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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 22, 2021 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR MAY 18, 2021, PLANNING AND ZONING COMMISSION MEETING AND BOARD OF ADJUSTMENTS.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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

6. **CONSENT AGENDA (ITEMS 16, 17, 19, 22, 23, 24, 29, 30, 32, 33 & 35)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. **1400-1600 BLOCKS SOUTH FIRST STREET**

The request of Rumsey Investments, LLC (Owner), Ron Michel (Representative), Cross Architects (Architect) and Burns Surveying (Surveyor) concerning the property in the 1400-1600 Blocks of South First Street, being 3.17 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Site plan approval for First Street Townhomes.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(2) & (d)(1) to allow a natural screen in lieu of the required screening to surround the Multi-Family Development in an R-2 (Multi-Family Residential) District.

8. **100-1200 BLOCKS WEST SHEPHERD DRIVE**

The request of Yongshik Kim (Owner), Spiars Engineering (Civil Engineer) Lauren Helmberger (Representative) and J.E. Smith (Surveyor) concerning the properties located in the 100-1200 Blocks West Shepherd Drive, being 531.87 acres in the Friar McNeely Survey, Abstract No. 826, the Benjamin Lindsay Survey, Abstract No. 733 and the M. Hunt Survey, Abstract No. 603, as follows:

Planning and Zoning Commission

Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Shepherd Place Planned Development.

9. **5922 TEXOMA PARKWAY**

The request of Patterson Investment Properties, LP (Owner), Ronald Davis, Davis Motor Company (Proposed Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5922 Texoma Parkway, being 5.52 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-2 (General Commercial) District.

10. **306 EAST U.S. HIGHWAY 82**

The request of 306 E Hwy 82 LLC (Owners), Catrina's Cocina & Tequila Bar (Tenant) and Bluestone Partners, LLC (General Contractor) concerning the property at 306 East U.S. Highway 82, being Lot 1, Shafer Plaza, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.6, Subsection (4) to allow 51 parking spaces in lieu of the required 74 in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a patio addition for outdoor dining for Catrina's Cocina & Tequila Bar.

11. **817 NORTH SAM RAYBURN FREEWAY**

The request of Shadow Tree Lane, Inc. (Owner), Kent Hughlett, Architect PLLC (Architect/Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 817 North Sam Rayburn Freeway, being 0.45 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 7 (14)(m) and Section 8, Subsection (5)(a) to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District.

12. **300-400 BLOCKS EAST SHERMAN STREET**

The request of Three Oaks Development & Construction Company (Owner), Kirk Allen (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-400 blocks of East Sherman Street, being Lots 4, 11 and 12, Block 4 of the proposed Three Oaks Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.
Lot 4, Block 4 – 35.76' lot width
Lot 11, Block 4 – 39.20' lot width
Lot 12, Block 4 – 48.93' lot width

13. **1411 SARATOGA DRIVE**

The request of Wyldewood Homes, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1411 Saratoga Drive, being Lot 15, Block 4, Heritage Farms Estates, Being a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 15' rear yard setback for a residential dwelling in lieu of the required 25' in an R-1 (One-Family Residential) District.

14. **3517 SHERBROOKE PLACE**

The request of Noel & Tammy Paramanantham (Owner) concerning the property located at 3517 Sherbrooke Place, being Lot 1, Block A, Pebblebrook South Phase 1, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 5' side street setback for a patio cover in lieu of the required 10' in an R-1 (One-Family Residential) District.

15. **411 WEST MCGEE STREET**

The request of Eric Evans (Owner) concerning the property located at 411 West McGee Street, being part of Lot 11, Block 4, W.M. Shannon Supplement, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow a 270 square foot addition to an existing nonconforming structure located 5' from the west property line and 6.3' from the east property line in lieu of the required 7' in an R-1 (One Family Residential) District.

16. * **301, 305 & 309 CORNERSTONE DRIVE**

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 301, 305 and 309 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows;

Planning and Zoning Commission

Replat approval of Cornerstone Addition, Block 2, Lot 9R, being a Replat of Lots 8, 9 & 10, Block 2, Cornerstone Addition

17. * **3400 BLOCK EAST LESLIE LANE (ETJ)**

The request of Angel M. Jaramillo & Martha Lopez (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 3400 Block of East Leslie Lane, being 14.492 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition on Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

18. **3200 EAST U.S. HIGHWAY 82**

The request of Hearrell Enterprises, Inc. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3200 East U.S. Highway 82, being 1.812 acres in the Fleming Jennings Survey, Abstract No. 638, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(ii) to not require a 10' buffer strip, landscaped and irrigated in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

19. * **700 BLOCK WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET**

The request of Leo Joseph Bowler, III (Owner) and Windrose Land Surveying (Surveyor) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase IV

20. **717 EAST SUMMIT STREET**

The request of Omar & Maricela Paulin (Owners) concerning the property located at 717 East Summit Street, being Lot 16, Block 2, Live Oak Addition, as follows:

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow an addition to an existing nonconforming structure located 4.8' from the side property line in lieu of the required 6' in an R-1 (One Family Residential) District.

21. **3908 & 3924 TEXOMA PARKWAY**

The request of MLJ Real Estate, LP (Owner), Matthew Johnson (Representative), Underwood Drafting and Surveying and Cox Land Surveying (Surveyors) concerning the properties at 3908 and 3924 Texoma Parkway, being 0.648 acres and 1.279 acres in the Samuel McGlothlin Survey, Abstract No. 811 and the Hillard Jennings Survey, Abstract No. 639, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Automobile Sales in a C-2 (General Commercial) District.

22. * **2701 DRIPPING SPRINGS ROAD AND 4200 BLOCK COX STREET**

The request of Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2701 Dripping Springs Road and the 4200 Block of Cox Street, being 0.760 acres in the J. Hendrix Survey, Abstract No. 503, also being Lot 6, Block 31, Hilltop Estates Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Lots 6A & 6B, Block 31, Hilltop Estates

23. * **388 BENNETT ROAD (ETJ)**

The request of Russell Rogers (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 388 Bennett Road, being 4.135 acres in the Jeremiah M. McDaniel Survey, Abstract No. 774 and being Lot 1, Oyail Estates, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Oyail Estates in the City of Sherman Extra Territorial Jurisdiction (ETJ)

24. * **2113 SOUTH EAST STREET**

The request of Ricky D. Cooper (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2113 South East Street, being 0.326 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 49, South Side Addition.

25. **3311 LUTHER KNOX ROAD**

The request of Ron Harmon Properties (Owner), TAAS Investments, LLC (Prospective Buyer), JP Engineering, Bill Perman (Civil Engineer/Representative) and CBG Surveying, Inc. (Surveyor) concerning the property located at 3311 Luther Knox Road, being 17.18 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval for a Multi-Family Development under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

26. **106-B NORTH SUNSET BOULEVARD**

The request of Owners Manual for Life (Owner), MasterKey Ministries of Grayson County (Tenant), Julie Rickey (Representative), David Baca Studio (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 106-B North Sunset Boulevard, being Lot 3, Block 1 Westwood Village Second Replat part Block 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

27. **1804 NORTH U.S. HIGHWAY 75**

The request of Sherman PAG 1, LLC (Owner), Marcus Trimble (Architect) and Underwood Drafting and Surveying (Surveyor) for the property located at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

28. **4318 SOUTH U.S. HIGHWAY 75**

The request of Kaiser Aluminum Fabricated Products LLC (Owner), ABC Supply Company, Inc. (Proposed Tenant) and Vilbig and Associates (Civil Engineer) concerning the property located at 4318 South U.S. Highway 75, being 11.73 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2) (j), (2)(g)(2) and (2)(k) to allow outdoor storage in the front and rear of the building subject to the site plan as presented in lieu of the required rear ½ of the property and shall not be placed on that half of the property adjacent to an existing street (Dorsett Drive and U.S. Highway 75 Frontage Road) in the Blalock Industrial Park/Blalock Commercial Overlay District.

29. * **110 & 120 WEST MULBERRY STREET**

The request of Texoma Liberty Lighthouse (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 110 and 120 West Mulberry Street, being 0.67 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Replat approval of Liberty Lighthouse Addition, being a part of Lots 1-3 and 8, Block B, T.J. Shannon Supplement.

30. * **2309 GALLAGHER DRIVE**

The request of Home Place Partners, LP (Owner), Maureen Stevenson, Eric L. Davis Engineering, Inc. (Representative/Civil Engineer), Broadstone Design Group (Architect) and Tom Fidler (Surveyor) concerning the property located at 2309 Gallagher Drive, being 0.43 acres in the Samuel McGlothlin Survey, Abstract No. 81, as follows:

Planning and Zoning Commission

Site plan approval for an Office/Retail/Warehouse.

31. **1229 NORTH BROUGHTON STREET**

The request of Moran Developments LLC (Owner), Luis Moran (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1229 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone change and site plan approval for a Multi-Family Complex under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

32. * **1905 EAST LAMAR STREET**

The request of Cristobal Madrid (Owner) concerning the property located at 1905 East Lamar Street, being Lots 5 & 7, Block 17, Christian College Addition, as follows:

Planning and Zoning Commission

Site plan approval for an Accessory Building

33. * **609 EAST PECAN STREET**

The request of Sam A. Loria (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street, being 0.959 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1-7, Block 4, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1R, Block 4, Chaffin's First Addition, Being a Replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition.

34. **2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the properties in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), being 43.727 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

A. Final Plat approval for Sherman Heights Addition
B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One-Family Residential) District.

35. * **214 EAST COLLEGE STREET**

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

Planning and Zoning Commission

Final Plat approval of M.P.Y Homes Second Addition.

36. **809 SOUTH WILLOW STREET**

The request of Grow More Invest, LLC (Owner), Charlie Shearer (Developer) and Copley Land Surveying (Surveyor) concerning the property located at 809 South Willow Street, being Lots 5 & 6, Block 16, W. Elliott's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 5 & 6, Block 16, W. Elliott's Addition.

37. **ADJOURNMENT**

38. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on June 17, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of June, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 06/22/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

APPROVE MINUTES OF THE REGULAR MAY 18, 2021, PLANNING AND ZONING COMMISSION MEETING AND BOARD OF ADJUSTMENTS.

List of Agenda Items:

Attachments

May 18, 2021 Draft P&Z Minutes

STATE OF TEXAS §

May 18, 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on May 18, 2021.

MEMBERS PRESENT:	CHAIRMAN MAHONE AND VICE-CHAIRMAN DOWNTAIN COMMISSION MEMBERS: MANLEY, WHITAKER AND BLAGG
ALTERNATE:	NONE
MEMBERS ABSENT:	SIMS AND DAVIS
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, PATSY REEVES, DEVELOPMENT SERVICES COORDINATOR AND WAYNE LEE, DIRECTOR OF ENGINEERING
CITY ATTORNEY:	RYAN PITTMAN

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:06 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the April 15, 2021 Training Workshop and the April 20, 2021 regular meeting. Motion by Vice-Chairman Downtain to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE. MOTION CARRIED.

APPOINT ACTING SECRETARY

APPOINT ACTING SECRETARY
Scott Shadden was the former Secretary of the Planning and Zoning Commission; he retired in January. Chapter 14, Article 14.03 Planning and Zoning Board, Section 14.03.002 requires the Planning and Zoning Board elect a Secretary, Acting Secretary and such other officers as it may deem expedient. It shall be the duty of the Secretary to keep a record of all meetings and the business transacted at such meetings.

ACTION TAKEN.

Motion by Vice-Chairman Downtain to appoint Rob Rae as Acting Secretary of the Planning and Zoning Commission and Board of Adjustments. Second by Commission Member Whitaker.

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

ZONING CHANGE UPDATES

ANNOUNCEMENTS

Rob Rae, Director of Development Services informed the board the City Council approved the updates to the zoning ordinance. All the recommendations the Planning and Zoning Commission sent forward to the City Council last month were approved with one exception: on the patio home open space, they changed it from five homes for 5% open space to 25 homes. So the open space requirement will be 25-49 homes requires 5% and 50 homes requires 10%. Everything else was approved that was recommended.

BOARD OF ADJUSTMENTS

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, MANLEY, WHITAKER AND BLAGG.

CONSENT AGENDA

CONSENT AGENDA (ITEMS 11, 15, 17, 20, 22 & 23)

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

Mr. Rae informed the audience "for those that have Replats or Final Plats for anticipation of impact fees. There are some in this list that are attempting to do that. Those plats need to be filed and signed by the Engineering Department by June 3, 2021 to be able to get the waiver on impact fees."

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve the Items on the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Blagg. All present voted AYE.

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

REPLAT SHERMAN CROSSROADS, PHASE II, LOTS 30 & 6R-2, BLOCK 2 3400-3500 BLKS. SOUTH U.S. HIGHWAY 75 (SHERMAN CROSSROADS, LTD)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNER) AND A&W SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3400-3500 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 5.727 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND BEING ALL OF LOT 6, BLOCK 2, SHERMAN CROSSROADS, PHASE II, LOTS 1R-1 AND 6, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT SHERMAN CROSSROADS, PHASE II, LOTS 30 AND 6R-2, BLOCK 2

The property is located in the 3400-3500 blocks of South U.S. Highway 75 between West Travis Street and FM 1417. The property is zoned Blalock Industrial Park and located in the Blalock Commercial Overlay District. The owner would like to Replat the property into two lots for commercial development and dedicate right-of-way for Aston Drive. 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 – HERITAGE COURT ADDITION 900-1000 BLKS. SOUTH FM 1417 (HERITAGE PARKWAY) (SSCGC HOLDINGS, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), BLUESTONE PARTNERS, LLC (DEVELOPER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 900-1000 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 8.538 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HERITAGE COURT ADDITION

The property is located in the 900-1000 blocks of South FM 1417 (Heritage Parkway) between Brookstone Drive and Quail Run Road. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417) Overlay District.

The owner would like to plat the property into one lot for residential development of an apartment complex. 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 – CUNNINGHAM PLACE ADDITION 515 & 519 S. FIRST ST. (EARNHARTBUILT, LLC)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF EARNHARTBUILT, LLC (OWNER), MORAN DEVELOPMENT (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 515 AND 519 SOUTH FIRST STREET, BEING 0.402 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING PART OF BLOCK 2 OF G.Y. GRAY'S SUPPLEMENT ADDITION AND BEING ALL OF LOTS 14, 15 AND THE NORTH 5.333 FEET OF LOT 16, BLOCK 2 EXCEPT THE NORTH 8 FEET OF LOT 14 AND ALL OF THE SOUTH 27.666 FEET OF LOT 16, BLOCK 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CUNNINGHAM PLACE ADDITION.

The property is located at 515 and 519 South First Street between King and Cherry Streets. The property is zoned a C-2 (General Commercial) District and an R-1 (One Family Residential) District The owner would like to Replat the property into one lot for Multi-Family Residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – PART OF LOT 14, M.B. MOORE'S ADDITION AND ADJOINING TRACT EAST OF LOT 14
1438 S. WALNUT ST. (JAIME ANTONIO SANCHEZ)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF JAIME ANTONIO SANCHEZ (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1438 SOUTH WALNUT STREET, BEING 0.326 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING A PART OF LOT 14, M.B. MOORE'S ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PART OF LOT 14, M.B. MOORE'S ADDITION AND ADJOINING TRACT OF LAND EAST OF SAID LOT 14.

The property is located at 1438 South Walnut Street; the northwest corner of Walnut and Olive Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – BEL-AIR VILLAGE, PHASE I
300-1000 BLKS. E. FM 1417 (VETERANS PARKWAY)
(TERRA PERPETUAL, LLC)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF TERRA PERPETUA LLC (OWNERS), KIMLEY-HORN & ASSOCIATES (SURVEYOR/CIVIL ENGINEER) AND AMERICAN COMMUNITIES (DEVELOPER) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 62.329 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BEL-AIR VILLAGE, PHASE 1

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development and amended the planned development to include this acreage for a total of 278.313 acres and renamed it to Bel Air Village (Ord. 6319).

This request is for Final Plat approval for Phase I, containing 62.329 acres, 327 residential lots and 7 Home Owner's Association (HOA) lots for a mixed-use 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 – POPP'S ADDITION
1406 W. CENTER ST.

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF ERIC AND KELLY POPP (OWNERS), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1406 WEST

CENTER STREET, BEING 0.463 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF POPP'S ADDITION

(ERIC & KELLY POPP)

The property is located at 1406 West Center Street between Holly and Binkley Park Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots to sell one of the lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

AMEND EXCEPTION
THE REQUEST OF HABITAT FOR HUMANITY (OWNER), GREG BENTON (REPRESENTATIVE) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 515 EAST CARTER STREET, BEING ALL OF LOT 11 AND THE WEST 3' OF LOT 12, BLOCK 1, HALL & JONES ADDITION, CONTAINING 0.195 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
BOARD OF ADJUSTMENTS
AMEND A PREVIOUSLY APPROVED EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.3, SUBSECTION (4)(C) TO ALLOW A RESIDENTIAL DWELLING WITH 1,008 SQUARE FOOT LIVING AREA IN LIEU OF THE REQUIRED 1,200 SQUARE FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

AMEND EXCEPTION – LIVING AREA 515 E. CARTER ST. (HABITAT FOR HUMANITY)

Mike Kauffman, Habitat for Humanity, PO Box 910293, Sherman, TX
Mr. Kauffman appeared to represent the request and answer any questions. The property is located at 515 East Carter Street between East and Broughton Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. An exception to allow a residential dwelling to have 1,097 square foot living area in lieu of the required 1,200 square foot in the College Park Overlay District was approved June 16, 2020.

Mr. Kauffman explained "the property was sold to Habitat for Humanity and they would like to construct a house with 1,008 square foot living area for a single-member family. The house will be two-bedrooms, two-baths. The exterior will be concrete lap siding. The house will be moved 3' to the left for the driveway to be located on the lot." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the amendment to the exception to allow a residential dwelling with 1,008 square foot living area in lieu of the required 1,200 in an R-1 (One-Family Residential) District at 515 East Carter Street. Second by Commission Member Manley.

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

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

VARIANCE – SIDE STREET SETBACK

SITE PLAN – ACCESSORY BUILDING 222 S. ELM ST. (BUTTERFLY PROPERTIES V LLC)

(TABLED)

VARIANCE & SITE PLAN
THE REQUEST OF BUTTERFLY PROPERTIES V LLC (OWNERS), TOM RHODES (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 222 SOUTH ELM STREET, BEING LOTS 2 & 4, BLOCK 1, A.R. LOVING ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(3) TO ALLOW 5' SIDE STREET SETBACK FOR AN ACCESSORY BUILDING IN LIEU OF THE REQUIRED 25' IN AN C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING.

Tom Rhodes, 222 S. Elm St., Sherman, TX
Mr. Rhodes appeared to represent the request and answer any questions. The property is located at 222 South Elm Street; the northwest corner of Elm and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. A Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District was approved December 7, 2020 (Ord 6336). Site plan approval for an accessory building for Ambience Community Services, LLC was approved November 17, 2020.

Mr. Rhodes explained, "I would like to construct a 14' x 32' accessory building on the south side of their existing building, 5' from the Jones Street property line. The building will be hardy board siding with a brick panel on the end of the building to match the existing building. The building will be located 6' from the office building and 5' from the Jones Street property line. When you look at it, it looks like it is balanced the accessory building on the right side because there is a parking lot there. You still have 23' from the right side of the building to the curb, so the building does not look like it is crammed in there; it is almost balanced with the property itself with the accessory

building on the north side and the new one on the south side." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked about the brick panel, "it looks like a solid color in the pictures. Is the brick like the brick on the main office building?"

Mr. Rhodes explained, "the original building is real brick, this is a brick looking panel."

Chairman Mahone asked what it is made out of; "is it like plywood?"

Mr. Rhodes responded, "it is a little bit better than that. The building will be hardy board siding and then we put this panel up over it. I bought it at Lowe's; it comes in 4'x8' sheets."

Chairman Mahone wanted to discuss the variance for the setback. "The building faces Elm Street and the side street is Jones Street. There are houses behind you that face Jones Street and I assume they are setback 25' from the front property line. If you are looking down Jones Street, the proposed building will be quite a bit in front of all those houses that are lined up on Jones Street."

Mr. Rae stated, "the houses on Jones should be setback 25' from the property line."

Chairman Mahone stated, "that is a lot of accessory buildings on one lot: to have two accessory buildings."

Commission Member Whitaker asked what the second building would be used for.

Mr. Rhodes responded, "storage."

Chairman Mahone asked, "what is in the existing accessory building."

Mr. Rhodes responded, "there is storage and they have moved one office in there."

Vice-Chairman Downtain asked if a Certificate of Occupancy Permit is required for an accessory building.

Mr. Rae responded, "they would be required for a building permit for the accessory buildings."

Vice-Chairman Downtain stated, "when we approved the other storage building, it was an accessory building."

Chairman Mahone asked if the other accessory building was supposed to be an office.

Mr. Rae responded, "I will check to see if they had a Certificate of Occupancy Permit for the office and to see what was approved."

Mr. Rhodes explained, "the thought was to use the building as an office."

Mr. Rae stated, "there was also talk of expanding the classroom. My recollection was there were multiple uses they were wanting to do."

Mr. Rhodes stated, "she did not use it as a classroom."

Commission Member Blagg asked the purpose of the side yard setback; "is it for public safety, view; we have that rule for a reason, I would like some insight for the 25' side yard setback; what is it supposed to do."

Mr. Rae explained on the Development side, "it is consistency with the block."

Wayne Lee, Director of Engineering explained, "we are concerned with site distance safety along the street. The street could be widened one day to occupy more of the right-of-way."

Commission Member Manley stated, "it looks like your parking lot is rather large. If you were not able to put this building in the side yard, have you looked at an option of moving it to behind the primary building or by the other accessory building in the west parking lot."

Mr. Rhodes responded, "we could possibly do that. If we moved it to the west side as suggested, how far from the property line would it have to be located?"

Mr. Rae explained, "since it is abutting residential, it would have to be 15' from the property line. I have not seen cars parked in the west parking lot."

Mr. Rhodes responded, "there are usually two cars parked in the west parking lot and three or four in the north parking lot."

Chairman Mahone explained "my issues are I think it is an awful lot of storage and space in addition to the existing building. The site line setback on the front street is at least for other people on that block, that is their front facing street; that is a concern to me. If it was moved to a different location it would make it easier. If you would like to request we table the request, you could work with it to see if you could come up with a different location; that is an option or we could move forward and make a decision on what is presented right now."

Mr. Rae explained, "you could come back with a different location, but if you came back in a month with the exact same site plan that would not be different enough if the variance and site plan were denied tonight."

Mr. Rhodes requested to table the request.

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to table the request for a variance to allow a 5' side street setback and site plan approval for an accessory building in a C-2 (General Commercial) District/Central Business District subject to the Staff Review Letter at 222 South Elm Street. Second by Commission Member Whitaker.

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

THE REQUEST WAS TABLED.

ZONE CHANGE – C-1 TO R-1 1125 S. MONTGOMERY ST. (HYPERSTAR INC.)

ZONE CHANGE
THE REQUEST OF HYPERSTAR INC. (OWNER), DANISH SAMAD (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1125 SOUTH MONTGOMERY STREET, BEING LOT 7, BLOCK 7, JONES & WAINRIGHT'S ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Danish Samad, 115 S. Travis, Ste. 310, Sherman, TX
Mr. Samad appeared to represent the request and answer any questions. The property is located at 1125 South Montgomery Street between Kentucky and Rosedale Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Samad explained, "I would like to change the zoning on the property to an R-1 (One Family Residential) District to construct a residential dwelling on the lot." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 1125 South Montgomery Street. Second by Commission Member Blagg.

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

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

EXCEPTION – LOT WIDTH

REPLAT LOTS 15, 16, 17 & 18 OF MRS. H.M. SUMMER'S FIRST ADDITION
809 E. JONES ST.
(ROSEWELL PROPERTIES, LLC)

EXCEPTION & REPLAT
THE REQUEST OF ROSEWELL PROPERTIES, LLC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 809 EAST JONES STREET, BEING ALL OF LOTS 15, 16, 17 AND 18 OF MRS. H.M. SUMMER'S FIRST ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50' WIDE LOTS IN LIEU OF THE REQUIRED 60' LOT WIDTHS IN THE PROPOSED REPLAT OF LOT 15R AND 17R OF THE REPLAT OF LOTS 15, 16, 17 & 18 OF MRS. H.M. SUMMER'S FIRST ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT LOTS 15, 16, 17 & 18 OF MRS. H.M. SUMMER'S FIRST ADDITION

Nataraj Anne, 7613 Oakcrest Dr., Frisco, TX
Mr. Anne appeared to represent the request and answer any questions. The property is located at 809 East Jones Street between Maxey and Willow Streets. The property is zoned an R-1 (One Family Residential) District

Mr. Anne explained, "I would like to Replat the property into two 50' wide lots for residential development. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, "there is one lot now and there is an existing home on the lot; is the existing home going to remain."

Mr. Anne responded, "yes."

Chairman Mahone asked if they plan to do any work to the existing home. "What is going to happen to the driveway, will it be in the middle of two lots or will it be on one lot or the other."

Mr. Anne responded, "we may remodel the house a little but not very much. I'm not sure of the driveway. I will get with the Surveyor to see what is possible. There will probably be two driveways or a shared driveway."

Mr. Lee stated, "we prefer the apron of the driveway not to encroach onto the other lot."

Commission Member Blagg asked about the setbacks for the existing house.

Mr. Rae explained, "we do not know if the existing house is meeting the setback requirements or not."

Chairman Mahone explained, "we know where the line will split the two lots, but will it cause a setback issue for the existing house."

Commission Member Blagg stated, "it would need to be 6'."

Vice-Chairman Downtain explained, "it is tighter on the other side than it is on the side next to the house. There is a driveway between the property lines."

Mr. Rae stated, "it doesn't seem the existing house will have a setback issue since the driveway separates the new lot line."

Chairman Mahone stated, "it looks like there are several lots in the same neighborhood that are as narrow as these since it is in an older part of town."

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

Board of Adjustments
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the exception to allow two 50' wide lots in lieu of the required 60' lot widths in the proposed Replat of Lot 15R and 17R of the Replat of Lots 15, 16, 17 & 18 of Mrs. H.M. Summer's First Addition in an R-1 (One-Family Residential) District at 809 East Jones Street. Second by Commission Member Manley.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Manley to approve the Replat of Lots 15, 16, 17 & 18 of Mrs. H.M. Summer's First Addition at 809 East Jones Street. Second by Commission Member Blagg.

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

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

VARIANCE – FRONT SETBACK FOR SIGN 1724 WEST U.S. HIGHWAY 82 (CARRUS HEALTH HOLDINGS)

VARIANCE
THE REQUEST OF CARRUS HEALTH HOLDINGS (OWNER), PETER JUUL (REPRESENTATIVE) AND NEON SIGNS AND DESIGNS (SIGN CONTRACTOR), CONCERNING THE PROPERTY LOCATED AT 1724 WEST U.S. HIGHWAY 82, BEING LOT 1, CARRUS MEDICAL PLAZA REPLAT LOT 5, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A)(1) TO ALLOW A 5' FRONT SETBACK FOR A 10' X 20' MONUMENT SIGN IN LIEU OF THE REQUIRED 40' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Ricky Bates, Neon Signs and Designs, 103 E. Crawford, Denison, TX and Peter Juul, Carrus Hospital, 1724 W. Highway 82, Sherman, TX
Mr. Bates and Mr. Juul appeared to represent the request and answer any questions. The property is located at 1724 West U.S. Highway 82 between Post Oak Crossing and Rex Cruse Drive; Carrus Specialty Hospital and Davita are the tenants. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. An exception to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building was approved October 18, 2016. A Specific Use Permit to allow Carrus Behavioral Hospital for inpatient/outpatient care was approved February 18, 2019 (Ord 6179).

Mr. Bates explained, "the owners are requesting a variance to allow a 5' front setback for a 10' x 20' multi-tenant monument sign. The City requires a 40' setback and I have done several renderings for visibility from the highway. There is so much berm built up from the existing highway and where we would have to put the sign; it is almost invisible."

Mr. Juul explained, "our other hospital, the ambulances bring the patients in but this is behavioral health and families bring their children directly, they do not have to go to a doctor. Very often it happens at night and we do not have a good sign and they need to be able to tell what they are looking for." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if the existing sign had lights on it.

Mr. Juul stated, "that sign will go away."

Mr. Bates explained, "the new sign will be on the east side of the driveway."

Chairman Mahone explained, "there is a 10' utility easement along the front of the property; will your sign be in that easement."

Mr. Juul responded, "I don't believe we are in the easement."

Mr. Rae stated, "the site plan shows a 10' easement in the front of the property."

Mr. Lee explained, "we stated in the Staff Review Letter that the sign could not be inside any utility easements and there is a 10' easement along the frontage."

Mr. Bates stated, "we would have to be back 10' out of the easement."

Mr. Juul stated, "we would have to push it back another 5'."

Mr. Rae explained, "you would still need a variance for the setback if you wanted a 10' setback."

Chairman Mahone stated, "what was advertised and the Staff Review Letter are in conflict."

Mr. Rae explained, "in a situation like this for the Board of Adjustments, the applicant has to ask for the change for the request for 10' that is not something the board can do."

Chairman Mahone asked if they could make it work if it was out of the easement.

Mr. Juul responded, "we can move it 5'. The important part is that we get the top part lit up for the Carrus Behavioral Hospital because that is the one that is the most important sign.

Mr. Bates stated, "looking at where it is at the emergency direction will be visible also."

Mr. Juul explained, "we actually have three hospitals on the campus. The emergency room is in one of the other hospitals. When they come into 1724 W. Highway 82, there is a sign that tells them you go down the hill toward the hospital, turn right, go toward the other building, but we don't have one at the other freeway. Every hospital has to have a lighted emergency room sign directing people where to go."

Chairman Mahone explained it was advertised to the public that you were requesting a 5' setback, so in this meeting we

cannot grant a smaller setback, but if you request it during our discussion a larger setback then we can consider that.

Mr. Juul stated, "I am here representing Carrus Health Services, my name is Peter Juul and I am requesting we change it to a 10' setback."

Appearing from the audience:
Brad Sidlo, 1129 S. Crockett, Sherman, TX
"I am the Hospital Administrator. A lot of these parents drop their kids off and a lot of times it is an emergency situation and many times they pass the hospital and have to go all the way down the highway and turn back around. It is a long way around. Our sole purpose is to direct them to the right location."

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

Mr. Rae explained Ryan Pittman, City Attorney can clarify the change in the request.

Mr. Pittman explained, "if the request is coming from the applicant and they are on record as having made that request to the board."

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a variance to allow a 10' front setback for a 10' x 20' monument sign in lieu of the required 40' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter at 1724 West U.S. Highway 82. Second by Commission Member Whitaker.

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

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

SPECIFIC USE PERMIT & REPLAT
THE REQUEST OF HOMES BY JLS OF TEXOMA LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) FOR THE PROPERTY LOCATED AT 502 AND 506 SONOMA COURT, BEING 0.325 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273 AND BEING A REPLAT OF LOT 12, BLOCK C, AMENDED PLAT OF MAGNOLIA VILLAGE, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. REPEAL A PREVIOUSLY APPROVED SPECIFIC USE PERMIT AND SITE PLAN APPROVAL (ORD. (6132) UNDER ORDINANCE NO. 2280, SECTION 8,

SUP – PATIO HOMES AMENDMENT

REPLAT LOTS 12R-1 & 12R-2, REPLAT OF LOT 12, BLOCK C OF AMENDED PLAT OF MAGNOLIA VILLAGE

502 & 506 SONOMA CT.

SUBSECTION (5)(A) TO ALLOW PATIO HOMES ON LOTS 12R-1 AND 12R-2 OF THE PROPOSED REPLAT OF LOT 12, BLOCK C, OF THE AMENDED PLAT OF MAGNOLIA VILLAGE FOR A TOTAL OF 46 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT. (HOMES BY JLS OF TEXOMA LLC)

B. REPLAT APPROVAL OF LOTS 12R-1 & 12R-2, REPLAT OF LOT 12, BLOCK C OF AMENDED PLAT OF MAGNOLIA VILLAGE.

Jason Basserman, 3401 North FM 1417 (Heritage Parkway), Sherman, TX

Mr. Basserman appeared to represent the request and answer any questions. The property is located at 502 and 506 Sonoma Court; the southwest corner of Dry Creek Road and Sonoma Court. The property is zoned an R-1 (One-Family Residential) District.

Mr. Basserman explained, "we are getting down to finishing the last of the Magnolia Village subdivision. I would like to Replat one large lot into two lots for residential development. The lot is more than two times the size of the other lots in the subdivision." Mr. Basserman provided copies of elevations of the houses he plans to build on the lots. "No one wants a large lot anymore or to mow that large of lot." A Specific Use Permit was approved to allow 45 patio homes in the Magnolia Village Addition July 16, 2018 (Ord. 6132). We would like to ask for a Specific Use Permit to allow an additional patio home for a total of 46 patio homes. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Rae why they are repealing the Specific Use Permit for the patio homes instead of just making it an amendment or change.

Mr. Rae explained, "this development was approved for a patio home Ordinance 6132 including Lot 12. Our best option was to make it where everything is codified nicely, to have it all combined into one ordinance as opposed to having two separate ordinances."

Mr. Pittman explained, "it is a repeal of the whole ordinance and adoption of a new ordinance."

Mr. Rae explained, "the new ordinance will include both Lots 12R-1 and 12R-2. If the Specific Use Permit for the patio homes is not approved then you won't have patio home setbacks for Lot 12R-1 and 12R-2."

Mr. Basserman stated, "I have the patio home lot designation on Lot 12 now, but when I Replat the lot into two lots, I was told I would have to reapply for the patio home designation."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to Repeal Ordinance 6132 and approve the Specific Use Permit to allow patio homes on Lots 12R-1 and 12R-2 for the Proposed Replat of Lot 12, Block C, of the Amended Plat of Magnolia Village subject to the Staff Review Letter at 502 and 506 Sonoma Court. Second by Commission Member Manley.

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

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

EXCEPTION- LOT WIDTH & AREA

VARIANCE – FRONT SETBACKS

FINAL PLAT – COTTAGES AT MAGNOLIA VILLAGE

SUP – PATIO HOMES

500 BLK. EAST NORTHCREEK DR. (YOUNG ENTERPRISES, LP)

<u>EXCEPTION, VARIANCE, FINAL PLAT & SPECIFIC USE PERMIT</u>

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 500 BLOCK OF EAST NORTHCREEK DRIVE, BEING 6.166 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, AS FOLLOWS:

BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (9) TO ALLOW THE FOLLOWING LOT WIDTHS AND AREA IN LIEU OF THE REQUIRED 40' LOT WIDTH AND 4,000 SQUARE FOOT LOT AREA FOR PATIO HOMES IN THE PROPOSED COTTAGES AT MAGNOLIA VILLAGE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
LOT 3, BLOCK 2 – 3,996 SQUARE FOOT LOT AREA
LOT 18, BLOCK 1 – 33.66' LOT WIDTH
LOT 19, BLOCK 1 - 33.66' LOT WIDTH
LOT 26, BLOCK 1 – 30.19' LOT WIDTH

B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (9) TO ALLOW THE FOLLOWING LOTS WITH FRONT YARD SETBACKS IN LIEU OF THE MAXIMUM 25' FRONT YARD SETBACK FOR PATIO HOMES IN THE PROPOSED COTTAGES AT MAGNOLIA VILLAGE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
LOT 1, BLOCK 1 – 29' FRONT SETBACK
LOT 26, BLOCK 1 – 30' FRONT SETBACK
LOT 29, BLOCK 1 – 26' FRONT SETBACK
LOT 30, BLOCK 1 – 31' FRONT SETBACK

PLANNING AND ZONING COMMISSION

C. FINAL PLAT APPROVAL OF COTTAGES AT MAGNOLIA VILLAGE

D. REPEAL (ORD. 6323) AND GRANTING A NEW SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES ON LOTS 1-12, 14-26 AND 28-30, BLOCK 1 AND LOTS 1-10, BLOCK 2 OF THE PROPOSED COTTAGES AT MAGNOLIA VILLAGE FOR A TOTAL OF 38 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Mike DeLong, 1623 Yarborough, Sherman, TX
Mr. DeLong appeared to represent the request and answer any questions. The property is located in the 500 block of East Northcreek Drive between Hilre Drive and Town Center Street. The property is zoned an R-1 (One Family Residential) District. The property was rezoned from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and a Specific Use Permit to allow 39 patio homes was approved September 8, 2020 (Ord. 6323).

Mr. DeLong explained, "the owner would like to plat the property into forty lots for residential development, one lot being for detention and another for an access area to be owned and maintained by the Homeowner's Association. They are requesting to amend a previously approved Specific Use Permit to allow 39 patio homes reducing it to 38. Exceptions are requested on four lots for lot width and area and variances to allow larger front setbacks than allowed in the patio home ordinance." 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 exception, variance, Final Plat or Specific Use Permit.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Manley to approve the Exceptions to allow the following lot widths and area in lieu of the required 40' lot width and 4,000 square foot lot area for patio homes in the proposed Cottages at Magnolia Village in an R-1 (One-Family Residential) District.
Lot 3, Block 2 – 3,996 square foot lot area
Lot 18, Block 1 – 33.66' lot width
Lot 19, Block 1 - 33.66' lot width
Lot 26, Block 1 – 30.19' lot width
and Variance to allow the following lots with front yard setbacks in lieu of the maximum 25' front yard setback for patio homes in the proposed Cottages at Magnolia Village in an R-1 (One-Family Residential) District.
Lot 1, Block 1 – 29' front setback
Lot 26, Block 1 – 30' front setback
Lot 29, Block 1 – 26' front setback
Lot 30, Block 1 – 31' front setback

50 the 500 block of East Northcreek Drive. Second by Vice-Chairman Downtain.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Manley to approve the Final Plat of Cottages at Magnolia Village and Repeal (Ord. 6323) and grant a new Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes on Lots 1-12, 14-26 and 28-30, Block 1 and Lots 1-10, Block 2 of the proposed Cottages at Magnolia Village for a total of 38 patio homes in an R-1 (One-Family Residential) District subject to the Staff Review Letter in the 500 block of East Northcreek Drive. Second by Vice-Chairman Downtain.

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

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

SUP – WINE TASTING & BOTTLING OF ALCOHOLIC BEVERAGES 212 N. WALNUT ST. (EVEREST LLC)

<u>SPECIFIC USE PERMIT & SITE PLAN</u>
THE REQUEST OF EVEREST LLC (OWNER), MONT TAYLOR (APPLICANT), TEXAS GIFT WINERY, LLC DBA RIO TO RED WINERY (TENANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 212 NORTH WALNUT STREET, BEING 0.304 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOTS 7, 8 & 9, BLOCK D, T.J. SHANNON SUPPLEMENT, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW WINE TASTING AND BOTTLING OF ALCOHOLIC BEVERAGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

<u>Mont Taylor, 289 Westridge Dr., Denison, TX and Ron Westervelt, 1716 Davey Lane, Denison, TX</u>
Mr. Taylor and Mr. Westervelt appeared to represent the request and answer any questions. The property is located at 212 North Walnut Street between Pecan and Wall Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Taylor explained, "we plan to locate Texas Gift Winery, LLC, dba Rio to Red Winery at 212 North Walnut Street. We

are requesting a Specific Use Permit to allow wine tasting and bottling of alcoholic beverages at this location. We are working with several different wine makers across the State to do our bottling for us. We would like to have barrels on the premise for additional aging and to do our own blending for special small runs. Everything will be done by hand, we will not have a big bottling machine. The property is part of a single-story building with brick walls and concrete floor. The winery will be one large open area room, 346 square feet, separated with partitions and lockable gate. The production area will be 809 square feet for bottling, labeling, packaging and storing wine. We will have a tasting room at the very front of the building. The hours will be weekends 1-8 p.m. and evenings." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Specific Use Permit and site plan to allow Wine Tasting and Bottling of Alcoholic Beverages in a C-2 (General Commercial) District/Central Business District at 212 North Walnut Street Second by Commission Member Whitaker.

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

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

ZONE CHANGE – C-2 TO R-2

SITE PLAN – 8-UNIT MULTI-FAMILY COMPLEX 515 & 519 S. FIRST ST. (EARNHARTBUILT, LLC)

ZONE CHANGE & SITE PLAN
THE REQUEST OF EARNHARTBUILT LLC (OWNER), MORAN DEVELOPMENT (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 515 AND 519 SOUTH FIRST STREET, BEING 0.402 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING PART OF BLOCK 2 OF G.Y. GRAY'S SUPPLEMENT ADDITION AND BEING ALL OF LOTS 14, 15 AND THE NORTH 5.333 FEET OF LOT 16, BLOCK 2 EXCEPT THE NORTH 8 FEET OF LOT 14 AND ALL OF THE SOUTH 27.666 FEET OF LOT 16, BLOCK 2, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL FOR AN 8-UNIT MULTI-FAMILY COMPLEX UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Brandin Alston, 326 Turkey Farm Rd., Whitesboro, TX
Mr. Alston appeared to represent the request and answer any questions. The property is located at 515 and 519 South First Street between King and Cherry Streets. The property is zoned a C-2 (General Commercial) District and an R-1 (One Family Residential) District

Mr. Alston explained, "the owner would like to Replat the property into one lot, rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for development of an eight unit, one bedroom apartment complex. The two-story building will be approximately 2,400 square feet. Sixteen parking spaces will be provided." 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 or site plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a zone change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District and site plan approval for an 8-unit Multi-Family Complex at 515 and 519 South First Street subject to the Staff Review Letter. SECOND by Commission Member Blagg.

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

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

EXCEPTION & FINAL PLAT
THE REQUEST OF ROBERTO MERAZ (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 213 EAST HILL STREET, BEING 0.172 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH IN THE PROPOSED LOT 1, MERAZ-HILL ADDITION, IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MERAZ-HILL ADDITION

EXCEPTION – LOT WIDTH

FINAL PLAT – MERAZ-HILL ADDITION
213 E. HILL ST.
(ROBERTO MERAZ)

Lisseth Lara, 213 Hill, Sherman, TX
Ms. Lara appeared to represent the request and answer any questions. The property is located at 213 East Hill Street between Walnut and Montgomery Streets. The property is zoned an R-1 (One-Family Residential) District.

Ms. Lara explained, my father is the owner of the property and he would like to plat the property into one 50' lot to build a single-family residential home." 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 Exception or Final Plat.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Manley to approve the request for an exception to allow a 50' lot width in lieu of the required 60' lot width in the proposed Lot 1, Meraz-Hill Addition, in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 213 East Hill Street. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Manley to approve the request for the Final Plat of Meraz-Hill Addition subject to the Staff Review Letter at 213 East Hill Street. Second by Commission Member Blagg.

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

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

ZONE CHANGE – R-A & M-1 TO R-1 2400-2700 BLKS. SOUTH FM 1417 (HERITAGE PARKWAY) (ARC STX HOLDINGS, LLC)

ZONE CHANGE
THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTIES IN THE 2400-2700 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 43.727 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Matt Gilbertson, Pape-Dawson Engineers, 5810 Tennyson Parkway, Plano, TX

Mr. Gilbertson appeared to represent the request and answer any questions. The property is located in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School. A portion of the property (46.339 acres) was annexed into the City Limits of Sherman December 7, 2020, City Council Meeting and is zoned R-A (Single Family Residential) District. Another portion of property (21.799 acres) is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Gilbertson explained, "the owners are requesting to rezone 43.727 acres to an R-1 (One Family Residential) District for residential development." They had seen the Staff Review Letter and would abide by the Recommendations.

Vice-Chairman Downtain asked if this was a request they reviewed a few months ago.

Mr. Rae informed the board, "the City Council denied the previous zone change request for a C-1 (Retail Business) District with Specific Use Permits for multi-family and single-family for rent.

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a zone change from an R-A (Single-Family Agricultural) District and M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District subject to the Staff Review Letter in the 2400-2700 blocks of South FM 1417 (Heritage Parkway). Second by Commission Member Blagg.

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

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

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:26 p.m.

CHAIRMAN



ACTING SECRETARY

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

Meeting Date: 06/22/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

CONSENT AGENDA (ITEMS 16, 17, 19, 22, 23, 24, 29, 30, 32, 33 & 35)

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:

16. * 301, 305 & 309 CORNERSTONE DRIVE

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 301, 305 and 309 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows;

Planning and Zoning Commission

Replat approval of Cornerstone Addition, Block 2, Lot 9R, being a Replat of Lots 8, 9 & 10, Block 2, Cornerstone Addition

17. * 3400 BLOCK EAST LESLIE LANE

The request of Angel M. Jaramillo & Martha Lopez (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 3400 Block of East Leslie Lane, being 14.492 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition on Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

19. * 700 BLOCK WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET

The request of Leo Joseph Bowler, III (Owner) and Windrose Land Surveying (Surveyor) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows;

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase IV

22. * 2701 DRIPPING SPRINGS ROAD AND 4200 BLOCK COX STREET

The request of Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2701 Dripping Springs Road and the 4200 Block of Cox Street, being 0.760 acres in the J. Hendrix Survey, Abstract No. 503, also being Lot 6, Block 31, Hilltop Estates Subdivision, as follows;

Planning and Zoning Commission

Replat approval of Lots 6A & 6B, Block 31, Hilltop Estates

23. * 388 BENNETT ROAD (ETJ)

The request of Russell Rogers (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 388 Bennett Road, being 4.135 acres in the Jeremiah M. McDaniel Survey, Abstract No. 774 and being Lot 1, Oyail Estates, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Oyail Estates in the City of Sherman Extra Territorial Jurisdiction (ETJ)

24. * 2113 SOUTH EAST STREET

The request of Ricky D. Cooper (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2113 South East Street, being 0.326 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 49, South Side Addition.

29. * 110 AND 120 WEST MULBERRY STREET

The request of Texoma Liberty Lighthouse (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 110 and 120 West Mulberry Street, being 0.67 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Replat approval of Liberty Lighthouse Addition, being a part of Lots 1-3 and 8, Block B, T.J. Shannon Supplement.

30. * 2309 GALLAGHER DRIVE

The request of Home Place Partners, LP (Owner), Maureen Stevenson, Eric L. Davis Engineering, Inc. (Representative/Civil Engineer), Broadstone Design Group (Architect) and Tom Fidler (Surveyor) concerning the property located at 2309 Gallagher Drive, being 0.43 acres in the Samuel McGlothlin Survey, Abstract No. 81, as follows:

Planning and Zoning Commission

Site plan approval for an Office/Retail/Warehouse.

32. * 1905 EAST LAMAR STREET

The request of Cristobal Madrid (Owner) concerning the property located at 1905 East Lamar Street, being Lots 5 & 7, Block 17, Christian College Addition, as follows:

Planning and Zoning Commission

Site plan approval for an Accessory Building

33. * 609 EAST PECAN STREET

The request of Sam A. Loria (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street, being 0.959 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1-7, Block 4, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1R, Block 4, Chaffin's First Addition, Being a Replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition.

35. * 214 EAST COLLEGE STREET

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

Planning and Zoning Commission

Final Plat approval of M.P.Y. Homes Second Addition.

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

1400-1600 BLOCKS SOUTH FIRST STREET

The request of Rumsey Investments, LLC (Owner), Ron Michel (Representative), Cross Architects (Architect) and Burns Surveying (Surveyor) concerning the property in the 1400-1600 Blocks of South First Street, being 3.17 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Site plan approval for First Street Townhomes.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(2) & (d)(1) to allow a natural screen in lieu of the required screening to surround the Multi-Family Development in an R-2 (Multi-Family Residential) District.

Background:

The property is located in the 1400-1600 blocks of South First Street between Martin Lane and Lake Street. The property is zoned an R-2 (Multi-Family Residential) District.

The owners would like to construct eight (8) townhome buildings on a 3.168 acre tract. There will be 48 units with 10, one-bedroom units, 25, two-bedroom units and 13, three-bedroom units. The exterior of the building will be fiber cement siding. Parking will be provided for 109 spaces. The property was rezoned from M-2 to R-2 on January 3rd, 2004 with site plan approval for 38 units. They are also requesting an exception to allow a natural screen of Red Tip Photinas.

Adjacent Zoning:

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

Origination:

Rumsey Investments, LLC (Owner)
Ron Michel (Representative)
Cross Architects (Architect)
Burns Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

20

Objections Received:

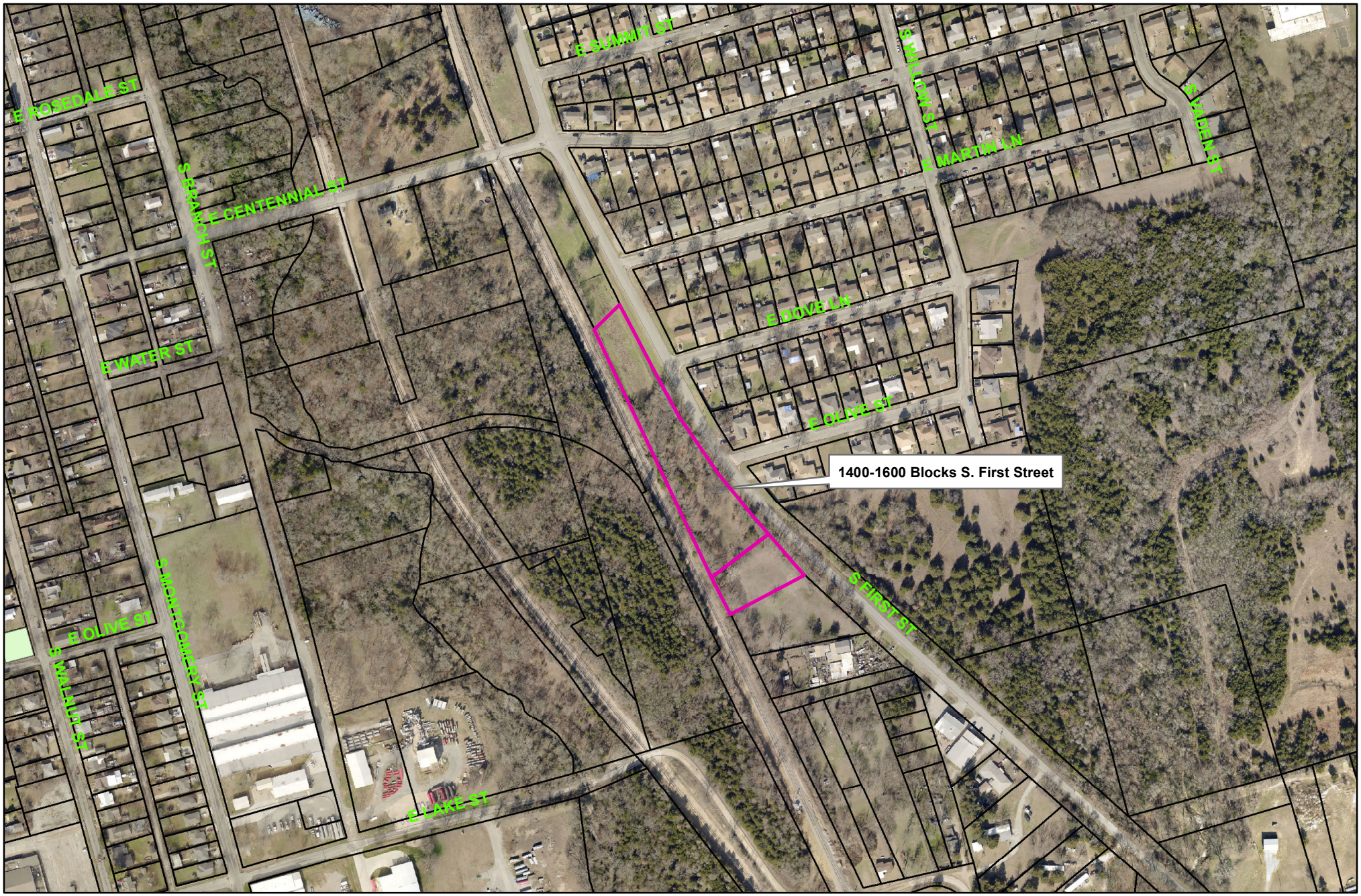
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Building Elevations
Red Tip Photinas
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1400-1600 Blocks South First Street

NOT TO SCALE

1 in = 367 ft



Zoning - 1400-1600 Blocks South First Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 244 ft

1400-1600 Blocks South First Street



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

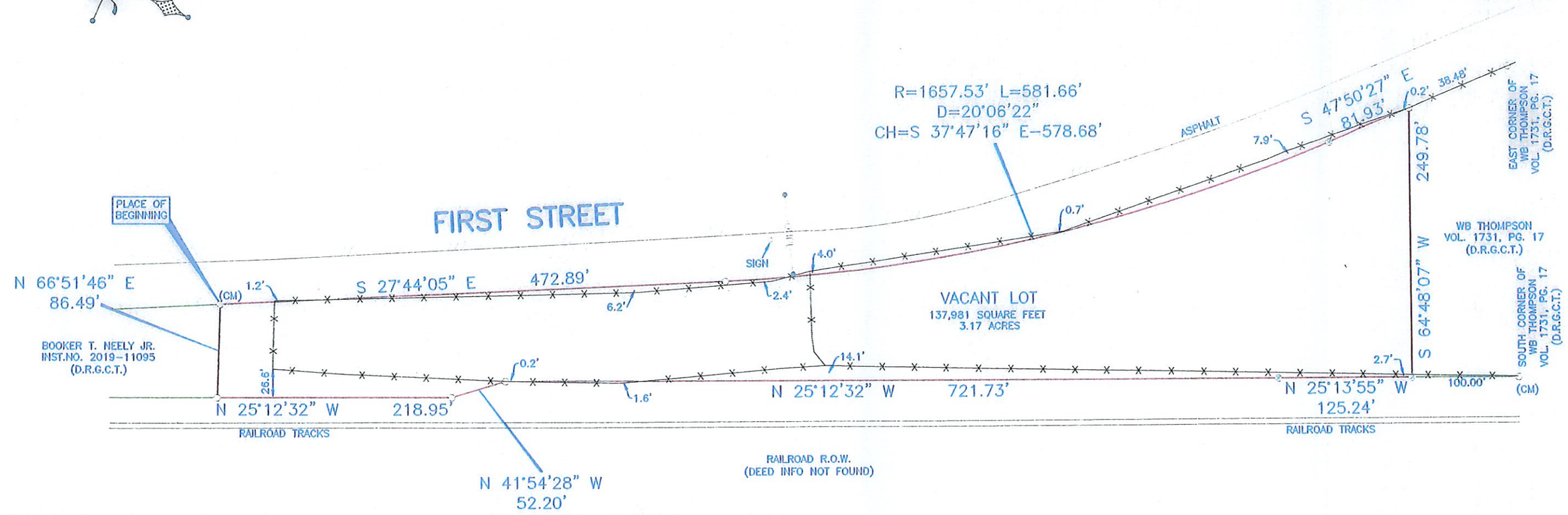
FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. FIRST STREET, in the city of SHERMAN Texas.



BEING a tract of land situated in the G.B. Pilant Survey, Abstract No. 963, Grayson County, Texas, being a tract of land described in deed Rumsey Investments, LLC., recorded under Instrument No. 2008-00027394 (D.R.G.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the Southwest line of 1st Street, at the East corner of a tract of land described in deed to Booker T. Neely Jr., recorded under Instrument No. 2019-11095 (D.R.G.C.T.), and being the North corner of said Thompson tract, and being the North corner of said Rumsey Investment tract;

THENCE South 274 deg. 44 min. 05 sec. East, with the said Southwest line a distance of 472.89 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left having a central angle of 20 deg. 06 min. 22 sec., a radius of 1657.53 feet, and a chord bearing and distance of South 37 deg. 47 min. 16 sec. East, 578.68 feet;

THENCE Southeasterly along the said Southwest line of 1st Street and said Curve to the left an arc distance of 581.66 feet to a 1/2 inch yellow-capped iron rod set;

THENCE South 47 deg. 50 min. 27 sec. East, with the said Southwest line of 1st Street a distance of 81.93 feet to a 1/2 inch iron rod found for corner at the North corner of a tract of land described in deed to W.B. Thompson, recorded in Volume 1731, Page 17, (D.R.G.C.T.);

THENCE South 64 deg. 48 min. 07 sec. West, a distance of 249.78 feet to a 1/2 inch yellow-capped iron rod set for corner in the Northeast line of a Railroad Right-of-Way, at the West corner of of said W.B. Thompson tract;

THENCE North 25 deg. 13 min. 55 sec. West, with the said Northeast line of said Railroad Right-of-Way, a distance of 125.24 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 25 deg. 12 min. 32 sec. West, with the said Northeast line of said Railroad Right-of-Way a distance of 721.73 feet to a 1/2 inch iron rod found for corner;

THENCE North 41 deg. 54 min. 28 sec. West, with the said Northeast line of said Railroad Right-of-Way, a distance of 52.20 feet to a 1/2 inch iron rod found for corner;

THENCE North 25 deg. 12 min. 32 sec. West, with the said Northeast line of said Railroad Right-of-Way , a distance of 218.95 feet to a 1/2 inch iron rod found for corner at the South corner of said Booker T. Neely Jr. tract;

THENCE North 66 deg. 51 min. 46 sec. East, with the Southeast line of said Neely Jr. tract a distance of 86.49 feet the PLACE OF BEGINNING and containing 137,981 square feet or 3.17 acres of land.

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

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 N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale:	1" = 100'
Date:	09-24-2020
G. F. No.:	N/A
Job no.:	202007407
Drawn by:	BM

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 FHG HOME BUILDERS



LEGEND

WOOD FENCE -//-	TEXT
CHAIN LINK -O-	UTILITY EASEMENT
IRON FENCE -//-	BOUNDARY LINE
WIRE FENCE -X-	BUILDING SETBACK
	RESIDENCE
CM - CONTROLLING MONUMENT	
MND - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET "X"	
FOUND "X"	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
FH - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
MH - MANHOLE	V - WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

SITE DATA
- 3.168 ACRES
- 48 UNITS
- 15.15 UNITS/ACRE

UNIT TABULATION

TYPE	# UNITS
A1 - ONE BEDROOM, ONE BATH	10 (18%) 20
B1 - TWO BEDROOM, TWO BATH	25 (55%) 50
C1 - THREE BEDROOM, TWO BATH	13 (27%) 39
TOTAL	48 (100%)

BUILDING TABULATION

TYPE	# BLDGS.	# STORIES	UNITS/BLDG.
A	2	2	2
B	4	2	4
C	1	2/3	19
D	1	2	9
TOTAL	8		48

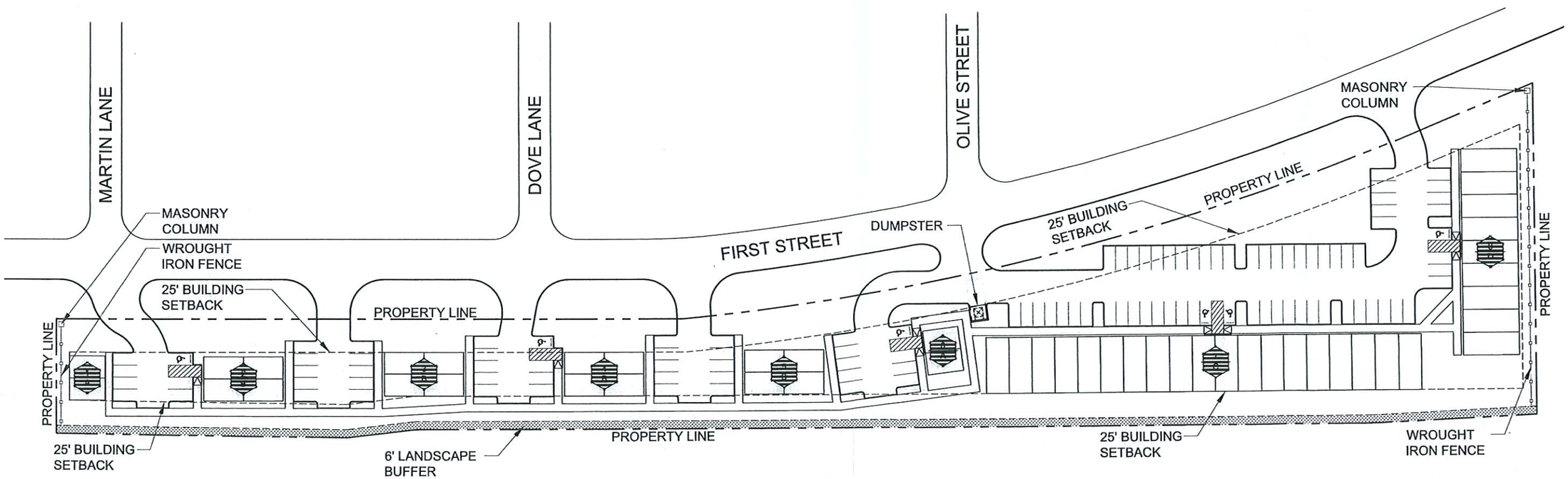
PARKING TABULATION

PARKING REQUIRED
1 PER BED — TOTAL 109 ✓

PARKING PROVIDED

STANDARD SPACES	103
HC SPACES	06
TOTAL	109 ✓

PARKING RATIO = 2.27 SPACES PER UNIT



0 80 160
GRAPHIC SCALE
1 INCH = 80 FEET

SITE PLAN
SCALE 1" = 80' - 0"

Cross architects

FIRST STREET TOWNHOMES
SHERMAN, TEXAS

DATE: 03.19.2021

A1.0

SITE PLAN

Copyright © 2021



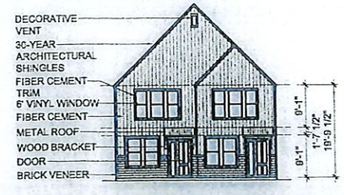
BUILDING 'D' CONCEPTUAL ELEVATION

SCALE 1/32" = 1' - 0"



BUILDING 'C' CONCEPTUAL ELEVATION

SCALE 1/32" = 1' - 0"



BUILDING 'A' & 'B' CONCEPTUAL ELEVATION

SCALE 1/32" = 1' - 0"

Cross architects

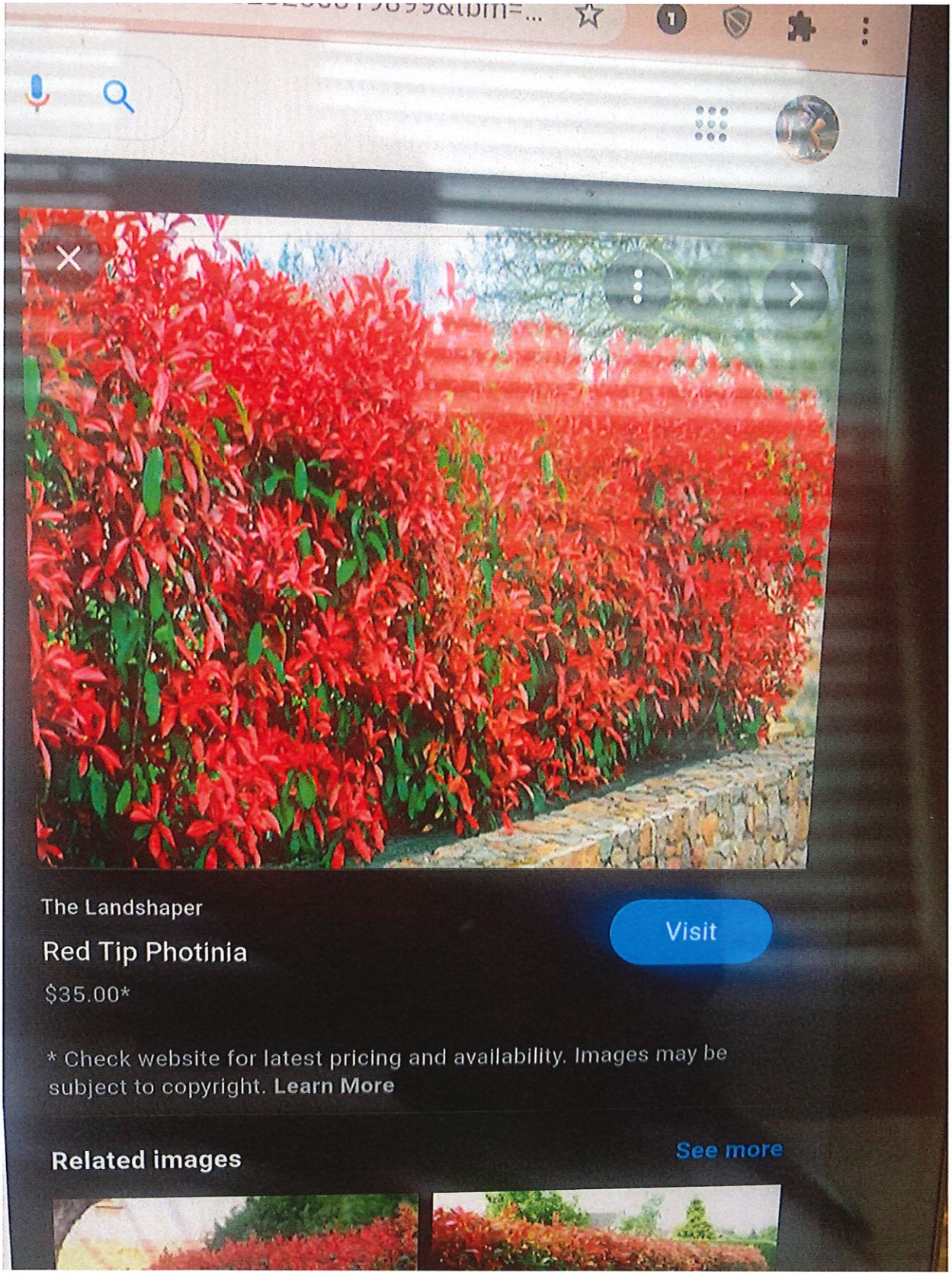
FIRST STREET TOWNHOMES
SHERMAN, TEXAS

DATE: 03.19.2021

A1.0

SITE PLAN

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Rumsey Investments LLC
2601 Echo Valley Trl.
McKinney, TX 75069-6938

Burns Surveying
7509 Pennridge Circle
Rowlett, TX 75088

Ron Michel
4336 Marsh Ridge Rd.
Carrollton, TX 75010

Cross Architects, PLLC
879 Junction Dr.
Allen, TX 75013

Dear Applicants,

The request for Site plan approval for First Street Townhomes located in the 1400-1600 Blocks of South First Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). Site plan does not show fire lanes.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A minimum 6' perimeter fence shall be provided to surround the development unless an exception is granted. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
5. No building shall exceed 45 feet in height unless an exception is granted. *(Chapter 14, Exhibit A, Section 6.4)*
6. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.4 & Section 7, Subsection 10(b))*
8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering:

11. Platting of the subject property is required.
12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
13. 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*
15. Internal water and sewer lines are to be privately owned and maintained. Verify capacity for water and sewer needs. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 12*
16. Parking will not be permitted on First Street.
17. The location of the trash receptors must be approved by the Public Works Department.
18. Verify fire and code compliance requirements with Fire Marshal. *Code of Ordinances Chapter 3(c)*
19. Curb and gutter to be installed on west side of S. First Street. *Code of Ordinances Chapter 10.05, Exhibit A, Sec. 12, 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 Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

100-1200 BLOCKS WEST SHEPHERD DRIVE

The request of Yongshik Kim (Owner), Spiars Engineering (Civil Engineer) Lauren Helmberger (Representative) and J.E. Smith (Surveyor) concerning the properties located in the 100-1200 Blocks West Shepherd Drive, being 531.87 acres in the Friar McNeely Survey, Abstract No. 826, the Benjamin Lindsay Survey, Abstract No. 733 and the M. Hunt Survey, Abstract No. 603, as follows:

Planning and Zoning Commission

Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Shepherd Place Planned Development.

Background:

The property is located in the 100-1200 blocks of West Shepherd Drive; the southwest corner of Shepherd Drive and U.S. Highway 75. The property is zoned an R-1 (One-Family Residential) District.

The owners are requesting a Planned Development and site plan approval for Shepherd Place Planned Development. a master planned commercial and residential development and community of approximately 532 acres. The Multi-Use Development offers a variety of residential, mixed use and commercial which are complimented with land areas for parks, waterways, and open space amenities.

Adjacent Zoning:

R-1 (One-Family Residential) District
M-1.5 (Medium Manufacturing) District

Origination:

Yongshik Kim (Owner)
Spiars Engineering (Civil Engineer)
Lauren Helmberger (Representative)
J.E. Smith (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

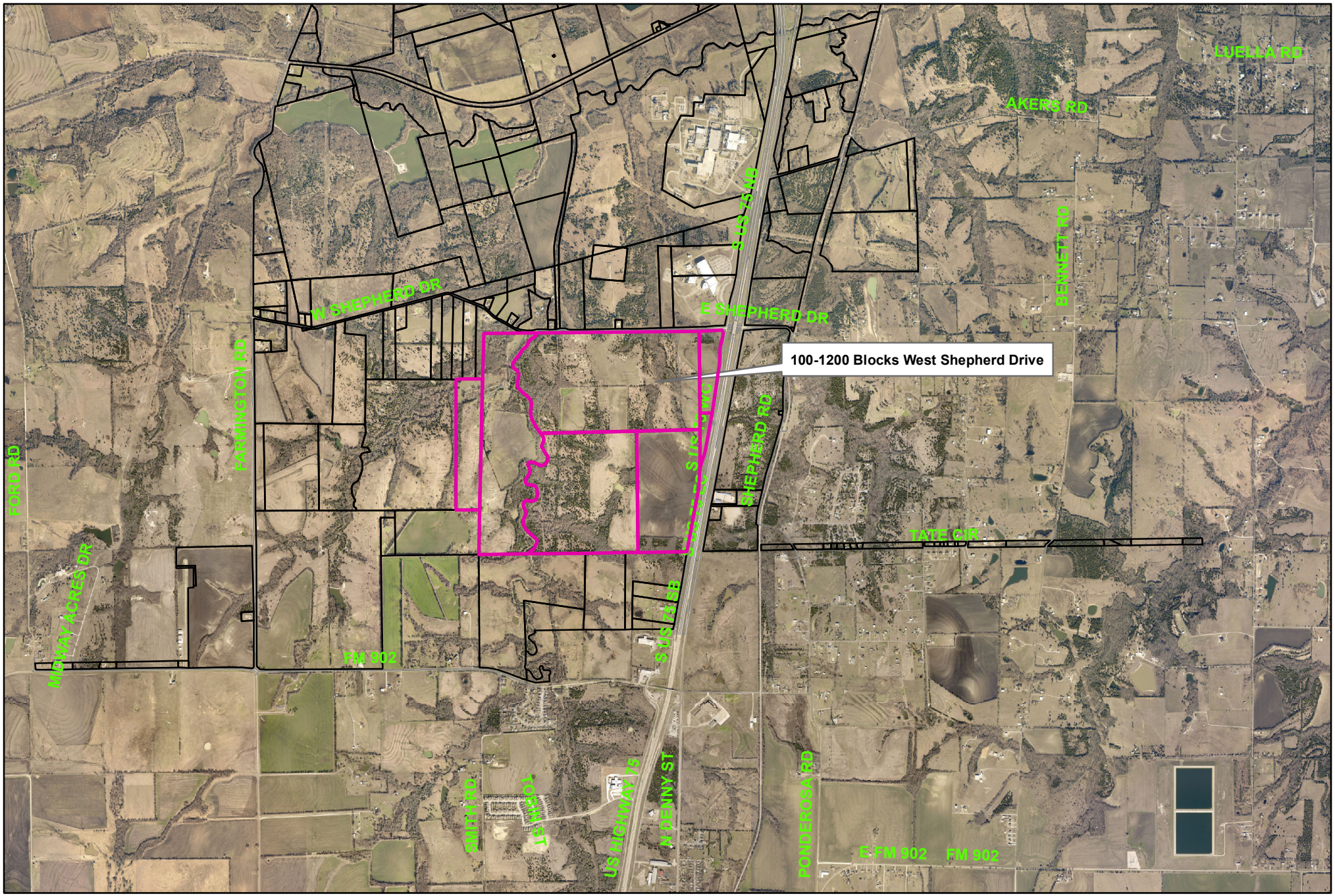
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Conceptual Site Plan
Development Plan
Open Space Plan
Transportation Plan
Staff Review Letter
Comments from Halff Associates, Inc.



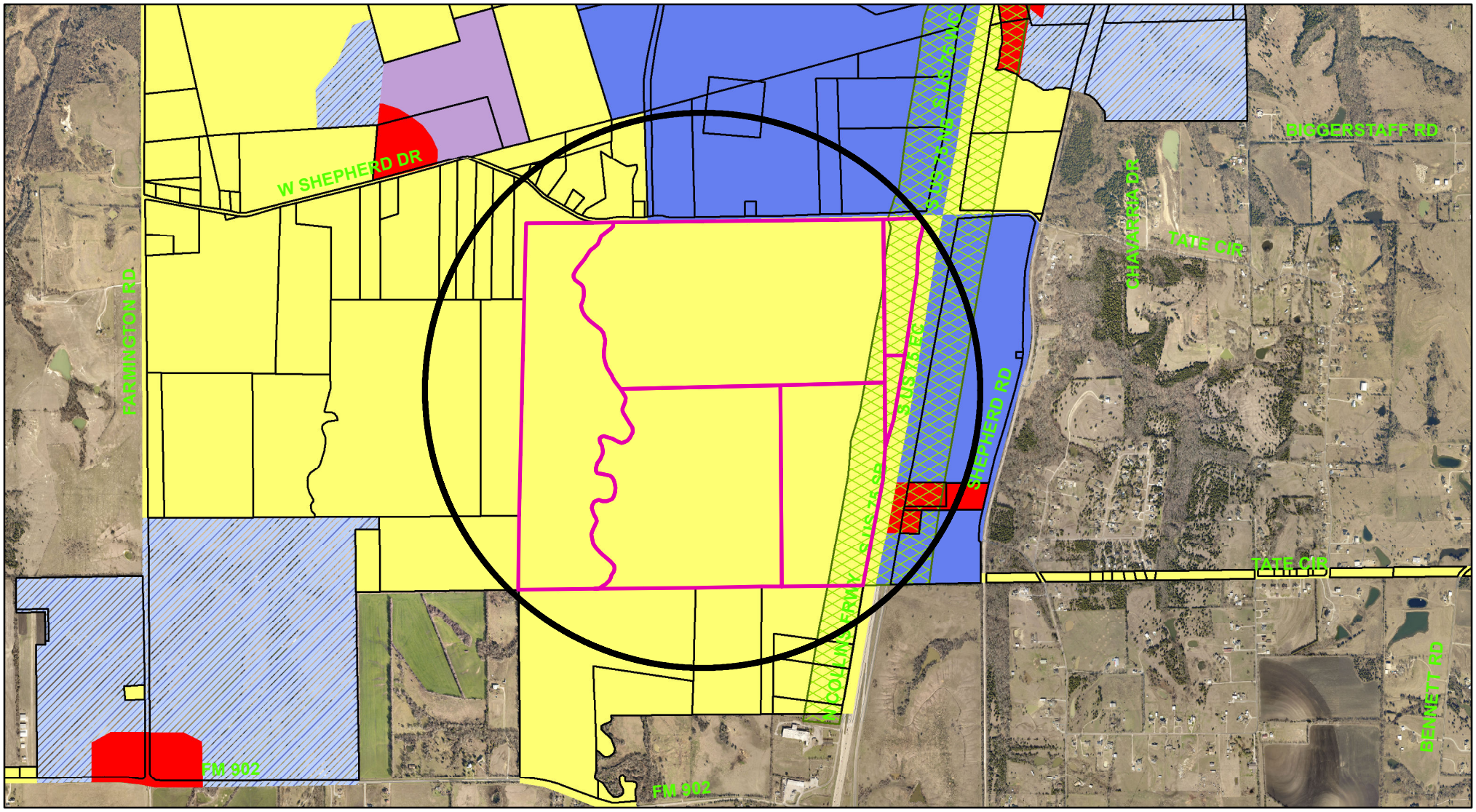
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

100-1200 Blocks West Shepherd Drive

NOT TO SCALE

1 in = 3,000 ft



Zoning - 100-1200 Blocks West Shepherd Drive

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 2,000 ft

100-1200 Blocks West Shepherd Drive






ZONING
REQUESTED
903.882-7229
Jun 4, 2021 at 2:29 PM

SURVEY

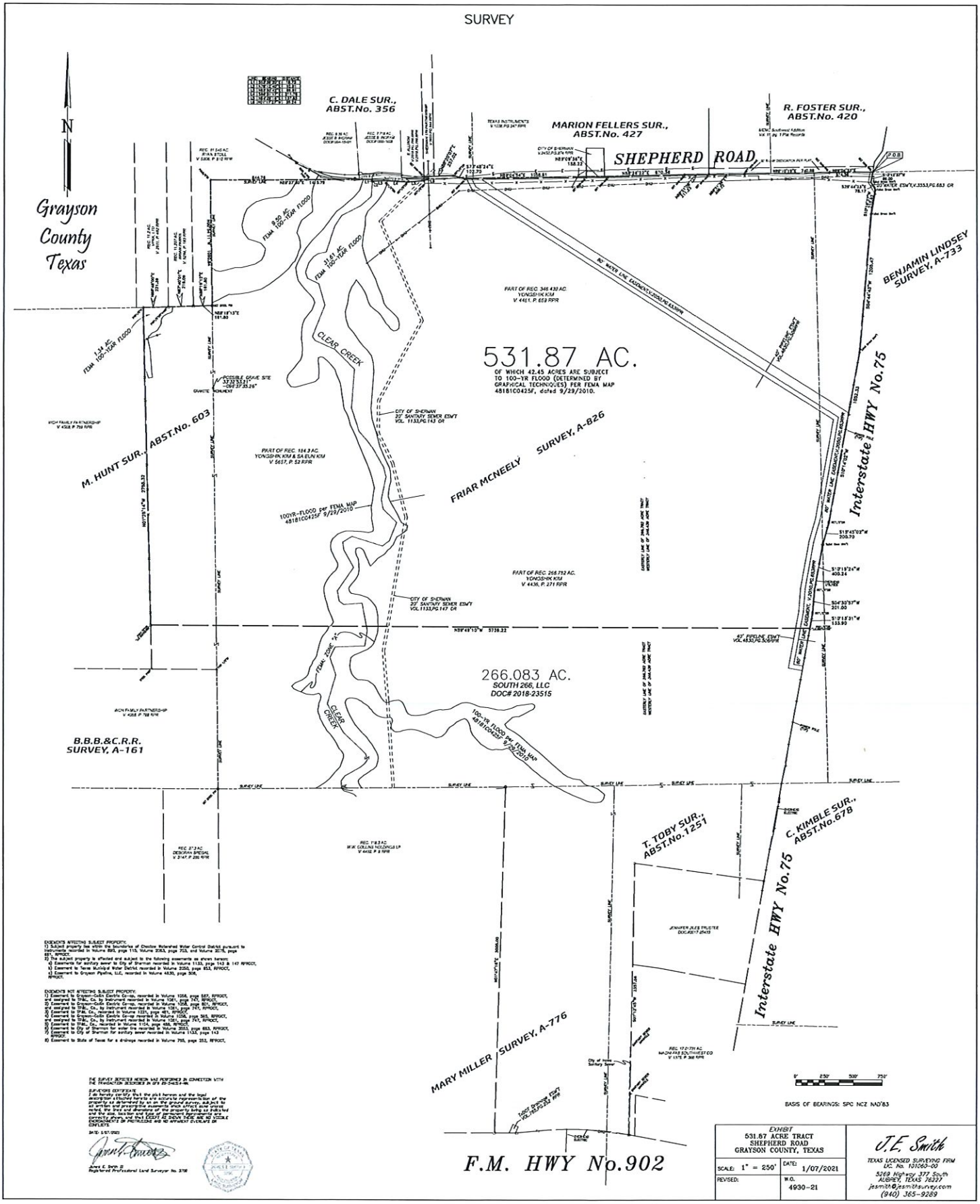


EXHIBIT
531.87 ACRE TRACT
SHEPHERD ROAD
GRAYSON COUNTY, TEXAS

SCALE: 1" = 250' | DATE: 1/07/2021
REVISED: | W.O. 4930-21

J.E. Smith
TEXAS LICENSED SURVEYING FIRM LIC. No. 101060-00
5269 Highway 377 South
ALBANY, TEXAS 76327
jesmith@jesmithsurvey.com
(940) 365-9289

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 U.S. HWY 377 South, Aubrey, Texas 76227
jesmith@jesmithsurvey.com
(940) 365-9289

531.87 ACRE TRACT **W.O. 4930-21**

All that certain tract or parcel of land lying and being situated in Grayson County, Texas, a part of the FRIAR McNEELY SURVEY, ABSTRACT NO. 826, the M. HUNT SURVEY, ABSTRACT NO. 603. and the BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733, said tract or parcel of land being comprised of the following:

1) **Part of a tract said to contain 184.3 acres as described in a Deed to Yongshik Kim and Sae Un Kim recorded in Volume 5657, page 52 of the Real Property Records of Grayson County,**
2) **Part of a tract said to contain 266.782 acres as described in a Deed to Yongshik Kim recorded in Volume 4436, page 271 of the Real Property Records of Grayson County, and**
3) **Part of a tract said to contain 346.439 acres as described in a Deed to Yongshik Kim recorded in Volume 4461, page 659 of the Real Property Records of Grayson County, Texas,**

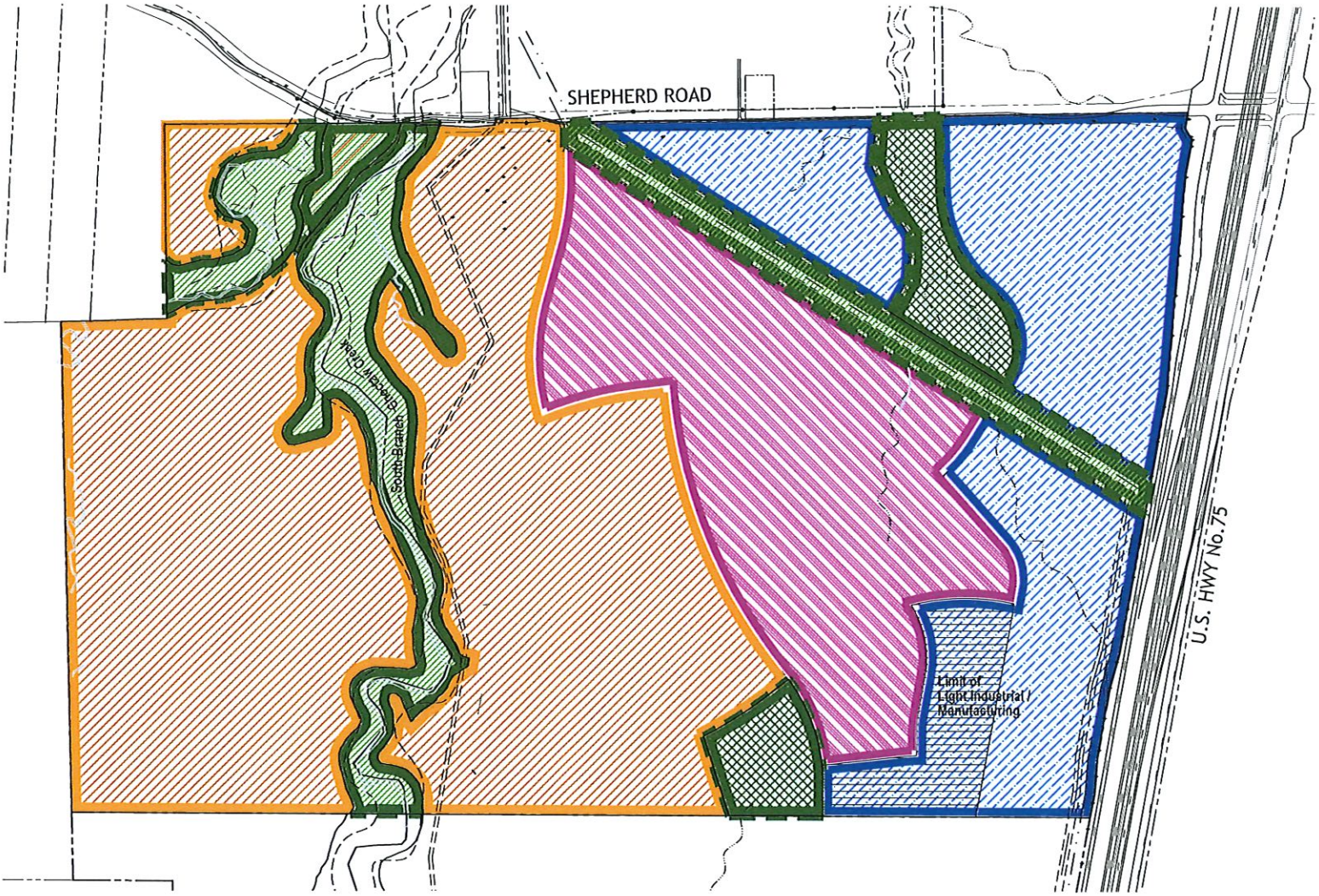
Said tract or parcel of land is herein described as follows; to wit:
BEGINNING at a PK Nail set in Shepherd Road on the west right-of-way line of Interstate Highway No. 75 for the northeast corner of said 346.439 acre tract and the northeast corner of the premises herein described;
THENCE with the west right-of-way line of said Interstate Highway No. 75, south 10 degrees 12 minutes 37 seconds west 89.00 feet to a TxDot concrete monument with brass cap,
2) South 29 degrees 44 minutes 23 seconds east 78.17 feet to a TxDot concrete monument with brass cap,
3) South 10 degrees 16 minutes 37 seconds west 210.63 feet to a TxDot concrete monument with brass cap,
4) South 04 degrees 44 minutes 43 seconds west 1205.47 feet to a TxDot concrete monument with brass cap,
5) South 10 degrees 14 minutes 02 seconds west 1502.33 feet to an one-half inch iron rod set with cap marked "J.E. SMITH 3700",
6) South 15 degrees 45 minutes 02 seconds west 200.70 feet to a TxDot Concrete monument with brass cap,

7) South 10 degrees 19 minutes 24 seconds west 400.24 feet to an one-half inch capped iron rod set,
8) South 04 degrees 30 minutes 57 seconds west 201.00 feet to an one-half inch capped iron rod set, and
9) South 10 degrees 13 minutes 31 seconds west 133.90 feet to an one-half inch capped iron rod found at the northeast corner of a 266.083 acre tract described in a deed to SOUTH 266, LLC, recorded under Clerk's File No. 2018-23515, said corner being the southeast corner hereof;
THENCE leaving the west right-of-way line of Interstate Highway No. 75, north 89 degrees 49 minutes 10 seconds west 5739.22 feet to an one-half inch capped iron rod found at the northwest corner of said 266.086 acre tract for the southwest corner hereof, said corner being on the west line of said 184.3 acre tract;
THENCE along the west line of said 184.3 acre tract, north 01 degree 25 minutes 14 seconds west 2755.32 feet to an one-half inch iron rod found for the most westerly northwest corner of said 184.3 acre tract and the most westerly northwest corner hereof, said corner being on the south line of a tract said to contain 11.2 acres as described in a deed to VPKK, LTD, recorded in Volume 2611, page 482 of the Real Property Records of Grayson County;
THENCE north 88 degree 48 minutes 00 seconds east 221.39 feet to an one-half inch iron rod with cap marked "4468" found at the southwest corner of a tract said to contain 11.207 acres as described in a deed to Brian Parks, recorded in Volume 5294, page 183 of the Real Property Records of Grayson County;
THENCE north 87 degrees 40 minutes 01 second east 216.09 feet to the southwest corner of a tract said to contain 11.545 acres as described in a deed to Ryan Stoll recorded in Volume 5906, page 180 of the Real Property Records of Grayson County;
THENCE north 88 degrees 19 minutes 12 seconds east 161.80 feet to a steel pin set on the occupied northeast corner of the HUNT SURVEY for a re-entrant corner of said 184.3 acre tract, said corner being on the occupied west line of the FRIAR McNEELY SURVEY;
THENCE north 00 degrees 54 minutes 11 seconds west 1090.84 feet to a 3/8 inch iron rod found for the northwest corner of the McNEELY SURVEY and the most northerly northwest corner of said 184.3 acre tract, said corner being a re-entrant corner of the Stoll tract;

THENCE north 89 degrees 37 minutes 30 seconds east at 844.76 feet passing a bois d' arc post and in all the total distance of 1415.79 feet to a point in Cedar Creek for the northeast corner of said 184.3 acre tract, said corner being on the west line of a tract said to contain 0.37 acres as described in a deed to the City of Sherman recorded in Volume 2223, page 429 of the Real Property Records of Grayson County;
THENCE with the creek and along the west line of said 346.436 acre tract, south 03 degrees 36 minutes 20 seconds east 18.73 feet to the southwest corner of said 0.37 acre tract for a corner hereof;
THENCE along the south line of said 0.37 acre tract (same being parallel with, southerly of, and 35 ft. normal distance from the paved surface of Shepherd Road), north 78 degrees 12 minutes 40 seconds east 10.91 feet to a point;
THENCE north 85 degrees 50 minutes 42 seconds east 89.81 feet to an one-half inch capped iron rod set;
THENCE south 86 degrees 31 minutes 17 seconds east 11.78 feet to an one-half inch capped iron rod set for corner;
THENCE north 84 degrees 29 minutes 16 seconds east 137.85 feet to an one-half inch capped iron rod set at the southeast corner of said 0.37 acre tract for a re-entrant corner hereof;
THENCE north 01 degree 17 minutes 27 seconds west 35.24 feet to a Mag-Nail set in the paved surface of Shepherd Road for the northeast corner of said 0.37 acre tract;
THENCE north 88 degrees 20 minutes 07 seconds east passing the southwest corner of a 470.340 acre tract described in a deed to Texas Instruments recorded in Volume 1036, page 247 of the Real Property Records of Grayson County and in all a total distance of 257.02 feet to an one-half inch capped iron rod set at an angle point in the south boundary of same;
THENCE continuing with Shepherd Road, and the south line of said 470.340 acre tract, south 73 degrees 48 minutes 24 seconds east 102.70 feet to a Mag-Nail set for corner;
THENCE continuing with said Road, north 89 degrees 04 minutes 54 seconds east 1058.81 feet to a Mag-Nail set at the southwest corner of a 0.922 acre tract conveyed to the City of Sherman by deed recorded in Volume 2450, page 274 of the Real Property Records of Grayson County;

THENCE north 89 degrees 09 minutes 36 seconds east passing the southeast corner of said 0.922 acre tract and in all a total distance 188.22 feet to a Mag-Nail set at an angle corner hereof;
THENCE continuing with said Road and the south line of said 470.340 acre tract, north 88 degrees 26 minutes 22 seconds east 670.36 feet to a Mag-Nail set for corner, and north 88 degrees 51 minutes 08 seconds east 211.23 feet to a Mag-Nail set for the southwest corner of the MEMC SOUTHWEST ADDITION per the plat thereof recorded in Volume 11, page 1 of the Grayson County Plat Records;
THENCE continuing along the south line of said Addition with said Road, north 88 degrees 51 minutes 36 seconds east 308.72 feet to a Mag-Nail set;
THENCE North 89 degrees 10 minutes 19 seconds east 740.88 feet to a Mag-Nal set;
THENCE North 89 degrees 04 minutes 33 seconds east 374.36 feet to the Place of BEGINNING and containing 531.87 acres of land.

EXHIBIT "A" - CONCEPTUAL PLAN



Development Areas

- **Residential** ±247 ac
- **Flex Residential /Multi-Family** ±110 ac
- **Commercial / Retail / Restaurant / Entertainment** ±95 ac
- **Open space / Park** ±52 ac
- **Potential Open space / Developable Area** ±28 ac

TOTAL LAND AREA
531.87 Ac

GENERAL NOTES:

- 1. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- 2. All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City Design Standards.
- 3. Any easements to be established will be identified and provided at time of platting.
- 4. Acreages, lot counts, and tabulations are subject to change as a result of further engineering and are considered approximate.
- 5. Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- 6. Distances between property lines, street lines, alley lines; and driveway configurations will be established at time of platting. Design criteria for these distances will follow those standards outlined within the Planned Development (PD) for this project.

north

Shepherd's Place SHERMAN, TEXAS

HODGES Architecture
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone 972 387-1200 fax 972 960-1129
www.hodgesusa.com

project no. 20102 | drawn KO | date 6-10-21 | SCHEME

Shepherd's Place

Sherman, Texas

Development Plan

Contents

Development Plan
Attachment A .....Architectural Standards – Commercial, Office, Medical
Attachment B .....Architectural Standards – Retail, Entertainment, Restaurant
Attachment C .....Architectural Standards – Flex Residential and Multifamily
Attachment D.....Architectural Standards – Single Family Residential
Attachment E .....Landscape Standards

Exhibit A .....Conceptual Plan
Exhibit B .....Open Space Guidelines Plan
Exhibit C .....Transportation Master Plan
Exhibit D .....Local Street
Exhibit E.1 and E.2.....Residential Collector
Exhibit E.3.....Commercial Collector
Exhibit F.1 and F.2.....Minor Arterial and Major Arterial

Shepherd's Place
Sherman, Texas

DEVELOPMENT PLAN

Shepherd's Place Development is a master planned commercial and residential development and community of approximately 532 acres located in Sherman, Texas (the "Development"). The Multi-Use Development offers a variety of residential, mixed use, and commercial offerings which are complimented with land areas for parks, waterways, and OPEN SPACE amenities. The Use and Development Standards herein set forth standards which encourage development with a compatible mix of uses along with well designed vehicular and pedestrian access and links, and building layout. Natural site features provide a development canvas for interesting and unique opportunities.

A. DEVELOPMENT OBJECTIVES

1. The objectives establishing the Shepherd's Place Development Plan (DP) are as follows:
   a. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties.
   b. Protect and enhance specific land features which have characteristics distinct from lands and structures outside this DP.
   c. Provide within Shepherd's Place a combination of land uses arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned mobility system, and other public facilities, such as water and sewer systems, parks, and utilities.

B. REGULATIONS

1. Unless expressly stated or identified within this Ordinance, the regulations, requirements, standards and other provisions of the City of Sherman's Zoning Ordinance, as it exists or may be amended and any successor ordinance thereto (the "Zoning Ordinance"), shall apply to the development and use of the Property. If there is a conflict between the provisions of this Ordinance and those of the Zoning Ordinance, this Ordinance controls.

2. Architectural, Landscape Design, and Development Standards are established to effectuate the purpose of the DP. The City rules and regulations applicable to the development of property in the DP are applicable, except as otherwise provided by this DP and further restricted or excepted herein.

3. The DP may be developed in phases. If the common features and amenities for future phases, including but not limited to roadways, OPEN SPACES, landscaping and/or recreational facilities are not yet constructed; a phasing plan may be considered as a component of the final plat. If provided, a phasing plan shall contain a graphic and narrative document that indicates the sequence of construction, provides a description of the phasing order and includes infrastructure requirements for each phase, as amended from time to time with approval of the DIRECTOR.

C. DEFINITIONS

Words shown throughout this Development Plan (DP) document in all UPPER CASE LETTERS are defined in this Section.

1. **AMENITY CENTER:** A facility used by and for the benefit of the members of an HOA, Common Ownership Entity, or Multifamily complex. AMENITY CENTERS may include indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges.
2. **AGE RESTRICTED MULTI-FAMILY:** Multi-Family development whose residents are restricted to those age 51 and over.
3. **BIG HOUSE:** A type of residential development where 10 or fewer dwelling units are located in a single building which is intended to resemble a single large house. The dwelling units can be vertically or horizontally integrated. Dwelling units developed as a BIG HOUSE use will count towards the total number of multi-family dwelling units and not toward the total number of single-family dwelling units allowed in Shepherd's Place.
4. **CONTINUING CARE RETIREMENT CENTER:** A facility that integrates multiple senior living options into 1 facility which may include skilled nursing, assisted living, dementia care, as well as independent living. This use is not considered a multi-family dwelling unit. (Ordinance No. 2007-110).
5. **CONVENTION CENTER:** A facility used in connection with a convention or meeting center, or similar facility, including auditoriums, exhibition halls, facilities for food preparation and service, parking facilities, administrative offices and ancillary development such as a hotel.
6. **COTTAGE STYLE HOME:** One or two story residential home, with one, two, or three bedrooms in a residence. Buildings are separated by landscaping or a sidewalk. Size from 625 sq. ft. to 1,650 sq. ft. Enclosed homes share landscaping, OPEN SPACE, and parking area.
7. **DENSITY:** Where DENSITY is stated on a units/acre or building area compared to land area, the land area is net of any detention area, flood plain, future R.O.W., or trail system.
8. **DEVELOPMENT AREA:** Areas of the DP generally grouped by type of use, as depicted on Exhibit A – Conceptual Plan.
9. **DIRECTOR:** The DIRECTOR of Development Services for the CITY or his/her designee or the City Manager if such position is vacant, no longer exists, or is terminated by the CITY.
10. **GARDEN-STYLE HOME:** A single-family dwelling on a separate lot with building setbacks only on 3 sides commonly developed in a cluster formation. This development type is also known as Zero lot line homes or Patio Homes.
11. **KIOSK:** A small freestanding enclosure (with or without a solid roof) where goods, food, or services are sold. KIOSK may be up to 600 sq. ft.
12. **MICROBREWERY:** A combination retail, wholesale, and/or manufacturing business that brews and serves beer and/or food.
13. **OPEN SPACE:** OPEN SPACE includes all surface areas of the project that are not covered with enclosed buildings, parking and drive areas. Landscaped areas, Pedestrian plazas, sidewalks (covered or uncovered) pools, trails, and playgrounds count as OPEN SPACE. In addition, areas such as easements or rights-of-way, that may be owned or controlled by a governmental agency, but that are being maintained privately, will count towards the OPEN SPACE and landscape area requirements.
14. **PLAZA OR PUBLIC AREA SPACE:** An area identified on an approved Site Plan which is designated for public or civic use. This area can be part of a private development or included within a park.
15. **PRIVATE CLUB:** An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the applicable regulations in the Texas Alcoholic Beverage Code, that pertains to the operation of PRIVATE CLUBS.

16. **QUICK VEHICLE SERVICE:** An automobile service center offering oil change, tune up, tires, brakes, and other minor auto services. Body work is not included.
17. **STORMWATER CONTROL AND/OR DETENTION AREAS:** Facilities dedicated to the collection, or transportation of stormwater runoff.
18. **STORM WATER QUALITY AREAS:** Facilities for the collection and treatment of storm water runoff.
19. **SUBZONE**: A contiguous area generally greater than 5% and less than 50% of the DEVELOPMENT AREA, located within a DEVELOPMENT AREA that may include a common building type or theme. The location of a SUBZONE may be indicated on a detailed site plan
20. **TOWNHOUSE:** A dwelling structure not to exceed 3 stories in height, containing a minimum of 3 and maximum of 8 dwelling units within a building, which is constructed in a series or group of attached unit buildings on 1 lot, meeting fire protection requirements.
21. **TRADE DRESS:** Includes tenant identification signage, materials, entry treatments and Architectural features, if it is part of national identity for the Tenant. TRADE DRESS will include the Tenant's logo and identifying colors. These colors do not have to match the Architectural color palette. TRADE DRESS must fit within the approved façade of the building in which the Tenant will operate. TRADE DRESS elements may extend beyond the façade of the building if attached to the façade. Wall signage may be incorporated into the TRADE DRESS and cannot exceed 25% of the total area of the façade. If the building is a corner building, or a freestanding building, then the Tenant is allowed to have TRADE DRESS on all facades visible to customers.

D. COMPONENTS OF THE DEVELOPMENT PLAN

1. Conceptual Plan (Exhibit A)
   a. Development within Shepherd's Place shall conform to the adopted Concept Plan attached to these regulations. The Concept Plan is intended to be used as the first step in the development process. The Concept Plan establishes the initial plan for general zoning guidelines in the DP by illustrating in graphic form both internal and external streets, thoroughfares, other means of access, OPEN SPACES, natural resources, uses, densities and intensities.

2. Site Plan (Future Individual Parcel Submittal)
   a. Site Plans are intended to demonstrate and confirm that each phase of development moving towards construction complies with all of the design requirements of this Ordinance and the applicable portions of the Sherman Code of Ordinances. Site Plans shall substantially conform to the Concept Plan. The following requirements shall apply for non-residential developments (including multifamily):
      1) The DP may be developed in multiple phases. If the DP is developed in phases, a site plan shall be approved for each phase. However, this section does not preclude the approval of an overall Site Plan for the entire DP, or a substantial portion of the DP, at the option of the Property Owner.
      2) Site Plans shall be approved by the Planning and Zoning Commission.
      3) Complete site plans shall confirm the zoning details previously approved in the Concept Plan as well as provide additional design and architectural standard details by illustrating in a graphic form with both site plans and concept building elevations.
      4) The Site Plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements.
      5) The site plan provides for or confirms that there are adequate utilities, drainage and supporting infrastructure or it shall be provided in accordance with the applicable requirements.

3. OPEN SPACE Guideline Plan (Exhibit B)
   a. This Plan depicts the general location of park, OPEN SPACE, and pedestrian and trail amenities. These locations and alignments relate to future roadways and possible divisions of land use types, along with probable utility easements or ROW. These locations will be coordinated with a well-planned pedestrian connection system. The waterways and adjacent space are formed in part due the existing topography and drainage patterns.
   b. The exact location of each OPEN SPACE and trail shall be determined at the time of platting, but shall generally follow the layout identified in the OPEN SPACE Guideline Plan.

4. Transportation Master Plan (Exhibit C)
   a. This Master Plan defines the general location and type of vehicular transportation routes. These locations relate to future streets and roadways being planned and constructed. These roadways are planned to align with other existing adjacent roads per the current City of Sherman Thoroughfare Plan. The goal of the Shepherd's Place DP is to create a transportation network that allows proper mobility within this site along with connectivity to adjacent transportation networks into Sherman.
   b. The exact locations of the access points into the Development from public thoroughfares and the exact layout and design of internal streets within the Development shall be determined at the time of platting, but shall generally follow the Transportation Master Plan.

5. Land Use Requirements
   a. This DP is divided into DEVELOPMENT AREAS as identified in the Concept Plan. Each DEVELOPMENT AREA is intended to allow for the development of unique and complimentary uses to the other DEVELOPMENT AREAS. The following uses are the allowable (permitted) uses for each DEVELOPMENT AREA. No other uses shall be permitted.

6. Site Requirements
   a. The Site Development Standards section establishes the standards for public realm improvements, street types, widths, amenities and public spaces.

7. Architectural Requirements
   a. The Architectural Standards section governs the commercial, residential, entertainment and OPEN SPACE for architectural elements and appurtenances related to the facade materials, roofs, service areas and other building standards.

E. PERMITTED USES:
The following uses are allowed as a matter of right.

1. <u>Commercial/Retail/Restaurant/Entertainment Area</u>.
   a. Accessory Structure
   b. Agriculture
   c. Amusement Services
   d. Animal Hospital
   e. Assisted Living Facility / Memory Care
   f. Auditorium
   g. Auto Repair
   h. Auto Service Station / Gas Station / Convenience Store
   i. Bank / Financial
   j. Bed and Breakfast
   k. Car Wash
   l. Childcare Facility

m. Church/Place of Worship
n. Cinema
o. Civic Center
p. Community Service
q. Dance Studio
r. Drive-thru Facilities
s. Educational Facilities
t. Entertainment - Indoor and Outdoor
u. Exhibition Hall
v. Food Hall
w. Fitness Center
x. Fraternal Organization, Lodge, Civil Club, or Union
y. Garden Center with Plant Materials and Garden Supplies
z. Hospital
aa. Hotel / Motel
bb. Indoor Recreation
cc. KIOSK
dd. Library
ee. Light Industrial Uses in Designated Area Only
ff. Manufacturing Business in Designated Area Only
gg. Market (public)
hh. Medical Office / Service / Surgery Center
ii. MICROBREWERY
jj. Office
kk. Open Professional Services and Offices
ll. Outdoor Recreation
mm. Parks/Playgrounds and OPEN SPACE
nn. Pet Sales, Grooming, Boarding
oo. Post Office
pp. PRIVATE CLUB
qq. Professional Services
rr. Public Garage/Parking Structure
ss. QUICK VEHICLE SERVICING
tt. Restaurant (may sell alcohol if licensed)
uu. Restaurant with Drive-Thru (may sell alcohol if licensed)
vv. Retail Construction Materials Sales
ww. Retail Sales and Services
xx. School
yy. Seasonal Uses
zz. Service Business
aaa. Sports Arena – Indoor and Outdoor
bbb. Storage
ccc. Telemarketing
ddd. Temporary Outdoor Display, Sales, Public Performance
eee. Theaters (enclosed and drive-in – film or live performance)
fff. Utilities (public)
ggg. Veterinarian Clinic
hhh. Wholesale Sales

2. Residential Area.
   a. Accessory Dwelling
   b. Accessory Structures and Garages
   c. Assisted Living Facility / Memory Care

d. Church/Place of Worship
e. Community Service
f. Dwelling, COTTAGE HOME
g. Dwelling, GARDEN STYLE Home
h. Dwelling, Single Family
i. Dwelling, two, three or four family (duplex, triplex, or fourplex)
j. Educational Facility
k. Outdoor Recreation
l. Park/Playground
m. Post Office
n. School (K through 12)

3. Flex Residential Area.
   a. Accessory Dwelling
   b. Accessory Structures
   c. Assisted Living Facility / Memory Care
   d. Childcare Facility
   e. Church/Place of Worship
   f. Community Service
   g. Continuing Care Retirement Community
   h. Convalescent and Nursing Home
   i. Dwelling, COTTAGE HOME
   j. Dwelling, GARDEN STYLE Home
   k. Dwelling, Multifamily
   l. Dwelling, Single Family
   m. Dwelling, TOWNHOUSES
   n. Dwelling, two, three or four family (duplex, triplex, or fourplex)
   o. Educational Facility
   p. Family Home (BIG HOUSE)
   q. Hotel / Motel
   r. Independent Senior Living Facility
   s. Medical Office / Services / Surgery Center
   t. Outdoor Recreation
   u. Park/Playground
   v. Post Office
   w. School (K through 12)
   x. Storage
   y. Utilities

4. Park and OPEN SPACE Area.
   a. Community Garden
   b. Dog Park
   c. Drainage Area
   d. Greenway
   e. OPEN SPACE
   f. Outdoor Performance or Amphitheater
   g. Outdoor Recreation
   h. Pedestrian Trails
   i. Park/Playground
   j. Public Corridor
   k. Public Park, State Park, Municipal Park
   l. Public Plaza
   m. Public Streets

n. Recreational Water Features, Splash Pads, Pools, Fountains
o. Reservation
p. Schoolyards
q. Water Quality Feature
r. Utilities

5. TV/Radio/Satellite Towers may be located in any DEVELOPMENT AREA other than Single Family Residential.

F. SITE DEVELOPMENT STANDARDS

1. Public Streets
   a. This describes proposed roadway design standards associated for the Shepherd's Place DP with each of the functional classifications as related to the City of Sherman Thoroughfare Plan. Roadway design standards are in the City of Sherman's Subdivision Ordinance and include roadway design criteria and cross section elements for Major Thoroughfares (arterial) and Collector and Local streets. While street classification reflects the functions that roadways serve as part of the street network, roadway design standards are related to traffic volume, design capacity, and level of service.
   b. Single family residential lots shall not have driveway connections to arterial streets.
   c. Commercial lots shall be required to have cross access easements for connectivity to adjacent lots.

G. ACCESS, PARKING, AND CIRCULATION REQUIREMENTS

1. Pedestrian Access.
   a. All developments shall provide pedestrian access by linking to any adjacent sidewalk(s), multi-use path(s) or public transportation stop.

2. Vehicular Circulation
   a. Cross Access: Prior to division of property, circulation and access standards shall be applied and, if necessary, cross easements shall be required so that access to all properties created by the subdivision can be made from shared curb cuts or cross access drives.
   b. Minimum Driveway Spacing and Separation – per City Standards.

H. AREA STANDARDS

1. This section establishes basic requirements for uses, building placement, lot widths, height, stories, and overall densities. Area standards for uses permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Development Plan.

2. For each standard set identified below, the following building height, building setbacks, building area, lot area and special regulations shall apply, provided that Minor Modifications which do not exceed 10% greater or lessor may be approved by the DIRECTOR. For purposes of this Ordinance, a "Minor Modification" is a change to the Development Plan that is determined to meet the goals and intent as set forth in this Ordinance. A Minor Modification may be approved administratively by the DIRECTOR only if, the Minor Modification:
   a. Does not materially change the circulation shown on the Transportation Plan, or
   b. Does not increase the allowable intensity or density of any land use under this Ordinance, or
   c. Does not increase or decrease the number of stories, more than one story, or
   d. Does not otherwise effectively result in an amendment to this Ordinance to an extent beyond the amendments established by this Ordinance.

3. Building heights will be measured from the ground immediately adjacent to the foundation to the eave line of the building. In the event that a permitted use in any standard set does not have a corresponding height or area regulation specified herein, the height and area regulations for such use shall be those for uses most similar to such permitted use.

Residential Standards

a. Multifamily / Apartments / Condominiums
   1) Height: Up to 7 stories.
   2) Maximum lot coverage: 80% total, including main and accessory buildings.
   3) Minimum requirements for lot area, width, and setback from property lines:

Lot Area	10,000 sq. ft. minimum
Front Yard Setback	10'
Minimum Side Yard	20', 10' from a street right-of-way line for a corner lot.
	Unless adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
Minimum Rear Yard	10'
If project is a wrap, podium, or similar more urban style development, the setbacks and building separation may be 0' on the "interior" lot lines of the project.	

   4) Building separation: minimum 15'.
   5) Minimum floor area:

Efficiency Unit	450 sq. ft. per unit
One-Bedroom Unit	500 sq. ft. per unit
Two or more bedroom unit	800 sq. ft. per unit

   6) Maximum DENSITY 40 units per acre.
   7) BIG HOUSE will fall within the Multifamily designation, and may be 1 or 2 story.

b. TOWNHOUSES
   1) Each unit features at least 1 point of direct exterior access to the structure.
   2) Each unit is separated from the other dwellings in the structure by fire rated common walls.
   3) No units are vertically above or below another unit within the structure.
   4) Each unit features access to a public street or alley.
   5) Maximum DENSITY: 16 units per acre.
   6) Minimum requirements.

Lot Area	No minimum
Lot Width	Minimum 26'
Front Yard	Front entry garage – minimum 20' Rear entry garage – minimum 10'
Side Yard	0' for any side abutting another unit 5' for any side not abutting another unit
Rear Yard	Front entry garage – minimum 10' Rear entry garage – minimum 20'

   7) Building Separation: 15'

c. PATIO HOMES/COTTAGE STYLE HOMES
   1) Homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
   2) May be served by rear alleys or front-facing garages.
   3) Homes shall be a maximum of 2 floors – with occupied attic space/dormers allowed.
   4) Homes may be a "for sale" or "for rent" product type.
   5) Maximum lot coverage: 65% total, including main and accessory buildings.
   6) Minimum requirements: 30' lot width, 10' front yard, side yard is 0' on one side, and 10' at the other side, unless 5' side yard is provided on both sides.
   7) Maximum density: 12 units/acre.
   8) Recreational vehicles or motor homes may not be used for on-site dwelling purposes.

d. Single Family Detached Homes
   1) Single family homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
   2) Single family homes may be served by rear alleys or front-facing garages.
   3) Single family homes within the Residential Area shall be a maximum of 2 floors – with occupied attic space/dormer or basement allowed.
   4) Single family homes can be a "for sale" or "for rent" product.
   5) Maximum lot coverage: 50% total, including main and accessory buildings.
   6) Minimum requirements for lot width: 40', 50', 60', 70', and 80'.
   7) Minimum setbacks: 12' front (20' at a garage), 10' rear, 5' side.
   8) Maximum density: 4.5 units per acre.
   9) Recreational vehicles or motor homes may not be used for on-site dwelling purposes.

<u>Non-Residential Standards</u>

a. Commercial/Retail/Entertainment/Restaurant
   1) The DEVELOPMENT AREA will consist of various building types – single tenant retail, in-line retail, large box, entertainment, restaurants, commercial, office, medical, and others. Different building uses will have potentially a different building height and design guidelines.
   2) No minimum lot area limitations.
   3) Minimum Building Setbacks.

Front Yard	10' if no parking occurs between the building and R.O.W.
	25' if parking occurs between the building and R.O.W.
Minimum Side Yard	10'
	No minimum side yard is required between internal lots on a development as long as adjacent buildings conform to the City's Building Code.
	Minimum side yard setback adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
Minimum Rear Yard Setback	10', except adjacent to single family residential, which will be minimum 25'.

   4) Floor to area ratio (F.A.R.): The gross area of all structures, including primary and all accessory structures, shall not exceed an amount four times the area of the lot or tract in which they are located (4:1). Parking garage shall not be counted for the F.A.R. calculation.

Additional Requirements for Specific Uses include:

a. Office
   1) Office use will consist of various campus styles – such as larger corporate office buildings, small multi-tenant office buildings, and flex office buildings intended for sales, assemblage, and manufacturing uses. Different campus styles will have potentially a different building height and design guidelines.
   2) No minimum lot area limitations.
   3) Minimum building setbacks will be established on a recorded plat; provided that if no building setbacks are established on an approved site plan.
      a) The minimum front yard setback for the main building may vary between 10' and 25'.
      b) No minimum side yard setback is required as long as adjacent buildings conform to the City's Building Code.
      c) No minimum rear yard setback, except adjacent to single family residential, which will be minimum 25'. Minimum side yard setback shall be 5', and 10' from a street right-of-way line for a corner lot; unless adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
   4) Floor to area ratio (F.A.R.): The gross area of all structures, including primary and all accessory structures, shall not exceed four times the area of the lot or tract in which they are located (4:1). Parking garage shall not be counted for the F.A.R. calculation.

b. Hotel (Full and Limited Services)
   1) Hotel shall be defined as a building with habitable rooms or suites which are reserved for guests who rent the rooms or suites on a daily basis, and with controlled access to the rooms via a lobby or interior hallway.
   2) Limited service hotel shall furnish customary services such as registration/reception, office, linen, maid service, and furniture maintenance.
   3) Full service hotels may provide:
      - Swimming pool.
      - Other recreational facilities, including but not limited to, exercise rooms equipped with exercise equipment, sports courts, spas, or game areas.
      - Full service restaurant.
      - Meeting or conference facilities.
   4) No minimum lot area limitations.
   5) Minimum building setbacks will be established on a recorded plat; provided that if no building setbacks are established on an approved site plan:

Minimum Front Yard Setback	10'
Minimum Side Yard Setback	10'
No Minimum Rear Yard Setback	10', except adjacent to single family residential, which will be minimum 25'.
Floor to Area Ratio (F.A.R.)	The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to 4 times the area of the lot or tract in which they are located (4:1).

   6) A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk.

4. Height Limit Exceptions
   a. Unless noted in this DP, no specific height limits in the Commercial/Retail/Restaurant/ Entertainment or Multifamily Areas.
   b. For all design categories, architectural embellishments not intended for human occupancy but important to the architectural style of the buildings, including but not limited to spires, towers, cupolas, domes, and roof forms shall not count towards height limitations.
   c. Elevator equipment enclosures, chimneys, fire sprinkler tanks, and other similar constructions may extend above the actual building height, but must be screened from view by a parapet.

I. SITE ELEMENTS

1. Drainage
   a. The drainage improvements shall be designed in accordance with the requirements provided in the Sherman Code of Ordinances and the Drainage Criteria Manual.
   b. Ownership will work with City of Sherman staff to set forth triggering points for phasing of the water and wastewater infrastructure improvements based on analysis, studies or models undertaken to support specific final plat activity.

2. Retaining Walls
   a. All retaining walls are to be built of stone or have a stone fascia and top coping.

3. Water and Wastewater Standards
   a. The City rules and regulations regarding water and wastewater standards shall apply.
   b. Ownership will work with City of Sherman staff to set forth triggering points for phasing of the water and wastewater infrastructure improvements based on analysis, studies or models undertaken to support specific final plat activity.

4. Lighting Performance Requirements
   a. A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths, intersections, and gathering places. All lighting within the DP shall meet the following standards which replace the standards set forth in the Sherman Code of Ordinances.
   b. Areas designated for parking use shall provide a minimum average of 1 foot candle of illumination.
   c. Areas designated for pedestrian use shall provide a minimum average of 0.5 foot candle of illumination.
   d. Light may not measure more than 1/4 foot candle of illumination at property lines where adjacent to residential.
   e. Use of ground mounted or pedestrian level accent lighting is encouraged.
   f. Lights taller than 14' shall be shielded to prevent upward diffusion (full cut off), wall or ground mounted. Up-lighting or sideward diffused lighting to highlight building features is permitted at 2500 lumens or less per fixture on building elevations.
   g. Lighting to be LED, 4000 degree Kelvin for parking and roadway lighting, 3000 degree Kelvin for pedestrian level accent lighting – 14' or lower.
   h. Parking lot lighting shall be 30' poles on 3' concrete base. Pedestrian level accent lighting shall be 10' to 14' tall. Bollards may be 3' to 4' tall. Street lighting shall be 35' tall on 3' concrete base.
   i. All parking lot poles to be white.

5. Drives and Parking – the following standards shall apply.
   a. All drives and parking shall be paved with concrete, concrete pavers, or brick pavers on concrete base. Curbs shall be reinforced concrete.
   b. Surface parking is required by Shepherd's Place DP and City of Sherman for residential, commercial, office, retail and entertainment land uses. Parking lots with 200 spaces or more shall have areas divided by landscaped areas or walkways measuring a minimum of 5' in width or by a building or group of buildings.
      1) Pedestrian walkways shall be linked to building entrances.
      2) Connections shall be made when feasible to any streets adjacent to the property and to any pedestrian facilities that connect to the property unless pedestrian and/or traffic hazards prohibit such connections.
      3) Adjacent nonresidential sites shall provide cross vehicular access between lots.
   c. Minimum Parking Requirements
      1) Residential
         a) The minimum number of car parking spaces shall be provided in accordance with the following ratios:
            - Detached Single-Family dwelling units, except for patio homes, GARDEN STYLE HOMES, and COTTAGE STYLE HOMES: 2 spaces per unit on a paved driveway all concrete or similar paved surface such as turf pavers, brick pavers, or asphalt. Space in enclosed garage shall count as provided parking.
            - Patio, GARDEN STYLE HOMES, and COTTAGE STYLE HOMES: 1.5 spaces per unit.
            - For TOWNHOUSES – parking to be 1 space per 1 bedroom unit, 1.75 spaces per 2 bedroom unit, and 2 spaces per 3 bedroom unit.
            - Two-family dwelling units: 4 spaces per dwelling (2 spaces per unit).
            - Multi-family/apartments (tuck-under and/or tandem parking shall count towards the minimum parking requirements).
              Efficiency units (zero bedrooms): 1 space per unit.
              One-bedroom units: 1.25 spaces per unit.
              Two-bedroom units: 1.75 spaces per unit.
              Three-bedroom units: 2 spaces per unit.
              Four-bedroom units: 3 spaces per unit.
              Age-restricted multifamily: 1 space per unit.
      2) Retail
         a) 1 space per 250 SF of gross floor area.
      3) General Commercial
         a) 1 space per 250 SF of gross floor area.
         b) Office – 1 space per 300 SF or gross floor area.
      4) Restaurant
         a) 1 space per 150 SF of gross floor area. Outdoor patio space shall not count toward floor area unless covered by a solid waterproof covering. If covered, area shall be calculated at .5 of the actual area for purposes of parking calculations.
      5) Cinema/Theater/Performance
         a. 1 space per 3 seats.
      6) Office
         a) 1 space per 333 SF of gross floor area.
      7) Hotel
         a) 1 space per guest room.
         b) Plus 1 space per each 5 restaurant or lounge area seats.
         c) Plus 1 space for each 125 square feet of meeting/conference room area.

8) On-Street Parking
   a) The Shepherd's Place DP will allow on-street parking per Sherman Code of Ordinances on the street types as designed.
   b) On-street parking within 150' of a parcel shall be counted toward the total required parking for that parcel.
9) Carts
   a) Golf carts/motor carts are allowed throughout the DP. Carts may travel on public or private streets, driveways, parking lots, and on the trial system.
   b) Parking for carts may be provided in designated areas within or separate from regular vehicular parking. Parking space size to be 6' wide x 8' long.
10) Upon submittal of an acceptable comprehensive parking plan for a SUBZONE, or for substantial portions of a SUBZONE, the DIRECTOR may recommend alternative parking requirements contained in the submitted plan for adoption and approval provided that such alternatives are consistent with this DP.

J. SIGNAGE

1. Sign Standards
   a. Unless specifically provided for below or addressed in other sections of this DP, the Development shall conform to the Sign Requirements set forth in the City of Sherman Code of Ordinances.
   b. A Unified Sign Plan for site signage will be submitted for each SUBZONE of the Development. The Unified Sign Plan may provide for signage of additional height and/or area related to the Sign Standards or Ordinances.
   c. A wayfinding system providing directional and informational signs for vehicles and pedestrians that are well designed, clear and complimentary in theme shall be allowed on all sides.
   d. Changeable message signs, electronic messaging, and video boards are allowed on pylon, monument, and directional signs, but only on 1 sign for Development SUBZONE.
   e. All signs are allowed to display the names of any Tenants in Shepherd's Place DP.
   f. No signs shall encroach upon any dedicated public easements. All signs must comply with the visibility obstruction requirements at roadway or driveway intersections.
   g. No flashing lighted signs are allowed.
   h. Obelisks, spires, pylons and other landmark elements will be provided throughout the DP. These tall elements will occur at major entrances, intersections, or other points of interest throughout the SUBZONES.
   i. Project Graphics. Scanner murals, art, and other graphic elements with backing frame or support, and not containing a commercial message or part of National TRADE DRESS are allowed on all buildings and no permit is required to install these elements provided that the graphic was included as part of the building permit for the structure to which it is attached. They shall not be counted toward allowed sign area.
   j. Development Identification Element at the main entrances to the DEVELOPMENT AREA or SUBZONE may have signage that is mounted on walls that extend up to 20' tall and have other related features such as planters, trellis elements, water features, etc. to enhance the entrance into the Development. Architectural elements may be up to 40' tall. These signs may also incorporate electronic messaging in accordance with City regulations.

2. Signage for Commercial, Retail, Restaurant, Entertainment
   a. Pylon Signs.
      1) One pylon sign is allowed for each Lot along the road frontage of Hwy. 75 or the arterial or collector roads in the Development.

2) If the lot has more than 300' of frontage, then additional pylon signs may be placed at minimum 300' spacing along the R.O.W. frontage.
3) Along Hwy. 75 – a maximum allowable height of 50' and an allowable sign effective area of 400 sq. ft. per sign side for multi-tenant signs. Single-tenant sign is limited to 175 sq. ft.
4) Along other arterials or collectors – maximum allowable height of 35' and an allowable sign effective area of 300 sq. ft. per side for multi-tenant signs. Single-tenant sign is limited to 125 sq. ft.
5) Along other roadways – 1 pylon sign is allowed with a maximum allowable height of 20', and an allowable sign effective area of 175 sq. ft. per sign side.
6) Minimum setback of 10' from R.O.W. and 25' from side property lines.

b. Monument Signs.
1) One monument sign is allowed for each lot along the road frontage of Hwy. 75 or the arterial or collector roads.
2) Along Hwy. 75 – a maximum allowable height of 12' and an allowable sign effective area of 150 sq. ft. per sign side.
3) Along other arterials or collectors – the maximum height of 10' and an allowable sign effective area of 125 sq. ft. per sign side.
4) Minimum setback of 10' from R.O.W. and 20' from side property lines of property outside of Shepherd's Place.
5) All monument signs must comply with the visibility obstruction requirements at intersections.

c. Site perimeter sign walls at maximum 8' tall are allowed in lieu of monument sign, and are allowed at a street corner provided visibility obstruction requirements are met. Sign letters or badges may be mounted on the wall or on top of the wall.

d. Attached Wall Signs.
1) Attached signs include wall, canopy and awning signs.
2) One canopy sign is permitted per Tenant for each storefront façade.
3) One fixed awning sign is permitted per awning. Awning signs are not allowed in addition to canopy signs.
4) An attached canopy sign shall not exceed upward to a height greater than the highest part of the roof or any exterior wall on which it is mounted.
5) The total square footage of all attached signs shall not exceed 20% of the entire wall area on which such signs are located on multi-tenant buildings, and 15% of entire wall on single-tenant buildings.
6) A freestanding building is allowed 1 wall sign per Tenant for each public street or circulation drive or parking lot wall frontage. Multiple secondary wall signs are allowed. Wall signs shall not exceed 70% of length of the building side to which it is attached.
7) Wall signs depicting a commercial message on the rear of buildings are not permitted if they are facing residential areas. Wall signs depicting informational or directional messages signs are allowed on the rear of buildings facing residential areas.
8) Illuminated signs must be lighted from a concealed source, except exposed neon or LED signs must be enclosed within a can and have a clear cover of Plexiglas. No exposed lamps, or tubes will be permitted.

e. Note: No tenant may appear on more than 2 total signs (site pylon, monument, or attached wall signs).

f. Wayfinding Signs.
1) Directional wayfinding signs are allowed throughout all SUBZONES. Sign may be as noted below, designed to compliment the buildings on the site.
2) Vehicular Directional – maximum 10' tall, 8' wide, 30 sq. ft.
3) Pedestrian Directional – maximum 8' tall, 4' wide, 25 sq. ft.

g. Sandwich Board Signs or "A" Frame Signs.
   1) Maximum sign height shall be 3'.
   2) Maximum sign width shall be 2' and sign shall not be placed in front of adjoining.
   3) Signs must be properly anchored (temporarily) or weighted against the wind.
   4) Chalkboards or changeable letters may be used for daily changing messages.
   5) Signs shall be designed and constructed so as to promote and not visually obscure the significant architectural features of the Shepherd's Place Development.
   6) Signs must be removed after business hours.
   7) Sidewalks must be at least 10' wide in order to erect or maintain a sandwich board or "A" frame sign.

h. Blade Signs.
   1) One blade sign mounted under a canopy, overhang, or awning, with a maximum area of 10 sq. ft., is permitted per Tenant. Corner Tenants are permitted 2 blade signs (1 on each storefront opening or entry).
   2) Blade signs may be mounted to the wall, awning, canopy, or other building element – typically perpendicular to the façade.
   3) Blade signs must have minimum 8' clearance to walkway surface.

i. Temporary Signs.
   1) The following types of Temporary signs shall be permitted.
   2) Project Announcement Signs. Announcement Signs are allowed not exceeding 100 sq. ft. per maximum effective sign area for the purposes of selling or leasing parcels. All project announcements signs must be at least 200' apart. Project Announcement Signs shall be removed within 30 days after an occupancy permit is issued. All Project Announcement Signs must be constructed with a metal frame and have acrylic or metal panels.
   3) Land Available and Real Estate Signs. Signs offering land available for sale or lease shall be limited to 96 sq. ft. per sale or lease parcel provided that no more than 1 sign be installed for each 300' of frontage. All Land Available and Real Estate Signs must be constructed with a metal frame and have acrylic or metal panels.
   4) Wind Device Signs. On premise, banners, and signs such as pennants, flags, and streamers for special events and grand openings shall be permitted provided they do not exceed 20 sq. ft. in area. There shall be no limit to the number of wind device signs along main circulation routes. Signs may be displayed for a maximum of 30 days for each event.

j. Informational / Incidental Signs. Minor signs such as drive-thru directional signs, gas pricing signs or traffic control signs shall be permitted as allowed under the applicable City codes.

k. Project Banners. Banners are allowed on lighting poles and lampposts. Each pole may have 2 banners.

l. Setbacks. Interior lot lines do not trigger setbacks for sign purposes.

m. Project Graphics. Scanner murals, art, and other graphic elements with backing frame or support, and not containing a commercial message or part of National TRADE DRESS are allowed on all buildings and no permit is required to install these elements provided that the graphic was included as part of the building permit for the structure to which it is attached.

3. Signage for Residential – Multifamily, Flex Residential, Single Family Residential
   a. Each property shall be allowed one monument sign with a maximum height of 8' and maximum effective area of 60 square feet at each entry into the Development. Related architectural features (such as clock towers, obelisks, etc.) may be taller than 8' provided the signage mounted to such features is at a maximum height of 8'.

b. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of 6' and maximum effective area of 60 square feet.
c. Monument signs are required to be setback a minimum of 10' from any public or private street and 10' from any rear or side property lines.
d. Site perimeter sign walls below 8' tall are allowed in lieu of monument sign, or at street corner. Sign letters or badges may be mounted on the face of the wall, or on the top of the wall.
e. Wayfinding and Directional signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5' in height.
f. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted, gooseneck or similar wall mounted lighting, or lighted from non-apparent light sources. No exposed neon or LED is permitted.
g. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached.
h. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5' projection from the building wall. The bottom of blade mounted signs must be no lower than 8' above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.

K. SCREENING REQUIREMENTS

1. Non-Residential uses must be screened from single family residential by a buffer and screening as noted in Attachment E, A.3.

2. Privacy fences in the Residential DEVELOPMENT AREA may consist of wood, ornamental metal with masonry columns, or masonry fence materials.

3. Where residential uses are incorporated into commercial uses or multi-family areas, screening walls or mechanisms shall not be required.

4. Loading docks, trash containers, storage areas and ground mounted mechanical equipment shall be screened from public streets, internal customer areas (not services areas) and residential uses or zones by evergreen shrubbery, trees, masonry screenwall, or a combination thereof. If screening mechanical equipment, the landscape material must be a minimum of 1' taller than the item they are to screen at time of planting and must comply with the planting standards set forth.

5. Storage areas, trucks based on the premises, trash containers, and maintenance facilities, shall either be housed in closed buildings or otherwise screened from view from public access ways, public areas, and adjacent residential properties. Service, loading, and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1' above all service equipment. Trash and recycling containers shall be screened from public view on three sides with a solid fence or wall to a minimum 1' above container (minimum 7'). Walls to be faced with brick, stone, or burnished CMU. Gates to be constructed of metal frame and metal fascia, color to match the building material.

6. Trash collection and compaction may not occur within 100' of a single-family detached residence.

7. Mechanical equipment – ground mounted – may not be placed at an area or wall that faces single family residential that is located within 60' of a single-family detached residence. Ground-mounted equipment shall not be located between the front building wall and the street.

8. All roof mounted mechanical equipment shall be fully screened from public view on the site or public pedestrian spaces, at a minimum height equal to the height of the roof mounted equipment. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color palette used for the building, and be complimentary to the building architecture.

9. Fences, Walls, and Railings
   a. Residential: No fence, hedge or enclosure wall shall exceed a height of 8'.
   b. Commercial and Manufacturing: Security fences may be erected to a height of 10'.
   c. Railings, handrails, guardrails, separation rails shall be made of metal and be prefinished, galvanized, or coated with a minimum 20 year warranty coating. Rails to be solid, anchored, or embedded into concrete or other supporting material. All railings subject to further review.

L. TOWERS, ANTENNA, FLAGPOLES

1. Antenna or other freestanding tower structures will be allowed in all but single family Residential Area within the DP.

2. Antenna and tower structures to have screening at the base of the structure, minimum 8' high solid masonry wall with minimum 8' tall shrub row.

3. The antenna or tower structures shall have a screening material or fascia over the structure to hide the structure within, and give it the appearance of a solid façade surface.

4. Flag poles displaying the American or Texas flag area allowed throughout the DP. Flags are to be lighted with a directional ground mounted or pole mounted light, or flag is to be displayed during daylight hours only.

M. Accessory buildings may be located to the side or rear of the main building to meet the minimum setback requirements.

N. PARKS, TRAILS, AND OPEN SPACE STANDARDS

1. The City reserves the right to negotiate with the Developer to acquire property within the subdivision for parks and recreational areas. The location of these areas will be in general accordance with the comprehensive plan for the City of Sherman, as adopted by the City Council.

2. The OPEN SPACE Guidelines Plan is attached which indicates the general locations and types of OPEN SPACES that shall be provided in the Shepherd's Place DP. The exact location of each OPEN SPACE and trail shall be determined at the time of detailed site plan.

3. Park
    a. Final designs consistent with these typical park concepts shall be provided as final design and engineering are performed for each Detailed Site Plan submittal. Landscaping, hardscape, trellis, and amenities will be identified. Activated gathering spaces with amenities will be integrated into appropriate areas. Many areas will be left passive for free play or observation.

4. Waterways and OPEN SPACE.
    a. Final designs consistent with these waterways and OPEN SPACE typical designs shall be produced as final hydrology, alignment, and engineering are performed for each Detailed Site Plan submittal. City required Storm Water Engineering practices will be incorporated throughout the process.

5. Pedestrian Trails
    a. Pedestrian access shall be provided throughout much of the Development and shall include internal SUBZONE trails constructed in phases with the construction of such SUBZONES that connect to the master trail system identified during the Detailed Site Plan.
    b. Final designs consistent with these typical pedestrian trail concepts shall be provided as final location and engineering are performed for each Detailed Site Plan submittal. Materials for trail construction are permitted to be concrete, pavers, decomposed granite, or other durable and applicable material suitable for trails as approved by the DIRECTOR.
    c. Minimum trail width 6', maximum trail width 12'.

O. ARCHITECTURAL STANDARDS

1. The ARCHITECTURAL STANDARDS section will govern residential and commercial architectural elements and treatments related to the facade materials, roofs, service areas and other elements and standards.

2. The DIRECTOR may approve alternative standards including, but not limited to, exterior building design or materials if it is determined that such materials are equivalent or better than those required, and they are complimentary to the Architectural Design and Standards of the SUBZONES and do not adversely impact surrounding developed properties.

SEE ATTACHMENTS A THRU D FOR ARCHITECTURAL STANDARDS
SEE ATTACHMENT E FOR LANDSCAPE STANDARDS

ATTACHMENT A
Shepherd's Place
Sherman, Texas

Commercial/Office/Medical
Architectural Standards

A. ORIENTATION / SITE DESIGN

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

2. Parking areas must meet Parking Standards detailed in this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.

3. Pedestrian Connectivity:
   a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
   b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.

4. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. BUILDING DESIGN AND MATERIALS

1. Buildings are to have architectural theming, including common design elements and materials within each development region.

2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.

3. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Windows and/or storefronts should be included in wall planes wherever feasible. The building facades should be broken up and softened when feasible through overhangs and colonnades, trellis, architectural detailing or landscaping.

4. Buildings shall have a design element that emulates at least one of the Shepherd's Place Architectural features which are in the Ranching Heritage Architectural style. The features include the use of at least one of the following:
   a. Native Texas quarried natural stone or limestone.
   b. Sloped metal roofing to match color palate.
   c. Freestanding stone element, such as fireplace, obelisk, or other design feature.
   d. The use of shading elements, such as a canopy, portico, trellis, or awning.

4a. Building walls greater than 100' in length shall have vertical and horizontal façade articulation or other distinctive changes in the building façade, such as material changes, color or textural changes, projections or recesses greater than 16", canopies, porticos, and sunshades at intervals of 100' maximum.

4b. All buildings shall have some portion of parapet level changes or sculptural roof form through sloped roofs, mansards, etc.

5. All sides of buildings visible from the streets, or internal customer parking areas of the site, shall be constructed of masonry, including brick and native stone veneers, decorative block, Architectural finish concrete, stucco (EIFS), or other high quality material customarily used for this building style. Windows, doors and related trim are not included in this requirement.

5a. For all facades that face a public street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.

5b. For all other facades that do not face a public street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.

5c. Acceptable materials include:
   a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
   b. Masonry, including burnished and architectural finish face CMU and brick.
   c. Concrete – Architectural finish. Texture coated or textured and colored.
   d. Porcelain Tile.
   e. Glass.
   f. Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color (maximum 20%).
   g. Architectural cementitious panels in a warm, neutral/earthtone or gray tone color and "wood look" panels (maximum 40%).
   h. EIFS or stucco in a warm, neutral/earthtone or gray tone color.
   i. Natural metals such as, but not limited to, zinc and copper.
   j. Natural wood, stained or painted (maximum 15%).
   k. Roofing tile, metal standing seam or batten seam roofing, metal shingles and panels (pre-finished with minimum 20 year warranty), slate, and minimum "40 year dimensional shadow type" composite shingles.
   l. Accent colors should be used in a very limited manner to contrast the more subtle "natural" palette.

6. Glass and Storefronts. Glass may be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane. Glass shall not be mirrored or highly reflective glass.

C. OUTDOOR DISPLAY AND PICK-UP

1. Exterior sidewalk displays and cart storage. Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).

2. Pickup and Delivery. Pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 60' of single-family detached residential property. Loading areas must be located to the side or rear of the building unless the loading area is completely screened from the street by landscaping or walls that are architecturally compatible with the building. Pavement may be located within 100' of residential property.

D. ACCESSORY USE

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

2. Gas canopies shall have full height masonry columns and roof that is sloped or has stepped parapet minimum 16" per step at maximum 50' spacing.

E. DRIVE-THROUGH REQUIREMENTS

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Quick service restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building Owner or Tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that Owner or Tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.

2. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least 1 of the following architectural features:
   a. Native Texas stone, limestone, or brick on the supporting structure columns or building facade.
   b. A sloped metal roof.

3. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

4. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines. A portion of the buffer between sites can be provided on adjacent lots.

F. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

ATTACHMENT B
Shepherd's Place
Sherman, Texas

Retail/Entertainment/Restaurant
Architectural Standards

A. ORIENTATION / SITE DESIGN

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

2. Parking areas must meet Parking Standards detailed in this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.

3. Pedestrian Connectivity:
   a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
   b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.

4. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. BUILDING DESIGN AND MATERIALS

1. Building frontages greater than 100' in length shall have vertical and horizontal façade articulation and other distinctive changes in the building façade, such as, but not limited to, materials, color or texture, below the sign band.

2. Buildings shall incorporate some combination of arcades, roofs, alcoves, porticoes, canopies or awnings as a design element of the façade.

3. Buildings shall have a design element that emulates at least one of the Shepherd's Place Architectural features which are in the Ranching Heritage Architectural style. The features include the use of at least one of the following:
   a. Native Texas quarried natural stone or limestone.
   b. Sloped metal roofing to match color palate.
   c. Freestanding stone element, such as fireplace, obelisk, or other design feature.
   d. The use of shading elements, such as a canopy, portico, trellis, or awning.

4. On single tenant retail buildings greater than 20,000 sq. ft. (Junior Anchors) with facades that are facing R.O.W., in addition to the requirements set forth above, the building shall also include the following design elements.
   a. Color change, texture change, and material changes within the wall at intervals not to exceed 100'.
   b. At least one change in wall plane not less than 12" in depth and extending a minimum of 10'.
   c. At least one variation in the top of wall, a minimum of 2' in height and be a minimum of 2' wide.

d. Overhanging eaves or horizontal elements, sloped roof elements, or cornice expressions or coping detail of a minimum of 12" tall and 6" deep.
e. Each building shall have a clearly defined, visible customer entrance on one side. Stone is required to be used as a portion of the wall material at each customer entrance.

5. All sides of buildings visible from the streets, or internal customer areas of the site, shall be constructed of masonry, natural stone, decorative block, concrete, stucco or other high quality material customarily used for the building style (such as natural metals or EFIS). Gables, windows, doors and related trim are not included in this requirement. Acceptable material and color palette includes:
   a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
   b. Concrete – Architectural finish. Texture coated or textured and colored.
   c. Masonry
   d. Porcelain Tile
   e. Glass
   f. Prefinished architectural metal panels of a gray tone, neutral or earthtone color (maximum 20%).
   g. EIFS or stucco of a warm, neutral/earthtone or gray tone color.
   h. Accent colors of a warm, neutral/earthtone range are encouraged but should be used in a limited manner.
   i. Natural metals such as but not limited to zinc and copper.
   j. Roofing tile, metal standing seam or batton seam roofing, metal shingles and panels (pre-finished with minimum 20 year warranty), or slate in galvanized or natural/earthtone color.
   k. Architectural panels of cement fiber or other permanent material simulating wood or smooth panelized system (maximum 40%).

6. Glass and Storefronts.
   a. Window glass may not be flush with exterior wall treatment, or if flush, shall have a surround of wood or metal frame, or wall trim material.
   b. Use of glass for displays and to allow visual access to interior space is encouraged. Buildings may not incorporate glass for more than 70% of the building skin.

C. DISPLAY, STORAGE, AND PICK-UP

1. Sidewalk display and cart storage. Areas for customer loading or merchandise display and cart storage shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).
2. Permanent outdoor display, sales and storage. Merchandise may be stored or displayed for sale to customers on the front or side of the buildings in accordance with this paragraph.
   a. The total square footage of all permanent outdoor storage, display, and sales areas shall be limited to 10% of the footprint of the building, but in no event shall exceed 20,000 square feet, except for home improvement use, which may not exceed 45,000 square feet of outdoor storage and the 10% footprint restriction does not apply.
   b. Permanent outdoor storage, display and sales shall be contiguous to the building and shall not be permitted within 75' of residential property.
   c. The permanent storage, display and sales area shall be enclosed by a minimum 8' wall of columns minimum 2' wide, of like appearance to the building with wrought iron or decorative tubular fencing between, and topped by wrought iron or tubular steel fencing. No merchandise other than trees shall be visible above the wall or fence.

d. Seasonal outdoor display will be allowed. Size will be limited to 11,000 square feet maximum. Dates for outdoor display will be year round. Merchandise may not exceed 10' in height except for trees.

3. Rear Storage. Bulk merchandise may be stored behind the building. The sides and back of the storage area shall be screened with a chain link fence covered with windscreen, except for any side or back that is separated from any residential property by an 8' masonry wall and landscaped buffer yard, in which case additional screening is not required. Windscreen shall be maintained in good repair and free of tears. The rear storage area shall not be accessible to customers. Merchandise shall be stacked no higher than 25' or level with the top of the adjacent sidewall of the building, whichever is lower, and may not be stacked above the height of the chain link fence.

4. Pickup and Delivery. Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 60' of residential property. Loading docks must be located to the side or rear of the building unless the loading area is completely screened from the street, and loading docks shall be located more than 60' from residential property. Pavement may be located within 100' of residential property.

5. Trash Collection and Compaction. Trash collection and compaction may not occur within 100' of a residential property, and shall be screened from public view.

6. Mechanical equipment. No mechanical equipment may be located within 60' of a residential lot. Mechanical equipment shall be screened from public view on site.

D. ACCESSORY USE.

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature. Gas canopies shall have full height masonry columns and roof that is sloped or has stepped parapet minimum 16" per step at maximum 50' spacing.

E. DRIVE-THROUGH REQUIREMENTS.

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Quick service restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.
2. Drive-through uses must be built as an integral architectural element of the primary structure and use and shall include at least 1 of the Shepherd's Place architectural features defined in the Shepherd's Place Architectural Standards. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities separate from a primary structure must be architecturally compatible with the primary structure.

3. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required. A portion of the buffer between sites can be provided on adjacent lots.

F. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

ATTACHMENT C
Shepherd's Place
Sherman, Texas

Flex Residential and Multifamily
Architectural Standards

A. SITE DESIGN & ORIENTATION

1. Buildings shall front on public streets and/or a private street system and may have secondary frontages onto parking lots.

2. Parking is permitted between front facades of buildings and the R.O.W. property line. On street parking is permitted.

3. In developments that are designed to provide a more urban setting (building's setback to be maximum 25' from R.O.W., density at the top 25% of allowed density, and building height minimum 2 stories), on-street parking or parking access directly from the street will be allowed. This parking will be allowed to count as required parking.

4. In developments that are designed to provide a more urban setting, buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance per building oriented toward the street or sidewalk.

5. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way.

6. "Tuck under" or extended garages may occupy no more than 45% of the total building frontage. This measurement does not apply to garages facing an alley, courtyard, or parking field entrance. Any garage may not extend beyond the building front. Garages that are at least 30' behind the building front may exceed the 45% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

B. ARCHITECTURAL STANDARDS

1. Building frontages greater than 100' in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16" may be used to articulate individual units or collections of units.

2. Uninhabitable building features, outdoor patios (covered or uncovered), and architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback or side setback (by as much as 10').

3. Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the sidewalk.

4. Use of false door or window openings shall be defined by frames, sills, and lintels.

5. All building façades shall include no less than 3 of the elements listed below. Elements shall occur at intervals of no more than 100' horizontally or 20' vertically. Vertical architectural design features, such as towers, are not required to comply with the 20' vertical requirement.
   a. Color change.

b. Texture change.
c. Material change.
d. Medallions / accent pieces.
e. Decorative light fixtures.

6. Roofs:
   a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4" of vertical rise to 12" of horizontal run, and 12" of vertical rise to 12" of horizontal run.
   b. Metal standing seam roofing is allowed.
   c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "40 year" shingle.
   d. Clay tile, concrete tile, and slate are permitted materials.
   e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75' in length.
   f. Flat roofs are permitted and must have parapets as required to screen any roof or roof top equipment (equal to height of equipment). Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
   g. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows, awnings, and canopies.

7. Materials and Colors:
   a. For all facades that face a public or private street, windows and doors shall comprise at least 18% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.
   b. For all facades that face a public or private street, a minimum of 50% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone. The balance of the 50% net exterior wall shall be comprised of at least 2 of the following materials, which shall not be counted toward the minimum masonry requirement.
      1) Stucco.
      2) EIFS. When used, EIFS shall be a minimum of 8' above grade/walkway.
      3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
      4) Cement fiber siding such as Nichiha or Hardie siding. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8'.)
      5) Cast stone.
   c. For all other facades that do not face a public or private street, a minimum of 30% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone. The balance of the 70% net exterior wall shall be comprised of at least 2 of the following materials, which shall not be counted toward the minimum masonry requirement.
      1) Stucco
      2) EIFS. When used, EIFS shall be a minimum of 8' above grade/walkway.

3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
4) Cement fiber siding such as Nichiha or Hardie siding. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8').
5) Cast stone.

d. No individual building material, with the exception of clay fired brick or native/natural stone may comprise more than 50% of the net exterior wall area of each building elevation.
e. All buildings within a particular project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Shepherd's Place. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.
f. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.

8. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.

C. ACCESSORY STRUCTURES

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.

2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

D. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

E. SERVICE & SECURITY AREAS

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives or in visitor drop-off areas.

2. Service, loading and storage areas shall not encroach on any landscape area.

3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60' from the property line for stacking area.

4. When used, gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

F. PEDESTRIAN CONNECTIVITY:

1. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.

2. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry point.

G. FENCING

1. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be 5' to 6' high and constructed of materials and finishes that match the buildings. "Wrought iron" style metal picket fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal picket fencing exceeds 40'. Metal picket fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Walls/fences located in the front yards or forward of the front building line shall be no more than 40% opaque.

2. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, or tilt up) regardless of texture, finish and color are not permitted.

4. Fencing shall be setback a minimum of 5' from the sidewalk or 10' from the back of curb along a public or private street, whichever is greater. Additionally, fencing shall comply with the sight visibility triangle requirements in the City's Transportation Criteria Manual.

H. GRADING AND DRAINAGE

1. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.

2. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap and trapezoidal concrete channels are not permitted.

ATTACHMENT D
Shepherd's Place
Sherman, Texas

Single Family Residential
Architectural Standards

A. SITE DESIGN & ORIENTATION

1. For Single Family Detached construction, no two building elevations shall be repeated with less than 200' of separation on the same side of the street.

2. In Single Family Attached construction, parking is not permitted between front facades of buildings and R.O.W. property line with public right-of-way greater than 20'. On street parking is permitted in all areas.

3. All portions of buildings within 35' of an existing single-family use or district outside of the Shepherd's Place Development Plan shall be constructed to a maximum height of 40'.

4. Buildings shall be directly accessed from the street and the sidewalk with a minimum of 1 ground floor pedestrian entrance per building oriented toward or perpendicular to a street or private drive.
   a. Garage doors for attached garages may occupy no more than 50% of the total building facade. This measurement does not apply to garages facing an alley or courtyard entrance.

5. For attached Single Family lots with alleys, rear yard setbacks (alley way) shall be 4' if at least 2 parking spaces are provided in a garage. This provision replaces rear yard requirements.

6. End units of attached Single-Family dwelling buildings shall have a minimum side yard setback of 5' at right of way. Setbacks between units of attached Single-Family dwellings shall be zero feet. Front yard setbacks may vary from 0' feet to 5' minimum but no more than 50% of each block of attached Single-Family building shall have a zero foot setback.
   a. Sidewalks within the right-of-way shall be located against the curb.
   b. Distance from edge of street pavement to building front shall be minimum 10'.

B. ARCHITECTURAL STANDARDS

1. For Attached Single Family
   a. Building frontages 100' in length or greater shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16" may be used to articulate individual units or collections of units.
   b. All building façades shall include no less than two of the elements listed below. Elements shall occur at intervals of not more than 100' horizontally.
      1) Color change
      2) Texture change
      3) Material change
      4) Medallions/accent pieces
      5) Decorative light fixtures

2. For All Single Family
   a. Use of false door or window openings shall be defined by frames, sills, and lintels.

b. Roofs:
   1) If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4" of vertical rise to 12" of horizontal run, and 12" of vertical rise to 12" of horizontal run.
   2) Metal standing seam roofing allowed, including porch or awning elements, and in dormers in high sloped roof areas is allowed.
   3) Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "30 year" shingle.
   4) Clay tile, concrete tile, and slate allowed.
   5) Photovoltaic shingles mimicking clay, concrete, or slate are allowed.
   6) Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines shall be incorporated into rooflines along building façades greater than 75' in length.
   7) Flat roofs are permitted and shall have parapets as required to screen any roof top equipment - equal to the height of the units. Parapets shall include an accent feature and shall not be greater than 50' in length without variation in height or accent feature.

c. Materials and Colors:
   1) For all facades that face a public or private street, windows and doors shall comprise at least 15% of the wall area. All other facades may be reduced to 10%, or may provide 1 window or door per sleeping area (as defined by the Building Code). Shutters, trims, or false windows, shall not count toward the minimum requirement.
   2) For all facades that face a public or private street. A minimum of 80% of the total net exterior wall area (total wall area less windows, doors, and related trim area) of each building elevation, excluding gables, shall be clay fired brick, native/natural stone, stucco, or decorative cement fiber siding.
      The balance-up to 20% of the net exterior wall, shall be comprised of at least two of the following materials, which shall not be counted toward the minimum 80% masonry requirement.
      a) Stucco
      b) EIFS – when used, EIFS shall be a minimum 8' above grade/walkway.
      c) Prefinished metal panels and siding materials. Such materials shall be factory prefinished with a minimum 20 year warranty (single family attached only).
      d) Wood or composite wood panels, all siding members must be individual boards (soffits may utilize sheet materials of approximately 4' x 8').
      e) Cast stone.
   3) For all other facades that do not face a public or private street, a minimum of 60% of the total net exterior wall area (total wall area less windows, doors, and related trim area) of each building elevation, excluding gables, shall be clay fired brick, native/natural stone, stucco, or decorative cement fiber siding.
      The balance up to 40% of the net exterior wall shall be comprised of at least two of the following materials, which shall not be counted toward the minimum 60% masonry requirement.
      a) Stucco
      b) EIFS – when used, EIFS shall be a minimum 8 ' above grade/walkway.
      c) Prefinished metal panels and siding materials. Such materials shall be factory prefinished with a minimum 20 year warranty (single family attached only).
      d) Wood or composite wood panels, all siding members must be individual boards (soffits may utilize sheet materials of approximately 4'x 8').
      e) Cast stone products.

d. No individual building material, with the exception of brick or native/natural stone may comprise more than 50% of the net exterior wall area of each building elevation.
e. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Window surrounds (trim) are required in all walls other than brick or stone. Storefront glazing systems shall be allowed in the AMENITY CENTER or clubhouse.
f. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.

C. ACCESSORY STRUCTURES

1. Accessory structures (including detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.

2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings. Garage doors shall be metal or metal faced with wood.

D. LANDSCAPING FOR DETACHED SINGLE FAMILY

1. Front yard trees shall be provided along all public and private streets consistent with the requirements in the Sherman Development Code excepting to replace with:
   a. One tree per lot, approximately evenly spaced, for developments with lots 60 linear feet or less of street frontage.
   b. Two trees per lot, approximately evenly spaced, for developments with lots greater than 60 linear feet of street frontage.

2. A minimum of 20% tree canopy at maturity is required. Tree canopy within common areas on the development (AMENITY CENTERS, OPEN SPACES, etc.) may be allocated (credited) toward tree canopy on the individual lots. (Area of tree canopy as defined by Arborlogical Society)

E. LANDSCAPING FOR ATTACHED SINGLE FAMILY

1. Street Trees shall be provided along all public and private streets consistent with the requirements in the Sherman Development Code.

2. Buffer requirements set forth in the Sherman Development Code shall only apply to residential districts adjacent to and outside of the Shepherd's Place.

3. Required landscape areas shall be included in common areas.

4. A minimum of 15% tree canopy at maturity is required. Tree canopy within common areas on the development (AMENITY CENTERS, OPEN SPACES, etc.) may be allocated (credited) toward tree canopy on the individual lots.

F. LIGHTING FOR: (A) ATTACHED SINGLE FAMILY AND (B) DETACHED SINGLE FAMILY AT STREETS AND ALLEYS ONLY

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.

2. Site lighting fixtures used along public and private streets and in parking areas shall be no taller than 25' high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Shepherd's Place.

3. Parking areas shall have a minimum average of 0.5 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.

4. Light sources shall be LED. Yellow/orange source lights are prohibited from use. In parking or drive areas, lighting must be 4000 Degree Kelvin. Pedestrian level accent lights to be 3000 Degree Kelvin.

5. Parking lot lights shall generally be shielded to prevent upward diffusion (full cut off). Building mounted lighting may shine upward or sideways as long as it is directed at the building accent features or building wall, and not directed outward.

G. FENCING

1. If walls or fencing are used to secure the perimeter of a development site in a single family zone, they must be a minimum of 6' high with a maximum of 8' high, and constructed of stone, brick, or wrought iron style metal picket fence with brick or stone columns. Maximum distance between columns for a metal picket fence shall be 40'. Fence in front yard to be maximum 6' tall and maximum 40% opaque.

2. Walls, fences, and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, tilt wall) regardless of finish, are not allowed.

ATTACHMENT E
Shepherd's Place
Sherman, Texas

Landscape Standards
(for other than all Single Family Residential)

A. GENERAL LANDSCAPE

1. Landscape Plan
   a. Landscaping must be provided in accordance with the Sherman Development Code.

2. OPEN SPACE Requirements.
   a. Shall maintain a minimum average OPEN SPACE of 10% of the overall site. This OPEN SPACE shall include all planted areas (parking lot islands, planted buffer strips), sidewalks within planted areas and paved plaza spaces, pools, fountains, parks, trails, playgrounds, and other areas. It shall not include parking, road, or drive areas, building footprint areas and loading docks.

3. Buffers and Screening
   a. Non-Residential development adjacent to Single Family Residential – Buffer shall consist of a wall at 8' tall, constructed of masonry with a minimum 10' wide landscape area planted with grass and/or groundcover. There shall be 1 ornamental tree every 20' on center or 1 shade tree every 40' on center within the landscape area.

B. STREET LANDSCAPING

1. Landscaping shall consist of a combination of such plant materials as follows: ground cover, shrubs, vines, hedges, trees, or other such materials.
2. Required street trees will be planted within the streetscape areas identified on the typical street sections of this DP. Trees for these street sections may be located outside the Pedestrian Realm and be included in the front yard setback area.
3. Required street trees may be clustered in order to facilitate creative design, visibility, or safety.
4. For the Minor Arterial and Commercial Collector street sections set forth in this DP, street trees will be provided at a minimum of one tree for every 100 linear feet.
5. Tree wells are permitted and may be covered with grates, living plant materials or some permeable non-living material.
6. Street trees to be a minimum 3 caliper inches.
7. All street landscaping will be maintained by the Property Owner or the Owner's Association.

C. PARKING LOT LANDSCAPING AND SCREENING

1. All parking lots, which for purposes of this Section, include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows.

2. Landscape Standards
   a. A minimum of 7% of the total site area shall be landscaped.
   b. A minimum of 15% of the required parking shall be covered by tree canopy calculated at maturity.
   c. The tree species shall be an appropriate shade tree or ornamental/accent tree and shall be selected from the Approved Plant List.

3. All parking lots (other than areas for vehicle maneuvering or loading) adjacent to public and private streets to have a minimum 10' landscape screening buffer unless the parking is on-street parking accessed directly from the street. The buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
   a. One large tree for every 40' or 2 small ornamental/accent trees for every 40'.
   b. Landscape plantings containing at least one of the following:
      1) A minimum 3' high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
      2) A minimum 3' high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to screen the parking lot.
      3) A grass or landscaped berm, 3' high above the parking pavement surface.
   c. Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of three years for landscaping to be established. After three years, no irrigation is required.

4. Islands in Parking Areas.
   a. Landscape Islands
      1) Generally, there will be 1 planted island within 60' of each parking space. This planting island shall occupy approximately the size of 1 standard parking space. Each island shall contain 1 shade tree (2" min. cal.) from the City Tree List. Alternatively, there will be 1 planted island for approximately every 20 linear parking spaces. This planting island shall be the approximate size of 2 standard parking spaces. Each island shall contain 2 shade trees (2" min. cal.) from the City Tree List. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof. Note: A maximum of 25% of the required islands may be 5'x5' diamond within the parking row, but not at end islands.
   b. End Islands.
      1) There shall also be an end island for every parking row. This end island shall occupy 1 standard parking space. Each island shall contain 1 shade tree (2" min. cal.) from the City Tree List. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof.

5. Spacing from Public Utilities.
      1) Water and Wastewater Lines – No trees shall be planted closer than 5' from any public underground water or wastewater utility main unless acceptable to utility provider or applicable staff approves a specific circumstance. The location of the water or wastewater utility line shall be considered, for distance purposes, to be the surface of the ground above the line.
      2) Fire Hydrants – No trees shall be planted closer than 10' from any fire hydrant.

D. PUBLIC SPACES

1. A minimum of 4,000 sq. ft. of PLAZA OR PUBLIC SPACE shall be required for each Regional District within Shepherd's Place. PLAZA OR PUBLIC SPACE may be located anywhere within each region of Shepherd's Place.

2. PLAZAS OR PUBLIC SPACES shall incorporate at least 3 of the 5 following elements, which may be located anywhere within Shepherd's Place Regional District.
   a. Sitting space – at least one sitting space for each 250 square feet shall be included in the Plaza. Seating space shall be a minimum of 16" in height and 18" in width. Ledge benches shall have a minimum depth of 30".
   b. A mixture of areas that provide shade.
   c. Trees in proportion to the space at a minimum of 1 tree per 800 square feet.
   d. Water features.
   e. Public art.
   f. Outdoor eating areas or food vendors.
   g. Planting areas in the sidewalk. Pots or above grade planters are allowed, minimum of 15 gallons.
   h. Bike Racks.

3. Developments involving a gross floor area in excess of 40,000 square feet of a single user shall have a minimum of 100 sq. ft. seating area including permanent benches along the front sidewalk area. A minimum of one bike rack shall also be included along the storefront. Bench and bike rack should be of an architecturally consistent design.

E. LANDSCAPE MAINTENANCE AND TREE MITIGATION

1. All landscaping and trees shall be maintained in healthy condition. If plant materials die, they shall be replaced in a timely manner, consistent with their growing season.

2. No tree replacement or mitigation is required.

F. CALCULATIONS

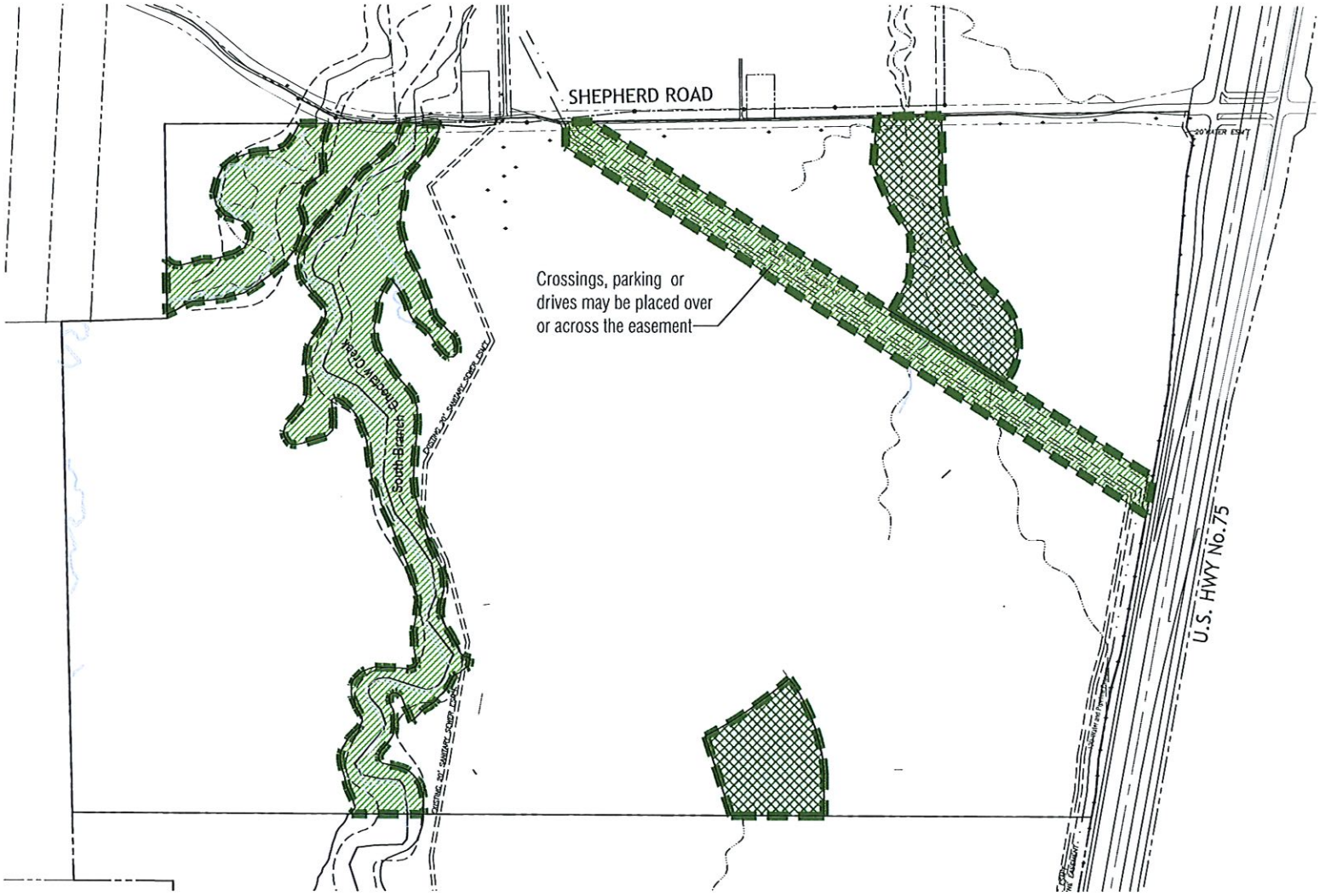
1. OPEN SPACE, tree canopy, and minimum landscape shall be calculated as part of the entirety of Shepherd's Place rather than on a site-by-site basis. Any OPEN SPACE, tree canopy, landscape area, and tree mitigation credits established may be applied throughout the entirety of Shepherd's Place.

2. A submittal will be made to the City upon permit application showing the calculation of OPEN SPACE, tree canopy, and landscaping indicating the amount of common area OSTCL is being credited toward the requirement for each permit.

G. AMENDMENTS TO THE LANDSCAPE PLAN

1. The DIRECTOR may authorize minor changes in the Landscape Plan that otherwise comply, and do not:
   a. Reduce the perimeter landscape buffer strip required;
   b. Detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or screening or buffering function.

EXHIBIT "B" - OPEN SPACE GUIDELINE PLAN



Open space / Park
±52 ac

Potential Open space /
Developable Area
±28 ac

north

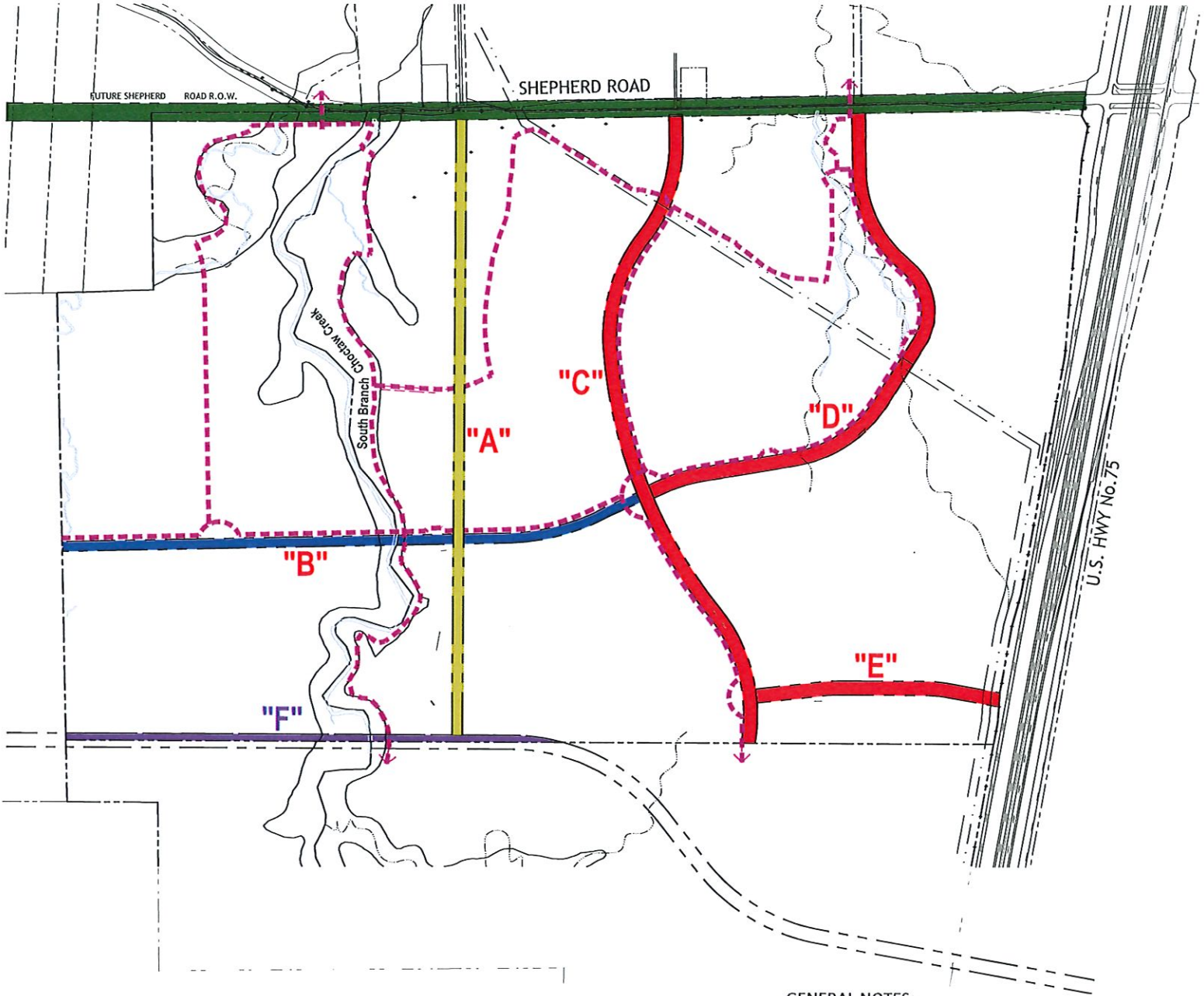
Shepherd's Place SHERMAN, TEXAS

HODGES Architecture
architecture planning
13642 Omega Dallas, Texas 75244-4314
phone 972 387-1500 fax 972 960-1129
www.hodgesusa.com

project no. 20102 | drawn KO | date 6-10-21

SCHEME

EXHIBIT "C" - TRANSPORTATION MASTER PLAN



	RESIDENTIAL COLLECTOR	60' R.O.W	per Exhibit E.2
	COMMERCIAL COLLECTOR	65' R.O.W	per Exhibit E.3
	MINOR ARTERIAL	86' R.O.W	per Exhibit F.1
	MAJOR ARTERIAL	110' R.O.W	per Exhibit F.2
	MINOR ARTERIAL (50% of 86' ROW Dedication Only)	86' R.O.W	

Development Areas

Proposed Trail System

GENERAL NOTES:

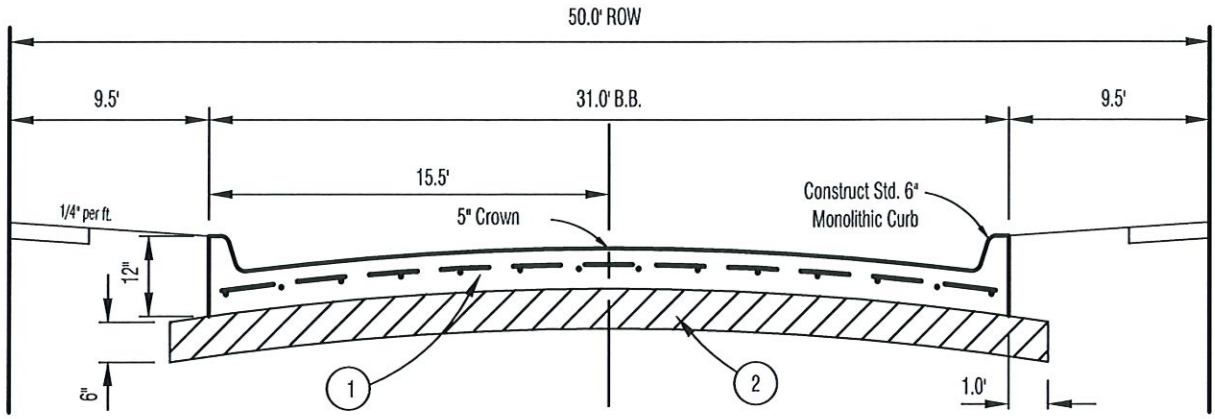
- 1. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- 2. All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City Design Standards.
- 3. Any easements to be established will be identified and provided at time of platting.
- 4. Acreages, lot counts, and tabulations are subject to change as a result of further engineering and are considered approximate.
- 5. Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- 6. Distances between property lines, street lines, alley lines; and driveway configurations will be established at time of platting. Design criteria for these distances will follow those standards outlined within the Planned Development (PD) for this project.

north

HODGES Architecture architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no. 20102 | drwn KO | date 6-10-21 | SCHEME

EXHIBIT "D" - LOCAL STREET



31' BB Pavement Section
Not To Scale

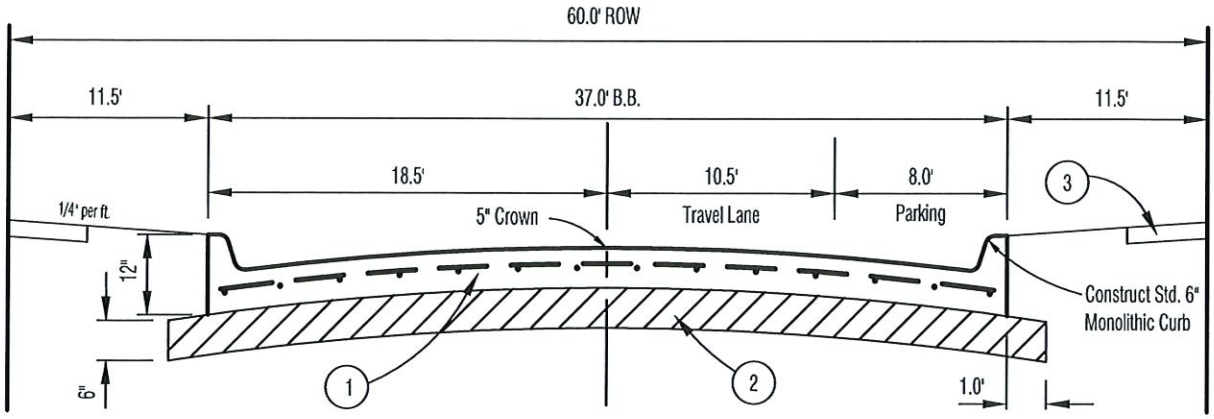
1. 6" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade

Shepherd's Place SHERMAN, TEXAS

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

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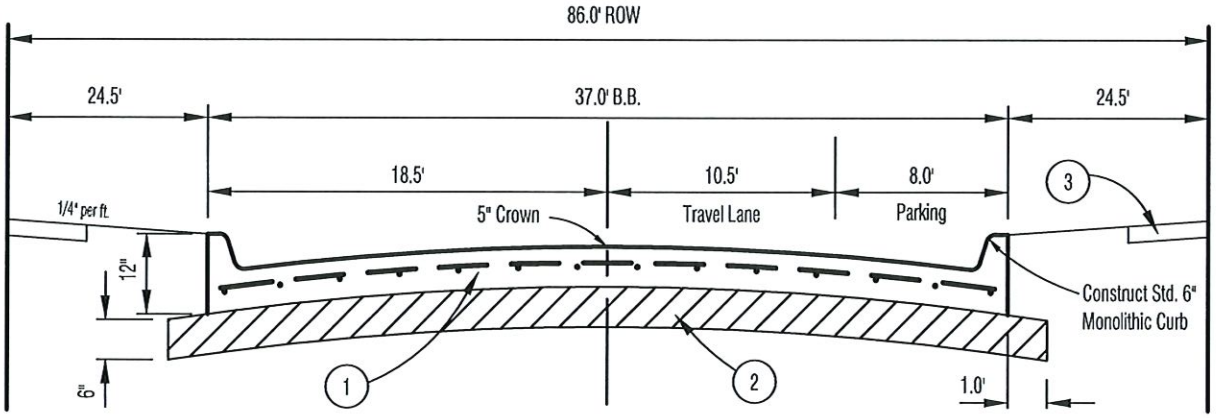
EXHIBIT "E.1" - RESIDENTIAL COLLECTOR



37' BB Pavement Section
Not To Scale

1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT "E.2" - RESIDENTIAL COLLECTOR



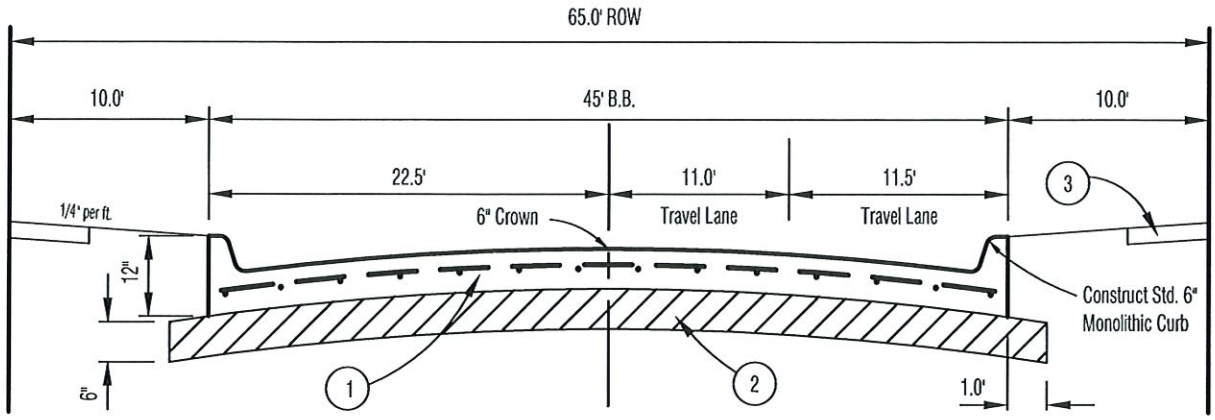
37' BB Pavement Section
Not To Scale

1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

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EXHIBIT "E.3" - COMMERCIAL COLLECTOR



45' BB Pavement Section
Not To Scale

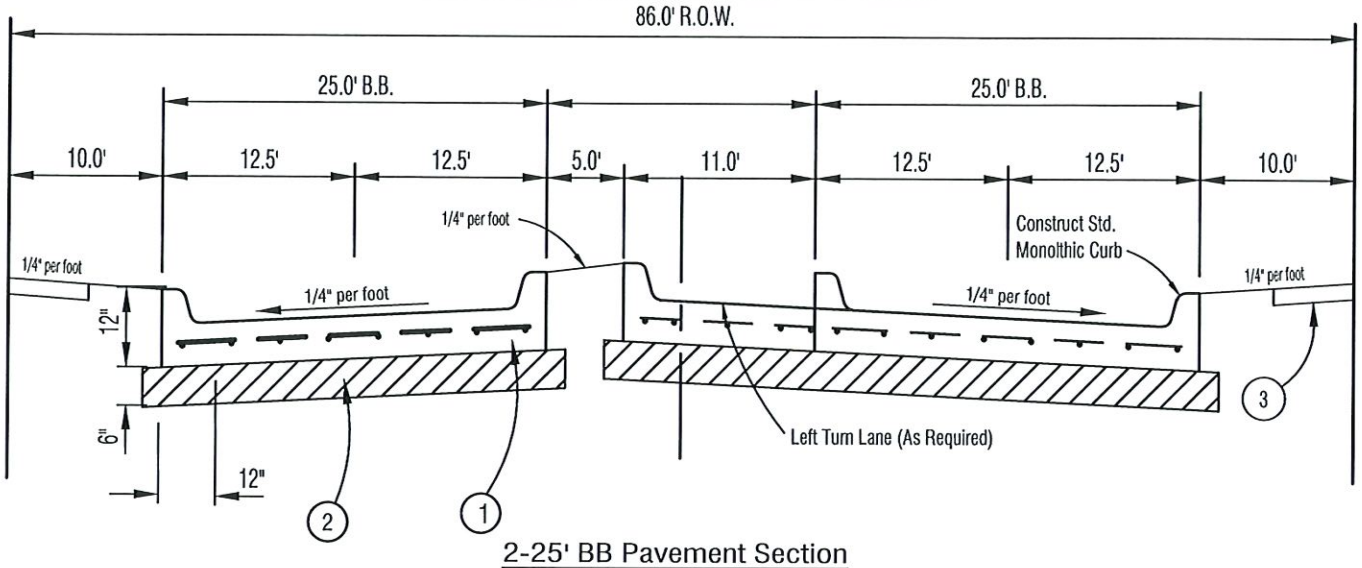
1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

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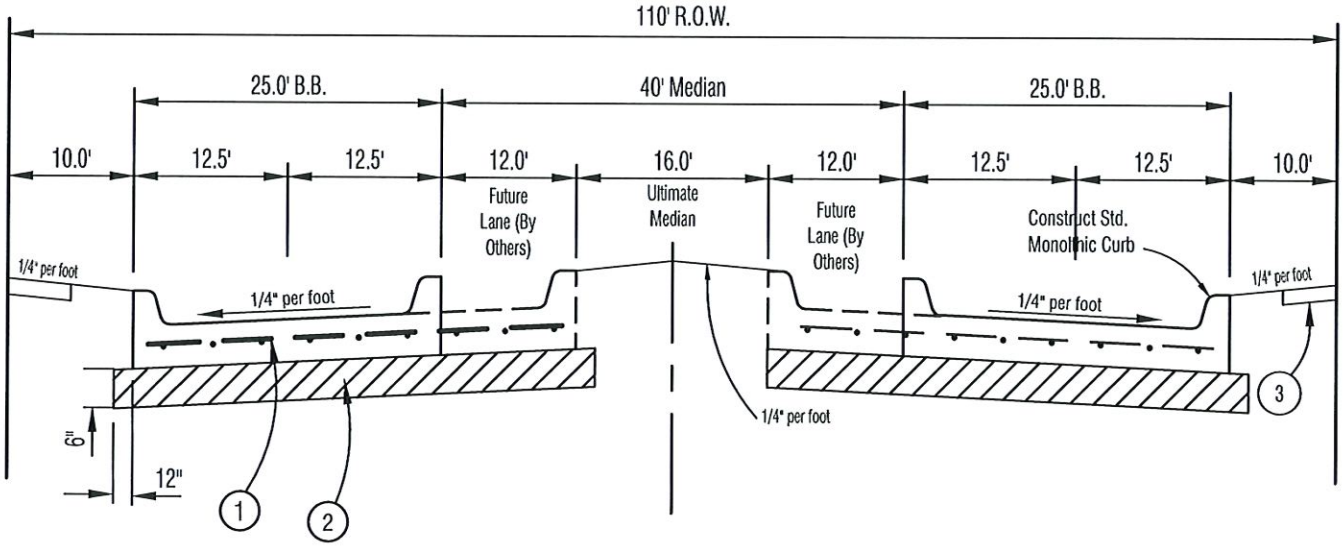
EXHIBIT "F.1" - MINOR ARTERIAL



2-25' BB Pavement Section
Not To Scale

1. 8" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT "F.2" - MAJOR ARTERIAL



2-25' BB Pavement Section
Not To Scale

1. 8" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

SPIARS ENGINEERING & SURVEYING
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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Yongshik Kim
84 Overlook Pl.
Rye, NY 10580

J.E. Smith
5269 U.S. Hwy. 377 South
Aubrey, TX 76227

Spiars Engineering
Lauren Helmberger
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for Shepherd Place Planned Development located in the 100-1200 blocks of West Shepherd Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the City's General Zoning Ordinance No. 2280, as amended, including but not limited to regulations applicable to the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.12)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place. *(Chapter 14, Exhibit A, Section 6.12, Subsection 10)*

Engineering:

4. Platting of the subject property is required.
5. Dedication in fee simple of right-of-way will along Shepherd Drive will be required to reflect the City's thoroughfare plan upon platting of the subject property. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
7. Water main must be extended in accordance with City criteria to serve subject property. *Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*

8. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. Sewer capacity shall be verified for proposed use. *Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
10. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
12. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3(c)*
13. Three Party Agreement required for Public Infrastructures.
14. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
15. 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*
16. Single family residential lots or townhomes shall not have driveway connections to Minor or Major Arterials.
17. Commercial connections shall be limited and lots will be required to have mutual access easements for connectivity to Minor and Major Arterials.
18. If 12' minimum front setback for Single Family is approved, then driveway and garage access must be from a rear alley for any residential classification that has less than a 20' front setback. Otherwise, someone parking in the front driveway will overhang and block the sidewalk for pedestrian mobility.
19. In Non-residential standards, they state the building setbacks will be shown on a recorded plat. Setbacks should be shown on approved site plan in lieu of being shown on plat.
20. Minimum monument sign setback should not be 5' since we usually have AT LEAST a 10' Utility Easements. Sign setback should be minimum 10'.
21. No signage of any type shall encroach into any dedicated public easement.

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

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Memo to: City of Sherman June 16, 2021

Shepherd's Place Planned Development (PD) Review

C/O: Rob Rae, AICP, Director of Development Services

Rob,

Per the requested review of the submitted Shepherd's Place PD, Halff discussed the original draft of the PD with the applicant team on May 3, 2021, and further discussed revisions to that draft per follow-up conversations between the applicant and staff on May 20, 2021, and through email exchanges. Subsequently, based on the draft submitted for P&Z (dated June 11, 2021), Halff has now completed a review of that submission and provided in this memo a few remaining comments in conjunction with staff.

Halff's task during this process was to review the proposed PD and subsequent revisions to ensure that the final document is consistent with the City's PD ordinance. The ordinance intent is clear in its purpose statement - "*A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance.*"

The Shepherd's Place PD is a detailed and thorough PD that addresses multiple land uses and densities to acknowledge its location along major thoroughfares and extensive acreage. The PD provides elements of design, site characteristics and compatibility necessary for this type of development plan. The minimum Sherman PD ordinance qualifications of multiple housing types, retail/employment, and a public destination are generally supported by this PD, although one item that could be improved is the public destination element (expanded upon later). There are anticipated to be several residential product types and densities, along with extensive retail and employment that easily clear the requirements for multi-use. While there is open space envisioned along floodplain and utility corridors, there remains some questions in regards to what type of "public destination" this will be, as details are lacking at this time. A balanced street and trail network is present, providing inter-connectivity throughout the site and positively supporting the land uses.

The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan, both of which consider a balanced and organized structure to the land development framework. The enhancements required in the ordinance, including variety of housing types, pedestrian-friendly open space connectivity, quality architecture and site features, are all presented in a manner that is understandable and supportive of the overarching theme of the project. As mentioned, there are a few tweaks that could be made to tighten up the language on parks activation and clarity of intent for the public destination. By and large, we appreciate the work of the project team to respond to extensive review comments and make adjustments to details in order to improve the technical aspects of the document.

The development team has had extensive discussions with Halff and Sherman planning staff and there have been great strides to prepare this document for the Commission. The outside review perspective is that there are a few remaining items of clarification and edit, which are listed in detail on the following pages. Addressing these remaining comments will ensure compliance with the City of Sherman PD ordinance. Generally, the proposed PD is consistent and supportive of the City of Sherman PD ordinance elements and I recommend conditional approval pending some needed adjustment spelled out in the following two pages.

Reviewed by:

Jordan Maddox, AICP

Director of Planning/Team Leader, Halff Associates, Inc.

Outstanding items to be addressed in the PD, prepared in conjunction with staff:

Page 5: Light Industrial Use and Manufacturing Business. It will be helpful to define these. At this point I would interpret this to correspond to an light industrial use that is in our M-1 district.

- *After ee and ff. add "…indicated on Exhibit A."*

Page 7: F.1.b. "…connections to arterial or collector streets." I assume that you won't allow single-family homes with driveways on collectors.

Page 10 : a.3)a). Include table or description similar to page 9,a)3) to define 10' to 25' variation

Page 13: 9)a). What is the "trial system?" Should this be "trail system?"

Page 14: b.2). Monument signs. Our current standards for monument signs in our overlay districts are 12' with 65 sq ft. of sign face. This ends up being about a 12'x 5' monument sign. A 150 sq ft sign would end up being 12'x12' approximately. Is that really what your intention for the monument signs would be? If you are considering a multi-tenant monument sign, that may be appropriate, but single-tenant? I have attached an existing 65 sq ft sign at McDonald's.

Page 15: Did not delete wind device signs. Generally, I am okay with a temporary application of wind device signs, but the way that this is written it could allow a business to have the signs up for 30 days, take them down for a day then put them up for another 30 days. Carrollton has a element of duration in their sign ordinance for similar signs: "Duration: Seven days, two times per year." And for banners: "Duration: Thirty (30) days two (2) times per calendar year." I would recommend adding detail to the duration to help us administer this portion of the PD.

Page 15: m. Project Graphics – Repeat from J.1.i. Recommend removing.

Page 15: 3.a. "Each property shall be allowed one monument sign…" for residential. Should this say each "development". I assume it is not intending that each single-family lot is allowed a monument sign.

Page 17: 9.a. Did not address fences in the front yard. The way this is written 8' fences are allowed. Should it say in the side and rear yards?

Page 17: This section remains short as far as the intentions of the park space. There is some language about it being primarily passive, with details to come at a later date. However, the PD ordinance clearly expresses the community expectation that a "public destination" be associated with PD proposals. While the review team has no qualms with the related details being fleshed out during the Detailed Site Plan, it is imperative

that intent be broadcast during the PD stage. Note: there is a new section in the land area of the PD exhibits that speaks to "open space or developable space" – this is a little puzzling as it lacks clarity as to how the decision of ultimate use will arise and who will make such a decision, the developer or the City. It is recommended that, if a future consideration of this space is tied to a study of the land (for example, a floodplain modification or market-based pivot), then the City should be either involved in the sign-off of the change, or the option of development be removed. As it stands, the flexibility provides the developer with free reign to remove the "open space" potential, leaving only the floodplain and electric easement as identified open space. Accordingly, this situation would not be in compliance with the public destination tenet of the Sherman PD Ordinance.

General: One element that was missing from the plan was the summary table of acreages and uses. We have prepared a table for you to include in the PD.

General/Exhibit: It has been commented to the project team and remains an outstanding comment to add the proposed roadways in Exhibit C to Exhibit A/General Plan in order to get the full sense of major streets, land use and open space in a comprehensive view.

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

5922 TEXOMA PARKWAY

The request of Patterson Investment Properties, LP (Owner), Ronald Davis, Davis Motor Company (Proposed Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5922 Texoma Parkway, being 5.52 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-2 (General Commercial) District.

Background:

The property is located at 5922 Texoma Parkway between FM 691 and Woodlake Road; formerly a putt-putt golf facility. The property is zoned a C-2 (General Commercial) District.

Ronald Davis has owned and operated Davis Motor Company in Durant, Oklahoma for over 10 years and is a second generation owner of a used car dealership. He is requesting a Specific Use Permit to allow used automobile sales for 20-30 cars at 5922 Texoma Parkway.

Adjacent Zoning:

C-2 (General Commercial)

Origination:

Patterson Investment Properties, LP (Owner)
Ronald Davis, Davis Motor Company (Proposed Tenant)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

No

Attachments

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



5922 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft



Zoning - 5922 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

5922 Texoma Parkway



May 12, 2021

City of Sherman
Planning and Zoning Board
Development Services

To Whom it May Concern:

I, Ronald Davis, with Davis Motor Company, have owned and operated Davis Motor Company in Durant Oklahoma for over 10 years. I am a second-generation owner of a used car dealership and have been in, or around, the used car business the entirety of my life. I am writing this letter to formally request a Special Use Permit to allow for my business to open a second location in the City of Sherman, located at 5922 Texoma Parkway.

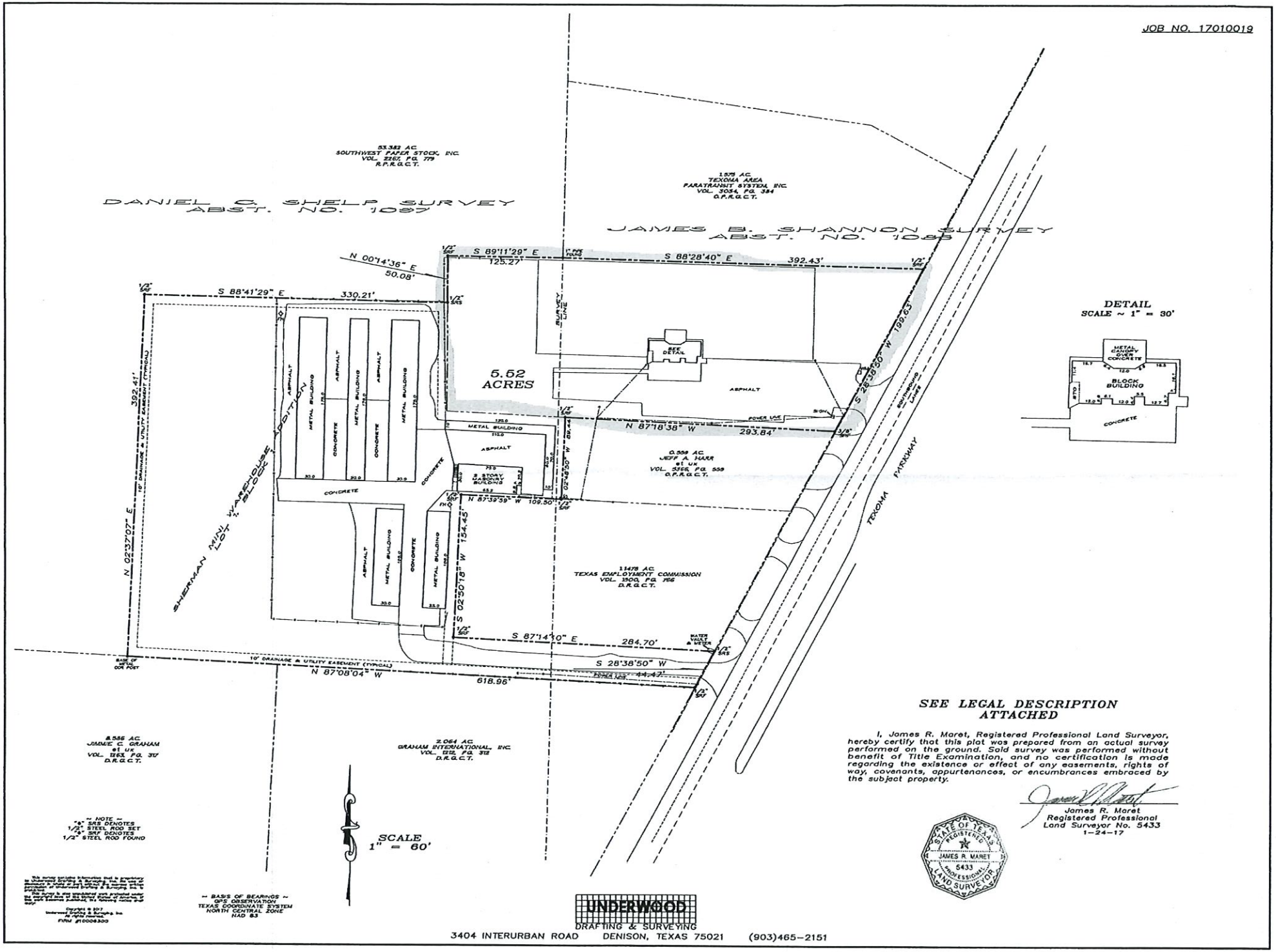
Additionally, I would like to provide further details about my operation and clarify what I envision for this location. I specialize in selling a quality product at a reasonable price, which will typically serve an underserved market. My average purchase price is in the $8-10K range. In addition, I have established relationships with lenders. These relationships allow my business to assist with placing the financing at reputable lending institutions, if necessary, and avoid the stigma of being a "Note Lot". In general, I would keep around 20 - 30 cars in inventory. This inventory is typically in marketable condition upon arrival to the lot. At our Durant location, on an average month, I sell approximately 10 – 15 vehicles. Given the predictable variables, I anticipate the Sherman location will match or exceed these numbers.

Based on the aforementioned information, the assumption is this location will benefit the City of Sherman, Sherman's citizens, and be a lucrative venture for myself. I look forward to meeting with the Board and furthering this conversation at your convenience. I appreciate the consideration for this request.

Respectfully,

Ronald Davis
Davis Motor Company - Owner

JOB NO. 17010019



DETAIL
SCALE ~ 1" = 30'

SEE LEGAL DESCRIPTION ATTACHED

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground. Said survey was performed without benefit of Title Examination, and no certification is made regarding the existence or effect of any easements, rights of way, covenants, appurtenances, or encumbrances embraced by the subject property.

James R. Maret
Registered Professional
Land Surveyor No. 5433
1-24-17

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

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Daniel C. Shelp Survey, Abstract No. 1097, and the James B. Shannon Survey, Abstract No. 1085, and being the same tract of land described as 5.522 acres conveyed by Tradewinds 12/21 Inc. to Mr. B's Phil Mart, Inc. by deed dated December 16, 1994, recorded in Volume 2372, Page 819, Real Property Records, Grayson County, Texas, including all of Block 1 of Sherman Mini Warehouse Addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 95, Plat 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 Northeast corner of the said 5.522 acre tract in the West right-of-way line of Texoma Parkway (a.k.a. State Highway No. 91), said rod also maintaining the Southeast corner of the same tract of land described as 1.575 acres conveyed by Gary, Inc. to Texoma Area Paratransit System, Inc. by deed dated February 1, 2001, recorded in Volume 3034, Page 384, Official Public Records, Grayson County, Texas;*

***Thence** South 28°38'50" West with said West right-of-way line a distance of 199.63 feet to a 3/8" steel rod found maintaining a Southeasterly corner of the said 5.522 acre tract and the Northeast corner of the same tract of land described as 0.559 acres conveyed by Linda Allen Dunn to Jeff A. Harr et ux by deed dated September 27, 2013, recorded in Volume 5366, Page 559, said Official Public Records;*

***Thence** North 87°18'38" West a distance of 293.84 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 5.522 acre tract, the Northwest corner of the said Harr tract, and an outside Northeast "L" corner to said Block 1;*

***Thence** South 02°48'50" West a distance of 89.44 feet to a 1/2" steel rod found maintaining an outside "L" corner to both said 5.522 acre tract and Block 1 in the North line of the same tract of land described as 1.1478 acres conveyed by Nine Development North, Inc. to Texas Employment Commission by deed dated November 12, 1979, recoded in Volume 1500, Page 766, Deed Records, Grayson County, Texas;*

***Thence** North 87°38'59" West a distance of 109.50 feet to a 1/2" steel rod found maintaining an inside "L" corner to both said 5.522 acre tract and Block 1 and the Northwest corner of the said 1.1478 acre tract;*

***Thence** South 02°50'18" West a distance of 154.45 feet to a 1/2" steel rod found maintaining an outside "L" corner to both said 5.522 acre tract and Block 1 and the Southwest corner of the said 1.1478 acre tract;*

***Thence** South 87°14'10" East a distance of 284.70 feet to a 1/2" steel rod set marking an outside corner to both said 5.522 acre tract and Block 1 and the Southeast corner of the said*

Thence *South 28°38'50" West with said West right-of-way line a distance of 44.47 feet to a 1/2" steel rod found maintaining the Southeast corner of both said 5.522 acre tract and Block 1 and the Northeast corner of the same tract of land described as 1.782 acres conveyed by J. A. Alexander et al to Graham International, Inc. by deed dated March 7, 1972, recorded in Volume 1212, Page 312, said Deed Records;*

Thence *North 87°08'04" West, passing the Northwest corner of the said 1.782 acre tract and the Northeast corner of the same tract of land described as 8.586 acres conveyed by said Nine Development North, Inc. to Jimmie C. Graham et ux by deed dated October 5, 1973, recorded in Volume 1263, Page 317, said Deed Records, and continuing for a total distance of 618.96 feet to the Southwest corner of both said 5.522 acre tract and Block 1 and the most Southerly Southeast corner of the same tract of land described as 53.382 acres conveyed by American Bank Of Texas to Southwest Paper Stock, Inc. by deed dated April 16, 1993, recorded in Volume 2267, Page 779, said Real Property Records, Grayson County, Texas, at the base of a metal corner post;*

Thence *North 02°37'07" East a distance of 392.41 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 5.522 acre tract, the Northwest corner of said Block 1, and an inside "L" corner to the said 53.382 acre tract;*

Thence *South 88°41'29" East a distance of 330.21 feet to a 1/2" steel rod set marking an inside "L" corner to the said 5.522 acre tract, the most Northerly Northeast corner of said Block 1, and an outside Southeast "L" corner to the said 53.382 acre tract;*

Thence *North 00°14'36" East a distance of 50.08 feet to a 1/2" steel rod found maintaining the most Northerly Northwest corner of the said 5.522 acre tract and an inside "L" corner to the said 53.382 acre tract;*

Thence *South 89°11'29" East a distance of 125.27 feet to a 1" pipe found maintaining an angle point in the North line of the said 5.522 acre tract, the most Easterly Southeast corner of the said 53.382 acre tract, and the Southwest corner of the said 1.575 acre tract;*

Thence *South 88°28'40" East with the North line of the said 5.522 acre tract and South line of the said 1.575 acre tract a distance of 392.43 feet to the Point-of-Beginning and containing 5.52 acres of land more or less.....*

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that the above legal description was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.



1 of 1
5922 Texoma Parkway
CUSTOMER PARKING SPACES - 6
INVENTORY PARKING SPACES - 29
Texoma Pkwy
91
Google










ELITE STORAGE
OF SHERMAN
(903) 868-1868
5620
5920


SERVICE
OFFICE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Patterson Investment Properties LP
1106 Rolling Wood Hills Dr.
Durant, OK 74701

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

Ronald Davis
248 Summit Cir.
Durant, OK 74701

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Used Automobile Sales in a C-2 (General Commercial) District located at 5922 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed. (*Chapter 8, Section 8.08)*
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination of the Specific Use Permit. *(Chapter 14, Exhibit A, Section 15)*
7. Shall comply with all EPA, City, Federal and State regulations for this use.
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 subject property is recommended.
11. Drive approaches must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

306 EAST U.S. HIGHWAY 82

The request of 306 E Hwy 82 LLC (Owners), Catrina's Cocina & Tequila Bar (Tenant) and Bluestone Partners, LLC (General Contractor) concerning the property at 306 East U.S. Highway 82, being Lot 1, Shafer Plaza, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.6, Subsection (4) to allow 51 parking spaces in lieu of the required 74 in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a patio addition for outdoor dining for Catrina's Cocina & Tequila Bar.

Background:

The property is located at 306 East U.S. Highway 82 between Highway 75 and Travis Street; Catrina's Cocina & Tequila Bar is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Catrina's Cocina and Tequila Bar, Inc. would like to create an outdoor patio area (1,625 square foot) on the west side of the existing restaurant. The patio will be built where there is currently parking for nine (9) spaces. They are requesting an exception to allow 51 parking spaces in lieu of the required 74.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

306 E Hwy 82 LLC (Owners)
Catrina's Cocina & Tequila Bar (Tenant)
Bluestone Partners, LLC (General Contractor)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

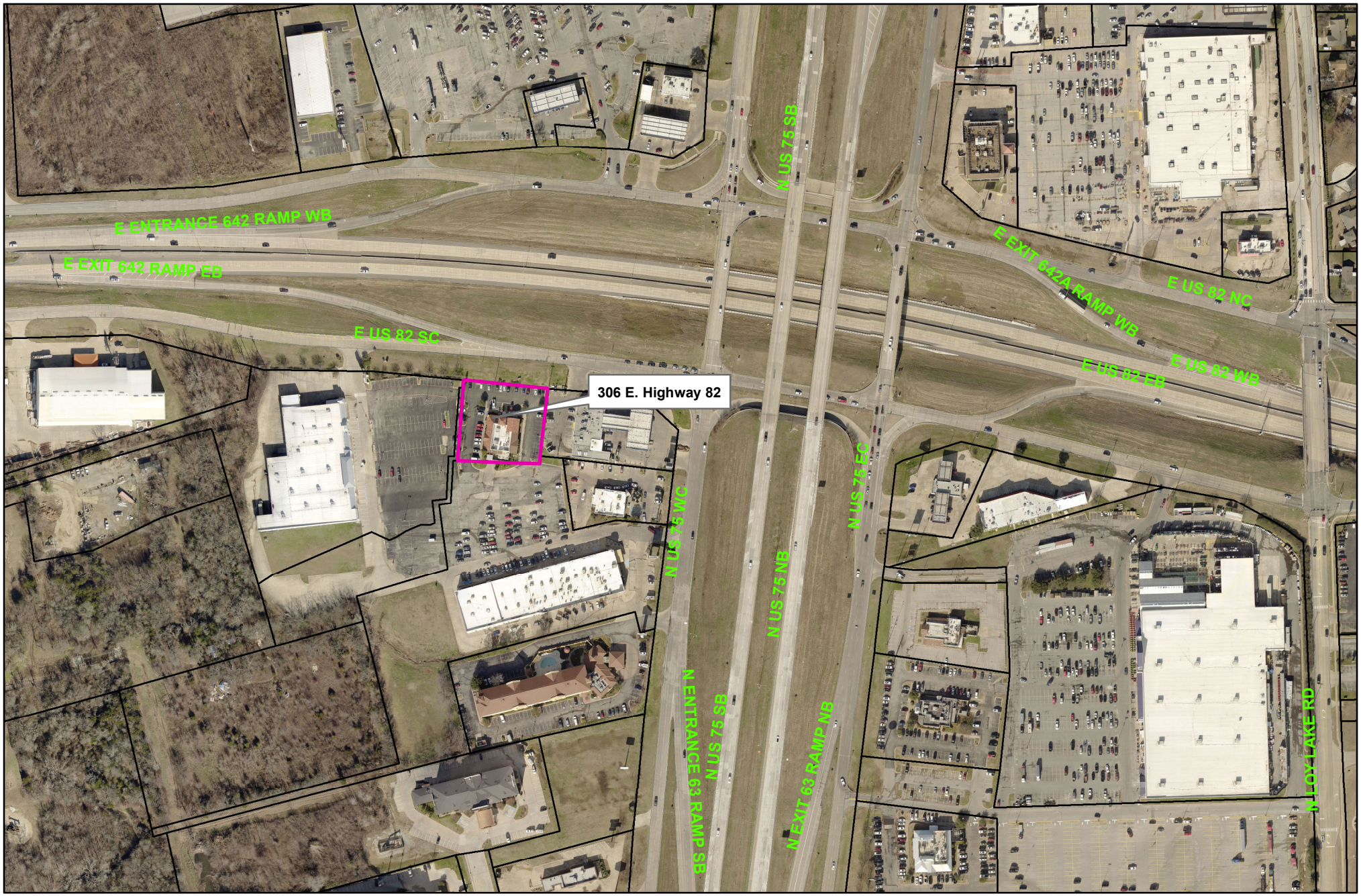
0

Development Review Meeting:

No

Attachments

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



306 East U.S. Highway 82

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 306 East U.S. Highway 82

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

306 East Highway 82



BLUESTONE
PARTNERS, LLC

4708 N. F.M. 1417
Sherman, Texas 75092
Office: 903-813-1415

To:
City of Sherman
Developmental Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Zoning Application – Exception

for the

Catrina's Cantina & Tequila Bar – 306 E. Highway 82

Exception Narrative:

Bluestone Partners, LLC. is working with Catrina's Cocina and Tequila Bar, Inc. to improve the property located at 306 E. Hwy. 82. It is a 0.942-acre property, and our proposed plan is to create a new outdoor patio area (1,625 s.f.) for the restaurant on the West side of the restaurant.

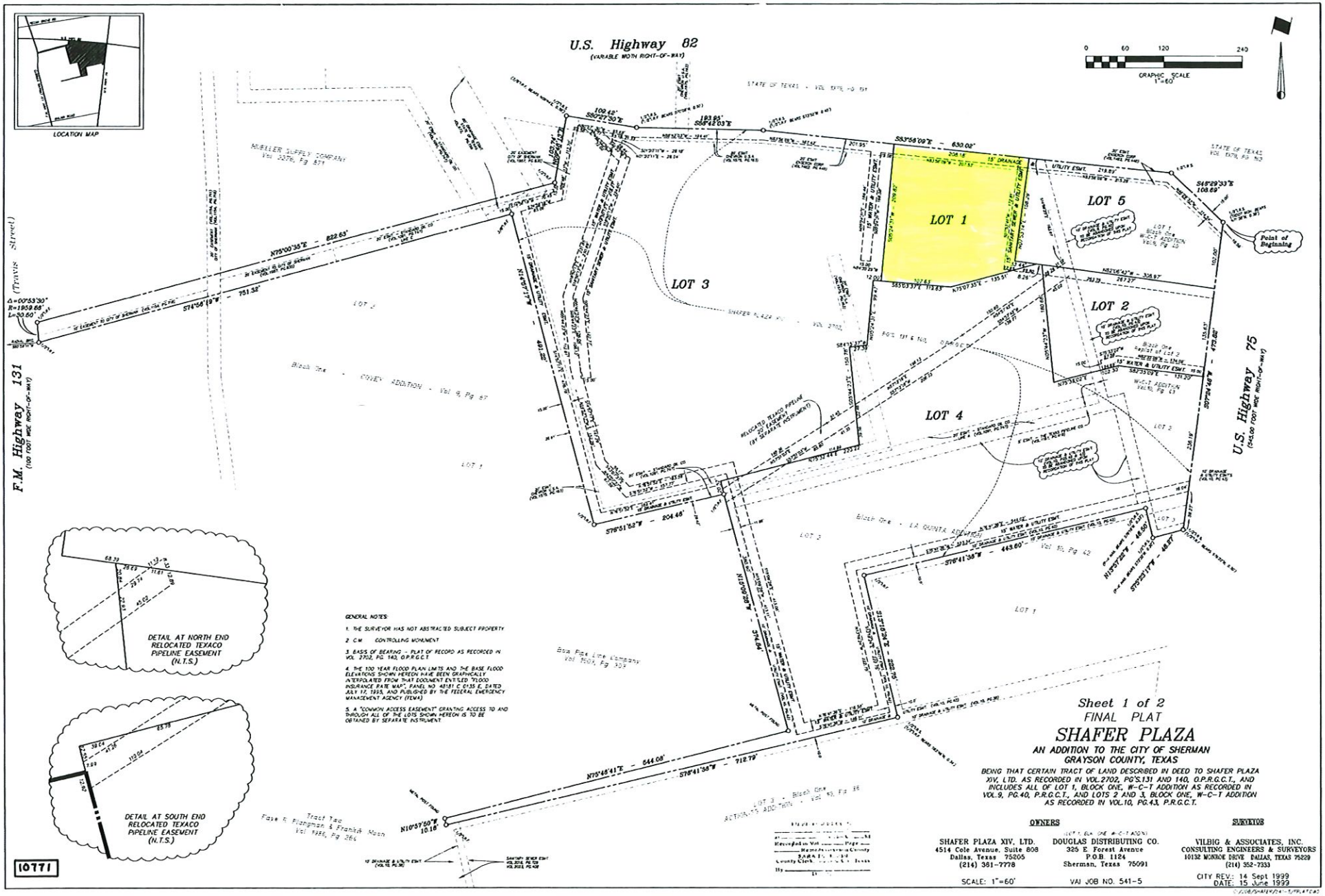
The new patio will be built where there is currently parking and will absorb 9 existing parking spaces. The proposed patio will not impact any other portions of the site.

The current site is located within an exceptionally large parking area for multiple businesses that, upon observation, is never close to capacity. As you can see on Sheet A-001, there are over 200 surplus parking spaces surrounding the restaurant. Due to this surplus of surrounding parking, we feel that the proposed new patio space will not require additional parking, and the loss of 9 parking spaces will not impact the ability of customers to park around the restaurant.

We ask the Planning and Zoning team to please carefully consider the statements made above. The addition of a patio space will greatly help Catrina's bring customers to their restaurant in this Pandemic time where people are very conscious of indoor spaces. With the restaurant located in a retail center with such a vast parking area, there will not be any parking issues by losing 9 spaces.

Regards,

Drake Hitchcock
Director of Design
Architect
Bluestone Partners, LLC
Cell: 214-957-3513 | Office: 903-813-1415
drake@bluestonebuild.com



Sheet 1 of 2

FINAL PLAT

SHAFER PLAZA

AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHAFER PLAZA XIV, LTD. AS RECORDED IN VOL.2702, PG'S.131 AND 140, O.P.R.G.C.T., AND INCLUDES ALL OF LOT 1, BLOCK ONE, W-C-T ADDITION AS RECORDED IN VOL.9, PG.40, P.R.G.C.T., AND LOTS 2 AND 3, BLOCK ONE, W-C-T ADDITION AS RECORDED IN VOL.10, PG.43, P.R.G.C.T.

OWNERS

SHAFER PLAZA XIV, LTD.
4514 Cole Avenue, Suite 808
Dallas, Texas 75205
(214) 361-7778

DOUGLAS DISTRIBUTING CO.
325 E Forest Avenue
P.O.B. 1124
Sherman, Texas 75091

SURVEYOR

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
10132 MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-7333

SCALE: 1"=60'

VAI JOB NO. 541-5

CITY REV.: 14 Sept 1999
DATE: 15 June 1999

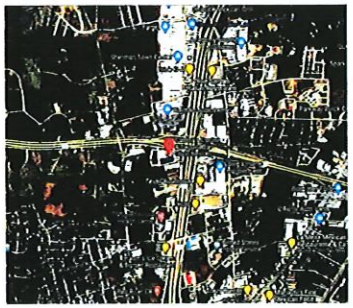
SCOPE OF TENANTS WORK & GENERAL NOTES

1. GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE TENANT/FRANCHISEE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS, INCLUDING TENANTS EXECUTED LEASE AND CONSTRUCTION EXHIBITS. LANDLORD APPROVED TENANT CONSTRUCTION DRAWINGS MUST REMAIN ON-SITE DURING CONSTRUCTION.
3. PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING SYSTEMS WITHIN THE SPACE.
4. G.C. SHALL SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE & L.L.
5. THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE TENANT/FRANCHISEE.
6. CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE TENANT/FRANCHISEE, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
7. PRIOR TO START OF CONSTRUCTION, G.C. SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE REPRESENTATIVE AND SUPPLY ALL REQUIRED PRE-CONSTRUCTION DOCUMENTS. (COPY OF BUILDING PERMIT, CERTIFICATE OF INSURANCE, CONTRACTOR'S LICENSE, CONSTRUCTION SCHEDULE AND SUBCONTRACTOR LIST).
8. DEMISING WALLS: MAINTAIN 1 HOUR RATING. PROVIDE 5/8" FIRE RATED GYPSUM BOARD AS NECESSARY. SEAL TO DECK. FIRE WALLS/DEMISING WALLS 6" METAL STUDS TO DECK.
9. TYPICAL INTERIOR PARTITIONS SHALL BE 22 GA., 3-5/8", METAL STUDS TO ABOVE CEILING AT 16" O.C. WITH BRACING TO STRUCTURE AT 48" O.C. MAX. AS REQUIRED. PROVIDE 5/8" GYPSUM BOARD EACH SIDE.
10. SUSPEND ALL STRUCTURAL ITEMS, WALLS AND WALL FURRDOWNS, FROM TOP CHORD OF EXISTING ROOF BAR JOIST OR OVER PANEL POINTS AT BOTTOM CHORDS. DO NOT SUSPEND ANY ITEMS FROM CEILING GRID OR METAL ROOF DECK.
11. SLAB: EXISTING SLAB TO REMAIN. GC TO FILL IN EXISTING SLAB LEAVE-OUT ACCORDING TO LL SPECIFICATIONS.
12. ANY NEW WORK IS BY TENANTS G.C.
13. NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILINGS.
14. SPRINKLER SYSTEM: RE-USE EXISTING SPRINKLER HEADS TO THE GREATEST EXTENT POSSIBLE. RE-WORK EXISTING HEADS IF/AS NEEDED FOR NEW CEILINGS. LANDLORD REQUIRES ALL PENDANT TYPE HEADS TO BE REPLACED WITH FULLY CONCEALED TYPE HEADS IN PUBLIC VIEW AREAS.
15. THE SUBSTRATE FOR TOPS ON ALL CABINETWORK SHALL BE A WATER RESISTANT PRODUCT.
16. G.C. SHALL SUBMIT SHOP DRAWINGS TO THE FRANCHISEE AND TO THE ARCHITECT FOR REVIEWS AND APPROVALS PRIOR TO FABRICATION OF ALL CABINETWORK AND SIGNAGE. SUBMIT SIGNAGE SHOP DRAWINGS TO THE LANDLORD PRIOR TO THE FABRICATION OF SIGNAGE.
17. G.C. SHALL PROVIDE TO FRANCHISEE AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH FRANCHISEE AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
18. PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE FRANCHISEE THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
19. G.C. SHALL PROVIDE TO THE FRANCHISEE AS-BUILT DRAWINGS FOR THE PLUMBING SYSTEM INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
20. G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE FRANCHISEE UPON COMPLETION OF THE WORK.
21. PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PERMABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
22. ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
23. G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
24. AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF BLUELINES MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECTS ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
25. PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF 1) NFPA 10, 2015 EDITION, 2) THE LOCAL FIRE DEPARTMENT, AND 3) THE LANDLORD'S INSURANCE COMPANY.

CATRINA'S COCINA & TEQUILA BAR
PATIO ADDITION
306 E HWY 82, SHERMAN, TX 75092

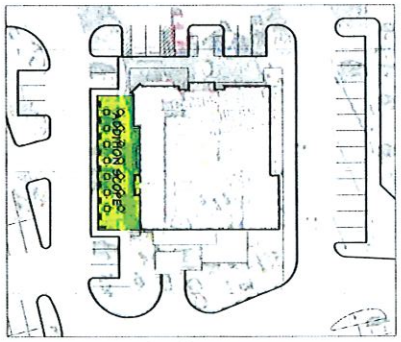


D4 VICINITY MAP
Scale: N.T.S.



F4 LOCATOR MAP
Scale: N.T.S.

PROJECT DATA	
CODE REFERENCE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FUEL AND GAS CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2012 TEXAS ACCESSIBILITY STANDARDS
ZONING REFERENCE	CITY OF SHERMAN CODE OF ORDINANCE • ARTICLE 14.04 GENERAL ZONING ORDINANCE: ○ SEC.6.4 C-1(RETAIL BUSINESS) DISTRICT



F6 WORK SCOPE MAP
Scale: N.T.S.

PROJECT DIRECTORY
CATRINA'S COCINA & TEQUILA BAR 306 E HWY 82, SHERMAN, TX 75092
LANDLORD: 306 E. HWY 82 LLC
CONTACT: HECTOR GOMEZ PH: 972-989-4798
TENANT: CATRINAS COCINA AND TEQUILA BAR INC.
PROJECT ARCHITECT: BLUESTONE PARTNERS, LLC DRAKE HITCHCOCK 4708 N. FM 1417 SHERMAN, TX 75092 TEL: 903-813-1415 WWW.BLUESTONEBUILD.COM
BUILDING DEPARTMENT: CITY OF SHERMAN DEVELOPMENTAL SERVICES 220 W. MULBERRY P.O. BOX 1106 SHERMAN, TEXAS 75091

Sheet List Table	
Sheet Number	Sheet Title
G-001	Cover Sheet
G-002	General Notes
G-003	General Notes
A-100	Plan - LS & Egress
A-111	Plan- Existing Site
A-112	Plan- Proposed Site
A-113	Plan - Floor
A-114	Plan - Foundation
A-201	Elevations
A-501	Details

OCCUPANCY CALCULATIONS			
AREA	OCCUPANT LOAD (S.F. / OCC.)	SQ. FT.	CALCULATED OCCUPANTS
PATIO ADDITION	15	1625	109
EXISTING	15		178
TOTAL BUILDING OCCUPANTS			287

PARKING CALCULATIONS			
AREA	NUMBER OF SEATING	CALCULATIONS	REQUIRED PARKING
INSIDE DINING (TOTAL)	160 (20 FOR BANQUET)	(140+56)/2	98
INSIDE BAR	8		
PATIO SEATING	56		
PATIO BAR	5		
PARKING PROVIDED			89

BLUESTONE PARTNERS, LLC

Drake R. Hitchcock, Architect
TX Registration # 21459

Catrina's Cocina & Tequila Bar
306 E Hwy 82
Sherman, TX 75092
Construction Set

REVISIONS
No. DATE NOTE

Drawn by: —
Checked by: —
Project No: ----
Date: January 19, 2021

Cover Sheet

Sheet: G-001

EGRESS LEGEND

TAG	DESCRIPTION
	SQUARE FOOTAGE
	OCCUPANT LOAD
	OCCUPANT LOAD FACTOR
	LONGEST DISTANCE TO THE NEAREST EXIT DOOR
▸▸▸▸▸▸	EGRESS ROUTE

EGRESS CALCULATIONS

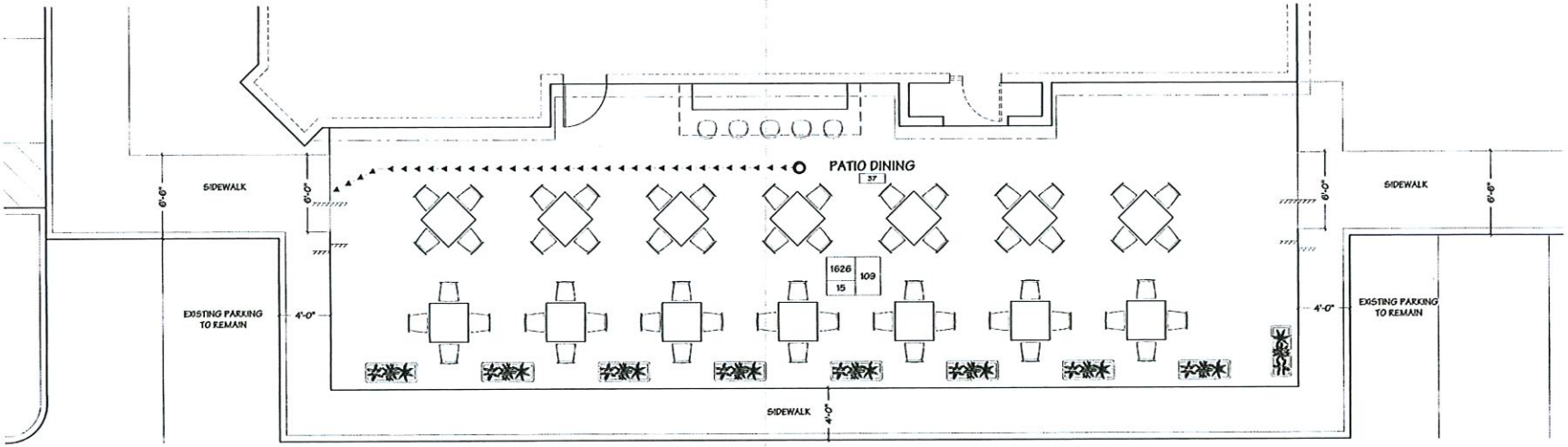
EGRESS FACTORS	CALCULATION	RESULTS
OCCUPANT LOAD		109
EGRESS WIDTH PER OCCUPANT SERVED	0.2"	0.2"
EGRESS WIDTH REQUIRED	OCC. LOAD X 0.2"	21.8"
ACTUAL EGRESS WIDTH PROVIDED	NA	144"
NUMBER OF EXITS REQUIRED	NA	1
NUMBER OF EXITS PROVIDED	NA	2
MAXIMUM TRAVEL DISTANCE ALLOWED	IBC, TABLE (1017.2)	250'

OCCUPANCY CALCULATIONS

AREA	CLASSIFICATION	OCCUPANT LOAD (S.F. / OCC.)	SQ. FT.	CALCULATED OCCUPANTS
PATIO DINING	ASSEMBLY / UNCONCENTRATED SEATS	15	1625	109
EXISTING	ASSEMBLY / UNCONCENTRATED SEATS	15		178
TOTAL OCCUPANTS				287

LIFE SAFETY NOTES

1. G.C. TO PROVIDE AND INSTALL ACCESSIBLE SIGNAGE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY CODE.
2. G.C. TO COORDINATE INSTALLATION REQUIREMENTS OF FIRE EXTINGUISHERS WITH LOCAL FIRE DEPARTMENT.



F7 PLAN - LS & EGRESS
Scale: 1/4" = 1'-0"

BLUESTONE PARTNERS, LLC
4708 N. FM 1417
Sherman, TX 75092
903.814.9191
www.bluestonepartners.com
Drake R. Hitchcock, Architect
TX Registration # 21459

Catrina's Cocina & Tequila Bar

306 E Hwy 82
Sherman, TX 75092
Construction Set

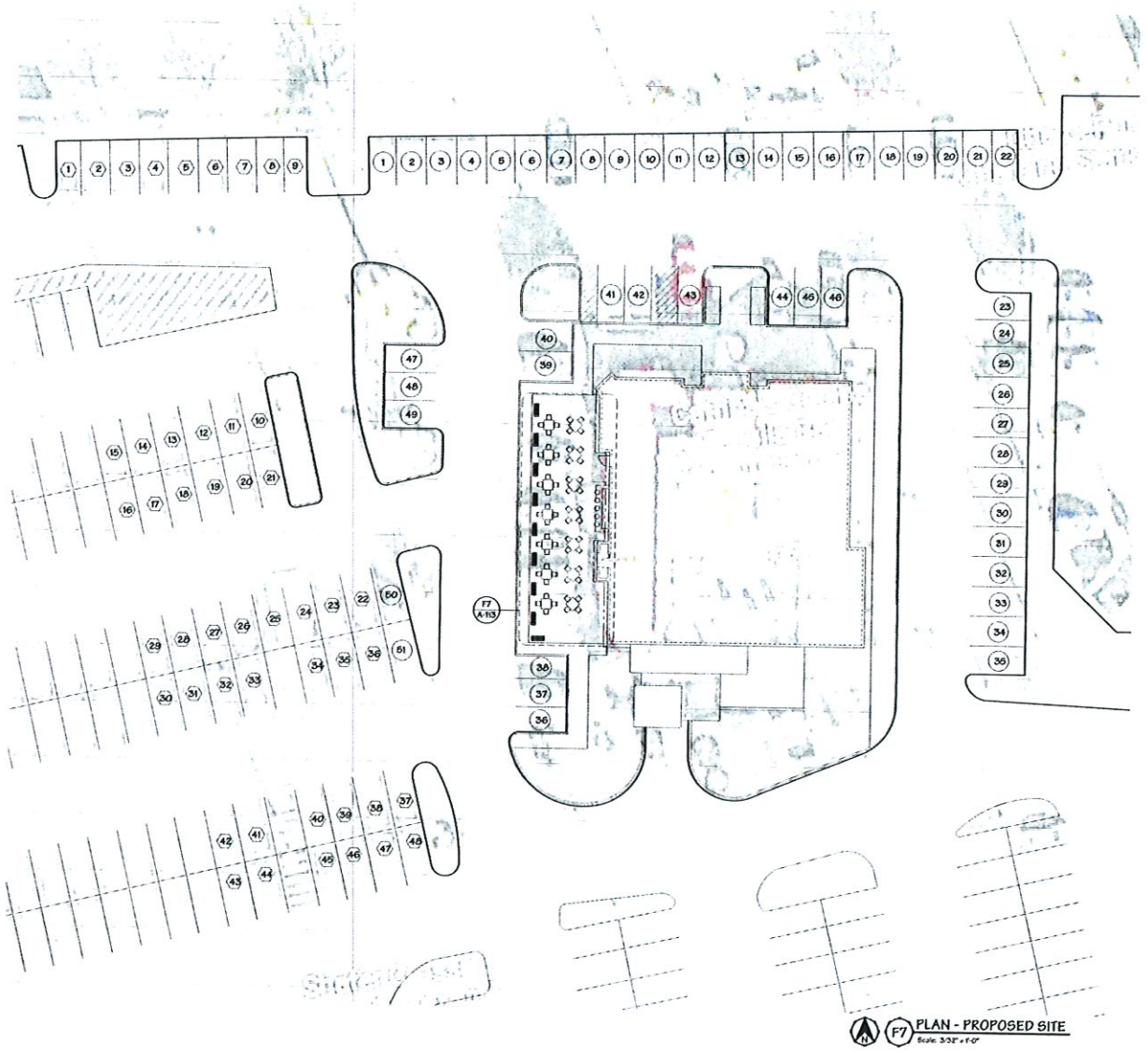
REVISIONS

No.	DATE	NOTE

Drawn by: ---
Checked by: ---
Project No: ----
Date: January 19, 2021

Plan - LS & Egress

Sheet: A-100



PARKING COUNT LEGEND	
TAG	DESCRIPTION
1	CURRENT PARKING SPACES
1	NEEDED ADDITIONAL SPACES

PARKING REQUIRED			
AREA	NUMBER OF SEATING	CALCULATIONS	REQUIRED PARKING
INSIDE DINING (TOTAL)	160 (20 FOR BANQUET)	(140+56)/2	98
INSIDE BAR	8		
PATIO SEATING	56		
PATIO BAR	5		

PARKING PROVIDED		
AREA	NUMBER OF PARKING SPACES	TOTAL
EXISTING	51	99
EXISTING TO SHARE WITH NEIGHBORING BUSINESS	48	

F7 PLAN - PROPOSED SITE
Scale: 3/32" = 1'-0"

BLUESTONE PARTNERS, LLC

Drake R. Hitchcock, Architect
TX Registration # 21450

Catrina's Cocina & Tequila Bar

306 E Hwy 82
Sherman, TX 75092

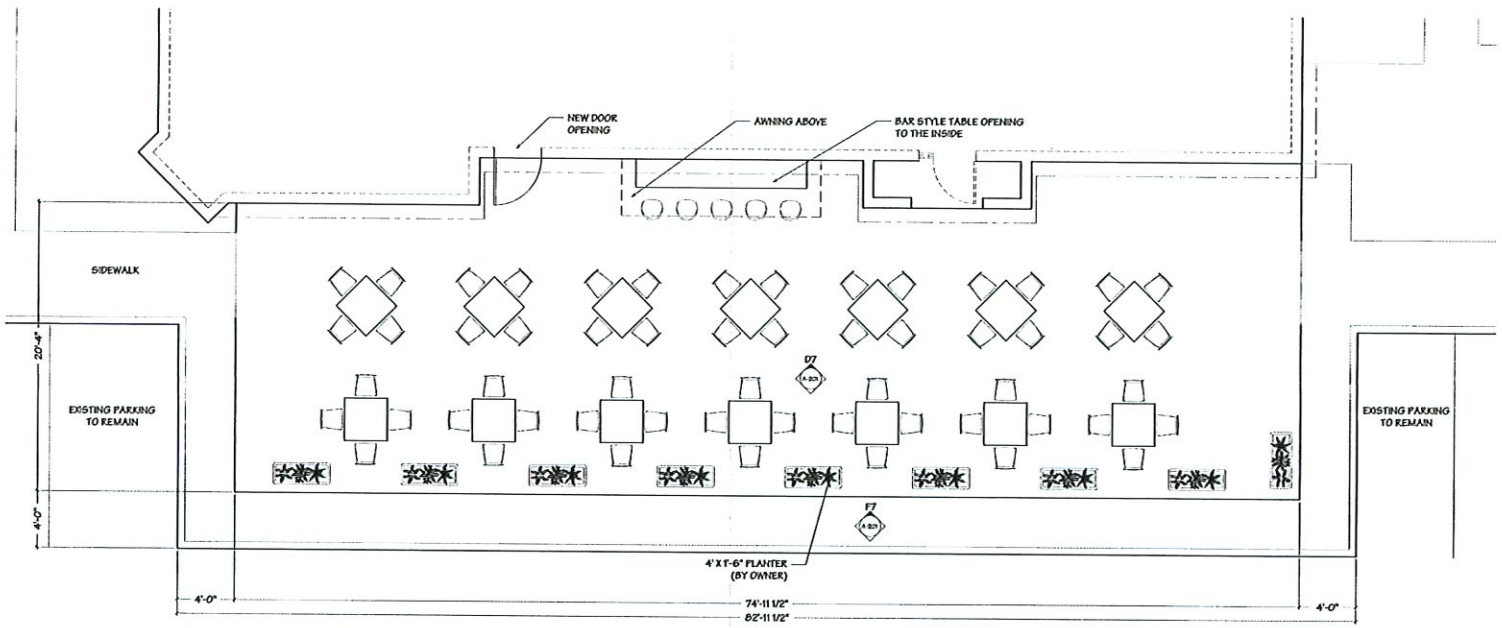
Construction Set

REVISIONS
No. DATE NOTE

Drawn by: ---
Checked by: ---
Project No: ---
Date: January 19, 2021

Plan - Proposed Site

Sheet: A-112



F7 PLAN - FLOOR
Scale: 1/4" = 1'-0"

BLUESTONE PARTNERS, LLC

Drake R. Hitchcock, Architect
TX Registration # 31450

Catrina's Cocina & Tequila Bar

306 E Hwy 82
Sherman, TX 75092
Construction Set

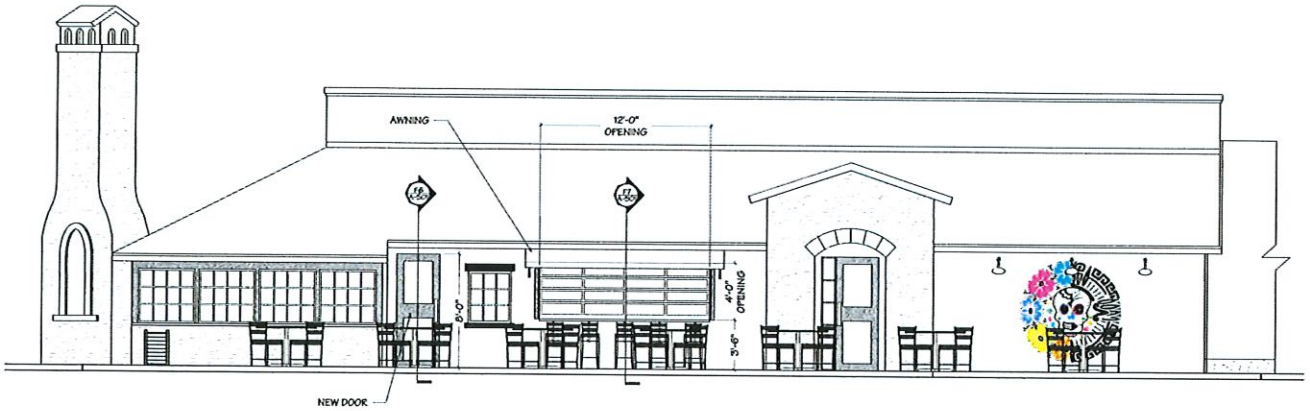
REVISIONS

No.	DATE	NOTE

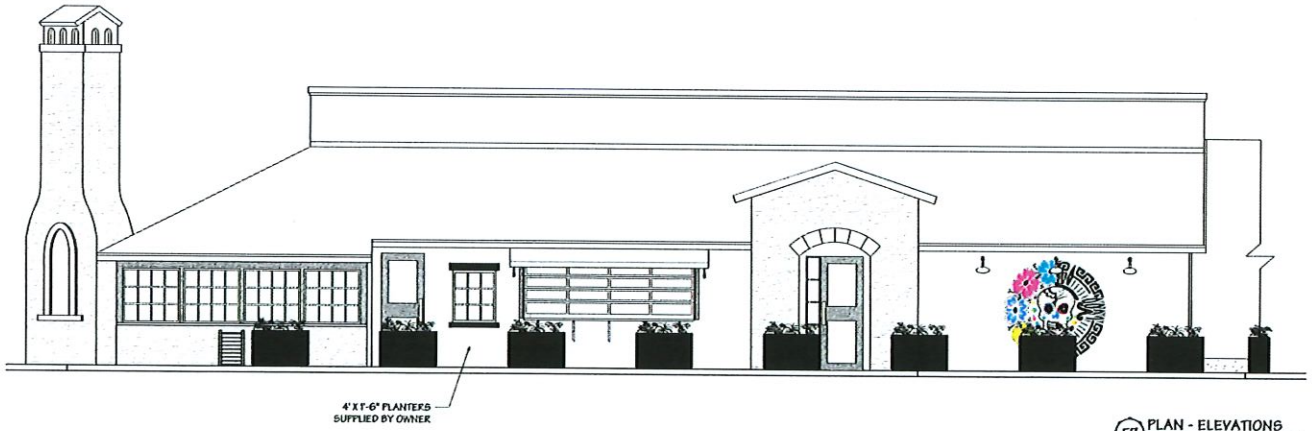
Drawn by: ---
Checked by: ---
Project No: ---
Date: January 19, 2021

Plan - Floor

Sheet:
A-113



D7 PLAN - ELEVATIONS
Scale: 1/4" = 1'-0"



F7 PLAN - ELEVATIONS
Scale: 1/4" = 1'-0"

BLUESTONE
PARTNERS LLC

Drake R. Hitchcock, Architect
TX Registration # 21450

Catrina's Cocina & Tequila Bar

306 E Hwy 82
Sherman, TX 75092

Construction Set

REVISIONS
No. DATE NOTE

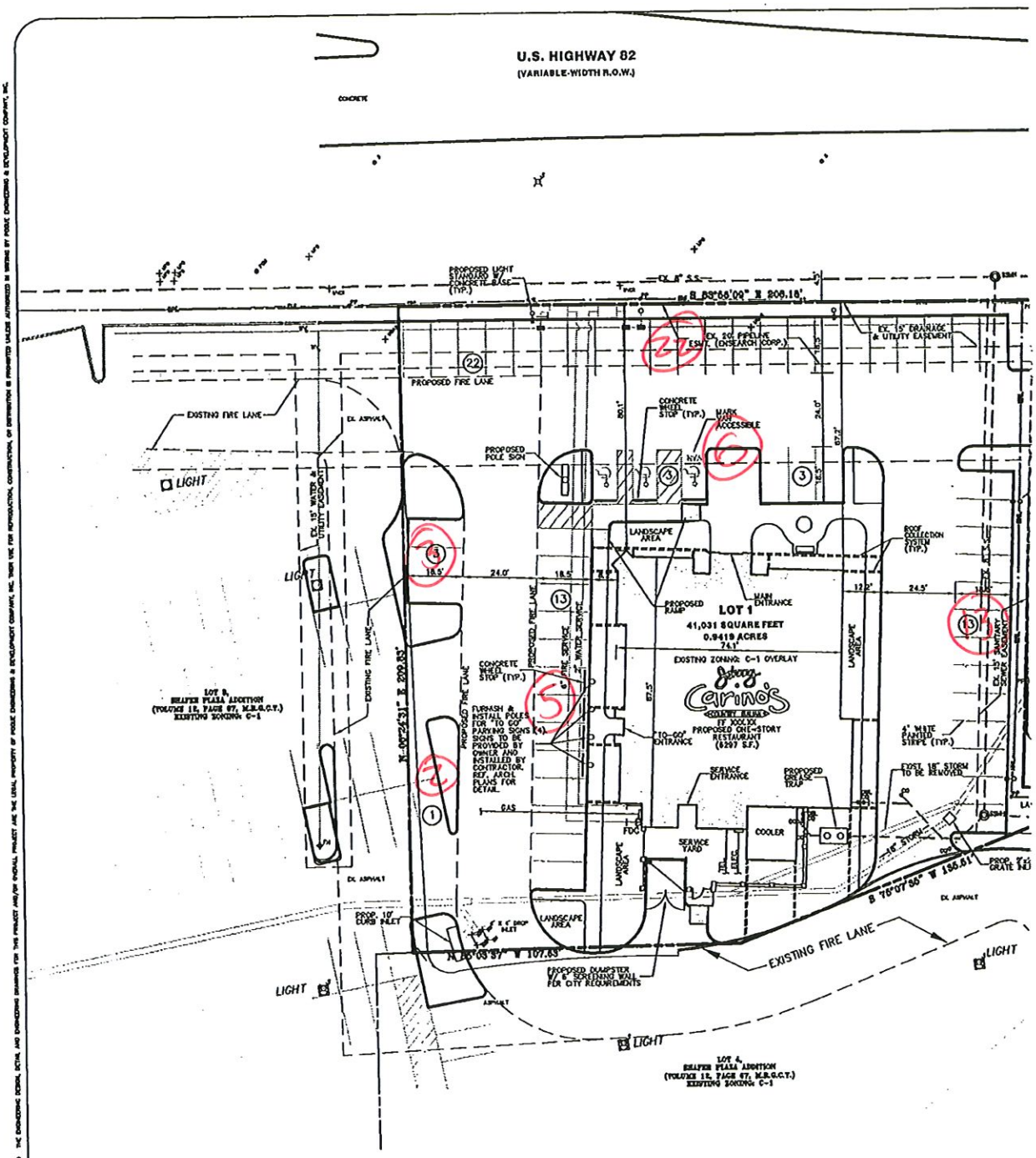
Drawn by: ----
Checked by: ----
Project No: ----
Date: January 19, 2021

Elevations

Sheet:
A-201

need 74

have (51)



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1
RIM OF SANITARY SEWER MANHOLE 8 FT ± NORTH OF, AND 32 FT ± EAST OF THE NORTHEAST CORNER OF LOT 1, SHAFER PLAZA ADDITION.
ELEVATION = 758.50

FRANCHISE UTILITY NOTES:
1. TXU ELECTRIC & GAS – NEW CONSTRUCTION MANAGEMENT CENTER
2. TXU ELECTRIC & GAS
3. SOUTHWESTERN BELL TELEPHONE
4. CABLE

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
RPP	AWS/CAD	8-2-02	AS SHOWN	–

OWNER
SHAFER PROPERTY CO.
7015 SNIDER PLAZA
DALLAS, TEXAS 75205
MR. STEVE SHAFER
(214) 361-7778 PHONE
(214) 361-4611 FAX

DEVELOPER
FIRED UP, INC.
20308 HWY. 71 WEST, SUITE 5
SPICEWOOD, TEXAS 78669
MR. CHARLIE MERCER
(512) 263-0800 PHONE
(512) 615-2426 FAX

THIS DOCUME
OF WITCH RE
P. PORGE, P
NOT TO BE U
PERMIT PURPO

© PAGE ENGINEERING & DEVELOPMENT COMPANY, INC. 2002, ALL RIGHTS RESERVED THE ENGINEERING DESIGN, DETAIL AND DRAWINGS FOR THIS PROJECT AND/OR ENGINEERING DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF PAGE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY PAGE ENGINEERING & DEVELOPMENT COMPANY, INC.

AS MARKED ON 08/02/2002 - 4:19PM
S:\2002\1100-1199\1102-02-022\DWG\1102-03.DWG

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

306 E Hwy 82 LLC
306 E. Highway 82
Sherman, TX 75092

Bluestone Partners, LLC
4708 N. FM 1417
Sherman, TX 75092

Catrina's Cocina & Tequila Bar
306 E. Highway 82
Sherman, TX 75092

Dear Applicants,

The request for Site plan approval for a patio addition for outdoor dining for Catrina's Cocina & Tequila Bar located at 306 East U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
4. The parking ratio for an eating place with inside and outside service is 2/4 seats in main dining rooms (includes counter stools; does not include banquet rooms). An exception will need to be approved if that cannot be met. (*Chapter 14, Chapter, Exhibit A, Sec. 6.6)*
5. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6)*
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. Shall provide mutual access agreement for the development before a permit will be issued.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

817 NORTH SAM RAYBURN FREEWAY

The request of Shadow Tree Lane, Inc. (Owner), Kent Hughlett, Architect PLLC (Architect/Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 817 North Sam Rayburn Freeway, being 0.45 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 7 (14)(m) and Section 8, Subsection (5)(a) to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 817 North Sam Rayburn Freeway; the southeast corner of Elm Street and North Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the O-1.2 (Sam Rayburn Overlay) District. A Specific Use Permit to allow a digital billboard with a 25' setback from Sam Rayburn Freeway and 20' from the Elm Street property line was denied December 18, 2018.

The owner is requesting a Specific Use Permit to allow a two-sided, 40' tall, 300 square foot digital billboard. The nearest billboard is 2,054 feet, located at the southeast corner of East Sycamore Street and North Highway 75.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Shadow Tree Lane, Inc. (Owner)
Kent Hughlett, Architect PLLC (Architect/Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

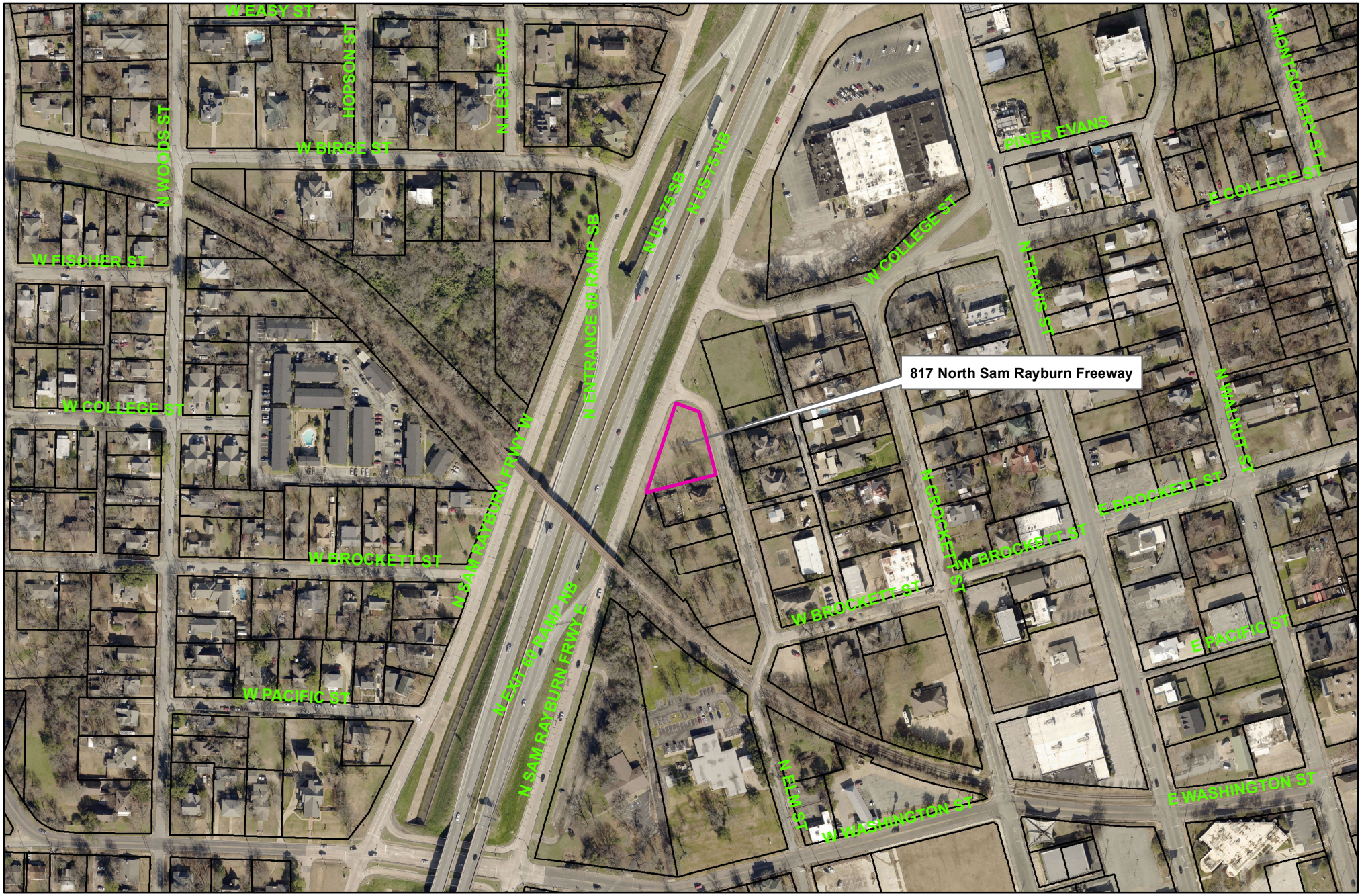
2

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Elevations
Billboards in Area
Staff Review Letter
Email from Rhonda Corley
Email from Rhonda Corley 2
Letter from Rhonda Corley
Letter from Eddie & Trenna Waw



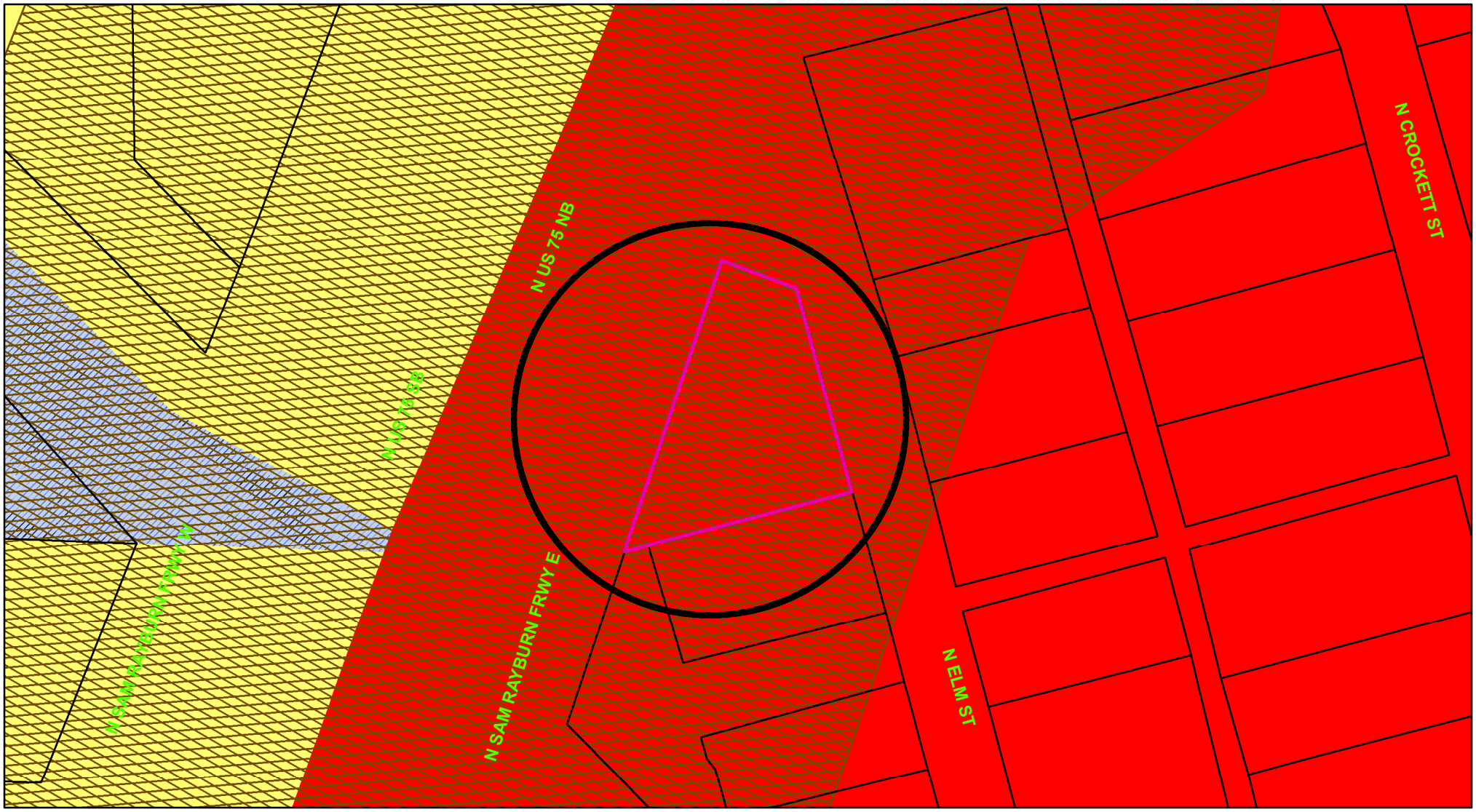
817 North Sam Rayburn Freeway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 817 North Sam Rayburn Freeway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

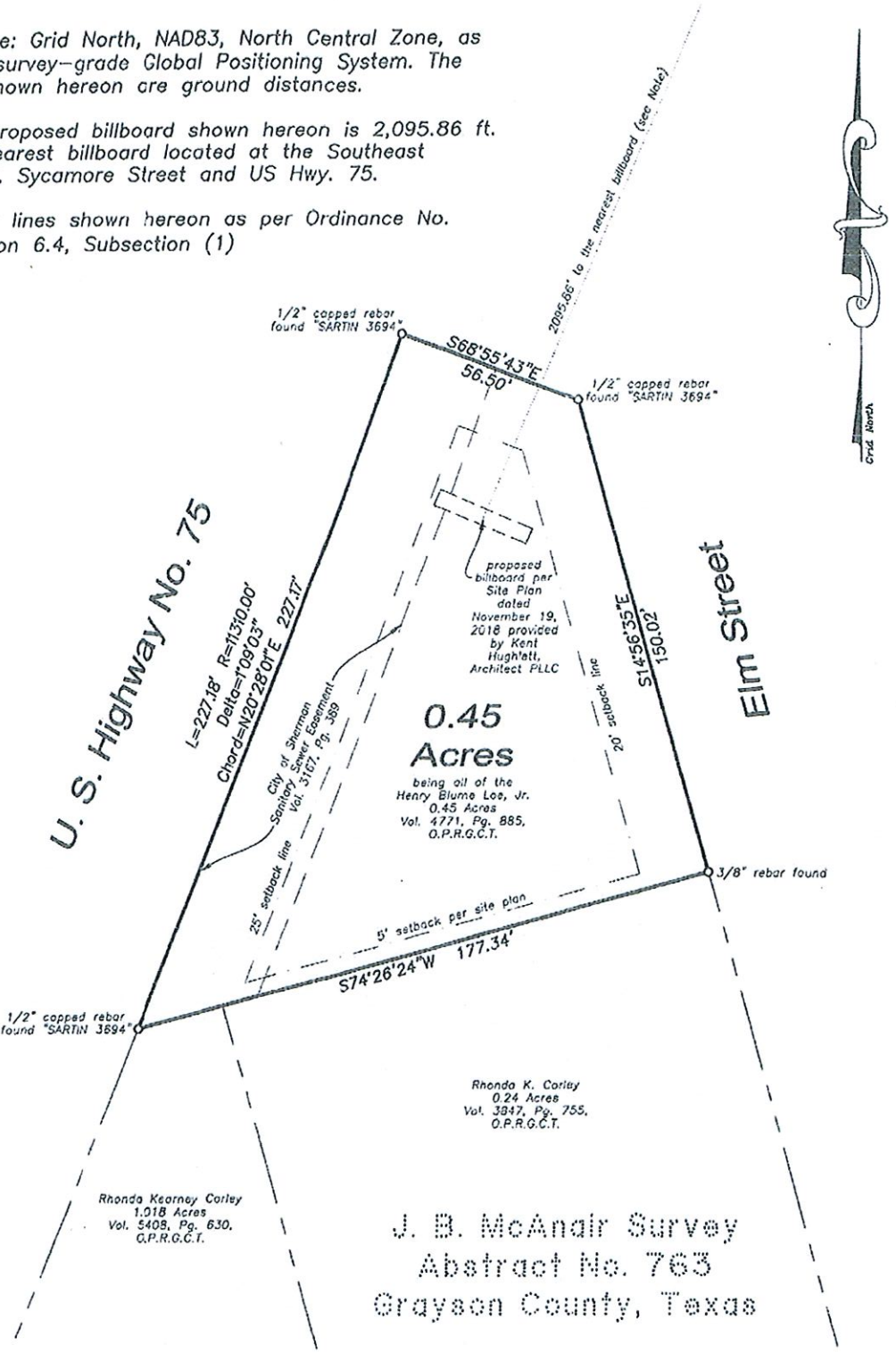
817 North Sam Rayburn Freeway



Bearing Base: Grid North, NAD83, North Central Zone, as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.

Note: The proposed billboard shown hereon is 2,095.86 ft. from the nearest billboard located at the Southeast corner of E. Sycamore Street and US Hwy. 75.

The setback lines shown hereon as per Ordinance No. 2280, Section 6.4, Subsection (1)



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

Site Plan

Job No. CGS651118-R

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

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

Kate A. Wagner, R. P. L. S. No. 6578

Copyright Date: November 30, 2018

S:\Land Projects R3\City-of-Sherman-Billboard-Highway-75\Civil 3D\Blizzard-us75-elm.dwg Layout: Legal-Portrait Plot Date: Nov 30 18 Time: 3:55 PM

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McANAIR SURVEY, Abstract No. 763, being all of an 0.25 acre tract of land conveyed by Sherman Development Company, Inc. to Lillian Maurine Campbell by deed dated September 10, 1993, recorded in Volume 2292, Page 556, Real Property Records, Grayson County, Texas, being all of an 8693.03 square foot tract of land conveyed by Otis Higginbotham, Administrator of the Estate of Jasmine McGee to Maurine Campbell by Executor's Deed dated February 25, 1994, recorded in Volume 2321, Page 845, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

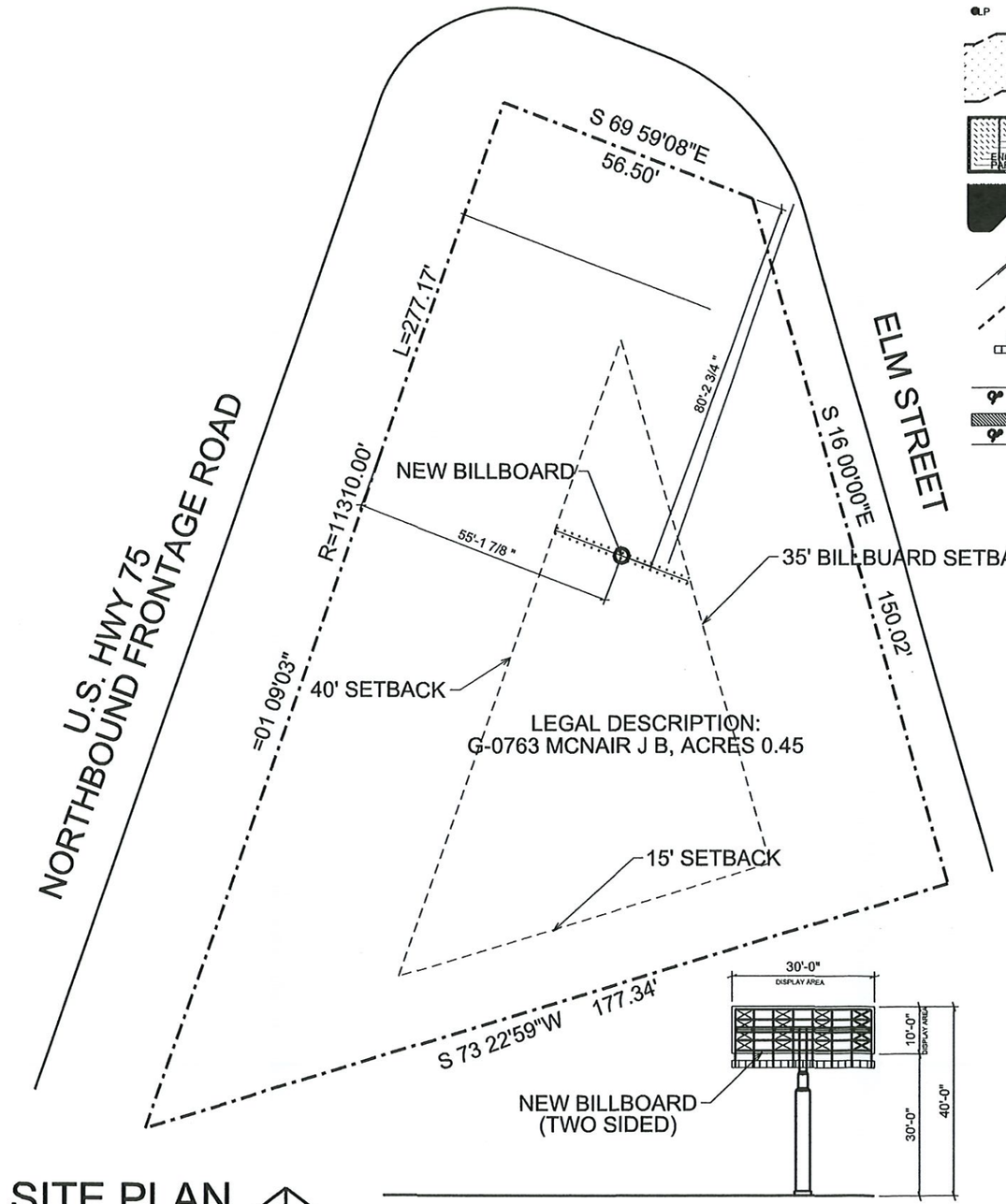
BEGINNING at a found 3/8 inch rebar maintaining the Southeast corner of said 0.25 acre tract, the Northeast corner of an 0.24 acre tract of land conveyed by Adam Daniel Coffey to Rhonda K. Corley by deed dated April 20, 2005, recorded in Volume 3847, Page 755, Official Public Records, Grayson County, Texas, on the West line of Elm Street;

THENCE South 73 deg. 22 min. 59 sec. West, with the South line of said 0.25 acre tract, the North line of said Corley 0.24 acre tract, at a distance of 150.82 feet passing a found 2 inch pipe maintaining the Northwest corner of said Corley 0.24 acre tract, on the East line of a 6192 square foot triangular tract of land described in First Tract in deed from D. C. Enloe, et ux to Sherman Development Company, Inc. by deed dated August 30, 1968, recorded in Volume 1120, Page 187, Deed Records, Grayson County, Texas and continuing for a total distance of 177.34 feet to a set ½ inch capped rebar stamped SARTIN-3694 for the Southwest corner of said 0.25 acre tract, on the West line of said 6192 square foot triangular tract, the East right-of-way line of U. S. Highway No. 75;

THENCE in a Northeasterly direction with the with the West line of said Campbell 0.25 acre tract, the East right-of-way line of said U. S. Highway No. 75 and with a curve to the right having a radius of 11310.00 feet, (chord bears North 19 deg. 24 min. 37 sec. East, 227.17 ft.), at a distance of 90.86 feet passing the Northwest corner of said 0.25 acre tract, the Southwest corner of said Campbell 8693.03 square foot tract, at a point 0.42 feet West of a found 2 inch pipe and continuing with the West line of said 8693.03 square foot tract for a total distance of 227.17 feet to a set ½ inch capped rebar stamped SARTIN-3694 for the Northwest corner of said 8693.03 square foot tract, at highway station 931+61.4;

THENCE South 69 deg. 59 min. 08 sec. East, continuing with the East right-of-way line of said U. S. Highway No. 75, a distance of 56.50 feet to a set ½ inch capped rebar stamped SARTIN-3694 for the Northeast corner of said 8693.03 square foot tract, at the intersection of the East right-of-way line of said highway with the West line of the above mentioned Elm Street, at highway station 931+61.2;

THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said Elm Street, the East line of said 8693.03 square foot tract, at a distance of 77.30 feet passing its Southeast corner, the Northeast corner of said Campbell 0.25 acre tract and continuing with its East line for a total distance of 150.02 feet to the **PLACE OF BEGINNING** and containing **0.45 ACRES OF LAND** more or less.....



Legend of Symbols

- Property Line
- FH — Fire Hydrant
- LP — Light Pole
- Fire Lane - 6" thick concrete Paint Red 8" Letters and Stripe "NO PARKING FIRE LANE"
- ENCLOSED PARKING — Building Structure
- Rip Rap Drainage Area
- Fenced Dumpster Enclosure w/ 8" thick concrete paving SEE 1/C-4
- Concrete Sidewalk w/ 4" thick concrete paving
- Handicap Parking Spaces w/ ramp SEE 1/C-4

SITE PLAN

SCALE: 1"= 30'-0"

NORTH

BILLBOARD ELEVATION

SCALE: 1"= 30'-0"

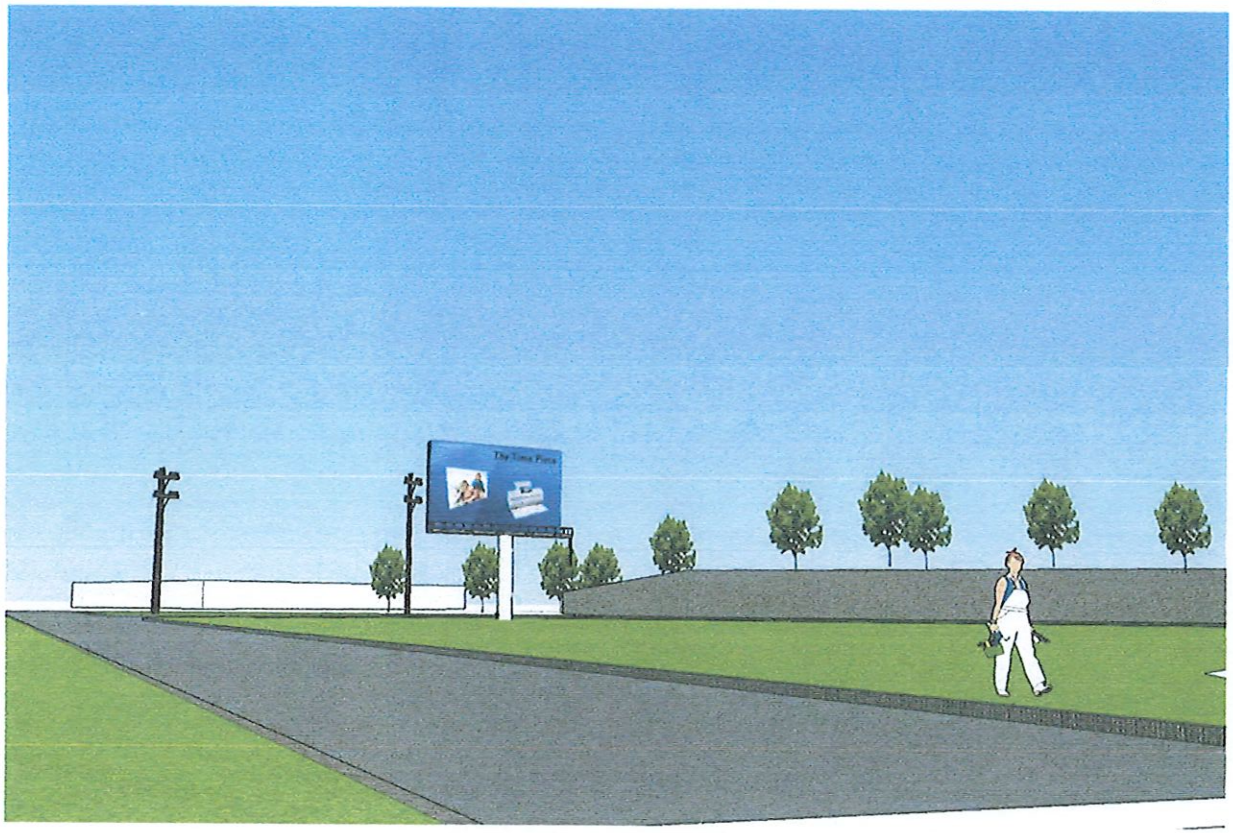
REGISTERED ARCHITECT KENT RAY HUGHLETT 12684 STATE OF TEXAS

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

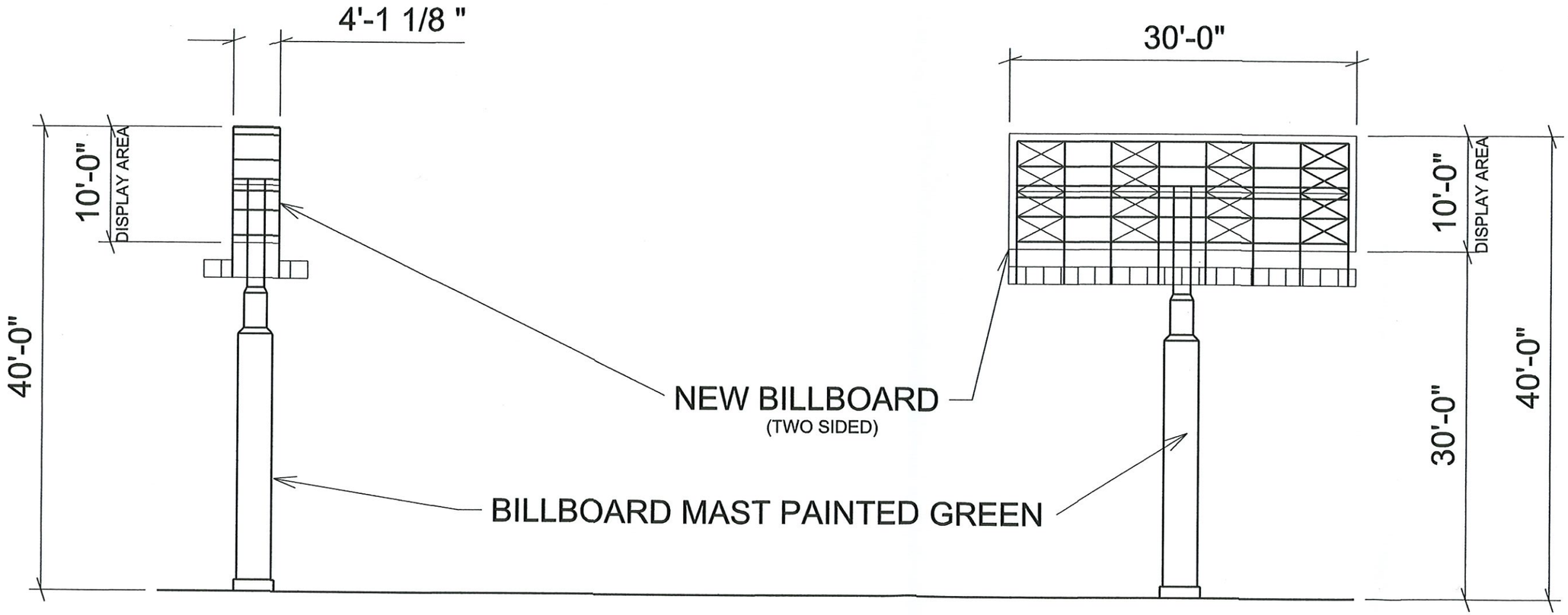
BILLBOARD LOCATION
N. ELM
SHERMAN, TEXAS

A-1

MAY 19, 2021







BILLBOARD ELEVATION

SCALE: 1"= 10'-0"

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

BILLBOARD LOCATION
N. ELM
SHERMAN, TEXAS

A-1

MAY 17, 2021


Billboard Locations along 75
Legend
Existing
Existing Billboard
Proposed New Billboard Location
Existing Billboard
Existing Billboard
Existing Billboard
Existing Bilboard
Existing Bilboard
Google Earth
3000 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Shadow Tree Lane, Inc.
1708 Baker Rd.
Sherman, TX 75090

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

Kent Hughlett
529 S. Crockett St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District located at 817 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1.2 (Sam Rayburn) Overlay District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.3; Sec. 7(13), Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Billboards shall have a maximum height of forty-two and a half (42.5) feet above the center of the facing street, access road, or thoroughfare. The facing street appears to be 4' below the grade at the center of the billboard. Provided, however, no billboard sign shall be higher than fifty (50) feet measured from its base. (*Chapter 14, Exhibit A, Sec. 7(14)(m)).*
4. All lighting of the billboard shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic. *Chapter 14, Exhibit A, Sec. 7(14)(m).*
5. Digital billboards shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a foot-candle meter at 200' measured perpendicular to the face of the digital billboard. (*Chapter 14, Exhibit A, Sec. 7(14)(m)).*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.3, Subsection 6)*
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.

8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Permanent structures will not be permitted to encroach or overhang into any easements.

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

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

Respectfully,

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

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

Reeves, Patsy

From: Rae, Rob
Sent: Wednesday, June 9, 2021 10:56 AM
To: Reeves, Patsy
Subject: FW: Rhonda Corley & Sam Rayburn BILLBOARD HEARING
Attachments: Billboard .pages

From: Rhonda C <rhondacorley@yahoo.com>
Sent: Wednesday, June 9, 2021 10:55 AM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: Rhonda Corley & Sam Rayburn BILLBOARD HEARING

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Dear Rob,
First of all thank you so much for taking my phone call and listening to my concerns. Attached you will find my unpolished letter concerning the Hearing dated June 22 @ 5:00 PM for Planning & Zoning.

My research regarding issues resulting with luminous LED digital billboards is not coming back in a positive light at all. I must say, the billboard ordinance, as it is written, should not include LED powered billboards. Either new guidelines need to be set forth for Digital billboards in the Sherman city limits, or the potential needs to be eliminated all together. There is just not enough research out there to justify one in the near future. And certainly not in the downtown area.

The luminous HD/LED lighting is like having a 300 square foot HD television screen glaring like a continuous eye sore over our community. Everything used by the billboard companies to sell this product has been opposed and shot down by research. There is a ton of research available for you to view. Other municipalities are rejecting the idea.

Please find my letter attached and please feel free to pass this email and my letter on to the City Council & to Planning & Zoning. I could not find email addresses for the P & Z Committee.

I am planning on getting a petition ready and start walking the streets for signatures in the coming days. I understand that others are gathering support as well. Since only a few of us received the letter about the hearing, this is going to be tough.

I must say, considering the far reaching effects a LED DIGITAL BILLBOARD will have on Sherman, I am disappointed that a letter was only sent to those within 200 feet of the property. The effects of a DIGITAL Billboard will have effects for hundreds of yards and will effect those on the East side of Highway 75 as well. We are a neighborhood or mixed use with low traffic. I myself own 5 lots near Highway 75.

I have faith that the Sherman City Council and Planning & Zoning will take this very seriously. This is an act that cannot be undone if the choice is made to allow the DIGITAL sign.

Thank you so much for your time & effort into studying the effects of a DIGITAL BILLBOARD.

Warm regards for all you are doing to preserve our small town values.

Rhonda Corley
800 N Elm St
Sherman, Texas 75090
903-271-4271

Reeves, Patsy

From: Rae, Rob
Sent: Friday, June 11, 2021 10:00 AM
To: Reeves, Patsy
Subject: FW: Rhonda Corley & BILLBOARD HEARING DOCUMENT
Attachments: Billboard .pdf

FYI

From: Rhonda C <rhondacorley@yahoo.com>
Sent: Thursday, June 10, 2021 4:44 PM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: Rhonda Corley & BILLBOARD HEARING DOCUMENT

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Robert, I got your message, but still have not received your email.
I converted the document below and am hoping this works. I forget not everyone operates from a MAC.

I have driven the distance from where they are proposing a billboard to the next billboard which appears to be less than 1/2. I'm pretty sure in addition to all the other issues regarding this issue, it would be impossible for them to actually meet the coordinates for placement. Too many variables for a regular billboard. let along a gigantic LED/HD TV screen towering above the city.

Here you go. AND THANK YOU SO MUCH.

Rhonda Corley

Dear Property Owner, Planning & Zoning Commission & Sherman City Council:

Over a year ago, the City of Sherman Planning & Zoning shot down an attempt to put a digital billboard on Highway 75 North bound in the downtown area of Sherman (Sam Rayburn Frwy). They shot it down because we are in a "mixed use" area peppered with homes. They shot it down because a digital billboard will affect all of us living & working in this area negatively. A digital billboard has sophsiticated LED lighting desgined to be seen in all directions for hundreds of feet or more depending on the level of luminous which the billboard company controls. It flashes 24/7. Our future property values WILL be effected negatively, not just within 200 feet of the sign, but in the entire surrounding area of Sherman. Additionally, the billboard will be planted in an extremely low lying area which means all of us who are on elevated property or own 2 story buildings, will likely be face to face with the ligting from this billboard. NO ONE WANTS A LIGHTED BILLBOARD GLARING INTO THEIR HOMES and BUSINESS with FLASHING ADVERTISEMENTS AROUND THE CLOCK! There is NOTHING at all desireable about this. This type of billboard belongs in a highly commericalized area and not in a quiet, mixed use neighborhood in small town America. This billboard will benefit NO ONE except the owner of the property & the billboard company. Allowing this billboard will set a precedent that we will be forced to follow. Once done, this cannot be undone.

You are recieving this because you are likely to be affected if the billboard is allowed to go up without a challenge. Last go round, we were able to pull enough folks into the hearing that opposed the digital billboard. The voices of those opposing this LED DIGITAL BILLBOARD are NOT just those living & owning property 200 feet from the area, as suggested. A digital boardboards main goal is to target highway trafiic for hundreds of feet from the screen of illuminating brigtness & ever changing advertisments. Ongoing research continuously shows the negative effects of digital LED billboards. This will not just effect local residents, but highway travelers who are distracted by the absurd brightness of this new technology. Please do your research. Google is at your fingertips.

SHERMAN CITY COUNCIL & PLANNING & ZONING COMMISSION RESPONSIBILITIES:
It is the job of Planning & Zoning as well at the Sherman City Council to fully educate themselves on LED DIGITAL BILLBOARDS and the concerns & issues associated witih allowing them within the city limits. & along our highways. The ordiance regarding billboards should be updated to include strict guidellines involving this new technoloby and the ssues & concerns surrounding LED DIGITAL BILLBOARDS. There are NO positive effects on property owners or the community at large. The only ones to benfit from placement of DIGNITAL BILLBOARDS are the land owners who allow them on their property & the DIGITAL billboard companies.

MORE INFORMATION & TO PROTEST IN WRITING:
Please contact Rob Rae @ Planning & Zoning at THE CITY OF SHERMAN to find out more information about this proposed change if you wish: 903-892-7229 or robr@cityofsherman.com. You can mail your protest in writing if you cannot attend. Mail your written opposition to: Rob Rae, P.O. BOX 1106 Sherman Texas 75091-1106

AT A GLANCE:
The Property ID is #159352 owned by Blume Loe or SHADY TREE LANE LLC. It's physical location is on the corner of N. Elm St & Sam Rayburn Frwy. The address is 817 Sam Rayburn.

TO ATTEND IN PERSON:
The City Council meeting/hearing is scheduled for June 22, 2021 @ 5:00 PM. PLEASE BE PRESENT and voice your opposition @ 220 W Mulberry in the City Council Chambers.

Currently there are NO BILLBOARDS on the downtown corridor of Highway 75 either North of South Bound (SAM RAYBURN FRWY) in this area for good reason. Let's put forth the effort to keep this in effect for the sake of our property values & our small town lifestyle. Let's leave the chaos, traffic jams & lighted digital signage to the highly commericalized areas. Adding an LED DIGITAL BILLBOARD without the proper investigations into the repercussions is foolish. Continued research is already showing that this is not a good move for municipalities nor for the safety of our highway travelers. The traffic accidents in the propsed area are already an issue. Shall we add more reasons for travelers to be distracted? The reseach is being done for you. Please google & educated yourselves on the findings thus far.

Thank you for your time & effort to study this matter for yourselves. Your neighbors will welcome & appreciate your support of this very important issue. We are counting on the City Council & Planning & Zoning Commission to act resposibility in this very delicate matter. NO ONE WANTS THE NEGATIVE EFFECTS OF A DIGITAL BILLBOARD IN THEIR NEIGHHOOD or in their community.

Let's ban together & stop this. All it takes is your presence and the willingess to stand against it. Please attend & oppose or send a written protest today to the above address.

Rhonda Corley, Your Neighbor & Property Owner
800 N. Elm St. Sherman, Texas 75090
903-271-4271

Received
JUN 14 2021

TO: Robert Rae, Planning & Zoning Commission, BOARD OF ADJUSTMENTS & the Honorable Members of the Sherman City Council
SUBJECT: SPECIAL USE PERMIT FOR 817 NORTH SAM RAYBURN FREEWAY
DATE: June 13, 2021 for hearing et June 22, 2021

Over a year ago, the City of Sherman Planning & Zoning shot down an attempt to put a digital billboard on Highway 75 North bound in the downtown area of Sherman (Sam Rayburn Frwy) in the same exact location being proposed now. They shot it down because we are in a "mixed use" area peppered with residential homes. They shot it down because a digital billboard will affect all of us living & working in this area negatively. A digital billboard has sophsiticated LED lighting desgined to be seen in all directions for hundreds of feet or more depending on the level of luminous. The billboard company controls the level of luminous that flashes 24/7. Our future property values WILL be effected negatively, not just within 200 feet of the sign, but in the entire surrounding area of Sherman, even aross the highway. Please remember, Highway 75 split a historical neighbor in Sherman. Additionally, the billboard will be planted in an extremely low lying area which means all of us who are on elevated property or own 2 story buildings, will likely be face to face with the ligting from this billboard. NO ONE WANTS A LIGHTED BILLBOARD GLARING INTO THEIR HOME and/or BUSINESS with FLASHING ADVERTISEMENTS AROUND THE CLOCK! There is NOTHING at all desireable about this. This type of billboard belongs in a highly commericalized area and not in a quiet, mixed use neighborhood in small town America. This billboard will benefit NO ONE except the owner of the property & the billboard company. Allowing this billboard will set a precedent that we will be forced to follow. Once done, this cannot be undone.

You are receiving this because you are likely to be affected if the billboard is allowed to go up without a challenge. You are receiving this because it is within your power to STOP this. Last go round, we were able to pull enough folks into the hearing that opposed the digital billboard. The voices of those opposing this LED DIGITAL BILLBOARD are NOT just those living & owning property 200 feet from the area, as suggested. A digital boardboards main goal is to target highway trafiic for hundreds of feet (and even miles) from the screen of illuminating brigtness & ever changing advertisments. Ongoing research continuously shows the negative effects of digital LED billboards. This will not just effect local residents, but highway travelers who are distracted by the absurd brightness of this new technology. Please do your research. Google is at your fingertips.

SHERMAN CITY COUNCIL MEMBERS, PLANNING & ZONING COMMISSION AND THE BOARD OF ADJUSTEMENTS RESPONSIBILITIES:
It is the job of Planning & Zoning as well at the Sherman City Council to fully educate themselves on LED DIGITAL BILLBOARDS and the concerns & issues associated with allowing them within the city limits & along our highways. The ordiance regarding billboards should be updated to include strict guidellines involving this new technoloby and the ssues & concerns surrounding LED DIGITAL BILLBOARDS. There are NO positive effects on property owners or the community at large. The only ones to benfit from placement of DIGNITAL BILLBOARDS are the land owners who allow them on their property & the DIGITAL billboard companies. Right now there are a few lighted billboards in the county: 1.) One is on Highway 82 directed toward East bound trafific. It was converted from a regualr billboard & is not in a residential area. It's also an eye sore as it towers up into what could be a beautiful view of the sky. The view from the West if just a metal monstronity. 2.) This one is located in the very chaotic & highly trafficed area near Hwy 75 & 82 on the East side of Highway 75. More appropriately placed. 3.) Another is on Highway 75 near TMC Hospital and sits high on a hill & is placed more appropriately where there is nothing but pasture land with no sign of residential property.

Considering that these signs can be viewed for miles in the correct lighting, why do we even need another one anywhere along the Highway 75 Corrior in Grayson County? If someone wants pay the astromical fees associated with advertising on these boards, they already have choices. This is not the way small businesses advertise in a small community. In most cases, it's not even a financial possiblility for a small business owner. WE DO NOT NEED ANOTHER LIGHTED DIGITAL BILLBOARD IN GRAYSON COUNTY. Permanent restrictions should be put in place immediately so that we do not have to face this fight again in the future.

Currently there are only a few regular billboards on the downtown corridor of Highway 75 & Texoma Parkway for good reason. Let's put forth the effort to keep this in effect for the sake of our property values & our small town lifestyle. Let's leave the chaos, traffic jams & lighted digital signage to the highly commericalized areas. Adding an LED DIGITAL BILLBOARD without the proper investigations into the repercussions is foolish. Continued research is already showing that this is not a good move for municipalities, nor for the safety of our highway travelers.

The traffic accidents in this exact propsed area are already a serious issue. Shall we add more reasons for travelers to be distracted? This is another area to explore seriously.

The reseach is being done for you with the click on a keyboard. We must preserve Sherman's small town feel, especially our downtown area. We must respect the property owners who have chosent to make the downtown area a place to work, shop & live. Remember: CLASSIC TOWN, BROAD HORIZONS.

Thank you for your time & effort to study this matter for yourselves. Your neighbors, the City of Sherman & the voters in Grayson County will welcome & appreciate your support of this very important issue. We are counting on the City Council & Planning & Zoning Commission to act resposibility in this very delicate matter. NO ONE WANTS THE NEGATIVE EFFECTS OF A DIGITAL BILLBOARD IN THEIR NEIGHHOOD or in their community.

I currently own about 1.5 acres that backs up to the proposed property, including my homestead. I am currently in contract for another .60 that also backs up to this property. While I know we are in a commerical area, there are a multitude of uses for Commerically Zoned properties that does NOT involve a BILLBOARD of anykind. Unfortunately, this is the type thing that will greatly diminish the property of others. Let's be honest, billbaords will diminish even the interest of other commerical businesses and those interested in buying or developing property in the Commerical areas of downtown Sherman. Billboards are NOT selling points.

Thank you for your deep exploration of the repercusssions of your choices in this matter.

Warm regards,

Rhonda Corley

Rhonda Corley, Your Neighbor & Property Owner
800 N. Elm St. Sherman, Texas 75090
903-271-4271

June 14, 2021

RECEIVED
JUN 16 2021

City of Sherman
Attn: Rob Rae, Planning & Zoning
PO Box 1106
Sherman, TX 75091-1106

RE: Protest of Digital Billboard Proposed at N. Elm & Sam Rayburn

Dear Sir,

We would like to file a protest of the purposed digital billboard to be located at N. Elm & Sam Rayburn.

We have owned our home for 28 years and enjoy the benefits of a mixed use community. However, we are opposed to a large bright digital sign. Our home is a two story and this location would be an extreme nuisances, especially at night while our family is sleeping.

Additionally, I find it ironic that an owner named "*Shady Tree Lane LLC*" would want to turn this actual shady tree lane into a flickering irritation.

Please do not allow the placement of this sign at this location.

Sincerely,

Eddie and Trenna Waw
817 N. Crockett St.
Sherman, TX 75090

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

300-400 BLOCKS EAST SHERMAN STREET

The request of Three Oaks Development & Construction Company (Owner), Kirk Allen (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-400 blocks of East Sherman Street, being Lots 4, 11 and 12, Block 4 of the proposed Three Oaks Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.
Lot 4, Block 4 – 35.76' lot width
Lot 11, Block 4 – 39.20' lot width
Lot 12, Block 4 – 48.93' lot width

Background:

The property is located in the 300-400 blocks of East Sherman Street in south Sherman, off South Montgomery Street. The property is zoned an R-1 (One Family Residential) District. The property was annexed into the City Limits of Sherman June 1, 2020 by Ordinance 6297. The final plat was approved April 20, 2020 with the condition that exceptions were approved for the lot widths on three lots.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Three Oaks Development & Construction Company (Owner)
Kirk Allen (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:
Not included in Master Plan

Number of notices mailed:
12

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Lot Width Exceptions



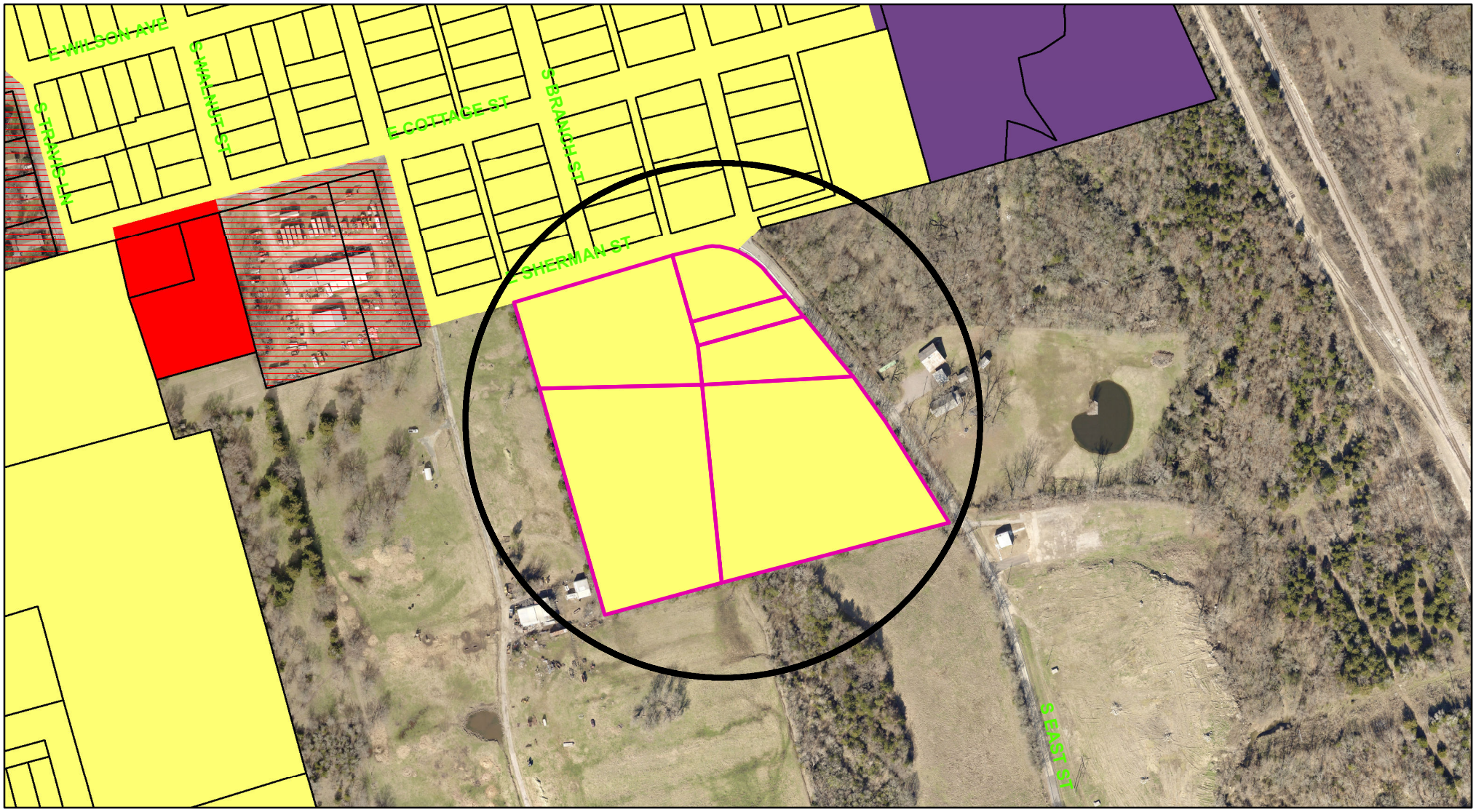
300-400 Blocks East Sherman Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft



Zoning - 300-400 Blocks East Sherman Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

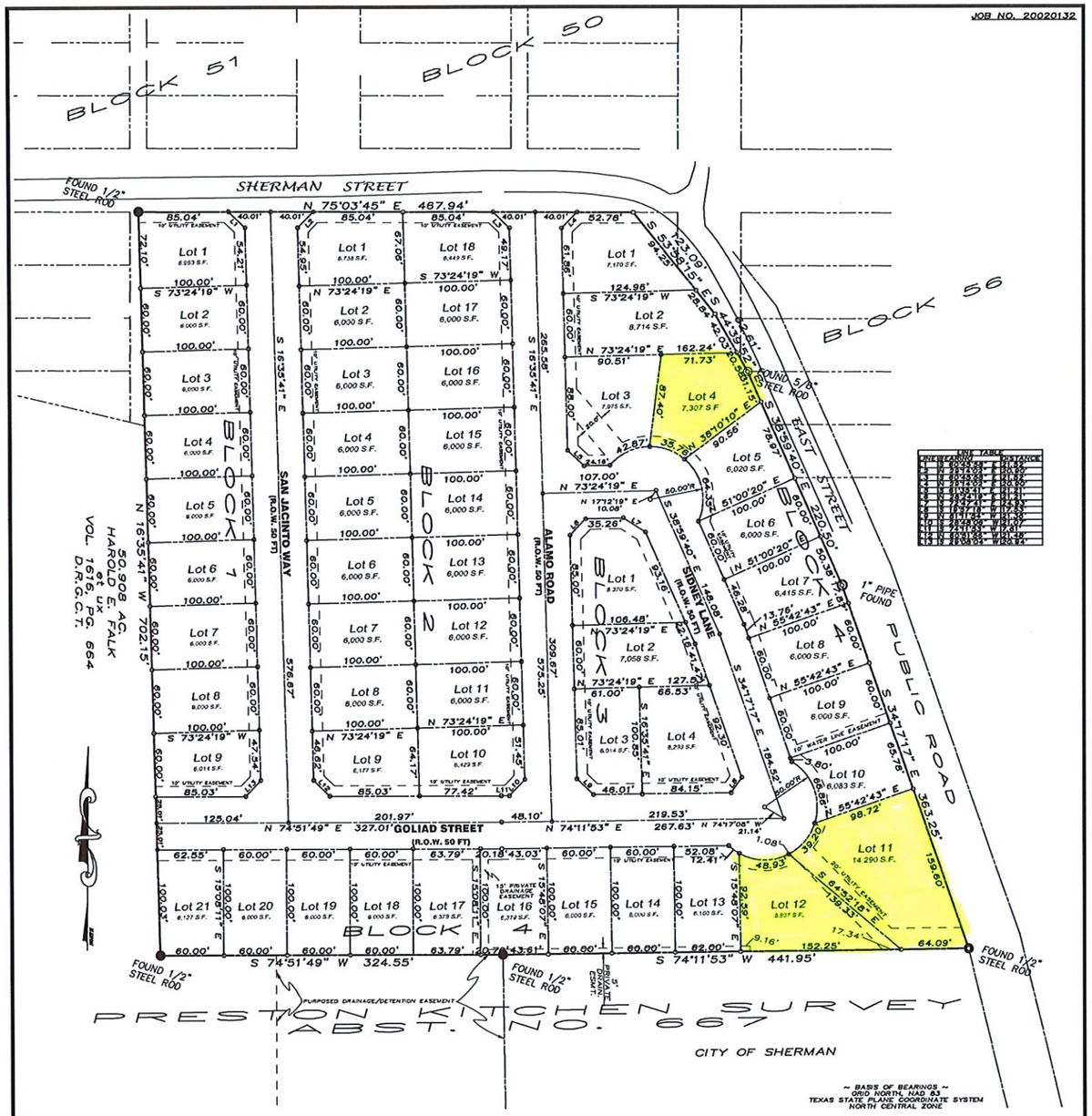
NOT TO SCALE

1 in = 300 ft

300-400 Blocks East Sherman Street



JOB NO. 20020132



FINAL PLAT

THREE OAKS ADDITION

AN ADDITION TO THE CITY OF SHERMAN, TEXAS
SITUATED IN THE PRESTON KITCHEN SURVEY,
ABSTRACT NO. 667
GRAYSON COUNTY, TEXAS
CONTAINING 10.25 ACRES OF LAND

PREPARED 02-20-20

GRAPHIC SCALE

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

OWNERS/DEVELOPER
KIRK ALLEN/KARL ALLEN
418 E. SHERMAN
SHERMAN, TEXAS 75090

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

UNDERWOOD
DRAFTING & SURVEYING

SHEET 1 OF 2

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. 20020132

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, and being all of the same tract of land described as 5.00 acres conveyed by Centex Home Equity Company to Karl Allen by deed dated April 10, 2003, recorded in Volume 3435, Page 841, Official Public Records, Grayson County, Texas, and also being the same tract of land described as 4.714 acres, Save & Except 0.252 acres, conveyed by Dale R. Gouge to Kirk D. Allen by deed dated June 26, 2003, recorded in Volume 3501, Page 795, said Official Public Records, and also being all of the same tracts of land referred to as Tract One, described as 0.546 acres, and Tract Two, being the above mentioned 0.252 acre tract, as conveyed by Donald W. Sloan et ux to said Kirk D. Allen et ux by deed dated March 31, 2004, recorded in Volume 5442, Page 370, said Official Public Records, and including a portion of Blocks 54, 55, and 56 and platted streets and alleys through said Blocks of South Side Addition to the City of Sherman as shown by plat of record in Volume 94, Page 135, Deed 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 Northwest corner of the said 5.00 acre tract in the South line of Sherman Street, also being the most Northerly Northeast corner of the same tract of land described as 50.908 acres conveyed by Karl S. Morris to Harold E. Falk et ux by deed dated August 26, 1982, recorded in Volume 1616, Page 664, said Deed Records;

Thence North 75°03'45" East with said South line of Sherman Street a distance of 352.00 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 5.00 acre tract in the West line of an alley;

Thence South 14°56'15" East with said West line of alley a distance of 200.00 feet to a 1/2" steel rod found maintaining an angle point in the East line of the said 5.00 acre tract and the most Westerly Northwest corner of the said 4.714 acre tract;

Thence North 75°03'45" East a distance of 16.00 feet to a 1/2" steel rod set marking an inside "L" corner to the said 4.714 acre tract in the East line of said alley, said rod also marking the Southwest corner of said Tract Two (2.52 acre tract);

Thence North 14°56'15" West with said East line of alley, passing the Northwest corner of both said 4.714 acre tract and Tract Two and the Southwest corner of the said 0.546 acre tract and continuing for a total distance of 200.00 feet to a 1/2" steel rod set marking the Northwest corner of the said 0.546 acre tract in the said South line of Sherman Street;

Thence North 75°03'45" East a distance of 100.00 feet to a 1/2" steel rod set marking the Northeast corner of the said 0.546 acre tract in the Westerly line of a public road locally known as East Street;

Thence South 53°58'15" East with said West line of East Street and East line of the said 0.546 acre tract a distance of 123.10 feet to a 1/2" steel rod found at an angle point;

Thence South 44°39'52" East continuing with said West line of East Street a distance of 62.82 feet to a 5/8" steel rod found maintaining the Southeast corner of the said 0.546 acre tract and the Northeast corner of both said 4.714 acre tract and Tract Two;

Thence South 38°59'40" East continuing with said West line of East Street, passing the Southeast corner of said Tract Two and continuing for a total distance of 220.53 feet to a 1" pipe found at an angle point;

Thence South 34°17'17" East continuing with said West line of East Street a distance of 363.29 feet to a 1/2" steel rod found maintaining the Southeast corner of the said 4.714 acre tract;

Thence South 74°11'53" West with the general course of a fence along the South line of the said 4.714 acre tract a distance of 442.00 feet to a 1/2" steel rod found maintaining the most Easterly Northeast corner of the said Falk tract;

Thence South 74°51'49" West continuing with said general course of fence, passing the Southwest corner of the said 4.714 acre tract and the Southeast corner of the said 5.00 acre tract and continuing for a total distance of 324.59 feet to a 1/2" steel rod set marking the Southwest corner of the said 5.00 acre tract and an inside "L" corner to the said Falk tract;

Thence North 16°35'41" West with the general course of a fence along the West line of the said 5.00 acre tract and East line of the said Falk tract a distance of 702.23 feet to the Point-of-Beginning and containing 10.25 acres of land more or less.....

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____ day of_____,2021

Kirk Allen

Kari Allen, by Kirk Allen (by Power of Attorney)

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

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

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

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____,2021.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

~ 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. Part of the subject property lie's within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C0405F, Dated September 29, 2010.
12. Detention facility (Lot x, Block x) to be maintained by the Homeowners Association.

FINAL PLAT

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AN ADDITION TO THE CITY OF SHERMAN, TEXAS
SITUATED IN THE PRESTON KITCHEN SURVEY,
ABSTRACT NO. 667
GRAYSON COUNTY, TEXAS
CONTAINING 10.25 ACRES OF LAND

PREPARED 02-20-20

OWNERS/DEVELOPER
KIRK ALLEN/KARL ALLEN
418 E. SHERMAN
SHERMAN, TEXAS 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
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UNDERWOOD
DRAFTING & SURVEYING

SHEET 2 OF 2

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

C0.01

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

1411 SARATOGA DRIVE

The request of Wyldewood Homes, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1411 Saratoga Drive, being Lot 15, Block 4, Heritage Farms Estates, Being a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 15' rear yard setback for a residential dwelling in lieu of the required 25' in an R-1 (One-Family Residential) District.

Background:

The property is located at 1411 Saratoga Drive between Crown Street and Belmont Boulevard. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a single-family dwelling, 15' from the rear property line.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Wyldewood Homes, LLC (Owner)
Tim Pike (Representative)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

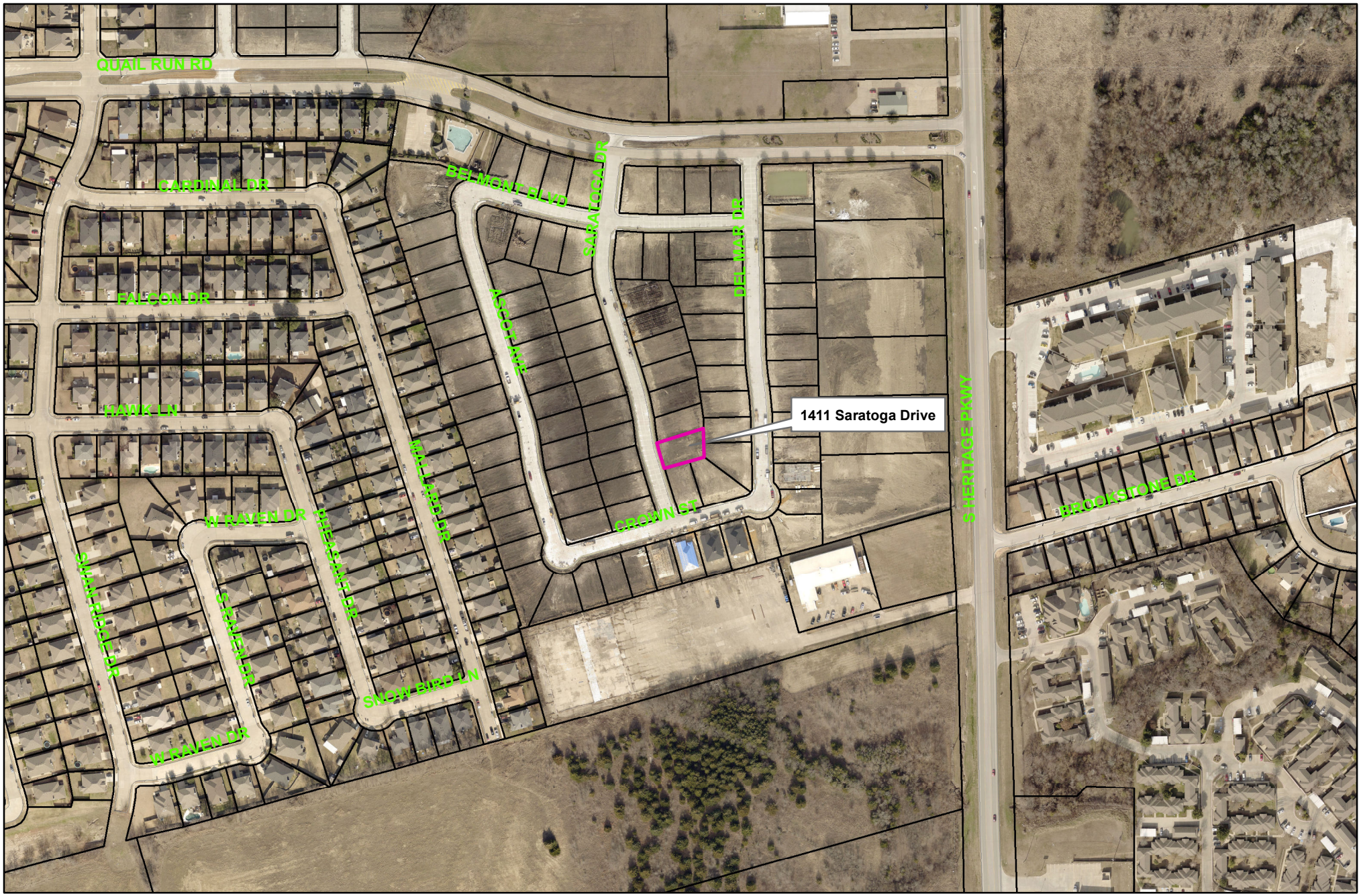
Number of notices mailed:
29

Objections Received:
0

Development Review Meeting:
No

Attachments

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



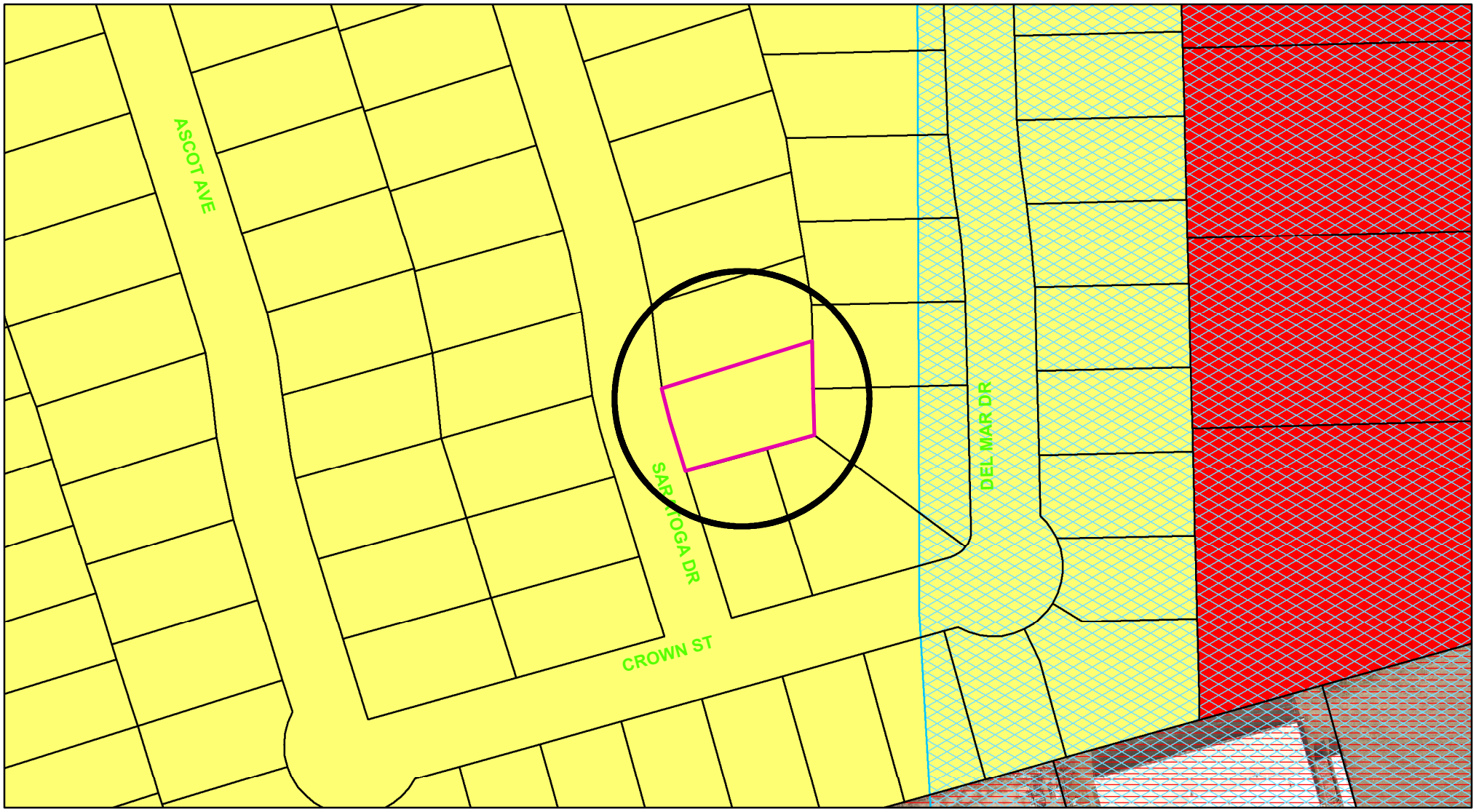
1411 Saratoga Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 1411 Saratoga Drive

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

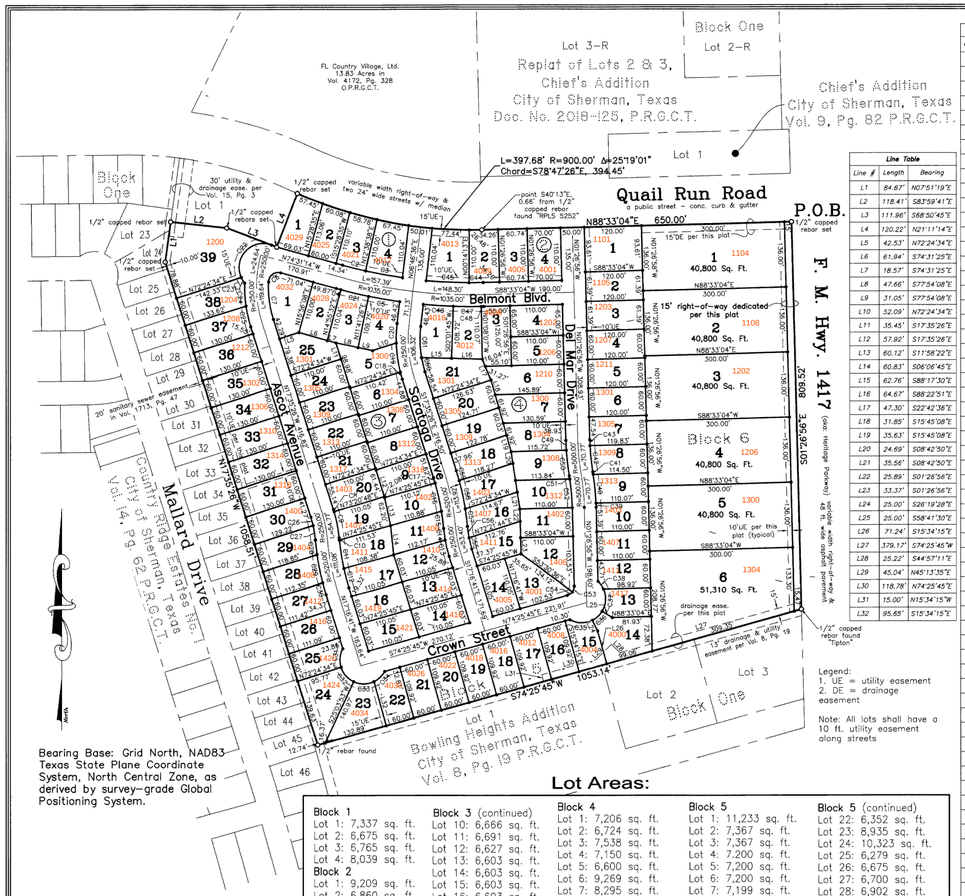
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

1411 Saratoga Drive





Line Table		
Line #	Length	Bearing
L1	84.67'	N07°51'19"E
L2	118.41'	S83°59'41"E
L3	111.96'	S68°50'45"E
L4	120.22'	N21°11'14"E
L5	42.53'	N72°24'34"E
L6	61.94'	S74°31'25"E
L7	18.57'	S74°31'25"E
L8	47.66'	S77°54'08"E
L9	31.05'	S77°54'08"E
L10	52.09'	N72°24'34"E
L11	35.45'	S17°35'26"E
L12	57.92'	S17°35'26"E
L13	60.12'	S11°58'22"E
L14	60.83'	S06°06'45"E
L15	62.76'	S88°17'30"E
L16	64.63'	S88°22'51"E
L17	47.30'	S22°42'36"E
L18	31.85'	S15°45'08"E
L19	35.63'	S15°45'08"E
L20	24.69'	S08°42'30"E
L21	35.56'	S08°42'30"E
L22	25.89'	S01°26'56"E
L23	33.37'	S01°26'56"E
L24	25.00'	S26°19'28"E
L25	25.00'	S58°41'30"E
L26	71.24'	S15°34'15"E
L27	379.17'	S74°25'45"W
L28	25.22'	S44°57'11"E
L29	45.04'	N45°13'35"E
L30	118.78'	N74°25'45"E
L31	15.00'	N15°34'15"W
L32	95.65'	S15°34'15"E

Curve Table				
Curve #	Length	Radius	Delta	Chord
C2	49.88'	1010.00'	2°49'46"	S75°56'29"E, 49.87'
C3	78.71'	1010.00'	4°27'54"	S79°35'20"E, 78.69'
C4	10.13'	1060.00'	0°32'52"	S74°48'02"E, 10.13'
C5	66.04'	1060.00'	3°34'10"	S80°06'10"E, 66.03'
C6	35.84'	20.00'	102°41'03"	S54°08'14"W, 31.24'
C7	80.05'	225.00'	20°23'09"	S07°23'52"E, 79.63'
C8	4.50'	275.00'	0°56'14"	N17°07'19"W, 4.50'
C9	55.75'	275.00'	11°36'52"	N10°50'46"W, 55.65'
C10	4.61'	495.00'	0°32'02"	S05°18'21"E, 4.61'
C11	60.43'	495.00'	6°59'39"	S09°04'12"E, 60.39'
C12	40.70'	495.00'	4°42'40"	S14°55'21"E, 40.69'
C13	34.17'	275.00'	7°07'12"	S13°43'05"E, 34.15'
C14	24.57'	275.00'	5°07'10"	S07°35'55"E, 24.56'
C15	36.07'	495.00'	4°10'32"	N07°07'36"W, 36.07'
C16	60.11'	495.00'	6°57'29"	N12°41'36"W, 60.08'
C17	12.25'	495.00'	1°25'06"	N16°52'33"W, 12.25'
C18	15.13'	275.00'	3°09'09"	S16°00'52"E, 15.13'
C19	60.96'	275.00'	12°42'03"	S08°05'16"E, 60.83'
C20	40.86'	275.00'	8°30'51"	S02°31'10"W, 40.83'
C21	60.01'	1060.00'	3°14'37"	S76°41'46"E, 60.00'
C22	118.44'	50.00'	135°43'09"	S43°17'40"W, 92.63'
C23	13.35'	50.00'	15°18'00"	S32°12'54"E, 13.31'
C24	48.71'	275.00'	10°08'52"	S03°12'55"E, 48.64'
C25	44.64'	275.00'	9°18'08"	S12°56'24"E, 44.60'
C26	18.76'	225.00'	4°46'35"	N15°12'09"W, 18.75'
C27	30.53'	225.00'	7°46'32"	N08°55'36"W, 30.51'
C28	30.40'	545.00'	3°11'44"	S06°38'12"E, 30.39'
C29	60.38'	545.00'	6°20'53"	S11°24'30"E, 60.35'
C30	25.64'	545.00'	2°41'45"	S15°55'49"E, 25.64'
C31	40.30'	50.00'	46°10'53"	S05°14'49"W, 39.22'
C32	41.10'	50.00'	47°05'39"	S41°23'27"E, 39.95'
C33	44.05'	50.00'	50°28'32"	N89°49'28"E, 42.64'
C34	31.22'	50.00'	35°46'24"	N46°42'00"E, 30.71'
C35	49.15'	50.00'	56°19'35"	S88°09'40"E, 47.20'
C36	28.25'	50.00'	32°22'03"	N47°29'31"E, 27.87'
C37	48.53'	50.00'	55°36'39"	N03°30'10"E, 46.65'
C38	19.83'	50.00'	22°43'09"	N35°39'44"W, 19.70'
C39	8.61'	525.00'	0°56'21"	N01°55'07"W, 8.61'
C40	60.20'	525.00'	6°34'10"	N05°40'23"W, 60.16'
C41	5.51'	525.00'	0°36'03"	N09°15'30"W, 5.51'
C42	54.77'	475.00'	6°36'23"	S06°15'20"E, 54.74'
C43	12.46'	475.00'	1°30'12"	S02°12'02"E, 12.46'
C44	29.72'	1010.00'	1°41'09"	N89°23'38"E, 29.72'
C45	89.99'	1010.00'	5°06'18"	S82°12'38"E, 89.96'
C46	62.95'	1060.00'	3°24'10"	S86°17'30"E, 62.95'
C47	58.62'	1060.00'	3°10'08"	S89°34'39"E, 58.62'
C48	5.31'	1060.00'	0°17'13"	N88°41'40"E, 5.31'
C49	21.07'	525.00'	2°17'59"	S02°35'56"E, 21.07'
C50	53.24'	525.00'	5°48'35"	S06°39'13"E, 53.21'
C51	7.07'	475.00'	0°51'10"	N09°07'56"W, 7.07'
C52	60.16'	475.00'	7°15'24"	N05°04'39"W, 60.12'
C53	13.24'	20.00'	37°56'20"	N17°31'14"E, 13.00'
C54	13.24'	20.00'	37°56'21"	N55°27'34"E, 13.00'
C55	24.03'	225.00'	6°07'11"	S14°13'08"E, 24.02'
C56	24.03'	225.00'	6°07'11"	S08°05'55"E, 24.02'
C57	37.04'	545.00'	3°53'39"	N06°59'09"W, 37.03'
C58	60.31'	545.00'	6°20'24"	N12°06'11"W, 60.28'
C59	22.05'	545.00'	2°19'04"	N16°25'55"W, 22.04'
C60	30.60'	225.00'	7°47'31"	S13°41'41"E, 30.58'
C61	65.09'	225.00'	16°34'31"	S01°30'40"E, 64.86'

Legend:
1. UE = utility easement
2. DE = drainage easement

Note: All lots shall have a 10 ft. utility easement along streets

Lot Areas:

Block 1
Lot 1: 7,337 sq. ft.
Lot 2: 6,675 sq. ft.
Lot 3: 6,765 sq. ft.
Lot 4: 8,039 sq. ft.

Block 2
Lot 1: 9,209 sq. ft.
Lot 2: 6,860 sq. ft.
Lot 3: 6,681 sq. ft.
Lot 4: 7,700 sq. ft.

Block 3
Lot 1: 9,051 sq. ft.
Lot 2: 6,706 sq. ft.
Lot 3: 6,941 sq. ft.
Lot 4: 7,350 sq. ft.
Lot 5: 8,190 sq. ft.
Lot 6: 6,602 sq. ft.
Lot 7: 6,600 sq. ft.
Lot 8: 6,600 sq. ft.
Lot 9: 6,813 sq. ft.

Block 3 (continued)
Lot 10: 6,666 sq. ft.
Lot 11: 6,691 sq. ft.
Lot 12: 6,627 sq. ft.
Lot 13: 6,603 sq. ft.
Lot 14: 6,603 sq. ft.
Lot 15: 6,603 sq. ft.
Lot 16: 6,603 sq. ft.
Lot 17: 6,580 sq. ft.
Lot 18: 6,634 sq. ft.
Lot 19: 6,693 sq. ft.
Lot 20: 6,660 sq. ft.
Lot 21: 6,600 sq. ft.
Lot 22: 6,600 sq. ft.
Lot 23: 6,600 sq. ft.
Lot 24: 6,600 sq. ft.
Lot 25: 7,250 sq. ft.

Block 4
Lot 1: 7,206 sq. ft.
Lot 2: 6,724 sq. ft.
Lot 3: 7,538 sq. ft.
Lot 4: 7,150 sq. ft.
Lot 5: 6,600 sq. ft.
Lot 6: 9,269 sq. ft.
Lot 7: 8,295 sq. ft.
Lot 8: 7,380 sq. ft.
Lot 9: 6,855 sq. ft.
Lot 10: 6,753 sq. ft.
Lot 11: 6,600 sq. ft.
Lot 12: 8,363 sq. ft.
Lot 13: 8,434 sq. ft.
Lot 14: 6,603 sq. ft.
Lot 15: 6,618 sq. ft.
Lot 16: 6,892 sq. ft.
Lot 17: 6,955 sq. ft.
Lot 18: 7,275 sq. ft.
Lot 19: 7,425 sq. ft.
Lot 20: 7,540 sq. ft.
Lot 21: 8,455 sq. ft.

Block 5
Lot 1: 11,233 sq. ft.
Lot 2: 7,367 sq. ft.
Lot 3: 7,367 sq. ft.
Lot 4: 7,200 sq. ft.
Lot 5: 7,200 sq. ft.
Lot 6: 7,200 sq. ft.
Lot 7: 7,199 sq. ft.
Lot 8: 7,067 sq. ft.
Lot 9: 6,703 sq. ft.
Lot 10: 6,600 sq. ft.
Lot 11: 6,600 sq. ft.
Lot 12: 6,497 sq. ft.
Lot 13: 5,760 sq. ft.
Lot 14: 9,559 sq. ft.
Lot 15: 5,966 sq. ft.
Lot 16: 6,595 sq. ft.
Lot 17: 6,595 sq. ft.
Lot 18: 6,595 sq. ft.
Lot 19: 6,595 sq. ft.
Lot 20: 6,595 sq. ft.
Lot 21: 6,595 sq. ft.

Block 5 (continued)
Lot 22: 6,352 sq. ft.
Lot 23: 8,935 sq. ft.
Lot 24: 10,323 sq. ft.
Lot 25: 6,279 sq. ft.
Lot 26: 6,675 sq. ft.
Lot 27: 6,700 sq. ft.
Lot 28: 6,902 sq. ft.
Lot 29: 7,467 sq. ft.
Lot 30: 7,795 sq. ft.
Lot 31: 7,800 sq. ft.
Lot 32: 7,800 sq. ft.
Lot 33: 7,800 sq. ft.
Lot 34: 7,800 sq. ft.
Lot 35: 7,800 sq. ft.
Lot 36: 7,800 sq. ft.
Lot 37: 7,853 sq. ft.
Lot 38: 8,397 sq. ft.
Lot 39: 20,630 sq. ft.

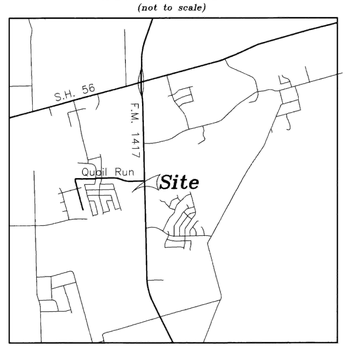
Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 12/3/2019 12:18:25 PM
In the PLAT Records
HERITAGE FARMS ESTATES
Doc Number: 2019 – 178
Number of Pages: 2
Amount: 75.00
Order#: 20191203000082
By: CM

Heritage Farms Estates
(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10) to the City of Sherman, Texas
26.106 Acres
in the
Elizabeth Jones Survey Abstract No. 625

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Lots 1, 14, and 39, all in Block 5 are detention basins.

Site Location
(not to scale)



GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

Job No. CGS561218

Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463–6191 Fax: (903) 463–4088
Email: helveywagnersurvey@gmail.com
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Owner:
Wyldewood Homes, LLC.
P.O. Box 911688
Sherman,Texas 75091

\\LS210DC01\share\Shared Projects\Land Projects R2\Replat-Lot-2-Country-Ridge-Estates-Number-1\Civil 3D\E-Jones-Survey-Abstract-Number-625-Plat.dwg Layout: Plat Plot Date Nov 25 19 Time: 2:15 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Northeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right–of–way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total a distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non–tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), an arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 ACRES** of land.

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

11-25-19
Kate A. Wagner, R. P. L. S. No. 6578 Date:

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

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative for Wyldewood Homes, LLC

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

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public, Grayson County, Texas

SUMMER MARIE OSWALT
Notary Public, State of Texas
Comm. Expires 06-02-2025

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____ 11/25/2019
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 Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 25th DAY OF November, 2019, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

CITY OF SHERMAN, TEXAS

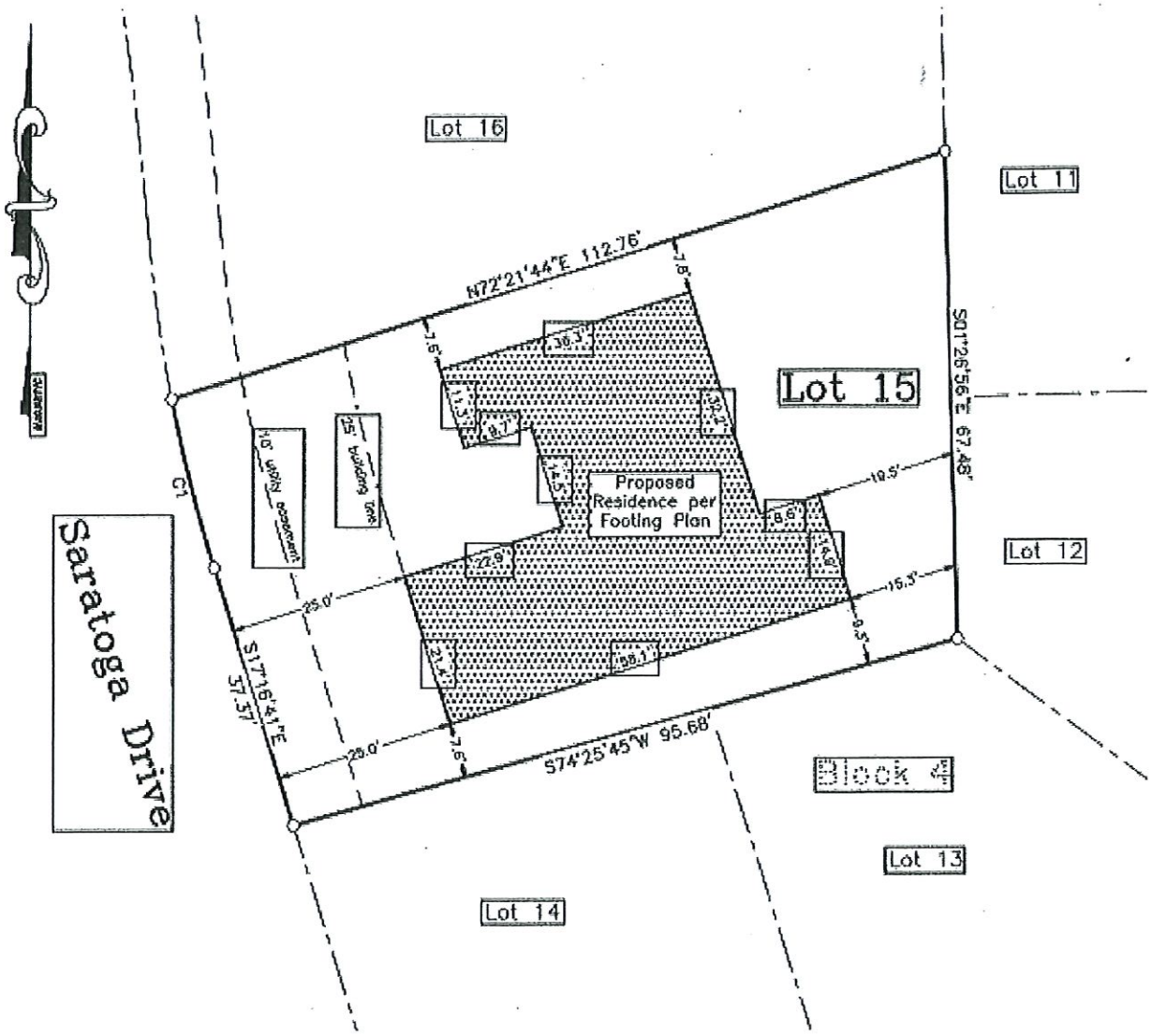
Filed for Record
In the Official Records Of:
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On: 12/3/2019 12:18:25 PM
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HERITAGE FARMS ESTATES
Doc Number: 2019 – 178
Number of Pages: 2
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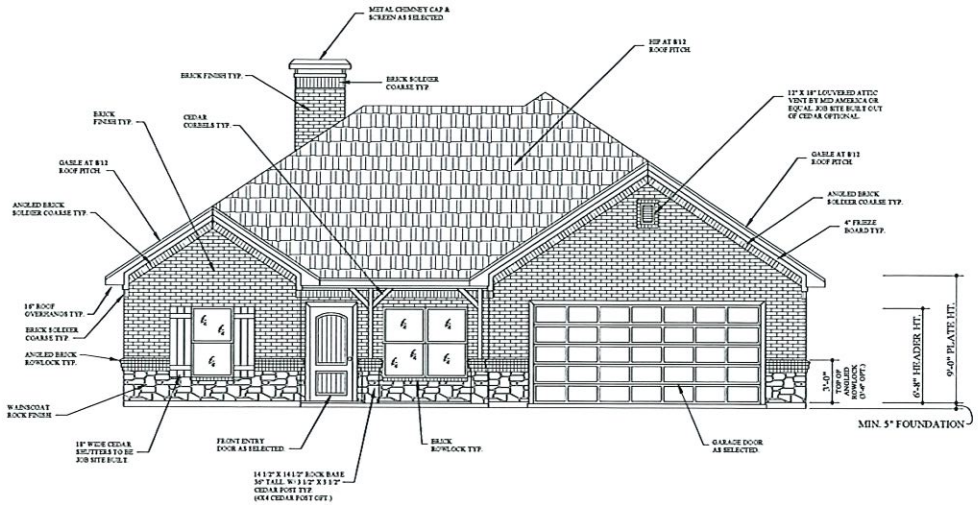
Heritage Farms Estates
(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10) to the City of Sherman, Texas

Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463–6191 Fax: (903) 463–4088
Email: helveywagnersurvey@gmail.com
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

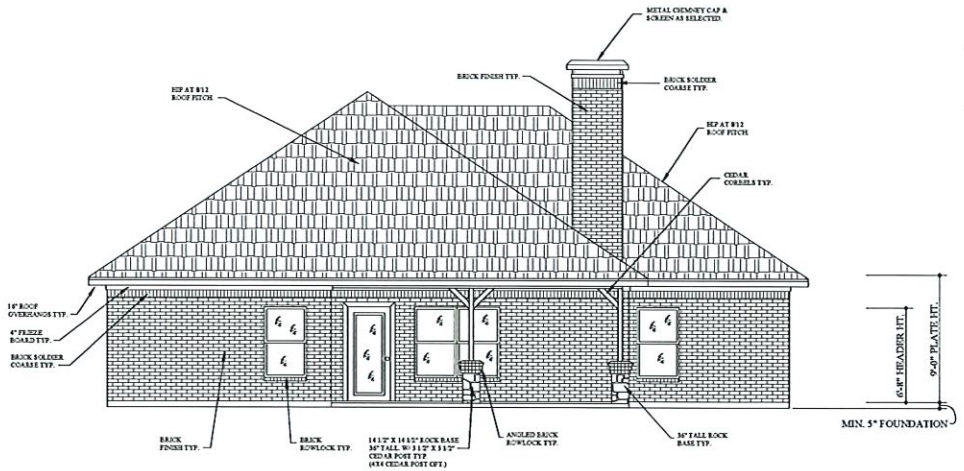
Owner:
Wyldewood Homes, LLC.
P.O. Box 911688
Sherman,Texas 75091

\\LS210DC01\share\Shared Projects\Land Projects R2\Replat-Lot-2-Country-Ridge-Estates-Number-1\Civil 3D\E-Jones-Survey-Abstract-Number-625-Plat.dwg Layout: Plat Plot Date Nov 25 19 Time: 2:15 PM


Lot 16
Lot 11
N72°21'44"E 112.76'
S01°26'56"E 67.48'
Lot 15
Proposed
Residence per
Footing Plan
Lot 12
Saratoga Drive
C1
S17°16'41"E
57.57'
S74°25'45"W 95.68'
Block 4
Lot 13
Lot 14



FRONT ELEVATION
(NORTH)



REAR ELEVATION
(SOUTH)

PROVIDE GUTTERS AND DOWN SPOUTS

MIN. 30 YEAR COMPOSITION SHINGLES.

ALL EXTERIOR CEDAR PRODUCTS USED ON ELEVATIONS TO BE STAINED.

H & H
DRAFTING AND DESIGN
305 W. WOODARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 463-9770 FAX: (903) 463-3613

ISSUANCES

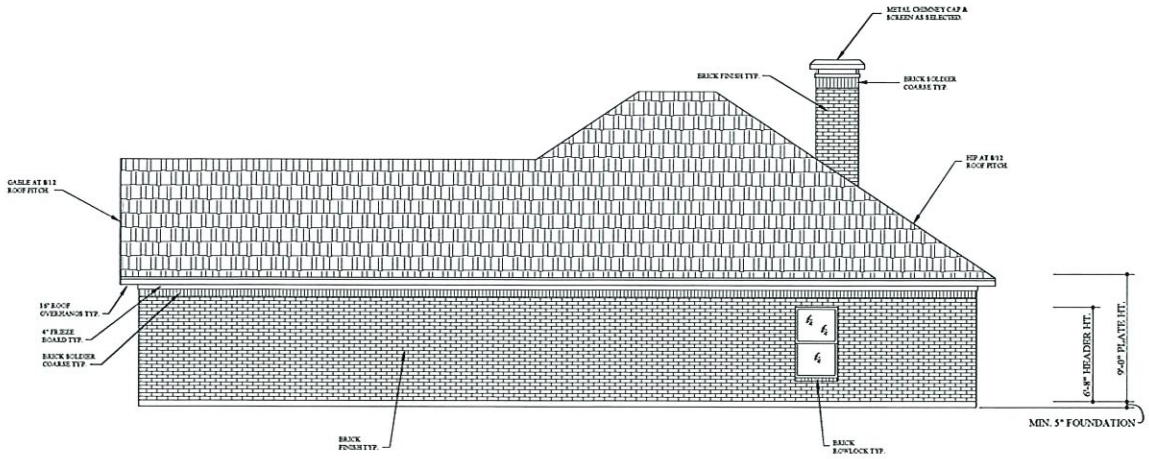
DATE: JAN 2017
DESIGNED BY: EDDY HULSEY
DRAWN BY: TERRY TOMAS

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

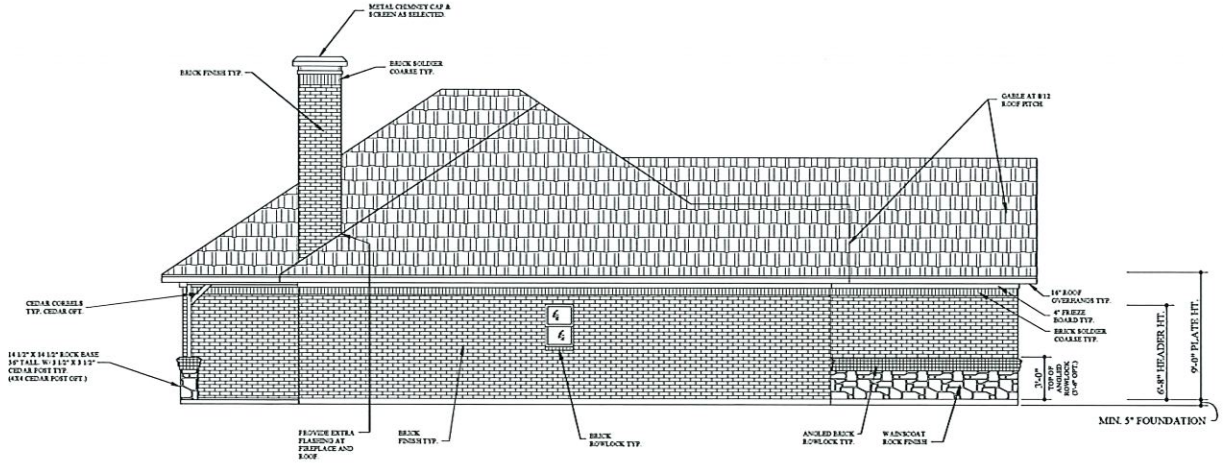
A CUSTOM RESIDENCE FOR:
THE BETTY JOE

FRONT & REAR ELEVATIONS

SHEET NUMBER:
A-4



RIGHT ELEVATION
(WEST)



LEFT ELEVATION
(EAST)

PROVIDE GUTTERS AND DOWN SPOUTS

MIN. 30 YEAR COMPOSITION SHINGLES.

ALL EXTERIOR CEDAR PRODUCTS USED ON ELEVATIONS TO BE STAINED.

H & H
DRAFTING AND DESIGN
305 W. WOODARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 465-9770 FAX: (903) 465-3613

REVISIONS

DATE: JAN. 2017
DESIGNED BY: EDDY HURLEY
DRAWN BY: TERRY TOMAS

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

A CUSTOM RESIDENCE FOR:
THE BETTY JOE

RIGHT & LEFT ELEVATIONS

SHEET NUMBER

A-5

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Wyldewood Homes, LLC
518 Bledsoe Rd.
Gunter, TX 75058

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

Tim Pike
518 Bledsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a variance to allow a 15' rear yard setback for a residential dwelling in lieu of the required 25' in an R-1 (One-Family Residential) District located at 1411 Saratoga Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

3517 SHERBROOKE PLACE

The request of Noel & Tammy Paramanantham (Owner) concerning the property located at 3517 Sherbrooke Place, being Lot 1, Block A, Pebblebrook South Phase 1, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 5' side street setback for a patio cover in lieu of the required 10' in an R-1 (One-Family Residential) District.

Background:

The property is located st 3517 Sherbrooke Place, the northeast corner of Peggey's Cove and Sherbrooke Place. The property is zoned an R-1 (One-Family Residential) District. The owner would like to construct a 8' x 12' pavilion, 5' from the Peggey's Cove property line.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Noel & Tammy Paramanantham (Owner)

Master Plan Designation:

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

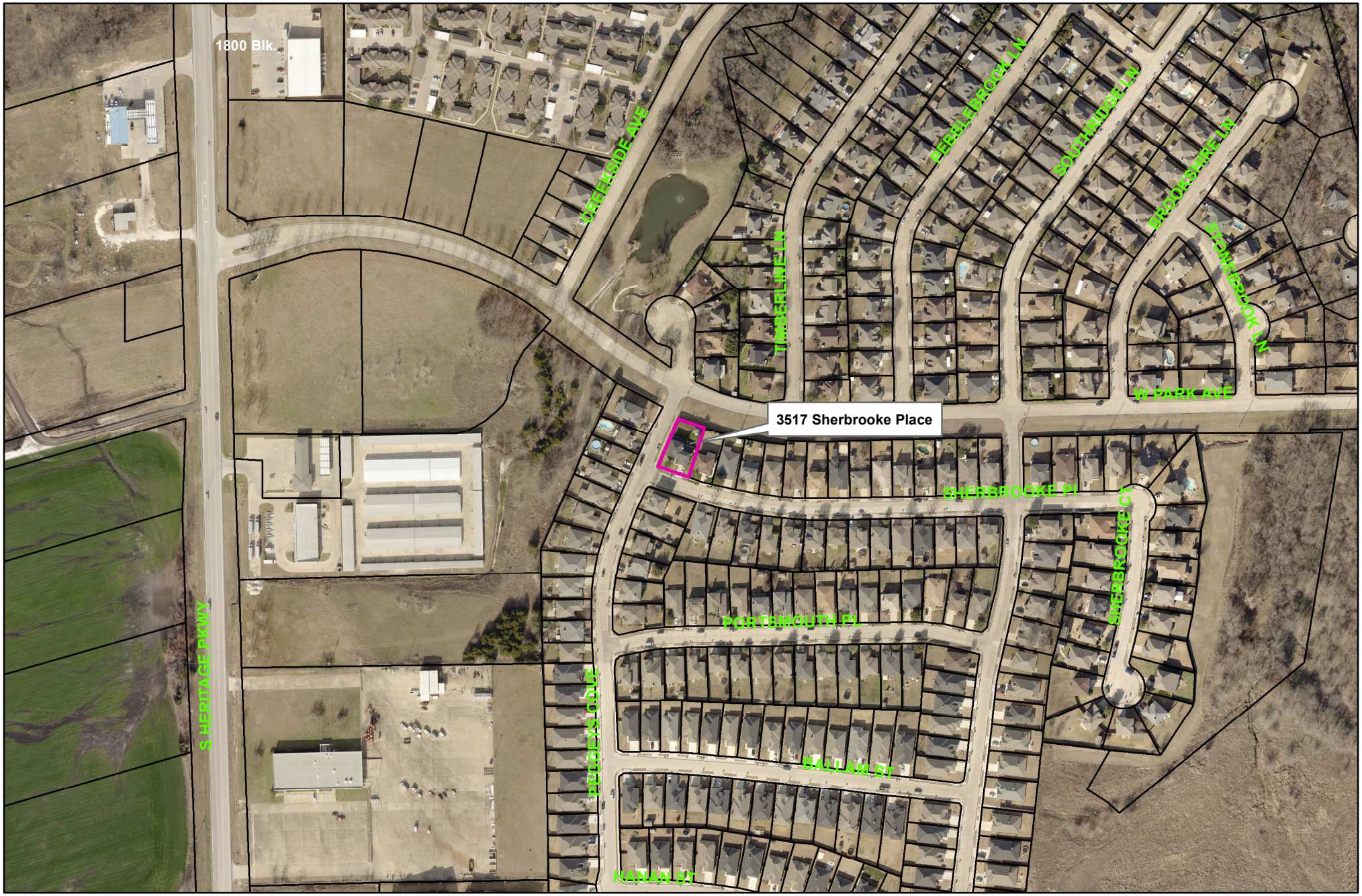
Number of notices mailed:
24

Objections Received:
0

Development Review Meeting:
No

Attachments

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



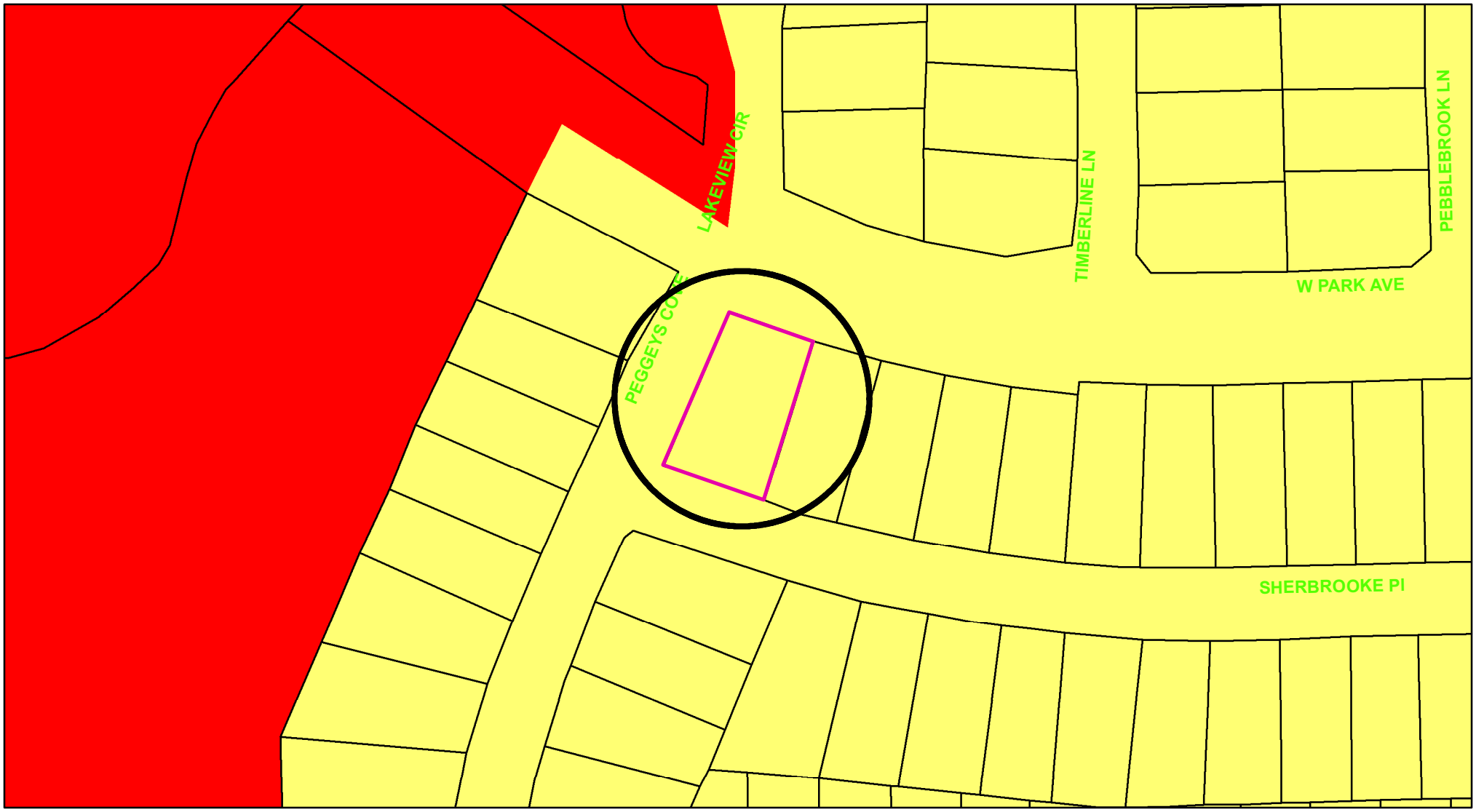
3517 Sherbrooke Place

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 3517 Sherbrooke Place

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

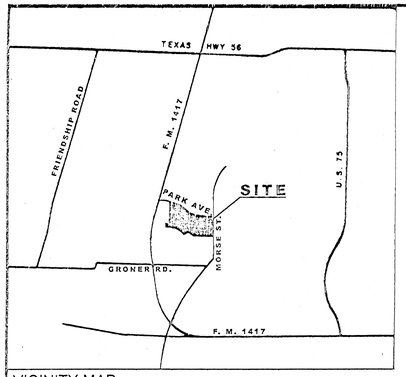
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

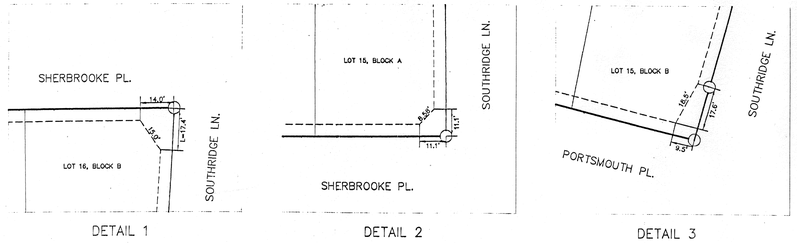
3517 Sherbrooke Place





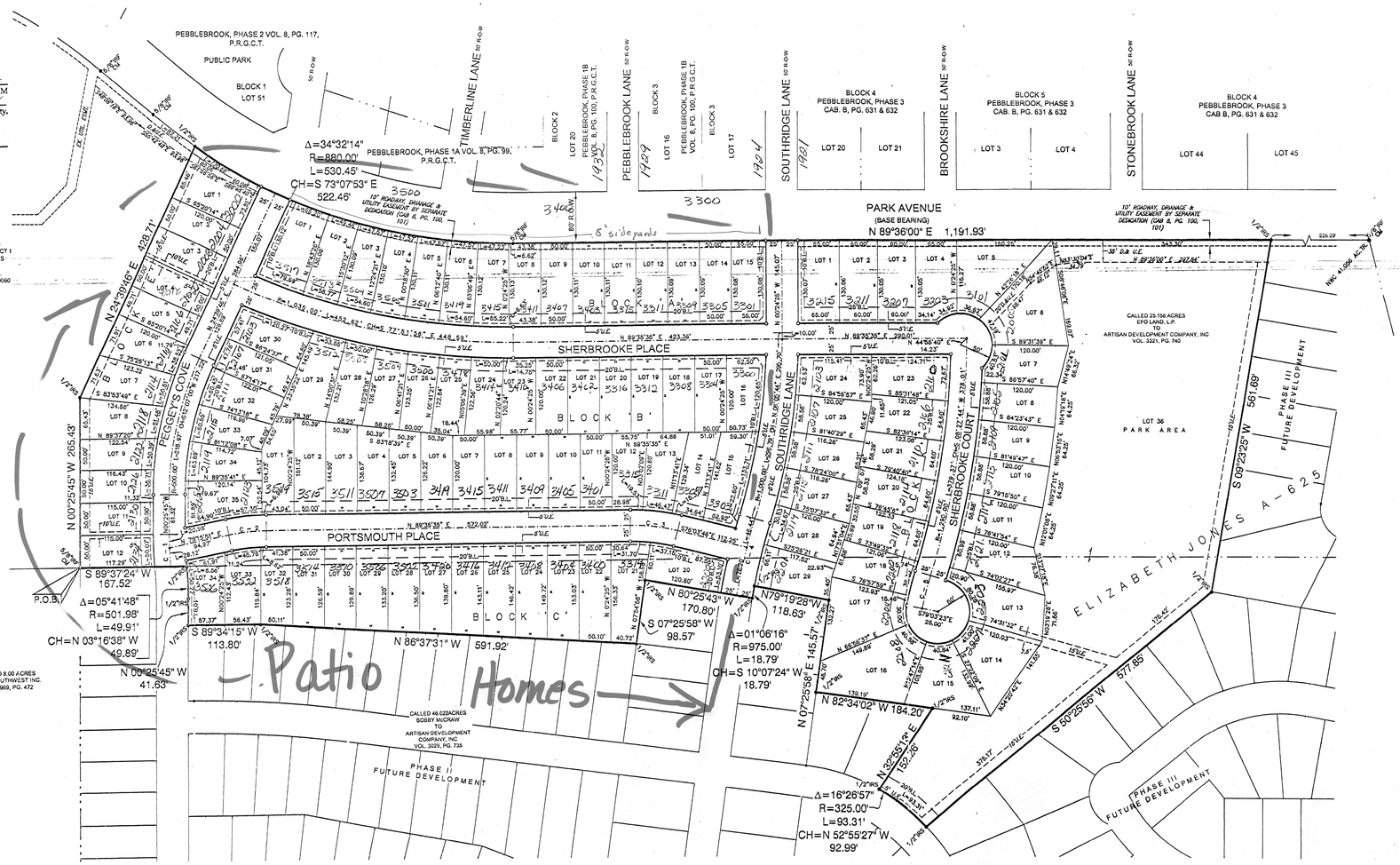
VICINITY MAP
SCALE: NTS

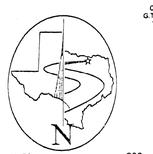
CENTERLINE CURVE DATA				
CURVE	DELTA	RAD.	ARC	CHORD.
C-1	05°29'19"	523.02'	50.10'	N 03°10'24" W 50.08'
C-2	11°19'45"	300.00'	59.39'	N 83°55'43" E 59.22'
C-3	14°20'39"	300.00'	75.11'	S 83°14'05" E 74.91'
C-4	07°01'36"	1000.00'	122.64'	N 13°05'05" E 122.56'
C-5	05°56'37"	503.35'	52.22'	S 13°54'55" W 52.19'



DETAIL 1 DETAIL 2 DETAIL 3

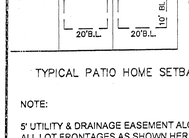
UTILITY & DRAINAGE EASEMENT DETAILS
(1"=30')





BEARING BASIS:

NORTH RIGHT-OF-WAY OF PARK AVENUE (PEBBLEBROOK PHASE 3)



TYPICAL PATIO HOME SETBACKS

NOTE:

5' UTILITY & DRAINAGE EASEMENT ALONG ALL LOT FRONTAGES AS SHOWN HEREON.

89 00
FILED FOR RECORD
at 3:51 o'clock P M
Recorded in Vol. 1611 Page 21
Records Grayson County.
SARA JACKSON
County Clerk, Grayson Co., Texas
By Linda Ashby
Deputy

LEGEND	
CM	CONTROLLING MONUMENT
IP	IRON PIN
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD SET W/ YELLOW CAP "SENTCORP RPLS 4001" AND ON LOT CORNERS
	5/8" IRON ROD SET W/ RED CAP "SENTCORP RPLS 4001" AND ON BLOCK CORNERS AND CURVES
SL	SURVEY LINE
	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
BL	BUILDING LINE

CERTIFICATE OF APPROVAL

APPROVED THIS 11th DAY OF December 2002, 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, CITY OF SHERMAN, TEXAS

4-4-02
DATE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of PEBBLEBROOK SOUTH, PHASE I Subdivision to the City of Sherman was submitted to the City Council on the 7th day of January 2002, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorizes the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 4th day of April, A.D. 2002.

CITY CLERK, CITY OF SHERMAN, TEXAS

DEDICATION

STATE OF TEXAS

COUNTY OF GRAYSON

WHEREAS, ARTISAN DEVELOPMENT COMPANY, INC. is the owner of all that certain tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, Grayson County, Texas, and being part of the called 25.158 acre tract described in the deed from EFO Land L.P. to Artisan Development Company, Inc. recorded in Volume 3321, Page 740 of the Deed Records of Grayson County, Texas, and part of the called 46.022 acre tract described in the deed from Bobby McCraw to Artisan Development Company, Inc. recorded in Volume 3029, Page 735 of the said Deed Records; the subject tract being more particularly described as follows;

BEGINNING for the Southwest corner of the herein described tract at a 5/8 inch iron rod found in the South line of the said 25.158 acre tract at the Northeast corner of the called 8.00 acre tract described in the deed to G.T.E. Southwest Inc. recorded in Volume 1969, Page 472, of the said Deed Records;

THENCE North 00 Degrees 25 Minutes 45 Seconds West across the 25.158 acre tract a distance of 265.43 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";

THENCE North 24 Degrees 39 Minutes 46 Seconds East continuing across the 25.158 acre tract a distance of 428.71 feet to a ½ inch iron rod with a yellow plastic cap stamped "SENTCORP RPLS 4001"set on the South right-of-way of Park Avenue;

THENCE Southeasterly with the said South right-of-way of Park Avenue and the North line of the 25.158 acre tract along the arc of a curve to the left having a radius of 880.00 feet, an arc length of 530.45 feet (chord bearing South 73 Degrees 07 Minutes 53 Seconds East a distance of 522.46 feet) to a 5/8 inch iron rod found at the end of the curve;

THENCE North 89 Degrees 36 Minutes 00 Seconds East continuing with the South right-of-way of Park Avenue and the North line of the 25.158 acre tract a distance of 1,191.93 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001", South 89 Degrees 36 Minutes 00 Seconds West a distance of 226.29 feet from a 5/8 inch iron rod found at the Northeast corner of the 25.158 acre tract;

THENCE South 09 Degrees 23 Minutes 25 Seconds West across 25.158 acre tract and passing at a distance of 506.79 feet the South line thereof and the North line of the called 46.022 acre tract and continuing along the same course, in all, a total distance of 561.69 feet;

THENCE Westerly across the said 46.022 acre tract the following 13 calls:

1. South 50 Degrees 25 Minutes 56 Seconds West a distance of 577.85 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
2. Along the arc of a curve to the left having a radius of 325.00 feet, an arc length of 93.31 feet (chord bearing North 52 Degrees 55 Minutes 27 Seconds West a distance of 92.99 feet) to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
3. North 32 Degrees 55 Minutes 13 Seconds East a distance of 152.26 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
4. North 82 Degrees 34 Minutes 02 Seconds West a distance of 184.20 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
5. North 07 Degrees 25 Minutes 58 Seconds East a distance of 145.57 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
6. North 79 Degrees 19 Minutes 28 Seconds West a distance of 118.63 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
7. Along the arc of a curve to the left having a radius of 975.00 feet, an arc length of 18.79 feet (chord bearing South 10 Degrees 07 Minutes 24 Seconds West a distance of 18.79 feet) to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
8. North 80 Degrees 25 Minutes 43 Seconds West a distance of 170.80 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
9. South 07 Degrees 25 Minutes 58 Seconds West a distance of 98.57 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
10. North 86 Degrees 37 Minutes 31 Seconds West a distance of 591.92 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
11. South 89 Degrees 34 Minutes 15 Seconds West a distance of 113.80 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
12. North 00 Degrees 25 Minutes 45 Seconds West a distance of 41.63 feet to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001";
13. Along the arc of a curve to the left having a radius of 501.98 feet, an arc length of 49.91 feet (chord bearing North 03 Degrees 16 Minutes 38 Seconds West a distance of 49.89 feet) to a ½ inch iron rod set with a yellow plastic cap stamped "SENTCORP RPLS 4001" on the North line of the 46.022 acre tract and the South line of the 25.158 acre tract;

THENCE South 89 Degrees 37 Minutes 24 Seconds West with the South line of the 25.158 acre tract and the North line of the said 46.022 acre tract a distance of 167.52 feet to the PLACE OF BEGINNING and enclosing 26.858 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT, ARTISAN DEVELOPMENT COMPANY, INC. , does hereby adopt this plat designating the herein described property as PEBBLEBROOK SOUTH, PHASE I in the City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easement shown hereon.

ARTISAN DEVELOPMENT COMPANY, INC.

BY: Walter DeRonde
WALTER DeRONDE

FILED FOR RECORD
at 3:51 o'clock P M
Recorded in Vol. 1611 Page 21
Records Grayson County.
SARA JACKSON
County Clerk, Grayson Co., Texas
By Linda Ashby
Deputy

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared Walter DeRonde, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF April, 2002.

Notary Public in the State of Texas
Linda Ashby
My Commission Expires: 6-6-02

LINDA ASHBY
Notary Public
STATE OF TEXAS
My Comm. Exp. 6-06-02

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Sherman, Texas.

Wm. M. Coleman, R.P.L.S. 4001

2APR02
DATE

STATE OF TEXAS
WM. M. COLEMAN
4001
REGISTERED
LAND SURVEYOR

DATE:
11-28-01

REVISIONS:
12-26-01/mod. per. dtv. comments
04-01-02/do.
04-02-02/ deed ref./bh

Surveyors & Engineers of North Texas, Inc.
REX AMANDA COURT PONDER, TEXAS 76259
(940) 686-2648 FAX (940) 686-2651
WWW.SENTCORP.COM

FINAL PLAT

PEBBLEBROOK SOUTH, PHASE I

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DEVELOPER
ARTISAN DEVELOPMENT
1600 SHADY OAKS DR.
CORINTH, TEXAS

JOB NUMBER 641
DWG: 641-FP-022002.dwg
LAYOUT: 24X36

DESIGNED: GKE
DRAWN: MGD
CHECKED: WMC

SCALE 1" = 100'

01 OF 01

Addresses

Vol 15 Pg 24

DESCRIPTION	SQ.FT.	SQ.YDS.
Front Sod:	1	1
Back Sod:	1	1
Total Sod:	1	1

DESCRIPTION	SQ. FT.
Approach:	1
Driveway:	1
City Sidewalk:	1
Lead Sidewalk:	1
Patio/AC Pad:	1
Total Flatwork:	1

LOT AREA: 9488 SQ. FT.
TYPE " DRAINAGE
Lot Coverage:
Fence Length:

Chord Bearing : N/A
Chord Distance : N/A
Arc Length : 66.20'
Radius : 880.00'

X
X 2P

Building must be 6' from any other structure

10' RW., D.E., & U.E.

25' BL

PROPOSED 8'x12' DECK + PAVILION

64'

8'

20

EXISTING PATIO

10'

12'

10' BL

5' U.E.

N24°39'46"E 130.12'

S18°43'26"W 130.08'

5' BL

LOT 2

PEGGEY'S COVE

49'-11"

LAVACA
RFA
10/7/99

45'-7 1/2"

49'-11"

LAVACA
RFB
10/7/99

45'-7 1/2"

CONC.

36" CONC. WALK

20' BL

17'-0"
CONC. DRIVE

17'-0"
CONC. DRIVE

20'

5' U.E.

Chord Bearing : N/A
Chord Distance : N/A
Arc Length : 79.69'

NOT ATTACHED

DESIGN | PURCHASE | CONSTRUCT | ENJOY

OZCO Project #205 - 10x10 Pavilion 6x6 Posts



roofing shown translucent for clarity

OWT Ornamental Wood Ties

OZCO BUILDING PRODUCTS

Pavilion Overview

V2.00 - Installation Instructions, Specifications and Project Plans are effective 2/21/2017 . This information is updated periodically and should not be relied upon after 2 years from 2/21/2017 . Please visit OZCOBP.com to get current information.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Noel & Tammy Paramanantham
3517 Sherbrooke Place
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 5' side street setback for a patio cover in lieu of the required 10' in an R-1 (One-Family Residential) District located at 3517 Sherbrooke Place has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
6. No building shall exceed 35 feet or 2 stories in height. *(Chapter 14, Exhibit A, Section 6.3)*
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.

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

411 WEST MCGEE STREET

The request of Eric Evans (Owner) concerning the property located at 411 West McGee Street, being part of Lot 11, Block 4, W.M. Shannon Supplement, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow a 270 square foot addition to an existing nonconforming structure located 5’ from the west property line and 6.3’ from the east property line in lieu of the required 7’ in an R-1 (One Family Residential) District.

Background:

The property is located at 411 West McGee Street between Woods and Alexander Streets. The property is zoned an R-1 (One Family Residential) District.

The owner would like to construct 15' x 18' (270 square foot) addition to the existing home. The exterior will be brick or natural stone wainscot with painted siding. The house was built in 1958, 6'3" from the east property line and 5' from the west property line.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Eric Evans (Owner)

Master Plan Designation:

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

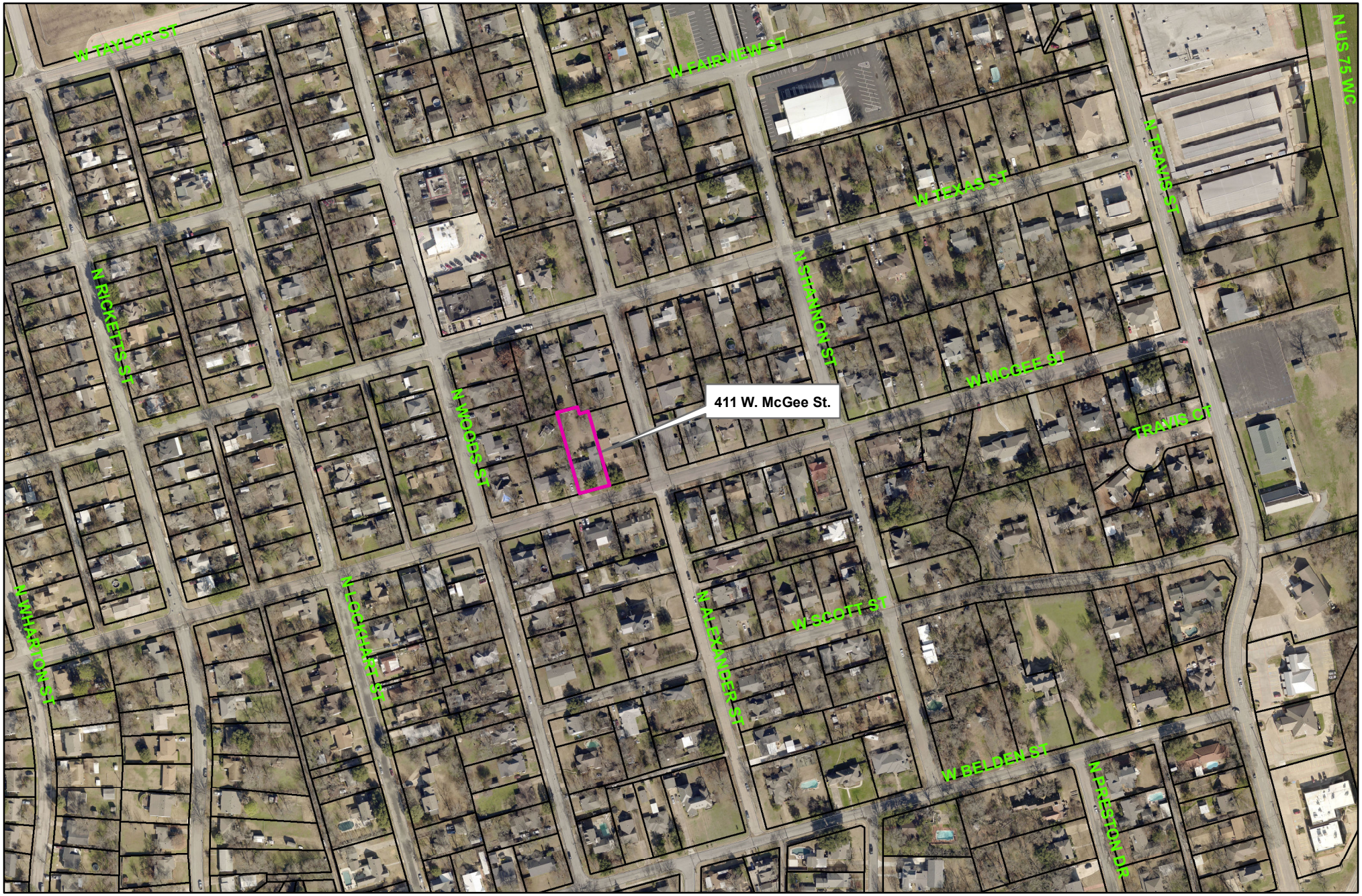
Number of notices mailed:
18

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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



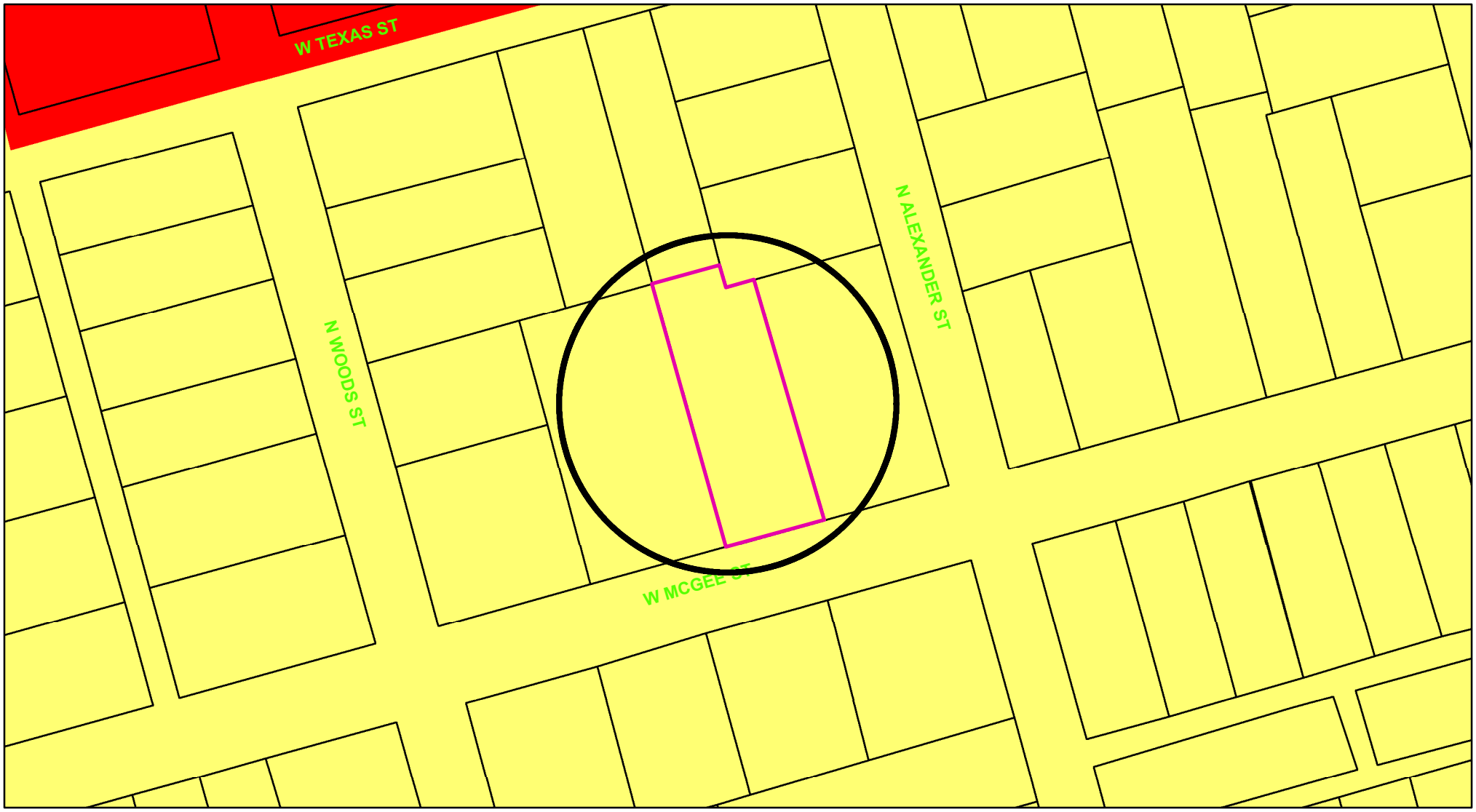
411 West McGee Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 411 West McGee Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

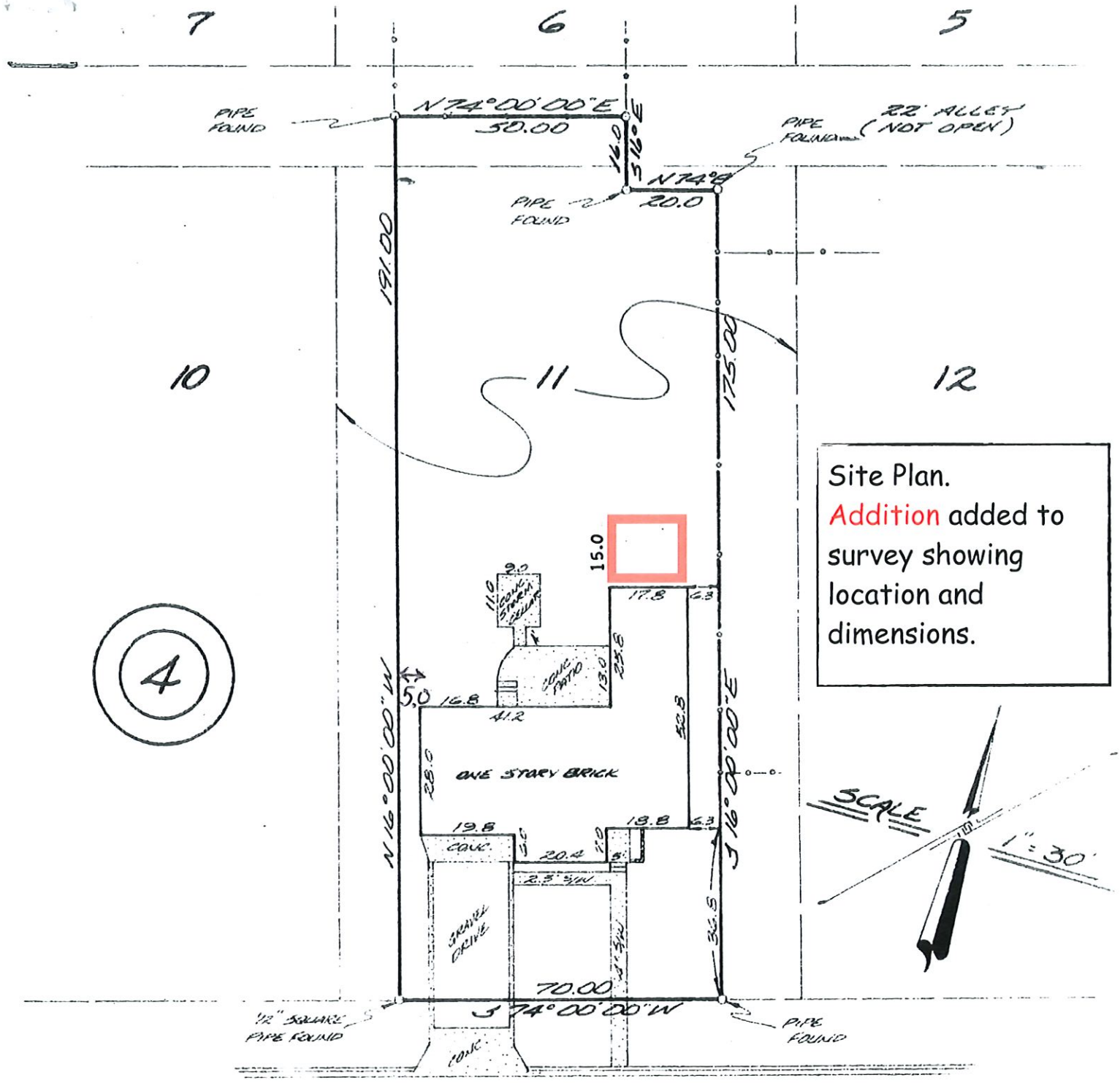
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

411 West McGee Street





Site Plan.
Addition added to survey showing location and dimensions.

McGEE STREET

SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

Survey for: ERIC D. EVANS, et ux

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 22 nd day of August, 1991 of the following described property:

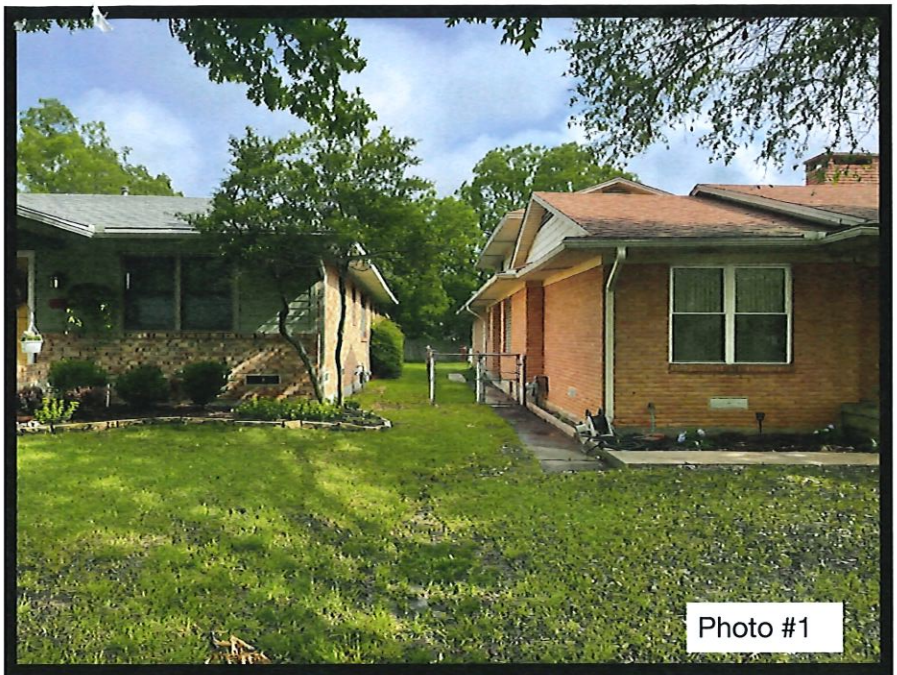

Photo #1


Photo #2


Photo #3

Eric Evans
411 W. McGee St.
Sherman TX

Request a 6' setback on the east side property line in lieu of the required 7'.

Home was built in 1958 and is 6'3" from the property line on the east side.

I would like to add an addition to the north end of the home following the current wall and roof line.

The addition would be approximate 18'x15' single story.

Exterior finish would complement the front of the home, brick or natural stone wainscot with painted siding.

Photo #1.
411 W. McGee is on the left side of photo. East side property line from McGee St. Neighbor's chain link fence is the property line.

Photo #2.
North end of the home where the addition is to be built, The 15' addition would come out to where the small tree is.

Photo #3.
Exterior finish would complement the front of the home, brick or natural stone wainscot with painted wood siding.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Eric Evans
411 W. McGee St.
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance to allow a 270 square foot addition to an existing nonconforming structure located 5' from the west property line and 6.3' from the east property line in lieu of the required 7' in an R-1 (One Family Residential) District located at 411 West McGee Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
6. No building shall exceed 35 feet or 2 stories in height. *(Chapter 14, Exhibit A, Section 6.3)*
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.

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 301, 305 & 309 CORNERSTONE DRIVE**

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 301, 305 and 309 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows;

Planning and Zoning Commission

Replat approval of Cornerstone Addition, Block 2, Lot 9R, being a Replat of Lots 8, 9 & 10, Block 2, Cornerstone Addition

Background:

The property is located at 301, 305 and 309 Cornerstone Drive off North Highway 75. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner would like to Replat three lots into one lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

P & N Sherman, LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

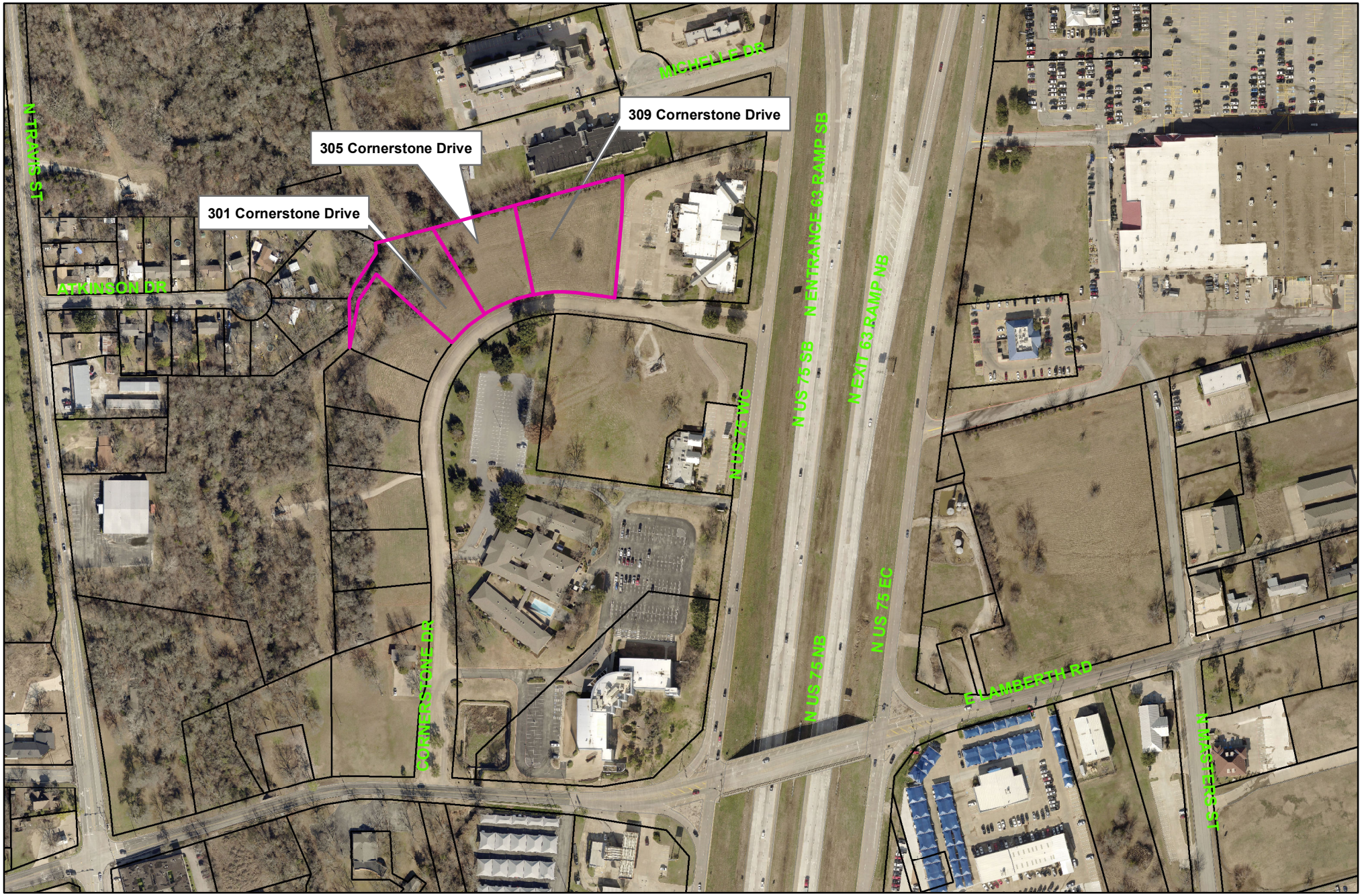
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Cornerstone Replat Blk 2 Lot 9R
Staff Review Letter



301, 305 & 309 Cornerstone Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 293 ft



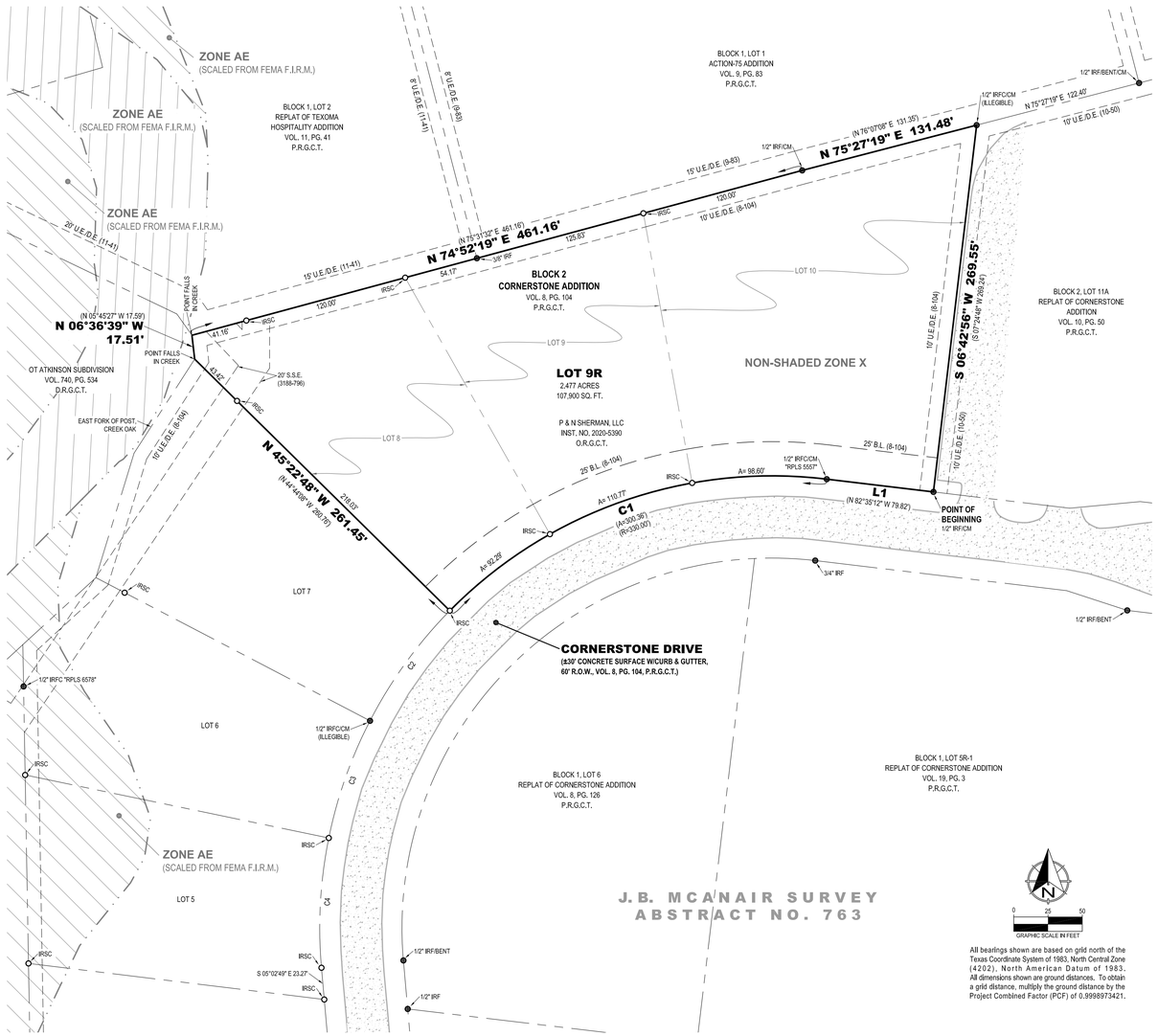
Zoning - 301, 305 & 309 Cornerstone Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

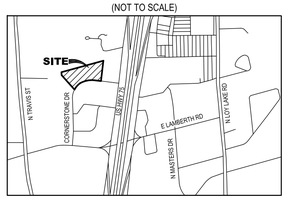
NOT TO SCALE

1 in = 200 ft



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998973421.

VICINITY MAP
(NOT TO SCALE)



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

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

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

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

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS P & N SHERMAN, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being Lots 8, 9 and 10 in Block 2 of Cornerstone Addition, according to the plat thereof recorded in Volume 8, Page 104, Plat Records, Grayson County, Texas, and being part of the tract of land described in the deed to P & N Sherman, LLC, recorded in Instrument No. 2020-5390, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of Lot 10, common to the southwest corner of Lot 11A in Block 2 of the Replat of Cornerstone Addition, according to the plat thereof recorded in Volume 10, Page 50, said Plat Records, and on the northerly right-of-way line of Cornerstone Drive;

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

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

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

THENCE North 06°36'39" West, with the westerly line of said Lot 8, and with the easterly line of said OT Atkinson Subdivision, and in said creek, a distance of 17.51 feet to the northwest corner of said Lot 8, common to the southern-most southwest corner of Lot 2 in Block 1 of the Replat of Texoma Hospitality Addition, according to the plat thereof recorded in Volume 11, Page 41, said Plat Records;

THENCE North 74°52'19" East, with the northerly line of said Lot 8, and with the southerly line of said Lot 2, passing en route at a distance of 41.16 feet a Capped Iron Rod set for witness, and continuing on said course, passing en route at a distance of 161.16 feet a Capped Iron Rod set for the northeast corner of said Lot 8, and continuing on said course, with the northerly line of aforesaid Lot 9, passing en route at a distance of 215.33 feet a 3/8-inch iron rod found for the southeast corner of said Lot 2, and continuing on said course, with the southerly line of Lot 1 in Block 1 of the Action-75 Addition, according to the plat thereof recorded in Volume 9, Page 83, said Plat Records, passing en route at a distance of 341.16 feet a Capped Iron Rod previously set for the northeast corner of said Lot 9, and continuing on said course, with the northerly line of aforesaid Lot 10, a total distance of 461.16 feet to a 1/2-inch iron rod found for angle point;

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

THENCE South 06°42'56" West, with the easterly line of said Lot 10, and with the westerly line of said Lot 11A, a distance of 269.55 feet to the POINT OF BEGINNING and enclosing 2.477 acres (107,900 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **P & N SHERMAN, LLC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF CORNERSTONE ADDITION, BLOCK 2, LOT 9R**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: P & N SHERMAN, LLC

By: _____
Jack Patel

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF CORNERSTONE ADDITION, BLOCK 2, LOT 9R**, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

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

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

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

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903-786-6029

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

P&N Sherman, LLC
Attn: Jack Patel
1225 Baynes Drive
McKinney, TX 75071

Preston Trail Land Surveying, LLC
83493 N. State Highway 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Cornerstone Addition, Block 2, Lot 9R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
2. Dedicate a 10' Utility Easement along Cornerstone Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. Detention upgrade may be required upon Engineering review. Engineering documentation 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)*
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

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

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

Requested Action/Proposed Use:

*** 3400 BLOCK EAST LESLIE LANE (ETJ)**

The request of Angel M. Jaramillo & Martha Lopez (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 3400 Block of East Leslie Lane, being 14.492 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition on Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located in the 3400 block of East Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to Plat the property into four lots.

Adjacent Zoning:

Outside City.

Origination:

Angel M. Jaramillo & Martha Lopez (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Jaramillo Addition on Leslie Lane
Staff Review Letter



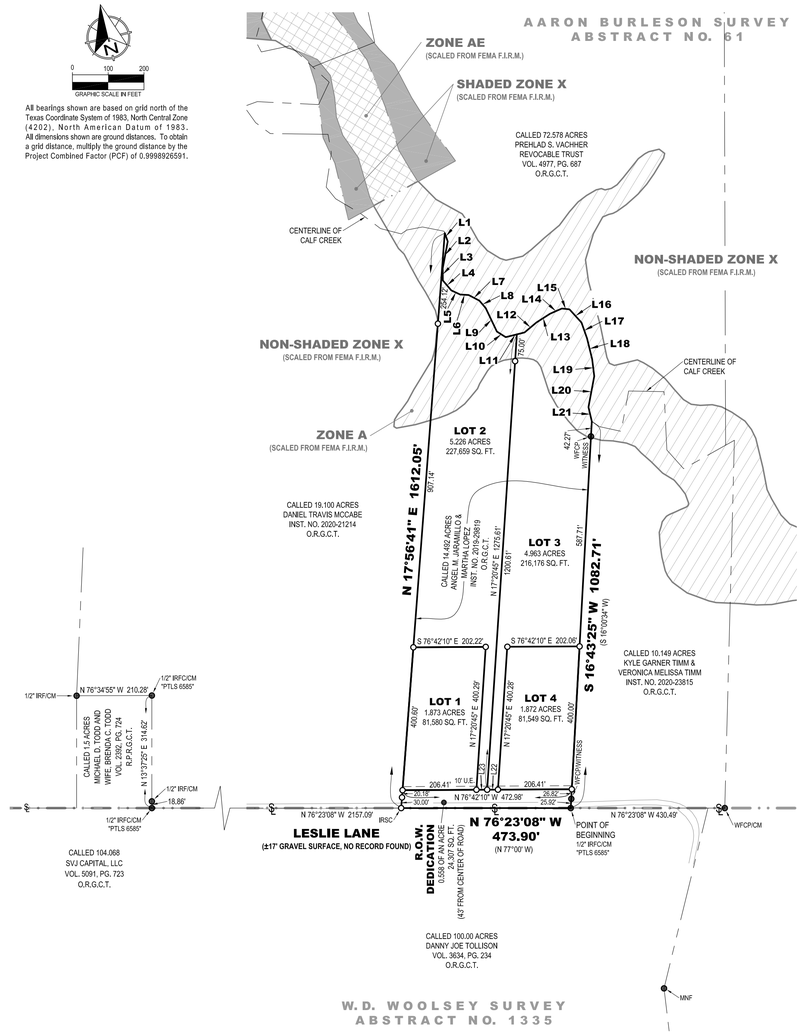
3400 Block East Leslie Lane

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,500 ft



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 0.9998929591.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that a portion of this property is within "Zone A" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined." as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

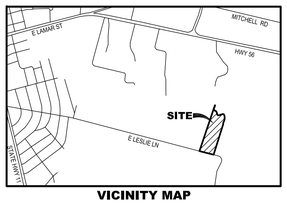
GENERAL NOTES:

1. Abstract lines shown are approximate.
2. All lot corners are 1/2" iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" unless otherwise noted.
3. No development shall be allowed in Flood Zone without the permission of City of Sherman and/or Grayson County.

LEGEND

●	FOUND MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	VOL., PG.	VOLUME, PAGE
IRFC	IRON ROD FOUND W/PLASTIC CAP	INST. NO.	INSTRUMENT NO.
WFCP	WOOD FENCE CORNER POST	U.E.	UTILITY EASEMENT
MNF	MAG NAIL FOUND		BOUNDARY LINE
CM	CONTROLLING MONUMENT		ADJOINER LINE
( )	DEED OR PLAT CALL		ABSTRACT LINE APPROXIMATE
O.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		EASEMENT

LINE	BEARING	DISTANCE
L1	S 05°56'15" E	25.05'
L2	S 24°16'40" W	76.15'
L3	S 13°01'17" W	34.04'
L4	S 26°51'03" E	36.60'
L5	S 51°32'31" E	27.35'
L6	S 72°58'12" E	23.57'
L7	S 48°37'32" E	33.95'
L8	S 26°54'07" E	27.39'
L9	S 11°45'05" E	72.43'
L10	S 44°09'09" E	29.30'
L11	N 89°39'40" E	54.26'
L12	N 63°34'05" E	43.31'
L13	N 70°57'03" E	45.29'
L14	N 79°43'44" E	35.83'
L15	S 70°47'45" E	21.54'
L16	S 28°34'32" E	49.99'
L17	S 05°49'09" E	46.90'
L18	S 00°09'51" E	60.08'
L19	S 06°41'55" W	47.83'
L20	S 24°13'03" W	87.98'
L21	S 00°22'55" W	40.70'
L22	N 76°42'10" W	30.08'
L23	N 76°42'10" W	30.08'



VICINITY MAP
(NOT TO SCALE)

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

OWNER/DEVELOPER:
Angel M. Jaramillo & Martha Lopez
1019 East Lake Street
Sherman, TX 75090

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

MINOR PLAT
JARAMILLO ADDITION ON LESLIE LANE
14.492 ACRES
AARON BURLESON SURVEY, ABSTRACT NO. 61
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

Preston Trail LAND SURVEYING
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TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"-200' Date: 05/17/2021	Project No. 18-007L1a Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS ANGEL M. JARAMILLO & MARTHA LOPEZ are the owners of all of that certain tract or parcel of land situated in the Aaron Burleson Survey, Abstract No. 61, Grayson County, Texas, and being part of a called 115.492 acre tract of land described in the deed to Provident Trust Group, LLC, FBO Brian M. Kubacak, Sep Ira (45% interest), Brandon W. Kubacak (40% Interest) and Ernest W. Kubacak (15% Interest), recorded in Instrument No. 2018-11849, Official Records of Grayson County, Texas, and being the same 14.492 acre tract described in the deed to Angel M. Jaramillo and Martha Lopez, recorded in Instrument No. 2019-29819, 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 the southeast corner of said 115.492 acre tract, common to the southwest corner of a called 10,149 acre tract of land described in the deed to Contract of Sale and Purchase to Larry Jerome Boring, recorded in Volume 1605, Page 266, Deed Records of Grayson County, Texas, and on the northerly line of a called 100.00 acre tract of land described in the deed to Danny Joe Tollison, recorded in Volume 3634, Page 234, said Official Records, and in Leslie Lane (a gravel surface roadway, no record found);

THENCE North 76°23'08" West, with the southerly line of said 115.492 acre tract, and with the northerly line of said 100.00 acre tract, and in said Leslie Lane, a distance of 473.90 feet to a Capped Iron Rod set for the southwest corner of the herein described tract of land;

THENCE North 17°56'41" East, crossing said 115.492 acre tract, passing en route at a distance of 30.00 feet a Capped Iron Rod set for witness on the northerly side of said Leslie Lane, and continuing on said course, passing en route at a distance of 1357.92 feet a Capped Iron Rod set for witness, and continuing on said course a total distance of 1612.05 feet to the northwest corner of the herein described tract of land, and on the northerly line of said 115.492 acre tract, and on the southerly line of a called 72.578 acre tract of land described in the deed to Preahlad S. Vachher Revocable Trust recorded in Volume 4977, Page 687, said Official Records, said point at the center of Calf Creek;

THENCE in a southeasterly direction, with the northerly line of said 115.614 acre tract, and with the southerly line of said 72.578 acre tract, and with the center line of said Calf Creek, the following twenty-one (21) courses:

1. South 05°56'15" East, a distance of 25.05 feet to a point for corner;
2. South 24°16'40" West a distance of 76,15 feet to a point for corner;
3. South 13°01'17" West a distance of 34.04 feet to a point for corner;
4. South 26°51'03" East a distance of 36.60 feet to a point for corner;
5. South 51°32'31" East a distance of 27,35 feet to a point for corner;
6. South 72°58'12" East a distance of 23.57 feet to a point for corner;
7. South 48°37'32" East a distance of 33.95 feet to a point for corner;
8. South 26°54'07" East a distance of 27.39 feet to a point for corner;
9. South 11°45'05" East a distance of 72.43 feet to a point for corner;
10. South 44°09'09" East a distance of 29,30 feet to a point for corner;
11. North 89°39'40" East a distance of 54.26 feet to a point for corner;
12. North 63°34'05" East a distance of 43,31 feet to a point for corner;
13. North 70°57'03" East a distance of 45,29 feet to a point for corner;
14. North 79°43'44" East a distance of 35,83 feet to a point for corner;
15. South 70°47'45" East a distance of 21,54 feet to a point for corner;
16. South 28°34'32" East a distance of 49.99 feet to a point for corner;
17. South 05°49'09" East a distance of 46.90 feet to a point for corner;
18. South 00°09'51" East a distance of 60.08 feet to a point for corner;
19. South 06°41'55" West a distance of 47,83 feet to a point for corner;
20. South 24°13'03" West a distance of 87.98 feet to a point for corner;
21. South 00°22'55" West a distance of 40.70 feet to a point for the northeast corner of said 115.614 acre tract, common to the northwest corner of aforesaid 10.149 acre tract;

THENCE South 16°43'25" West, with the easterly line of said 115.614 acre tract, and with the westerly line of said 10,149 acre tract, passing en route at a distance of 42.27 feet a wood fence corner post found for witness on the southerly bank of said Calf Creek, and continuing on said course along or near a fence, and passing en route at a distance of 1056.80 a wood fence corner post found for witness on the northerly side of aforesaid Leslie Lane and continuing on said course a total distance of 1082.71 feet to the POINT OF BEGINNING and enclosing 14.492 acres (631,272 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

_____
By: **Angel M. Jaramillo**

STATE OF _____ §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

_____
By: **Martha Lopez**

STATE OF _____ §
COUNTY OF _____ §

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

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

OWNER/DEVELOPER:
Angel M. Jaramillo & Martha Lopez
1019 East Lake Street
Sherman, TX 75090

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

MINOR PLAT
JARAMILLO ADDITION ON LESLIE LANE
14.492 ACRES
AARON BURLESON SURVEY, ABSTRACT NO. 61
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"-200' Date: 05/17/2021	Project No. 18-007L1a Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Angel M. Jaramillo
Martha Lopez
1019 E. Lake St.
Sherman, TX 75090

Preston Trail Land Surveying, LLC
83493 N. State Highway 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Jaramillo Addition on Leslie Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,

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

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

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

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

3200 EAST U.S. HIGHWAY 82

The request of Hearrell Enterprises, Inc. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3200 East U.S. Highway 82, being 1.812 acres in the Fleming Jennings Survey, Abstract No. 638, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(ii) to not require a 10' buffer strip, landscaped and irrigated in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 3200 East U.S. Highway 82 between Baker Drive and Skaggs Road. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. Family of Faith Church was granted site plan approval to construct a 4,000 square foot church May 19, 2020 by the Planning and Zoning Commission. They are requesting an exception to not require the 10' buffer strip along Highway 82 on a portion of the property.

Adjacent Zoning:

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

Origination:

Hearrell Enterprises, Inc. (Owners)
Helvey Wagner Surveying Inc (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

2

Objections Received:

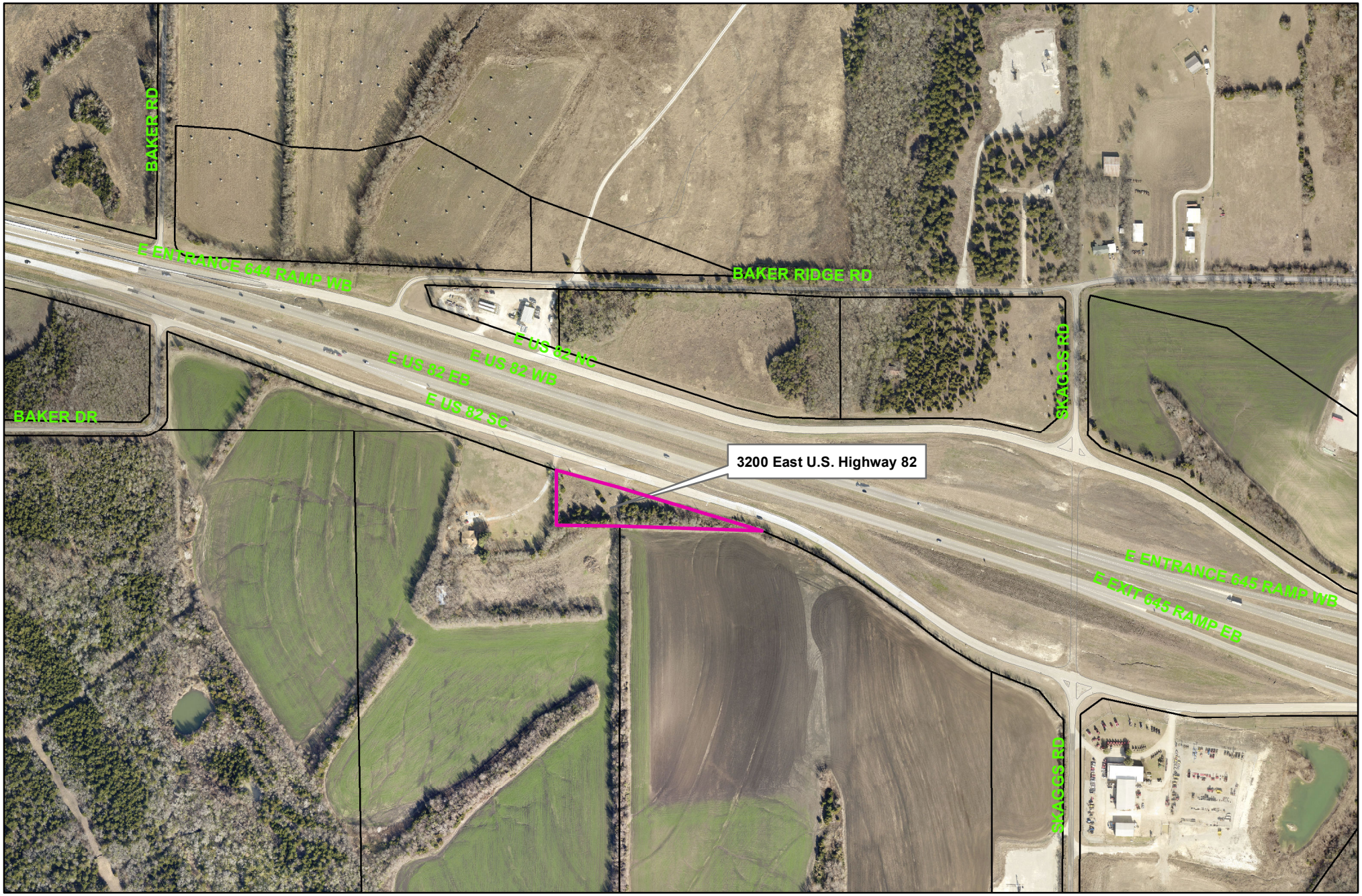
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Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Photos
Staff Review Letter



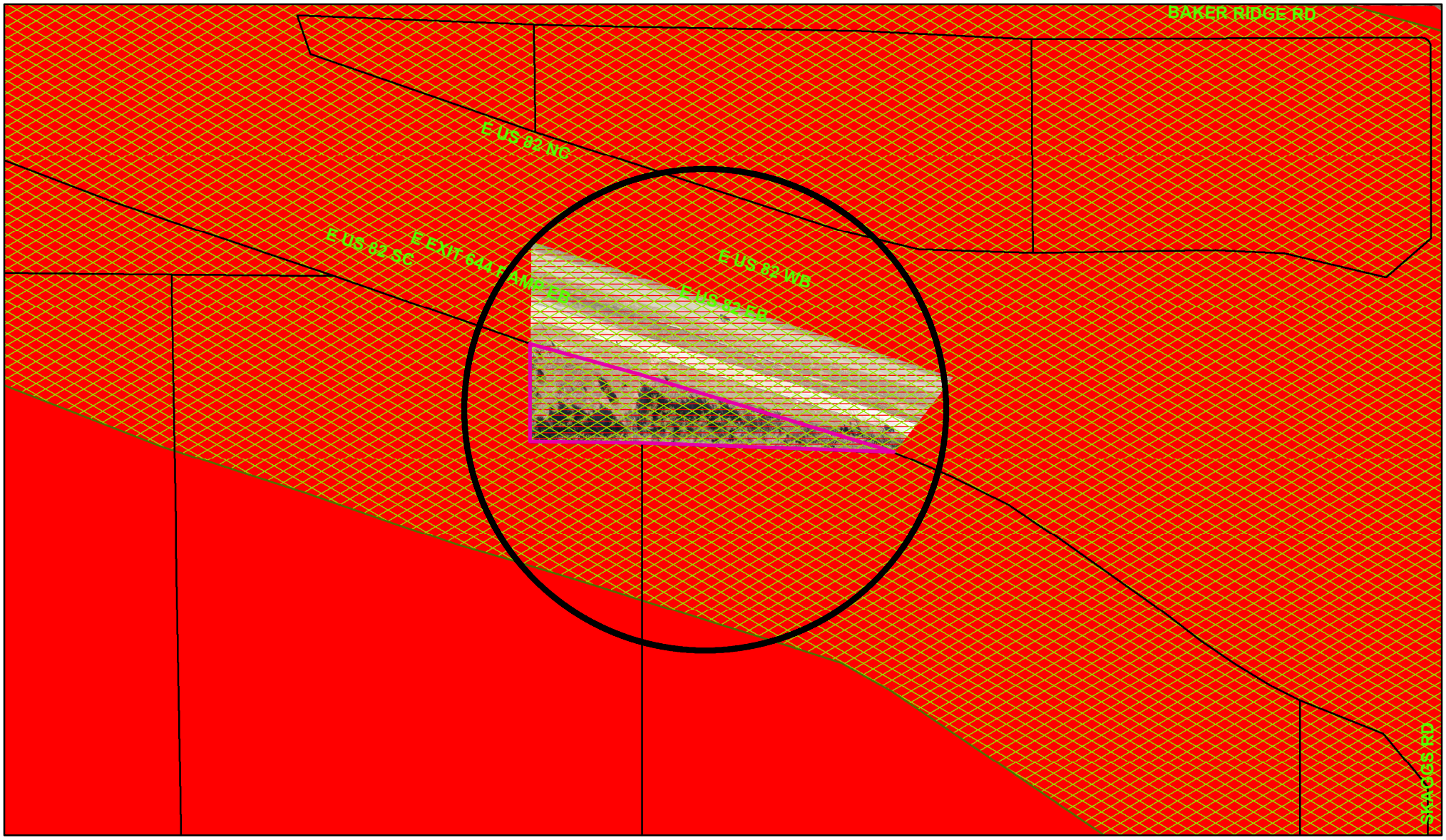
3200 East U.S. Highway 82

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft



Zoning - 3200 East U.S. Highway 82

Legend

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

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

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

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft

3200 East U.S. Highway 82



May 24, 2021

City of Sherman
Planning and Zoning Board
Scott Shadden, Secretary

We are requesting an exception from the attached staff review letter dated May 11, 2020 for the following items.

Zoning item 3. "Screening shall be provided and maintained abutting residentially zoned property unless an exception is granted."

> The portion of the property that is currently being developed on the attached site plan is highlighted in yellow. The portion of the attached site plan that is highlighted in red is not currently being developed. The portion highlighted in red will be mowed and maintained; however, because there are no buildings on this portion of the property, we are requesting that an exception to the screening requirement be granted. The portion of the property that is highlighted in red has large cedar trees on our side of the property lines and is covered in dense brush on the other side of the property lines, except for the part of this section that abuts highway 82.

Zoning item 6. "A ten-foot landscape and irrigated buffer strip along Highway 82 must be provided and maintained."

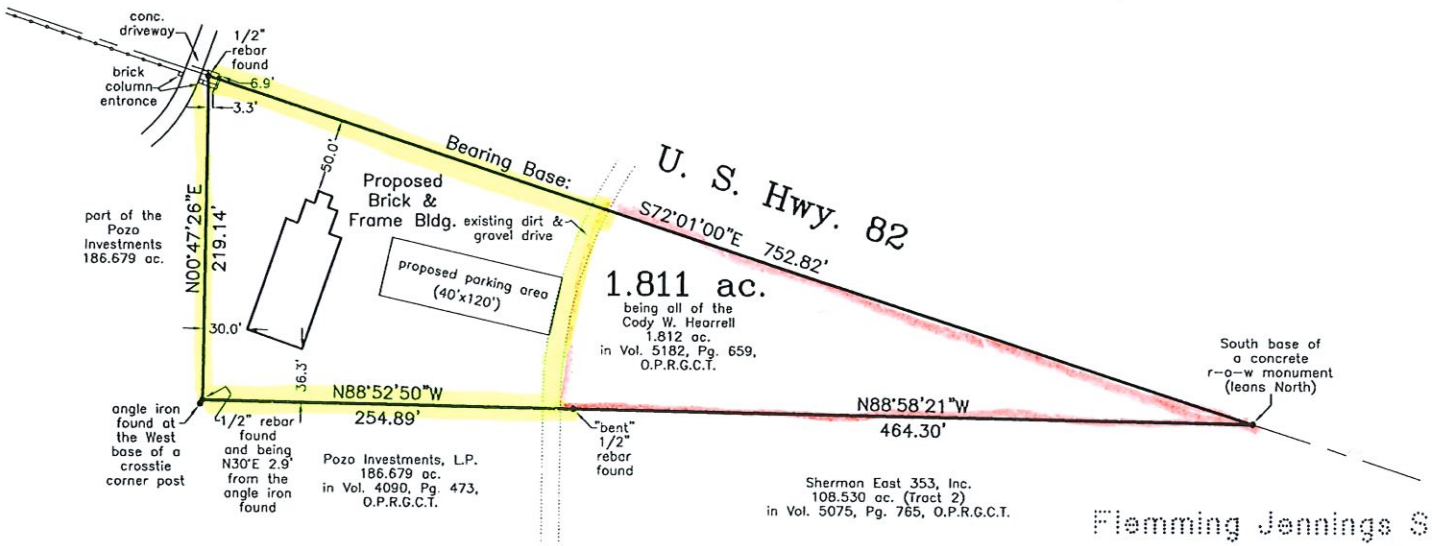
> The portion of the property that is highlighted in yellow will have a sod lawn and will be irrigated and landscaped. The portion of the property highlighted in red will not be developed. We will mow this property and maintain it. We are asking for a variance so that we are not required to landscape and irrigate the portion of the property highlighted in red which will not be developed at this time.
>
> At a future date if there is a need to further develop the portion of the property highlighted in red, we will come back to the Planning and Zoning Board with a new site plan and will comply with all requirements of the board at that time.

Respectfully submitted;

Stephen Hearrell
Senior Pastor
Family of Faith Christian Church

Attachments:

Site Plan for:
Family of Faith Church



Flemming Jennings Survey
Abstract No. 938
Grayson County, Texas

Owner: Cody W. Hearrell

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Job No. BGS490320

Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463–6191 Fax: (903) 463–4088
Email: helveywagnersurvey@gmail.com
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

C:\Land Projects R2\Hearrell-1-812ac-Hwy82\dwg\Hearrell-1-812ac-dwg.dwg 9/24/2019 1:42:30 PM CDT

Date of Preparation: March 25, 2020



Front View of the building.



View of the building and parking lot.



View of south side of property showing trees for screening.



View of west side of property showing trees for screening.



View of undeveloped portion of the property.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Hearrell Enterprises Inc
Stephen Hearrell
2008 Norwood Street
Sherman, TX 75092

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

Dear Applicants,

The request for an exception to not require a 10' buffer strip, landscaped and irrigated in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 3200 East U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 7(13)& (14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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 WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET**

The request of Leo Joseph Bowler, III (Owner) and Windrose Land Surveying (Surveyor) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase IV

Background:

The property is located in the 700 block of West Northcreek Drive and the 4900 block of North Travis Street between Travis Street and Plainview Road. The property is zoned an SF-1 (Single Family Residential) District. The owners would like to Plat the property into 135 residential lots and 6 open space lots.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

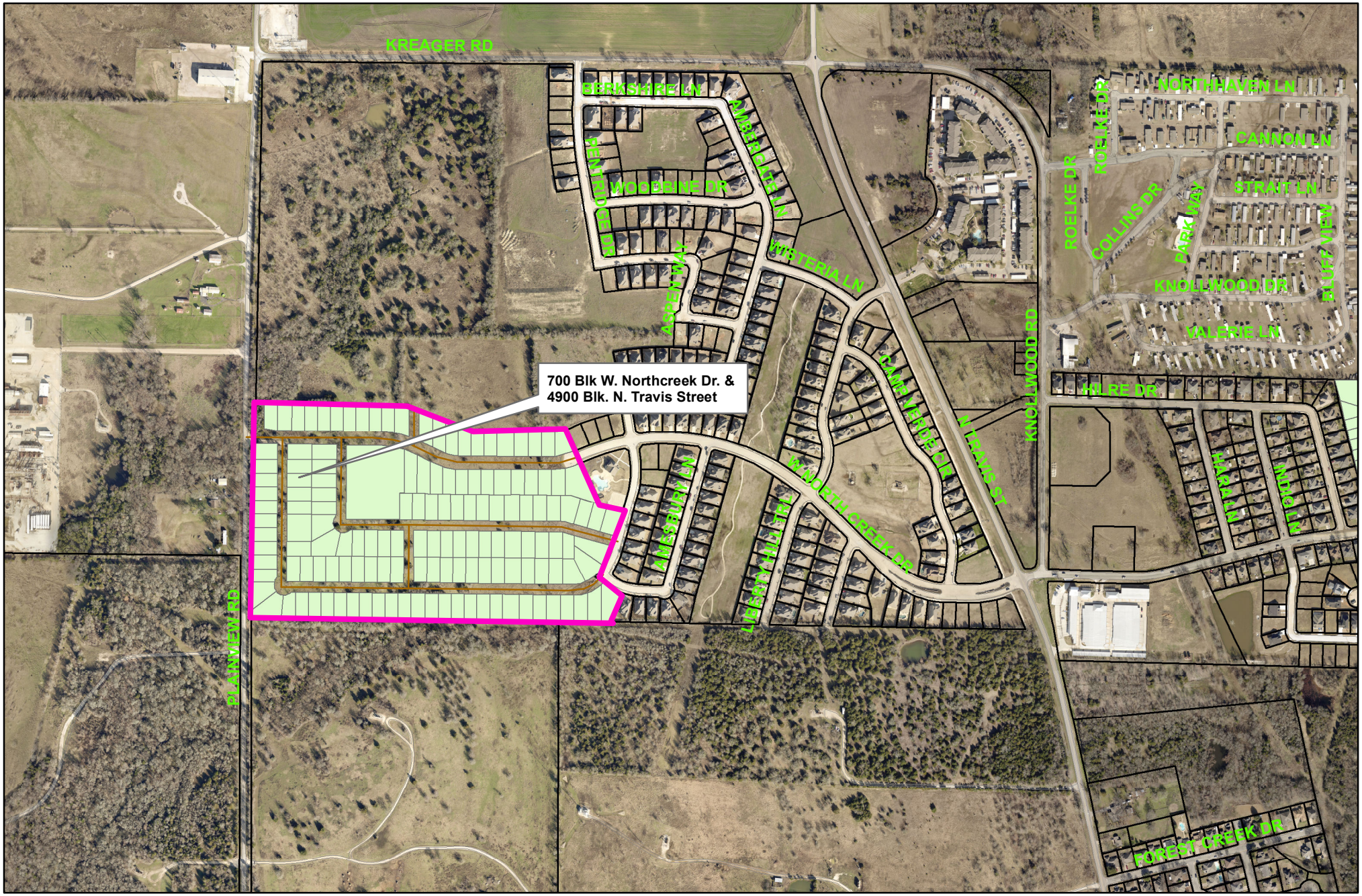
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Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Austin Landing Phase IV
Staff Review Letter



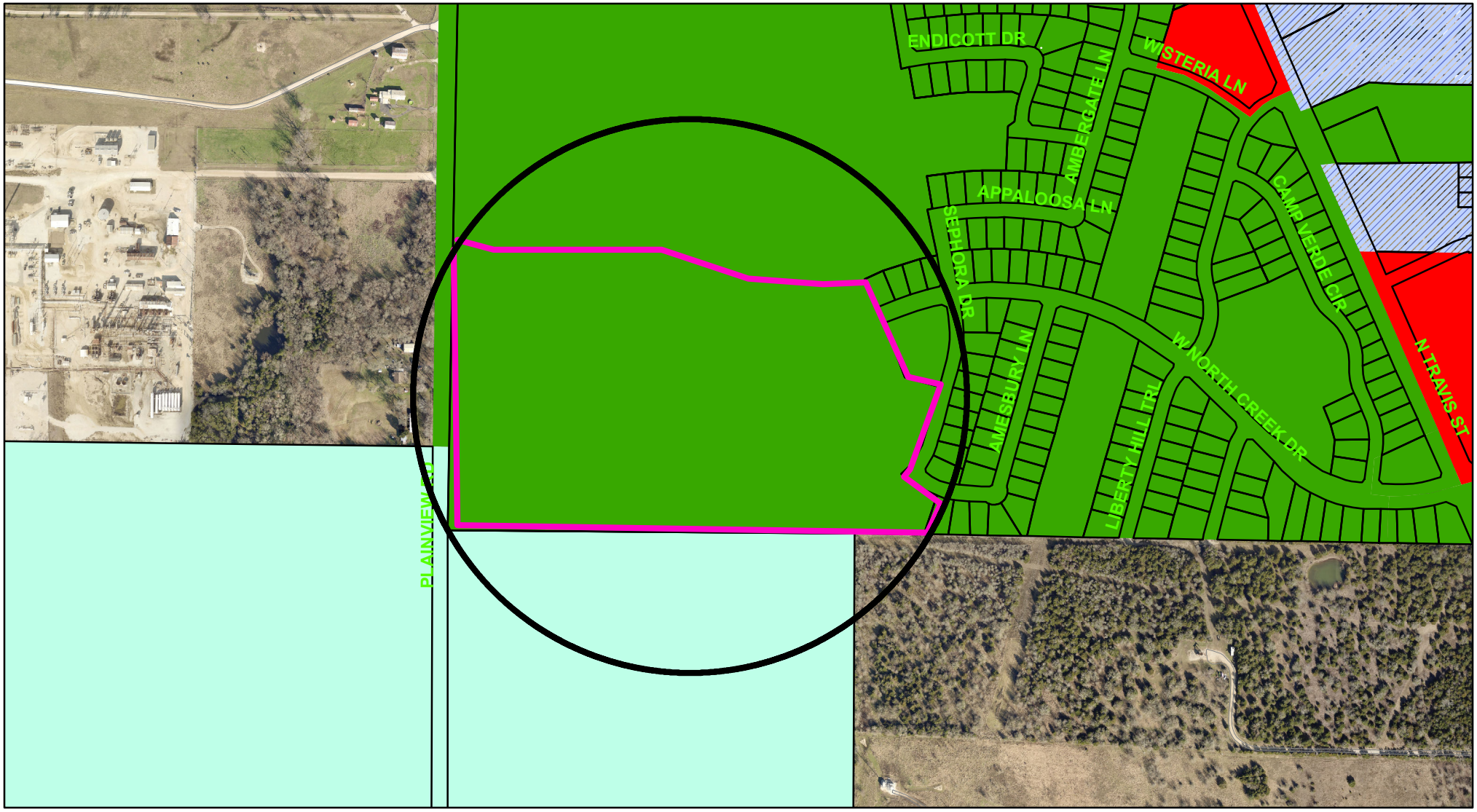
700 Block West Northcreek Drive & 4900 Block North Travis Street

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 611 ft



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

Legend

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

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

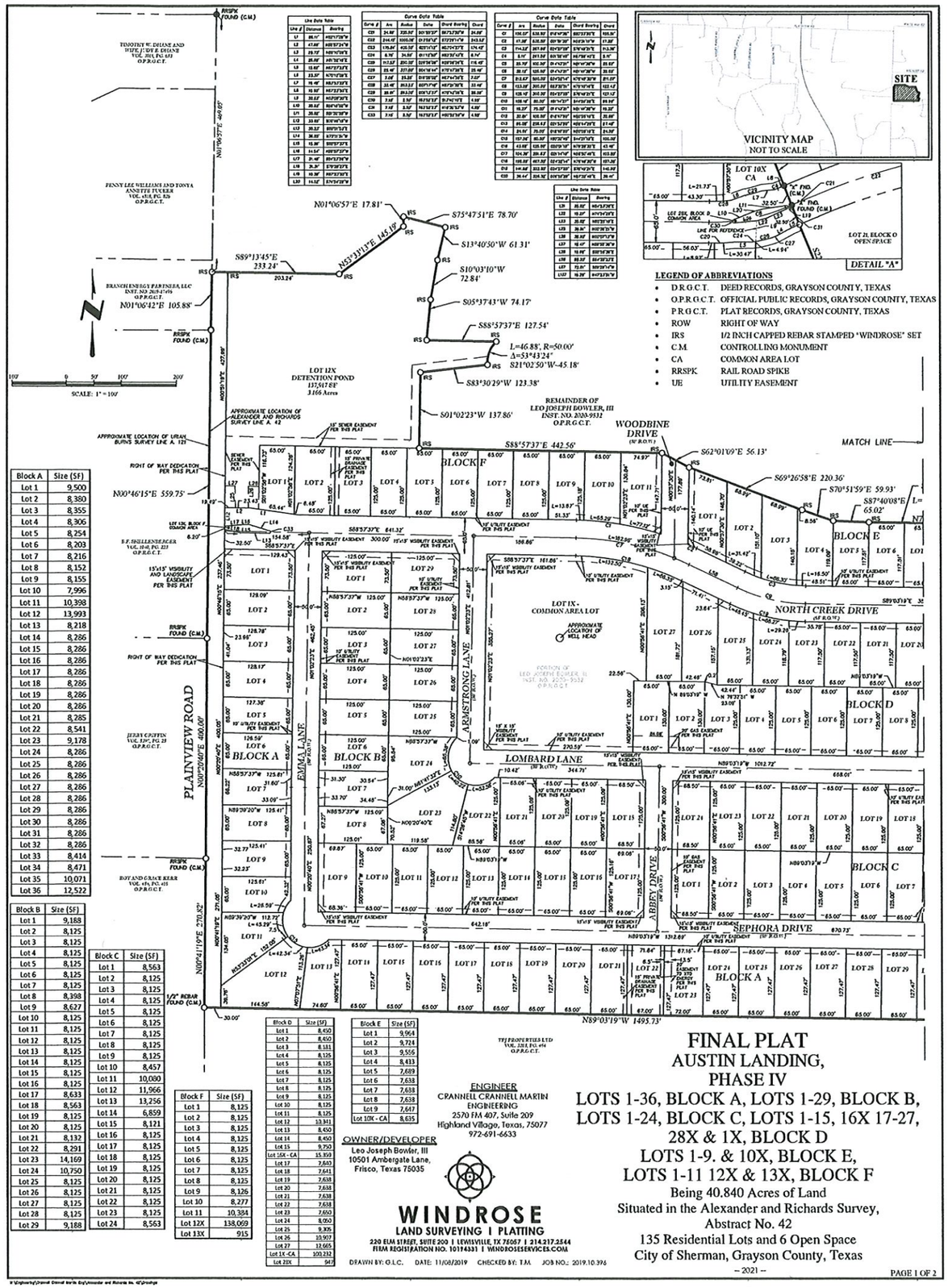
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft



Line Data Table		
Line #	Distance	Bearing
L1	88.01'	N01°06'57"E
L2	47.08'	N88°53'26"W
L3	23.72'	N88°53'26"W
L4	35.49'	N01°06'34"E
L5	13.66'	N01°22'23"E
L6	23.37'	N70°51'59"E
L7	35.49'	N01°53'26"E
L8	10.00'	N01°22'23"E
L9	20.12'	N01°22'23"E
L10	23.00'	N01°22'23"E
L11	33.00'	N01°06'34"E
L12	20.12'	N01°22'23"E
L13	20.12'	N88°53'26"W
L14	20.12'	N01°53'26"E
L15	15.38'	S88°57'37"E
L16	34.00'	N01°22'23"E
L17	20.48'	N01°53'26"E
L18	20.26'	S70°51'59"E
L19	10.26'	N70°51'59"W
L20	14.62'	S70°51'59"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C01	24.48'	725.50'	001°55'27"	S87°53'39"E	24.48'
C02	244.47'	1000.00'	013°59'52"	S72°01'41"E	243.82'
C03	170.84'	425.50'	023°00'27"	S82°30'43"E	169.70'
C04	6.78'	24.50'	015°51'58"	N83°35'43"E	6.76'
C05	111.52'	250.50'	025°30'56"	S88°42'56"E	110.62'
C06	23.46'	237.00'	005°40'44"	S71°17'52"E	23.45'
C07	3.08'	15.50'	011°23'02"	N87°47'24"E	3.07'
C08	33.49'	213.33'	009°00'00"	S01°53'26"W	33.46'
C09	89.97'	89.50'	057°36'17"	S72°47'43"E	86.28'
C10	3.18'	3.50'	052°02'12"	S19°42'43"E	3.08'
C11	3.18'	3.50'	052°02'12"	N32°19'31"E	3.08'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C01	106.07'	638.50'	009°31'08"	N83°27'39"E	105.95'
C02	17.38'	638.50'	001°33'39"	N78°28'31"E	17.38'
C03	114.32'	361.50'	018°07'00"	S76°46'34"E	113.84'
C04	5.91'	361.50'	000°56'16"	N67°58'14"E	5.91'
C05	23.70'	102.50'	013°14'49"	N74°20'32"E	23.65'
C06	23.70'	102.50'	013°14'49"	N61°05'43"E	23.65'
C07	3.61'	102.50'	001°59'24"	N54°42'38"E	3.61'
C08	113.88'	361.50'	018°02'51"	N75°43'14"E	113.41'
C09	113.88'	361.50'	018°02'51"	N57°40'23"E	113.41'
C10	108.42'	82.50'	075°17'27"	S44°04'34"E	100.80'
C11	16.37'	75.00'	012°30'39"	N83°03'38"E	16.34'
C12	16.37'	75.00'	012°30'39"	N70°33'00"E	16.34'
C13	89.85'	258.83'	019°53'39"	N80°47'34"E	89.41'
C14	24.91'	75.00'	019°01'55"	N89°03'38"E	24.80'
C15	24.91'	75.00'	019°01'55"	N70°01'43"E	24.80'
C16	43.88'	125.00'	020°06'54"	N79°38'31"E	43.65'
C17	104.39'	209.42'	028°33'46"	N85°52'46"E	103.30'
C18	108.88'	407.50'	015°18'21"	N76°54'36"E	107.90'
C19	144.48'	212.50'	038°57'35"	S76°56'52"E	141.74'
C20	36.44'	324.50'	006°26'04"	S87°57'37"E	36.42'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C21	23.37'	15.00'	089°15'58"	S44°04'58"E	21.07'
C22	23.56'	15.00'	090°00'00"	S45°56'02"W	21.21'
C23	23.56'	15.00'	090°00'00"	N44°03'58"W	21.21'
C24	23.56'	15.00'	090°00'00"	N45°56'02"E	21.21'
C25	23.56'	15.00'	090°00'00"	S44°03'58"E	21.21'
C26	23.56'	15.00'	090°00'00"	S45°56'02"W	21.21'
C27	23.56'	15.00'	090°00'00"	N44°03'58"W	21.21'
C28	23.56'	15.00'	090°00'00"	N45°56'02"E	21.21'
C29	23.56'	15.00'	090°00'00"	S44°03'58"E	21.21'
C30	23.56'	15.00'	090°00'00"	S45°56'02"W	21.21'
C31	23.56'	15.00'	090°00'00"	N44°03'58"W	21.21'
C32	23.56'	15.00'	090°00'00"	N45°56'02"E	21.21'
C33	23.56'	15.00'	090°00'00"	S44°03'58"E	21.21'

LEGEND OF ABBREVIATIONS

- D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- CA COMMON AREA LOT
- RRSPK RAIL ROAD SPIKE
- UE UTILITY EASEMENT

Block A	Size (SF)
Lot 1	9,500
Lot 2	8,380
Lot 3	8,355
Lot 4	8,306
Lot 5	8,254
Lot 6	8,203
Lot 7	8,216
Lot 8	8,152
Lot 9	8,155
Lot 10	7,996
Lot 11	10,398
Lot 12	13,993
Lot 13	8,218
Lot 14	8,286
Lot 15	8,286
Lot 16	8,286
Lot 17	8,286
Lot 18	8,286
Lot 19	8,286
Lot 20	8,286
Lot 21	8,285
Lot 22	8,541
Lot 23	9,178
Lot 24	8,286
Lot 25	8,286
Lot 26	8,286
Lot 27	8,286
Lot 28	8,286
Lot 29	8,286
Lot 30	8,286
Lot 31	8,286
Lot 32	8,286
Lot 33	8,414
Lot 34	8,471
Lot 35	10,071
Lot 36	12,522

Block B	Size (SF)
Lot 1	9,188
Lot 2	8,125
Lot 3	8,125
Lot 4	8,125
Lot 5	8,125
Lot 6	8,125
Lot 7	8,125
Lot 8	8,398
Lot 9	8,627
Lot 10	8,125
Lot 11	8,125
Lot 12	8,125
Lot 13	8,125
Lot 14	8,125
Lot 15	8,125
Lot 16	8,125
Lot 17	8,633
Lot 18	8,563
Lot 19	8,125
Lot 20	8,125
Lot 21	8,132
Lot 22	8,291
Lot 23	14,169
Lot 24	10,750
Lot 25	8,125
Lot 26	8,125
Lot 27	8,125
Lot 28	8,125
Lot 29	9,188

Block C	Size (SF)
Lot 1	8,563
Lot 2	8,125
Lot 3	8,125
Lot 4	8,125
Lot 5	8,125
Lot 6	8,125
Lot 7	8,125
Lot 8	8,125
Lot 9	8,125
Lot 10	8,457
Lot 11	10,080
Lot 12	11,966
Lot 13	13,256
Lot 14	6,859
Lot 15	8,121
Lot 16	8,125
Lot 17	8,125
Lot 18	8,125
Lot 19	8,125
Lot 20	8,125
Lot 21	8,125
Lot 22	8,125
Lot 23	8,125
Lot 24	8,563

Block D	Size (SF)
Lot 1	8,450
Lot 2	8,450
Lot 3	8,131
Lot 4	8,125
Lot 5	8,125
Lot 6	8,125
Lot 7	8,125
Lot 8	8,125
Lot 9	8,125
Lot 10	8,125
Lot 11	33,911
Lot 12	8,450
Lot 13	8,450
Lot 14	8,450
Lot 15	9,750
Lot 15X - CA	15,359
Lot 17	7,640
Lot 18	7,641
Lot 19	7,638
Lot 20	7,638
Lot 21	7,638
Lot 22	7,638
Lot 23	7,650
Lot 24	8,050
Lot 25	9,305
Lot 26	10,907
Lot 27	12,665
Lot 1X - CA	100,232
Lot 28X	947

Block E	Size (SF)
Lot 1	9,964
Lot 2	9,724
Lot 3	9,556
Lot 4	8,433
Lot 5	7,689
Lot 6	7,638
Lot 7	7,638
Lot 8	7,638
Lot 9	7,647
Lot 10X - CA	8,635

Block F	Size (SF)
Lot 1	8,125
Lot 2	8,125
Lot 3	8,125
Lot 4	8,125
Lot 5	8,125
Lot 6	8,125
Lot 7	8,125
Lot 8	8,125
Lot 9	8,126
Lot 10	8,277
Lot 11	10,384
Lot 12X	138,069
Lot 13X	915

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633

OWNER/DEVELOPER
Leo Joseph Bowler, III
10501 Ambergate Lane,
Frisco, Texas 75035

WINDROSE
LAND SURVEYING I PLATTING
220 E/M STREET, SUITE 200 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10174331 I WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/08/2019 CHECKED BY: T.M. JOB NO.: 2019.10.396

FINAL PLAT
AUSTIN LANDING, PHASE IV
LOTS 1-36, BLOCK A, LOTS 1-29, BLOCK B, LOTS 1-24, BLOCK C, LOTS 1-15, 16X 17-27, 28X & 1X, BLOCK D
LOTS 1-9. & 10X, BLOCK E,
LOTS 1-11 12X & 13X, BLOCK F
Being 40.840 Acres of Land
Situated in the Alexander and Richards Survey, Abstract No. 42
135 Residential Lots and 6 Open Space
City of Sherman, Grayson County, Texas
– 2021 –

APPROVAL:
This, the Final Plat of Austin Landing, Phase IV, an Addition to the Cit of Sherman, Texas, is hereby approved this _____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

_____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Austin Landing to the City of Sherman, Texas, was submitted t the City Council of Sherman, Texas on the ____ day of _____, 20____ and the City Council 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 described.

WITNESS MY HAND THIS _____ DAY of _____, 20____

_____
City Clerk, City of Sherman, Texas

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

_____
Chairman

_____
Secretary

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
Mark N. Peeples, R P L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____20____.

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, **Leo Joseph Bowler, III**, the sole owner of **Austin Landing, Phase IV**, an Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, reboil sites and other public places shown hereon to the public use forever.

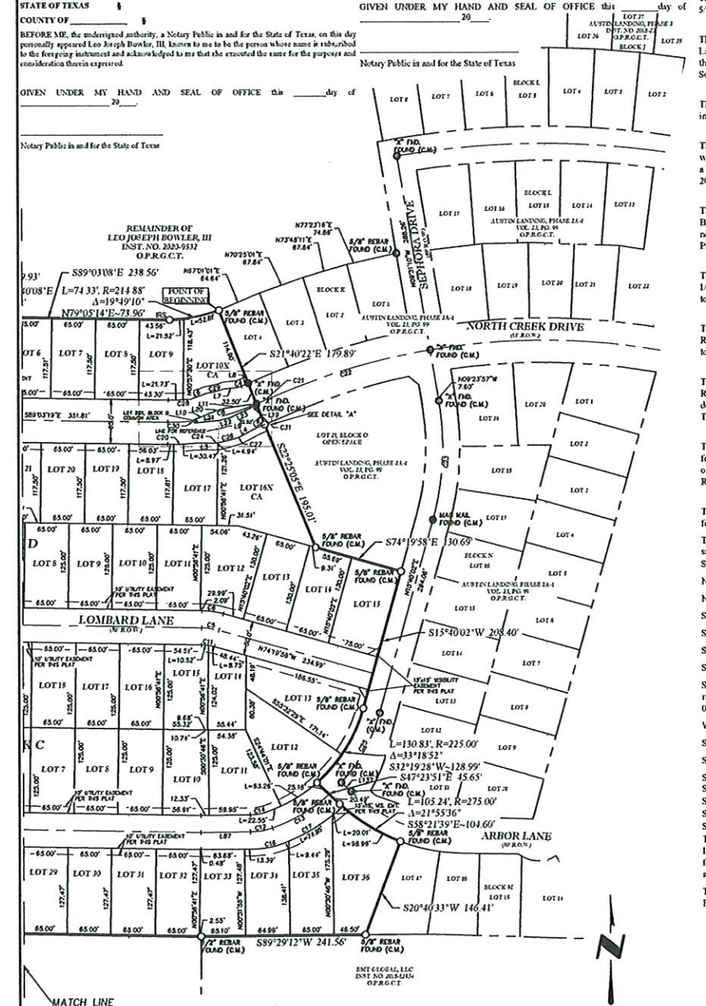
By: _____ _____
Leo Joseph Bowler, III Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leo Joseph Bowler, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20____.

_____
Notary Public in and for the State of Texas



MATCH LINE

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0290F, dated September 9, 2010, via scaled map location and graphic plotting
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create 135 Residential Lots and 6 common area / open space lots.
5. The Common Area Lots and the Detention area will be maintained by the HOA.

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633

Surveyor Point of Contact
Grayson Ceballos
972-370-5871
grayson.ceballos@windroseservices.com
Last Updated: 03/01/2021

OWNER/DEVELOPER
Leo Joseph Bowler, III
10501 Ambergate Lane,
Frisco, Texas 75035

WINDROSE
LAND SURVEYING I PLATTING
220 E/M STREET, SUITE 200 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10174331 I WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/08/2019 CHECKED BY: T.M. JOB NO.: 2019.10.396

FINAL PLAT
AUSTIN LANDING, PHASE IV
LOTS 1-36, BLOCK A, LOTS 1-29, BLOCK B, LOTS 1-24, BLOCK C, LOTS 1-15, 16X 17-27, 28X & 1X, BLOCK D
LOTS 1-9. & 10X, BLOCK E,
LOTS 1-11 12X & 13X, BLOCK F
Being 40.840 Acres of Land
Situated in the Alexander and Richards Survey, Abstract No. 42
135 Residential Lots and 6 Open Space
City of Sherman, Grayson County, Texas
– 2021 –

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Leo Joseph Bowler, III is the owner of a portion of a tract of land conveyed to Leo Joseph Bowler, III by deed recorded in Instrument Number 2020-9532, Official Public Records, Grayson County, Texas, also being situated in the Alexander and Richards Survey, Abstract Number 42 and being more particularly described by meter and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of Lot 4, Block K of Austin Landing, Phase 2A-1, an addition to the City of Sherman as recorded in Volume 23, Page 99, Plat Records, Grayson County, Texas;

THENCE South 21 degrees 40 minutes 22 seconds East, with the west line of said Lot 4, passing an "X" Cut found for the southwest corner of said Lot 4, a distance of 114.90 feet and continuing, passing an "X" Cut found for centerline, a continued distance of 32.5 feet and continuing a total distance of 179.89 feet to a 1/2 inch rebar capped "WINDROSE" set for the northwest corner of Lot 21, Block O of said Austin Landing Phase 2A-1;

THENCE South 22 degrees 25 minutes 05 seconds East with the west line of said Lot 21, a distance of 195.01 feet to a 5/8 inch rebar found for the southwest corner of said Lot 21;

THENCE South 74 degrees 19 minutes 58 seconds East with the south line of said Lot 21, a distance of 130.69 feet to a 5/8 inch rebar found for the southeast corner of said Lot 21, and lying on the west right of way line of Sephora Drive (50 foot right of way);

THENCE South 15 degrees 40 minutes 02 seconds West with the west right of way line of said Sephora Drive, a distance of 208.40 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the right with a radius of 225.00 feet, a central angle of 33 degrees 18 minutes 52 seconds, a chord bearing and distance of South 32 degrees 19 minutes 28 seconds West, a distance of 128.99 feet;

THENCE with said curve to the right, with the west right of way line of said Sephora Drive, an arc length of 130.83 feet to a 5/8 inch rebar found for corner;

THENCE South 47 degrees 23 minutes 51 seconds East with the south right of way line of said Sephora Drive and Arbor Lane (50 foot right of way), a distance of 45.65 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 275.00 feet, a central angle of 21 degrees 55 minutes 36 seconds, a chord bearing and distance of South 58 degrees 21 minutes 39 seconds East, a distance of 104.60 feet,

THENCE with said curve to the left, with the south right of way line of said Arbor Lane, an arc length of 105.24 feet to a 5/8 inch rebar found for the northwest corner of Lot 17, Block M of said Austin Landing Phase 2A-1;

THENCE South 20 degrees 40 minutes 33 seconds West, departing the south right of way line of said Arbor Lane, with the west line of said Lot 17, a distance of 146.41 feet to a 5/8 inch rebar found for the southwest corner of said Lot 17 and being a point on the north line of a tract of land described to BMT Global, LLC by deed recorded in Instrument Number 2018-12534, Official Public Records, Grayson County, Texas,

THENCE South 89 degrees 29 minutes 12 seconds West, with the north line of said BMT tract, with the south line of said Bowler tract, a distance of 241.56 feet to a 1/2 inch rebar found for the northwest corner of said BMT tract, same being the northeast corner of a tract of land described to TPJ Properties, LTD by deed recorded in Volume 3203, Page 464, Official Public Records, Grayson County, Texas and being the approximate centerline of Plainview Road,

THENCE North 89 degrees 03 minutes 19 seconds West with the north line of said TPJ tract, a distance of 1495.73 feet to a 1/2 inch rebar found for the northwest corner of said TPJ tract, same being a point on the east line of a tract of land described to Roy and Grace Kerr by deed recorded in Volume 484, Page 416, Official Public Records, Grayson County, Texas,

THENCE North 00 degrees 41 minutes 19 seconds East, with the east line of said Kerr tract, a distance of 270.82 feet to a Rail Road Spike found for the northeast corner of said Kerr tract, same being the southeast corner of a tract of land conveyed to Jerry Griffin by deed recorded in Volume 5397, Page 25, Deed Records, Grayson County, Texas,

THENCE North 00 degrees 20 minutes 40 seconds East with the east line of said Griffin tract, a distance of 400.00 feet to a Rail Road Spike found for the northeast corner of said Griffin tract, same being the southeast corner of a tract of land described to B F. Shellenberger by deed recorded in Volume 1040, Page 223, Official Public Records, Grayson County, Texas,

THENCE North 00 degrees 46 minutes 15 seconds East, with the east line of said Shellenberger tract, a distance of 559.75 feet to a Rail Road Spike found for the northeast corner of said Shellenberger tract, also being the southeast corner of a tract of land described to Branch Energy Partners, LLC by deed recorded in Instrument Number 2019-17496, Official Public Records, Grayson County, Texas,

THENCE North 01 degrees 06 minutes 42 seconds East, with the east line of said Branch Energy tract, a distance of 105.88 feet to a PK Nail set for corner;

THENCE departing the east line of said Branch Energy tract thence the following courses and distances over and through said Bowler Tract, to a 1/2 inch rebar capped "WINDROSE" set for corner:
South 89 degrees 13 minutes 45 seconds East, a distance of 233.24 feet,

North 53 degrees 33 minutes 13 seconds East, a distance of 145.19 feet,

North 01 degrees 06 minutes 57 seconds East, a distance of 17.81 feet,

South 75 degrees 47 minutes 51 seconds East, a distance of 78.70 feet,

South 13 degrees 40 minutes 50 seconds West, a distance of 61.31 feet,

South 10 degrees 03 minutes 10 seconds West, a distance of 72.84 feet,

South 05 degrees 37 minutes 43 seconds West, a distance of 74.17 feet,

South 88 degrees 57 minutes 37 seconds East, a distance of 127.54 feet and being the beginning of a curve to the right with a radius of 50.00 feet, a central angle of 53 degrees 43 minutes 24 seconds, a chord bearing and distance of South 21 degrees 02 minutes 50 seconds West, a distance of 45.18 feet;

With said curve to the right, an arc length of 46.88 feet,

South 83 degrees 30 minutes 29 seconds West 123.38 feet,

South 01 degrees 02 minutes 23 seconds West, a distance of 137.86 feet,

South 88 degrees 57 minutes 37 seconds East, a distance of 442.56 feet
South 62 degrees 01 minutes 09 seconds East, a distance of 56.13 feet
South 69 degrees 26 minutes 58 seconds East, a distance of 220.36 feet
South 70 degrees 51 minutes 59 seconds East, a distance of 59.93 feet
South 87 degrees 40 minutes 08 seconds East, a distance of 65.02 feet

THENCE South 89 degrees 03 minutes 08 seconds East, over and through said Bowler tract, a distance of 238.56 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the left, with a radius of 214.88 feet, a central angle of 19 degrees 49 minutes 10 seconds, a chord bearing and distance of North 79 degrees 05 minutes 14 seconds East, a distance of 73.96 feet;

THENCE with said curve to the left, over and through said Bowler tract, an arc length of 74.33 feet to THE POINT OF BEGINNING and containing 1,778,971 square feet or 40.840 acres of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

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

Crannell Crannell Martin Engineering
2570 FM 407, Suite 209
Highland Village, TX 75077

Windrose Land Surveying
Attn: Grayson CeBallos
220 Elm Street, Suite 200
Lewisville, TX 75057

Dear Applicants,

The request for approval of the Final Plat of Austin Landing, Phase IV has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Sephora Drive will need to end at Arbor Lane and the street running East and West will need to be renamed. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
2. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.1.1*
3. General Notes #5 should read "The Common Area Lots (Lot 1X, Block D; Lot 10X, Block E; Lot 13X, Block F; Lot 16X, Block D; Lot 28X, Block D) and the Detention Pond (Lot 12X, Block F) will owned and maintained by the HOA."
4. The width of the pavement for streets shall be shown on plat.
5. Graphically show 10' Utility Easement along North Creek Drive in Block F.
6. All 'visibility easements' to be dedicated as 15'x15' right of way corner clips. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. All 10' Utility Easements must be based off of corner clips.
8. Show length of line along street frontage on Lot 13, Block A.
9. Graphically show beginning and end points of curves and lines.
10. Legal description is unclear. Revise appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. City Approval block has typos. Correct appropriately. *Texas Local Government Code Title 7, Chapter 212, Subchapter A, Sec. 212.009*
12. Signature blocks do not allow for required stamps. Revise appropriately.

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

717 EAST SUMMIT STREET

The request of Omar & Maricela Paulin (Owners) concerning the property located at 717 East Summit Street, being Lot 16, Block 2, Live Oak Addition, as follows:

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow an addition to an existing nonconforming structure located 4.8’ from the side property line in lieu of the required 6’ in an R-1 (One Family Residential) District.

Background:

The property is located at 717 East Summit Street between Willow and Throckmorton Streets. The property is zoned an R-1 (One Family Residential) District.

The owner would like to construct a 20' x 28' addition to the existing home. The exterior will be brick or natural stone wainscot with painted siding. The house was built in 1984, 4.8 feet from the west property line.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Omar & Maricela Paulin (Owners)

Master Plan Designation:

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

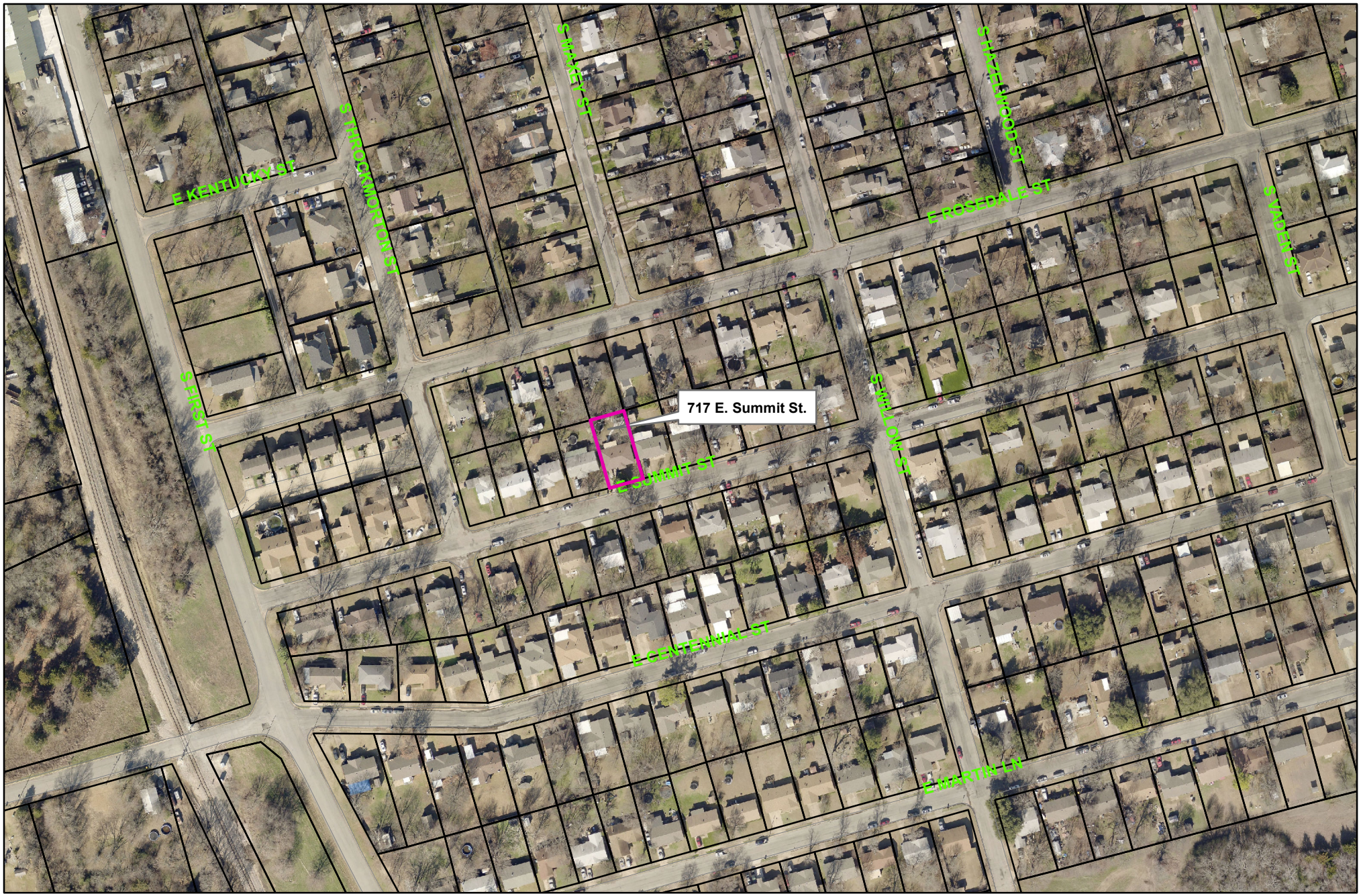
Number of notices mailed:
34

Objections Received:
0

Development Review Meeting:
No

Attachments

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



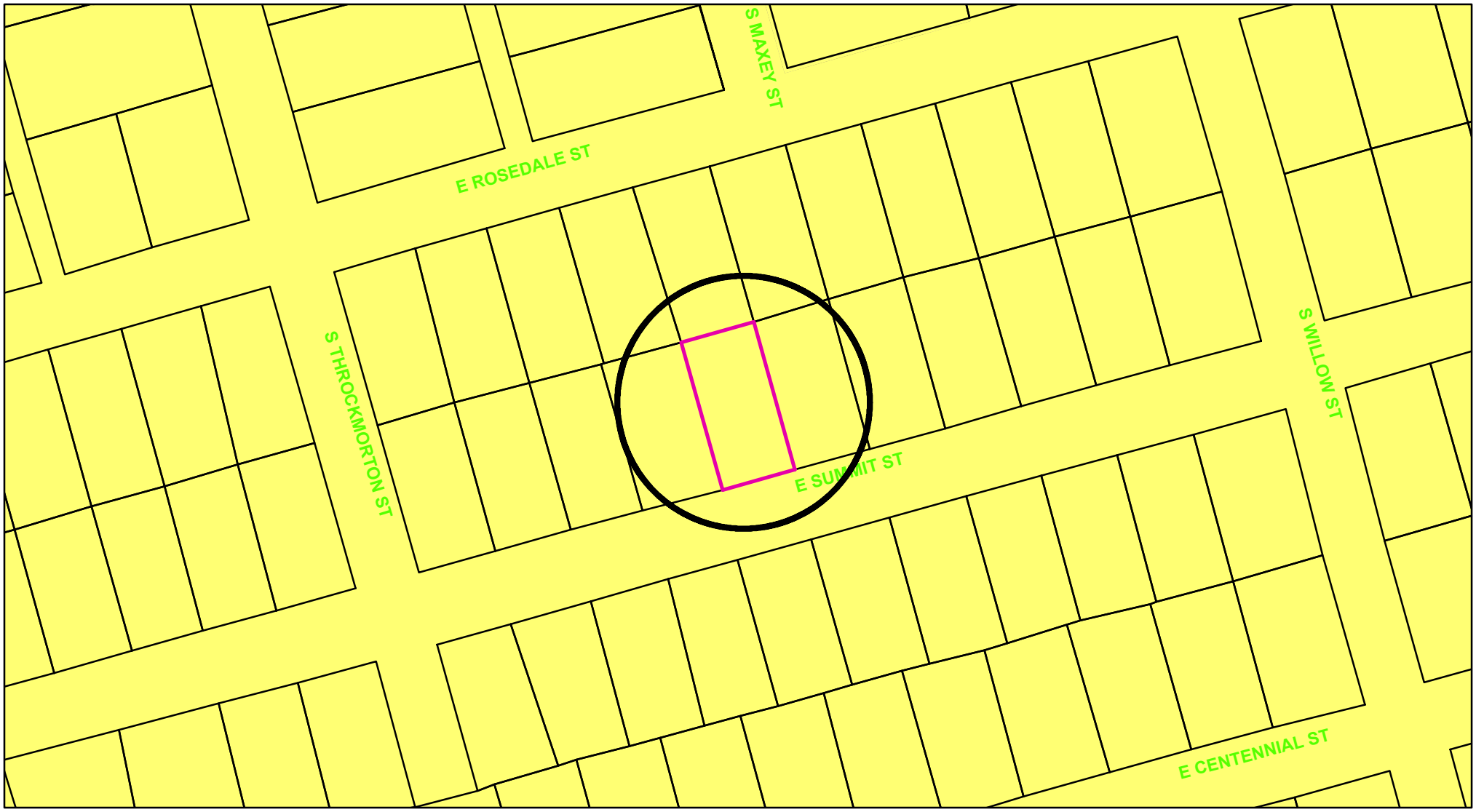
717 E. Summit

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 717 East Summit Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

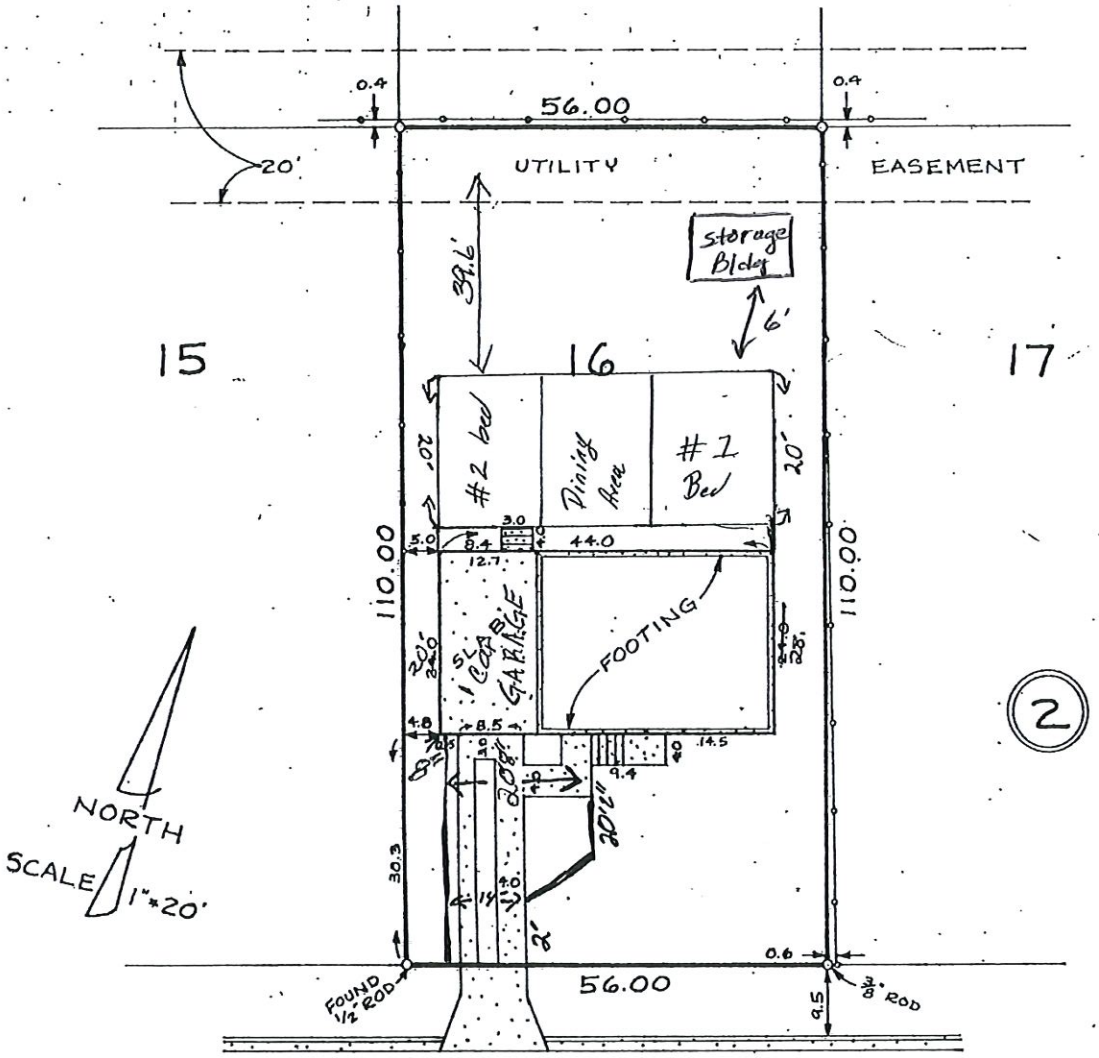
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

717 East Summit Street





Garage-24.8'
House 99.2'

BOX 1813
(214) 892-8022

LANGFORD AND MONTGOMERY SURVEY COMPANY

204 W. HOUSTON
SHERMAN, TEXAS 75090

SURVEY FOR: MORRIS EVANS

I, Jerry P. Montgomery, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 12 th day of April, 1984, of the following described property:

Lot No. 16 of Block No. 2 of Liveoak Addition to the City of Sherman, Texas as shown by plat of record in Volume 707, Page 293, Deed Records, Grayson County, Texas.

That the improvements on said lot are known as 717 E. SUMMIT DRIVE and that there are no visible discrepancies, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on plat.

STATE OF TEXAS
JERRY P. MONTGOMERY
2009
REGISTERED PUBLIC SURVEYOR

Jerry P. Montgomery, R.P.S. # 2009

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Omar & Maricela Paulin
717 E. Summit St.
Sherman, TX 75090

Dear Applicants,

The request for an exception, variance and site plan approval to allow an addition to an existing nonconforming structure located 4.8' from the side property line in lieu of the required 6' in an R-1 (One Family Residential) District located at 717 East Summit Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
7. No building shall exceed 35 feet or 2 stories in height. *(Chapter 14, Exhibit A, Section 6.3)*
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. Permanent structures will not be permitted to encroach into any easements.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

3908 & 3924 TEXOMA PARKWAY

The request of MLJ Real Estate, LP (Owner), Matthew Johnson (Representative), Underwood Drafting and Surveying and Cox Land Surveying (Surveyors) concerning the properties at 3908 and 3924 Texoma Parkway, being 0.648 acres and 1.279 acres in the Samuel McGlothlin Survey, Abstract No. 811 and the Hillard Jennings Survey, Abstract No. 639, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Automobile Sales in a C-2 (General Commercial) District.

Background:

The property is located at 3908 and 3924 Texoma Parkway between Frisco Road and Gallagher Drive.
The property is zoned a C-2 (General Commercial) District.
The following items have been approved for the property:

- March 20, 2006 - Specific Use Permit to allow an automobile repair garage at 3924 Texoma Parkway (Ord. 5373).
- March 21, 2011 - Specific Use Permit to allow Truck and Automobile Repair and Sales at 3924 Texoma Parkway (Ord. 5690)..
- January 22, 2001 - Specific Use Permit to allow automobile sales at 3924 Texoma Parkway. (Ord 4909)
- February 16, 2015 - Specific Use Permit to allow Tire Sales, Service, Installation and Repair at 3924 Texoma Parkway. (Ord 5869)

The owner is requesting a Specific Use Permit to allow automobile sales at these two locations.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

MLJ Real Estate, LP (Owner)
Matthew Johnson (Representative)
Underwood Drafting and Surveying and Cox Land Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

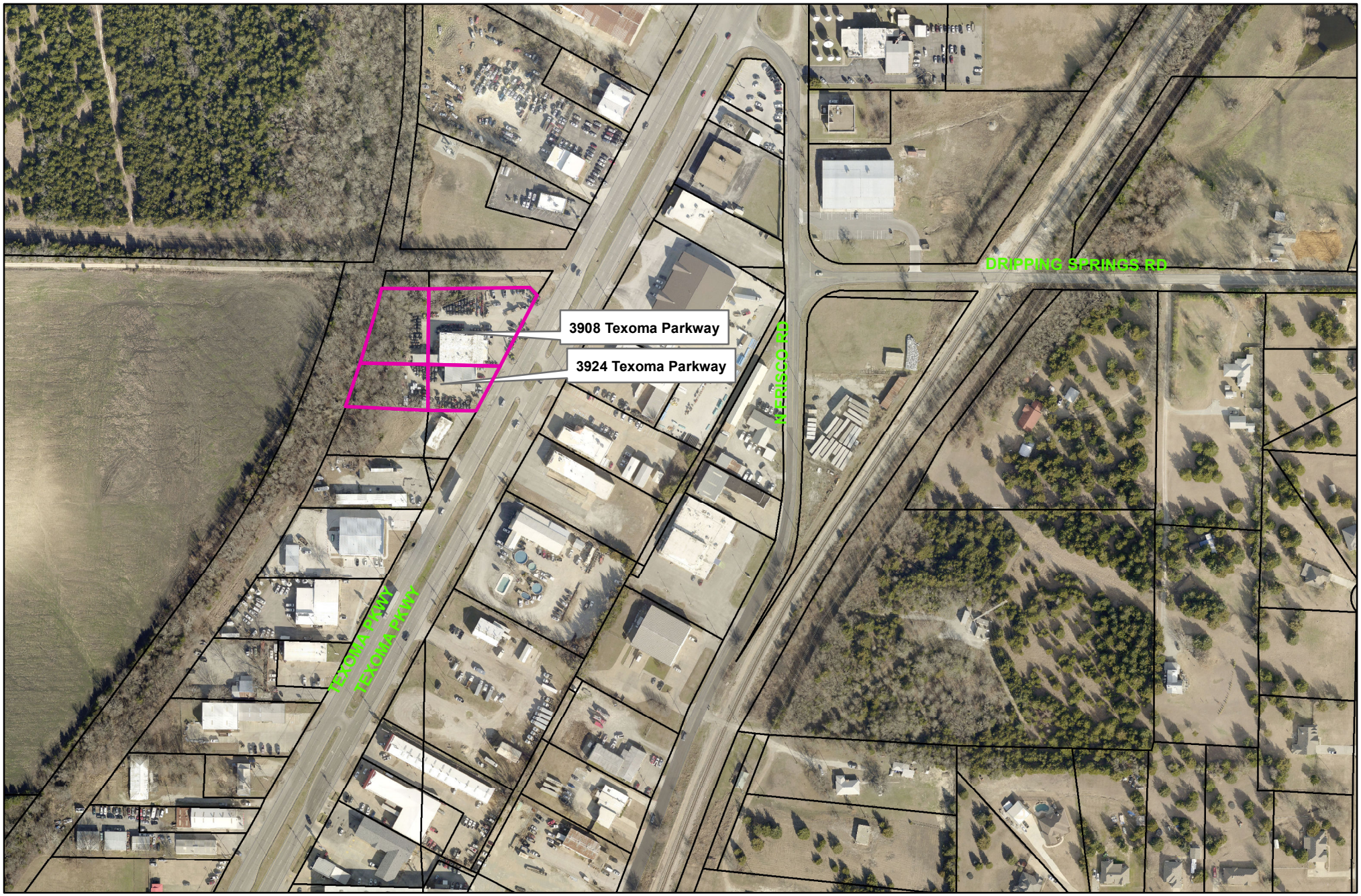
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Development Review Meeting:

No

Attachments

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



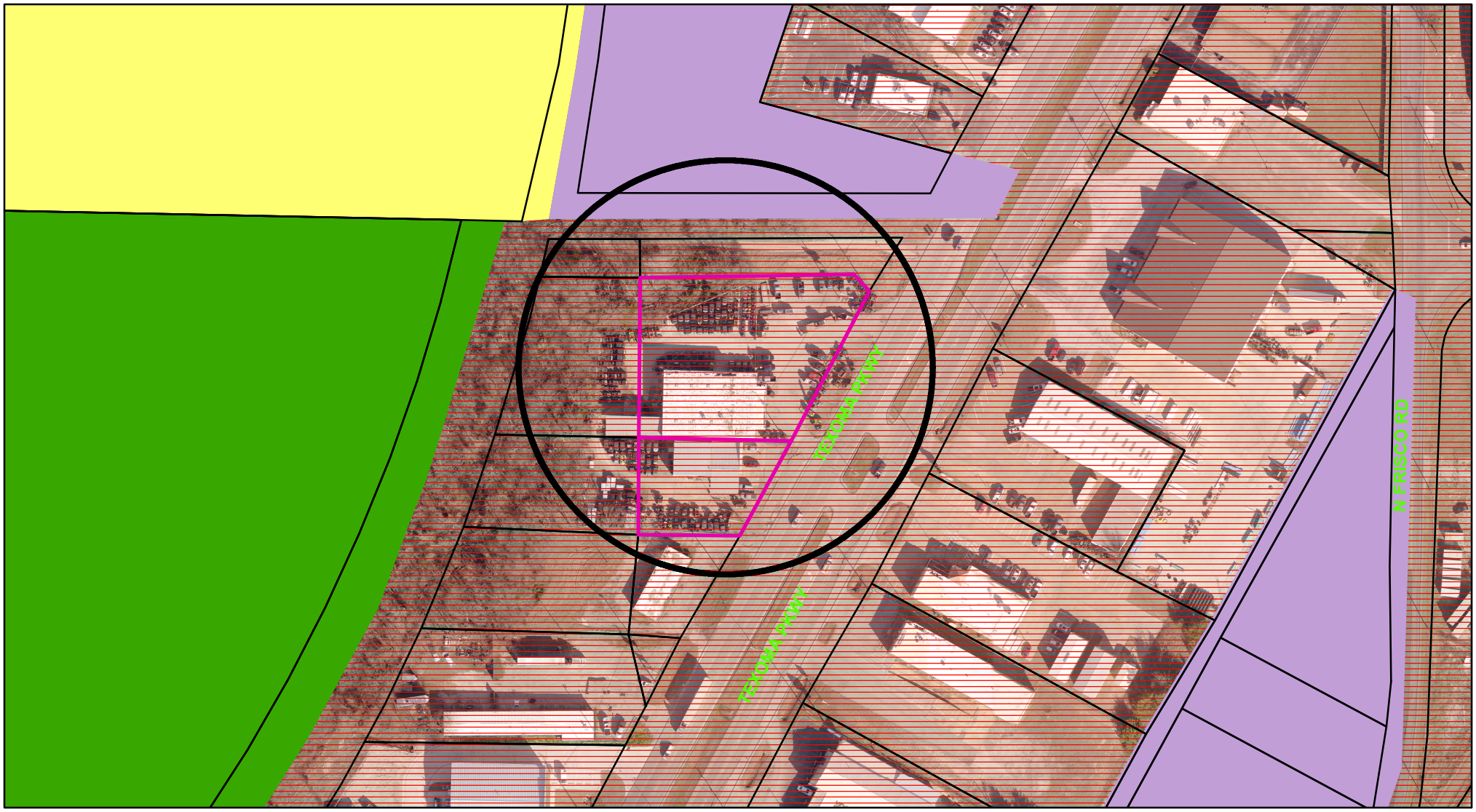
3908 & 3924 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 293 ft



Zoning - 3908 & 3924 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 150 ft

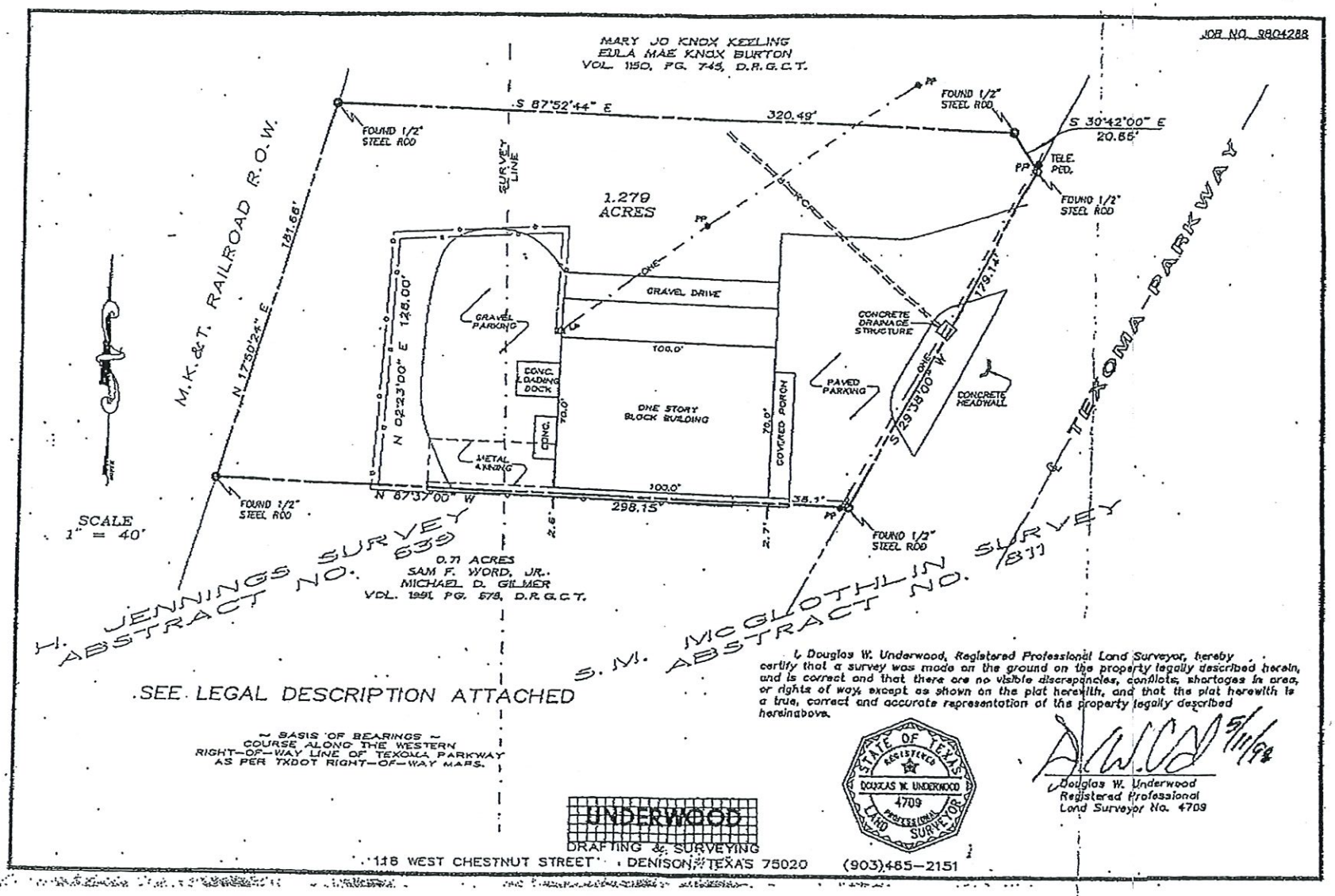
3908 Texoma Parkway

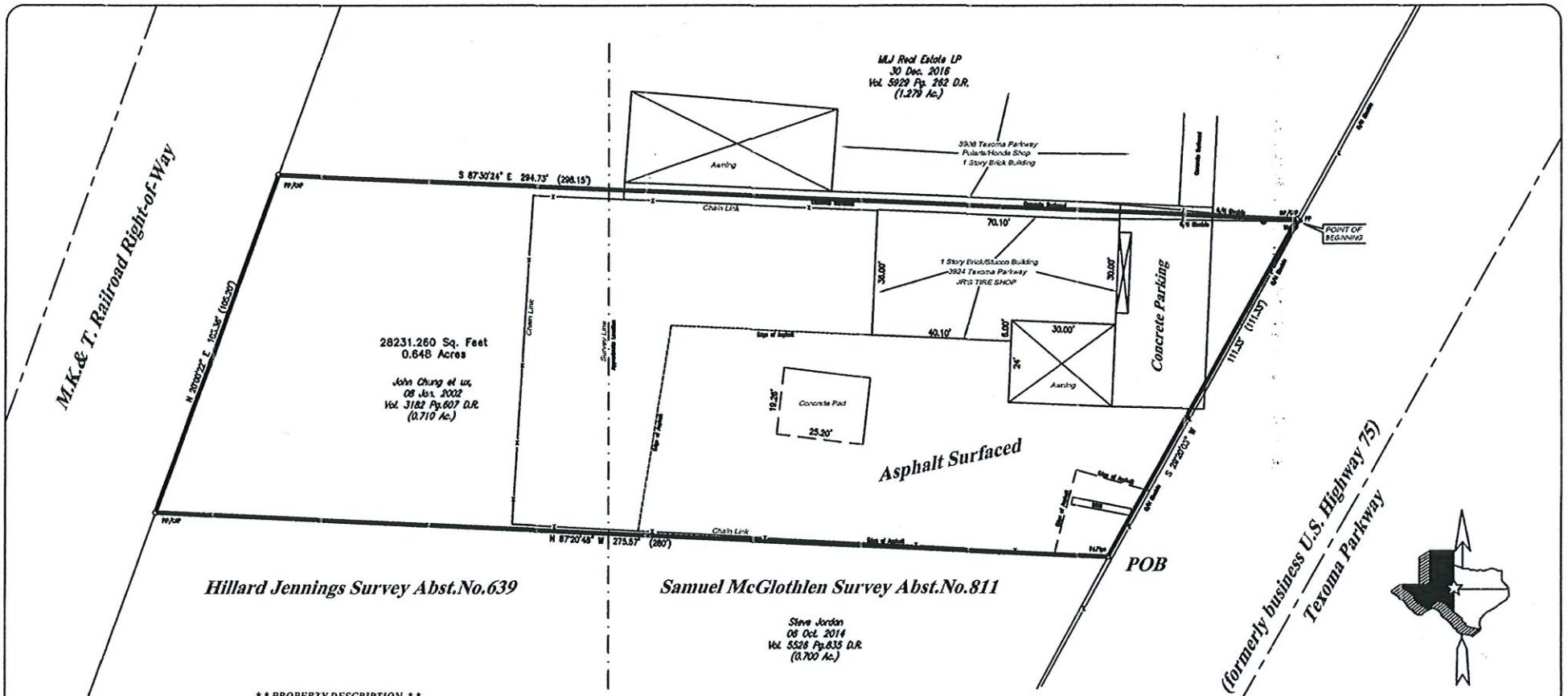


3924 Texoma Parkway



3908 Texoma Pkwy





SCALE: 1"=20'

Note:
1. If the Original Surveyors Seal & Signature IS NOT in "RED" then the drawing may be a copy or forgery.
2. There May Or May Not Be Pipe Lines On This Property.
3. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
4. This Survey May or May Not Comply With City or County Platting Regulations.
5. Its Client or Client's representatives will have 45 days from the date the survey was issued to charge any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
6. This Survey was prepared without the benefit of having a Title Policy.

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the Samuel McGlothlin Survey, Abstract Number 811, and the Hillard Jennings Survey, Abstract Number 639 in the City of Sherman, County of Grayson, State of Texas, and being all of a called 0.71 acre tract of land as described in Deed to John Chung et ux, Susie Chung, filed 08 January 2002, and Recorded in Volume 3182 Page 607 of the Deed Records of Grayson County, Texas, said tract also being known as 3924 Texoma Parkway, and described by metes and bounds as follows:

BEGINNING at a Found Iron Pipe on the West Right-of-Way line of Highway 75 (now Texoma Parkway) and the southeast corner of said Chung tract, and being the Northeast corner of a called 0.70 acre tract as described in Deed to Steve Jordan, filed 06 October 2014, and Recorded in Voloume 5526 Page 835 and said Deed Records;

THENCE: North 87 degress 20 minutes 48 minutes West, with the south line of said Chung tract, and the north line of said Jordan tract, a distance of 275.57 feet to a found ½ inch Steel Rebar for the occupied southwest corner of said Chung tract and the occupied northwest corner of said Jordan tract, on on the East Right-of-Way line of the MK&T Railroad Right-of-Way;

THENCE: Along the said East Right-of-way line of said MK&T Railroad, and the west line of said Chung tract, and with a curve to the left, a distance of 103.36 feet ot a found ½ inch Steel Rebar for the northwest corner of said Chung tract, and the southwest corner of a tract as described in Deed to MLJ Real Estate LP, filed 30 December 2016, and Recorded in Volume 5929 Page 262 of said Deed Records;

THENCE: South 87 degress 30 minutes 24 seconds East, with the north line of said Chung tract, and the south line of said MLJ tract, a distance of 294.73 feet to a set ½ inch Steel Square Tubing for the northeast corner of said Chung tract, and the southeast corner of said MLJ tract, and on the West Right-of-Way line of Highway 75 (now Texoma Parkway);

THENCE: South 29 degress 20 minutes 03 seconds West, with the east line of said Chung tract, and along the West Right-of-Way of Highway 75 (now Texoma Parkway), a distance of 111.33 feet to the PLACE of BEGINNING and containing 0.648 of an acre of land.

The undersigned does hereby state to MLJ Real Estate LP, that a survey was made on the ground, dated 29 September 2017, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person, This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

02 October 2017

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

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 480181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0290-F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

SSR = Set 3/4" Rod
FIP = Found 2"PSF
SST = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
(.) = Deed Calls
-E- = Electric Line
-T- = Telephone Line
-TV- = TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Underg'd phone
FCP = Fence Corner Post
UE = Utility Easement
BC = Book of Curb

Copyright 2017, Cox Land Surveying Co.

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

3924 Texoma Parkway
0.648 Acres in the
Hillard Jennings Survey Abst.No.639
Samuel McGlothlin Survey Abst.No.811
City of Sherman
County of Grayson
State of Texas

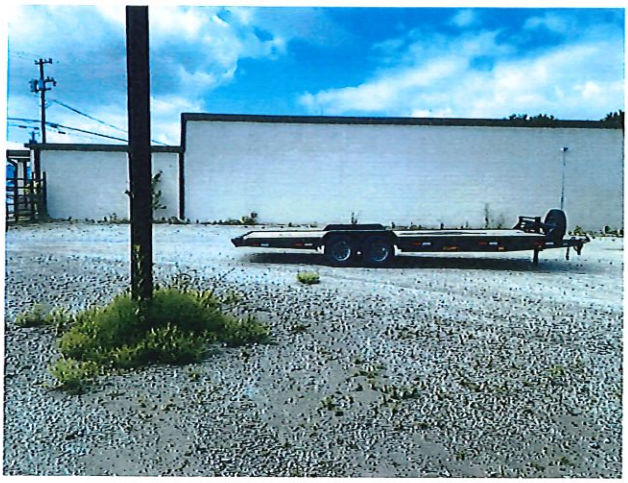
Registered Professional Land Surveyors Seal

Drawn by: DKC
Check by: DKC

Job No. 17-11864
Firm # 10005500

Date: 02 October 2017









Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

MLJ Real Estate, LP
P. O. Box 707
Whitesboro, TX 76273

Underwood Drafting and Surveying
118 W. Chestnut
Denison, TX 75020

Matthew Johnson
1305 Hillcrest
Ft. Worth, TX 76107

Cox Land Surveying
3924 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Automobile Sales in a C-2 (General Commercial) District located at 3908 and 3924 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed. *(Chapter 8, Section 8.08)*
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination of the Specific Use Permit. *(Chapter 14, Exhibit A, Section 15)*
7. Shall comply with all EPA, City, Federal and State regulations for this use.
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 and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 2701 DRIPPING SPRINGS ROAD AND 4200 BLOCK COX STREET**

The request of Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2701 Dripping Springs Road and the 4200 Block of Cox Street, being 0.760 acres in the J. Hendrix Survey, Abstract No. 503, also being Lot 6, Block 31, Hilltop Estates Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Lots 6A & 6B, Block 31, Hilltop Estates

Background:

The property is located at 2701 Dripping Springs Road and the 4200 block of Cox Street, the northeast corner of Dripping Springs Road and Cox Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tobar Properties (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:
99

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Hilltop Estates Replat Lots 6A & 6B, Blk. 31
Staff Review Letter



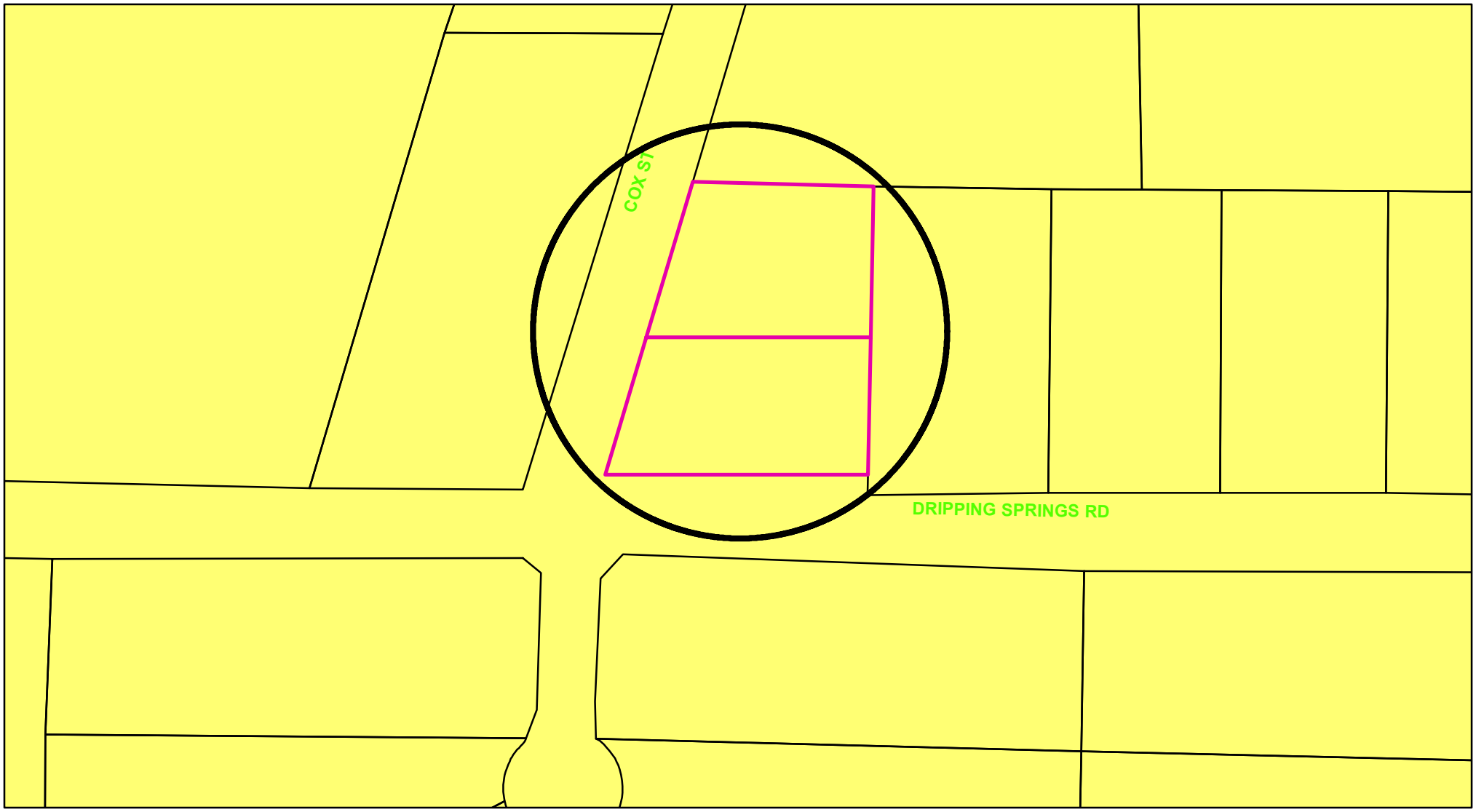
2701 Dripping Springs Road & 4200 Block Cox Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 293 ft



Zoning - 2701 Dripping Springs Road & 4200 Block Cox Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

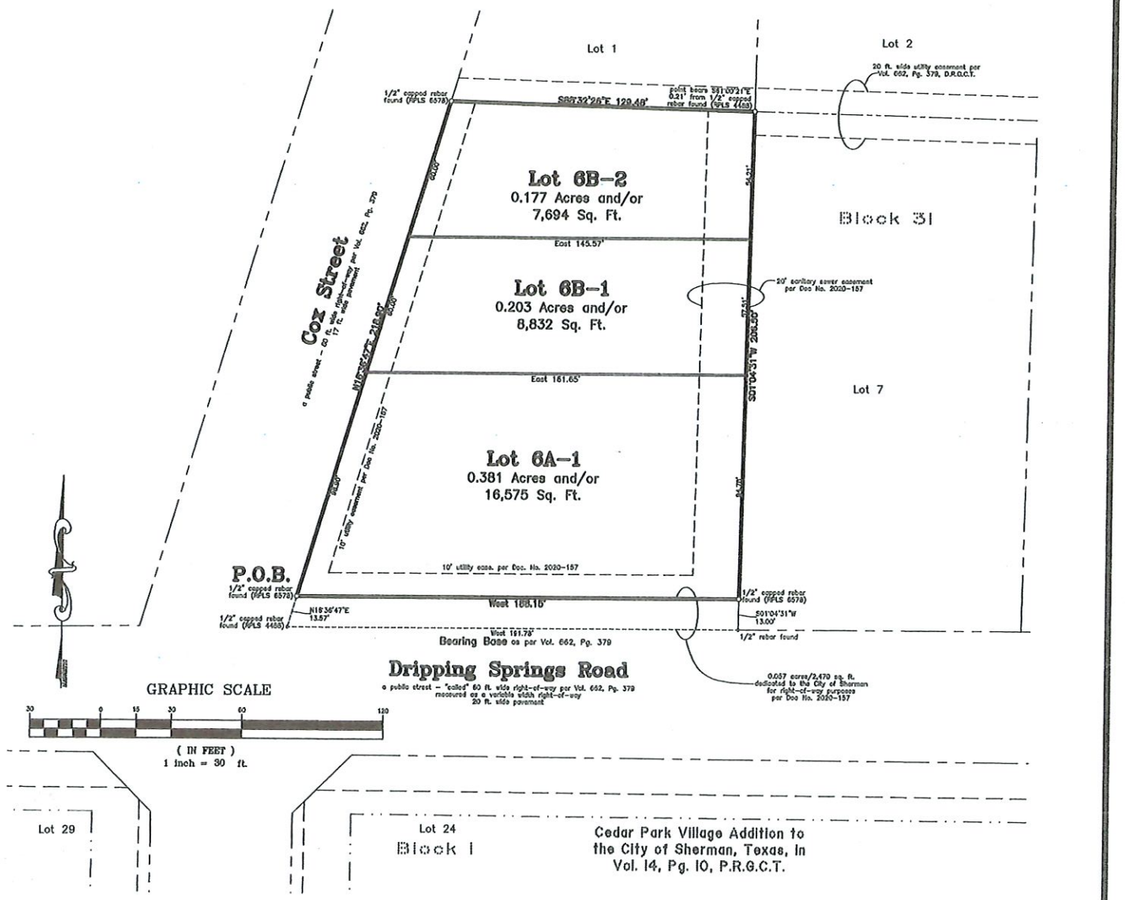
1 in = 100 ft

2701 Dripping Springs Road



4200 Block Cox Street





Replat of Lots 6A & 6B, Block 31, Hilltop Estates to the City of Sherman, Texas

0.760 Acres

in the

J. Hendrix Survey Abstract No. 503

General Notes:

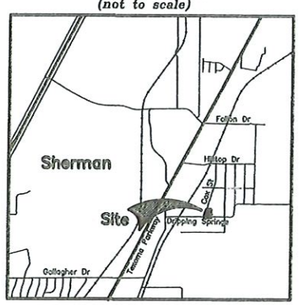
1. Water Supply to be provided by City of Sherman, Texas.
2. Sewer service to be provided by City of Sherman, Texas.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. 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. 48181C0220 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS870521

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:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092

Vicinity Map
(not to scale)



C:\Land Projects\Replat-Lot-6-Block-31-Hilltop-Estates\Civil 3D\Replat.dwg 5/6/2021 8:56 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a replat of the Replat Lot 6, Block 31, Hilltop Estates Subdivision to the City of Sherman, Texas as per plat of record in Document No. 2020–157, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a 1/2 inch capped rebar found, stamped (*RPLS 6578*) at the intersection of the North line of Dripping Springs Road, a public road, with the East line of Cox Street, a public road, at the Southwest corner of said Lot 6A, **SAID** rebar being North 16 deg. 36 min. 47 sec. East, 13.57 ft. from a 1/2 inch capped rebar found stamped (*RPLS 4488*);

THENCE North 16 deg. 36 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lots 6A and 6B, a distance of 218.90 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the Southwest corner of Lot 1, Block 31, Hilltop Estates Subdivision, to Grayson County, Texas, as per plat of record in Volume 662, Page 379, Deed Records, Grayson County, Texas, and the Northwest corner of said Lot 6B;

THENCE South 88 deg. 32 min. 26 sec. East, with the South line of said Lot 1 and the North line of said Lot 6B, a distance of 129.48 ft. to a point that bears South 61 deg. 00 min. 21 sec. East, 0.21 ft. from a 1/2 inch capped rebar found stamped (*RPLS 4488*) at the Southeast corner of said Lot 1, the Southwest corner of Lot 2, said Block 31, the Northwest corner of Lot 7, said Block 31 and the Northeast corner of said Lot 6B;

THENCE South 01 deg. 04 min. 31 sec. West, with the West line of said lot 7 and the East line of said Lots 6B and 6A, a distance of 208.50 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) in the North line of said Dripping Springs Road, at the Southeast corner of said Lot 6A, **SAID** rebar being North 01 deg. 04 min. 31 sec. East, 13.00 ft. from a 1/2 inch rebar found at the Southwest corner of said Lot 7;

THENCE West, with the North line of said Dripping Springs Road and the South line of said Lot 6A, a distance of 166.15 ft. to the **PLACE OF BEGINNING** and containing **0.760 ACRES and/or 33,101 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Tobar's Properties, sole owner of Replat of Lot 6A & 6B, Block 31, Hilltop Estates to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Mario Tobar, Representative for Tobar's Properties

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

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 6A & 6B, Block 31, Hilltop Estates to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Approved by Operation of Law on _____, 2021.

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of Replat of Lot 6A & 6B, Block 31, Hilltop Estates to the City of Sherman has thereby been authorized to accept the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD. 2021.

_____
Clerk, City of Sherman, Texas

Replat of Lots 6A & 6B, Block 31, Hilltop Estates to the City of Sherman, Texas

0.760 Acres

in the

J. Hendrix Survey Abstract No. 503

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

C:\Land Projects\Replat-Lot-6-Block-31-Hilltop-Estates\Civil 3D\Replat.dwg 5/6/2021 8:56 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Tobar's Properties
635 Preston Meadows Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 6A & 6B, Block 31, Hilltop Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15'x15' corner clip on southwest corner of proposed Lot 6A-1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. City Council approval block to be standard approval block. *Texas Local Government Code Title 7, Chapter 212, Subchapter A, Sec. 212.009*
3. Water and sewer mains must be extended in accordance with City criteria within Cox Street to serve proposed Lots . *Code of Ordinances Chapter 13, Sec. 13.07.282*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
5. Lot lines of proposed plat to reflect on water and sewer civil plans if plat filed of record prior to civil plan approval.
6. Show bearing (in double digits) of "West" on southern boundary of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Graphically show edge of pavement on drawing.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 388 BENNETT ROAD (ETJ)**

The request of Russell Rogers (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 388 Bennett Road, being 4.135 acres in the Jeremiah M. McDaniel Survey, Abstract No. 774 and being Lot 1, Oyail Estates, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Oyail Estates in the City of Sherman Extra Territorial Jurisdiction (ETJ)

Background:

The property is located at 388 Bennett Road in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to Replat the property into two lots.

Adjacent Zoning:

Outside City

Origination:

Russell Rogers (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

Not - required - same owner

Objections Received:

0

Development Review Meeting:

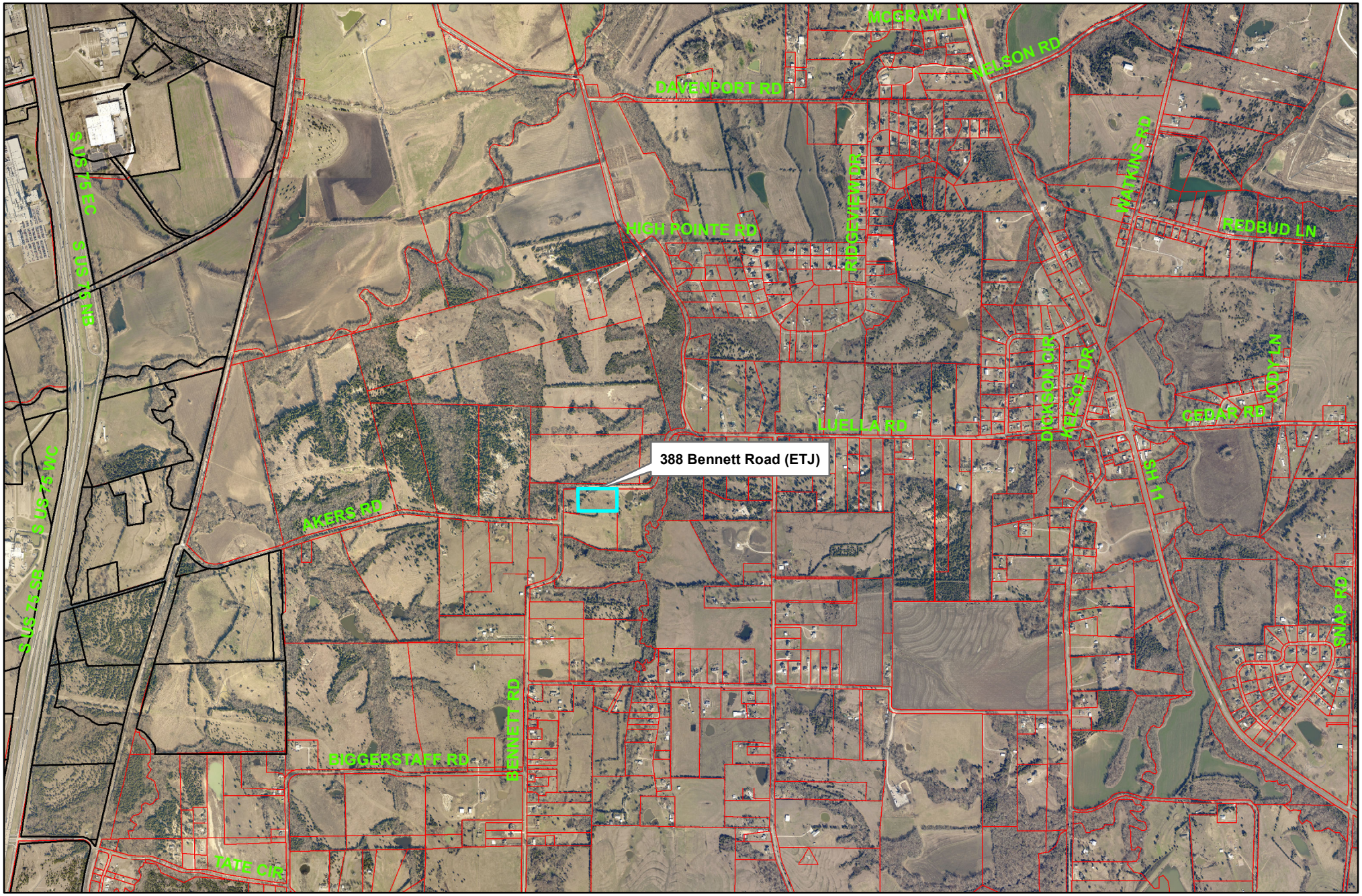
No

Attachments

Location Map

Oyail Estates Replat Lot 1

Staff Review Letter



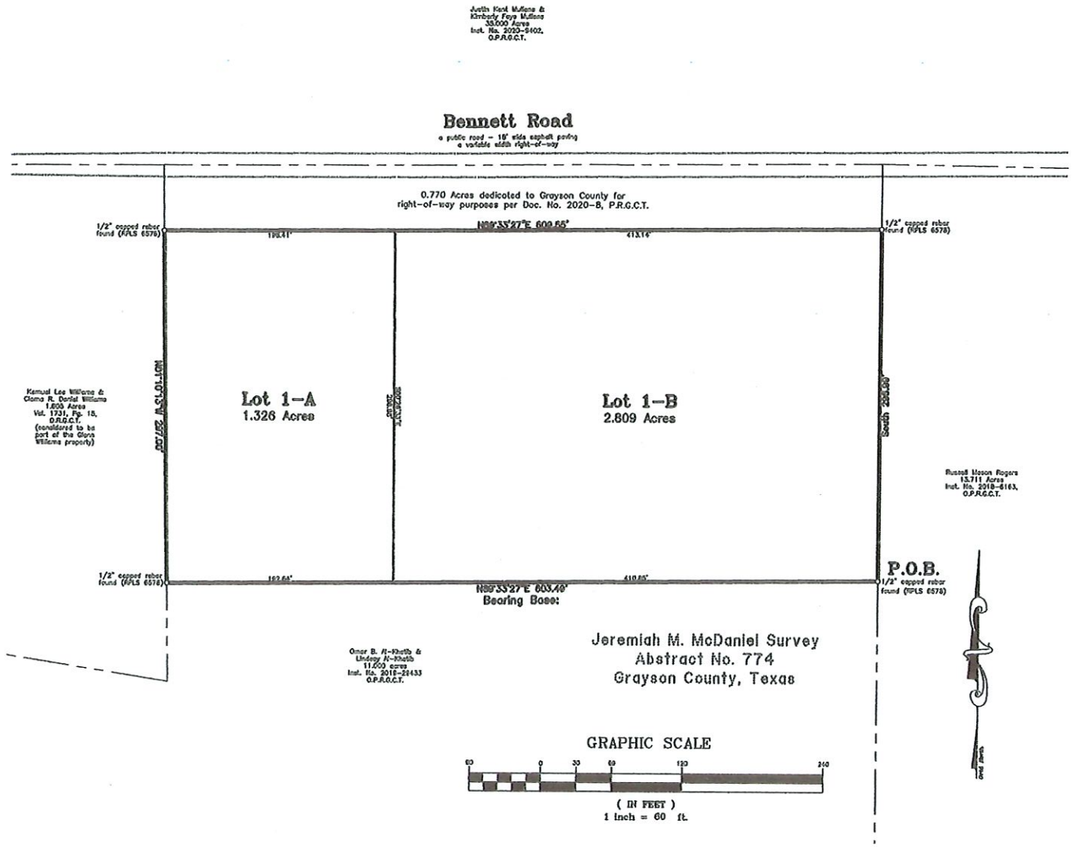
388 Bennett Road (ETJ)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 2,000 ft



Replat of Lot 1, Oyail Estates to Grayson County, Texas 4.135 Acres in the Jeremiah M. McDaniel Survey Abstract No. 774

General Notes:

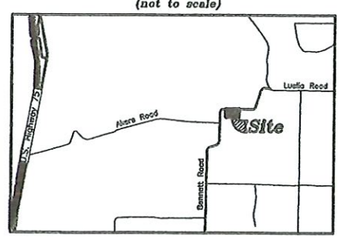
1. Water Supply to be provided by Luella Water Supply.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
3. Electrical service to be provided by Oncor Electrical Delivery Co..
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County 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. 48181C0410 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Proposed land use of subject property is for residential purposes.

Job No. CGH740521

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10068100

Owner:
Russell Rogers
388 Bennett Road
Howe, Texas 75459

Vicinity map
(not to scale)



FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Jeremiah M. McDaniel Survey, Abstract No. 774 and being all of Lot 1, Oyail Estates, to Grayson County, Texas, as per plat of record in Document No. 2020-8, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the Southeast corner of said Lot 1, in the West line of the Russell Mason Rogers 13.711 acre tract of land, recorded in Instrument No. 2018-6163, Official Public Records, Grayson County, Texas, at the Northeast corner of the Omar B Al-Khatib and Lindsey Al-Khatib 11.000 acre tract of land, recorded in Instrument No. 2019-29433, said Official Public Records;

THENCE North 89 deg. 33 min. 27 sec. East, with the South line of said Lot 1 and the North line of said Al-Khatib 11.000 ac., a distance of 603.40 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) in the East line of the Kemuel Lee Williams and Cloma R. Daniel Williams 1.605 acre tract of land, recorded in Volume 1731, Page 15, Deed Records, Grayson County, Texas, at the most Northerly Northwest corner of said Al-Khatib 11.000 ac. and the Southwest corner of said Lot 1;

THENCE North 01 deg. 10 min. 13 sec. West, with the West line of said Lot 1 and the East line of said Williams 1.605 ac., a distance of 297.00 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the Southwest corner of the 0.770 acres dedicated for right-of-way purposes for Bennett Road to Grayson County as shown on said Document No. 2020-8 and the Northwest corner of said Lot 1;

THENCE North 89 deg. 33 min. 27 sec. East, with the North line of said Lot 1 and the South line of Bennett Road, a distance of 609.55 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the Southeast corner of said 0.770 ac., in the West line of said Rogers 13.711 ac., at the Northeast corner of said Lot 1;

THENCE South, with the East line of said Lot 1 and the West line of said Rogers 13.711 ac., a distance of 298.99 ft. to the **PLACE OF BEGINNING** and containing **4.135 ACRES** of land.

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

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

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED
LAND SURVEYOR

I, Russell Rogers, owner of Replat of Lot 1, Oyail Estates, to Grayson County, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Russell Rogers

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

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 1, Oyail Estates to Grayson County, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Lot 1, Oyail Estates to Grayson County, Texas, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 1, Oyail Estates to Grayson County, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of Lot 1, Oyail Estates to Grayson County, Texas 4.135 Acres in the Jeremiah M. McDaniel Survey Abstract No. 774

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10068100

Z:\Shared Projects\Land Projects R2\264-bennet-rd-howe\dwg\Replat-Oyail-Estates.dwg 5/25/2021 8:53 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Russell Rogers
388 Bennett Road
Howe, TX 75459

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

Dear Applicants,

The request for approval of the Replat of Lot 1, Oyail Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show ownership block on both pages of plat.
2. Show bearing (in double digits) of "South" on eastern boundary of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 2113 SOUTH EAST STREET**

The request of Ricky D. Cooper (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2113 South East Street, being 0.326 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 49, South Side Addition.

Background:

The property is located at 2113 South East Street between Sherman and Cottage Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat two lots into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ricky D. Cooper (Owners)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
157

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 8 & 9, Blk 49, Southside Addition
Staff Review Letter



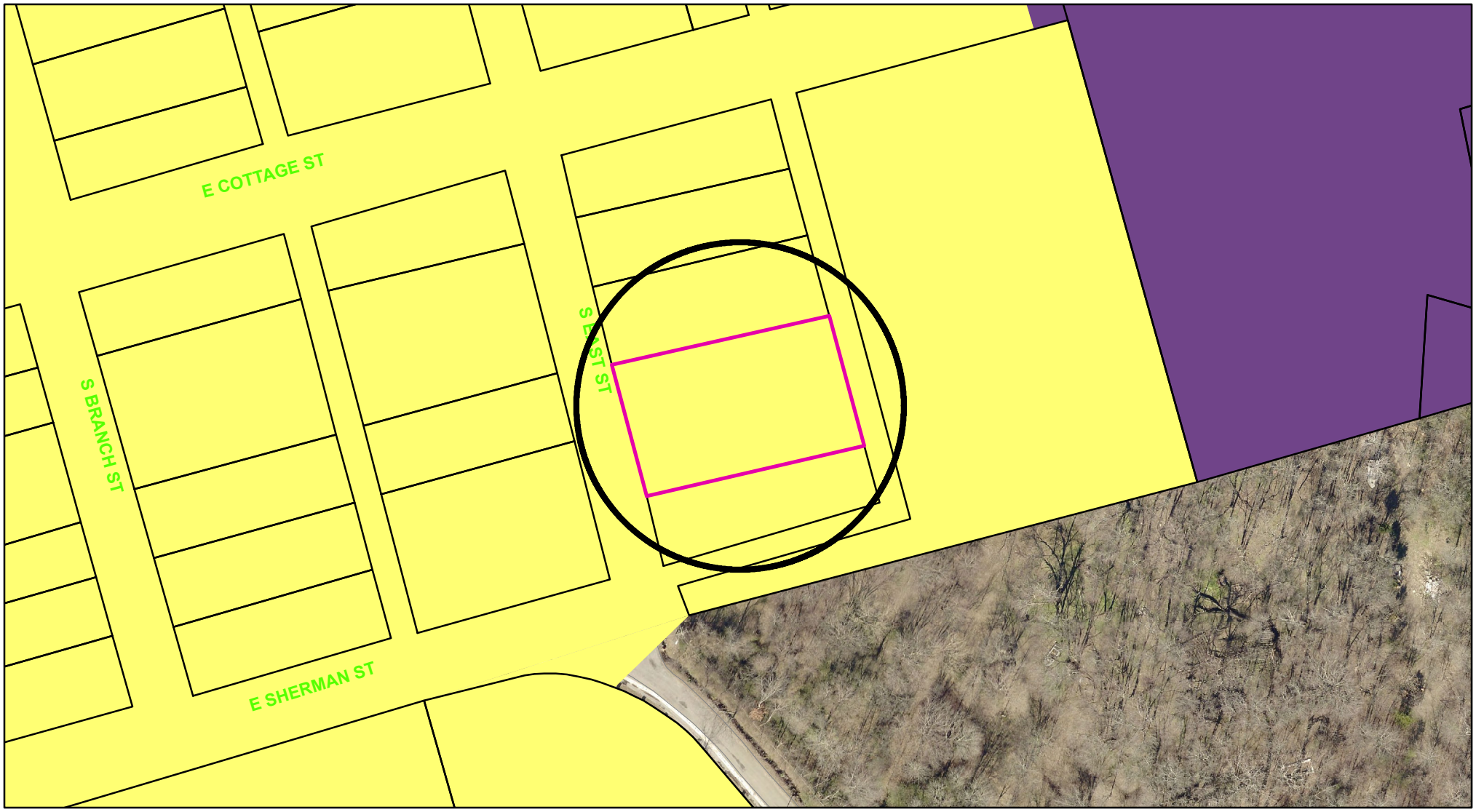
2113 South East Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 2113 South East Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

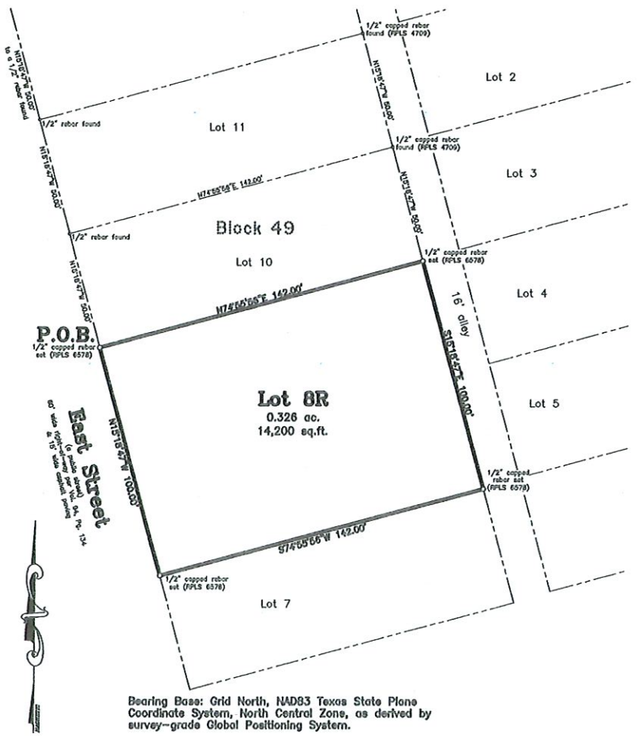
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2113 South East Street





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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

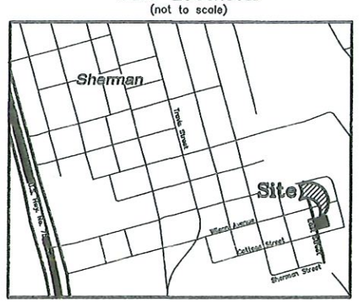
Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas 0.326 Acres in the Preston Kitchen Survey Abstract No. 667

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 26, 2008.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS840521

Site Location
(not to scale)



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

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

C:\Land Projects\2113-S-East-Street-Sherman\Civil 3D\Plat.dwg Layout: Plat Plot Date May 26 21 Time: 11:07 AM

FIELD NOTES

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

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

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

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

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

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

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

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

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

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

Ricky Don Cooper

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

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Chairman Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Replat of Lots 8 and 9, Block 49 of South Side Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

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

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

C:\Land Projects\2113-S-East-Street-Sherman\Civil 3D\Plat.dwg Layout: Plat Plot Date May 26 21 Time: 11:07 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Ricky Don Cooper
2113 S. East St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 8 & 9, Block 49 of South Side Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show ownership block on both pages of plat.
2. Graphically show curb line on drawing.
3. Dedicate a 10' Utility Easement along East Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Add General Note regarding Avigation Easement to plat. Coordinate with Engineering Department for language. *Chapter 14, Article 14.02*
5. The City of Sherman does not maintain alleys.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

3311 LUTHER KNOX ROAD

The request of Ron Harmon Properties (Owner), TAAS Investments, LLC (Prospective Buyer), JP Engineering, Bill Perman (Civil Engineer/Representative) and CBG Surveying, Inc. (Surveyor) concerning the property located at 3311 Luther Knox Road, being 17.18 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval for a Multi-Family Development under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 3311 Luther Knox; the northeast corner of Luther Knox Road and Gallagher Drive. The property is zoned a C-2 (General Commercial) District.

The owner would like to construct a Multi-Family Development (Apartments and Townhomes) at this location. The project includes an apartment complex with 168 units (112 one bedroom units and 56 two bedroom units) and townhomes with 64 units. The exterior will be brick, stone, painted metal panels and wood siding. Parking will be provided for 338 spaces.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

Ron Harmon Properties (Owner)
TAAS Investments, LLC (Prospective Buyer)
JP Engineering, Bill Perman (Civil Engineer/Representative)
CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

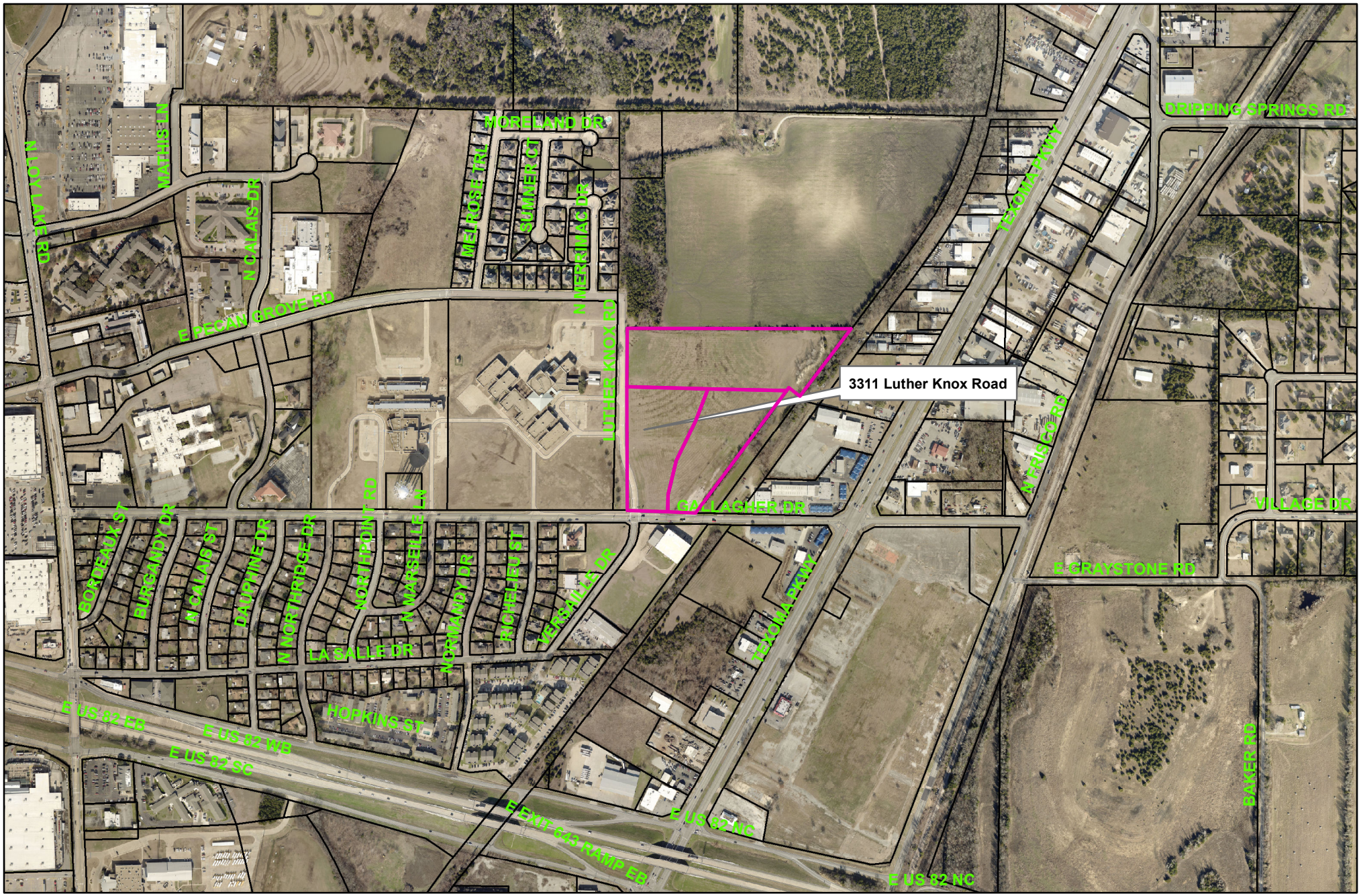
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Building Elevations
Landscape Plan
Landscape Notes
Staff Review Letter



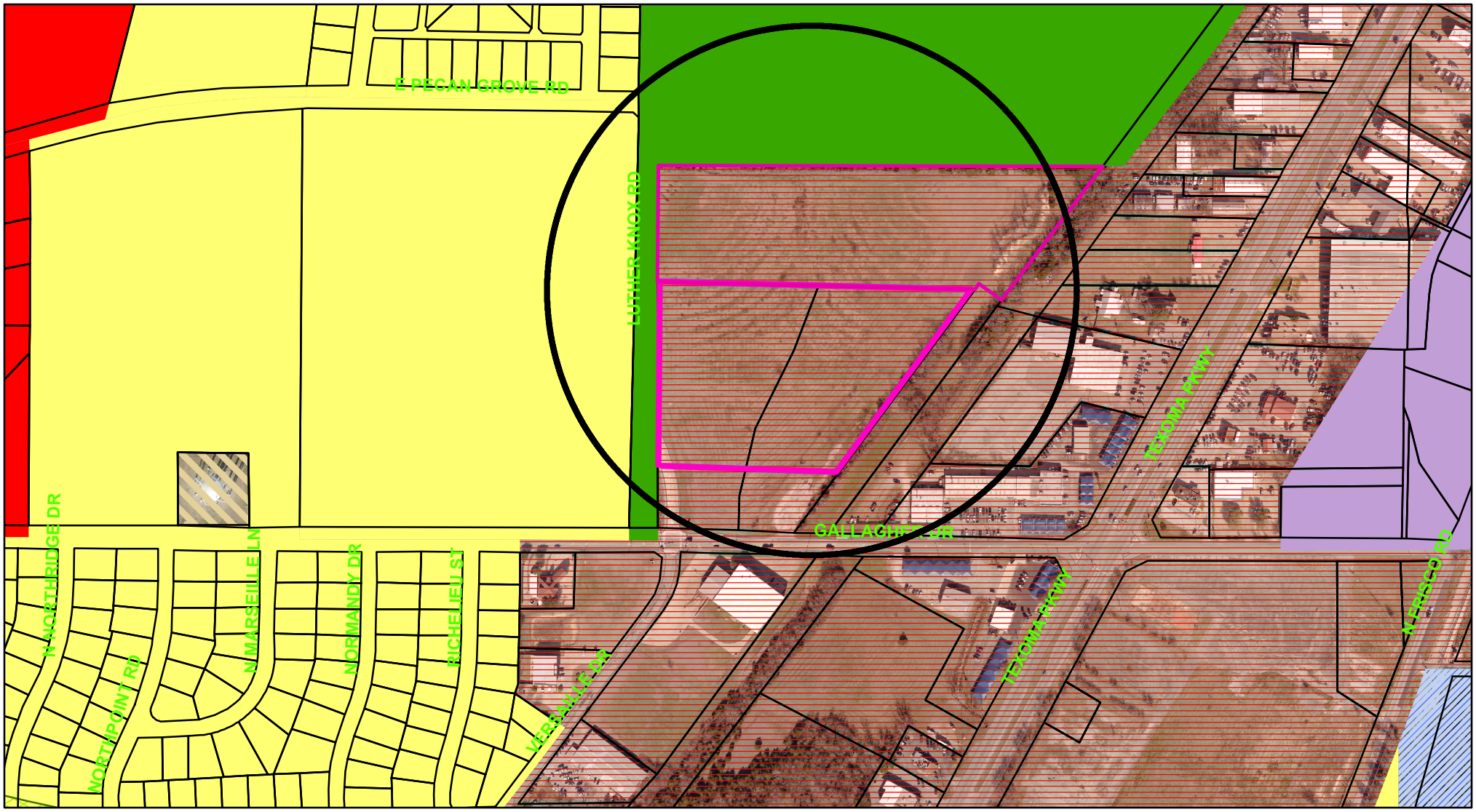
3311 Luther Knox Road

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 733 ft



Zoning - 3311 Luther Knox Road

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

3311 Luther Knox Road





JP Engineering

700 South Central Expressway, Suite 400 - Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

May 26, 2021

City of Sherman
Planning Department
220 W Mulberry
Sherman, TX 75090

Attn: Rob Rae

Re: Zoning Request – 1901 Gallagher Drive

Dear Rob:

We would like to request a Zoning change from C-2 to R-2 for 17.18 acres of a 19.18 acre tract located at 1901 Gallagher Drive in Sherman Texas. The intent is to develop 10.07 acres with Multifamily Apartments and 7.11 acres with Townhomes. The owner's intent is to obtain the proper Zoning then Plat the 19.18 Acre tract into 3 Lots leaving 2.01 acres at the hard corner Zoned C-2 for commercial development at a later date. The current Zoning for the property is C-2. We would like to note that the Owner is seeking straight Zoning in accordance with the R-2 standards set forth in the ordinances of the City of Sherman.

Project to include:

Proposed use – Multifamily and Townhomes.
Plat into 3 lots.
Phased Development.

Project Contact List;

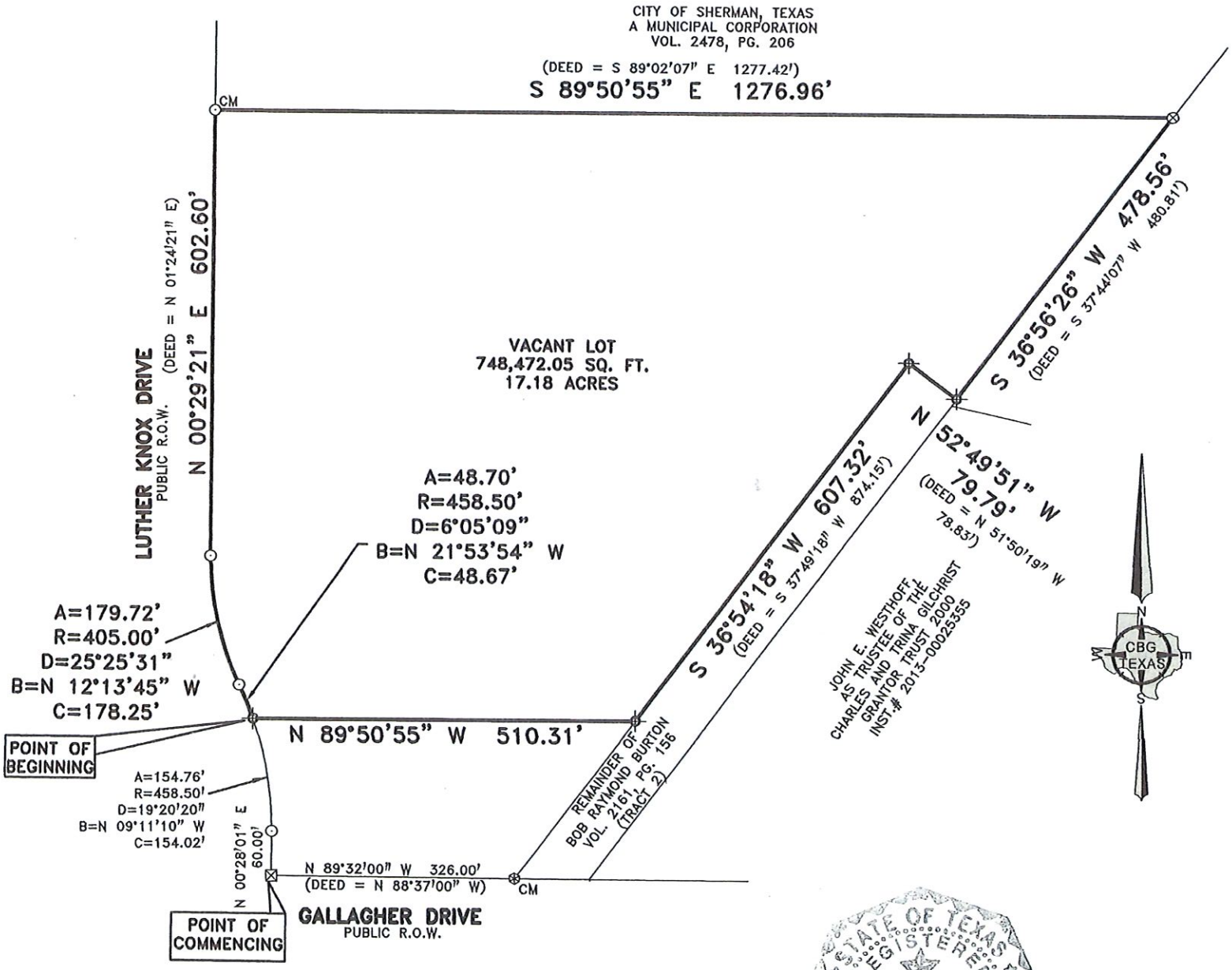
Tauheed Siddiqui, Owner	tauheedqs@taasinvestments.com	972-273-0303
Bill Perman, Project Manager	bperman@jp-eng.biz	972-467-7505

Sincerely,

JP Engineering

By: WR Perman
Bill Perman
Project Manager

EXHIBIT A



GENERAL NOTES:

1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying Texas, LLC.
PLANNING · SURVEYING
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P 214.349.9485 · F 214.349.2216
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www.cbgtxllc.com

SHEET 2 OF 2
JOB NO. 2106277-02
DRAWN BY: BC
DATE: 5/26/21

EXHIBIT A

Being a 17.18 acre tract of land situated in the Hillard Jennings Survey, Abstract No. 639, Grayson County, Texas, same being a portion of a tract of land conveyed to Ron Harmon Properties, LTD., a Texas Limited Partnership, by deed recorded in Volume 3233, Page 531, Deed records of Grayson County, Texas, and being that tract of land conveyed to Ron Harmon Properties Limited, by deed recorded in Instrument Number 2019-29075, Official Public Records of Grayson County, Texas, and being more particularly described by meted and bounds as follows:

COMMENCING at a X cut set for corner, said corner being the Southwest corner of said Ron Harman tract and being along the North line of Gallagher Drive (public right-of-way) and in the East line of Luther Nox Drive (public right-of-way);

THENCE along the Easterly line of said Luther Knox Drive, the following course and distance:

North 00 degrees 28 minutes 01 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod found for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 458.50 feet, a delta angle of 19 degrees 20 minutes 20 seconds, a chord bearing of North 09 degrees 11 minutes 10 seconds West, and a chord length of 154.02 feet;

THENCE along said curve to the left, an arc length of 154.76 feet to a point for corner being the POINT OF BEGINNING of the herein described tract being the beginning of a curve to the left with a radius of 458.50 feet, a delta of 06 degrees 05 minutes 09 seconds, a chord bearing of North 21 degrees 53 minutes 54 seconds West, and a chord length of 48.67 feet;

THENCE along said curve to the left and along Luther Knox Drive a arc length of 48.70 feet to a 1/2 iron rod found for corner, and being the beginning of a tangent curve turning to the right, with a radius of 405.00 feet, a delta angle of 25 degrees 25 minutes 31 seconds, a chord bearing of North 12 degrees 13 minutes 45 seconds West, and a chord length of 178.25 feet;

THENCE along said curve to the right an arc length of 179.72 feet to a 1/2 iron rod found for corner;

THENCE North 00 degrees 29 minutes 21 seconds East, along the East line of said Luther Knox Drive a distance of 602.60 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to the City of Sherman, Texas, a Municipal Corporation, by deed recorded in Volume 2478, Page 206, Deed Records of Grayson County, Texas;

THENCE South 89 degrees 50 minutes 55 seconds East, along the South line of said City of Sherman tract, a distance of 1276.96 feet to a point for corner, said corner being the Southeast corner of said City of Sherman tract, from which a 1/2 inch iron rod found bears North 02 degrees 01 second 21 minutes East a distance of 1.43 feet for witness;

THENCE South 36 degrees 56 minutes 26 seconds West a distance of 478.56 feet to a point for corner;

THENCE North 52 degrees 49 minutes 51 seconds West a distance of 79.79 feet to a point for corner;

THENCE South 36 degrees 54 minutes 18 seconds West a distance of 607.32 to a point for corner;

THENCE North 89 degrees 50 minutes 55 seconds West a distance of 510.31 feet to the POINT OF BEGINNING and containing 748,472.05 square feet or 17.18 acres of land.

GENERAL NOTES:

1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

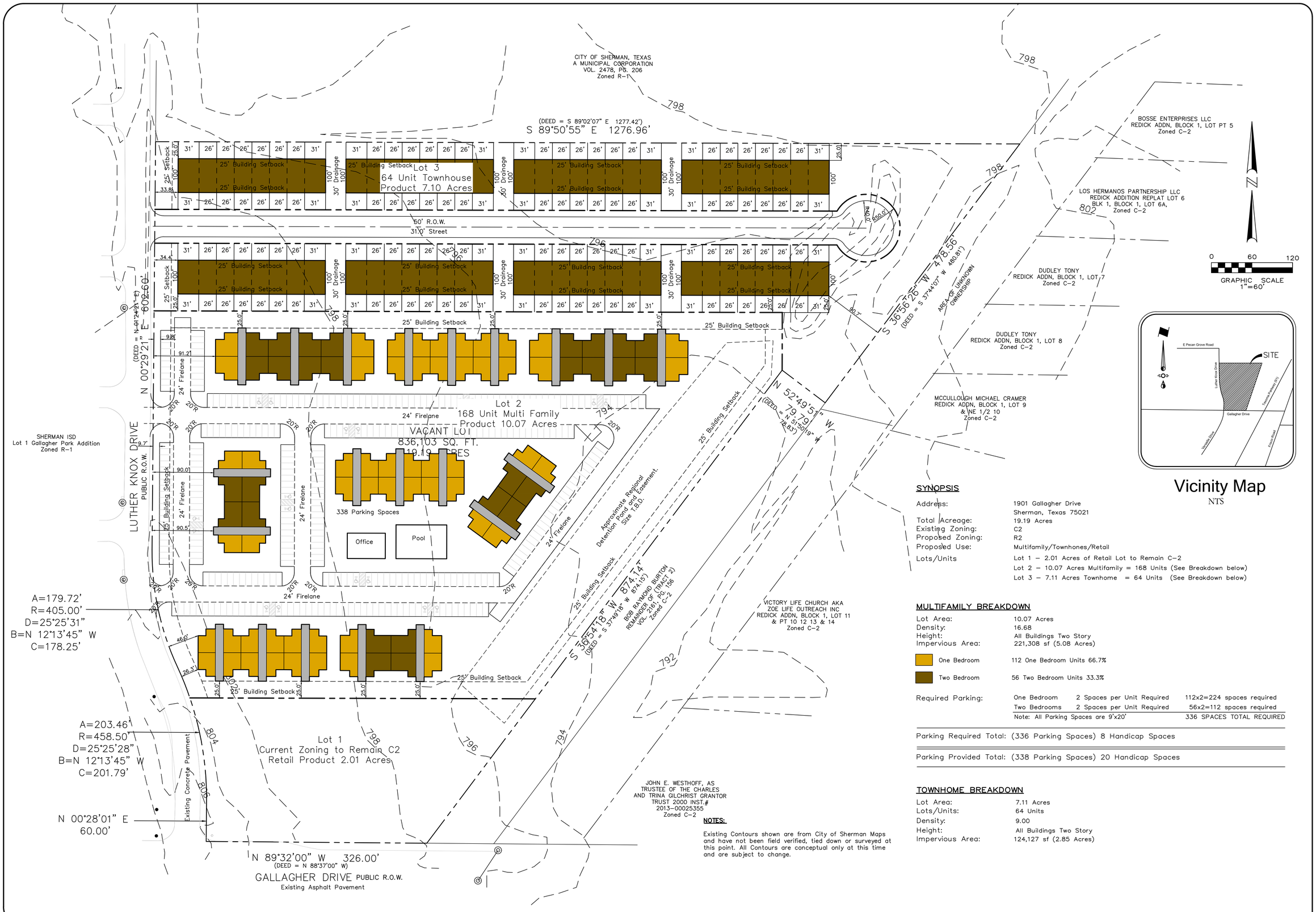
BRYAN CONNALLY
R.P.L.S. NO. 5513

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

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SHEET 1 OF 2
JOB NO. 2106277-02
DRAWN BY: BC
DATE: 5/26/21



Vicinity Map
NTS

SYNOPSIS

Address:	1901 Gallagher Drive Sherman, Texas 75021
Total Acreage:	19.19 Acres
Existing Zoning:	C2
Proposed Zoning:	R2
Proposed Use:	Multifamily/Townhones/Retail
Lots/Units	Lot 1 – 2.01 Acres of Retail Lot to Remain C–2 Lot 2 – 10.07 Acres Multifamily = 168 Units (See Breakdown below) Lot 3 – 7.11 Acres Townhome = 64 Units (See Breakdown below)

MULTIFAMILY BREAKDOWN

Lot Area:	10.07 Acres
Density:	16.68
Height:	All Buildings Two Story
Impervious Area:	221,308 sf (5.08 Acres)
One Bedroom	112 One Bedroom Units 66.7%
Two Bedroom	56 Two Bedroom Units 33.3%

Required Parking:			
	One Bedroom	2 Spaces per Unit Required	112x2=224 spaces required
	Two Bedrooms	2 Spaces per Unit Required	56x2=112 spaces required
	Note: All Parking Spaces are 9'x20'		336 SPACES TOTAL REQUIRED

Parking Required Total: (336 Parking Spaces) 8 Handicap Spaces

Parking Provided Total: (338 Parking Spaces) 20 Handicap Spaces

TOWNHOME BREAKDOWN

Lot Area:	7.11 Acres
Lots/Units:	64 Units
Density:	9.00
Height:	All Buildings Two Story
Impervious Area:	124,127 sf (2.85 Acres)

NOTES:

Existing Contours shown are from City of Sherman Maps and have not been field verified, tied down or surveyed at this point. All Contours are conceptual only at this time and are subject to change.

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

1901 Gallagher Drive Development
19.19 Acres out of the Hillard Jennings Survey Abstract No. 639
City of Sherman, Grayson County, Texas

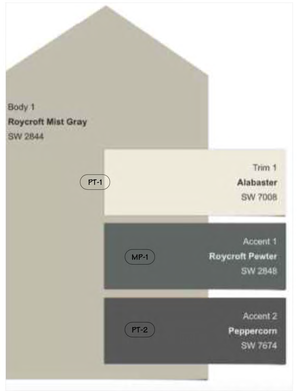
CONCEPTUAL SITE PLAN

No.	Date	Revision

Scale: 1" = 60'
File Name: Concept Plan
Date: 4/21/2021
Project No.: 21005

Sheet of

BLUESTONE PARTNERS, LLC



EXAMPLE PAINT SAMPLES



EXAMPLE BRICK SAMPLE



EXAMPLE METAL PANEL SAMPLE



EXAMPLE STONE SAMPLE



EXAMPLE METAL WOOD PANEL SAMPLE

FINISH SCHEDULE

TAG	DESCRIPTION
PT-1	PAINTED SIDING: SW 2844 - ROYCROFT MIST GRAY (TRIM: SW 7008 ALABASTER)
PT-2	PAINTED SIDING: SW 7674 - ROYCROFT PEPPERCORN (TRIM: SAME)
BR-1	BRICK: ACME - CAPE COD
ST-1	STONE: ACME - LIMESTONE
MP-1	PAINTED METAL PANEL: SW 2844 ROYCROFT PEWTER
MWP-1	METAL WOOD PANEL: LONGBOARD - LIGHT NATURAL WALNUT
SS-1	STANDING-SEAM METAL ROOF: SLATE GRAY
GD-1	GARAGE DOOR: OVERHEAD METAL DOOR W/ SIDE LITES
CR-1	COMPOSITE ROOF SHINGLES: GAF TIMBERLINE - WEATHERED WOOD



01 ELEVATION - APARTMENTS
Scale: 1/8" = 1'-0"



02 ELEVATION - TOWNHOMES
Scale: 1/8" = 1'-0"

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CONCEPTUAL ELEVATIONS

No.	Date	Revision

Scale: 1/8" = 1'
File Name:
Date: 5/27/2021
Project No.:

Sheet of



GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

LANDSCAPE CALCULATIONS - SHERMAN TX

LANDSCAPE AREA
PARKING LOT AREA : 117,945 SF

REQUIRED LANDSCAPE AREA: 11,794 SF (10%)
PROVIDED LANDSCAPE AREA: 12,081 SF (10.2%)

REQUIRED ISLAND LANDSCAPE AREA: 4,836 SF (40%)
PROVIDED LANDSCAPE AREA: 7,531 SF (62%)

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	QTY
	QM	Quercus muehlenbergii	Chinkapin Oak	B&B	2" Cal.	10`-12`	9
	QS	Quercus shumardii	Shumard Red Oak	B&B	2" Cal.	10`-12`	8
	UC	Ulmus crassifolia	Cedar Elm	B&B	2" Cal.	10`-12`	7

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	CD	Cynodon dactylon	Bermuda Grass	372,745 sf

LP-0

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1901 Gallagher Drive Development
19.19 Acres out of the Hillard Jennings Survey Abstract No. 639
City of Sherman, Grayson County, Texas

OVERALL LANDSCAPE PLANTING

No.	Date	Revision

Scale: 1" = 60'
File Name: Landscape Planting
Date: 4/21/2021
Project No.: 21005

Sheet 1 of 7

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

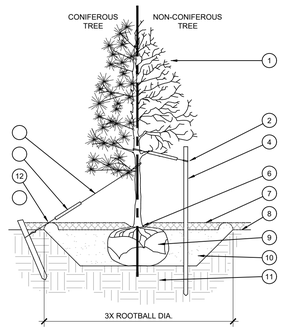
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

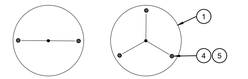
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   4. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   5. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      b. 1"-2" TREES — TWO STAKES PER TREE
      c. 2-1/2"-4" TREES — THREE STAKES PER TREE
      d. TREES OVER 4" CALIPER — GUY AS NEEDED
      e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   4. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   5. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   6. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND
G. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER
I. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   3. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   4. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)



C TREE PLANTING
SCALE: NOT TO SCALE

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

LP-6

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

1901 Gallagher Drive Development
19.19 Acres out of the Hillard Jennings Survey Abstract No. 639
City of Sherman, Grayson County, Texas

LANDSCAPE DETAILS AND SPECS

No.	Date	Revision

Scale: 1" = 20'
File Name: Landscape Planting
Date: 4/21/2021
Project No.: 21005

Sheet 7 of 7

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Ron Harmon Properties
9194 FM 1377
Blue Ridge, TX 75424

TAAS Investments, LLC
8700 Stonebrook Parkway #1265
Frisco, TX 75034

JP Engineering
Bill Perman
700 S Central Epwy. Ste. 400
Allen, TX 75013

CBG Surveying, Inc.
12025 Shiloh Road Ste. 230
Dallas, TX 75228

Dear Applicants,

The request for a zone change and site plan approval for a Multi-Family Development from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District located at 3311 Luther Knox Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A minimum 6' perimeter fence shall be provided to surround the development unless an exception is granted. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
5. No building shall exceed 45 feet in height unless an exception is granted. *(Chapter 14, Exhibit A, Section 6.4)*
6. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.4 & Section 7, Subsection 10(b))*
8. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
9. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4)*
10. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.

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

Engineering:

13. Platting of the subject property required.
14. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*
15. 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).*
16. Lot 2 water and sewer to be privately owned and maintained. Water to be master metered off of Luther Knox Drive. Water connection between Lots 2 and 3 not necessary.
17. Multiple radii in Lot 2 along Fire Lane do not meet standard. (*Code of Ordinances Chapter 3.02(c))*
18. Cul-de-sac on Lot 3 must be 50' radius to curve and 60' radius to right of way. (*Code of Ordinances Chapter 10.05, Exhibit A, Sec. 12, B).*
19. Cul-de-sac on Lot 3 exceeds Ordinance length. (*Code of Ordinances Chapter 10.05, Exhibit A, Sec. 12, B).*
20. Minimum street section must be 41' back of curb to back of curb for Lot 3 due to cul-de-sac exceeding max length per Ordinance. (*Code of Ordinances Chapter 10.05, Exhibit A, Sec. 12, B).*
21. Detention pond to be owned and maintained by owner of Lot 2.
22. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot 1. Sewer capacity shall be verified for proposed use. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
23. Proposed sanitary sewer extension will require off-site sanitary sewer easements.
24. 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)*
25. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

106-B NORTH SUNSET BOULEVARD

The request of Owners Manual for Life (Owner), MasterKey Ministries of Grayson County (Tenant), Julie Rickey (Representative), David Baca Studio (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 106-B North Sunset Boulevard, being Lot 3, Block 1 Westwood Village Second Replat part Block 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

Background:

The property is located at 106-B North Sunset Boulevard between Sunset Boulevard and Archer Drive. The property is zoned a C-1 (Retail Business) District.

MasterKey Ministries was approved for a Specific Use Permit by Ordinance 6128, June 18, 2018 to allow a Preschool at 600 South Dewey Avenue. They have lost their lease at that location and would like to move the preschool to 106-B North Sunset Boulevard. MasterKey Ministries partners with Sherman ISD to provide early childhood education for low income families.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Owners Manual for Life (Owner)
MasterKey Ministries of Grayson County (Tenant)
Julie Rickey (Representative)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

No

Attachments

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



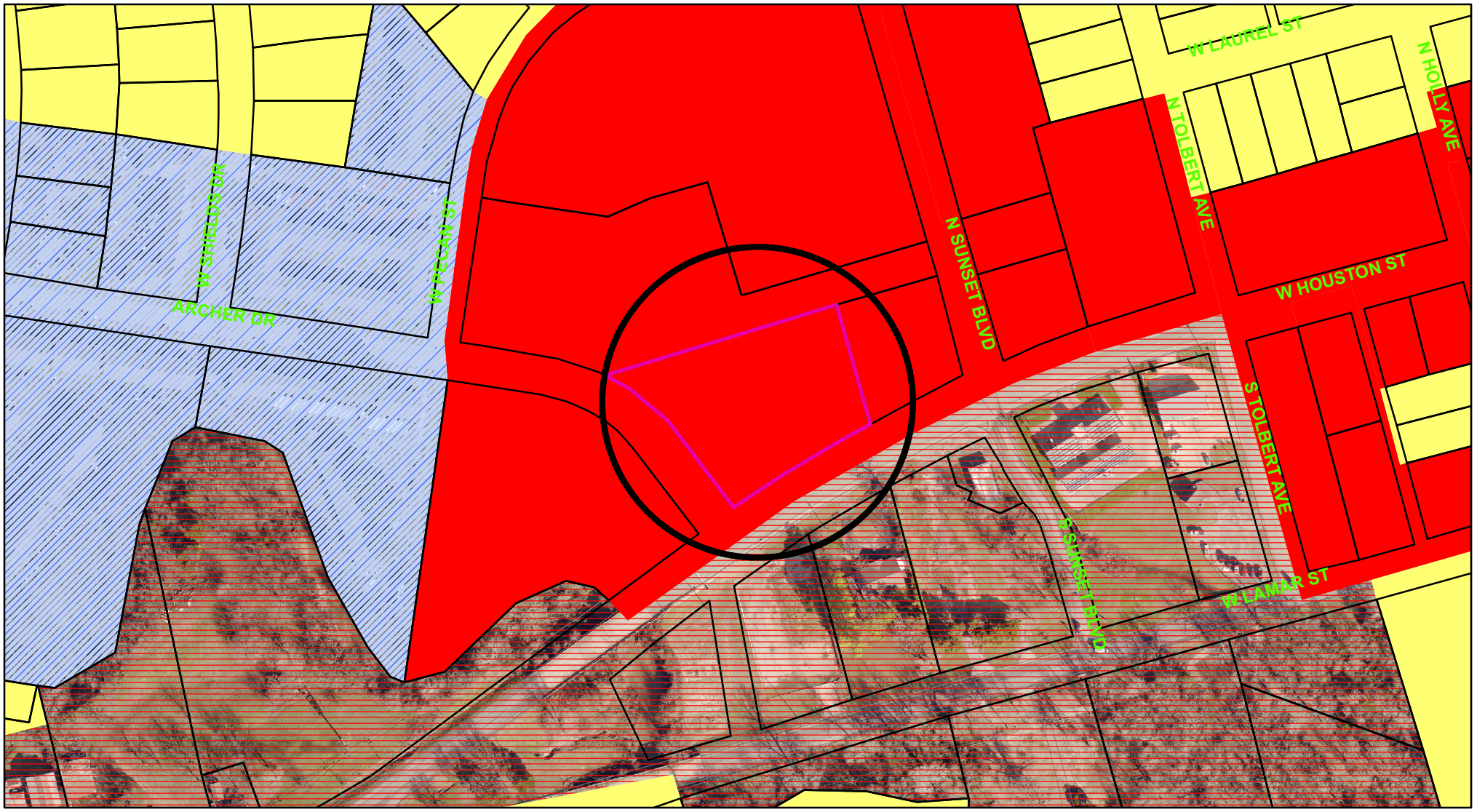
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

106-B North Sunset Boulevard

NOT TO SCALE

1 in = 200 ft



Zoning - 106-B North Sunset Boulevard

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

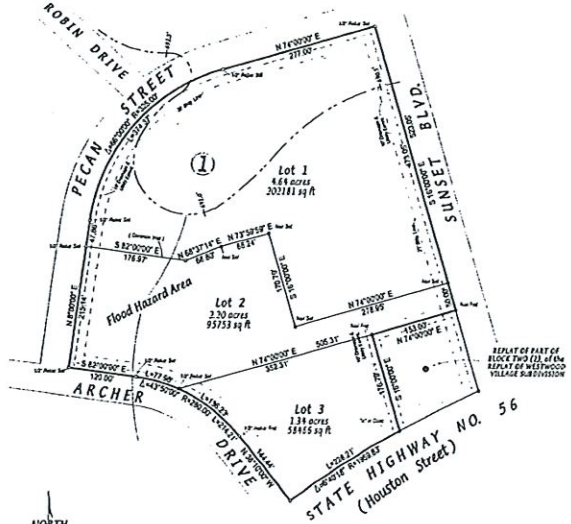
City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 200 ft

106-B North Sunset Boulevard





Scale: 1" = 100'

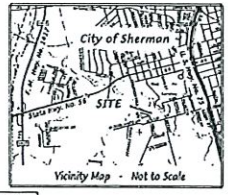
Bearing Base: Record bearing along the West line of Sunset Boulevard as recorded in Volume

THE SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION to the CITY OF SHERMAN

Owner & Developer

Bank of Texas, Trust Company, N.A.
Successor Trustee of the Virginia Archer Trust

FILED FOR RECORD
at ____ o'clock ____ M
Records in Vol. ____ Page ____ Records Grayson County.
WILMA BLACKS-EAR BUSH
County Clerk, Grayson Co., Texas
By ____ Deputy



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

10216

FIG WIG pcs

SHEET 1 OF 2

SITUATED in the County of Grayson, State of Texas, being a part of Block TWO (2) of the REPLAT of WESTWOOD VILLAGE SUBDIVISION to the City of Sherman, Texas as shown by plat of record in Volume 2, Page 72, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set 1/2 inch rebar for the Northeast corner of said Block Two, at the intersection of the West line of Sunset Boulevard with the South line of Pecan Street;

THENCE South 16 deg. 00 min. 00 sec. East, with the East line of said Block Two, the West line of said Sunset Boulevard, a distance of 523.05 feet to a found spike nail maintaining the Northeast corner of Lot One (1) in Block One (1) of the Replat of Part of Block Two (2) of the Replat of Westwood village Subdivision to the City of Sherman, Texas as shown by plat of record in Volume , Page_, Plat Records, Grayson County, Texas;

THENCE South 74 deg. 00 min. 00 sec. West, with the North line of said Lot One, Block One, a distance of 153.00 feet to a found spike nail maintaining its Northwest corner;

THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said Lot One, Block One, a distance of 176.79 feet to a found chiseled "X" in concrete maintaining its Southwest corner, on a South line of said Block Two, the North right-of-way line of State Highway No. 56, also known as Houston Street;

THENCE in a Southwesterly direction with a South line of said Block Two, the North right-of-way line of said State Highway No. 56, and with a curve to the left having a radius of 1959.83 feet, (chord bears South 57 deg. 11 min. 28 sec. West, 228.08 ft.), a distance of 228.21 feet to a set 1/2 inch rebar for the most Southerly Southwest corner of said Block Two, at the intersection of the North right-of-way line of said State Highway No. 56 with the Northeasterly line of Archer Street;

THENCE in a Northwesterly direction with the Northeasterly line of said Archer Street, the Southwesterly line of said Block Two, the following calls and distances:
North 38 deg. 10 min. 00 sec. West, a distance of 144.44 feet to a found 1/2 inch rebar at the beginning of a curve;
With a curve to the left having a radius of 280.00 feet, (chord bears North 60 deg. 05 min. 00 sec. West, 209.02 feet), a distance of 214.21 feet to a set 1/2 inch rebar at the end of said curve;
North 82 deg. 00 min. 00 sec. West, a distance of 120.00 feet to a set 1/2 inch rebar for the most Westerly Southwest corner of said Block Two, at the intersection of the Northeasterly line of said Archer Street with the East line of the above mentioned Pecan Street;

THENCE in a Northeasterly direction with the West, and North lines of said Block Two, the East, and South lines of said Pecan Street, the following calls and distances:
North 08 deg. 00 min. 00 sec. East, a distance of 263.00 to a set 1/2 inch rebar for the beginning of a curve;
With a curve to the right having a radius of 325.00 feet, (chord bears North 41 deg. 00 min. 00 sec. East, 354.02 feet), a distance of 374.37 feet to a set 1/2 inch rebar at the end of said curve;
North 74 deg. 00 min. 00 sec. East, a distance of 277.00 feet to the PLACE OF BEGINNING, and containing 8.18 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground 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.

11-18-05

Marshall Sartin, R.P.L.S.#3694

That I, Bank of Texas, Trust Company, N. A., Successor Trustee of the Virginia Archer Trust, by Melvin R. Camp, owner and developer of SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION, to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

By: Melvin R. Camp

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Melvin R. Camp, 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 14 day of _____, 2005.

COURT A. HINDLE
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES
MAY 22, 2008

NOTARY PUBLIC, State of Texas

Approved this 8th day of November, 2005 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, Texas on this 21st day of November, 2005.

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION, to the City of Sherman, was submitted to the City Council on the 21st day of November, 2005 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 19th day of December, 2005.

CITY CLERK, City of Sherman, Texas

FILED FOR RECORD
at ____ o'clock ____ M
Records in Vol. ____ Page ____ Records Grayson County.
WILMA BLACKS-EAR BUSH
County Clerk, Grayson Co. Texas
By ____ Deputy

CITY OF SHERMAN TEXAS

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

FIG WIG pcs

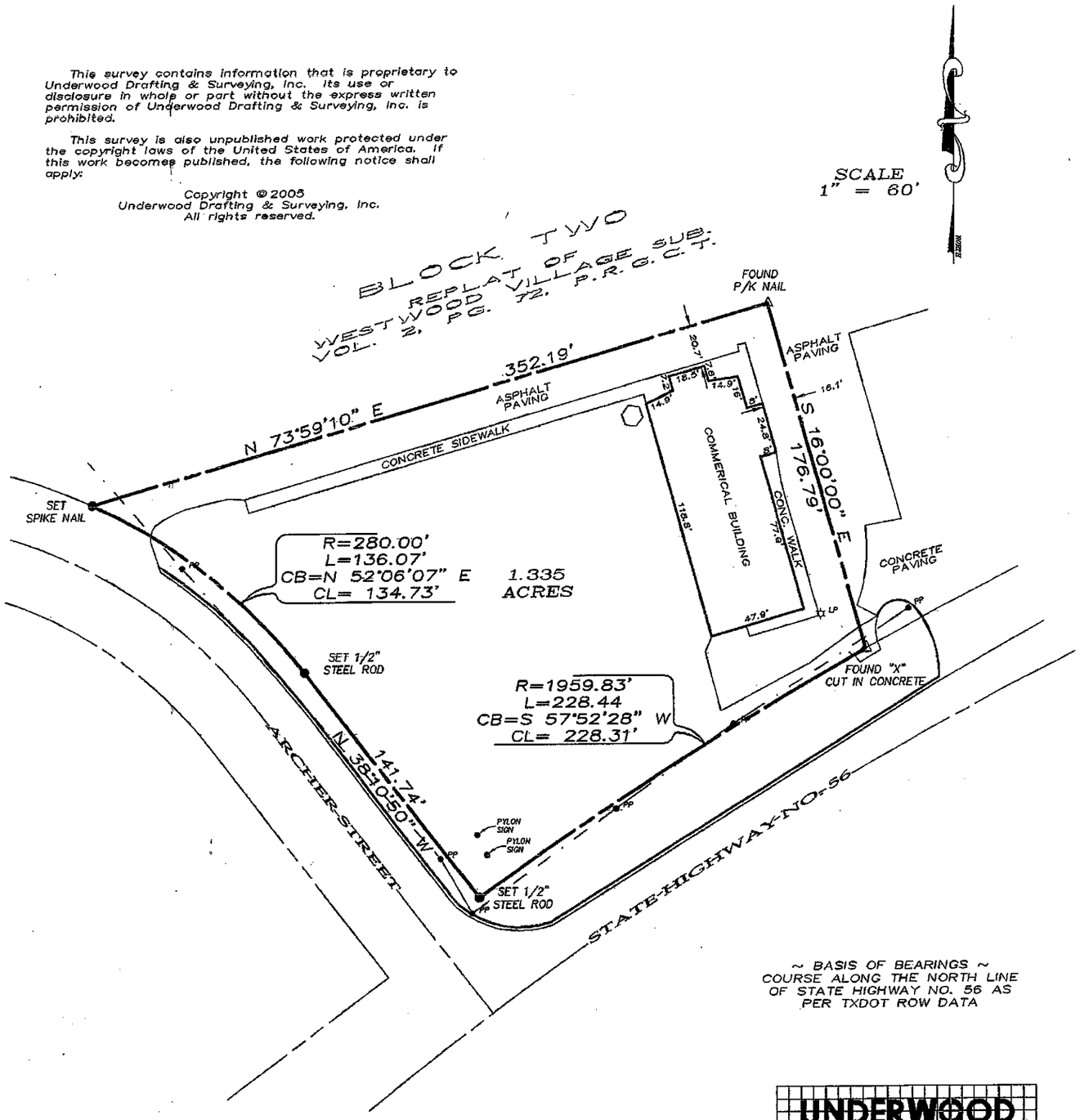
SHEET 2 OF 2

JOB NO A5020082

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All rights reserved.



~ BASIS OF BEARINGS ~
COURSE ALONG THE NORTH LINE OF STATE HIGHWAY NO. 56 AS PER TXDOT ROW DATA

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of Block Two of the Replat of Westwood Village Subdivision, an addition to the City of Sherman, as shown by plat of record in Volume 2, Page 72, of the Plat Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a ½" steel rod set at the intersection of the north right-of-way line of State Highway No. 56 with the east right-of-way line of Archer Street, said rod maintaining the most southerly southwest corner of said Block Two;

Thence North 38°10'50" West with said east right-of-way line a distance of 141.74 feet to a ½" steel rod set;

Thence in a northeasterly direction continuing with said east right-of-way line and a curve to the left having a radius of 280.00 feet and an arc length of 136.07 feet (chord bears North 52°06'07" West 134.73 feet) to a spike nail set for the northwest corner of the herein described tract;

Thence North 73°59'10" East a distance of 352.19 feet to a P/K nail found for the northeast corner of said herein described tract;

Thence South 16°00'00" East a distance of 176.79 feet to a found "X" cut in concrete in said north right-of-way line, said "X" being the southeast corner of said herein described tract;

Thence in a southwesterly direction of said north right-of-way line and a curve to the left having a radius of 1959.83 feet and an arc length of 228.44 feet (chord bears North 57°52'28" West 228.31 feet) to the Point-of-Beginning and containing 1.335 acres of land.

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 is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights 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.

2/11/05

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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

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

SURVEY DATE: 2/09/05
DATE OF LAST REVISION: 2/11/05

WESTWOOD VILLAGE
SHOPPING CENTER
Wal-Mart
SUPER CENTER
GARDEN CENTER
SUNSET BLVD.
SERVICE SHOPS
PECAN
DRIVE
ARCHER
U.S. HWY
APARTMENTS
PIGGLY WIGGLY
REVCO
MERLE NORMAN
J. CARL'S
PAT WALKER'S
VILLAGE VAULT & HALLMARK
EXXON
FUTURE DEVELOPMENT
APPROX. 15600 S.F.
Future Development
225'
32 Cars
67 Cars
84 Cars
91 Cars
58 Cars
29 Cars
19 Cars
14 Cars
20 Cars
16 Cars
12 Cars
6 Cars
23 Cars
150'
138'
108'
75'
60'
45'
30'
20'
15'

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of Block Two of the Replat of Westwood Village Subdivision, an addition to the City of Sherman, as shown by plat of record in Volume 2, Page 72, of the Plat Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a ½" steel rod set at the intersection of the north right–of–way line of State Highway No. 56 with the east right–of–way line of Archer Street, said rod maintaining the most southerly southwest corner of said Block Two;

Thence North 38°10'50" West with said east right–of–way line a distance of 141.74 feet to a ½" steel rod set;

Thence in a northeasterly direction continuing with said east right–of–way line and a curve to the left having a radius of 280.00 feet and an arc length of 136.07 feet (chord bears North 52°06'07" West 134.73 feet) to a spike nail set for the northwest corner of the herein described tract;

Thence North 73°59'10" East a distance of 352.19 feet to a P/K nail found for the northeast corner of said herein described tract;

Thence South 16°00'00" East a distance of 176.79 feet to a found "X" cut in concrete in said north right–of–way line, said "X" being the southeast corner of said herein described tract;

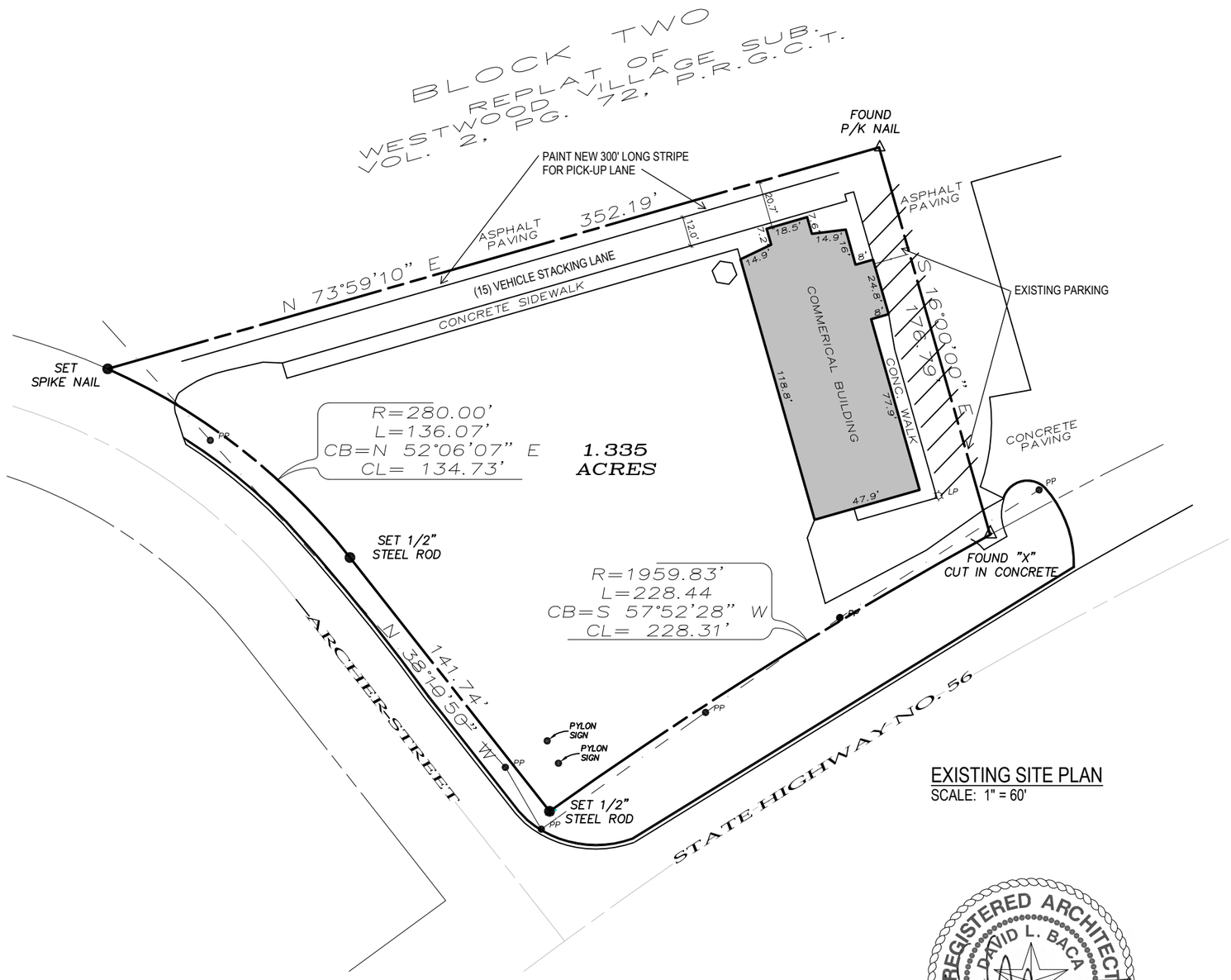
Thence in a southwesterly direction of said north right–of–way line and a curve to the left having a radius of 1959.83 feet and an arc length of 228.44 feet (chord bears North 57°52'28" West 228.31 feet) to the Point–of–Beginning and containing 1.335 acres of land.

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 is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights 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.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709



OVERALL SITE KEY



EXISTING SITE PLAN
SCALE: 1" = 60'

SITE PLAN STATISTICS:	
ZONING:	C–1, RETAIL BUSINESS
GROSS AREA:	1.335 ACRES (58,153 S.F.)
BUILDING AREA:	6,107 S.F.
IMPERVIOUS AREA:	N/A (EXISTING)
LANDSCAPED AREA:	N/A (EXISTING)
PARKING REQUIRED: 1.5 SPACES/EMPLOYEE=	12 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	12 SPACES (1 H.C. SPACE)

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

06.03.21

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY UNDERWOOD SURVEYING.
2. THIS IS AN EXISTING SITE. ALL PARKING SHOWN IS EXISTING.

SP-1


MasterKey






OWNER'S
MANUAL
for LIFE





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Owners Manual for Live
121 Woodcroft Lane
Denison, TX 75021

Julie Rickey
209 S FM 1417
Sherman, TX 75092

MasterKey Ministries of Grayson County
209 S FM 1417
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an Educational Facility/Preschool in a C-1 (Retail Business) District. located at 106-B North Sunset Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per 1.5 employees; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 8(5)(a) & Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way or adjacent property. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Shall provide mutual access agreement for the development before a permit will be issued.
7. Certificate of Occupancy Permit is required.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. All requirements of the Floodplain Ordinance shall be followed. (*Code of Ordinances Chapter 3, Article 3.12)*
12. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

1804 NORTH U.S. HIGHWAY 75

The request of Sherman PAG 1, LLC (Owner), Marcus Trimble (Architect) and Underwood Drafting and Surveying (Surveyor) for the property located at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 1804 North U.S. Highway 75, the northwest corner of Highway 75 and Taylor Street. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District.

The following items have been approved for the property:

- December 4, 2006 - Specific Use Permit to allow automobile sales and repair (Ord. 5433).
- November 21, 2006 - Variance/Exception to allow shade structures with a 10' front setback and to not require a screening device adjacent to a residentially zoned district.
- March 5, 2007 - Specific Use Permit to allow automobile sales and repair.(Ord 5449)
- May 22, 2007 - Variance to allow overhead doors facing the highway.
- June 17, 2013 - Specific Use Permit to allow Used Automobile Sales, Service, Tire Sales and Service, and Light Mechanical Work (Ord 5778).

Public Automotive Group is a family of premier pre-owned vehicle dealerships; they have nine Texas dealerships. They are requesting a Specific Use Permit to allow used automobile sales at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman PAG 1, LLC (Owner)
Marcus Trimble (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

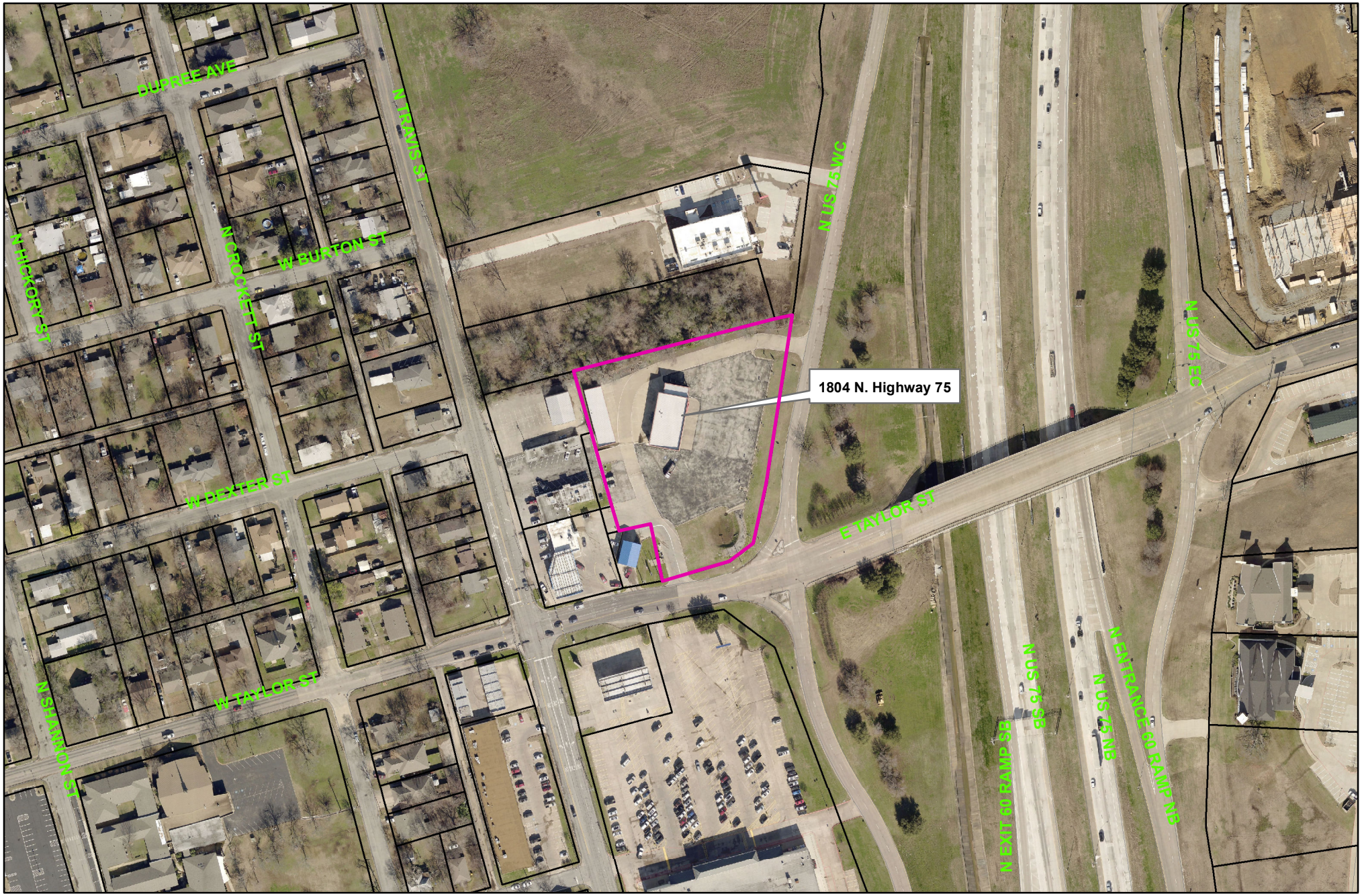
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Building Elevations
Staff Review Letter



1804 North U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 222 ft



Zoning - 1804 North U.S. Highway 75

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

1804 North U.S. Highway 75



PUBLIC AUTOMOTIVE GROUP

ABOUT US

Public Automotive Group is a family of premier pre-owned vehicle dealerships. We strive to break the mold of what it looks like to operate and serve the local communities of our 9 Texas Locations by offering great customer service, an unrivaled protection plan, a referral program, great inventory and an easy and fast process.

MISSION STATEMENT

We work hard to place our customers in the perfect vehicle for their budget and needs. We want to identify opportunities to deliver credit to our local communities all the while setting ourselves apart from other dealerships by having transparency and integrity throughtout the entire vehicle buying experience. We welcome all customers to join into the Public Automotive Family.

WHY OUR CUSTOMERS CHOOSE US?

Our primary service is to set up a customer for success in ownership of their next vehicle. We do this by the means of relationship, accountability and incentives.

- **The Public Protection Plan**
  Covers a vehicle for 60,000 miles or the life of the customer's loan.
- **The Public Referral Program**
  Allows customers to take up to $2600 off of their current contract by referring friends and family.
- **Great Inventory**
  All of our vehicles undergo a 25+ point safety checklist before being put on the lot and we are able to keep a wide variety of vehicles available to qualifying customers.
- **The Public Family**
  Relationship is important and we check in regularly with our customers to ensure their satisfaction and account status.
- **Clean Appearance**
  We take pride in the appearance of our 9 Texas locations. Each one is equipped with state of the art technology (Reader boards, tvs and signage) and the lots are maintained to meticulous standards.





WHAT SETS US APART?

BREAKTHROUGH TECHNOLOGY

Always seeking the latest and greatest in industry technology we seek to set ourselves apart by our **Appearance**, our **Point of Sale, New Vehicle Technology** and using **new means to qualify and cut down the time to purchase a vehicle**.

CORPORATE OFFICE SUPPORT

Our Corporate Office is composed of 24 full time employees backed by the active leadership of Owner/CEO Todd Behringer.

This allows the field to focus on our sole mission of delivering credit and creating a successful car buying experience for our customers.

MARKETING STRATEGY

We have used clean and positive brand imaging to create a family friendly and positive experiences for our customers. Through our social channels we are able to track our growth, reach new customers, implement feeback and attract a better clientale.

FAMILY CULTURE

Our Store Directors gather Bi-Monthly for training and team building. This allows for sharpening skills, implementing new processes, camraderie between locations, vision casting and problem solving

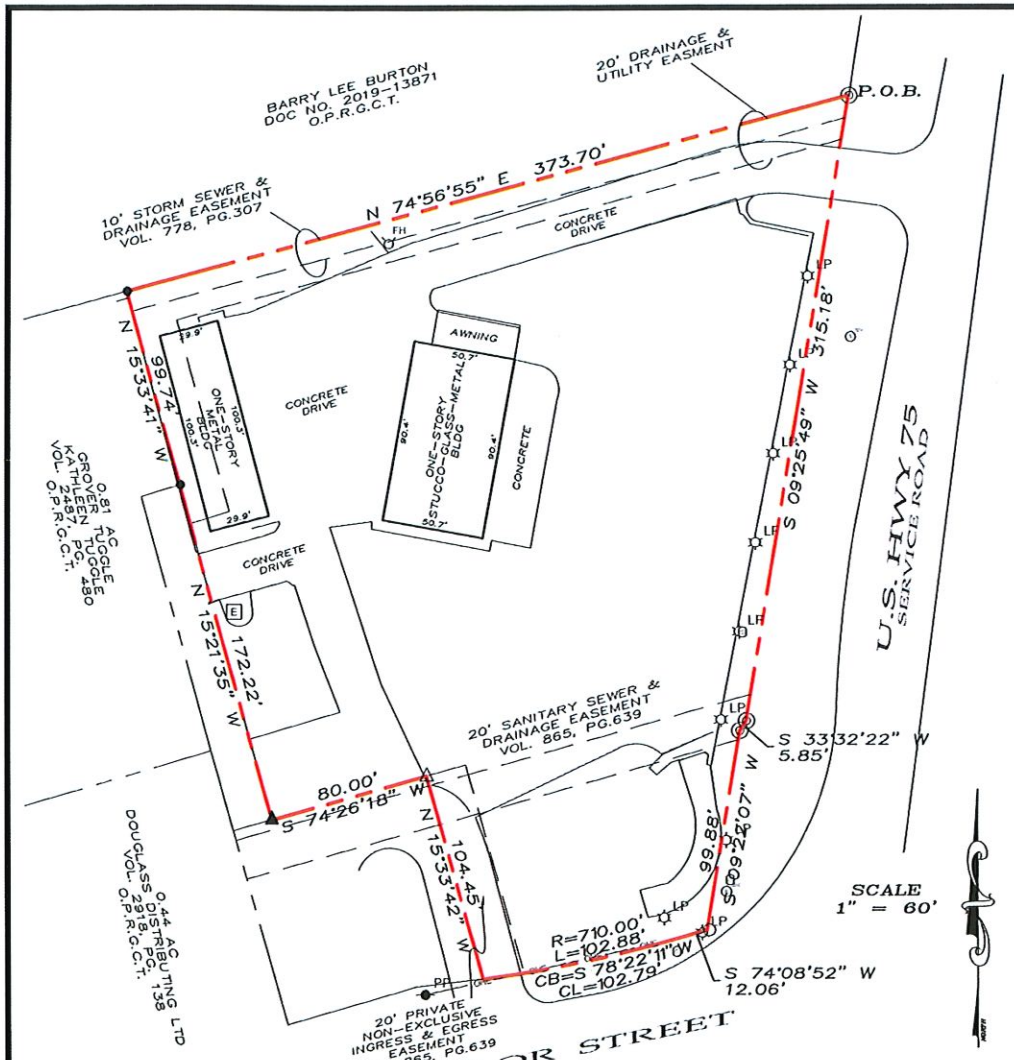








PublicAutoTX.com



SCALE
1" = 60'

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- "X" CUT IN CONCRETE
- FOUND P/K NAIL
- PP POWER POLE
- FH WATER METER
- LP LIGHT POLE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

JOB NO. 21030260
FW: RR – DFT: CG

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot 1, of the final plat of James Plaza Addition, an addition to the City of Sherman, Grayson County, Texas, Plat recorded in Volume 13, Page 60, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at hte northeast cornr of said Lot 1 in the west Right–of–Way of U.S. Hwy 75;

Thence with said west Right–of–Way of U.S. Hwy 75 the following calls and distances:

South 09°25'49" West, a distance of 315.18 feet to a found 1/2" steel rod;
South 33°32'22" West, a distance of 5.85 feet to a found 1/2" steel rod;
South 09°22'07" West, a distance of 99.88 feet to a found concrete monument;
South 74°08'52" West, a distance of 12.06 feet to a set 1/2" steel rod;
Thence 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 set 1/2" steel rod;
Thence North 15°33'42" West, with the west line of said Lot 1 a distance of 104.45 feet to a found P/K nail;
Thence South 74°26'18" West, a distance of 80.00 feet to a found X cut in concrete;
Thence North 15°21'35" West, over and across said Lot 1 a distance of 172.22 feet to a set 1/2" steel rod;
Thence North 15°33'41" West, a distance of 99.74 feet to a set 1/2" steel rod;
Thence North 74°56'55" East, with the north line of said Lot 1 a distance of 373.70 feet to the Point–of–Beginning and containing 2.289 acres of land.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 4/5/2021

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

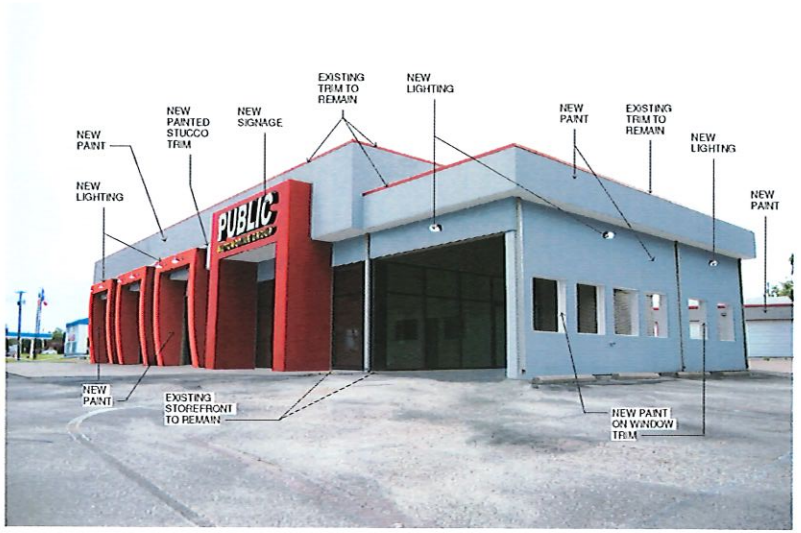
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

EXISTING





UPDATED





PUBLIC AUTOMOTIVE GROUP - SHERMAN, TEXAS

Specific Space

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION
MARCUS R. TRIMBLE
TX #24476

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Sherman PAG1, LLC
203 Douglas Ave.
Woodway, TX 76712

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

Marcus Trimble
3800 High Rd
Flower Mound, TX 75022

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Automobile Sales in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District located at 1804 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.1; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed. (*Chapter 8, Section 8.08)*
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination of the Specific Use Permit. *(Chapter 14, Exhibit A, Section 15)*
7. Replatting the property is required
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

4318 SOUTH U.S. HIGHWAY 75

The request of Kaiser Aluminum Fabricated Products LLC (Owner), ABC Supply Company, Inc. (Proposed Tenant) and Vilbig and Associates (Civil Engineer) concerning the property located at 4318 South U.S. Highway 75, being 11.73 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2) (j), (2)(g)(2) and (2)(k) to allow outdoor storage in the front and rear of the building subject to the site plan as presented in lieu of the required rear ½ of the property and shall not be placed on that half of the property adjacent to an existing street (Dorsett Drive and U.S. Highway 75 Frontage Road) in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 4318 South U.S. Highway 75, the northwest corner of the Highway 75 access road and Dorsett Drive; Kaiser Aluminum was the former tenant. The property is located in the Blalock Industrial Park.

ABC Supply would like to move their business to this location and are requesting an exception to allow outdoor storage of their supplies. They will provide an 8' fence with vinyl slat inserts for screening of the materials.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Kaiser Aluminum Fabricated Products LLC (Owner)
ABC Supply Company, Inc. (Proposed Tenant)
Vilbig and Associates (Civil Engineer)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

48

Objections Received:

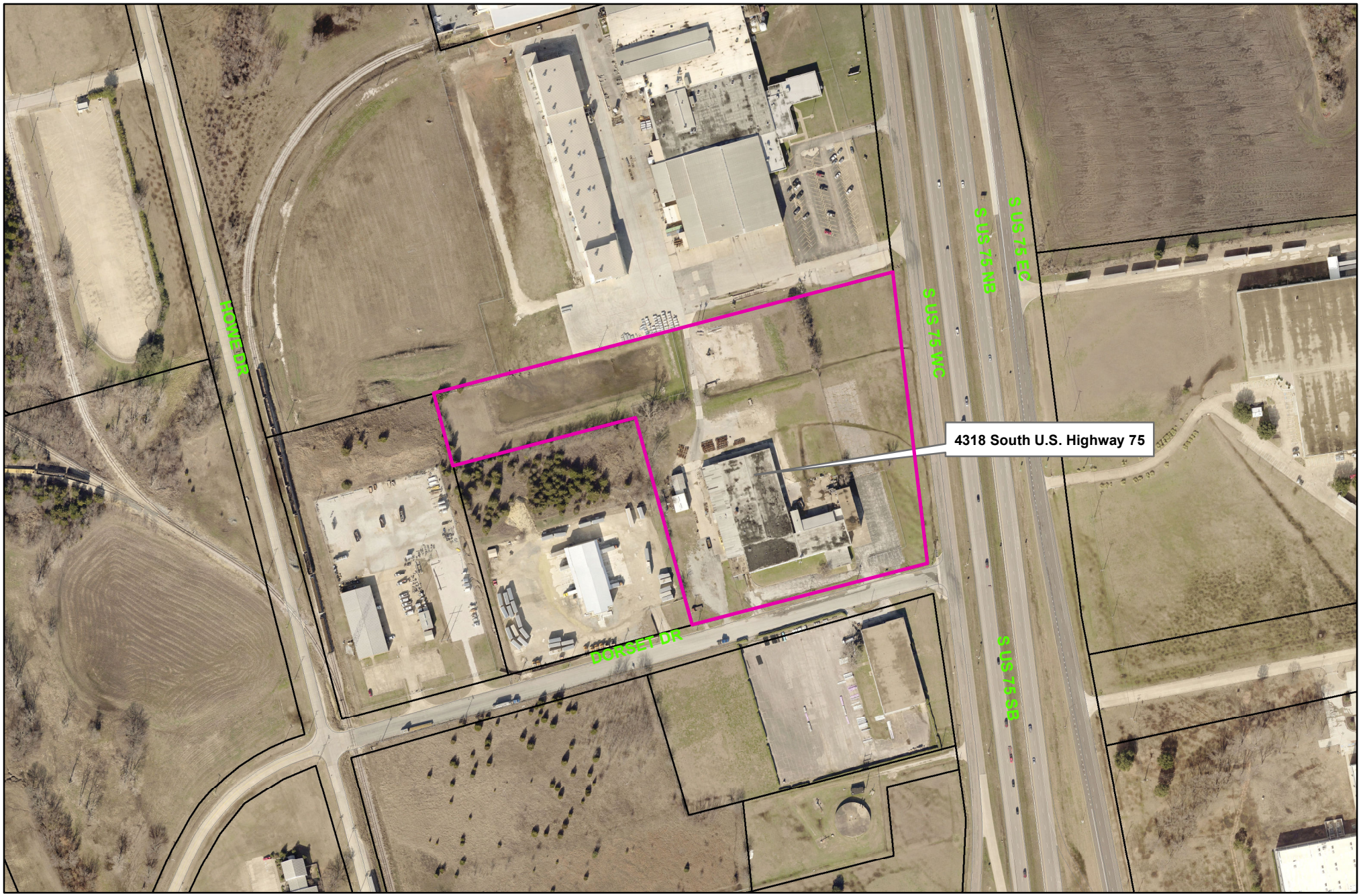
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Fence Exhibit
Staff Review Letter



4318 South U.S.Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 4318 South U.S. Highway 75

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

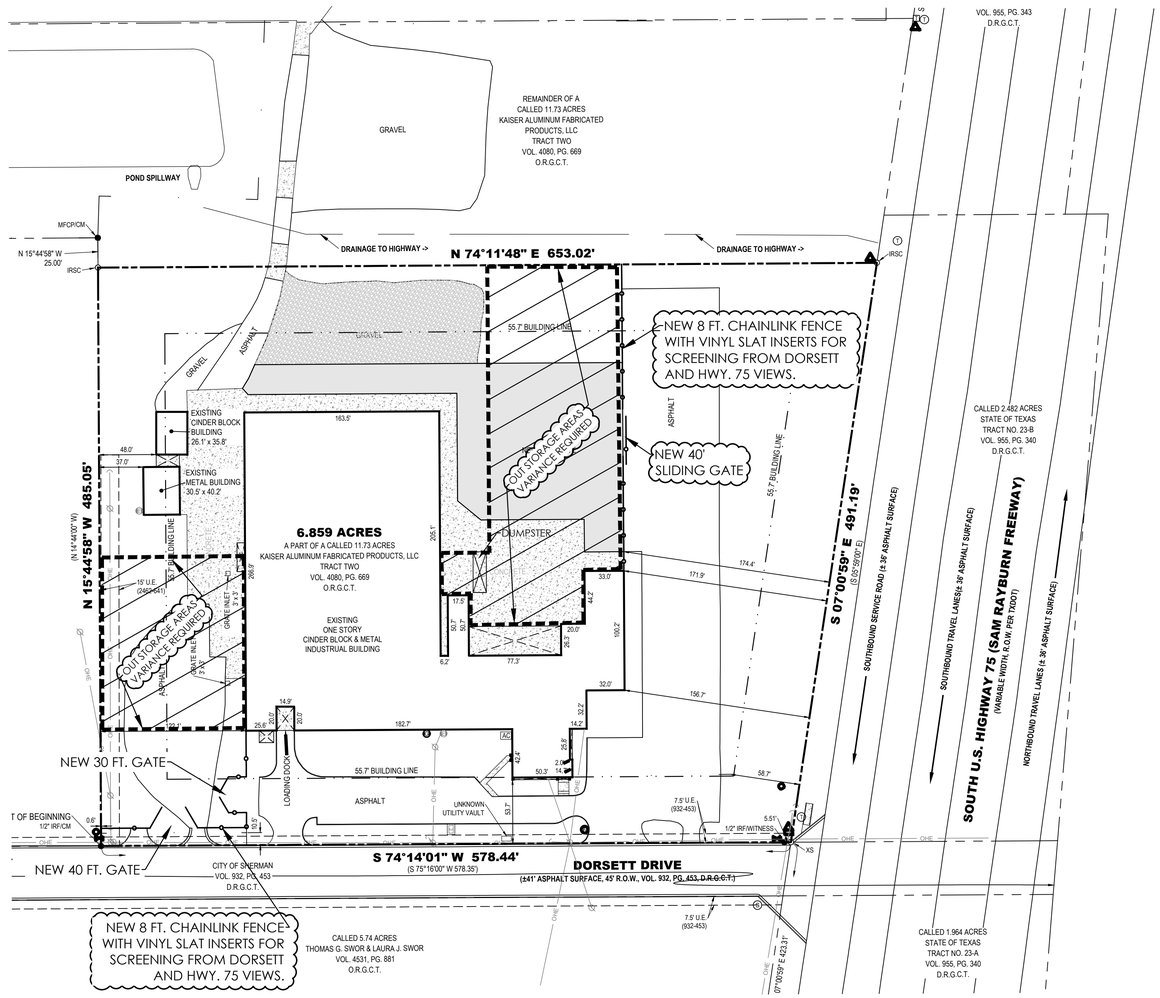
NOT TO SCALE

1 in = 400 ft

4318 South Highway 75



© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



NOTE

BASED ON A SURVEY BY CHIS NOAH OF
PRESTON TRAIL LAND SURVEYING

SITE TABLE

GROSS SQUARE FEET OF STRUCTURE	57,580 S.F.
GROSS SQUARE FEET OF PROPERTY	298,780 S.F.
REQUIRED PARKING	100 SPACES
PROVIDED PARKING	100 SPACES
EXSITING ZONING	BLALOCK INDUSTRIAL PARK
PROPOSED ZONING	BLALOCK INDUSTRIAL PARK
HARD SURFACE AREA	90,536 S.F.
LANDSCAPE AREA	22,000 S.F.

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON MAY 26, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 5-26-2021

!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN THE LIMITS OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

TEXAS 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

ABC SUPPLY CO. INC.

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SITE PLAN

VARIANCE REQUEST

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 60'
VA PROJECT NO: 1052-02

SHEET
C1

May 27, 2021 - 3:00pm User: Vilbig X:\1052-02 ABC Supply Sherman\Civil 1052-02\Production Drawings\SITE PLAN 1052-02.dwg

Vilbig & Associates, PLLC

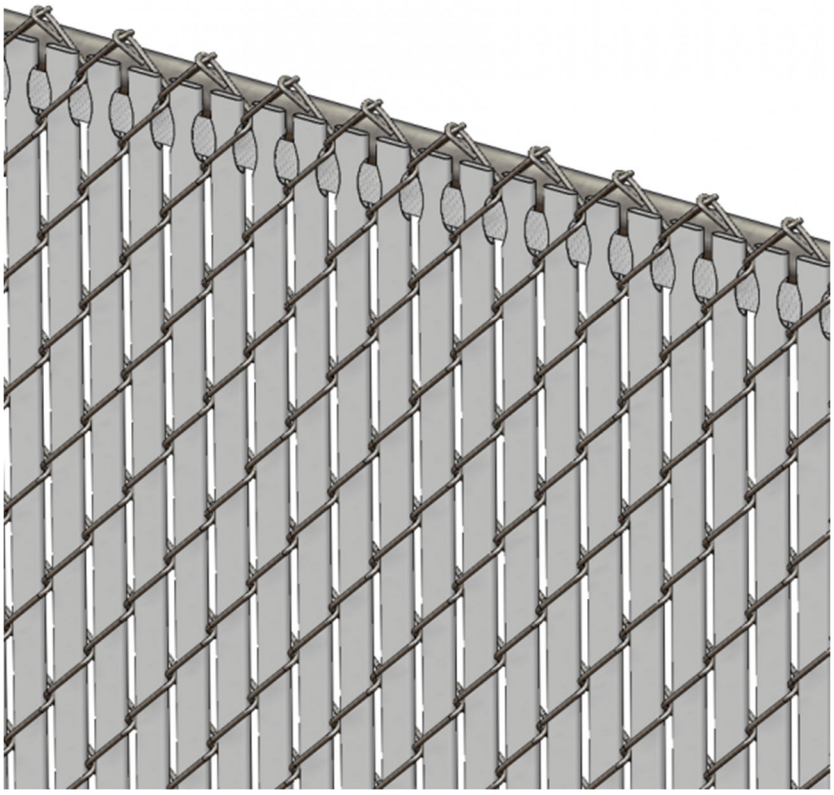
consulting engineers & surveyors

May 27, 2021
VA Project # 1052-02

ABC Supply Co.

4318 S. US Hwy 75

Variance Request



8’ Chain Link Fence with Vinyl Slats (Typical)

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Kaiser Aluminum Fabricated Products LLC
27422 Portola Parkway Ste. 200
Foothill Ranch, CA 92610

Vilbig and Associates
517 W Woodard St.
Denison, TX 75020

Dear Applicants,

The request for Site plan approval and Exception to allow outdoor storage in the front and rear of the building subject to the site plan as presented in lieu of the required rear ½ of the property and shall not be placed on that half of the property adjacent to an existing street (Dorsett Drive) and U.S. Highway 75 Frontage Road in the Blalock Industrial Park/Blalock Commercial Overlay District located at 4318 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the Blalock Industrial Park. (*Chapter 14, Exhibit B)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No article, material or commodities shall be stored beyond the fence area and shall not be stored higher than fence. (*Chapter 14, Exhibit B, Sec. 410 (2)(k))*
4. The parking areas shall not be used for any purpose other than the accessory parking of automobiles or other vehicles. In no case shall any storage, servicing, or dismantling of automobiles or other vehicles nor shall unloading or loading be permitted in the park areas. In no event shall any part of the parking areas or lawns be used for the storage or abandonment of any article, nor storage of trucks, trailers, etc., shall be allowed in the open. (*Chapter 14, Exhibit B, Sec. 410(2)(j))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. Shall comply with all EPA, City, Federal and State regulations for this use.
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.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 110 & 120 WEST MULBERRY STREET**

The request of Texoma Liberty Lighthouse (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 110 and 120 West Mulberry Street, being 0.67 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Replat approval of Liberty Lighthouse Addition, being a part of Lots 1-3 and 8, Block B, T.J. Shannon Supplement.

Background:

The property is located at 110 and 120 West Mulberry Street; the southeast corner of Crockett and Mulberry Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District. The owners would like Replat the property into two lots to sell one of the lots.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Texoma Liberty Lighthouse (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

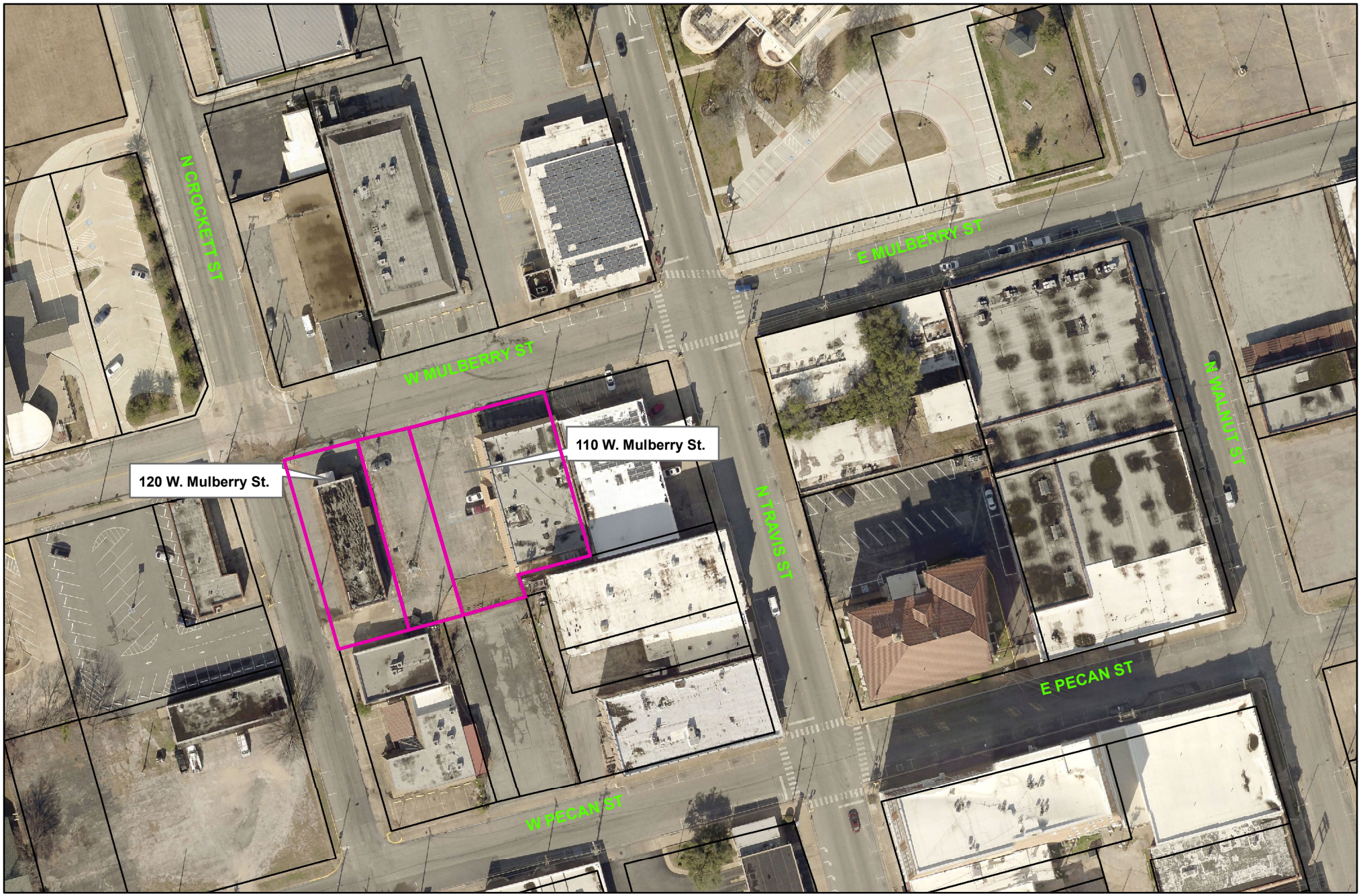
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Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Liberty Lighthouse Addition
Staff Review Letter



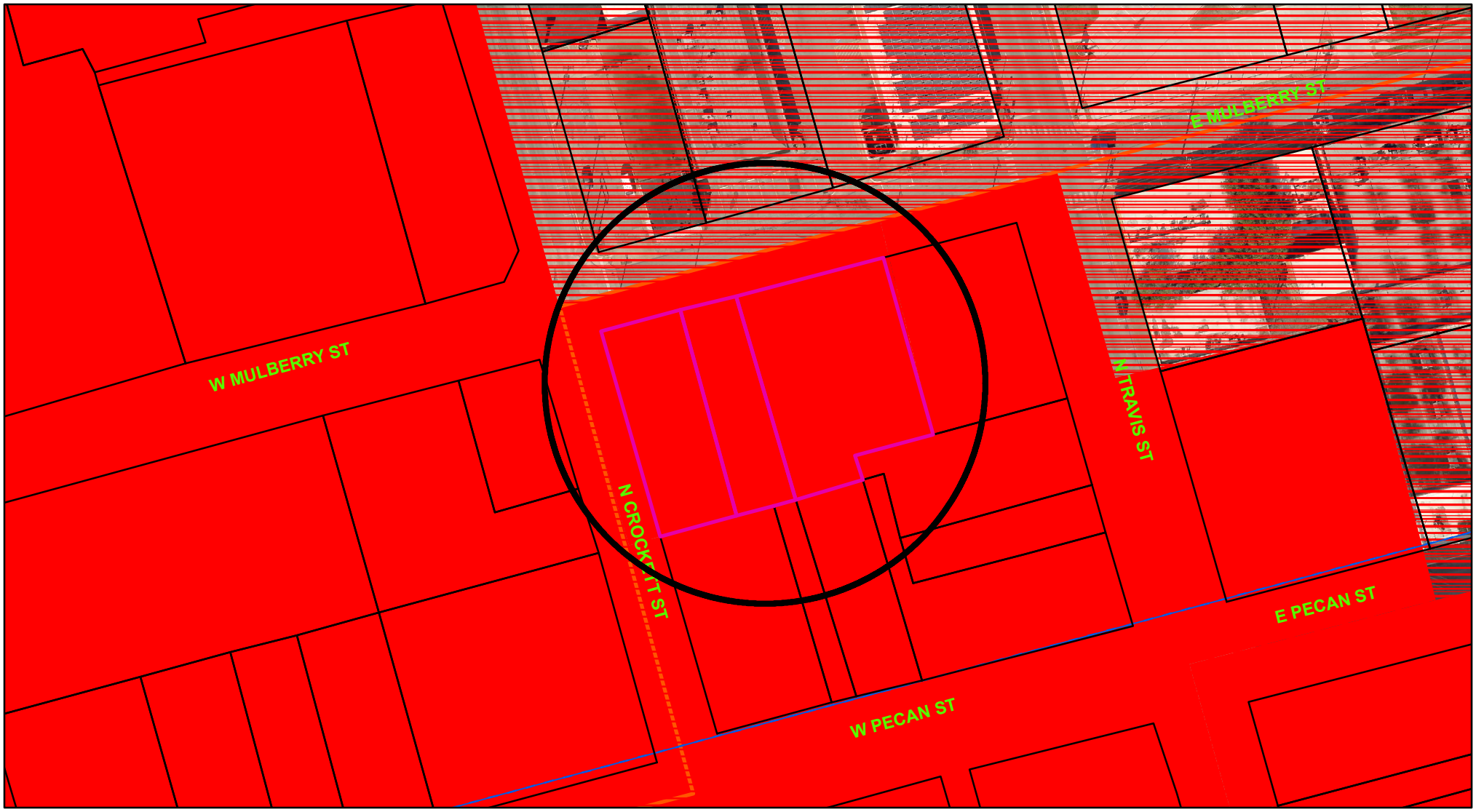
110 & 120 West Mulberry Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft



Zoning - 110 & 120 West Mulberry Street

Legend

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

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

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

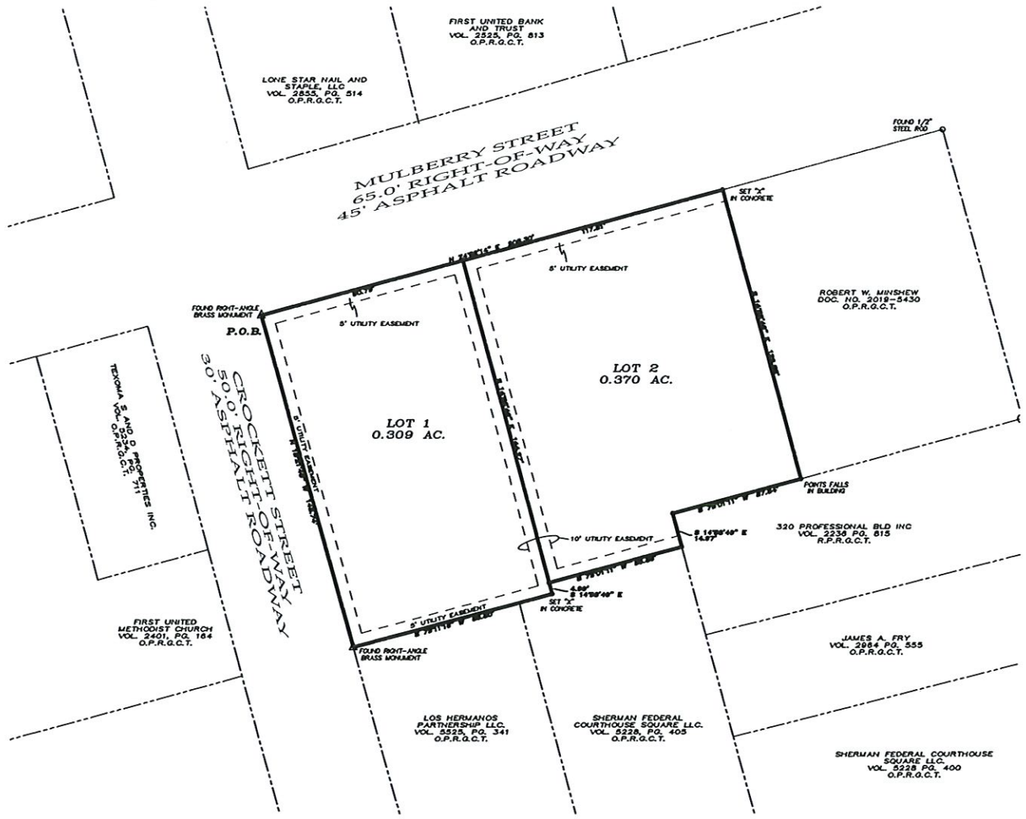
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

JOB NO. 22040362



FINAL PLAT

LIBERTY LIGHTHOUSE ADDITION

BEING A PART OF LOTS 1-3 AND 8 BLOCK B, OF THE T.J. SHANNON SUPPLEMENT IN THE J.B. MCANAIR SURVEY, ABSTRACT 763 O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.67 ACRES

~ 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.

OWNERS /DEVELOPER
TEXOMA LIBERTY
LIGHTHOUSE CHURCH INC.
364 LIBERTY HILL CIRCLE
SHERMAN, TEXAS 75090

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

5-27-2021

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

SHEET 1 OF 2

JOB NO. 21040362

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 Lots 1-3 and 8, Block B of the T.J. Shannon Supplement Official Public Records, Grayson County, Texas, an addition to the City of Sherman Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found Right-Angle Brass Monument at the intersection of the South Right-of-way line of Mulberry Street and the East Right-of-way of Crockett street and being the Northwest corner of said tract;

Thence North 74°52'14" East with said South Right-of-Way a distance of 208.30 feet to a Set "X";

Thence South 14°58'49" East with the West line of the Minshew Tract, Recorded in Document No. 2019-5430 of said Official Public Records, a distance of 129.58 feet to a point;

Thence South 75°01'11" West with the North Line of a tract of land Conveyed to 320 Professional Bldg. Inc, recorded in Vol. 2236 Pg. 815 Real Property Records of Grayson County, Texas, a distance of 57.64 feet to a set ½" steel rod;

Thence South 14°58'49" East with the west line of said 320 Professional Bldg. Inc, a distance of 14.97 feet to a set ½" steel rod;

Thence South 75°01'11" West with the North Line of a tract of land conveyed to Sherman Federal Courthouse Square LLC. Recorded in Volume 4228, Page 405 of said Official Public Records a distance of 59.86 feet to a set ½" steel rod;

Thence South 14°58'49" East with said Sherman Federal Courthouse Square LLC. a distance of 4.99 feet to a Set "X" in concrete headwall;

Thence South 75°11'16" West with the North line of said Sherman Federal Courthouse Square LLC, and the North line of a tract of land conveyed to Los Hermanos Partnership LLC, Recorded in Vol. 5525, Pg. 341 of said Official Public Records a distance of 89.80 feet to a Found Right-Angle Brass Monument in the west Right-of-Way of said Crockett Street Right-of-Way;

Thence North 15°21'49" West with said Crockett Street Right-of-Way a distance of 148.74 feet to the Point of Beginning and containing 0.679 acres of land.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

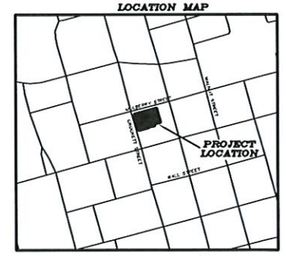
_____ Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

_____ Date

~ 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.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of_____,2021.

_____ CHIP LABORDE

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

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

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

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of_____,2021.

_____ Clerk, City of Sherman, Texas

FINAL PLAT

LIBERTY LIGHTHOUSE ADDITION

BEING A PART OF LOTS 1-3 AND 8 BLOCK B, OF THE T.J. SHANNON SUPPLEMENT IN THE J.B. MCANAIR SURVEY, ABSTRACT 763 O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.67 ACRES

OWNERS /DEVELOPER
TEXOMA LIBERTY
LIGHTHOUSE CHURCH INC.
364 LIBERTY HILL CIRCLE
SHERMAN, TEXAS 75090

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

5-27-2021

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Texoma Liberty Lighthouse Church, Inc.
364 Liberty Hill Circle
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Liberty Lighthouse Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Graphically show curb lines on drawing.
2. Dedicate a 15'x15' corner clip on Northwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. 10' Utility Easement to be dedicated off of corner clip dimensions.
4. Proposed 5' Utility Easements on North West and South boundary lines to be changed to 10' Utility Easements. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 2309 GALLAGHER DRIVE**

The request of Home Place Partners, LP (Owner), Maureen Stevenson, Eric L. Davis Engineering, Inc. (Representative/Civil Engineer), Broadstone Design Group (Architect) and Tom Fidler (Surveyor) concerning the property located at 2309 Gallagher Drive, being 0.43 acres in the Samuel McGlothlin Survey, Abstract No. 81, as follows:

Planning and Zoning Commission

Site plan approval for an Office/Retail/Warehouse.

Background:

The property is located at 2309 Gallagher Drive; the northwest corner of Gallagher Drive and Frisco Road. The property is zoned an M-1 (Light Manufacturing) District.

The owners would like to construct a 7,500 square foot office/retail/warehouse. The exterior will be architectural metal panels with storefront glazing. Fourteen parking spaces will be provided.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Home Place Partners, LP (Owner)
Maureen Stevenson, Eric L. Davis Engineering, Inc. (Representative/Civil Engineer)
Broadstone Design Group (Architect)
Tom Fidler (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

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



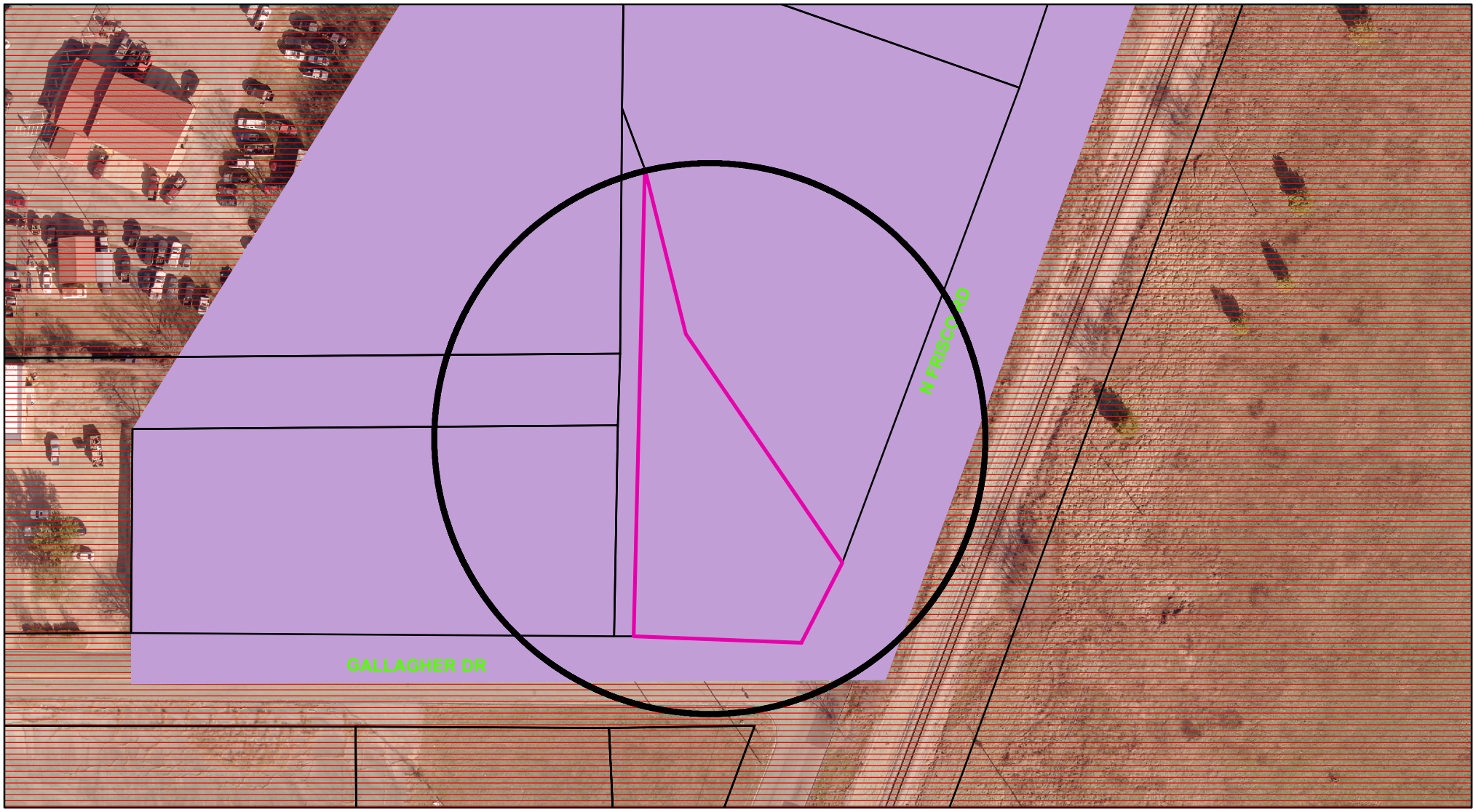
2309 Gallagher Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 2309 Gallagher Drive

Legend

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

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

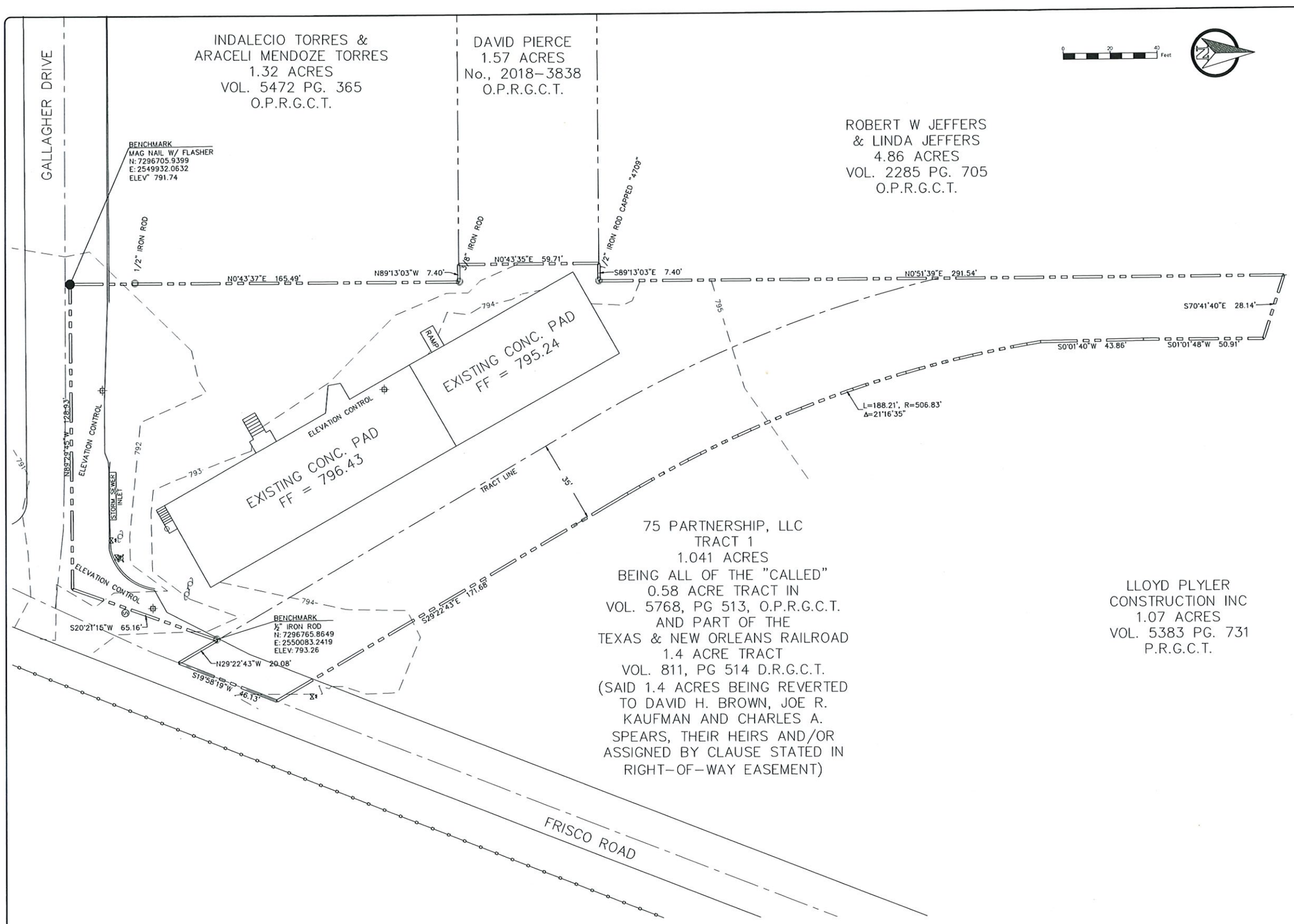
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

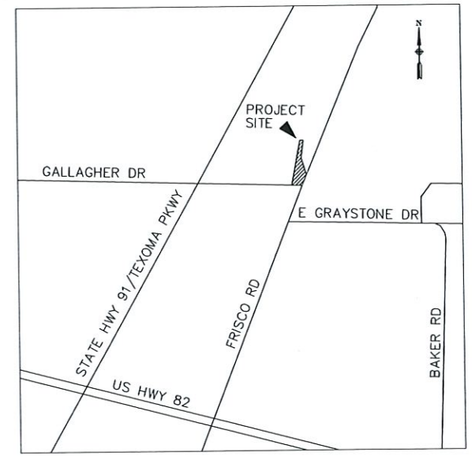
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft





VICINITY MAP
N.T.S.

LEGEND

- IRON ROD FOUND
- POWER/UTILITY POLE
- FIRE HYDRANT (EXISTING)
- WV WATER VALVE
- S SANITARY SEWER MANHOLE

GENERAL NOTES

1) Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011)
2) The purpose of this Plat is to reveal the topographic information on the property.
3) Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48181C0290F, effective date of 9-29-2010, for Community Panel No. 485509 , Grayson County, Texas

SURVEYORS CERTIFICATE

I, Tom A. Fidler. A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land for topographic purposes only. WITNESS MY HAND AT KAUFMAN COUNTY, TEXAS this the _____ day of _____2019

TOM A. FIDLER
Texas Registered Professional Land Surveyor # 3940

STATE OF TEXAS REGISTERED TOM A FIDLER 3940 LAND SURVEYOR

TOPOGRAPHIC SURVEY

ERIC L. DAVIS ENGINEERING, INC.
F - 3987
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

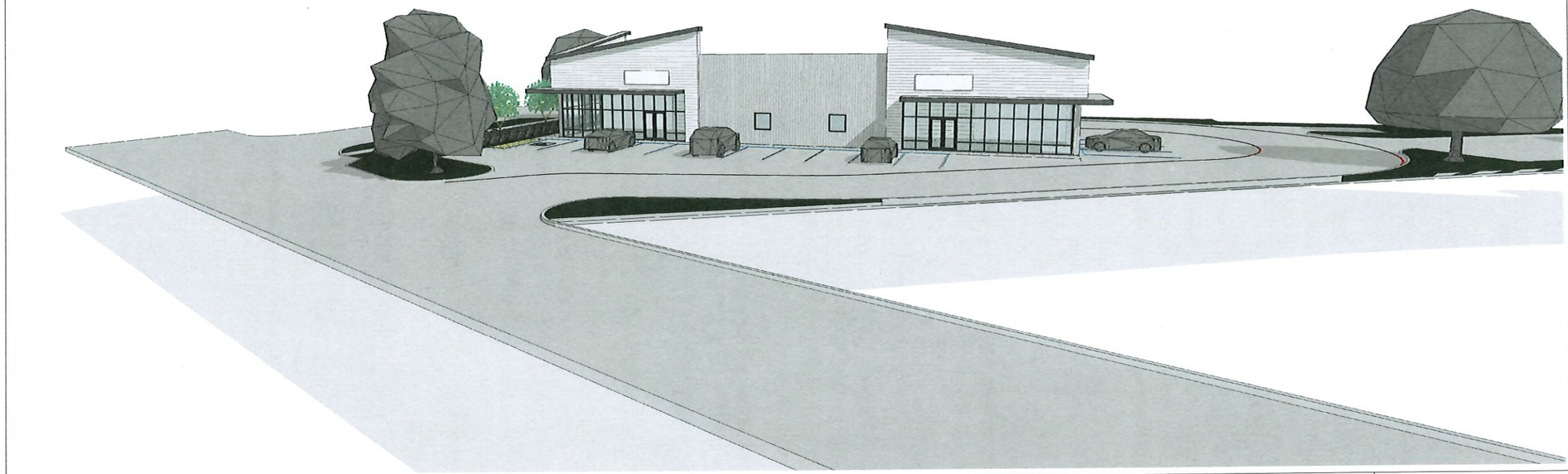
9/20/2019

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JOE BROWN

2309 GALLAGHER ST. SHERMAN, TX 75090

BSDG
120 E. Main Street
Forney, TX 75126
214.564.0592
www.broadstonedg.com



SITE PLAN SUBMITTAL SHEET INDEX

SITE PLAN SUBMITTAL SHEET LIST

Sheet Number	Sheet Name	DATE
PD - 0.00	COVER SHEET	5-25-2021
PD - 0.1	SITE PLAN	5-25-2021
PD - 0.2	SITE PLAN - AERIAL OVERLAY	5-25-2021
PD - 2.0	PROPOSED FLOOR PLAN OPTIONS 1 & 2 OCCUPANCY	5-25-2021
PD - 2.2	EXTERIOR ELEVATIONS / 3-D VIEWS	5-25-2021

PRELIMINARY SITE SUBMITTAL

VICINITY MAP



GENERAL NOTES

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE **INTERNATIONAL RESIDENTIAL CODE 2012** EDITION ALONG WITH ADOPTED AMENDMENTS
2. THE DESIGN LOADS ARE CODE RECOMMENDED AS FOLLOWS
   - A ROOF LIVE 20 PSF DEAD 10 PSF
   - B FLOOR LIVE 40 PSF DEAD 10 PSF (20 PSF W/TILE)
   - C STAIRS LIVE 40 PSF DEAD 10PSF
   - D CEILING LIVE 20 PSF DEAD 10PSF
   - E BALCONIES LIVE 60 PSF DEAD 10PSF
3. LIVE LOAD REDUCTIONS FOR THE STRUCTURE ARE IN STRICT ACCORDANCE WITH THE AFOREMENTIONED CODE
4. METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BLOCK OUTS, BRICK LEDGES, AND DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO PROJECT LAYOUT.
7. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND TO THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
9. ALL WORK SHALL CONFORM TO OSHA STANDARDS.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL CODES AND REQUIREMENTS OF PUBLIC AUTHORITIES AND STANDARDS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH ANY WORK.
12. THE STRUCTURAL INTEGRITY OF ANY BUILDING RELIES ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS AND/OR SEQUENCES OF CONSTRUCTION AND THE STRUCTURAL DESIGN IS BASED ON THIS PREMISE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OF SUPERSTRUCTURE DURING CONSTRUCTION.
13. INTERIOR OR EXTERIOR BEARING AND SHEAR WALLS, IF LOADED BEFORE SHEATHING, SHALL HAVE CONTINUOUS, TEMPORARY BRACING AT MID-HEIGHT OF STUDS PRIOR TO APPLYING ANY LOADS.
14. FRAMING LAYOUTS ARE PROVIDED TO REPRESENT DESIGN CONCEPTS AND SYSTEMS CONSTRUCTION. CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE FOR MATERIAL QUANTITIES AND ANY AND ALL UNSPECIFIED COMPONENTS REQUIRED FOR CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR RIGID BRACING OF ALL WALLS, FORMWORK, SHORING AND FALSE WORK DURING CONSTRUCTION.
16. BEARING WALL STUDS DERIVE THEIR LOAD CARRYING CAPACITY WHEN SHEATHED AND NAILED ON AT LEAST ONE SIDE. FLOOR FRAMING SUPPORTED BY STUD WALLS SHALL NOT BE LOADED BY BUILDING MATERIALS OR ANY OTHER DEAD LOADS UNLESS APPROVED BY THE ENGINEER.

ADOPTED CODES

INTERNATIONAL RESIDENTIAL CODE	2018
INTERNATIONAL MECHANICAL CODE	2018
INTERNATIONAL PLUMBING CODE	2018
INTERNATIONAL FUEL GAS CODE	2018
INTERNATIONAL FIRE CODE	2018
NATIONAL ELECTRICAL CODE	2020

TEAM INFORMATION

OWNER: THE SIMPSONS
NAME: SIMPSON RESIDENCE
ADDRESS: 607 MORRIS STREET
MCKINNEY, TEXAS 75069

ARCHITECT:
BROADSTONE DESIGN GROUP
120 E. MAIN ST.
FORNEY,TX. 75126
DAN WHALEN II
(214) 290-5280

ENGINEER:
MITCHELL LENAMOND / ERIC L. DAVIS ENGINEERING, INC.
120 E. MAIN ST.
FORNEY,TX. 75126
MITCHELL LENAMOND
(972) 564-0592

PROJECT DESCRIPTION

NEW GROUND UP OFFICE / WAREHOUSE BUILDING. NEW METAL BUILDING. EXTERIOR FINISHES ARE 90% ARCHITECTURAL METAL PANELS, 10% STOREFRONT GLAZING. AND TPO ROOF.

ABBREVIATIONS

1R1S	1 ROD 1 SHELF	DL	DIVIDED LITE	OH	OPPOSITE HAND
1R2S	1 ROD 2 SHELVES	ELEC	ELECTRICAL	OPT	OPTIONAL
2R2S	2 RODS 2 SHELVES	ELEV	ELEVATION	PL	PLATE HEIGHT
ABV	ABOVE	EXTD	EXTENDED	PWD	POWDER ROOM
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	RAD	RADIUS
ADJ	ADJUSTABLE	FE	FINISHED END	REF	REFERENCE
AC	AIR CONDITIONING	FX	FIXED	RM	ROOM
APPROX	APPROXIMATE	FLR	FLOOR	RO	ROUGH OPENING
B	BASE	FLUOR	FLUORESCENT	STD	STANDARD
BM	BEAM	FND	FOUNDATION	TV	TELEVISION
BLK	BLOCKING	GL	GLASS	TBD	TO BE DETERMINED
BO	BY OTHERS	GYP	GYPSUM DRYWALL	T&B	TOP AND BOTTOM
CAB	CABINET	HDWA	HARDWARE	TR	TRANSOM
CPT	CARPET	HDR	HEADER	TYP	TYPICAL
CLG	CEILING	HT	HEIGHT	VAN	VANITY
CL	CENTERLINE	HB	HOSE BIB	VIF	VERIFY IN FIELD
CLR	CLEAR	INT	INTERIOR	VEST	VESTIBULE
CLO	CLOSET	MAS	MASONRY	WS	WAINSCOTT
COVD	COVERED	MAX	MAXIMUM	WC	WALK IN CLOSET
CRIT	CRITICAL	MTL	METAL	WC	WATER CLOSET
CEB	CURVED EYEBROW	MIN	MINIMUM	W	WIDTH OR WEST
DIA	DIAMETER	NTS	NOT TO SCALE	WD	WOOD
DIM	DIMENSION	OC	ON CENTER		

JOE BROWN
OFFICE-RETAIL / WAREHOUSE
2309 GALLAGHER ST. SHERMAN, TX 75090

COVER SHEET

Project number	ARC20-0019
Date	05-25-2021
Drawn by	Author
Checked by	Checker
Scale:	

PD - 0.00

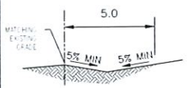
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Print Date: 5/27/2021 2:46:28 PM

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!!CAUTION!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

General Notes:
1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing and/or construction. City side walk will not be included in flatwork calcs.
5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

NOTE
1 REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
2 SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE
3 BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE
4 ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION
5 PAVING AND STRUCTURAL DESIGN BY OTHERS
6 FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE R/M. FIELD VERIFY THE ELEVATION OF THE MANHOLE R/M TO ENSURE PROPER ELEVATIONS



TYPICAL SWALE DETAIL
N T S

1 SITE PLAN
1" = 20'-0"

LOT COVERAGE

NAME	AREA S.F.	PERCENTAGE	NOTES
SLAB AREA	7,500.00	3.07%	IMPERVIOUS
5' WALKS	1,403.72	1.10%	IMPERVIOUS
DRIVE & PARKING	20,111.19	0.79%	IMPERVIOUS
TOTAL IMPERVIOUS	29,014.91	63.98%	
TOTAL PERVIOUS	16,331.91	36.02%	
TOTAL LOT AREA	45,346.82	100%	

LEGAL DESCRIPTION

TRACT 1 1.041 ACRES BEING ALL OF THE "CALLED" 0.58 ACRE TRACT IN VOL. 5768, PG 513, O.P.R.G.C.T. AND PART OF THE TEXAS & NEW ORLEANS RAILROAD 1.4 ACRE TRACT VOL. 811, PG 514 D.R.G.C.T.

ZONING: M1
STRUCTURE HEIGHT: 27'-8 1/2"

PRELIM MATERIAL TOTALS

MATERIAL	SQ.FT	MATERIAL PERCENTAGE
MC) Glass	1262 SF	16%
MC) METAL PANEL HORIZ	1920 SF	25%
MC) Metal Siding	4111 SF	53%
	7792 SF	100%

2 DUMPSTER SCREENING
1/4" = 1'-0"

BSDG
120 E. Main Street
Forney, TX 75126
214.295.5280
www.broadstonedg.com

TEAM INFORMATION

ARCHITECT:
BROADSTONE DESIGN GROUP
120 E. MAIN ST.
FORNEY,TX. 75126
DAN WHALEN II
(214) 295-5280
DWHALEN@ELDENGINEERING.COM

ENGINEER:
ERIC L. DAVIS ENGINEERING, INC.
120 E. MAIN ST.
FORNEY,TX. 75126
MITCH LENAMOND
(972) 564-0592
MLENAMOND@ELDENGINEERING.COM

DEVELOPMENT SYNOPSIS

PARKING REQUIREMENTS

PARKING REQUIREMENT:___1/200 OFFICE / RETAIL
PARKING REQUIREMENT:___1/500 WAREHOUSE
OFFICE / RETAIL AREA:_____1,500 SF
WAREHOUSE AREA:_____6,000 SF
BUILDING GROSS AREA:___7,500 SF
REQUIRED PARKING:_____10
PROVIDED PARKING:_____20
REQUIRED ADA PARKING___1
PROVIDED ADA PARKING:__1

PARKING SPACE:_____9' X 20'
ADA VAN SPACE:_____11' X 20'
ADA STANDARD:_____8'X20'

NOTES:

PRELIMINARY SITE SUBMITTAL


VICINITY MAP N.T.S.

JOE BROWN
OFFICE RETAIL / WAREHOUSE
2309 GALLAGHER ST. SHERMAN, TX 75090

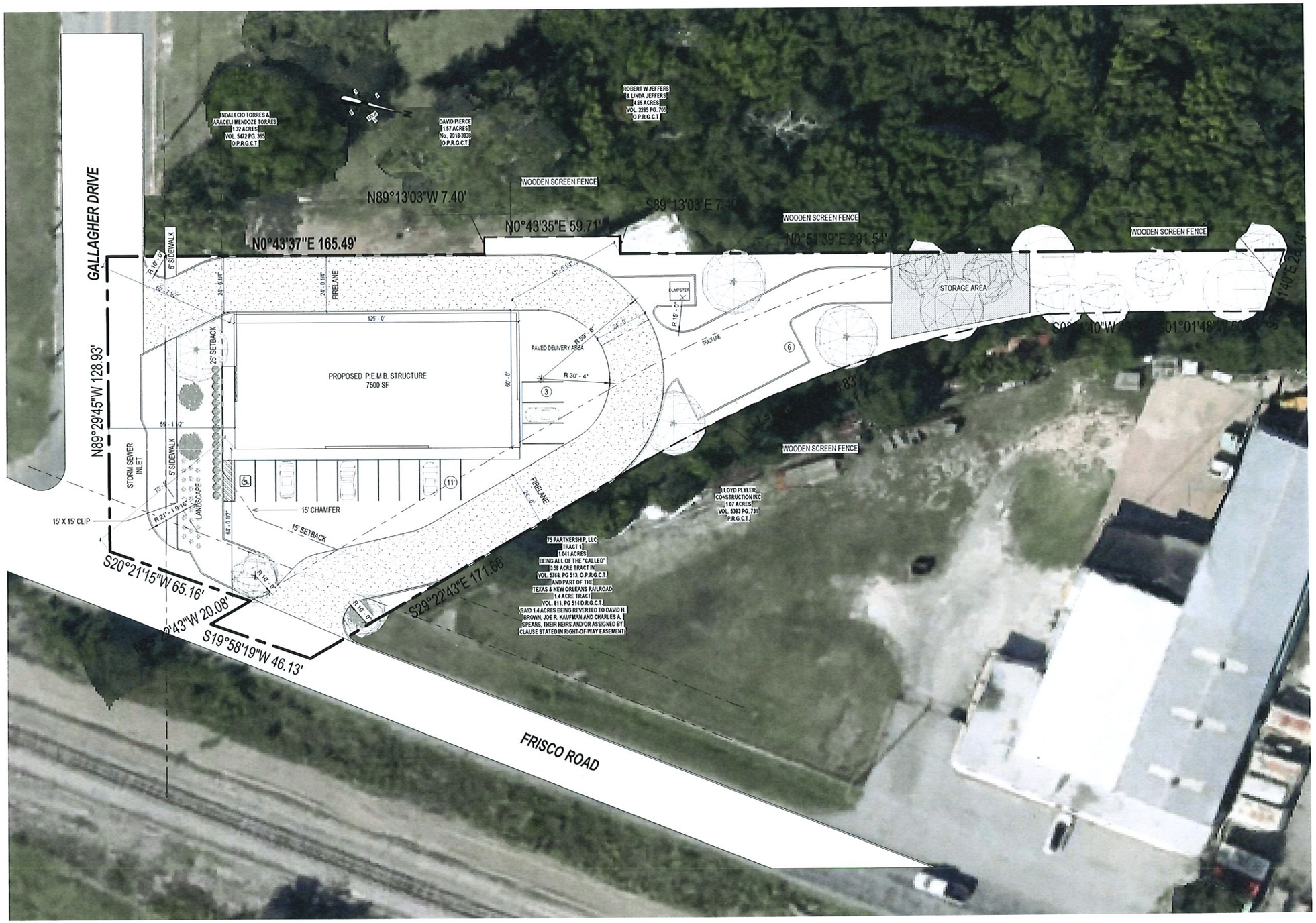
Project number	ARC20-0019
Date	05-25-2021
Drawn by	BSDG
Checked by	Checker

SITE PLAN

PD - 0.1

Scale: As indicated

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1 SITE PLAN
1" = 20'-0"

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214.295.5280
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NOTES:

PRELIMINARY SITE SUBMITTAL

JOE BROWN
OFFICE-RETAIL / WAREHOUSE
2309 GALLAGHER ST. SHERMAN, TX 75090

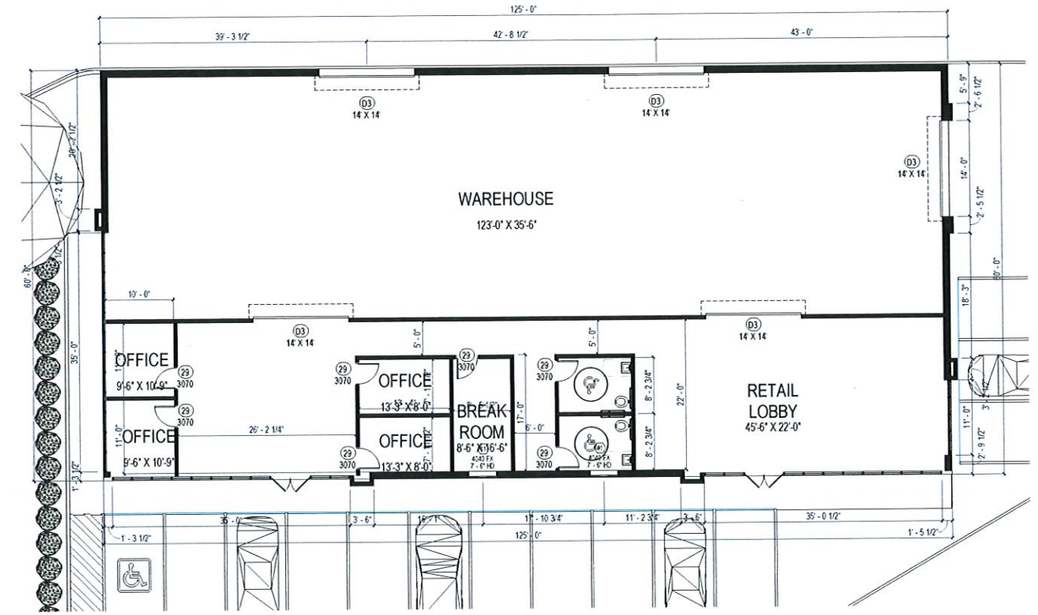
SITE PLAN - AERIAL OVERLAY

Project number	ARC20.0019
Date	05-25-2021
Drawn by	Author
Checked by	Checker

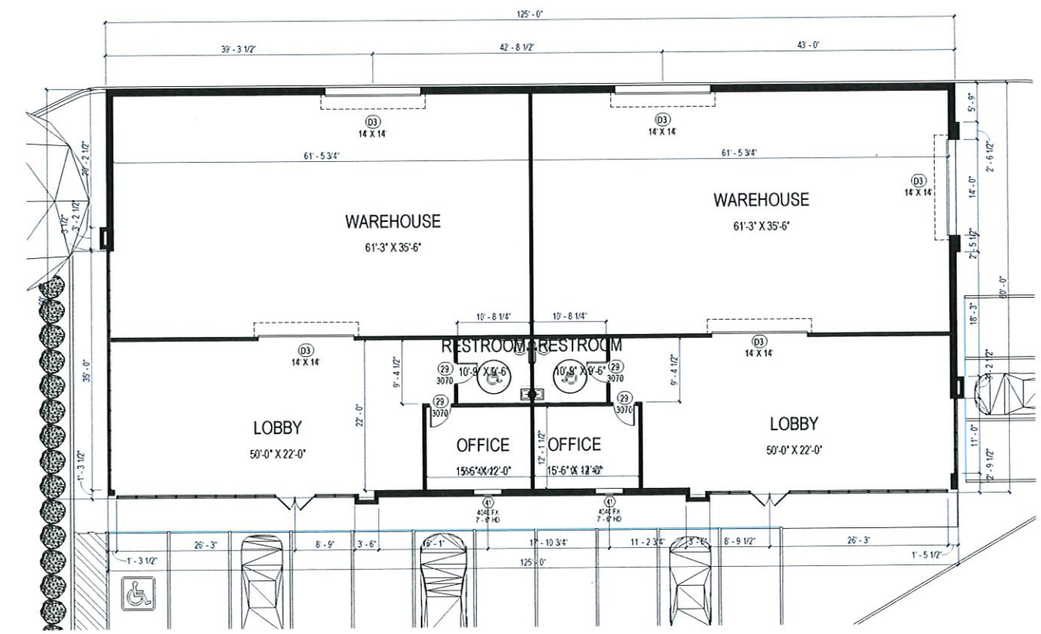
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Scale: 1" = 20'-0"

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1 FLOOR PLAN - OPTION 1 (SINGLE TENANT)
1" = 10'-0"



2 FLOOR PLAN - OPTION 2 (2 TENANTS)
1" = 10'-0"

BSDG
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Forney, TX 75126
214.295.5280
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NOTES:

PRELIMINARY SITE SUBMITTAL

JOE BROWN
OFFICE-RETAIL / WAREHOUSE
2309 GALLAGHER ST. SHERMAN, TX 75090

PROPOSED FLOOR PLAN OPTIONS 1 & 2
OCCUPANCY

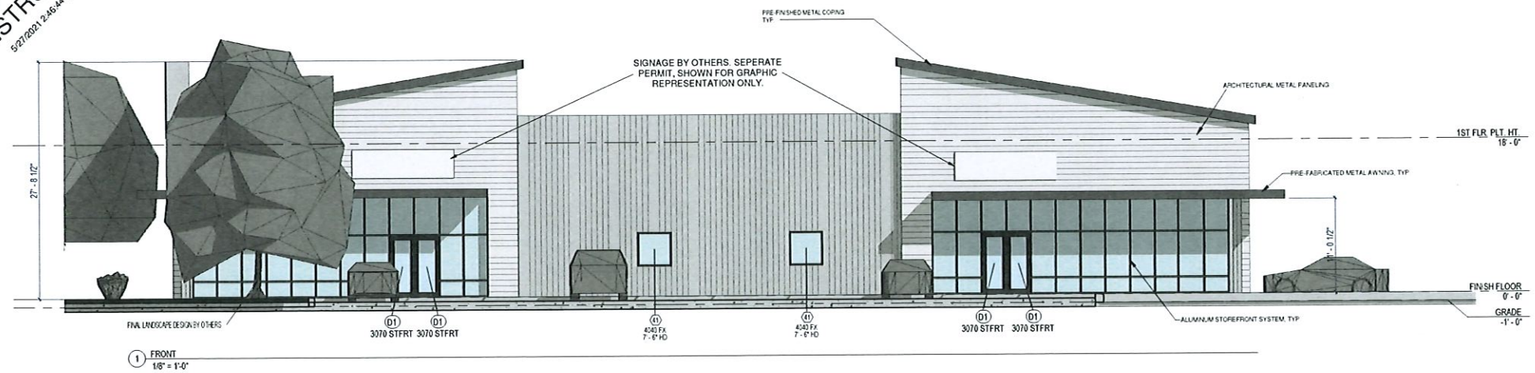
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Drawn by	BSDG
Checked by	PML

PD - 2.0

Scale: 1" = 10'-0"

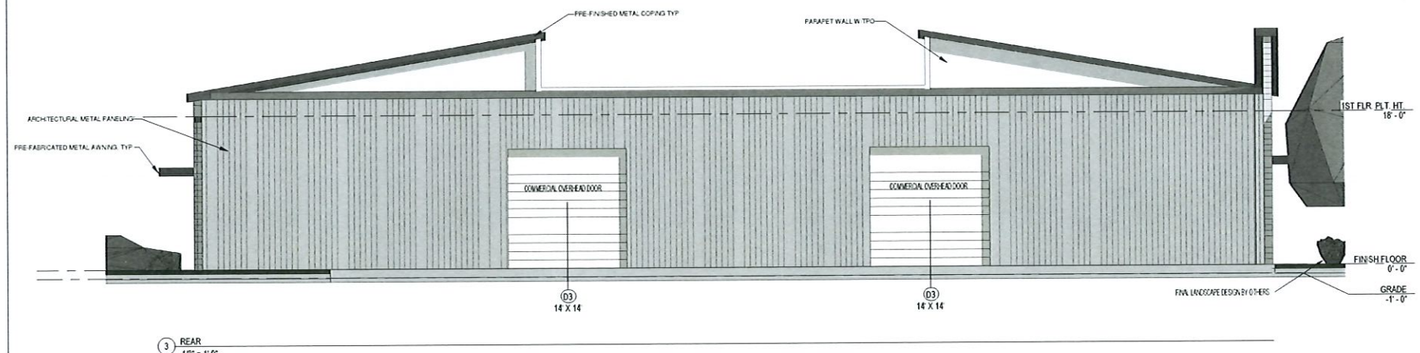
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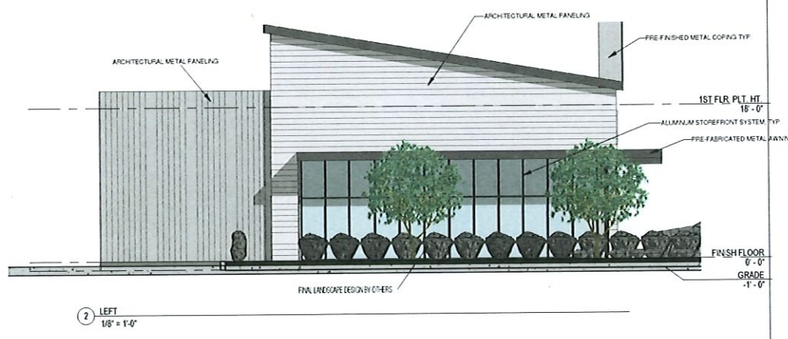


1 FRONT
1/8" = 1'-0"

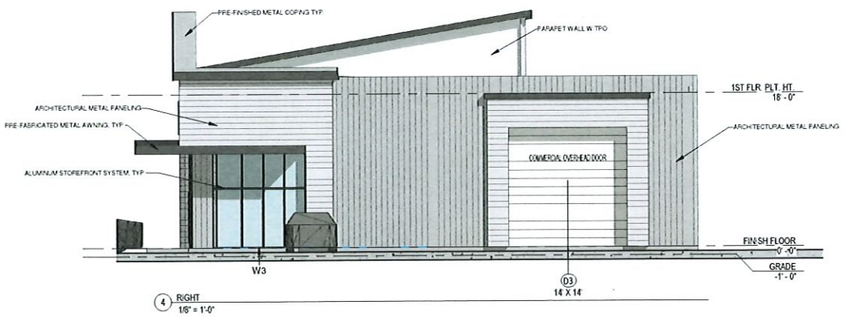
PRELIM MATERIAL CALCS			
AREA	SQ FT	MATERIAL PERCENTAGE	MATERIAL
FRONT			
Fixed	137 SF	1%	MC| Glass
System Panel	668 SF	9%	MC| Glass
Basic Wall	946 SF	12%	MC| METAL PANEL HORIZ
Basic Wall	926 SF	12%	MC| Metal Siding
	2647 SF	34%	
LEFT			
System Panel	372 SF	5%	MC| Glass
Basic Wall	679 SF	9%	MC| METAL PANEL HORIZ
Basic Wall	749 SF	10%	MC| Metal Siding
	1800 SF	23%	
REAR			
Basic Wall	2068 SF	27%	MC| Metal Siding
	2068 SF	27%	
RIGHT			
System Panel	115 SF	1%	MC| Glass
Basic Wall	256 SF	4%	MC| METAL PANEL HORIZ
Basic Wall	848 SF	11%	MC| Metal Siding
	1258 SF	16%	
Grand total	7792 SF	100%	



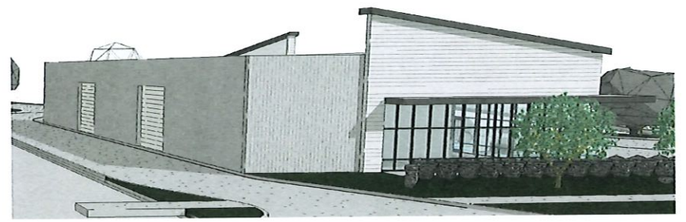
3 REAR
1/8" = 1'-0"

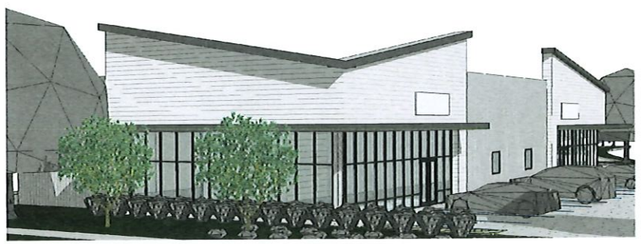


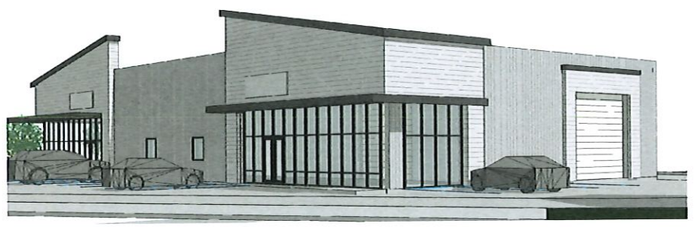
2 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"







BSDG
120 E. Main Street
Forney, TX 75126
214.295.5280
www.broadstonedg.com

NOTES:

PRELIMINARY SITE SUBMITTAL

JOE BROWN
OFFICE-RETAIL / WAREHOUSE
2009 GALLAGHER ST, SHERMAN, TX 75090

EXTERIOR ELEVATIONS / 3-D VIEWS

Project number	ARC20-0019
Date	05-25-2021
Drawn by	Author
Checked by	Checker

PD - 2.2

Scale: 1/8" = 1'-0"

Y:_Joe Brown\03-CD (In Progress)\BSDG_Joe Brown_2020-05-27.rvt

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Home Place Partners, LP
P.O. Box 2212
Sherman, TX 75091

Eric L. Davis Engineering, Inc.
120 East Main Street
Forney, TX 75126

Maureen Stevenson
3700 Melrose Trail
Sherman, TX 75090

Tom Fidler
120 East Main Street
Forney, TX 75126

Dear Applicants,

The request for site plan approval for an office/retail/warehouse located at 2309 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 7(13) & (14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided per use; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts or debris allowed. (*Chapter 6, Article 6.05 & Chapter 8, Article 8.08)*
8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Platting of the subject property is required.
12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
13. The location of the trash receptors must be approved by the Public Works Department.
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.)*
15. Site plan to reflect required right of way dedications.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

1229 NORTH BROUGHTON STREET

The request of Moran Developments LLC (Owner), Luis Moran (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1229 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone change and site plan approval for a Multi-Family Complex under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 1229 North Broughton Street, the southeast corner of Broughton and Sycamore Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to change the zoning to an R-2 (Multi-Family Residential) District to construct a four-plex on the property. The building will be two-stories, two bedrooms per unit. Ten (10) parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Moran Developments LLC (Owner)
Luis Moran (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

29

Objections Received:

0

Development Review Meeting:

No

Attachments

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



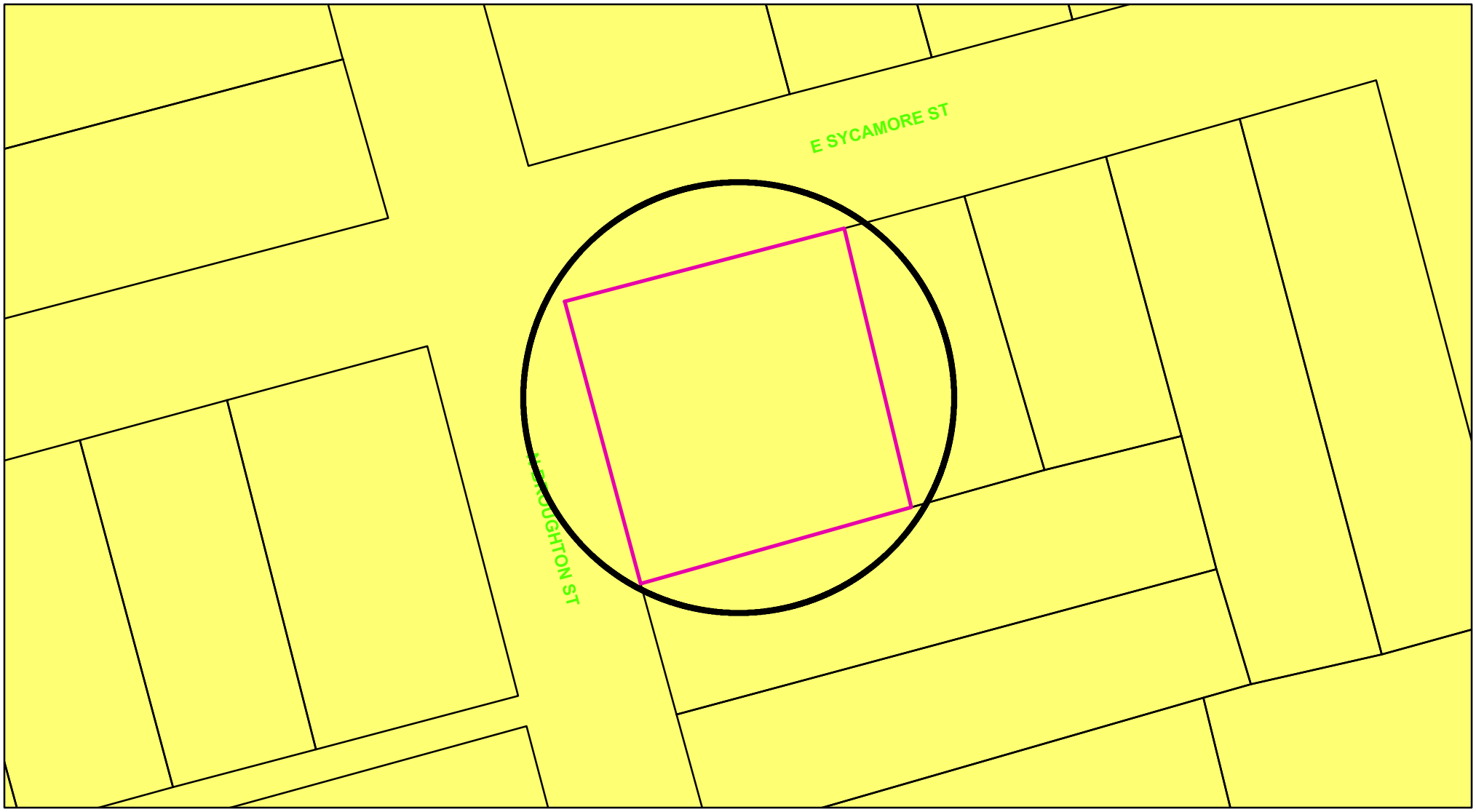
1229 North Broughton Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 1229 North Broughton Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

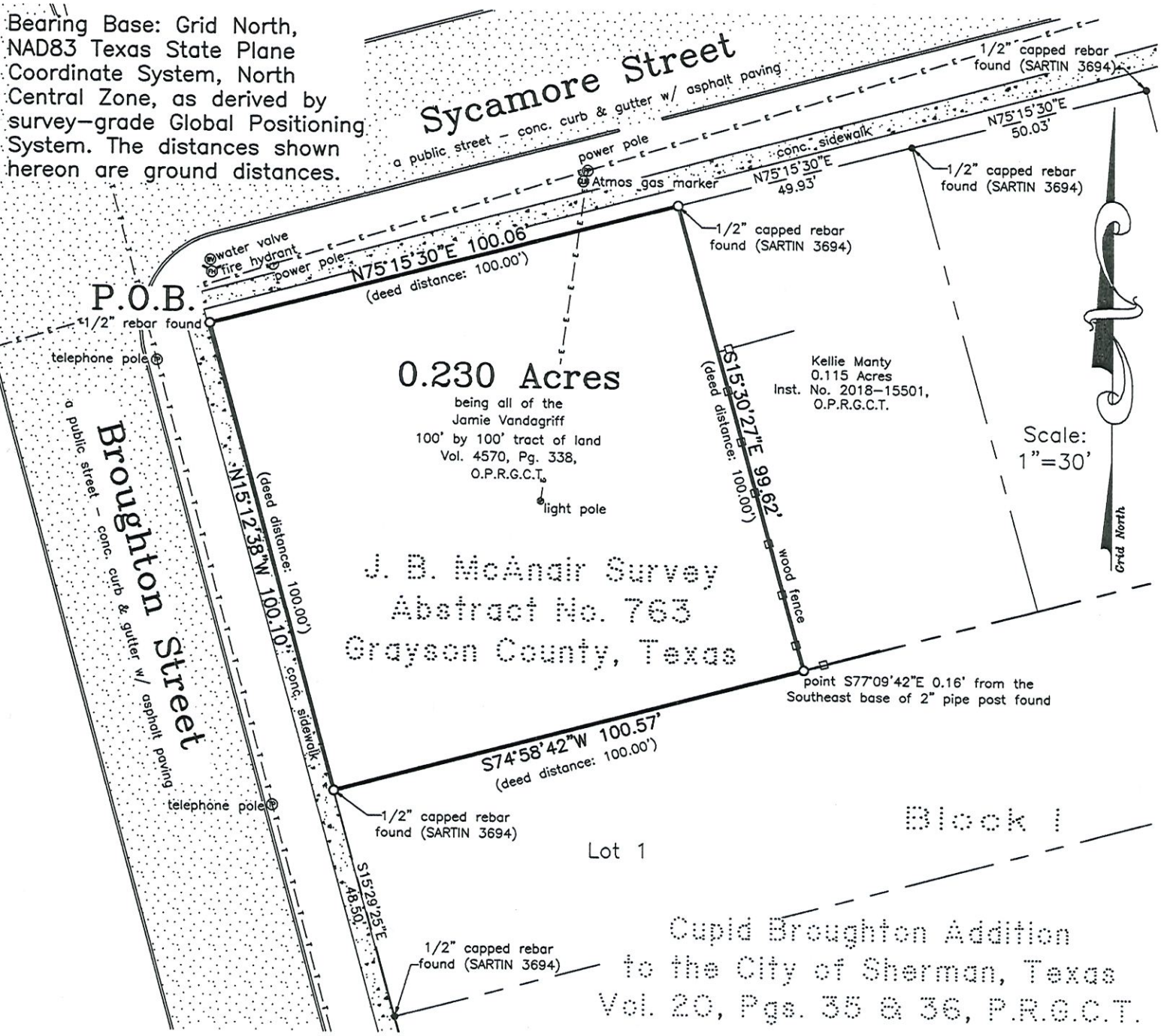
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 50 ft

1229 North Broughton Street





Owner: Jamie Vandagriff
Address: 1229 N. Broughton Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

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

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
0.230 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763 and being all of the "called" 100 ft. by 100 ft. tract of land conveyed by Warranty Deed from James Vandagriff, to Jamie Vandagriff, on December 16, 2008, recorded in Volume 4570, Page 338, 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 rebar found at the intersection of the South right-of-way line of Sycamore Street with the East right-of-way line of Broughton Street, at the Northwest corner of said Vandagriff tract;

THENCE North 75 deg. 15 min. 30 sec. East, with the South right-of-way line of said Sycamore Street and the North line of said Vandagriff tract, a distance of 100.06 ft. to a 1/2 inch capped rebar found stamped (*SARTIN 3694*) at the Northwest corner of the Kellie Manty 0.115 acre tract of land, recorded in Instrument No. 2018-15501, said Official Public Records and the Northeast corner of said Vandagriff tract, **SAID** rebar being South 75 deg. 15 min. 30 sec. West, 49.93 ft. from a 1/2 inch capped rebar found stamped (*SARTIN 3694*) at the Northeast corner of said Manty 0.115 ac.;

THENCE South 15 deg. 30 min. 27 sec. East, with the East line of said Vandagriff tract and the West line of said Manty 0.115 ac., a distance of 99.62 ft. to a point in the North line of Lot 1, Block 1, Cupid Broughton Addition, to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 35 & 36, Plat Records, Grayson County, Texas, at the Southwest corner of said Manty 0.115 ac. and the Southeast corner of said Vandagriff tract, ***SAID*** point bears South 77 deg. 09 min. 42 sec. East, 0.16 ft. from the Southeast base of a 2 inch pipe post found;

THENCE South 74 deg. 58 min. 42 sec. West, with the South line of said Vandagriff tract and the North line of said Lot 1, a distance of 100.57 ft. to a 1/2 inch capped rebar found stamped (*SARTIN 3694*) in the East right-of-way line of said Broughton Street, at the Northwest corner of said Lot 1 and the Southwest corner of said Vandagriff tract, **SAID** rebar being North 15 deg. 29 min. 25 sec. West, 48.50 ft. from a 1/2 inch capped rebar found stamped (*SARTIN 3694*) at the Southwest corner of said Lot 1;

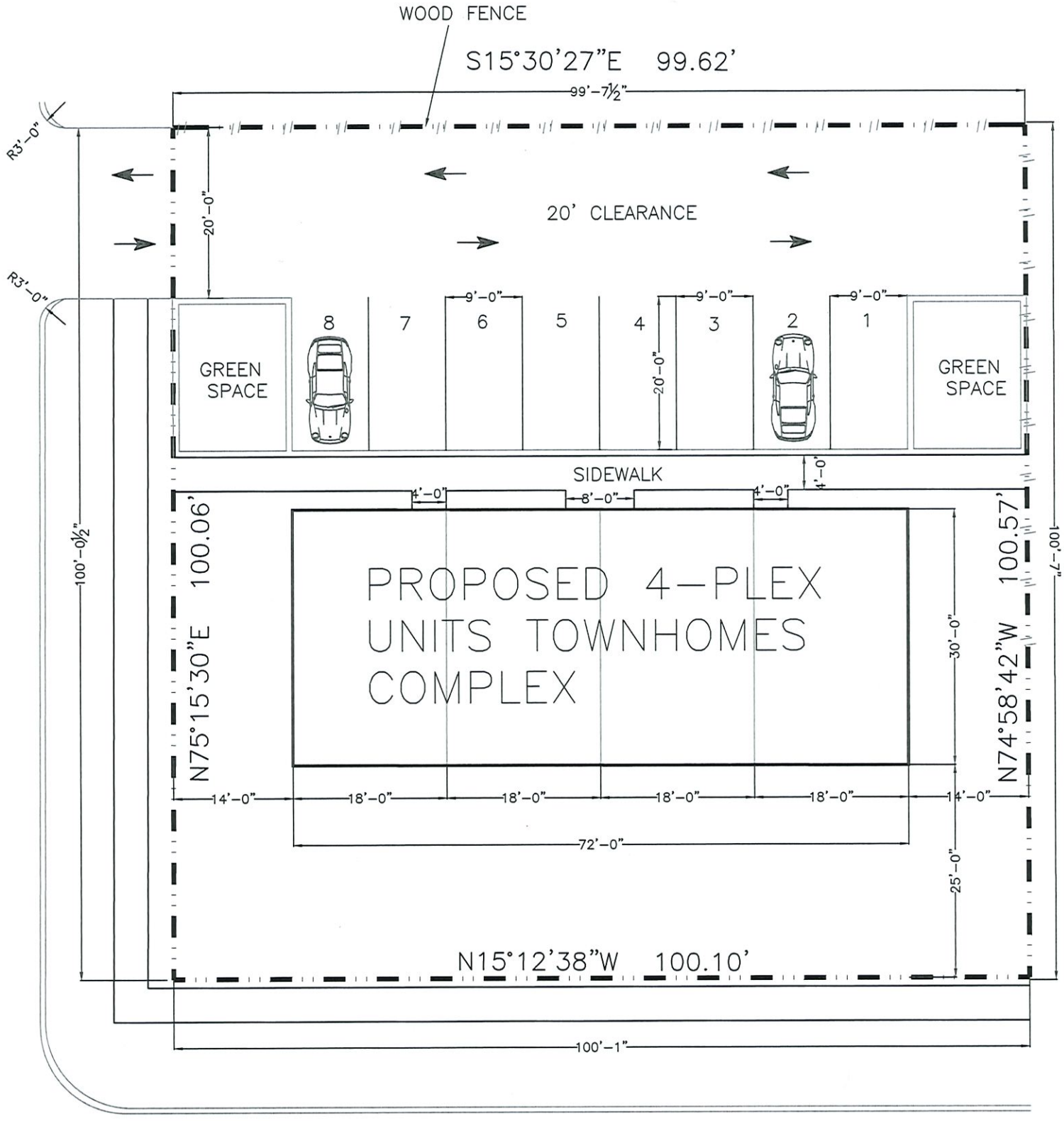
THENCE North 15 deg. 12 min. 38 sec. West, with the East right-of-way line of said Broughton Street and the West line of said Vandagriff tract, a distance of 100.10 ft. to the **PLACE OF BEGINNING** and containing **0.230 ACRES** of land.



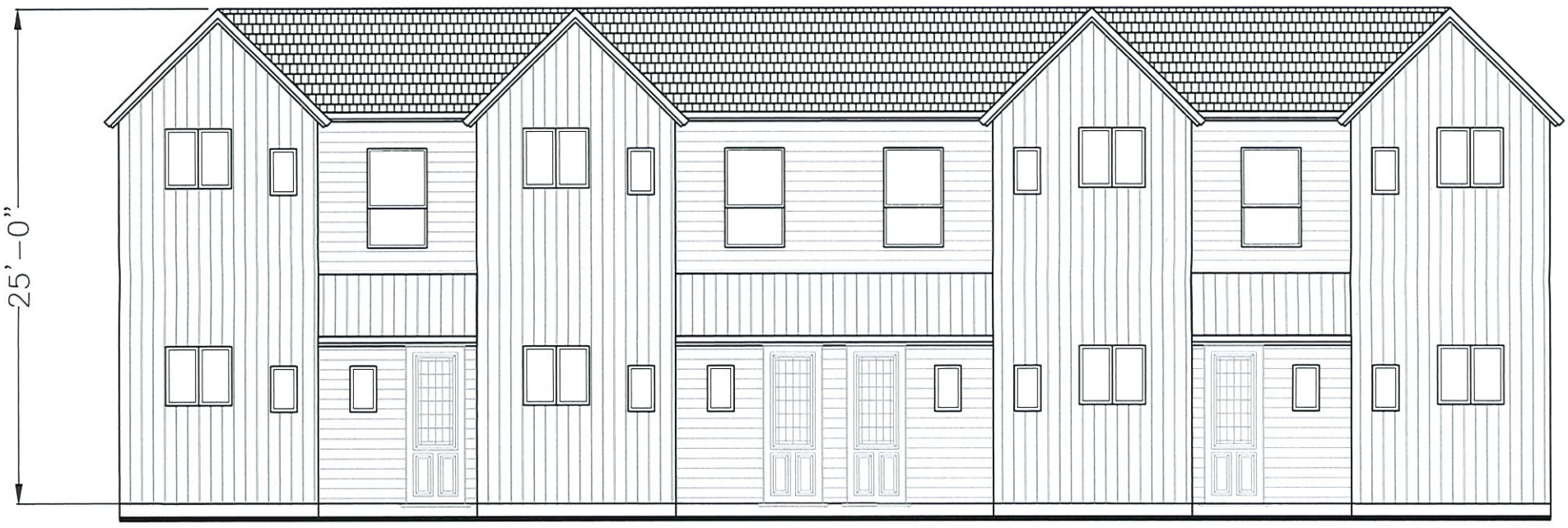
Kate A. Wagner, R.P.L.S. No. 6578
May 4, 2021

SCALE: 3/4" = 1–0'

DESCRIPTION	SQ. FT./DESCRIP.
GROSS SQFT OF STRUCTURE	4320
GROSS SQFT OF PROPERTY	9900
REQUIRED PARKING	8
PARKING PROVIDED	10
CURRENT ZONING	COMMERCIAL
PROPOSED ZONING	R1
HARD SURFACE AREA	3400
LANDSCAPED AREA	6500



	PROJECT NAME: THE FARM	DRAWINGS TITLE: PROPOSED PLOT PLAN	SCALE: 3/4" = 1'–0"
		ADDRESS: 1229 N BROUGHTON ST	SHEET SIZE: 11X17



FRONT ELEVATION

SCALE: 1 – 1/2" = 1'–0"

	PROJECT NAME: THE FARM	DRAWINGS TITLE: PROPOSED FRONT ELEVATION	SCALE: 1 1/2"=1'–0"
	DATE: MAY, 27TH 2021	ADDRESS: 1229 N BROUGHTON ST	SHEET SIZE: 11X17



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Moran Developments LLC
910 S. Travis St.
Sherman, TX 75090

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

Luis Moran
910 S. Travis St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for a Multi-Family Complex from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located at 1229 North Broughton Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
4. A minimum 6' perimeter fence shall be provided to surround the development unless an exception is granted. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
5. No building shall exceed 45 feet in height unless an exception is granted. *(Chapter 14, Exhibit A, Section 6.4)*
6. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.4 & Section 7, Subsection 10(b))*
8. An exception would need to be granted for the freestanding sign; only wall signs are allowed in an R-2 (Multi-Family Residential) District. *Chapter 14, Exhibit A, Section 7 (14)(h))*
9. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering:

12. Platting of the property is required.
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
14. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*
15. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. (*Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
16. Sanitary sewer easement from off-site property required.
17. 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)*
18. The location of the trash receptors must be approved by the Public Works Department.
19. Avigation Easement to be obtained during platting process. (*Code of Ordinances Chapter 14, Article 14.02)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 1905 EAST LAMAR STREET**

The request of Cristobal Madrid (Owner) concerning the property located at 1905 East Lamar Street, being Lots 5 & 7, Block 17, Christian College Addition, as follows:

Planning and Zoning Commission

Site plan approval for an Accessory Building

Background:

The property is located at 1905 East Lamar Street, the northeast corner of Lamar Street and Burdette Avenue. The property is zoned a C-2 (General Commercial) District.
The following has been approved for the property:
February 14, 1989 - Exception to allow a structure (motor vehicle lift) closer than 25' to the front property line.
December 16, 2008 - To allow existing building finishes on all sides of all buildings visible from the front street ROW.
January 5, 2009 - Zone change to a C-2 (General Commercial) District (Ord. 5583)
January 5, 2009 - Specific Use Permit to allow automotive repair (Ord. 5584)

The owners would like to construct a 20' x 30' metal storage building behind the existing building

Adjacent Zoning:

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

Origination:

Cristobal Madrid (Owner)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Site Plan
Building Elevations
Staff Review Letter



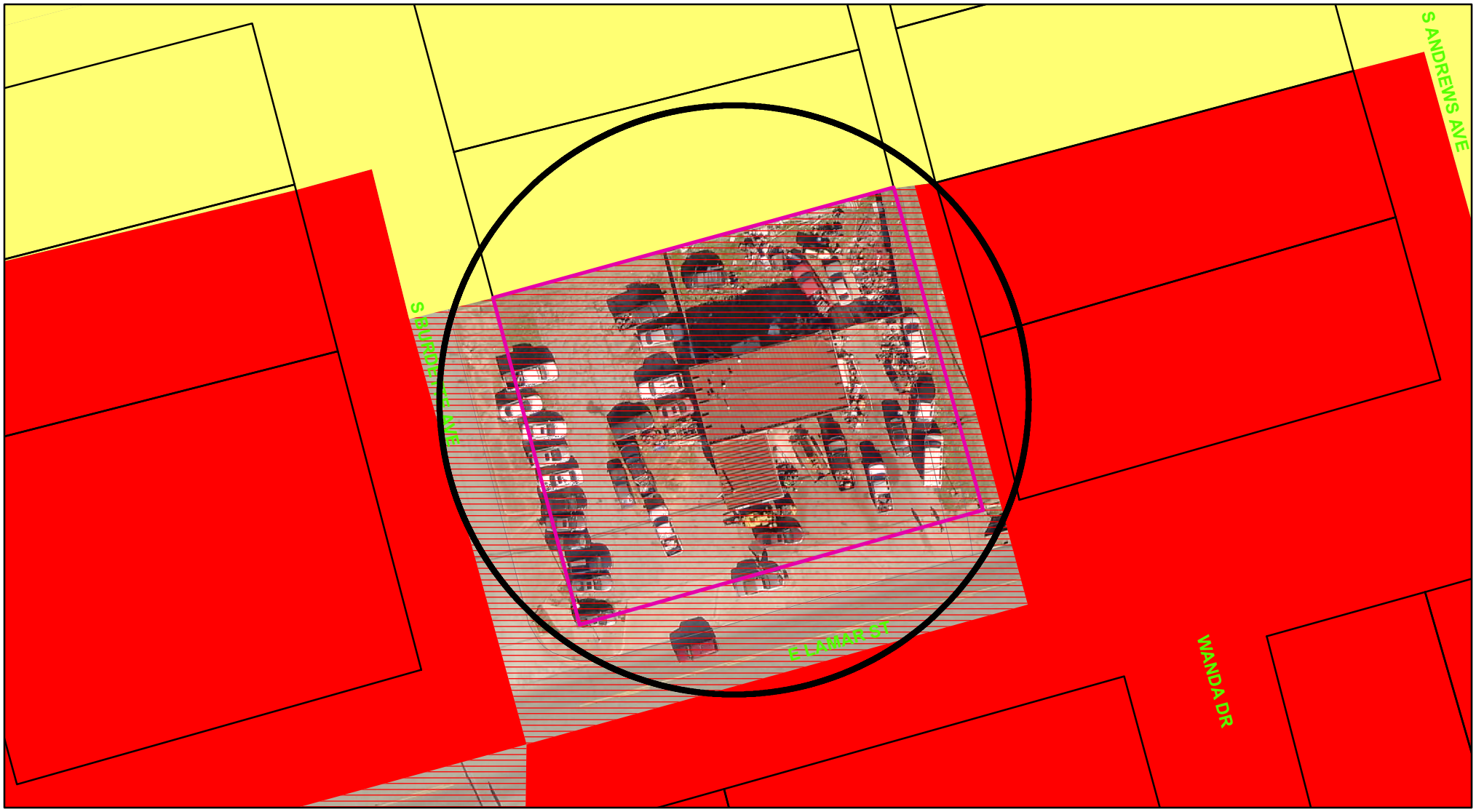
1905 East Lamar Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 150 ft



Zoning - 1905 East Lamar Street

Legend

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

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

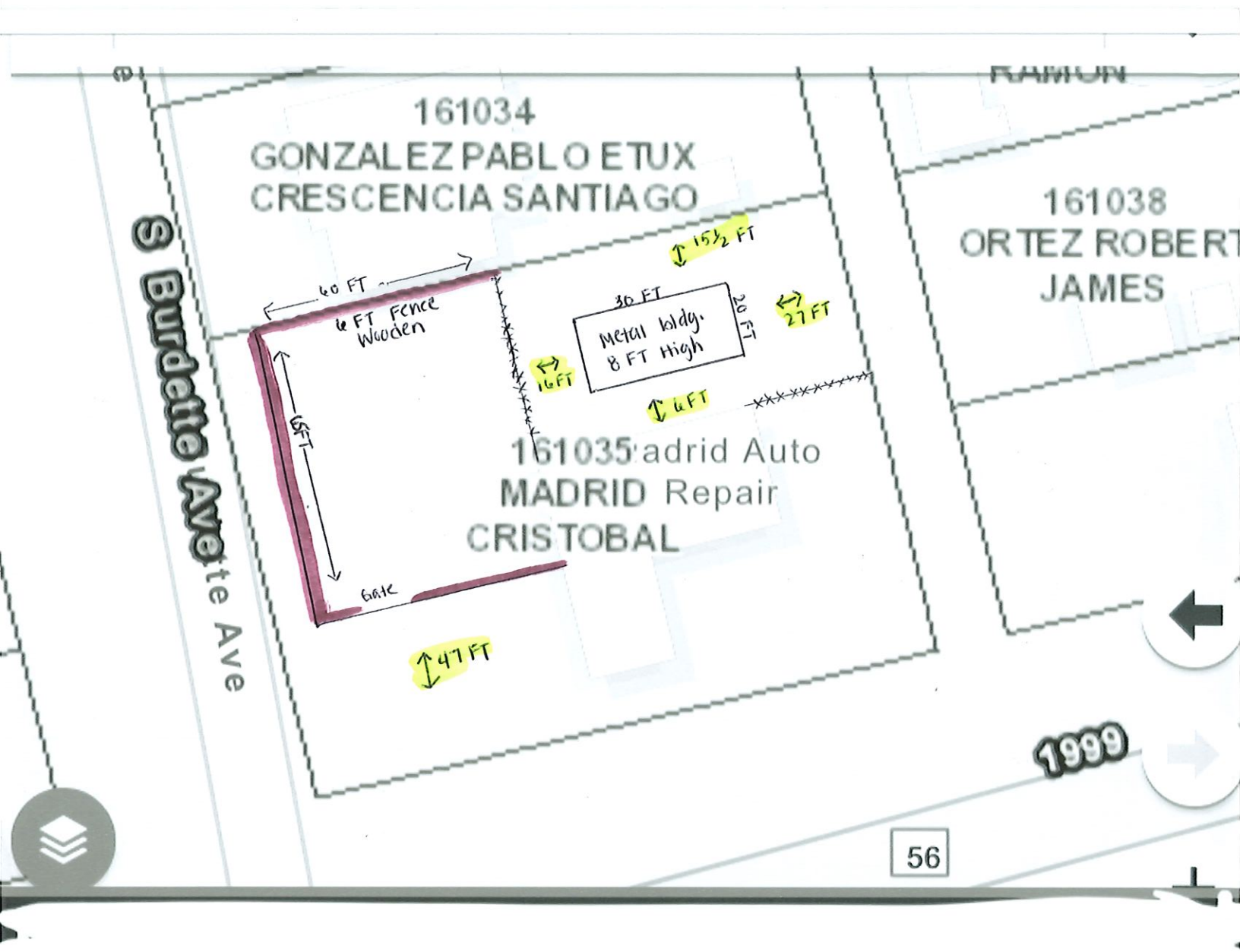
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 50 ft


161034
GONZALEZ PABLO ETUX
CRESCENCIA SANTIAGO
161038
ORTEZ ROBERT
JAMES
S Burdette Ave
60 FT
6 FT Fence
Wooden
65FT
Gate
47 FT
15½ FT
36 FT
Metal bldg.
8 FT High
20 FT
27 FT
16FT
4 FT
161035 adrid Auto
MADRID Repair
CRISTOBAL
1999
56



Metal Building

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

Cristobal Madrid
303 E Brockett
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for an accessory building located at 1905 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7 (13) &(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed. (*Chapter 8, Section 8.08)*
6. Building permits are required for construction of building and fences if approved.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
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.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

* **609 EAST PECAN STREET**

The request of Sam A. Loria (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street, being 0.959 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1-7, Block 4, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1R, Block 4, Chaffin's First Addition, Being a Replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition.

Background:

The property is located at 609 East Pecan Street, the northeast corner of Broughton Street and the Burlington Northern Santa Fe Railroad. The property is zoned an M-2 (Heavy Manufacturing) District. The owners would like to Replat the property into one lot for an addition to the existing building.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

Sam A. Loria (Owner)
Vilbig & Associates, PLLC (Civil Engineer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Chaffin's First Addition Replat Lot 1R Blk 4
Staff Review Letter



609 East Pecan Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 609 East Pecan Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

CLS Job# 21040209



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

0 30 60
SCALE - 1" = 30'

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Final Plat of
Lots 1R, Block 4
Chaffin's First Addition
an addition to
City of Sherman, Grayson County, Texas
Being a replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition and a part of the J.B.McAnair Survey, Abstract No. 763

4/13/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
SAM LORIA
4303 ROSE HILL ROAD
WHITEWRIGHT, TEXAS 75491

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

CLS Job# 21040209

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas being all of Lots 1-7, Block 4, of Chaffin's First Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being a part of the J.B. McAnair Survey, Abstract No. 763 and being the same 0.959 acre tract of land conveyed to Sam Loria by deed of record in Volume 6648, Page 340, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at mag nail set with an aluminum washer marked COPLEY RPLS 6720 at the intersection of the north line of E. Pecan Street and the west line of a 14' wide alley for the southeast corner of Lot 1, Block 4 and the southeast corner of said 0.959 acre tract;

Thence **South 74°32'45" West**, along the north line of said E. Pecan Street and the south line of Lot 1, Block 4, a distance of **138.01 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the south line of Lot 1, Block 4 for an angle point in the south line of said 0.959 acre tract;

Thence **South 74°21'31" West**, continuing along the south line of Lot 1, Block 4 passing the southwest corner of Lot 1, Block 4 and continuing with line south line of said 0.959 acre tract, a distance of **100.00 feet** to a 1/2" steel rod found in the east right-of-way line of Burlington Northern Santa Fe railroad for the southwest corner of said 0.959 acre tract;

Thence **North 15°38'29" West**, along the west line of said 0.959 acre tract and the east right-of-way line of said Burlington Northern Santa Fe railroad, a distance of **175.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.959 acre tract;

Thence **North 74°21'31" East**, continuing along the east right-of-way line of said Burlington Northern Santa Fe railroad and the north line of said 0.959 acre tract passing the northwest corner of Lot 7, Block 4 and continuing with the north line of Lot 7, Block 4, a distance of **100.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for an angle point in the north line of said 0.959 acre tract;

Thence **North 74°32'45" East**, along the north line of said 0.959 acre tract passing the northwest corner of said Lot 7 for a total distance of **139.39 feet** to a spike nail found in the west line of said 14' wide alley maintaining the northeast corner of Lot 7, Block 4 and the northeast corner of said 0.959 acre tract;

Thence **South 15°11'25" East**, along the west line of said 14' wide alley and the east line of said Block 4, a distance of **175.00 feet** to the **Point-of-Beginning** and containing **0.959 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.

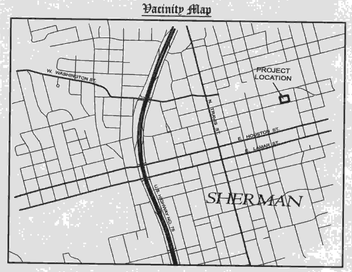
_____ _____
John C. Copley — Date
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

~ GENERAL NOTES ~

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

Purpose:
The purpose of this Replat is to combine Lots 1-7 and a tract of land into 1 Lot.

Vacinity Map



Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SAM LORIA, do hereby adopt this plat designating the hereinabove property as the Final Plat of LOT 1R, BLOCK 4, CHAFFIN'S FIRST ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2021.

_____
SAM LORIA

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of LOT 1R, BLOCK 4, CHAFFIN'S FIRST ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of_____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of _____,2021.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman — *Secretary*

Accepted by the City Council of the City Sherman.

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

Final Plat of
Lots 1R, Block 4
Chaffin's First Addition
an addition to
City of Sherman, Grayson County, Texas
Being a replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition and a part of the J.B.McAnair Survey, Abstract No. 763

4/13/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
SAM LORIA
4303 ROSE HILL ROAD
WHITEWRIGHT, TEXAS 75491

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

Sam Loria
4303 Rose Hill Road
Whitewright, TX 75491

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Lots 1R, Block 4 Chaffin's First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Addition Name indicates multiple lots, i.e. "Lots 1R…" Please confirm name.
2. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Directions (East) must be removed from metes and bounds and drawing. *Code of Ordinances Chapter 10, Exhibit A, Section 6(B)(7)*
4. Dedicate a 10' Utility Easement along Pecan Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Graphically show curb lines on drawing.
6. Graphically show platted alley.
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Dedicate a 10' Sanitary Sewer Easement along East property line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Dedicate Drainage Easement along western boundary line. Coordinate with Engineering for Drainage Easement width and specific location. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. Add General Note regarding Avigation Easement to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
11. The City of Sherman does not maintain alleys.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **34.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the properties in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), being 43.727 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;
Planning and Zoning Commission

A. Final Plat approval for Sherman Heights Addition
B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One-Family Residential) District.

Background:

The property is located in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School. A portion of the property (46.339 acres) was annexed into the City Limits of Sherman, at the December 7, 2020, City Council Meeting and is zoned R-A (Single Family Residential) District. Another portion of the property (21.799 acres) is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District. A zone change to a C-1 (Retail Business) District was denied at the January 4, 2021, City Council Meeting; the uses proposed were Commercial Retail, Multi-Family with two types (apartments and build to rent single-story units) and a self-storage facility. A zone change to R-1 (One-family Residential) from an R-A (Single Family Agricultural) District and M-1 (Light Manufacturing) District was approved June 7, 2021 on 43.727 acres.

The owners are requesting to plat the property into 200 patio home lots.

Adjacent Zoning:

R-A (Single Family Agricultural) District
(C-1 (Retail Business) District
M-1 (Light Manufacturing) District
Planned Development with Mixed Uses

Origination:

ARC STX Holdings, LLC (Owners)
Tesch Development & Management Co., LLC, (Prospective Buyer)
Robert Tesch (Representative)
Pape-Dawson Engineers (Civil Engineer)
Pierce-Murray Land Solutions (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

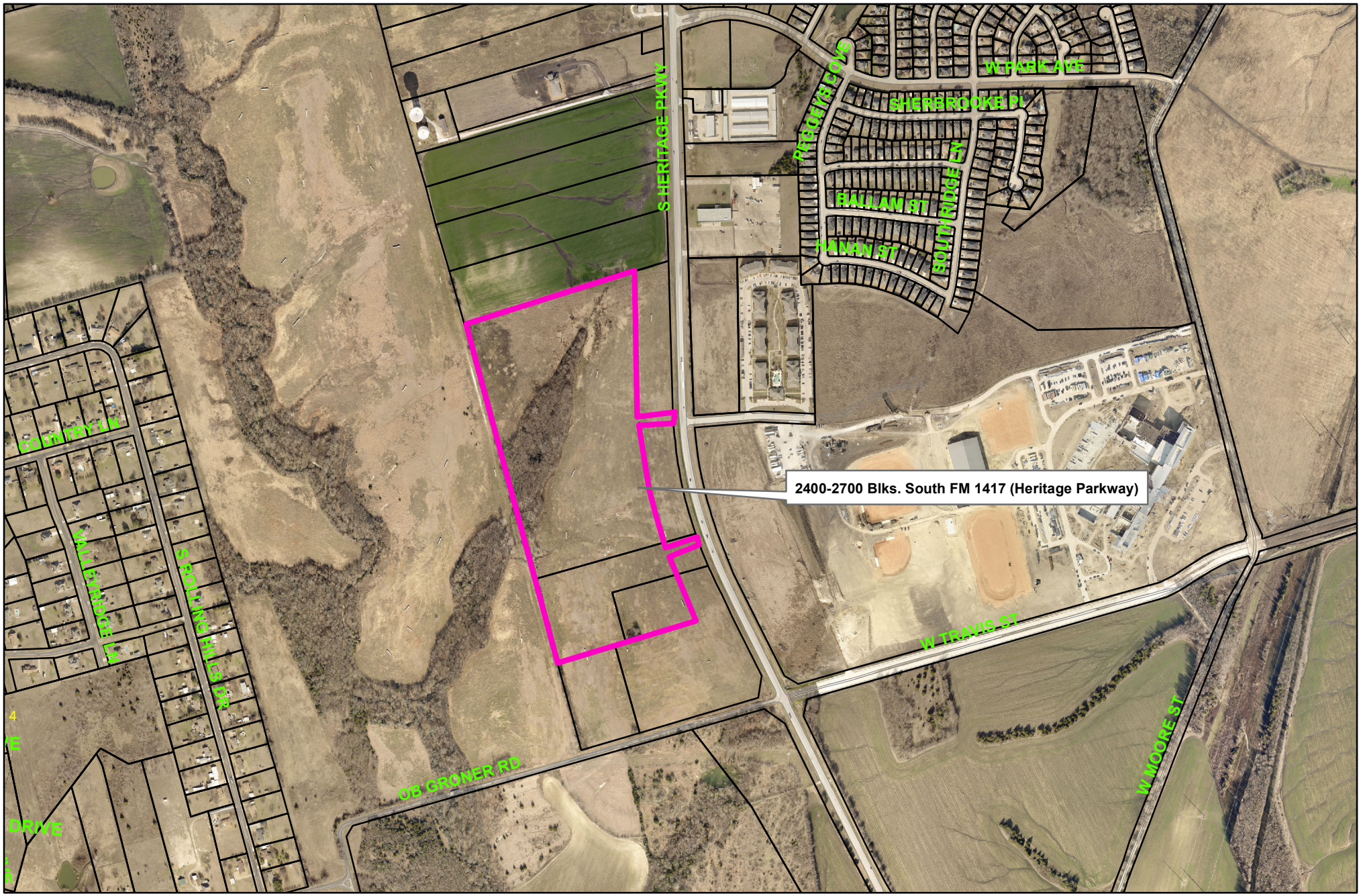
0

Development Review Meeting

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Sherman Heights Addition
Site Plan
Building Elevations
Staff Review Letter - Plat
Staff Review Letter - Patio Homes



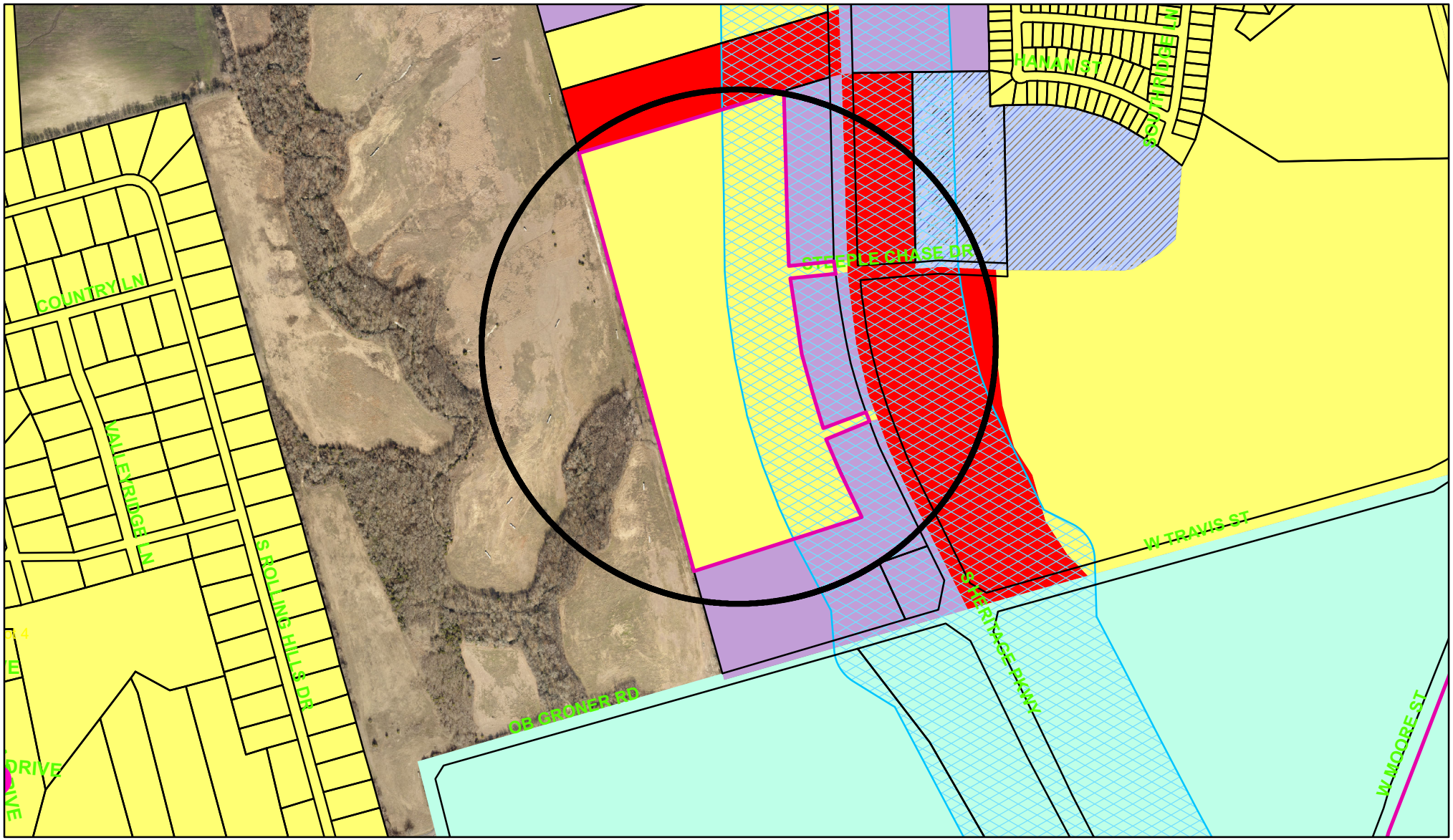
2400-2700 Blocks South FM 1417 (Heritage Parkway)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 800 ft



Zoning - 2400-2700 Blocks South FM 1417 (Heritage Parkway)

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

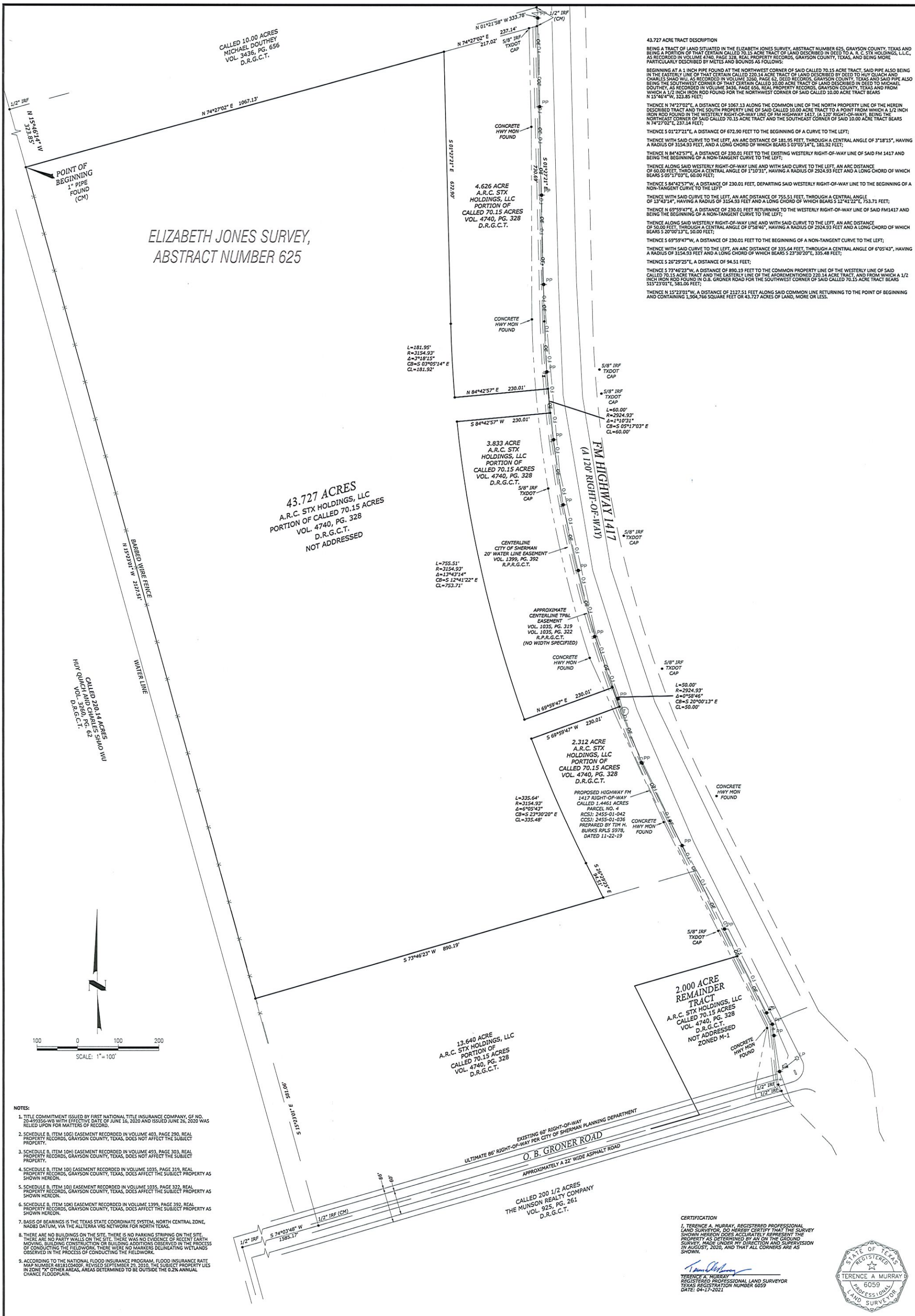
NOT TO SCALE

1 in = 700 ft

2400-2700 Blocks South FM 1417
(Heritage Parkway)







43.727 ACRE TRACT DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 70.15 ACRE TRACT OF LAND DESCRIBED IN DEED TO A. R. C. STX HOLDINGS, L.L.C., AS RECORDED IN VOLUME 4740, PAGE 328, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 70.15 ACRE TRACT, SAID PIPE ALSO BEING IN THE EASTERLY LINE OF THAT CERTAIN CALLED 220.14 ACRE TRACT OF LAND DESCRIBED BY DEED TO HUY QUACH AND CHARLES SHAO WU, AS RECORDED IN VOLUME 3260, PAGE 62, DEED RECORDS, GRAYSON COUNTY, TEXAS AND SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL DOUTHEY, AS RECORDED IN VOLUME 3436, PAGE 656, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 10.00 ACRE TRACT BEARS N 15°46'4"W, 323.85 FEET;

THENCE N 74°27'02"E, A DISTANCE OF 1067.13 ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH PROPERTY LINE OF SAID CALLED 10.00 ACRE TRACT TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FM HIGHWAY 1417, (A 120' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID CALLED 70.15 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT BEARS N 74°27'02"E, 237.14 FEET;

THENCE S 01°27'21"E, A DISTANCE OF 672.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 181.95 FEET, THROUGH A CENTRAL ANGLE OF 3°18'15", HAVING A RADIUS OF 3154.93 FEET, AND A LONG CHORD OF WHICH BEARS S 03°05'14"E, 181.92 FEET;

THENCE N 84°42'57"E, A DISTANCE OF 230.01 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID FM 1417 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 1°10'31", HAVING A RADIUS OF 2924.93 FEET AND A LONG CHORD OF WHICH BEARS S 05°17'03"E, 60.00 FEET;

THENCE S 84°42'57"W, A DISTANCE OF 230.01 FEET, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT"

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 755.51 FEET, THROUGH A CENTRAL ANGLE OF 13°43'14", HAVING A RADIUS OF 3154.93 FEET AND A LONG CHORD OF WHICH BEARS S 12°41'22"E, 753.71 FEET;

THENCE N 69°59'47"E, A DISTANCE OF 230.01 FEET RETURNING TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FM1417 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 0°58'46", HAVING A RADIUS OF 2924.93 FEET AND A LONG CHORD OF WHICH BEARS S 20°00'13"E, 50.00 FEET;

THENCE S 69°59'47"W, A DISTANCE OF 230.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 335.64 FEET, THROUGH A CENTRAL ANGLE OF 6°05'43", HAVING A RADIUS OF 3154.93 FEET AND A LONG CHORD OF WHICH BEARS S 23°30'20"E, 335.48 FEET;

THENCE S 26°29'25"E, A DISTANCE OF 94.51 FEET;

THENCE S 73°46'23"W, A DISTANCE OF 890.19 FEET TO THE COMMON PROPERTY LINE OF THE WESTERLY LINE OF SAID CALLED 70.15 ACRE TRACT AND THE EASTERLY LINE OF THE AFOREMENTIONED 220.14 ACRE TRACT, AND FROM WHICH A 1/2 INCH IRON ROD FOUND IN O.B. GRONER ROAD FOR THE SOUTHWEST CORNER OF SAID CALLED 70.15 ACRE TRACT BEARS S15°23'01"E, 581.06 FEET;

THENCE N 15°23'01"W, A DISTANCE OF 2127.51 FEET ALONG SAID COMMON LINE RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1,904,766 SQUARE FEET OR 43.727 ACRES OF LAND, MORE OR LESS.

NOTES:

1. TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, GF NO. 20-499356-WB WITH EFFECTIVE DATE OF JUNE 16, 2020 AND ISSUED JUNE 26, 2020 WAS RELIED UPON FOR MATTERS OF RECORD.
2. SCHEDULE B, ITEM 10G) EASEMENT RECORDED IN VOLUME 403, PAGE 290, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
3. SCHEDULE B, ITEM 10H) EASEMENT RECORDED IN VOLUME 493, PAGE 303, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
4. SCHEDULE B, ITEM 10I) EASEMENT RECORDED IN VOLUME 1035, PAGE 319, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
5. SCHEDULE B, ITEM 10J) EASEMENT RECORDED IN VOLUME 1035, PAGE 322, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
6. SCHEDULE B, ITEM 10K) EASEMENT RECORDED IN VOLUME 1399, PAGE 392, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
7. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 DATUM, VIA THE ALLTERRA VRS NETWORK FOR NORTH TEXAS.
8. THERE ARE NO BUILDINGS ON THE SITE. THERE IS NO PARKING STRIPING ON THE SITE. THERE ARE NO PARTY WALLS ON THE SITE. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THERE WERE NO MARKERS DELINEATING WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48181C0400F, REVISED SEPTEMBER 29, 2010, THE SUBJECT PROPERTY LIES IN ZONE "X" OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFICATION

I, TERENCE A. MURRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2020, AND THAT ALL CORNERS ARE AS SHOWN.

TERENCE A. MURRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6059
DATE: 04-17-2021

STATE OF TEXAS
REGISTERED
TERENCE A MURRAY
6059
PROFESSIONAL
LAND SURVEYOR

LEGEND

IRF	IRON ROD FOUND
IRS	1/2" IRON ROD STAMPED "PIERCE MURRAY" SET
CM	CONTROLLING MONUMENT
PP	GUYWIRE
	POWER POLE
	WATER VALVE
T	TELEPHONE MANHOLE
	PIPELINE MARKER
LP	LIGHT POLE

A ZONING EXHIBIT OF A 43.727 ACRE TRACT SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5012 TOWNSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8484
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #101760

PIERCE-MURRAY LAND SOLUTIONS
Engineering ◁▷ Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437

OWNERS CERTIFICATE OF DEDICATION

BEING a tract of land owned by ARC STX HOLDINGS LLC and situated in Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being a portion of a tract of land described in a Special Warranty Deed to ARC STX HOLDINGS LLC, recorded in a deed found in Volume 4740, Page 428 of the Deed Records of Grayson County, Texas (D.R.G.C.T.), and being more particularly described by metes and bounds as follow;

BEGINNING at a found 1-inch pipe (control monument) at the northwest corner of said ARC STX Tract, also being the southwest corner of a tract of land owned by Michael Douthey, recorded in a deed found in Volume 3436, Page 657 of the Deed Records of Grayson County, Texas (D.R.G.C.T.), also along the eastern boundary of a tract of land owned by Quach Huy & Shao Wu Charles, recorded in a deed found in Volume 3260, Page 62 of the Deed Record of Grayson County, Texas (D.R.G.C.T.) **THENCE**, N 74°27'02" E, departing said Huy tract, along the Northern line of said ARC tract, a distance of 1,067.13' to a 1/2-inch iron rod with yellow plastic cap stamped "PAPE-DAWSON";

THENCE, S 01°27'21" E, departing the said Douthey tract, thus making the North East Corner of the Sherman Heights subdivision tract, across the said ARC STX tract, a distance of 672.90' to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, along a non-tangent curve to the right having a radius of 3,276.63', a central angle of 3°10'54", subtended be a 161.92' chord which bears S 3°05'14" E, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, N 84°42'57" E, a distance of 230.01' to the edge of FM Highway 1417 right-of-way to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, along a non-tangent curve, along the edge of the FM Highway 1417 right-of-way, having a radius of 2924.93', a central angle of 1°10'31", subtended be a 60' chord which bears S 5°17'03" E, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, S 84°42'57" W, departing said FM 1417 right-of-way, a distance of 230.01' to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, along a non-tangent curve to the right having a radius of 3,222.56', a central angle of 13°25'53", subtended be a 753.71' chord which bears S 12°41'22" E, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, N 69°59'47" E, a distance of 230.00' to the edge of FM Highway 1417 right-of-way to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, along a non-tangent curve, along the edge of the FM Highway 1417 right-of-way, having a radius of 2924.93', a central angle of 0°58'46", subtended be a 50' chord which bears S 20°00'13" E, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, S 69°59'47" W, departing said FM 1417 right-of-way, a distance of 230.00' to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, along a non-tangent curve to the right having a radius of 3,176.34', a central angle of 6°03'15", subtended be a 335.48' chord which bears S 23°30'20" E, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, S 26°29'25" E, a distance of 94.51' making the South East corner of said Sherman Heights tract, to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, S 73°46'23" W, departing said South East corner, accross said ARC STX tract a distance 890.20' to the eastern boundary of said Huy and Charles tract, and western boundary of said ARC STX tract, making the South West corner of said Sherman Heights tract to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON";

THENCE, N 15°23'01" W, departing said South West corner of said Sherman Heights tract, along the eastern boundary of said Huy & Charles tract and western boundary of said ARC STX tract, makeing the western boundary of said Sherman Heights, a distance of 2,127.52' to a 1/2-inch iron rod with yellow cap stamped "PAPE-DAWSON", to the **POINT OF BEGGINING**, and **CONTAINING** 43.73 acres or 7,155.30 Square Feet of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT ARC STX HOLDINGS, LLC., THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS SHERMAN HEIGHTS, LOTS 1-28, BLOCK 1; LOTS 1-26, BLOCK 2; LOTS 1-16, BLOCK 3; LOT 1-13, BLOCK 4; LOTS 1-24, BLOCK 5; LOTS 1-31, BLOCK 6; LOTS 1-10, BLOCK 7; LOTS 1-56, BLOCK 8; AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

ARC STX HOLDINGS, LLC.

_____
BOB TESCH, PRESIDENT

_____
DATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOB TESCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2021.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, 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.

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.

SIGNATURE: _____

DATE: _____

STATE OF TEXAS
COUNTY OF _____

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

LICENSED PROFESSIONAL ENGINEER

NOTES

1. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COMMON AREAS SUCH AS MAINTENANCE AND LANDSCAPED AREAS.
2. THE LIFT STATION LOT, LOT 51, BLOCK 8, SHALL BE DEEDED TO CITY UPON RECORDATION OF PLAT.
3. AT THE TIME OF PLAT RECORDATION, ALL OPEN SPACE SHALL BE DEEDED TO HOME OWNERS ASSOCIATION.

SURVEYOR'S NOTES:

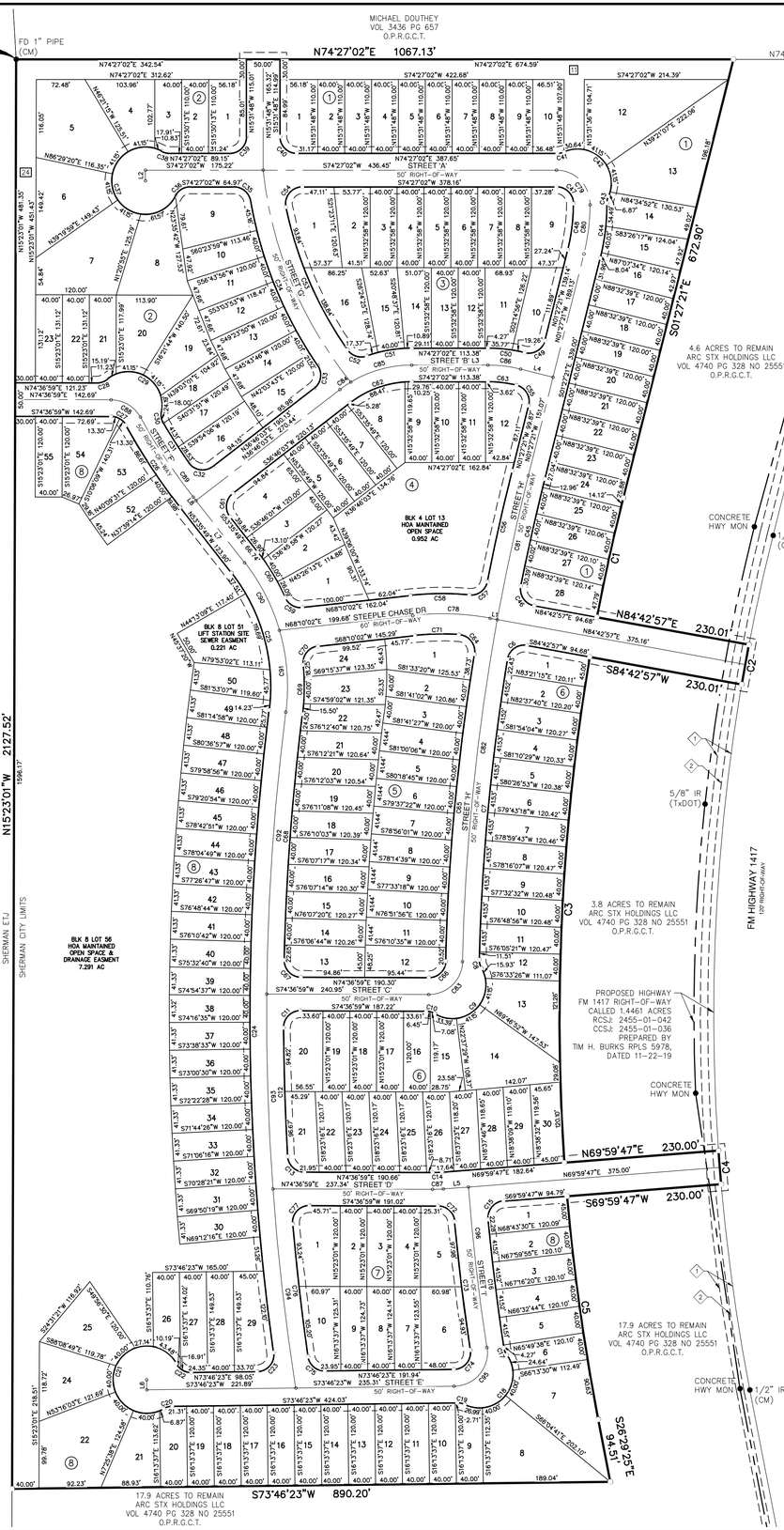
1. ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

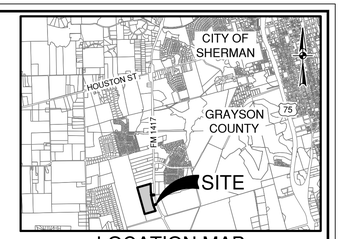
CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3276.63'	3°10'54"	S3°05'14"E	181.92'	181.95'
C2	2924.93'	1°10'31"	S5°17'03"E	60.00'	60.00'
C3	3222.56'	13°25'53"	S12°41'22"E	753.71'	755.44'
C4	2924.93'	0°58'46"	S20°00'13"E	50.00'	50.00'
C5	3176.34'	6°03'15"	S23°30'20"E	335.48'	335.64'
C6	25.00'	90°58'10"	S39°13'52"W	35.65'	39.69'
C7	3275.00'	7°51'31"	S10°10'58"E	448.84'	449.20'
C8	25.00'	31°04'53"	S29°39'11"E	13.40'	13.56'
C9	50.00'	150°49'46"	S30°13'16"W	96.78'	131.62'
C10	25.00'	31°01'10"	N89°52'26"W	13.37'	13.53'
C11	25.00'	90°28'38"	S29°22'40"W	35.50'	39.48'
C12	3565.00'	3°04'39"	S17°23'58"E	191.46'	191.48'
C13	25.00'	86°26'43"	S62°09'39"E	34.24'	37.72'
C14	175.00'	4°37'13"	N72°18'23"E	14.11'	14.11'
C15	25.00'	90°52'53"	S24°33'20"W	35.63'	39.65'
C16	3275.00'	3°22'12"	S22°34'13"E	192.60'	192.62'
C17	25.00'	26°26'05"	S37°28'21"E	11.43'	11.53'
C18	50.00'	150°50'35"	S24°43'54"W	96.78'	131.64'
C19	25.00'	26°22'48"	S86°57'47"W	11.41'	11.51'
C20	25.00'	30°03'32"	S58°44'37"W	12.97'	13.12'
C21	50.00'	272°09'57"	N01°12'10"W	69.36'	237.51'
C22	25.00'	62°06'25"	S75°10'24"E	25.79'	27.10'
C23	25.00'	97°18'58"	N25°06'54"E	37.54'	42.46'
C24	3615.00'	15°12'06"	N15°56'32"W	956.32'	959.13'
C25	275.00'	45°15'20"	N30°58'09"W	211.61'	217.21'
C26	915.00'	9°10'43"	N49°00'27"W	146.42'	146.58'
C27	25.00'	60°57'55"	N74°54'03"W	25.36'	26.60'
C28	25.00'	38°51'09"	N55°11'25"E	16.63'	16.95'
C29	50.00'	139°25'50"	S74°31'15"E	93.80'	121.68'
C30	25.00'	41°14'30"	S25°25'34"E	17.61'	18.00'
C31	865.00'	4°37'36"	S48°21'37"E	69.83'	69.85'
C32	25.00'	92°33'31"	N83°02'49"E	36.14'	40.39'
C33	25.00'	86°40'42"	N6°34'18"W	34.32'	37.82'
C34	625.00'	24°27'01"	N37°41'08"W	264.69'	266.71'
C35	25.00'	80°05'21"	N65°30'18"W	32.17'	34.95'
C36	25.00'	62°49'39"	S43°02'12"W	26.06'	27.41'
C37	50.00'	271°35'06"	N32°35'04"W	69.73'	237.00'
C38	25.00'	28°45'27"	N88°49'45"E	12.42'	12.55'
C39	25.00'	89°58'49"	N29°27'37"E	35.35'	39.26'
C40	25.00'	90°01'11"	S60°32'23"E	35.36'	39.28'
C41	25.00'	23°38'10"	N62°37'57"E	10.24'	10.31'
C42	50.00'	137°17'38"	S60°32'20"E	93.14'	119.81'
C43	25.00'	24°07'05"	S3°57'03"E	10.45'	10.52'
C44	325.00'	14°33'14"	S8°43'58"E	82.33'	82.55'
C45	3275.00'	2°51'30"	S2°53'06"E	163.36'	163.38'
C46	25.00'	90°58'12"	S49°47'57"E	35.65'	39.69'
C47	25.00'	89°37'47"	N60°44'05"W	35.24'	39.11'
C48	275.00'	14°27'50"	N8°41'16"W	69.24'	69.42'
C49	25.00'	89°55'08"	N43°30'12"E	35.33'	39.23'
C50	225.00'	14°00'44"	N81°27'24"E	54.89'	55.03'
C51	200.00'	19°33'16"	N64°40'24"E	67.93'	68.26'
C52	25.00'	74°37'57"	S87°47'16"E	30.31'	32.56'
C53	575.00'	23°11'08"	S38°52'44"E	231.10'	232.68'
C54	25.00'	101°44'12"	S23°34'56"W	38.78'	44.39'
C55	25.00'	90°08'07"	N46°31'25"W	35.40'	39.33'
C56	3325.00'	2°54'56"	N2°54'49"W	169.17'	169.19'
C57	25.00'	84°12'18"	N37°43'52"E	33.52'	36.74'
C58	430.00'	11°39'59"	N74°00'02"E	87.40'	87.56'
C59	25.00'	72°11'50"	S75°44'03"E	29.46'	31.50'
C60	325.00'	13°57'41"	S46°36'59"E	79.00'	79.19'
C61	25.00'	90°21'52"	S8°24'53"E	35.47'	39.43'
C62	150.00'	37°40'58"	S55°36'33"W	96.89'	98.65'
C63	175.00'	13°57'29"	S81°25'46"W	42.53'	42.63'
C64	25.00'	95°27'23"	N53°59'24"W	37.00'	41.65'
C65	3325.00'	7°54'54"	N10°13'10"W	458.96'	459.33'
C66	25.00'	88°47'36"	N30°13'11"E	34.98'	38.74'
C67	25.00'	91°08'29"	S59°48'46"E	35.71'	39.77'
C68	3565.00'	5°54'03"	S11°17'31"E	366.99'	367.15'
C69	325.00'	13°00'07"	S14°50'32"E	73.59'	73.75'
C70	25.00'	89°30'38"	S23°24'43"W	35.20'	39.06'
C71	370.00'	10°06'52"	S73°13'28"W	65.23'	65.32'
C72	25.00'	84°31'39"	N63°07'11"W	33.63'	36.88'
C73	3325.00'	3°19'27"	N22°31'05"W	192.89'	192.91'
C74	25.00'	97°57'12"	N24°47'47"E	37.72'	42.74'
C75	25.00'	82°28'33"	S64°59'20"E	32.96'	35.99'
C76	3565.00'	3°11'22"	S22°09'23"E	198.42'	198.45'
C77	25.00'	95°10'41"	S27°01'39"W	36.92'	41.53'
C78	400.00'	16°32'55"	N76°26'29"E	115.13'	115.53'
C79	50.00'	90°00'00"	N60°32'58"W	70.71'	78.54'
C80	300.00'	14°05'37"	N8°30'10"W	73.61'	73.79'
C81	3301.58'	3°48'19"	S3°22'48"E	219.23'	219.27'
C82	3300.25'	8°53'32"	S8°43'50"E	511.68'	512.20'
C83	50.00'	88°47'38"	S30°13'10"W	69.96'	77.49'
C84	175.00'	6°26'48"	N39°59'27"E	19.68'	19.69'
C85	175.00'	31°14'11"	N58°49'56"E	94.23'	95.41'
C86	200.00'	14°05'37"	S81°29'50"W	49.07'	49.20'
C87	200.00'	4°37'13"	N72°18'23"E	16.12'	16.13'
C88	50.00'	60°57'55"	N74°54'03"W	50.73'	53.20'
C89	890.00'	9°10'43"	S49°00'27"E	142.42'	142.57'
C90	300.00'	45°15'20"	N30°58'09"W	230.85'	236.96'
C91	300.00'	45°15'20"	N30°58'09"W	230.85'	236.96'
C92	3590.00'	6°42'53"	S11°41'56"E	420.48'	420.73'
C93	3590.00'	4°37'57"	S17°22'20"E	290.18'	290.26'
C94	3590.00'	4°45'45"	S22°04'11"E	298.31'	298.40'
C95	50.00'	97°57'12"	S24°47'47"W	75.44'	85.48'
C96	3299.93'	4°10'36"	S22°05'31"E	240.50'	240.55'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N84°42'57"E	10.85'
L2	N15°34'34"W	15.75'
L3	N74°27'02"E	113.38'
L4	S88°32'39"W	49.65'
L5	N69°59'47"E	37.53'
L6	N16°13'37"W	14.90'
L7	N53°35'49"W	117.06'
L8	N53°35'49"W	6.84'





LOCATION MAP

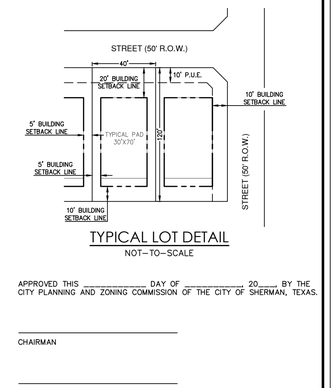
NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GRAYSON COUNTY, TEXAS	(SURVEYOR) ○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
L1	BLOCK 1, LOT 11 HOA MAINTAINED OPEN SPACE & DRAINAGE EASEMENT 0.534 ACRES	◇	CITY OF SHERMAN 20' WATER LINE EASEMENT (VOL 1399, PG 392, O.P.R.G.C.T.)
B4	BLOCK 2, LOT 24 HOA MAINTAINED OPEN SPACE & DRAINAGE EASEMENT 0.547 ACRES	◇	APPROXIMATE CENTERLINE TP&L ESMT (NO WIDTH SPECIFIED) (VOL 1035, PG 319 O.P.R.G.C.T.) (VOL 1035, PG 322, O.P.R.G.C.T.)



TYPICAL LOT DETAIL

NOT-TO-SCALE

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, CITY OF SHERMAN, TEXAS DATE

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING FINAL _____ PLAT OF SUBDIVISION OR 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

OWNER:
ARC STX HOLDINGS, LLC
P.O. BOX 451714
LAREDO, TX 78045

DEVELOPER:
TESCH DEVELOPMENT & MANAGEMENT COMPANY LLC.
6950 TPC DRIVE, SUITE 110
MCKINNEY, TX 75070
PH: 512.970.0530
CONTACT: BOB TESCH, PRESIDENT

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5700 W. PLANO PARKWAY, SUITE 2500
PLANO, TEXAS 75093
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

PAPE-DAWSON ENGINEERS

DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH
5810 TENNYSON PKWY, STE 425 I PLANO, TX 75024 I 214.420.8494
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194390

DATE OF PREPARATION: JUNE 2, 2021

A FINAL PLAT OF SHERMAN HEIGHTS

BLOCK 1 - BLOCK 8

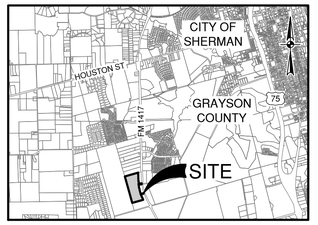
BEING A 43.73 ACRES SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS .

196 RESIDENTIAL LOTS
5 COMMON AREA LOTS

SHEET 1 OF 1

I:\Sherman\Drawings\Sherman Heights.dwg, 6/7/2021 10:49:29 AM, Jeffrey Lee





LOCATION MAP

NOT-TO-SCALE

LEGEND

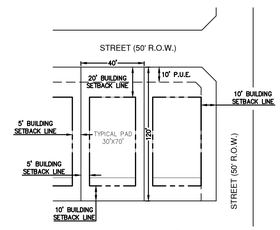
- DEVELOPMENT BOUNDARY
- 550 — 10' CONTOURS
- PROPERTY LINE
- BUILDING SETBACK LINE

ZONING	
CURRENT	M-1 & R-A
PROPOSED	R-1 W/ SUP PH (PATIO HOME)

LAND USAGE	
GROSS SF OF PROPERTY	1,905,028 (43.7 AC)
RESIDENTIAL AREA	1,119,683 (25.7 AC)
RIGHT-OF-WAY	369,490 (8.5 AC)
REQUIRED OPEN SPACE (10%)	190,502 (4.4 AC)
DETENTION/OPEN SPACE	415,855 (9.5 AC)
TOTAL LOTS	195

PATIO HOME (PH) SUP ZONING	
MIN. LOT AREA	4,000 SF
MIN. LOT WIDTH/CORNER	40 FT/45 FT
MIN. FRONT SETBACK	20 FT
MAX FRONT SETBACK	25 FT
MIN. SIDE YARD/CORNER	5 FT/10 FT
MIN. REAR YARD	10 FT
PARKING REQUIRED	1/BEDROOM (MIN 2/UNIT)

NOTE: DEVELOPMENT TO COMPLY WITH REQUIREMENTS FOR PATIO HOME SUP AS LISTED IN CITY OF SHERMAN ZONING ORDINANCE SECTION 8.9



TYPICAL LOT DETAIL

NOT-TO-SCALE

SHERMAN HEIGHTS

SHERMAN, TEXAS

(43.7 ACRES)

SCALE: 1"= 100'

0' 100' 200' 300'

TDM
Tesch Development & Management Co., LLC
TESCH DEVELOPMENT & MANAGEMENT CO., LLC
BOB TESCH, PRESIDENT
512-970-0530
Bob@TeschAssociates.com

PAPE-DAWSON ENGINEERS
DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH
5810 TENNYSON PARKWAY, STE 425 I PLANO, TX 75024 I 214.420.8494
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194390

Date: Jun 02, 2021, 3:42pm User ID: acorrioe
Files: W:\projects\701\05\05\v2.0 Design\2.4 Civil\2.4.4 Exhibits\210602 Site Plan.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



CONCEPTUAL ELEVATIONS

RBA ARCHITECTS
architecture. planning. interior design.

TDM
Tesch Development & Management Co., LLC
Bob Tesch, President

SHERMAN HEIGHTS RESIDENTIAL CONCEPT

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

ARC STX Holdings, LLC
P.O. Box 451714
Laredo, TX 78045

Tesch Development & Management Co.
6950 TPC Drive, Suite 110
McKinney, TX 75070
Contact: Bob Tesch

Pape-Dawson Engineers, Inc.
5700 W. Plano Parkway, Ste. 2500
Plano, TX 75093

Dear Applicants,

The request for approval of the Final Plat of Sherman Heights has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Plat Layout does not meet city/county standard. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*
2. If Street 'A' through Street 'I' are to be renamed, proposed street names must be approved by the Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
3. The plat must depict and dedicate to the City in fee simple right-of-way (ROW) along FM 1417 to reflect TxDOT FM 1417 ROW Project, as shown in the City's thoroughfare plan. Coordinate with City of Sherman Engineering Department for exact ROW metes and bounds to be included on plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15'x15' corner clip on corner of all lots located at 3- and 4-way intersections in lieu of radius. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 20' Sanitary Sewer Easement from Lot 51, Block 8 to western plat boundary line. Coordinate with Engineering on location of said easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Cul-de-sacs do not meet standard 60' radius. *Code of Ordinances Chapter 10.05, Exhibit A, Sec. 12, B.*
7. If Patio Homes designation is not given, minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.1.1*
8. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Remove Setback lines from Typical Lot Detail.
10. Graphically show all easements on drawing in addition to in Legend.
11. Indicate all HOA lots on drawing in addition to in Legend.

12. Notes No. 1 to specify Lot/Block Numbers.
13. Notes No. 1 to be shown as Owned and Maintained by HOA.
14. Water and Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
15. 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.*
16. 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)*
17. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 15, 2021

ARC STX Holdings, LLC
PO Box 451714
Laredo, TX 78045

Pape-Dawson Engineers
Matt Gilbertson P.E.
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Robert Tesch
6950 TPC Drive, Ste. 100
McKinney, TX 75070

Dear Applicants,

The request for a Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District located in the 2400-2700 blocks of South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 22, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Sec. 9; Sec. 7(13) & (14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
4. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
6. Side yard setbacks must be uniform for all homes within a given block. (*Chapter 14, Exhibit A, Section 8, Subsection 9 (b))*
7. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9 (e))*

8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. Platting of the property is required.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. 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)*
13. Water and Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)).*
14. Engineering documentation for privately owned and maintained detention shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information of detention to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15).*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **35.**

Meeting Date: 06/22/2021

Prepared by: Patsy Reeves, Developmental 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:

*** 214 EAST COLLEGE STREET**

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

Planning and Zoning Commission

Final Plat approval of M.P.Y Homes Second Addition.

Background:

The property is located at 214 East College Street between Walnut and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Plat two lots into one lot for residential development. The application was received June 4, 2021.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

MPY Homes LLC (Owner)
Charlie Shearer (Developer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
M.P.Y. Homes 2nd Addition
Staff Review Letter
Amended Staff Review Letter



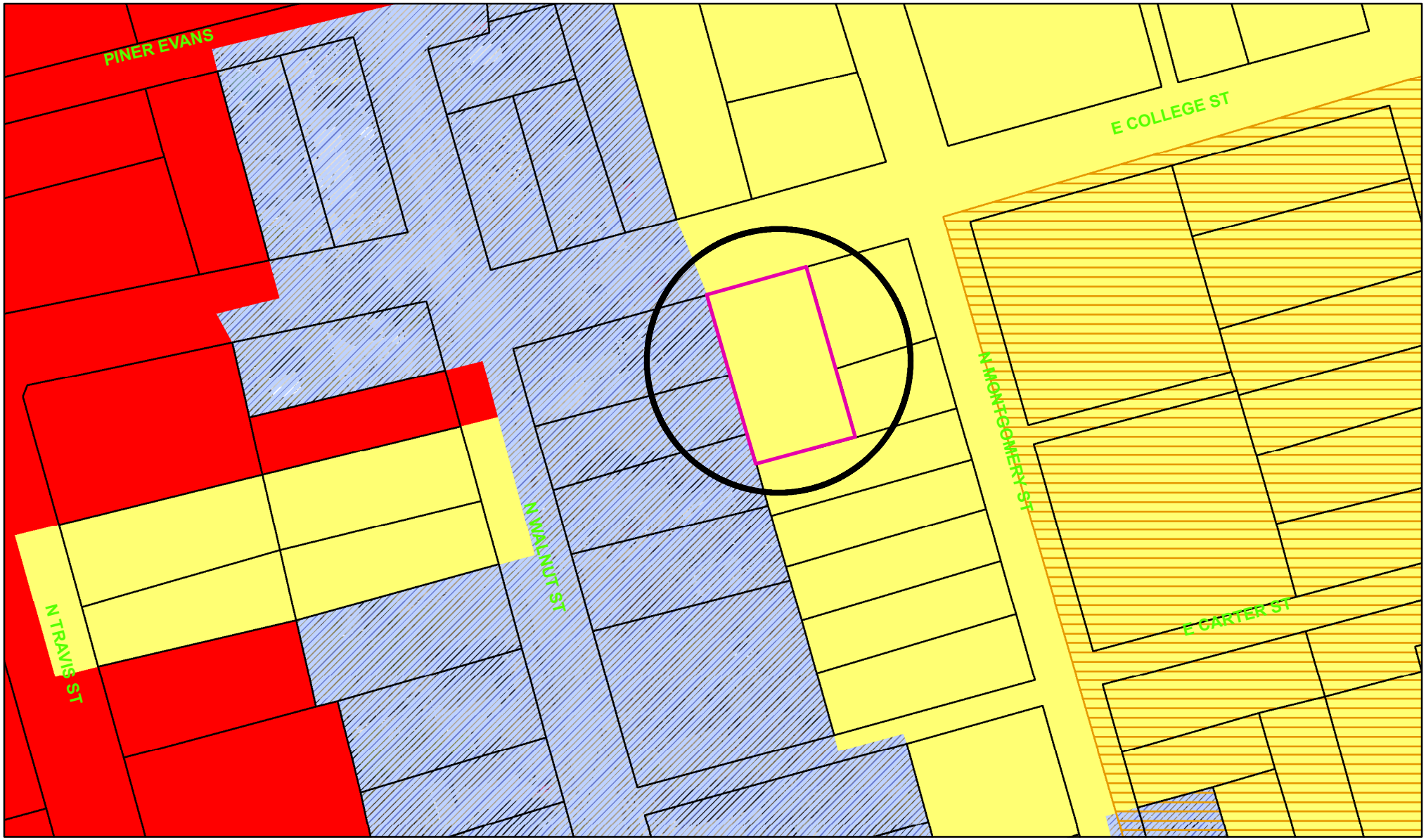
214 East College Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 214 East College Street

Legend

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

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

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

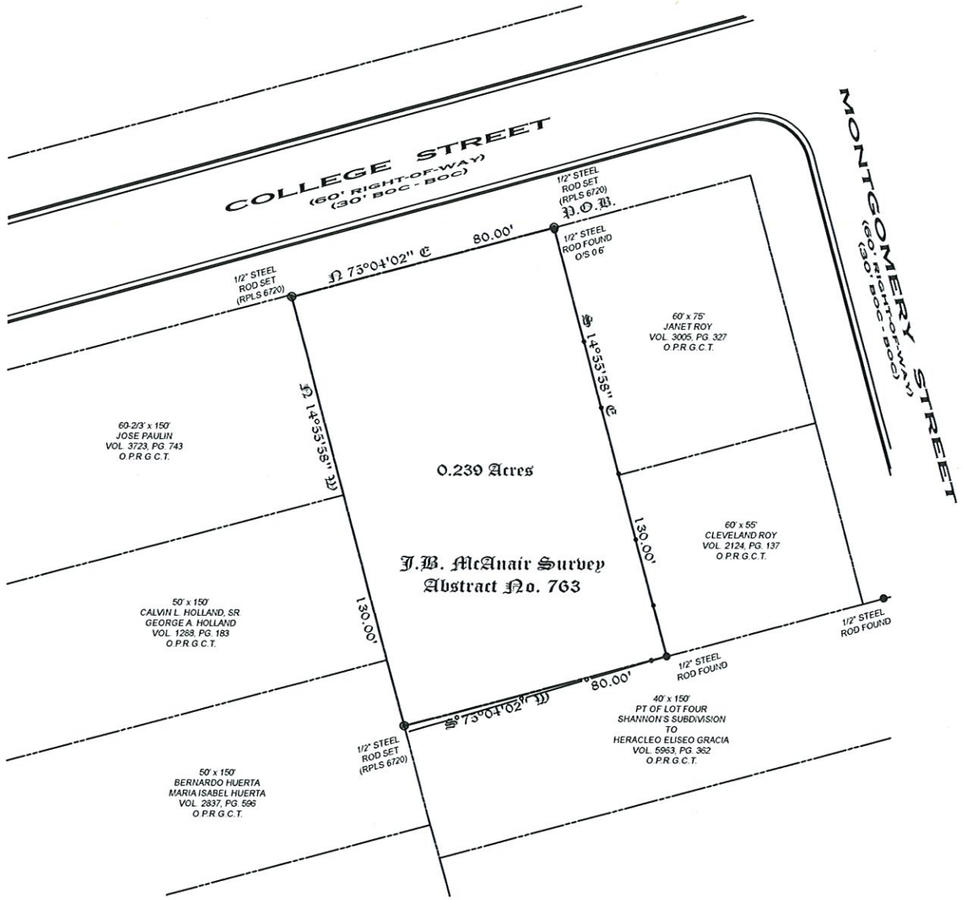
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

CLS Job# 2103121P



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

Final Plat of
M.P.Y. Homes Second Addition
an addition to
the City of Sherman
Grayson County, Texas

05/26/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS

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

CLS Job# 2103121P

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being the same 0.239 acre tract of land conveyed to MPY HOMES, LLC by deed of record in Document No. 2021-10863, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of E. College Street for the northeast corner of said 0.239 acre tract and the northwest corner of a 60' x 75' tract of land conveyed to Janet Roy by deed of record in Volume 3005, Page 327 of said Official Public Records;*

Thence ***South 14°55'58" East****, along the east line of said 0.239 acre tract and the west line of said 60' x 75' tract passing the southwest corner of said 60' x 75' tract continuing along the west line of a 60' x 55' tract of land conveyed to Cleveland Roy by deed of record in Volume 2124, Page 137 of said Official Public Records a total distance of* ***130.00 feet*** *to a 1/2" steel rod found at the corner of a chainlink fence in the north line of a 40' x 150' tract of land being part of Lot Four, Shannon's Subdivision to Grayson County conveyed to Heracleo Eliseo Gracia by deed of record in Volume 5963, Page 362 of said Official Public Records, said rod maintaining the southeast corner of said 0.239 acre tract and the southwest corner of said 60' x 55' tract;*

Thence ***South 75°04'02" West****, along the north line of said 40' x 150' tract and the south line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of a 50' x 150' tract of land conveyed to Bernardo Huerta and wife Maria Isabel Huerta by deed of record in Volume 2837, Page 596 of said Official Public Records for the southwest corner of said 0.239 acre tract and the northwest corner of said 40' x 150' tract;*

Thence ***North 14°55'58" West****, along the west line of said 0.239 acre tract and the east line of said 50' x 150' Huerta Tract passing the northeast corner of said 50' x 150' Huerta Tract, continuing along the east line of a 50' x 150' tract conveyed to Calvin L. Holland, Sr. and wife George A. Holland by deed of record in Volume 1288, Page 183, Deed Records, Grayson County, Texas passing the northeast corner of said 50' x 150' Holland Tract and continuing along the east line of a 60-2/3' x 150' tract conveyed to Jose Paulin by deed of record in Volume 3723, Page 743 a total distance of* ***130.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said E. College Street for the northwest corner of said 0.239 acre tract;*

Thence ***North 75°04'02" East****, along the south line of said E. College Street and the north line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.239 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

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

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

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2021.

ANIL PESARAMELLI

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this ____ day of _____, 2021.

Clerk, City of Sherman, Texas

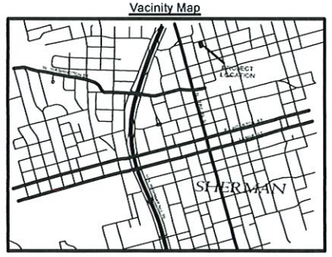
Approved this _____ day of _____, 2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Vicinity Map



Final Plat of
M.P.Y. Homes Second Addition
an addition to
the City of Sherman
Grayson County, Texas

05/26/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 8, 2021

MPY Homes, LLC
5200 Windhaven Parkway, #1308
Lewisville, TX 75056

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of M.P.Y. Homes Second Addition has been scheduled to be heard by City Council on the day of Monday, July 19, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Zip Code must be added to ownership block on both pages.
2. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Dedicate a 10' Sanitary Sewer Easement along the western property line of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 10' Utility Easement along College Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Direction (East) must be removed from metes and bounds to ensure metes and bounds exactly match drawing. *Code of Ordinances Chapter 10, Exhibit A, Section 6(B)(7)*
6. Permanent structures will not be permitted to encroach into any easements.
7. Acceptance of Dedication block must read:
   CERTIFICATE OF ACCEPTANCE

   Accepted by the City Council of the City of Sherman

   _____ _____
   Mayor, City of Sherman, Texas Date

   The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of ___{Plat Name}___, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 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 ZOINING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20__, by Operation of the Law.

_____ _____
Chairman Secretary
Texas Local Government Code Title 7, Chapter 212, Subchapter A, Sec. 212.009

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

AMENDED

MPY Homes, LLC
5200 Windhaven Parkway, #1308
Lewisville, TX 75056

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of M.P.Y. Homes Second Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Zip Code must be added to ownership block on both pages.
2. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Dedicate a 10' Sanitary Sewer Easement along the western property line of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 10' Utility Easement along College Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Direction (East) must be removed from metes and bounds to ensure metes and bounds exactly match drawing. *Code of Ordinances Chapter 10, Exhibit A, Section 6(B)(7)*
6. Add General Note regarding Avigation Easement to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
7. Permanent structures will not be permitted to encroach into any easements.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **36.**

Meeting Date: 06/22/2021

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

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

Requested Action/Proposed Use:

809 SOUTH WILLOW STREET

The request of Grow More Invest, LLC (Owner), Charlie Shearer (Developer) and Copley Land Surveying (Surveyor) concerning the property located at 809 South Willow Street, being Lots 5 & 6, Block 16, W. Elliott's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 5 & 6, Block 16, W. Elliott's Addition.

Background:

The property is located at 809 South Willow Street between Odneal and Thomas Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Plat two lots into one 50' wide lot for residential development. The application was received June 4, 2021.

Adjacent Zoning:

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

Origination:

Grow More Invest, LLC (Owner)
Charlie Shearer (Developer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

157

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
W Elliott's Replat Lots 5 & 6 Block 16
Staff Review Letter
Amended Staff Review Letter



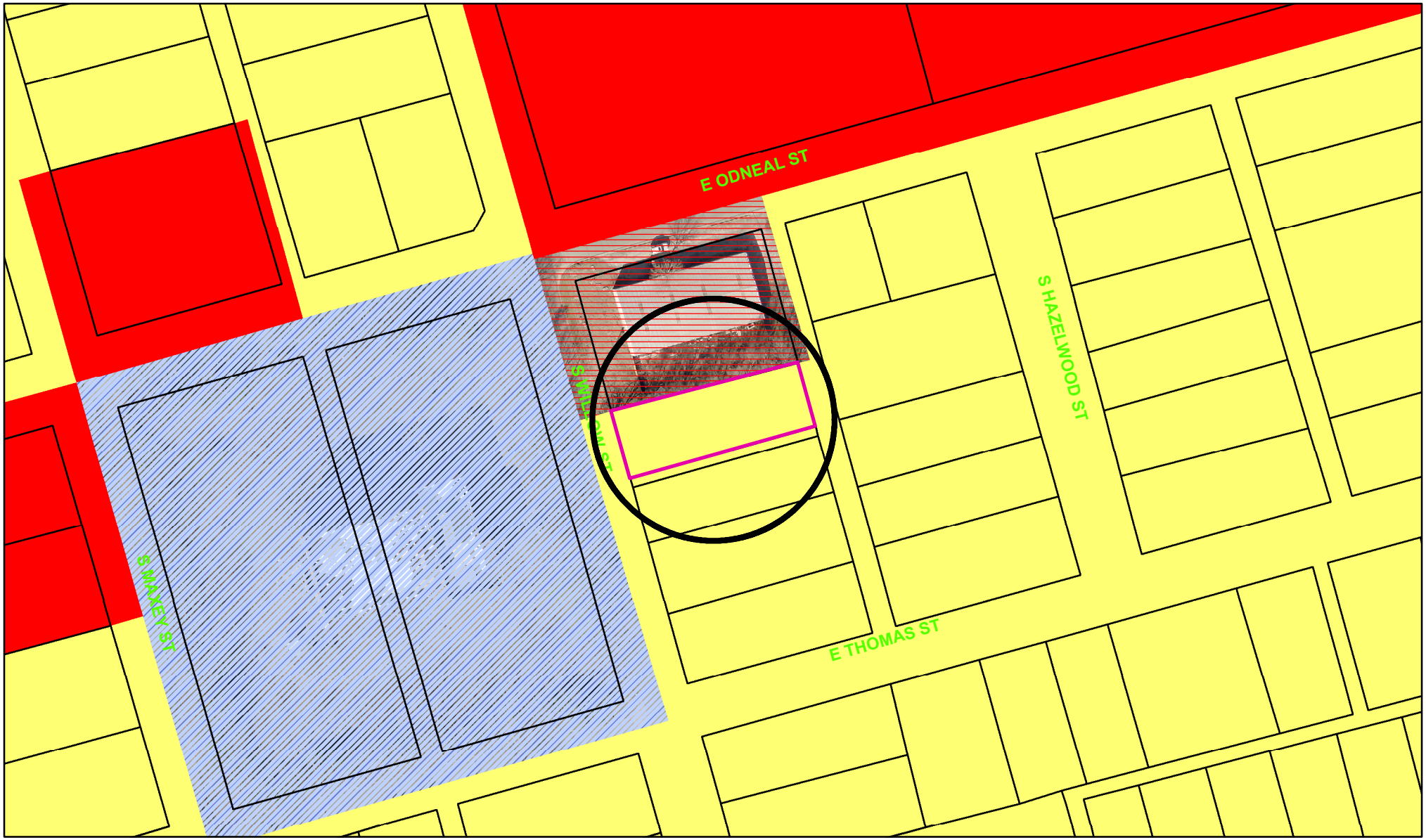
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

809 South Willow Street

NOT TO SCALE

1 in = 150 ft



Zoning - 809 South Willow Street

Legend

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

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

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

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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

809 South Willow Street



CLS Job# 21020067P



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

0 20 40
SCALE - 1" = 20'

Replat of
Lots 5 & 6, Block 16, W. Elliott's Addition
an addition to the City of Sherman Grayson County, Texas

5/25/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0843, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
GROW MORE INVEST, LLC
995 W. PRESIDENT GEORGE
BUSH HWY, APT NO. 4209
RICHARDSON, TEXAS 75088

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

CLS Job# 21020067P

Legal Description

Situated in the County of Grayson, State of Texas, being Lots 5 & 6, Block 16, W. Elliott's Addition to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 484, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east right-of-way line of S. Willow Street at the northwest corner of said Lot 5;

Thence **North 74°36'00" East**, along the north line of said Lot 5 and the south line of Lot 4, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of a 20' wide alley at the northeast corner of said Lot 5;

Thence **South 15°33'49" East**, along said 20' wide alley and the east line of said Lot 5 passing the southeast corner of said said Lot 5 continuing along the east line of said Lot 6, a total distance of **50.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the southeast corner of said Lot 6;

Thence **South 74°36'00" West**, along the south line of said Lot 6 and the north line of Lot 7, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said S. Willow Street at the southwest corner of said Lot 6;

Thence **North 15°33'49" West**, along the east line of said S. Willow Street and the west line of Lot 6 passing the northwest corner of said 6 continuing along the east line of said Lot 5, a total distance of **50.00 feet** to the **Point-of-Beginning** and containing **0.161 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

~ GENERAL NOTES ~

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

Purpose:
The purpose of this Replat is to combine 2 Lots into 1 Lot.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, GAYATHRI KURMAPU, do hereby adopt this plat designating the hereinabove property as the Replat of LOTS 5 & 6, BLOCK 16, W. ELLIOTT'S ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of _____, 2021.

_____
GAYATHRI KURMAPU

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of LOTS 5 & 6, BLOCK 16, W. ELLIOTT'S ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, 2021.

_____
Clerk, City of Sherman, Texas

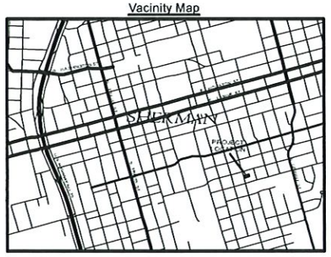
Approved this _____ day of _____ 2021, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

Vacinity Map



Replat of
Lots 5 & 6, Block 16, W. Elliott's Addition
an addition to the City of Sherman Grayson County, Texas
5/25/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0843, OK 580-980-0181
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OWNERS/DEVELOPER
GROW MORE INVEST, LLC
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JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN
SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 9, 2021

Grow More Invest, LLC
995 W. President George Bush Hwy.,
Apt No. 4209
Richardson, TX 75088

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lots 5 & 6, Block 16, W. Elliott's Addition has been scheduled to be heard by City Council on the day of Tuesday, June 22, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the pavement for streets shall be shown on the plat.
2. Graphically show street curb lines.
3. Show Point of Beginning on drawing.
4. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
5. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
6. Dedicate a 10' Utility Easement along Willow Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Directions (East & South) must be removed from metes and bounds and drawing. *Code of Ordinances Chapter 10, Exhibit A, Section 6(B)(7)*
8. Acceptance of Dedication block must read:
   CERTIFICATE OF ACCEPTANCE

   Accepted by the City Council of the City of Sherman

   _____ _____
   Mayor, City of Sherman, Texas Date

   The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of ___{Plat Name}___, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 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 ZOINING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20__, by Operation of the Law.

_____ _____
Chairman Secretary
Texas Local Government Code Title 7, Chapter 212, Subchapter A, Sec. 212.009

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

June 11, 2021

AMENDED

Grow More Invest, LLC
995 W. President George Bush Hwy.,
Apt No. 4209
Richardson, TX 75088

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

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The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **38.**

Meeting Date: 06/22/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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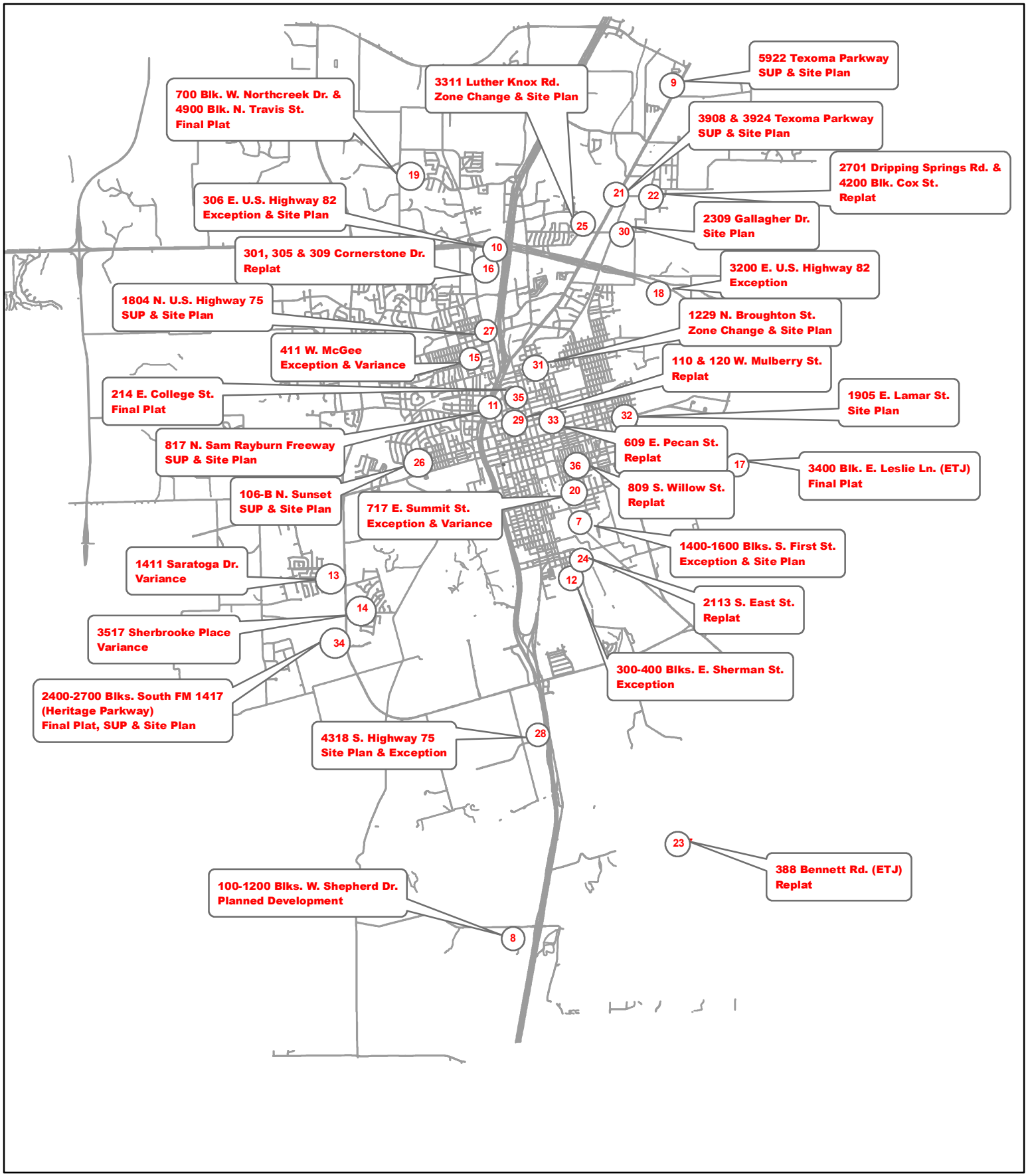
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
June 22, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N

NOT TO SCALE

1 inch = 8,000 feet