OTHER FIXED ELEMENTS, NEW AND EXISTING.
5. CONTRACTOR TO PROVIDE "GATOR BAGS" TO IRRIGATE ALL NEW TREES. DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION, CONTRACTOR IS RESPONSIBLE FOR FILLING THE IRRIGATION BAGS ON A REGULAR BASIS AS RECOMMENDED FOR THE HEALTH OF NEWLY PLANTED TREES.
6. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN. IN THE EVENT THAT ANY EXISTING TREES TO REMAIN DECLINE OR DIE DURING CONSTRUCTION OR AT ANY POINT DURING THE YEAR FOLLOWING SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REPLACE THEM WITH 3" CALIPER OR LARGER TREES OF THE ARCHITECTS CHOOSING. THE LANDSCAPE VALUE OF THE REPLACEMENT TREES, ACCORDING TO THE OKC ZONING ORDINANCE, SHALL EQUAL OR EXCEED THE LANDSCAPE VALUE OF THE EXISTING TREES LOST.
7. REPLACE SEED/SOD IN ALL AREAS DISTURBED AS PART OF WORK.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.

Texas 811

STATE OF TEXAS
RIZWAN M. NAJMI
103997
REGISTERED PROFESSIONAL ENGINEER
07/17/24

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERMAN ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0016
Email:Rnajmi@nafaeng.com
CA # 18489 exp.01/31/2024

BY	DATE	DESCRIPTION
NF	07-04-24	REVISED PER CITY COMMENTS
		1
URK		

DESIGN BY: NF
CHECKED BY: RN
DATE: JUNE 21, 2023
JOB #: 23-00138

Prepared for
Wyldewood Homes
618 Pikes Place
Sherman, Texas 75092

Commercial Development
S. FM 1417
Sherman, Texas 75092
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER
L-101

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Wyldewood Homes, LLC
Bryan Blagg
P.O. Box 911688
Sherman, TX 75091

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

Dear Applicants,

The request of a Public Hearing, Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District located in the 700 Block North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. No building shall exceed 35 feet in height. *(Sec. 14.02.014 (4)(D))*
7. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. *(Sec. 14.03.002 (d)(2))*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
11. 30' Utility Easement along the eastern portion of property has been abandoned by Ordinance No. 6569. Remove from drawing. Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)
12. Lots 3 and 5 are landlocked and will not be permitted on plat. Each lot shall front upon a public street. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(E)(2)
13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a

permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

14. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only. TxDOT is not installing a median break at Denson Drive.
15. Water main must be extended in accordance with City criteria to serve proposed Lots 3 & 5. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
16. Wastewater main must be extended in accordance with City criteria to serve proposed Lots 3 & 5. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
17. 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)
18. 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.

Fire Services

19. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
20. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1700 NORTH TRAVIS STREET (Project No. 23-003778)

The request of James Melton, Jr. (Owner) Sumbul Islam (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1700 North Travis Street, consisting of 0.3499 acres, being Lot 1, Block 1 of Moseley Addition and is currently zoned C-O (Office) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.003 to allow 18 parking spaces in lieu of the required 23 parking spaces for a Clinic, medical or dental, and 18' parking space depth in lieu of the required 20' depth for the parking spaces on the south side of the building.

Background:

The property is located at 1700 North Travis Street at the corner of North Travis Street and West Texas Street. The property owner is requesting 18 parking spaces in lieu of the required 23 parking spaces for a Clinic, medical or dental, and 18' parking space depth in lieu of the required 20' depth for the parking spaces on the south side of the building.

Adjacent Zoning:

C-1 (Retail Business) District
C-O (Office) District
R-6 (Single Family Residential) District

Origination:

James Melton, Jr. (Owner)
Sumbul Islam (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

14

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Property Notification Sign
Narrative
Survey - Parking Plan
Photos
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

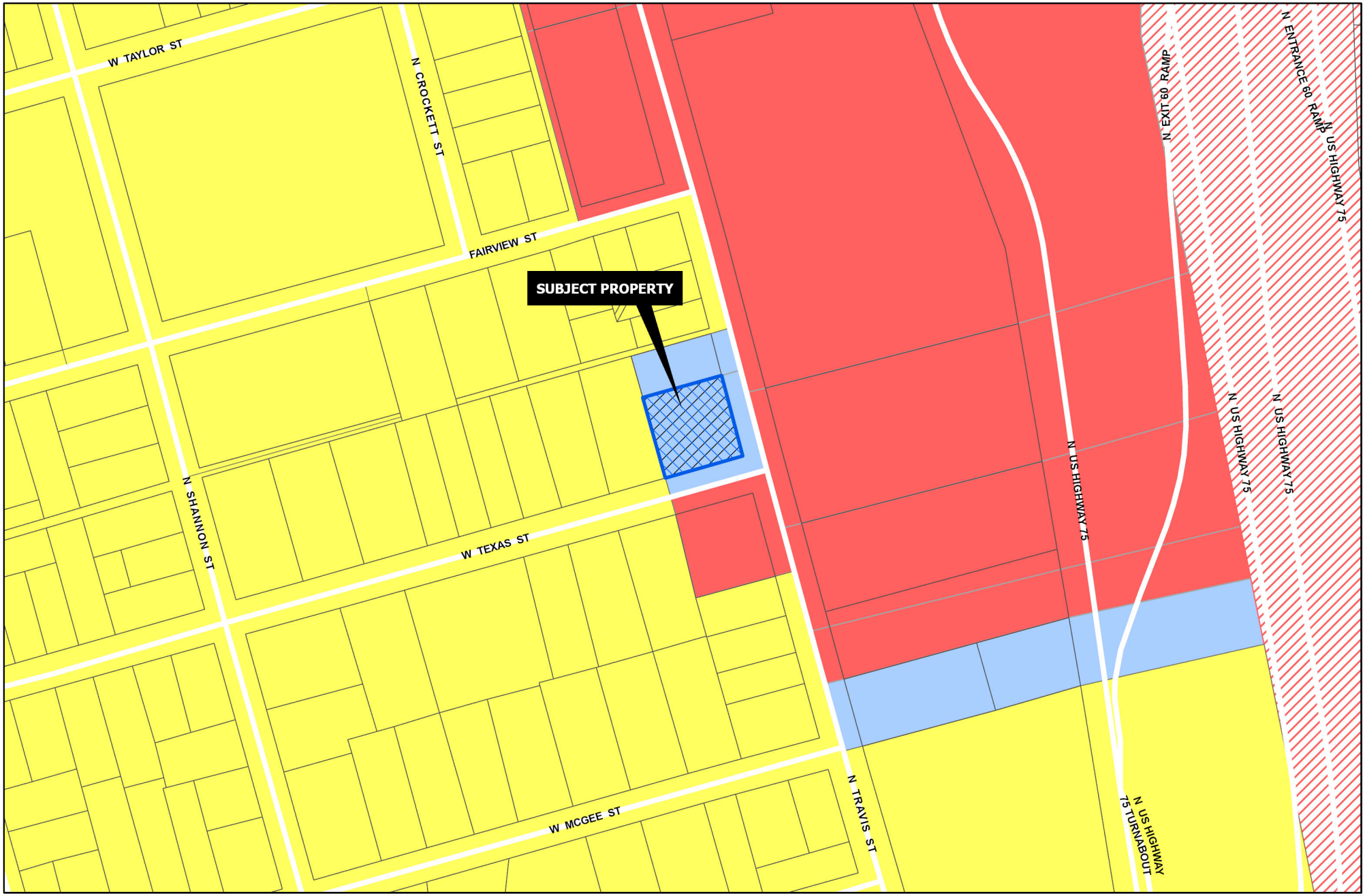
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1700 N Travis

N
W E
S

Date: 6/28/2023 11:30 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

1700 N Travis

N
W E
S

Date: 6/28/2023 1:10 PM



Add a Caption

Friday • Jun 30, 2023 • 3:09 PM Adjust

1700 N. Travis Street | Project Narrative

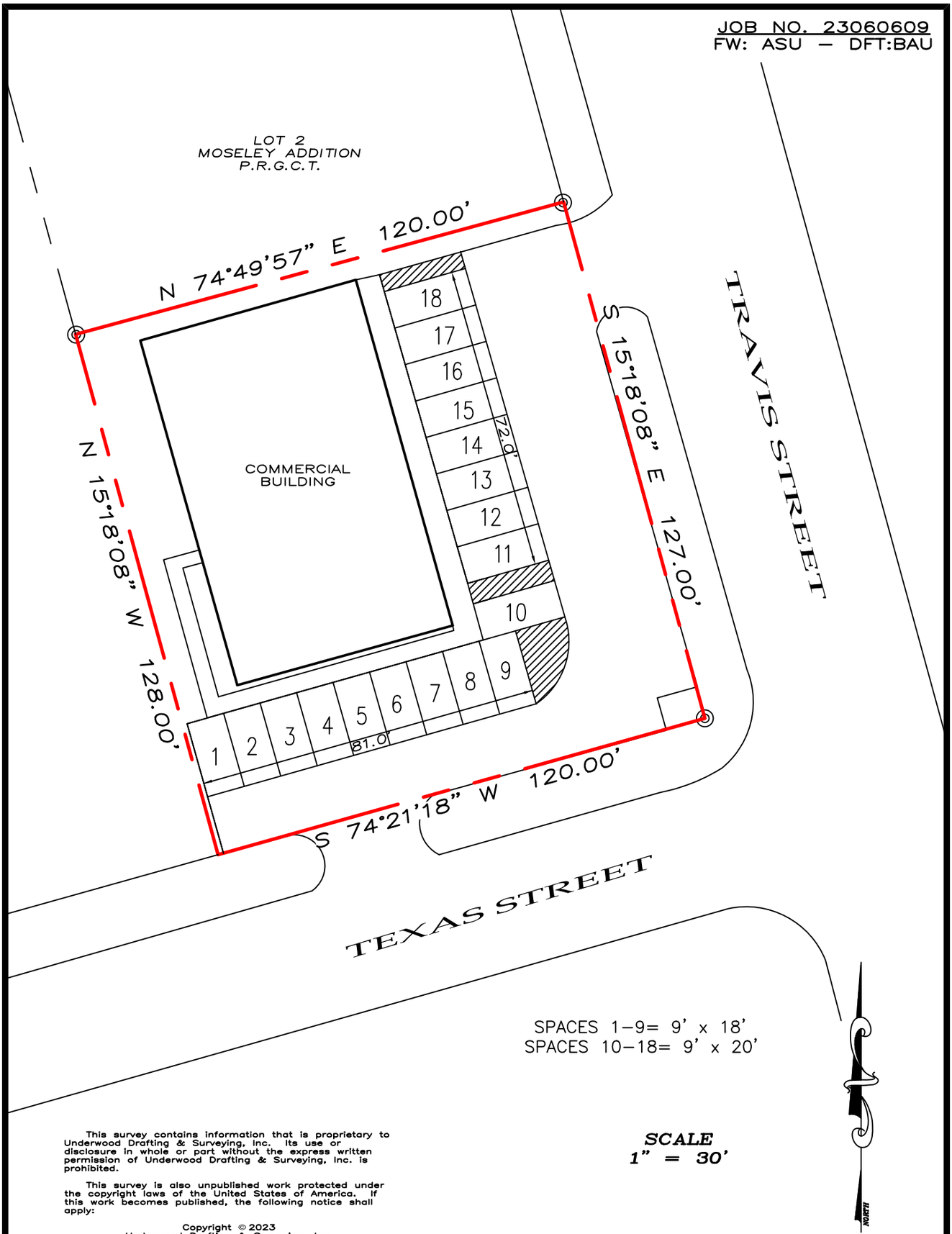
I am currently under contract to purchase the subject property. I plan on moving my medical practice to this building. My goal is to improve the exterior to be more pleasing for curb appeal and updating the interior to bring it up to date for a medical office. The current zoning is "office building" making the current parking space requirement ok per city requirements. As I am making this a medical office building, the city parking requirement increases the required spaces to 23, per the 4,495sqft of the building. I hired Underwood Drafting & Surveying to complete a survey and parking plan. A total number 18 spaces determined, less than the required 23. From the survey, you will see the spaces 1-9 are 9'X18', less than what the city requirement is. For these two reasons, I am requesting the following:

- **To allow 18 parking spaces in lieu of the required 23 parking spaces for a Clinic, medical or dental.**
- **To allow 18 feet parking space depth in lieu of the required 20 feet depth for the parking spaces on the south side of the building.**

Aside from myself, I have five (5) total staff, two of which carpool. I see approx. 40 patients per day, every 15-30 minutes. There will never be a time during the day the parking lot will be full. I will not need more than 3 trash bins and those will be stored behind the building and brought to the curb each week for trash service.

Below are pictures of the current building exterior and the parking lot. The pictures are appropriately labeled.

JOB NO. 23060609
FW: ASU – DFT:BAU



SPACES 1–9= 9' x 18'
SPACES 10–18= 9' x 20'

SCALE
1" = 30'

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 © 2023
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

PARKING PLAN
LOT 1, BLOCK 1
MOSELEY ADDITION
1700 N. TRAVIS ST.
SHERMAN, TEXAS

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



FRONT OF BUILDING TAKEN FROM TRAVIS STREET



TRAVIS STREET ENTRANCE INTO PARKING LOT



TRAVIS STREET ENTRANCE INTO PARKING LOT



PARKING WHERE SPACES 10-18 WILL GO



PARKING WHERE SPACES 10-18 WILL GO. NORTH LOOKING SOUTH.



VIEW FROM FRONT DOO LOOKING OUT TO TRAVIS STREET.



VIEW FROM SOUTH EAST CORNER OF PARKING LOT. LOOKING NORTHWEST.



VIEW OF PARKING LOT LOOKING NORTH FROM THE SOUTH END.



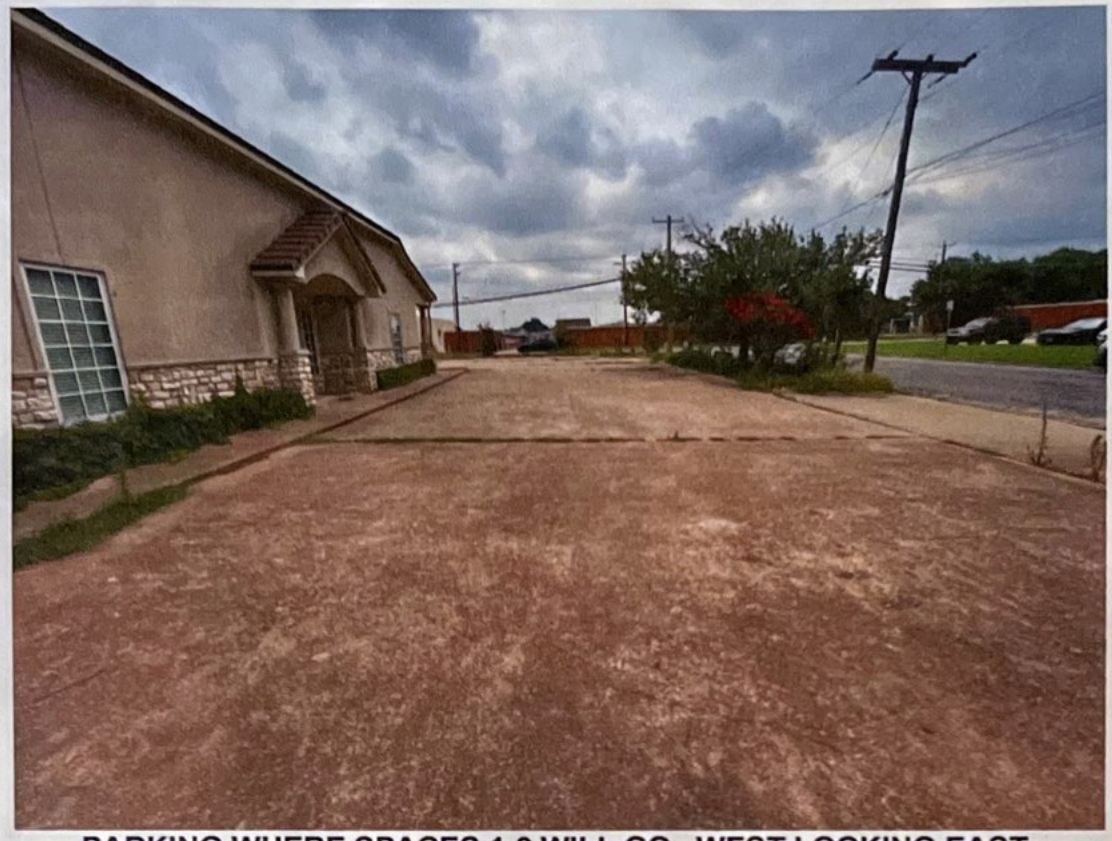
SOUTHSIDE OF BUILDING



PARKING WHERE SPACES 1-9 WILL GO. EAST LOOKING WEST.



PARKING WHERE SPACES 1-9 WILL GO. VIEW FROM SOUTH ENTRANCE (TEXAS STREET).



PARKING WHERE SPACES 1-9 WILL GO. WEST LOOKING EAST.



BACK OF BUILDING WHERE TRASH BINS WILL GO.



SOUTH ENTRANCE EXITING TO TEXAS STREET.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Sumbul Islam
1065 Great Meadow Drive
Allen, TX 75013

James Melton, Jr.
8212 Farmington Road
Gunter, TX 75058

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.04.003 to allow 18 parking spaces in lieu of the required 23 parking spaces for a Clinic, medical or dental, and 18' parking space depth in lieu of the required 20' depth for the parking spaces on the south side of the building located at 1700 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

6. Drive aisle is only 13.5 feet wide. Minimum drive aisle should be 20' in width.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1602 NORTH HOARD AVENUE (Project No. 23-003729)

The request of Maureen Clarke (Owner) Willie Posey (Representative) and Sartin & Associates (Surveyor) concerning the property located at 1602 North Hoard Avenue, consisting of 0.3444 acres, being Block 30, Lot 11 & 12 of the College Park 2nd Addition, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback in lieu of the required 20' for a carport addition.

Background:

The property is located at 1602 North Hoard Avenue at the corner of East Gulick Avenue and North Hoard Avenue. The property owner is requesting a 5' side setback in lieu of the required 20' for a carport addition.

The following has been approved for this location:

- 4/20/2021 – Exception to allow an 8' tall privacy fence on the property line in the side and rear yards in lieu of the allowed 4' tall in an R-1 (One Family Residential) District. **P&Z APPROVED 6' TALL FENCE 10 FEET FROM THE PROPERTY LINE ON GULICK AND 15' ALONG THE REAR PROPERTY LINE**

Adjacent Zoning:

R-6 (Single Family Residential) District

Origination:

Maureen Clarke (Owner)
Willie Posey (Representative)
Sartin & Associates (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

22

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Property Notification Sign
Narrative
Survey
Site Plan
Photos
STAFF REVIEW LETTER



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1602 N Hoard

N
W E
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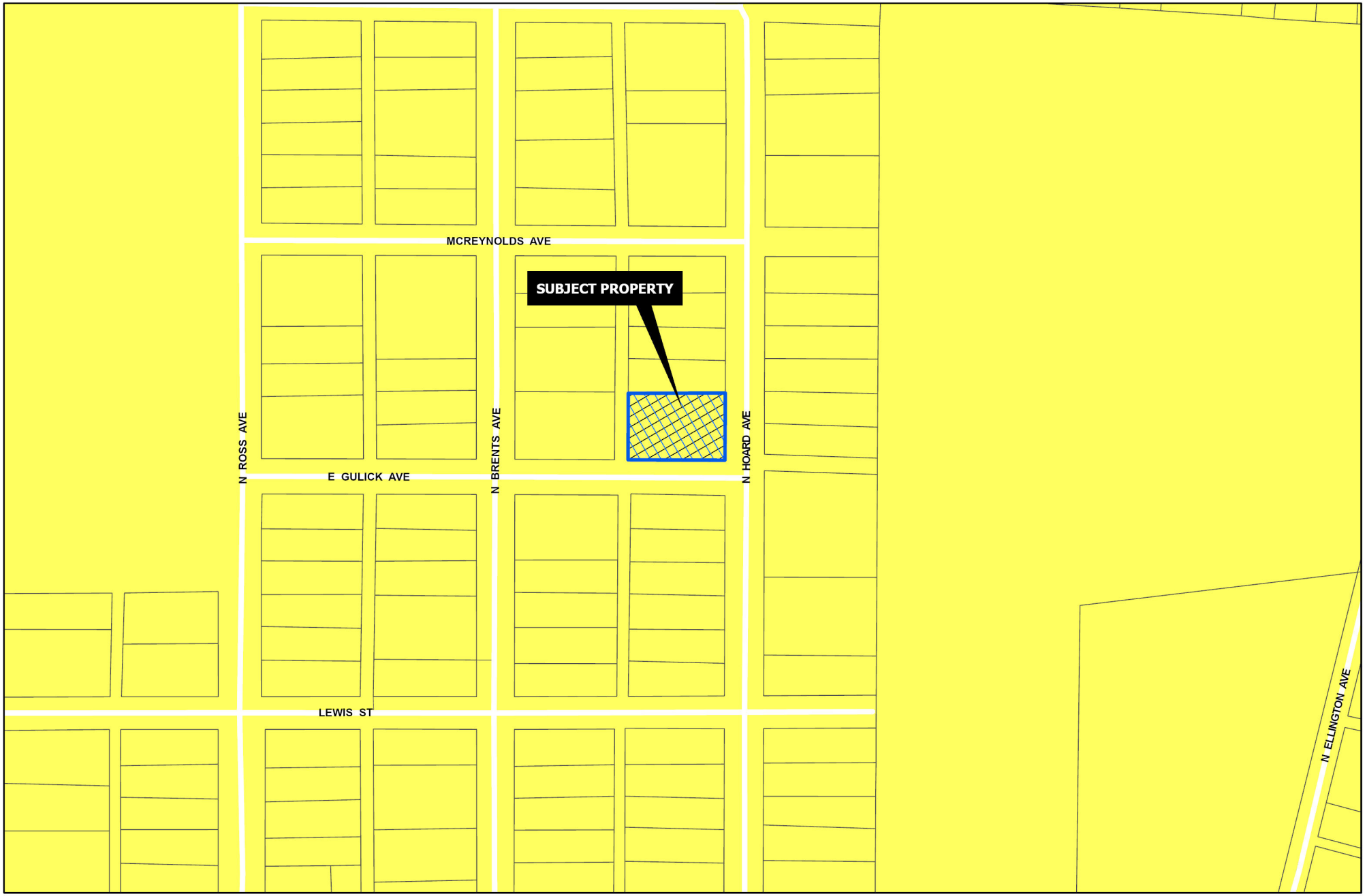
Date: 6/28/2023 1:38 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN

1602 N Hoard

N
W E
S

Date: 6/28/2023 1:40 PM

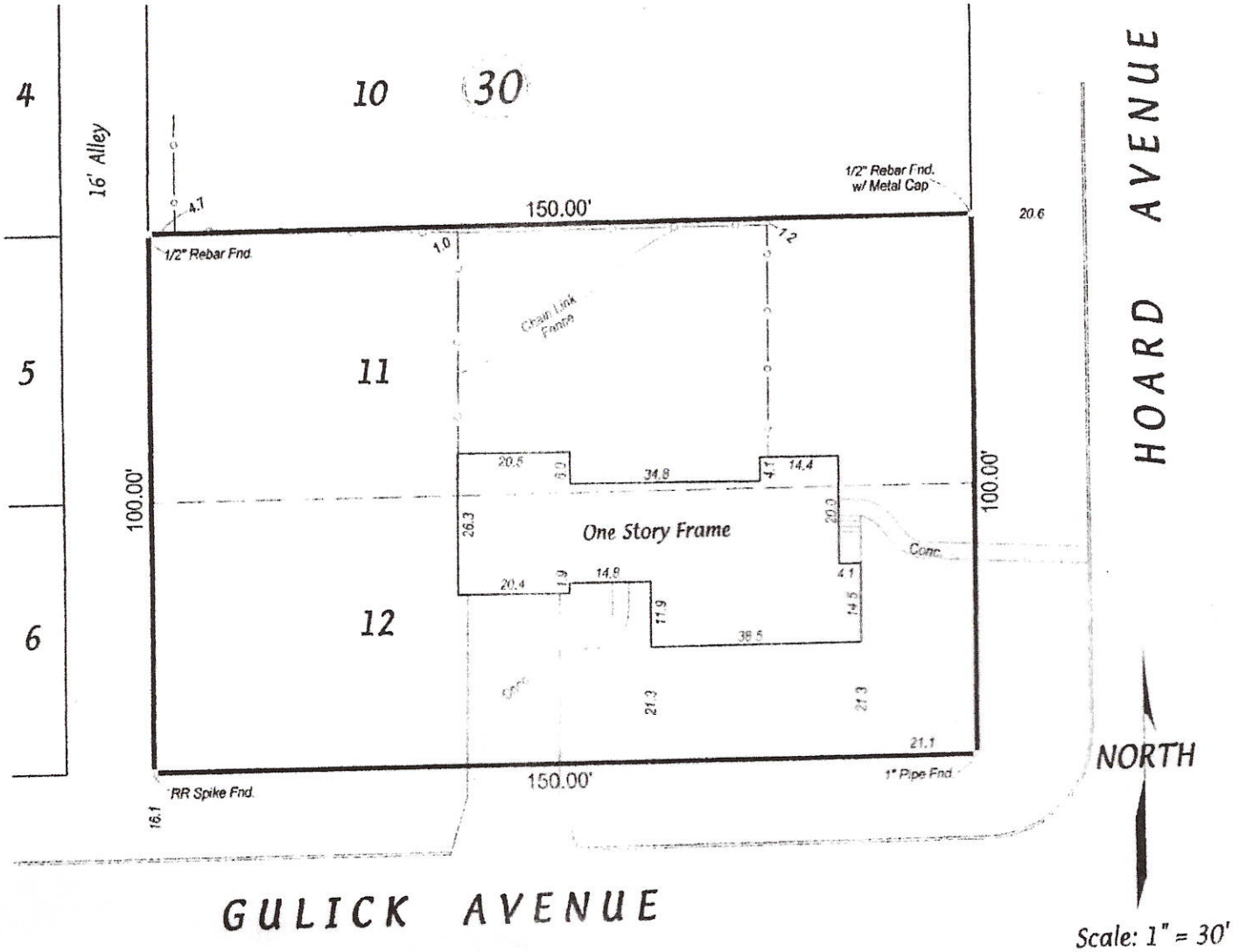

Sherman
NOTICE OF REQUESTED VARIANCE
PROJECT #: 23-003729
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
Jul 3, 2023 at 2:17 PM

June 22, 2023

Variance/Special Exception Request for 1602 N Hoard Avenue
Sherman, TX 75090

Projected Narrative:

I'm currently trying to build a carport at my residence, but the current Zoning Ordinance would only allow me to build one that would not even fit 2 vehicles. Look at the attached photo, which shows the current Zoning Ordinance (Sec 14.04.092) as 15 feet from the curb going north. Both vehicles would be protruding out, which I'm trying to prevent damage from the storms. My attached photo shows that I would like to extend the carport by either 8 feet (total length would be 25 feet) or 10 feet (total length would be 23 feet) going south towards the street.



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

Maureen Clarke 6/4/08

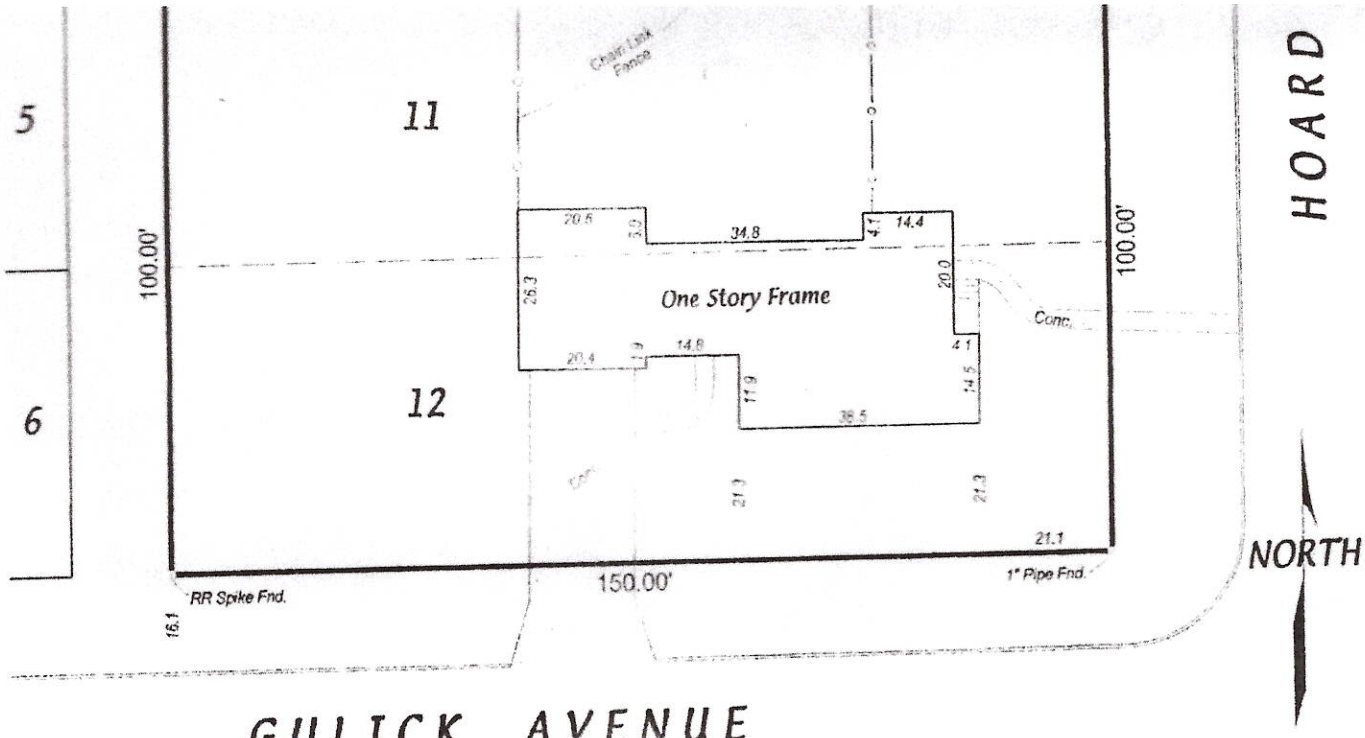
SURVEY FOR: MAUREEN CLARKE

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 21 st day of May, 2008 of the following described property:

Lots ELEVEN (11), and TWELVE (12) in Block THIRTY (30) of COLLEGE PARK SECOND ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 88, Page 534, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as **1602 N. HOARD AVENUE, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.



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

Maureen Clarke 6/4/08

SURVEY FOR: MAUREEN CLARKE

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 21 st day of May, 2008 of the following described property:

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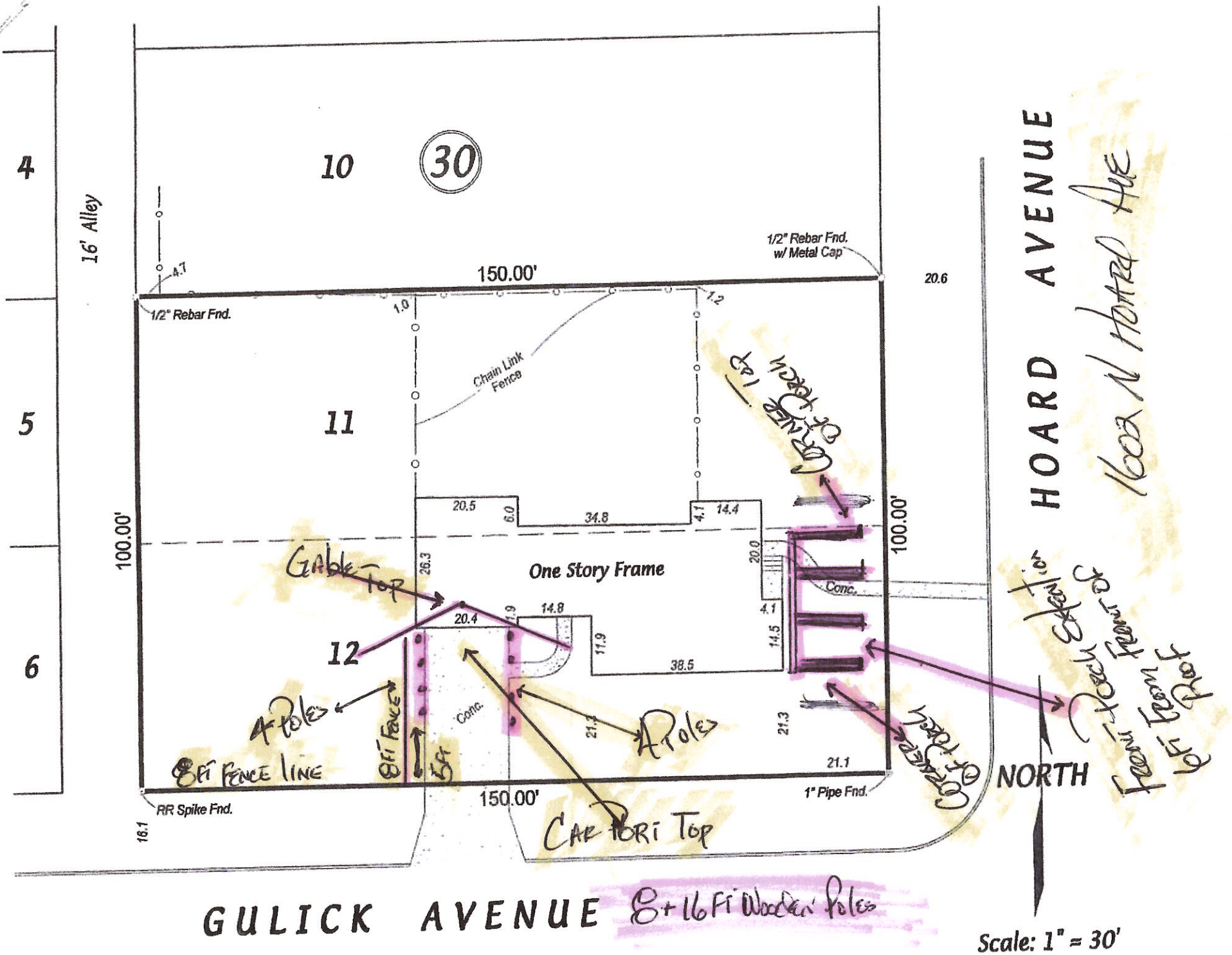
That the improvements located on said property are known as **1602 N. HOARD AVENUE, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

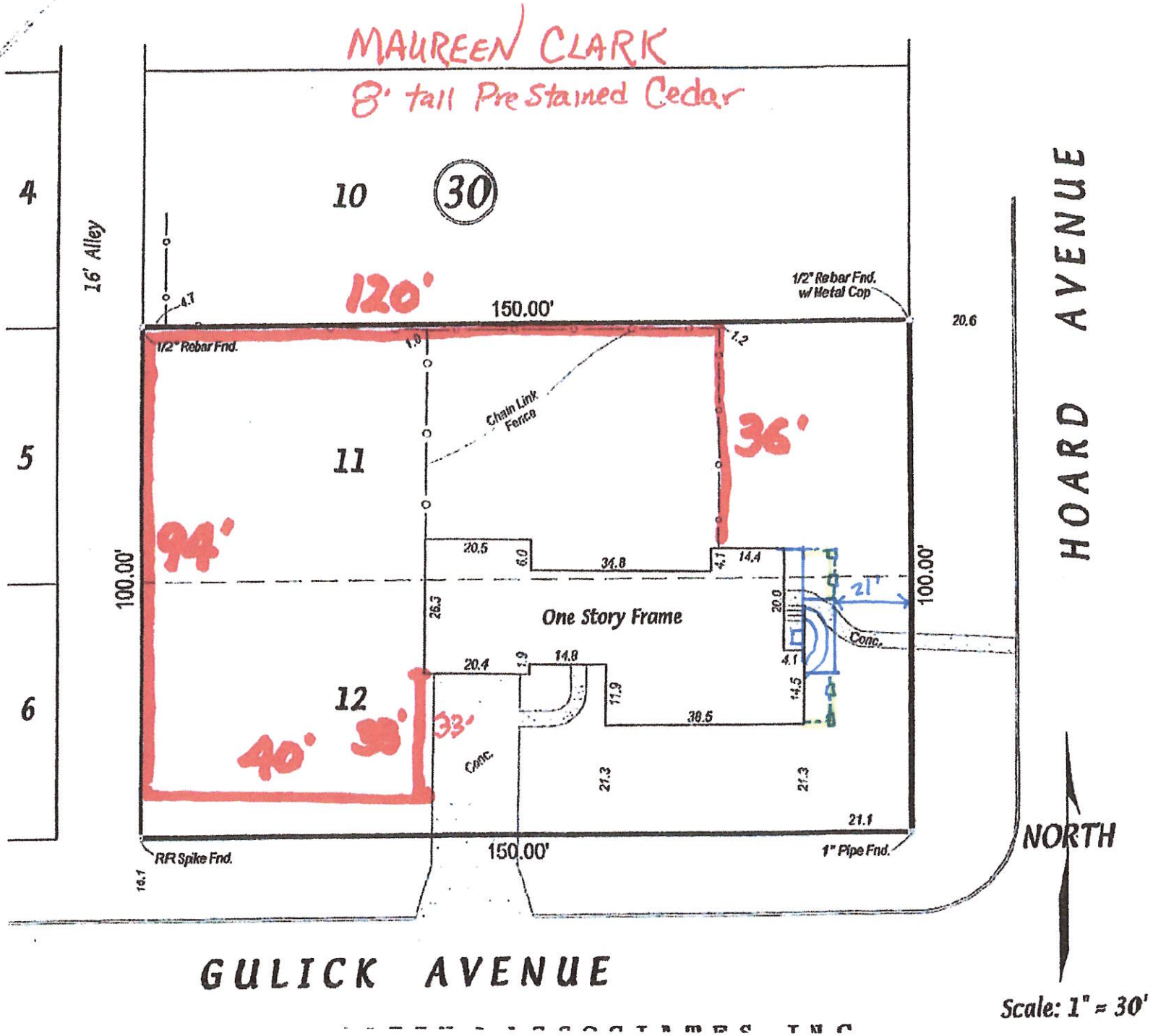
Marshall Sartin, R.P.L.S. 3694

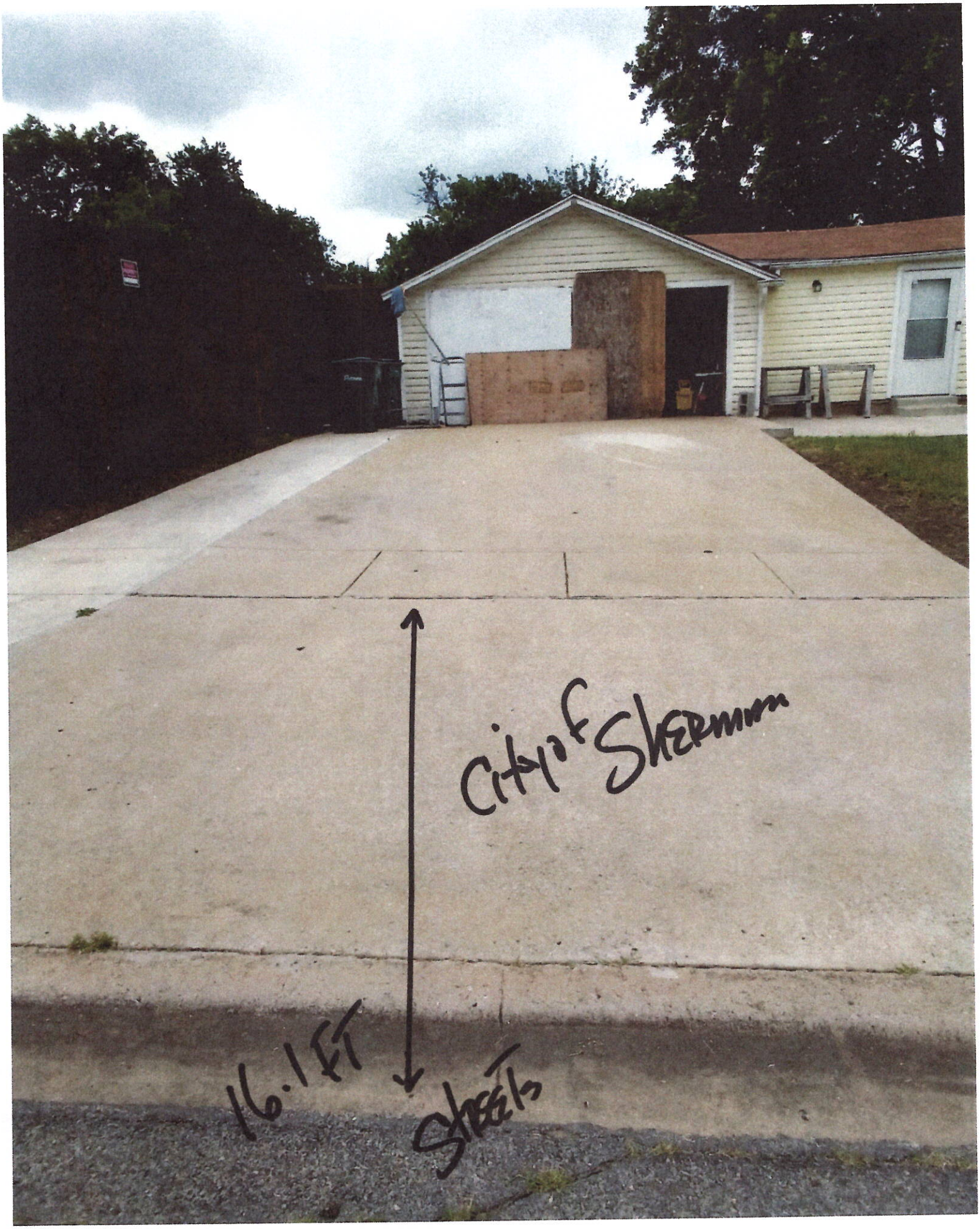
STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

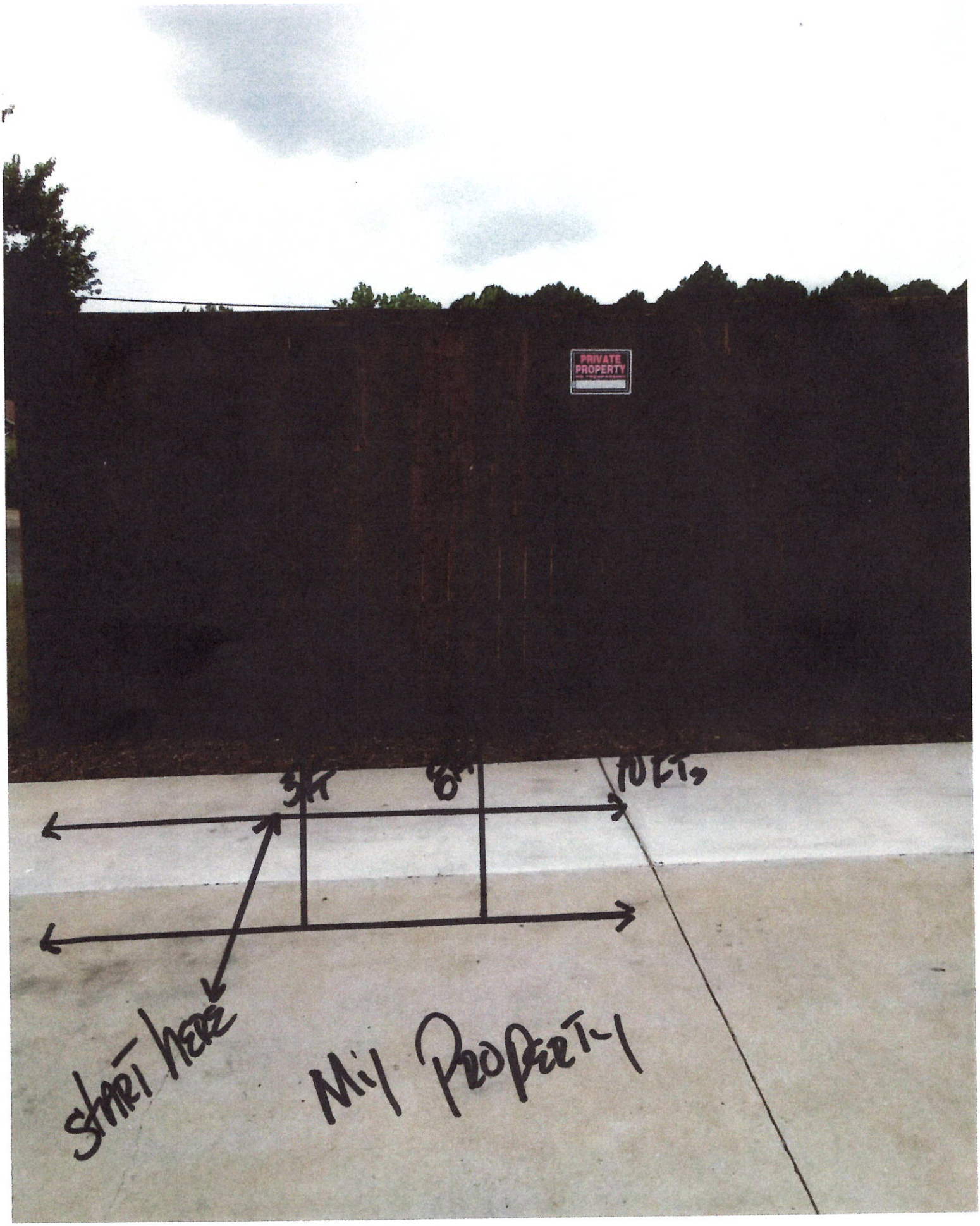
1602HOAR.pcs



4
5
6
16' Alley
10
30
11
12
150.00'
100.00'
1/2" Rebar Fnd.
1/2" Rebar Fnd. w/ Metal Cap
20.6
4.7
1.0
1.2
Chain Link Fence
20.5
6.0
34.8
4.1
14.4
20.0
26.3
One Story Frame
Conc.
20.4
1.9
14.8
11.9
38.5
4.1
14.5
21.3
21.1
1" Pipe Fnd.
RR Spike Fnd.
16.1
HOARD AVENUE
1602 N Hoard Ave
NORTH
GULICK AVENUE
8+16 Ft Wooden Poles
Scale: 1" = 30'
Gable Top
4 Poles
8 Ft Fence
5 Ft
8 Ft Fence line
4 Poles
Car Port Top
Corner Top of Porch
Corner of Porch
Front Porch Extension
Front of 6 Ft From Roof


MAUREEN CLARK
8' tall Pre Stained Cedar
4
5
6
10
30
11
12
16' Alley
120'
150.00'
1/2" Rebar Fnd.
w/ Metal Cap
1/2" Rebar Fnd.
Chain Link Fence
36'
94'
40'
33'
100.00'
One Story Frame
Conc.
21'
HOARD AVENUE
RR Spike Fnd.
1" Pipe Fnd.
NORTH
GULICK AVENUE
Scale: 1" = 30'


City of Sherman
16.1 FT
Streets


PRIVATE PROPERTY
3ft
8ft
10Ft.
Start here
My Property


FENCE LINE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

Willie Posey
1602 N. Hoard Ave
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback in lieu of the required 15' for a carport addition located at 1602 North Hoard Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 07/18/2023

Prepared by: Lauren Marlow, Development Services Coordinator
Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2500 TEXOMA PARKWAY (Project No. 23-00379)

The request of RFJ Auto Properties, LLC (Owner), Anna Anklin (Representative), Jeremy Nelson, PE, Kirkman Engineering (Representative), and Barton Chapa Surveying, LLC (Surveyor) concerning the property located at 2500 Texoma Parkway, consisting of 5.933 acres in the R. Hendrix Survey, Abstract No. 504, and is currently zoned C-2 (General Commercial) District/75 & 82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 20'3" front setback in lieu of the required 25' for a sign.

Background:

The property is located at 2500 Texoma Parkway between East Highway 82 and East Peyton Street. The property owner is requesting a 20'3" front setback in lieu of the required 25' for a sign.

The following has been approved for this location:

- 6/11/1974 - Zone Change from an R-1 (Single Family Residential) District to C-2
- 11/11/2003 – Variance to allow an additional freestanding sign per lot in R-1
- 11/11/2003 – Specific Use Permit to allow an Auto Dealership in C-2 (General Commercial) District & C-1 (Retail Business) District
- 12/15/2020 - Exception to allow an existing metal building for an automobile restoration center in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 12/15/2020 – Specific Use Permit to allow an automobile restoration center with paint booth in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 1/10/2023 - Public Hearing and Variance under Section 14.02.017 to allow a 10.5' side setback in lieu of the required 15' and a 4.4' rear setback in lieu of the required 25' for an existing structure in a C-2 (General Commercial) District.
- 1/10/2023 - Public Hearing and Variance under Section 14.04.006(2)(a) to allow 9.77% of open landscaped area in a parking lot in lieu of the required 10% and 21% of the required landscaped

area to be used as islands in lieu of the required 40% in a C-2 (General Commercial) District.

- 1/10/2023 - Public Hearing and Specific Use Permit under Section 14.06.009 to allow Automobile Sales, new or used, in a C-2 (General Commercial) District.
- 1/10/2023 - Site Plan for Texoma Hyundai.
- 1/10/2023 - Preliminary Plat of Texoma Hyundai Addition.
- 6/20/2023 - Lot 1, Block 1 Texoma Hyundai Addition

Adjacent Zoning:

C-2 (General Commercial) District
R-6 (Single Family Residential) District

Origination:

RFJ Auto Properties, LLC (Owner)
Anna Anklin (Representative)
Jeremy Nelson, PE, Kirkman Engineering (Representative)
Barton Chapa Surveying, LLC (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

and

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

No

Staff Recommendation:

Staff recommends the approval of this sign setback variance because the applicant/property owner committed to removing the billboard at the request of City Staff. This additional sign has since been removed from the property.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan & Elevations
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

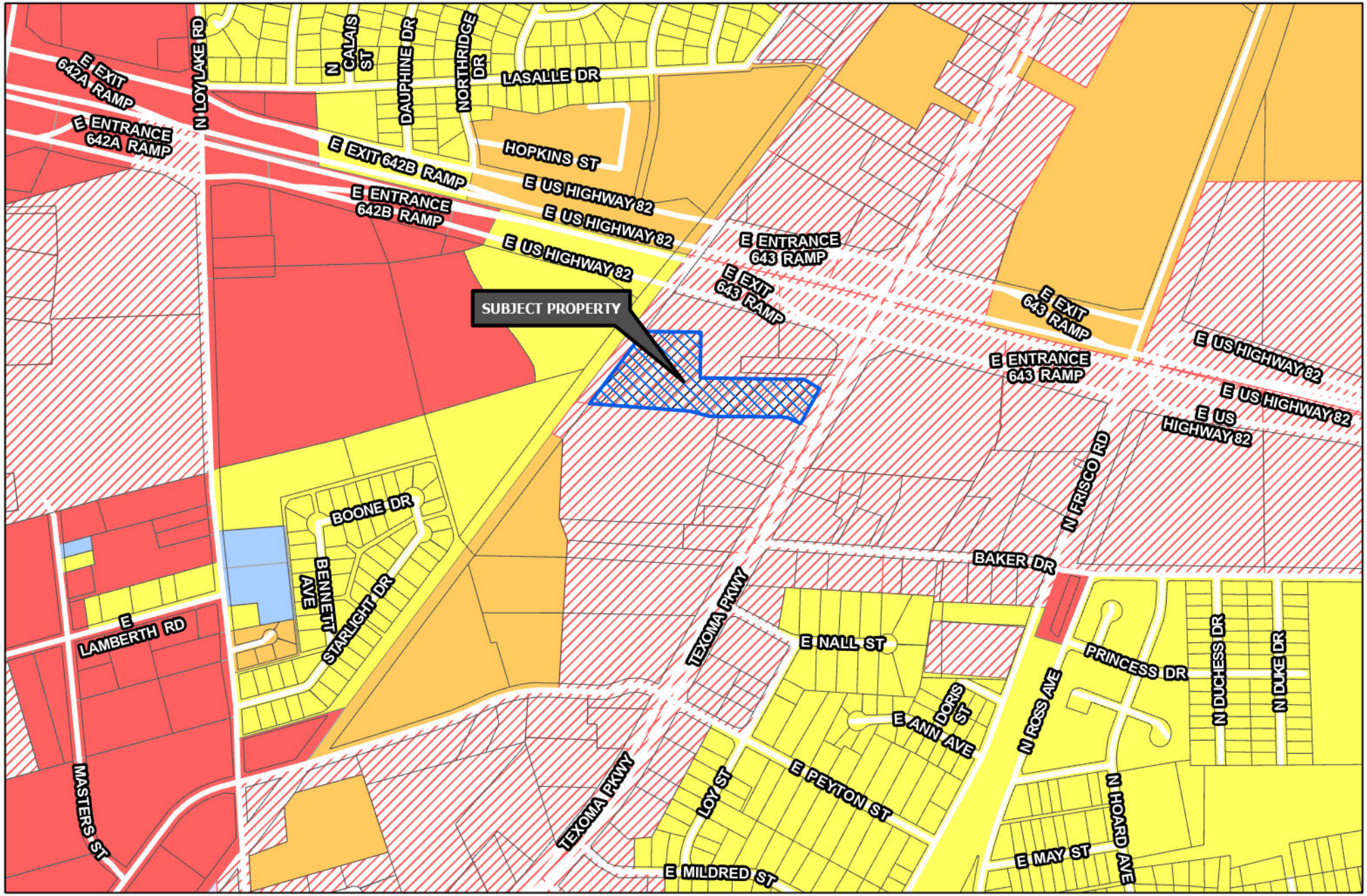
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2500 TEXOMA PKWY

N
W E
S

Date: 6/3/2023 12:29 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
2500 TEXOMA PKWY

N
W E
S

Date: 5/22/2023 4:12 PM

COMING SOON...



WE ARE OPEN DURING CONSTRUCTION

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-003779

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

7/05/2023 at 9:03 am

LINETYPE TABLE

BOUNDARY LINE	
ADJOINER LINE	
800' CONTOUR LINE	800'
OHU OVERHEAD SERVICE LINE	OHU
GAS GAS LINE	GAS
EASEMENT LINE	
BUILDING LINE	
STREET CENTERLINE	

PARKING COUNT

45 regular striped parking spaces
4 handicap striped parking spaces
49 total striped parking spaces

NOTES:

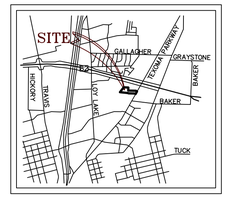
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set with "Peiser & Mankin SURV" red plastic cap
3. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
4. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
5. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
6. Property has direct access to and from dedicated Public rights-of-way known as Texoma Parkway (State Highway No. 91)(formerly U.S. Highway No. 75)(a 150' right-of-way), as shown, maintained by the State of Texas.
7. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
8. Elevations shown hereon are based on City of Sherman Monument

103 (Primary): City of Sherman Control Monument 3 ¼ inch Brass Disk located on the south side of Old Settlers Park just north of the Harrison Street entrance approximately 1.6 miles northeast of the courthouse in downtown Sherman, elevation=792.68'

102 (Secondary): City of Sherman Control Monument 3 ¼ inch Brass Disk located on the north side of Gallagher Drive just east of Northpoint Drive approximately 2.6 miles north of the courthouse in downtown Sherman, Texas, elevation=836.20'

9. Subject property located at 2500 Texoma Parkway, Sherman, Texas.
10. No visible evidence of wetlands on subject property.
11. There are no observable evidence of cemeteries on site.
12. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee 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 the information available. The surveyor has not physically located the underground utilities.
13. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
14. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alliterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

VICINITY MAP
N.T.S.



This is to certify that I have, this date, made an on the ground survey of the property located on 2500 Texoma Parkway in the City of Sherman, Texas, described as follows:

BEING all that certain 5.933 acre tract of land being situated in the Rueben Hendrix Survey, Abstract No. 504, Grayson County, Texas, same being all that certain tract of land conveyed to RFJ Auto Properties, LLC, by Special Warranty Deed recorded in Volume 5491, Page 87, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a point for the Southeast corner of said RFJ tract, and being North 28 deg. 37 min. 40 sec. East, 472.43 feet from a ½ inch iron rod found for reference, same being in the West right-of-way line of Texoma Parkway (State Highway No. 91)(formerly U.S. Highway No. 75)(a 150 foot right-of-way), same being the Northeast corner of that certain tract of land conveyed to Nowlin Enterprises, Inc., by deed recorded in Document Number 2019-29305, said Deed Records;

THENCE along the common line of said RFJ tract and said Nowlin tract, as follows:

North 55 deg. 53 min. 46 sec. West, a distance of 59.10 feet to a ½ inch iron rod with red "RPLS 4117" plastic cap found for angle point;
North 81 deg. 09 min. 55 sec. West, a distance of 33.86 feet to an 'L' found in concrete for angle point;
North 89 deg. 32 min. 36 sec. West, a distance of 308.10 feet to a ½ inch iron rod found for angle point, same being the Northwest corner of said Nowlin tract, same being the Northeast corner of that certain tract of land conveyed to Gary Ray Wilson and Vickie Lynn Wilson, by deed recorded Document Number 2020-10794, said Deed Records;

THENCE along the common line of said RFJ tract and said Wilson tract, as follows:

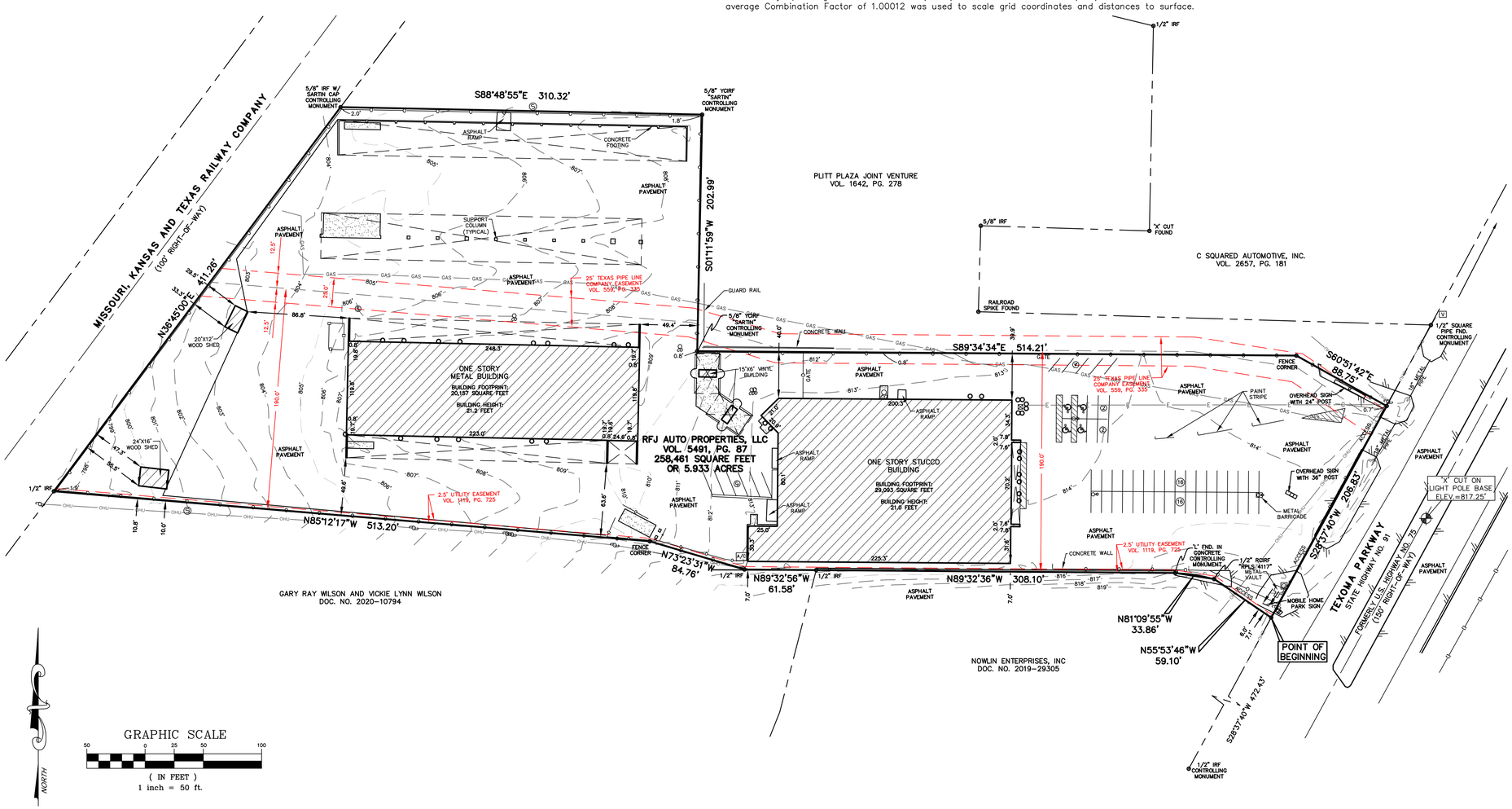
North 89 deg. 32 min. 56 sec. West, a distance of 61.58 feet to a ½ inch iron rod found for angle point;
North 73 deg. 23 min. 31 sec. West, a distance of 84.76 feet to a fence corner for angle point;
North 85 deg. 12 min. 17 sec. West, a distance of 513.20 feet to a ½ inch iron rod found for the Southwest corner of said RFJ tract, same being the Northwest corner of said Wilson tract, same being in the East right-of-way line of Missouri, Kansas and Texas Railway Company (a 100 foot right-of-way);

THENCE North 36 deg. 45 min. 00 sec. East, along the common line of said RFJ tract and said Railway Company right-of-way, a distance of 411.26 feet to a ⅝ inch iron rod with "Sartin" cap found for the Northwest corner of said RFJ tract, same being the most westerly Southwest corner of that certain tract of land conveyed to Plitt Plaza Joint Venture, by deed recorded in Volume 1642, Page 278, aforesaid Deed Records;

THENCE along the common line of said RFJ tract and said Plitt Plaza Joint Venture tract, as follows:

South 88 deg. 48 min. 55 sec. East, a distance of 310.32 feet to a ⅝ inch iron rod with "Sartin" cap found for the most northerly Northeast corner of said RFJ tract;
South 01 deg. 11 min. 59 sec. West, a distance of 202.99 feet to a ⅝ inch iron rod with "Sartin" cap found for internal corner;
South 89 deg. 34 min. 34 sec. East, a distance of 514.21 feet to a fence corner for angle point;
South 60 deg. 51 min. 42 sec. East, a distance of 88.75 feet to a point for the most easterly Northeast corner of said RFJ tract, same being the Southeast corner of said Plitt Plaza Joint Venture tract, same being in the West right-of-way line of aforesaid Texoma Parkway;

THENCE South 28 deg. 37 min. 40 sec. West, along the common line of said Grayson RFJ tract and said Texoma Parkway, a distance of 206.83 feet to THE POINT OF BEGINNING and containing 258,461 square feet or 5.933 acres of computed land, more or less.



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Grayson County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/29/2010 Community Panel No. 48181C0290F subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
04/08/2022

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER		FIRE HYDRANT		WATER MANHOLE	SIGN
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE		WATER VALVE		SWB MANHOLE	CONCRETE
DOWN GUY		TRANSFORMER PAD		GAS MANHOLE	BOLLARD
S.S. MANHOLE		ELECTRIC METER		VAULT	COVERED AREA
CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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TOPOGRAPHIC SURVEY

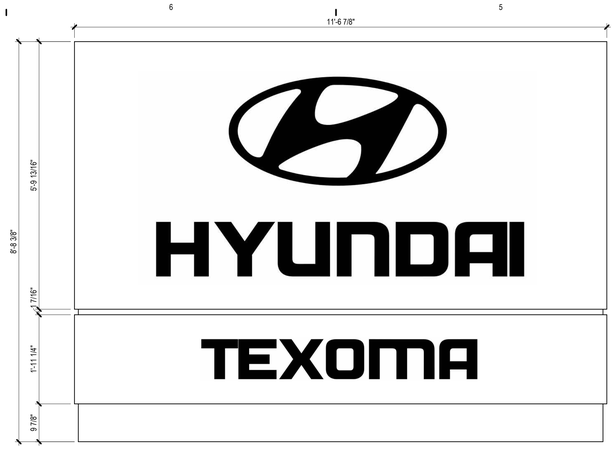
TEXOMA HYUNDAI
2500 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	14-0415
DATE:	04/08/2022
FIELD DATE:	04/07/2022
SCALE:	1" = 50'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1



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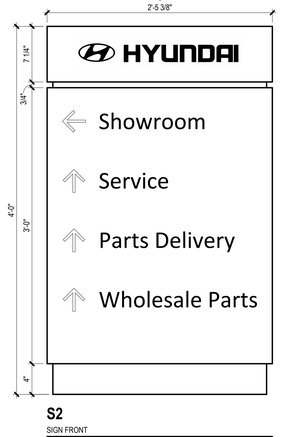
SIGN BOTH SIDES



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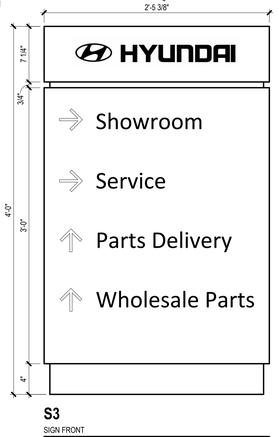
SIGN FRONT



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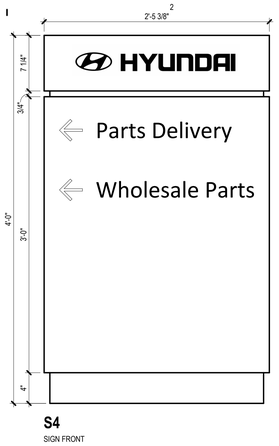
SIGN FRONT



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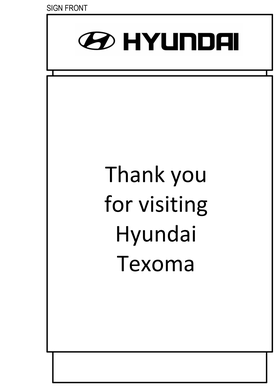
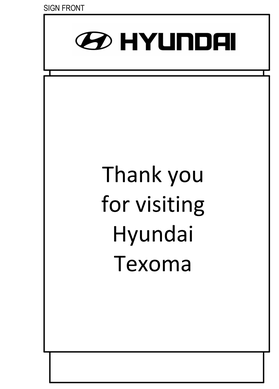
SIGN FRONT



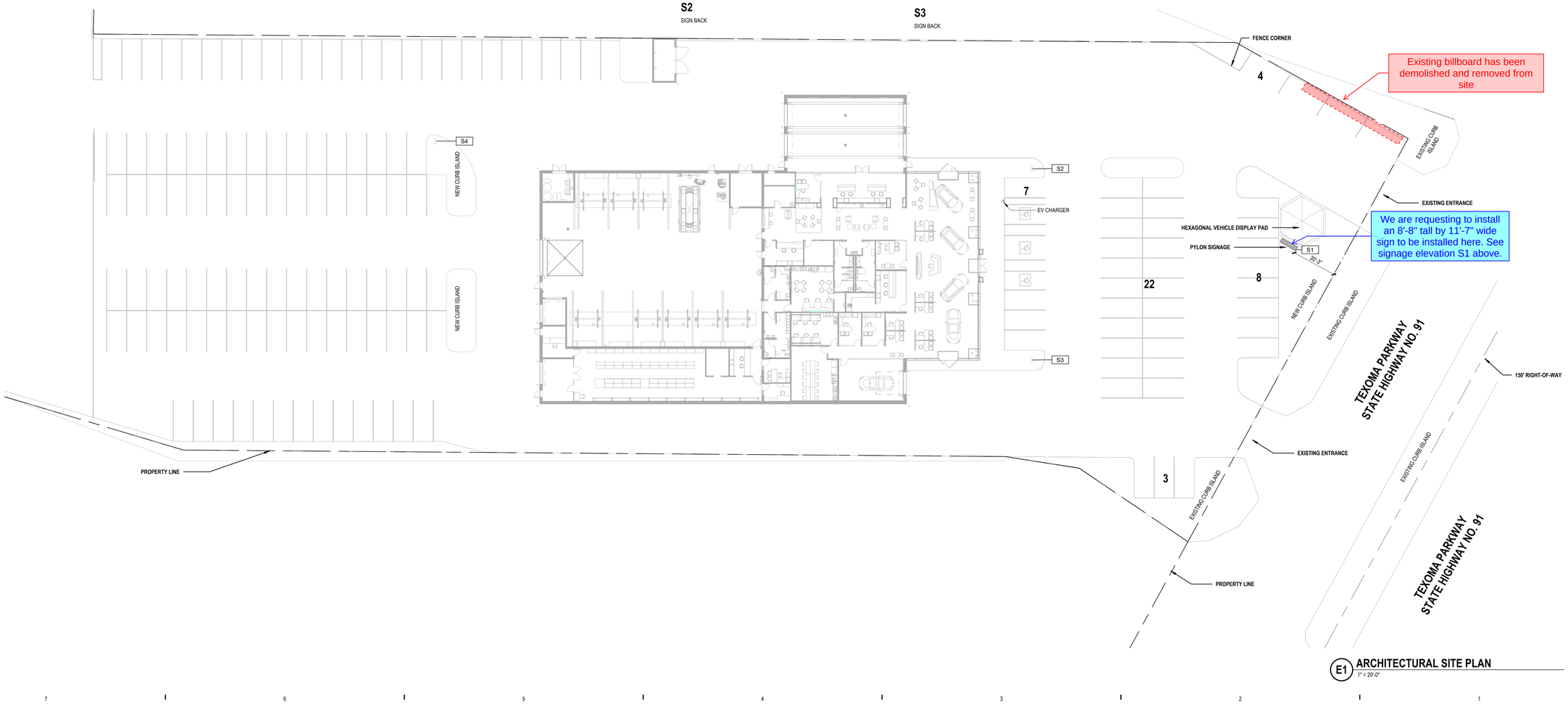
S2
SIGN BACK



S3
SIGN BACK

SITE SIGNAGE & GRAPHICS SCHEDULE

Type Mark	TYPE	DESCRIPTION	MOUNTING TYPE
SITE SIGNAGE			
S1	SITE SIGNAGE	SITE SIGNAGE - PROVIDED BY AGI	SITE INSTALLED
S2	SITE SIGNAGE	SITE SIGNAGE - PROVIDED BY AGI	SITE INSTALLED
S3	SITE SIGNAGE	SITE SIGNAGE - PROVIDED BY AGI	SITE INSTALLED
S4	SITE SIGNAGE	SITE SIGNAGE - PROVIDED BY AGI	SITE INSTALLED



E1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING | LLC
NC FIRM # C-2967 | SC FIRM # 2967 | TX FIRM # 18167
330 South Tryon St, Suite 500 | Charlotte, NC 28202 | 704.731.8080 www.progressiveae.com

progressive ae

SONIC AUTOMOTIVE
Texoma Hyundai
2500 Texoma Pkwy, Sherman, TX 75090

COA ARCHITECT COA ENGINEER

ISSUANCE

12/12/2022	SONIC 60% REVIEW
01/19/2023	OEM 75% REVIEW
01/27/2023	SONIC 60% APPROVED SET
04/03/2023	PERMIT SET
04/05/2023	100% SET TO SONIC

PROJECT NUMBER
78610068
PROJECT MANAGER
S. MARKS
PROFESSIONAL
W. JONES
DRAWN BY
A. ANKLIN
CHECKED BY
E. HAMILTON

SITE SIGNAGE AND GRAPHICS PLAN
A172

THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING | LLC AS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING | LLC. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

6/15/2023 3:54:59 PM Autodesk Docs://78610068 - Sonic Texoma Hyundai/78610068 - Sonic Texoma Hyundai - ARCH.rvt
22-206

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2023

Sent via email

RFJ Auto Properties, LLC
Martin Walsh
4401 Colwick Road
Charlotte, NC 28211

Jeremy Nelson, PE
Kirkman Engineering
5200 State Hwy 121
Colleyville, TX 76034

Anna Anklin
330 South Tryon St
Charlotte, NC 28202

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.07.009 to allow a 20'3" front setback in lieu of the required 25' for a sign located at 2500 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

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