

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 21, 2022 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 17, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CITIZEN COMMENTS**
During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.
6. **CONSENT AGENDA (ITEMS 12, 13, 17, 18, 19, 20, 21, 22, 24 & 25)**
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. **515 NORTH EAST STREET**
The request of M & G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 515 North East Street, being part of J.B. McAnair Survey, Abstract No. 763 and being part of Lot 3, Block 9, G.W. Bond's Second Addition, containing 0.133 acres, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 48' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District.
Planning and Zoning Commission

Replat approval of Covas Addition.

8. **922 SOUTH MONTGOMERY STREET**

The request of M & G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 922 South Montgomery Street, being part of Samuel Blagg Survey, Abstract No. 56, being the South 26 ft. of Lot 4, the North 24 ft. of Lot 5, Block 6 of Robert A King's Addition, containing 0.161 acres, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Replat approval of Eileen's Addition.

9. **1817 GLENWAY DRIVE**

The request of Luke Scheibmeir (Owner), Colleen Bowling (Tenant), and David Fite Surveying (Surveyor) concerning the property located at 1817 Glenway Drive, being Lot Nine (9), Block One (1) of the Peppertree Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District.

10. **2000-2300 BLOCKS WEST CENTER STREET**

The request of W.W. Collins Holdings, LP (Owner), Frank Su, Meritage Homes of Texas (Prospective Buyer), Johnson Volk Consulting (Engineer/Surveyor) and Kimley-Horn and Associates (Engineer/Surveyor) concerning the property located in the 2000-2300 Blocks West Center Street, being 67.25 acres in the Elizabeth Jones Survey, Abstract 625, as follows:

Planning and Zoning Commission

A. Preliminary Plat of West Center Tract.

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

11. **715 NORTH PORTER STREET**

The request of Austin College (Owner) and David Turk (Representative), concerning the property located at 715 North Porter, being 29.79 acres in the JB Mcanair Survey, Abstract 763, as follows:

Planning and Zoning Commission

Variance under Ordinance No. 2280, Section 6.3, Subsection (5) to allow two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District.

12. *** 4000-4300 BLOCKS WINTER WAY**

The request of James Glenn Hidalgo (Owners) and Vilbig and Associates, Inc (Consulting Engineer/Surveyor) concerning the property in the 4000-4300 Blocks Winter Way, being 15.040 acres, being part of the Elizabeth Jones Survey, Abstract No. 625, and also being part of Lot 1, Block 1 of Texoma Christian School Addition, as follows:

Planning and Zoning Commission

Preliminary plat approval of The Preserve (Phase 4).

13. * **2400 SOUTH FIRST STREET**

The request of Francisco Vela & Cindy Aguilar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property at 2400 South First Street, being 0.648 acres and being part of the Robert Thompson Survey, Abstract No. 1200, and being Lot 1 of Alvarado-Vela Addition, as follows:

Planning and Zoning Commission

Replat Vela-Aguilar Addition.

14. **817 SOUTH MONTGOMERY STREET**

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

Planning and Zoning Commission

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

15. **3800 BLOCK WEST HOUSTON STREET**

The request of Lennar Homes of Texas Land and Construction, LTD (Owners) and Michael Carlisle, Kimley-Horn and Associates, Inc (Representative/Engineer/Surveyor) concerning the property located in the 3800 Block West Houston Street, being 43.369 acres in the W.M. Thompson Survey, Abstract 1210 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Board of Adjustments

- A. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District:
 - Block D, Lot 5 – 50.00'
 - Block C, Lot 32 – 43.22'
 - Block E, Lot 19 – 42.29'
 - Block E, Lot 20 – 39.48'

Planning and Zoning Commission

- B. Final Plat of Hidden Meadows.

16. **300-400 BLOCKS EAST SHERMAN STREET**

The request of Kirk Allen, Three Oaks Development & Construction (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 300-400 Blocks East Sherman Street, being 50.908 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

- A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District.
- B. Final Plat approval of Three Oaks Addition Section 2.

17. * **2801 TEXOMA PARKWAY**
The request of QT LLC South (Owners), Corey Vaughan (Representative), Tommy Vilbig (Engineer) and Bowman Consulting Group, Ltd (Surveyor) concerning the property located at 2800 Texoma Parkway, being 2.9654 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:
Planning and Zoning Commission
Final Plat of QT 1915 Addition.
18. * **900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer) and Underwood Surveying (Surveyor) concerning the property located in the 900 Block South FM 1417 (Heritage Parkway), being 15.974 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat of Stone Creek Flats.
19. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**
The request of Ronny Guerro (Owner) and Kimley-Horn & Associates (Surveyor/Engineer) concerning the property located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway), being 119.806 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:
Planning and Zoning Commission
Preliminary Plat of Bel-Air Village Phase 2 (Single Family).
20. * **300-1200 BLOCKS WEST HIGHWAY 82**
The request of AJH Enterprises, Ltd (Owner), Cross Engineering Consultants, Inc (Engineer) and Underwood Drafting & Surveying concerning the property located in the 300-1200 Blocks West Highway 82, being 133.157 in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Preliminary Plat of The Hills of Sherman.
21. * **6000-6400 BLOCKS SOUTH HIGHWAY 75 & 100-200 BLOCKS AKERS ROAD**
The request of Jamestown Square (Owner), DBA Architects (Architect) and Caleb Jones Kimley-Horn & Associates (Surveyor/Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:
Planning and Zoning Commission
A. Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.
B. Site Plan Approval of Jamestown Square Multi-Family Development, Phase One, Block A, Lot 4.
22. * **4001 OB GRONER ROAD**
The request of Robert Tesch Investments, LLC (Owner), Charlie Moussa (Developer) and Pacheco Koch (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Preliminary Plat approval Bakersfield Addition Lot 1, Block 1.

23. **4500 FRISCO ROAD**

The request of Daniel and Kari Wills (Owners), Rex Huddleston (Prospective Buyer), Kent Hughlett (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property at 4500 Frisco Road, being 1.873 acres in the W.F Patterson Survey, Abstract No. 969, a Replat of Midway Mall Part of Block 4, as follows:

Board of Adjustments

- A. Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse.

Planning and Zoning Commission

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

24. * **1815 SOUTH SAM RAYBURN FREEWAY**

The request of Acepack, Inc. (Owner), Pann S. Sribhen and PSA Engineering (Engineer/Surveyor) concerning the property located at 1815 South Sam Rayburn Freeway, being 12.69 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat of Acepack Warehouses Renovations.

25. * **111 BARBARA LANE**

The request of William Smith (Owner) and Cox Land Surveying Co. (Surveyor) concerning the property located at 111 Barbara Lane, being 6.794 acres in the John McClenihan Survey, Abstract No. 789, in Sherman's Extra Territorial Jurisdiction (ETJ), as follows:

Planning and Zoning Commission

Final Plat of Barbara Lane Estates Phase Two.

26. **OTHER BUSINESS:**

Consider Zoning Ordinance Updates.

27. **ADJOURNMENT**

28. **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 concerns 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 16, 2022 at 4:00 P.M.. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of June, 2022
City of Sherman, Texas

Kerri Turner,
Development Services Coordinator





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

2.

Meeting Date: 06/21/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

**APPROVE MINUTES OF THE REGULAR MAY 17, 2022, PLANNING AND ZONING
COMMISSION AND BOARD OF ADJUSTMENTS MEETING.**

List of Agenda Items:

Attachments

2022-05-17 Draft Minutes

STATE OF TEXAS

§

May 17, 2022

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on May 17, 2022.

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

ALTERNATE: NONE

MEMBERS ABSENT: NONE

STAFF PRESENT: ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, KERRI
TURNER, DEVELOPMENT SERVICES COORDINATOR, KRISTI NEAL ADMINISTRATIVE
ASSISTANT DEVELOPMENT SERVICES AND WAYNE LEE, DIRECTOR OF ENGINEERING.

CITY ATTORNEY: ALICESON COTTON

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:04 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 22, 2022, regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the April 19, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

There were no announcements.

ANNOUNCEMENTS

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.

BOARD OF
ADJUSTMENTS

CITIZEN COMMENTS

There were no citizen comments.

CITIZEN COMMENTS

CONSENT AGENDA (ITEMS 10, 12, 13, 15, 16, 17, 18, 19, 21,
22, 27, 28, 29 AND 33)

CONSENT AGENDA

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

A letter was received from Mark Kerr on May 13, 2022 requesting to withdraw Item 33. Item 33 was removed from the Consent Agenda.

The Commission reviewed the Consent Agenda Items. Commission Member Manley moved to approve Items 10, 12, 13, 15, 16, 17, 18, 19, 21, 22, 27, 28 and 29 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Davis. All present voted AYE.

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

FINAL PLAT – REMOVED FROM CONSENT AGENDA ITEMS
THE REQUEST OF CRUZ AND EMMA ALVA (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 313 & 319 SOUTH DEWEY AVENUE, BEING 0.642 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL FOR CARROLL ADDITION.

FINAL PLAT–
CARROLL ADDITION
313 & 319 S.DEWEY
AVE.
(CRUZ AND EMMA)

(WITHDRAWN)

The property is located at 313 & 319 South Dewey Avenue, the northeast corner of South Dewey Avenue and East Cherry Street and is zoned a C-1 (Retail Business) District. The owner would like to plat the property into 2 lots for commercial development.

A letter was received from Mark Kerr on May 13, 2022, requesting to withdraw Item 33. Item 33 was removed from the Consent Agenda.

THE REQUEST WAS WITHDRAWN

SITE PLAN APPROVAL – CONSENT AGENDA ITEM
THE REQUEST OF HOWARD AKIN, RESIDENCES OF SHERMAN (OWNER) AND GLEN CALVERT, PRIME ARCHITECT DESIGN, LLC (ARCHITECTS), CONCERNING THE PROPERTIES LOCATED AT 4601 NORTH TRAVIS STREET, BEING PART OF 22.3 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF RESIDENCES OF SHERMAN

SITE PLAN -
RESIDENCES OF
SHERMAN
4601 N. TRAVIS
STREET.
(HOWARD AKIN)

The property is located at 4601 North Travis Street near the southwest corner of West Northcreek Drive and North Travis Street. The property is zoned an R-2 (Multi-Family Residential) District. The owner is requesting a site plan approval for a 371-unit multi-family complex: 257 one-bedroom, one-bathroom units; 96 two-bedroom, two-bathroom units and 18 three-bedroom units totaling 503

bedrooms. 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 – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN C & G PROPERTIES, LTD (OWNERS/DEVELOPER) AND PIPELINE LAND SERVICES, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 1200 BLOCK PARK PLACE, BEING 1.259 ACRES AND ALSO BEING PART OF BLOCKS 4 AND 5 OF THE REPLAT OF LOTS 6 THRU 45, WOOD HAVEN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF WOOD HAVEN ADDITION.

REPLAT – WOOD
HAVEN ADDITION
1200 BLK PARK PL.
(SHERMAN C&G
PROPERTIES)

The property is located in the 1200 Block Park Place, the southeast corner of Park Place and North Newman Drive and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one (1) lot for a multi-Family development. They had seen the Staff Review Letter and would abide by the recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEFF AND LAURA HILL (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2525 NANTUCKET DRIVE, BEING PART OF J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 5 AND ALL OF LOT 6, BLOCK 1, CANYON CREEK ADDITION, SECTION TWO "B", CONTAINING 0.435 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL FOR PART OF LOT 5 AND ALL OF LOT 6, BLOCK 1, CANYON CREEK ADDITION, SECTION TWO "B".

REPLAT – CANYON
CREEK ADDITION
2525 NANTUCKET DR.
(JEFF AND LAURA
HILL)

The property is located at 2525 Nantucket Drive between Vancouver Place and West Lamberth Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one (1) lot for residential development. They had seen the Staff Review Letter and would abide by the recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JACK PATEL, P & N SHERMAN, LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 301-309 AND 2608-2708 NORTH CORNERSTONE DRIVE, BEING 5.250 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING LOTS 4, 5,6 AND 7, BLOCK 2,

REPLAT –
CORNERSTONE
ADDITION
301-309 AND 2608-
2708 N.
CORNERSTONE DR.

CORNERSTONE ADDITION AND BEING LOT 9R, BOCK 2 OF REPLAT OF CORNERSTONE ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF CORNERSTONE ADDITION, BLOCK 2, LOT 4R, 6R, 9R1 BEING A REPLAT OF LOTS 4, 5, 6, 7 AND 9R, BLOCK 2 CORNERSTONE ADDITION.

(JACK PATEL, P & N
SHERMAN, LLC)

The property is located at 301-309 and 2608-2708 North Cornerstone Drive between North Travis Street and North Highway 75 and is zoned C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. The owner would like to plat the property into three (3) lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHAWN AND DANA MACDONALD (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2412, 2450 AND 2500 NORTH TRAVIS STREET, BEING 5.281 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF SHAWN MACDONALD ADDITION.

FINAL PLAT –
SHAWN MACDONALD
ADDITION
2412, 2450 AND 2500
N. TRAVIS ST.
(SHAWN AND DANA
MACDONALD)

The property is located at 2412, 2450 and 2500 North Travis Street, the southwest corner of West Lamberth Road and North Travis Street and is zoned a C-1 (Retail Business) District. The owner would like to plat the property into three (3) lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF FIRST CHURCH OF THE NAZARENE OF SHERMAN (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 601 NORTH FM 1417 (HERITAGE PARKWAY), BEING 14.597 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AND BEING PART OF LOTS 1 AND 2, BLOCK 5, LAUREL CREEK ADDITION AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF NAZARENE 1ST ADDITION

REPLAT –
NAZARENE
1ST ADDITION
601 N. FM 1417
(HERITAGE
PARKWAY)
(FIRST CHURCH OF
THE NAZARENE OF
SHERMAN)

The property is located at 601 North FM 1417 (Heritage Parkway) between West Houston and West Washington Streets. The property is zoned an R-1 (One Family Residential) District/O-1.1 (FM 1417) Overlay District and R-2 (Multi-Family Residential) District/O-1.1 (FM 1417) Overlay

District. The owner would like to plat the property into two (2) lots for commercial development. They had seen the staff review letter and would abide by the recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF PARISH DC INVESTMENTS, LLC (OWNERS), SIVA PALCHURU (DEVELOPER) AND KAZ SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 3401 STEEPLE CHASE DRIVE, BEING 10.30 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LOT 1, BLOCK A, ARTISAN ADDITION.

FINAL PLAT -
ARTISAN ADDITION
3401 STEEPLE
CHASE DR.
(PARISH DC
INVESTMENTS, LLC)

The property is located at 3401 Steeple Chase Drive, the northwest corner of Steeple Chase Drive and Southridge Lane. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one (1) lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERIBERTO MUNOZ GARCIA (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY AT 1530 EAST LAMAR STREET BEING 0.295 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NUMBER 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL GARCIA LAMAR ADDITION.

FINAL PLAT –
GARCIA LAMAR
ADDITION
1530 E. LAMAR ST.
(HERIBERTO MUNOZ
GARCIA)

The property is located at 2708 East Lamar Street near Bethany Road in east Sherman. The owner would like to plat the property into two (2) lots for residential housing development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF USOW (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2450 NORTH FRISCO ROAD, BEING 2.814 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. MCGLOTHLIN SURVEY, ABSTRACT NO. 808, AS FOLLOWS:

PRELIMINARY PLAT -
USOW SHERMAN
ADDITION
2450 N. FRISCO RD.
(USOW)

**PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF USOW SHERMAN
ADDITION.**

The property is located at 2450 North Frisco Road between East James Street and Baker Drive. The property is zoned C-2 (General Commercial) District. The owner would like to plat the property into one (1) lot for commercial development.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF OWN DECOY HOLDINGS, LLC AND CLOIS CARROL WADE (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 543, 563, 581 AND 583 NORTH FRIENDSHIP ROAD, BEING 5.297 ACRES, AND BEING A PART OF THE JOSEPH DEAYER SURVEY, ABSTRACT NO. 359, AND BEING LOT 1, FRIENDS OF OWN DECOY ESTATES, AS FOLLOWS:
**PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF FRIENDS OF OWN DECOY
ESTATES, PHASE TWO IN THE CITY OF SHERMAN'S
EXTRA TERRITORIAL JURISDICTION (ETJ).**

**REPLAT –
FRIENDS OF OWN
DECOY ESTATES,
543, 563, 581 AND 583
N. FRIENDSHIP RD.
(OWN DECOY
HOLDINGS, LLC)**

The property is located at 543, 563, 581 and 583 North Friendship Road between Elliott Road and West Washington Street in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two (2) 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 – CONSENT AGENDA ITEM

THE REQUEST OF MEALS ON WHEELS (OWNER), PLYLER CONSTRUCTION (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY AT 2626 HILLTOP DRIVE BEING 3.662 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NUMBER 503, AS FOLLOWS:
**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL FOR MEALS ON WHEELS
ADDITION.**

**FINAL PLAT –
MEALS ON WHEELS
ADDITION
2626 HILLTOP DR.
(MEALS ON
WHEELS)**

The property is located at 2626 Hilltop Drive between Texoma Parkway and Cox Street and is zoned an C-2 (General Commercial) District. The owner would like to plat the property into one (1) lot for commercial development.

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HOME PLACE PARTNERS (OWNER) AND ELD ENGINEERING (SURVEYOR), CONCERNING THE PROPERTY AT 2309 GALLAGHER DRIVE BEING 1.043 ACRES AND BEING ALL OF TRACT 3 AND A PORTION OF TRACT 2 IN THE SAMUEL MCGLOTHLIN SURVEY, ABSTRACT 811, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL FOR DAVID H. BROWN ADDITION, LOT 1, BLOCK A.

FINAL PLAT –
DAVID H. BROWN
ADDITION
2309 GALLAGHER
DR.
(HOME PLACE
PARTNERS)

The property is located at 2309 Gallagher Drive, the northwest corner of Gallagher Drive and North Frisco Road and is zoned an M-1 (Light Manufacturing) District. The owner would like to plat the property into one (1) lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PLANNED DEVELOPMENT AND ZONE CHANGE

THE REQUEST OF LAMBERTH HICKERY HILL, LLC (OWNER), LINESIGHT DEVELOPMENT (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 143.742 ACRES IN PART OF THE RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18, PART OF THE G.R. REEVES SURVEY, ABSTRACT NO. 1020, THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. PLANNED DEVELOPMENT APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.12, FOR HICKORY HILL PLANNED DEVELOPMENT IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).
- B. ZONE CHANGE APPROVAL FOR HICKORY HILL PLANNED DEVELOPMENT UNDER ORDINANCE NO. 2280, SECTION 6.12, SUBSECTION (5)(A), AND SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT TO A PD (PLANNED DEVELOPMENT) DISTRICT.

PLANNED
DEVELOPMENT -
HICKORY HILL &
ZONE CHANGE – RA
TO PD
3400-4000 BLOCKS
WEST LAMBERTH
ROAD
(LAMBERTH HICKERY
HILL, LLC)

Taylor Blanchard, 4100 Spring Valley Rd. Dallas, TX

Mr. Blanchard appeared to represent the request and answer any questions. The property is located in the 3400-4000 Blocks West Lamberth Road between Carriage Estates

Road and Salvage Drive in Sherman's Extra Territorial Jurisdiction (ETJ).

Mr. Blanchard explained, "The Hickory Hill Development Project will include new residential and commercial additions that center around health and wellness which will include trails, parks and a dog park area.

The area zoned R-1 (One-Family Residential) District will consist of 50' to 60' wide residential lots and R-2 (Multi-Family Residential) District will be a single platted lot.

We have allotted 5 acres for commercial services"

Commission Member Blagg asked "Did you receive letters from Halff and Associates?"

Mr. Blanchard replied "Yes, and all comments or questions were addressed."

Carl Smith, 2206 Carriage Estates, Sherman, TX

Mr. Smith asked, "I am worried about the value of my home in the future and how will the infrastructure affect my neighborhood. Will traffic increase on an already small two-lane road? Was the school district considered in the planning of this development?"

John Stovall, 2014 Carriage Estates, Sherman, TX

Mr. Stovall stated, "The creek there is already a swollen creek and has the potential of erosion that has already started in that area and is causing a reduction in square footage to surrounding properties."

Chairman Mahone asked, "Does anyone else have similar concerns?"

Five people responded by raising their hands.

Ron Nichols, 1904 Carriage Estates, Sherman, TX

Mr. Nichols stated "I am concerned what the run-off of the development will cause and about the size of the roadway between West Lamberth Road and FM 1417. When will that section of the road be improved?"

Mike Coulter, 2010 Carriage Estates, Sherman, TX

Mr. Coulter asked, "Is the gas access pipeline road that runs behind the property part of the development and will it be paved?"

Mr. Blanchard replied, "That pipeline road belongs to the existing property owner, and it is their private access road that will remain the same."

Mr. Coulter stated, "I have a building that sits on the edge of the creek and with the possibility of more erosion, I am worried if my building will remain intact.

Will the City of Sherman offer Carriage Estate residents sewer?”

Mr. Stovall stated, “Carriage Estate residents each own and maintain their portion of the creek.”

Chairman Mahone asked Mr. Lee, “What is the plan for Lamberth Road?”

Mr. Lee stated, “We are engaging an engineer to widen Lamberth Road from Shady Oaks to Carriage Estates division to possibly five (5) lanes divided so there would be two (2) driving lanes and a left turn lane. The first phase will be to redo the current asphalt lanes that are out there with concrete, curbs and gutters.

There are plans to extend the water line along Lamberth Road and the development will also have the sewer extended but, unfortunately, it will not include extending service to the residents in Carriage Estates. Their access would have to go through the remaining property that is not being sold.

They will need to detain the extra water run-off to prevent a rise in water elevation down that creek or increase in velocity. We have to look at the rise of water and erosion with a new development.”

Mr. Blanchard stated, “We intend to elevate the area with a wall or concrete retaining wall and avoid any run-off to Carriage Estates to and discharge to the Friendship Road area and spillway area.

Regarding schools, parents will have the option to send their children to Sherman Independent School District or S&S Independent School District.”

Chairman Mahone asked Mr. Rae, “Is the property annexed?”

Mr. Rae replied, “This annexation is set to be heard June 6, 2022, at the City Council meeting. The approval of this request would be contingent on annexation.”

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

Mr. Blanchard replied, “Yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the Planned Development for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ) and Zone Change from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District in the 3400-4000 Blocks West Lamberth Road subject to the Staff Review Letter and Subject to Annexation to the City of Sherman. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

REPLAT, SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF ARTHUR NUNEZ, MALACHI 310 CONSTRUCTION, LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 620 AND 624 EAST KING STREET, BEING 0.29 ACRES AND BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. REPLAT APPROVAL OF MALACHI ADDITION.
- B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

REPLAT - MALACHI
ADDITION & SUP –
DUPLEX
620 & 624 E. KING ST.
(ARTHUR NUNEZ,
MALACHI 310
CONSTRUCTION, LLC)

Arthur Nunez, 1100 Primrose Dr., Sanger, TX

Mr. Nunez appeared to represent the request and answer any questions. The property is located at 620 and 624 East King Street, the southwest corner of East King and South Throckmorton Streets.

Mr. Nunez explained, "We are requesting a Specific Use Permit to allow a two-family dwelling (Duplex) in an R-1 (One-Family Residential) District and to plat the property into one (1) lot to build two (2) 2,076 square feet single-family homes."

Commission Member Davis asked Mr. Nunez, "Are the homes five bedrooms?"

Mr. Nunez replied, "Correct."

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

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

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Replat of Malachi Addition and the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District at 620 and 624 East King Street subject to the Staff Review Letter. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

SITE PLAN

THE REQUEST OF SERAJ ALI AND PIPLANI SANDEEP (OWNERS), MARIA CAZAREZ (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1914 EAST LAMAR STREET, BEING LOT 2, BLOCK 1, EAST SIDE BUSINESS PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A TIRE SHOP, GIFT SHOP, OFFICE AND CANDY SHOP.

SITE PLAN – TIRE SHOP, GIFT SHOP, OFFICE AND CANDY SHOP
1914 E. LAMAR ST.
(SERAJ ALI AND PIPLANI SANDEEP)

Maria Cazarez, 3611 New Copeland Rd, Tyler, TX

Mrs. Cazarez appeared to represent the request and answer any questions. The property is located at 1914 East Lamar Street, the southwest corner of East Lamar Street and Wanda Drive. The property is zoned a C-1 (Retail Business) District.

Mrs. Cazarez explained, “We are requesting site plan approval for a tire shop, gift shop, office and candy shop. We would also like to extend the top part of the building 4' upward using metal studs.

We will not be using the last bay area that has the drainage going through it, we are going to use the rest of the building and leave that section as it is in case the City of Sherman needs to have access to it.”

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

Ms. Cazarez replied, “Yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve Site plan for a tire shop, gift shop, office and candy shop at 1914 East Lamar Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

ZONE CHANGE AND SITE PLAN

THE REQUEST OF AVANT CAPITAL, LLC (OWNERS), GREG GUERIN, EAST STAR DESIGN (REPRESENTATIVE/ARCHITECT), DAVID L. GARRISON LANDSCAPE DESIGN STUDIO (LANDSCAPE DESIGNER), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3012 TEXOMA PARKWAY, BEING 5.839 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND ALSO BEING LOT 2, BLOCK 1, AARON'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- B. SITE PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT.
- C. SITE PLAN APPROVAL FOR A RETAIL DEVELOPMENT.

**ZONE CHANGE – C-2
TO R-2, SITE PLAN –
MULTIFAMILY & SITE
PLAN - RETAIL
3012 TEXOMA
PARKWAY
(AVANT CAPITAL,
LLC)**

Greg Guerin, 2000 Rushing Creek Dr. Heartland, TX

Mr. Guerin appeared to represent the request and answer any questions. The property is located at 3012 Texoma Parkway between Gallagher Drive and Highway 82.

Mr. Guerin explained, "We are requesting a zone change and site plan approval from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for a multi-family complex. We are also requesting site plan approval for a retail building. We would like to build two (2) three-story, 60-unit buildings: 90 one-bedroom units; 24 two-bedroom units; and 6 three-bedroom units, totaling 240 bedrooms; and an 8,000 square foot retail building.

Chairman Mahone asked Mr. Rae, "Why do they have a site plan for retail and multi-family development?"

Mr. Rae replied, "The existing site is currently zoned C-2 (General Commercial) District. The zone change is for the multi-family and the site plan is for multi-family and commercial."

Commission Member Davis asked, "What ideas do you have for the retail side."

Mr. Guerin replied, "Convenience stores or grocery stores."

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

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

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

ACTION TAKEN

Motion by Commission Member Manley to approve a Zone Change under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District; a Site Plan for a multi-family development and a Site Plan for a retail development at 3012 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF JAMES GARCIA AND LEIGH ANN SIMS (OWNERS), JOSH DOWNTAIN (REPRESENTATIVE) AND MARK DEAL AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1217 WEST MCGEE STREET, BEING LOT 1, WOOD HAVEN ADDITION, AS

FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 6.5' SIDE YARD SETBACK FOR A SINGLE-FAMILY RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 7.7' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 1217 West McGee Street at the northwest corner of Newman Drive and West McGee Street. The owner is planning an addition and would like to maintain the existing Eastern build line that exists on the current structure. The structure was built slightly crooked on the lot and the owner is requesting a 6.5' side yard setback in lieu of the required 7.7'.

An email was received from Josh Downtain on May 17, 2022, at 8:34 A.M. requesting to withdraw this request.

VARIANCE – SIDE
YARD SETBACK
1217 W. MCGEE ST.
(JAMES GARCIA AND
LEIGH ANN SIMS)

(WITHDRAWN)

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

THE REQUEST WAS WITHDRAWN.

AMENDMENT TO SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF SHERMAN INDEPENDENT SCHOOL DISTRICT (OWNER), TYSON BENNETT (REPRESENTATIVE) AND MIKE WILSON, TEAGUE NALL AND PERKINS (SURVEYOR) CONCERNING THE PROPERTY AT 2907 WEST TRAVIS STREET, BEING 94.760 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDMENT TO THE SPECIFIC USE PERMIT AND SITE PLAN APPROVAL TO ALLOW A HIGH SCHOOL (GRADES 9-12) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

SUP – HIGH SCHOOL
2907 W. TRAVIS ST.
(SHERMAN
INDEPENDENT
SCHOOL DISTRICT)

Chris Schmidt, 5237 N. Riverside Dr. #100, Fort Worth, TX
Mr. Schmidt appeared to represent the request and answer any questions. The property is located at 2907 West Travis Street, the northwest corner of West Moore and West Travis Streets and is zoned R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Mr. Schmidt explained, "We are requesting a Specific Use Permit amendment to allow us to add 183 parking spaces to the existing high school campus to accommodate staff and students. The additional parking will be located along the south side and west side of the school. There are currently 700 parking spaces that were constructed with the original project. A proposed total of 883 parking spaces will be provided upon completion of these improvements."

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

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

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Amendment to the Specific Use Permit and Site Plan to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District at 2907 West Travis Street subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

ZONE CHANGE AND SITE PLAN

THE REQUEST OF TERRELL 176 PARTNERS, LLC (OWNER),
BRYAN MOORE (REPRESENTATIVE), DBA ARCHITECTS
(ARCHITECT), KIMLEY-HORN AND ASSOCIATES
(ENGINEER), MDG LANDSCAPE ARCHITECTS
(LANDSCAPE ARCHITECT) AND HELVEY-WAGNER
SURVEYING, INC. (SURVEYOR) CONCERNING THE
PROPERTY LOCATED IN THE 1300-1400 BLOCKS WEST
TAYLOR STREET, BEING 32.580 ACRES IN THE J.B.
MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. ZONE CHANGE AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 12, FROM AN R-1
(ONE-FAMILY RESIDENTIAL) DISTRICT AND C-1
(RETAIL BUSINESS) DISTRICT TO AN R-2 (MULTI-
FAMILY RESIDENTIAL) DISTRICT.

Bryan Moore, 111 S. Kentucky St., Ste. 210, McKinney, TX
and Russell Phillips, 521 Moraine Way, Heath, TX

Mr. Moore appeared to represent the request and answer
any questions. The property is located in the 1300-1400
Blocks West Taylor Street between Park Place and Westside
Drive.

Mr. Moore explained, "We are requesting a zone change and
site plan approval from an R-1 (One-Family Residential)
District and C-1 (Retail Business) District to an R-2 (Multi-
Family Residential) District for a multi-family development.
The 32.643-acre project is located on the south frontage of
the 1400 block of W. Taylor Street. Our intent is to build 560
market rate apartment units in two phases. Each phase
would have its own (approximate) 6000 sf. club, leasing,
fitness center and resort-style pool. The project would
consist of a combination of 3-story walkup breezeway,
garden style buildings and 2-story carriage house style
townhome buildings, all for rent. The project is surface
parked with about 40% of the units/tenants having the ability
to rent a private garage or have a direct access garage. The
buildings would be built in the Craftsman/California
Bungalow style of architecture with board and batten, lap,
wood look siding and trim with faux stone accents.

We will abandon the small section of Newman Road that
dead ends at their property and create a new private drive
that will go through to Taylor Street. It will also include
access to the two club houses with a cul-de-sac. There will
be ingress and egress on the West side that will require an
access easement from the City of Sherman and will include

ZONE CHANGE–
1300-1400 BLKS. W.
TAYLOR ST.
(TERRELL 176
PARTNERS, LLC)

a punch pad gate access. The gate on the south side will also be an ingress and egress.”

Commission Member Blagg asked Mr. Moore, “Can you explain how the portion of street would be abandoned at Newman Drive.”

Mr. Moore replied, “We intend to make that portion of the road a private drive.”

Mr. Rae asked, “Are you saying that it is currently a public street, and the abandonment would be to make it private?”

Mr. Moore stated, “That entrance would not be used often and we are considering making it an emergency entrance only.”

Susan Krall, 425 McGee St., Sherman, TX

Mrs. Krall asked, “What is the size of the complexes? Who will be responsible for maintaining the property? How will the run-off into the creek be diverted? How will this affect her property taxes?”

Wes Brown, 1433 McGee St. Sherman, TX

Mr. Brown asked, “What is the population density for that area? Has the developer or City of Sherman done a traffic impact study for Taylor Street? What about noise violations in that area and how will this affect other residences? How will these apartments affect my property value? How will this development affect the wildlife population in that area? How will this development affect the infrastructure in that area that is already prone to flooding?”

Lori Brown, 1433 McGee St. Sherman, TX

Mrs. Brown asked, “What improvements if any will be done to Fairview Park to match the development?”

Peter Tracy, 700 S. Valentine, Sherman, TX

Mr. Tracy stated “In regards to rental properties as long as they are being maintained there should be no issues.”

Mr. Moore replied “Regarding drainage and stormwater run-off we will be doing a stormwater study for that area that will focus on water retention and other issues.

With regards to dilapidation to the apartments I ensure that the property will be well maintained by the property owner. We will not be touching the trees but will maintain it and make it look better.”

Commission Member Blagg asked, “What type of fencing will you be using?”

Mr. Moore replied “I will comply with ordinance. I will be working with the city to allow a smaller fence that isn’t 8-foot-

high so that residents have a better view. I will also be adding wrought iron fencing.”

Commission Member Blagg asked, “Will the Planning and Zoning Commission see them back for any changes?”

Mr. Rae replied, “possibly. They are required to have a fence, but it does not need to be on the property line and might not be necessary due to width of the flood plain. It may require a variance.”

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

Mr. Moore replied, “Yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Zone Change and Site Plan under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District in the 1300-1400 Blocks West Taylor Street subject to the Staff Review Letter.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE, SPECIFIC USE AND SITE PLAN

THE REQUEST OF POST OAK TRUST (OWNER), BRAD TIDWELL (PROSPECTIVE BUYER), BACA ARCHITECTURE (ARCHITECT), STEPHENS ENGINEERING (ENGINEER), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS NORTH TRAVIS STREET, BEING 2.809 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 2, REPLAT OF LOT 3, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.6, SUBSECTION (6)(B) TO ALLOW 0.83 FLOOR AREA RATIO (FAR) IN LIEU OF THE REQUIRED 0.5 FLOOR AREA RATIO (FAR) FOR A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.
- B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 21 PARKING SPACES IN LIEU OF THE REQUIRED 102 PARKING

VARIANCES – F.A.R.
& PARKING
SUP– SELF
STORAGE
2100-2200 BLKS N.
TRAVIS ST.
(POST OAK TRUST)

SPACES FOR A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

- C. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE (SELF STORAGE) IN A C-1 (RETAIL BUSINESS) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

Brad Tidwell, 178 Jellico Cir. Southlake, TX

Mr. Tidwell appeared to represent the request and answer any questions. The property is located in the 2100-2200 Blocks North Travis Street.

Mr. Tidwell explained, "We are requesting Specific Use Permit and Site Plan approval to allow a self-storage facility on the subject site to provide an amenity to Sherman and the surrounding neighborhood. The storage site will be primarily an indoor climate-controlled storage with an office-like façade and will have two employees. We are requesting a parking variance to allow 21 parking spaces in lieu of the required 102 parking spaces. We are also requesting a variance to allow 0.83 Floor Area Ratio (FAR) in lieu of the required 0.5 FAR to compact the storage site. A storage building does not usually require as much parking as other facilities would require. The foot traffic is usually no more than 5% during peak hours per day."

Commission Member Davis asked Mr. Rae, "Why does a mini warehouse require so much parking?"

Mr. Rae replied, "That the ordinance is that each 1,000 square foot of floor area requires one parking space."

Commission Member Davis asked, "If we approve the different ratios and they decide not to do a mini-warehouse will the variance and Specific Use Permit be tied to this property?"

Mrs. Cotton replied, "Yes, they will be tied in."

Diane Evans, 2200 North Travis, Sherman, TX

Mrs. Evans asked, "How will this impact traffic on Travis Street? What safety issues will this bring to the area? How will noise impact this area?"

Commission Member Davis replied to Mrs. Evans, "The area is already zoned for retail or commercial and that if a big box retailer decided to build in that area, they could. Because it is not a big box retailer that there will be less lights at night and less foot traffic which will not have much impact on safety issues."

Mr. Tidwell replied, “We are quiet neighbors being closed after hours and having minimal traffic during the day. There will be two access points, not just Travis Street but also Highway 75 as well.”

Commission Member Downtain asked, “What security measures will be in place?”

Mr. Tidwell replied, “We will have up to 25 cameras around the property.”

Commission Member Downtain asked, “Why does this building fit here?”

Mr. Tidwell replied “There is a need for storage in the area based on population increase and current units being completely full. Sherman has a lack of climate-controlled storage units in the area.”

Commission Member Davis asked, “Are they restricted to use certain materials per the Staff Review Letter?”

Mr. Rae replied, “yes, they are within the O-1 (75 & 82) Overlay District.”

Commission Member Blagg asked, “Will you generate any type of sales or sales tax by selling products?”

Mr. Tidwell replied, “Yes, we will be selling the typical moving supplies, such as blankets or boxes.”

Chairman Mahone asked if they had seen the Staff Review Letter?”

Mr. Tidwell “Yes, we have seen the Staff Review Letter and would abide by the Recommendations.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.6, Subsection (6)(b) to allow 0.83 Floor Area Ratio (FAR) in lieu of the required 0.5 Floor Area Ratio (FAR) in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District and the Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 21 parking spaces in lieu of the required 102 parking spaces for a mini-warehouse in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District in the 2100-2200 Blocks North Travis Street subject to the Staff Review Letter.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS AND SIMS.

VOTING NAY: MANLEY.

MOTION CARRIED.

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

Planning and Zoning
ACTION TAKEN.

Motion by Commission Member Downtain approve the Specific Use Permit and Site Plan under ordinance no. 2280, section 8, subsection (5)(a) to allow a mini-warehouse (self-storage) in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District in the 2100-2200 Blocks North Travis Street subject to the Staff Review Letter.

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

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

VARIANCE AND REPLAT – NO ACTION TAKEN

THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 515 NORTH EAST STREET, BEING PART OF J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 3, BLOCK 9, G.W. BOND'S SECOND ADDITION, CONTAINING 0.133 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 48' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
- B. REPLAT APPROVAL OF COVAS ADDITION.

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

(NO ACTION TAKEN)

The property is located at 515 North East Street near the southwest corner of East Pacific and North East Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential development. They are also requesting a variance to allow a 48' lot width in lieu of the required 60'.

No one appeared to represent this item.

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

NO ACTION WAS TAKEN ON THIS REQUEST.

VARIANCE AND REPLAT

THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 922 SOUTH

VARIANCE – LOT
WIDTH
REPLAT –
EILEEN'S ADDITION

MONTGOMERY STREET, BEING PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SOUTH 26 FT. OF LOT 4, THE NORTH 24 FT. OF LOT 5, BLOCK 6 OF ROBERT A KING'S ADDITION, CONTAINING 0.161 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

- B. REPLAT APPROVAL OF EILEEN'S ADDITION.

922 S. MONTGOMERY ST.
(M & G HOME BUILDERS, LLC)

(NO ACTION TAKEN)

The property is located at 922 South Montgomery Street near the northwest corner of South Montgomery and East Spring Streets and is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into 1 lot for residential development. They are also requesting a variance to allow a 50' lot width in lieu of the required 60'.

No one appeared to represent this item.

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

NO ACTION WAS TAKEN ON THIS REQUEST.

VARIANCE AND SPECIFIC USE PERMIT

THE REQUEST OF WORMINGTON ESTATES, LLC (OWNER), KRISTY OLABIMTAN (TENANT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 402 SOUTH CROCKETT STREET, BEING 0.162 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 1, BLOCK 1, DICKERMAN'S FIRST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (4) TO ALLOW A BED AND BREAKFAST ESTABLISHMENT IN A C-O (OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT IN LIEU OF THE REQUIRED R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

- B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A BED AND BREAKFAST ESTABLISHMENT IN A C-O (OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.

VARIANCE & SUP –
BED & BREAKFAST
IN C-O
402 S. CROCKETT ST.
(WORMINGTON ESTATES, LLC)

Kristy Olabimtan, 402 S Crockett St., Sherman, TX

Ms. Olabimtan appeared to represent the request and answer any questions. The property is located at 402 South Crockett

Street and is zoned C-O (Office) District/Heritage Row Historical District.

Ms. Olabimtan explained, "I would like a Specific Use permit to allow a bed and breakfast establishment and a variance to allow the bed and breakfast establishment in a C-O (Office) District in lieu of the required residential district. I plan to use this venue as a wedding event center as well."

Mr. Rae explained "The location is zoned C-O (Office) District and, per ordinance, does not list Bed and Breakfast as something that is allowed. The first item is for the applicant to be able to request a Bed and Breakfast and the second item is a request to have a specific use permit for a Bed and Breakfast in C-O (Office) District."

Commission Member Davis asked if Mrs. Olabimtan "Is the off-site parking permit and if it is still in effect?"

Mrs. Olabimtan replied, "I am working on renewing the parking agreement and I currently have four parking spots."

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

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

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve a Variance under Ordinance No. 2280, Section 6.5, Subsection (4) to allow a bed and breakfast establishment in a C-O (Commercial Office) District/Heritage Row Historical District in lieu of the required R-1 (One-Family Residential) District at 402 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Planning and Zoning

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a bed and breakfast establishment in a C-O (Commercial Office)

District/Heritage Row Historical District at 402 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

FINAL PLAT

THE REQUEST OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (OWNER) AND KIMLEY-HORN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY IN THE 3800 BLOCK OF WEST HOUSTON STREET, BEING 43.369 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT NO. 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS: *PLANNING AND ZONING COMMISSION* FINAL PLAT APPROVAL FOR HIDDEN MEADOWS ADDITION, PHASE ONE.

FINAL PLAT -3800
BLK W. HOUSTON ST.
HIDDEN MEADOWS
ADDITION
(LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION,
LTD)

(WITHDRAWN)

The property is located in the 3800 block of West Houston Street between Ridgeview Road and North Friendship Road and is zoned an R-1 (one-family residential) District. The owner would like to plat the property into 149 lots for residential development.

An email was received from Michael Carlisle withdrawing the request on May 11, 2022 at 7:49 A.M.

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

THE REQUEST WAS WITHDRAWN.

VARIANCE AND SITE PLAN

THE REQUEST OF BOB TESCH (OWNER), PATRICK BRAUN, PACHECO KOCH A WESTWOOD COMPANY (REPRESENTATIVE), HEDK ARCHITECTS (ARCHITECT) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 4001 WEST OB GRONER ROAD, BEING 13.640 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS: *BOARD OF ADJUSTMENTS*

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 483 PARKING SPACES IN LIEU OF THE REQUIRED 570 IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

- B. SITE PLAN APPROVAL FOR A 276-UNIT MULTI-FAMILY DEVELOPMENT.

VARIANCE –
PARKING
SITE PLAN – MULTI-
FAMILY
4001 WEST OB
GRONER ROAD
(BOB TESCH)

Josh Jezek, 7557 Rambler Rd, Suite 1400, Dallas, TX

Mr. Jezek appeared to represent the request and answer any questions. The property is located at 4001 West OB Groner Road between South FM 1417 (Heritage Parkway) and South Rolling Hills Drive and is zoned R-2 (Multi-Family Residential) District.

Mr. Jezek explained, "The owner is requesting site plan approval for Sherman Premier Apartments, a 276-unit multi-family development: 120 one-bedroom units, 138 two-bedroom units and 18 three-bedroom units, totaling 450 bedrooms. They are also requesting a variance to allow 483 parking spaces in lieu of the required 570."

Commission Member Manley asked, "Is there an issue with hardship due to lack of parking."

Mr. Jezek replied, "We reduced parking to add additional landscape features and other improvements."

Mr. Rae stated, "The applicant was advised to complete a parking study."

Charlie Moussa, 1916 Kippling, Flower Mound, TX

Mr. Moussa explained, "The plan is to create a greener space not a 'concrete jungle', something that fits better within the City of Sherman."

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

Mr. Jezek said "Yes, they have seen the Staff Review Letter and would abide by the Recommendations."

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 483 parking spaces in lieu of the required 570 in an R-2 (Multi-Family Residential) District at 4001 West OB Groner Road subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY.

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the Site Plan for a 276-unit multi-family development at 4001 West OB Groner Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

VARIANCE

THE REQUEST OF TIMBERS REALTY MANAGEMENT, LLC
(OWNER), AMY VANDELOO (REPRESENTATIVE) AND
HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING
THE PROPERTY AT 602 SOUTH CHARLES STREET, BEING
LOT 5 AND THE NORTH 25' OF LOT 6, BLOCK 6 C.L.
STOWES ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS

- A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION
6.3, SUBSECTION (1) TO ALLOW A 17' REAR YARD
SETBACK FOR THE MAIN STRUCTURE IN LIEU OF
THE REQUIRED 25' IN AN R-1 (ONE-FAMILY
RESIDENTIAL) DISTRICT.
- B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION
6.3, SUBSECTION (1) TO ALLOW AN 8' SIDE YARD
SETBACK FOR THE MAIN STRUCTURE IN LIEU OF
THE REQUIRED 10' IN AN R-1 (ONE-FAMILY
RESIDENTIAL) DISTRICT.

The property is located at 602 South Charles Street at the
southwest corner of East King and South Charles Streets.
The owner is requesting variances to allow a 17' rear yard
setback for the main structure in lieu of the required 25' and
an 8' side yard setback for the main structure in lieu of the
required 10'.

An email was received from Amy Vandeloo on May 10, 2022,
withdrawing this request.

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

THIS REQUEST WAS WITHDRAWN

OTHER BUSINESS:

There was no other business.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
7:11 P.M.

VARIANCES – REAR
AND SIDE YARD
SETBACKS
602 S. CHARLES ST.
(TIMBERS REALTY
MANAGEMENT, LLC)

(WITHDRAWN)

OTHER BUSINESS

ADJOURNMENT

CHAIRMAN



ACTING SECRETARY



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

6.

Meeting Date: 06/21/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

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

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:

12. * 4000-4300 BLOCKS WINTER WAY

The request of James Glenn Hidalgo (Owners) and Vilbig and Associates, Inc (Consulting Engineer/Surveyor) concerning the property in the 4000-4300 Blocks Winter Way, being 15.040 acres, also being part of the Elizabeth Jones Survey, Abstract No. 625, and being part of Lot 1, Block 1 of Texoma Christian School Addition, as follows:

Planning and Zoning Commission

Preliminary plat approval of The Preserve (Phase 4).

13. * 2400 SOUTH FIRST STREET

The request of Francisco Vela & Cindy Aguilar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 2400 South First Street, being 0.648 acres and being part of the Robert Thompson Survey, Abstract No. 1200, and being Lot 1 of Alvarado-Vela Addition, as follows:

Planning and Zoning Commission

Replat Vela-Aguilar Addition.

17. * 2801 TEXOMA PARKWAY

The request of QT LLC South (Owners), Corey Vaughan (Representative), Tommy Vilbig (Engineer) and Bowman Consulting Group, Ltd (Surveyor) concerning the property located at 2800 Texoma Parkway, being 2.9654 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Final Plat of QT 1915 Addition.

18. * 900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of SSCGC HOLDINGS, LLC (Owners), JNPHM DEVELOPMENT, LLC (Developer), Underwood Surveying (Surveyor) concerning the property located in the 900 Block South FM 1417 (Heritage Parkway), being 15.974 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat of Stone Creek Flats.

19. * 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)The request of Ronny Guerro (Owner) and Kimley-Horn & Associates (Surveyor/Engineer) concerning the property located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway), being 119.806 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Preliminary Plat of Bel-Air Village Phase 2 (Single Family).

20. * 300-1200 BLOCKS WEST HIGHWAY 82

The request of AJH Enterprises, Ltd (Owner), Cross Engineering Consultants, Inc (Engineer) and Underwood Drafting & Surveying concerning the property located in the 300-1200 Blocks West Highway 82, being 133.157 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat of The Hills of Sherman.

21. * 6000-6400 BLOCKS SOUTH HIGHWAY 75 & 100-200 BLOCKS AKERS ROAD

The request of Jamestown Square (Owner), DBA Architects (Architect) and Caleb Jones Kimley-Horn & Associates (Surveyor/Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

- A. Site Plan Approval Jamestown Square Multi-Family Development.
- B. Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.

22. * 4001 OB GRONER ROAD

The request of Robert Tesch Investments, LLC (Owner), Charlie Moussa (Developer) and Pacheco Koch (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval Bakersfield Addition Lot 1, Block 1.

24. * 1815 SOUTH SAM RAYBURN FREEWAY

The request of Acepack, Inc. (Owner), Pann S. Sribhen and PSA Engineering (Engineer/Surveyor) concerning the property located at 1815 South Sam Rayburn Freeway, being 12.69 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat of Acepack Warehouses Renovations.

25. * 111 BARBARA LANE

The request of William Smith (Owner) and Cox Land Surveying Co. (Surveyor) concerning the property located at 111 Barbara Lane, being 6.794 acres in the John McClenihan Survey, Abstract No. 789, in Sherman's Extra Territorial Jurisdiction (ETJ), as follows:

Planning and Zoning Commission

Final Plat of Barbara Lane Estates Phase Two.



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

7.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

515 NORTH EAST STREET

The request of M & G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 515 North East Street, being part of J.B. McAnair Survey, Abstract No. 763 and being part of Lot 3, Block 9, G.W. Bond's Second Addition, containing 0.133 acres, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 48' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Covas Addition.

Background:

This Item came before the commission May 17, 2022 and no action was taken. The property is located at 515 North East Street near the southwest corner of East Pacific and North East Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential development. They are also requesting a variance to allow a 48' lot width in lieu of the required 60'.

Adjacent Zoning:

R-1 (One-Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

M & G Home Builders, LLC (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

64

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Site Plan

Elevations

Staff Review Letter - Variance

Staff Review Letter - Replat

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(515 N East St)



Date: 4/28/2022 10:07 AM

Scale: 1:757

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



City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (515 N East St)

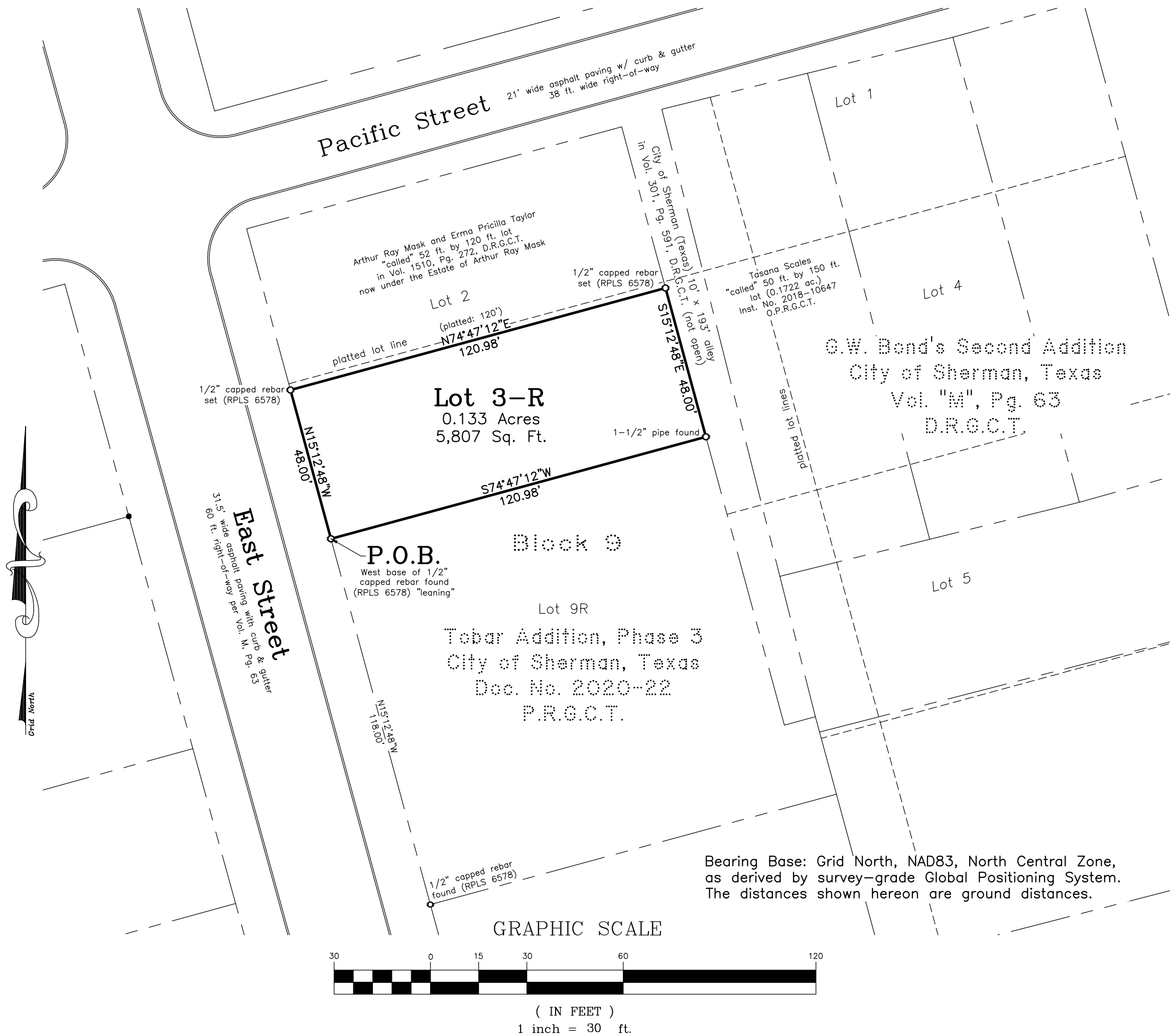


Scale: 1:604

Date: 4/28/2022 10:07 AM

515 N. East Street





Covas Addition
(being a Replat of a part of Lot 3, Block 9,
G.W. Bond's 2nd Addition)
to
City of Sherman
Grayson County, Texas

0.133 Acres
in the
J.B. McAnair Survey
Abstract No. 763

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS340422

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

Owner:
M & G Home Builders, LLC
1218 N Brents Avenue
Sherman, Texas 75090

Vicinity map
(not to scale)



FIELD NOTES

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 a part of Lot 3, Block 9, G. W. Bond's Second Addition to the City of Sherman, Texas, as per plat of record in Volume "M", Page 63, Deed Records, Grayson County, Texas, being the same property conveyed by Sheriff's Tax Deed to M & G Home Builders on September 29, 2021 and recorded in Instrument No. 2021-35944, Official Public Records, Grayson County, Texas and being further described as a "called" 48 ft. by 120 ft. tract of land conveyed in Volume 2195, Page 787, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the West base of a 1/2 inch capped rebar found, stamped "RPLS 6578" (leaning) in the East right-of-way line of East Street, a public street, in the West line of said Lot 3, at the Northwest corner of Lot 9R, Block 9, Tabar Addition, Phase 3 to the City of Sherman, Texas as per plat of record in Doc. No. 2020-22, Plat Records, Grayson County, Texas and the Southwest corner of said M & G Home Builders tract, FROM which a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Southwest corner of said Lot 9R bears South 15 deg. 12 min. 48 sec. East, 118.00 ft.;

THENCE North 15 deg. 12 min. 48 sec. West, with the East right-of-way line of said East Street and the West line of said Lot 3, a distance of 48.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of the Arthur Ray Mask and Erma Priscilla Taylor "called" 52 ft. by 120 ft. lot conveyed in Volume 1510, Page 272, said Deed Records and the Northwest corner of said M & G Home Builders lot;

THENCE North 74 deg. 47 min. 12 sec. East, over and across said Lot 3, with the South line of said Mask tract and the North line of said M & G Home Builders lot, a distance of 120.98 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West lien of the City of Sherman 10 ft. by 193 ft. alley conveyed in Volume 301, Page 591, said Deed Records, at the Southeast corner of said Mask tract and the Northeast corner of said M & G Home Builders lot;

THENCE South 15 deg. 12 min. 48 sec. East, continuing over and across said Lot 3, with the West line of said City of Sherman alley and the East line of said M & G Home Builders lot, a distance of 48.00 ft. to a 1-1/2 inch pipe found at the most Northern Northeast corner of said Lot 9R and the Southeast corner of said M & G Home Builders lot;

THENCE South 74 deg. 47 min. 12 sec. West, with the North line of said Lot 9R and the South line of said M & G Home Builders lot, a distance of 120.98 ft. to the **PLACE OF BEGINNING** and containing **0.133 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date:



I, M & G Home Builders, LLC, sole owner of Covas Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Martin Covarrubias
Authorized Agent for M & G Home Builders, LLC

AVIGATION RELEASE

WHEREAS, M & G Home Builders, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Covas Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2022.

By: _____

By: Martin Covarrubias, Authorized Representative for M & G Home Builders, LLC, Owner

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

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

Notary Public, Grayson County, Texas

This, the final plat of Covas Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____

Secretary _____

This, the final plat of Covas Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Covas Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the ____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS ____ DAY OF _____, 2022, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS _____

Covas Addition
(being a Replat of a part of Lot 3, Block 9,
G.W. Bond's 2nd Addition)
to
City of Sherman
Grayson County, Texas

0.133 Acres
in the
J.B. McAnair Survey, Abstract No. 763

Job No. CGS340422

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

Owner:
M & G Home Builders, LLC
1218 N Brents Avenue
Sherman, Texas 75090

PROPERTY BOUNDARY

48'

3/32" = 1'

25' SETBACK

60.48'

PROPOSED RESIDENCE

120.98'

10' SETBACK

10'

10' SETBACK

10'

120.98'

21'

30'

Parking

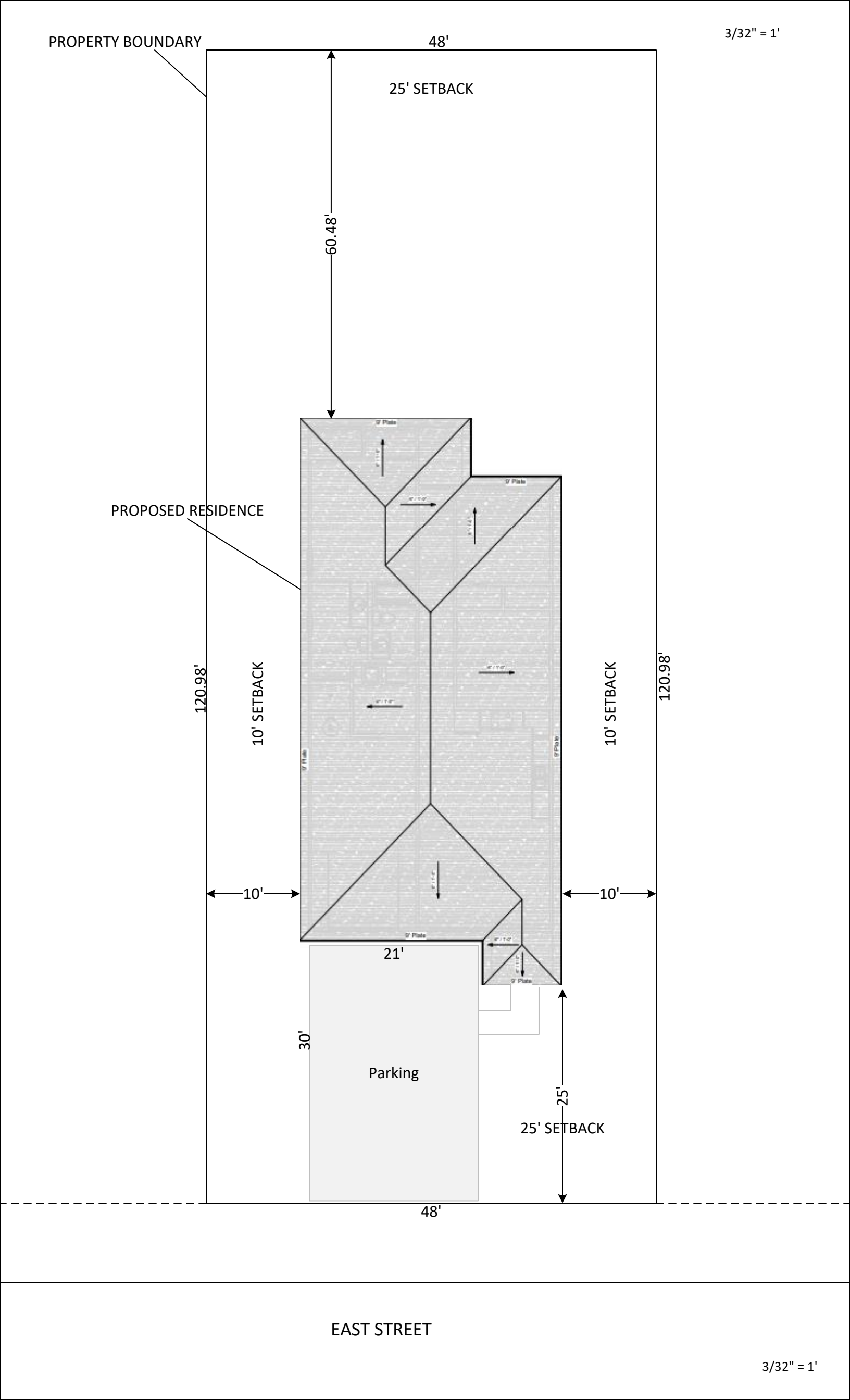
25'

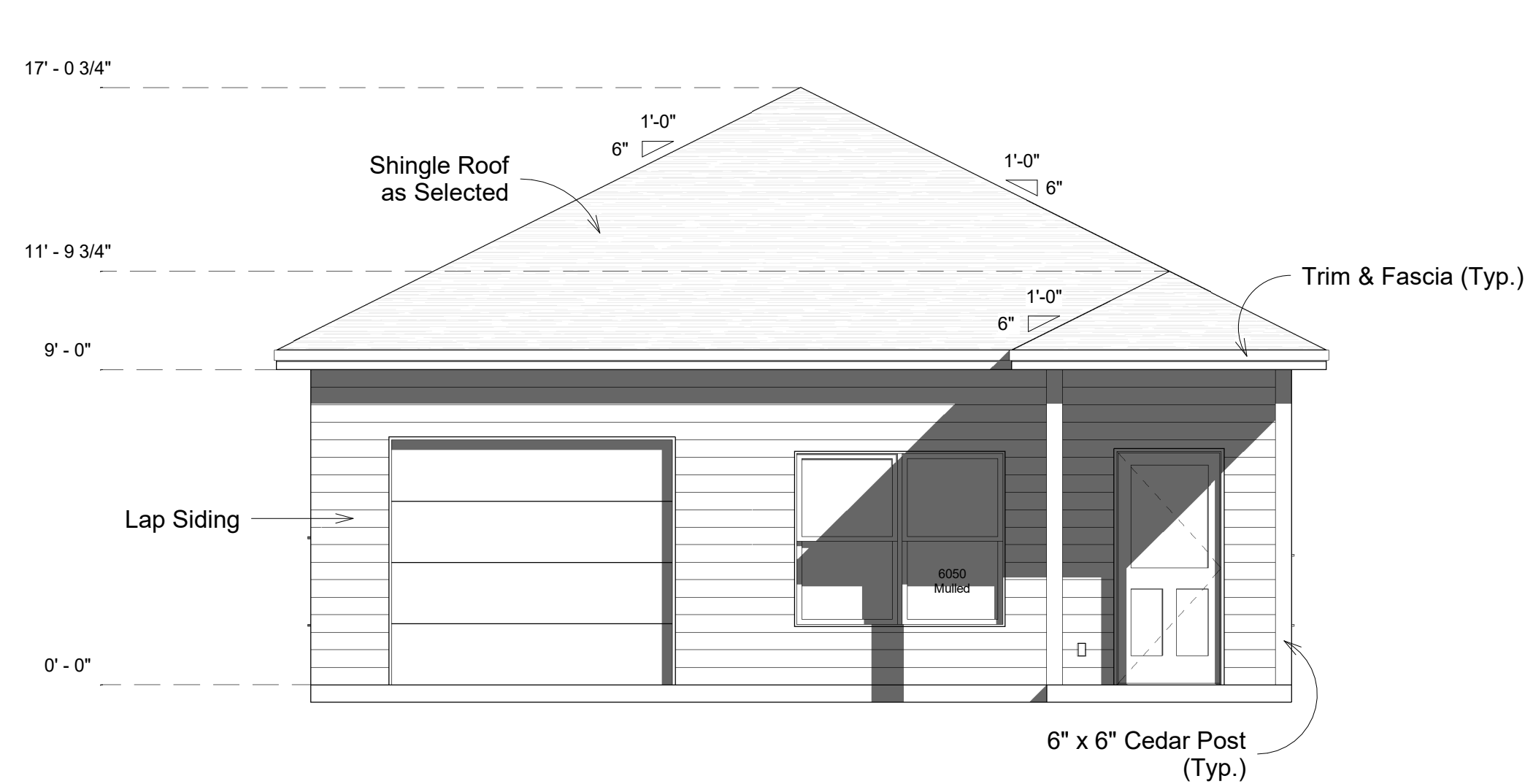
25' SETBACK

48'

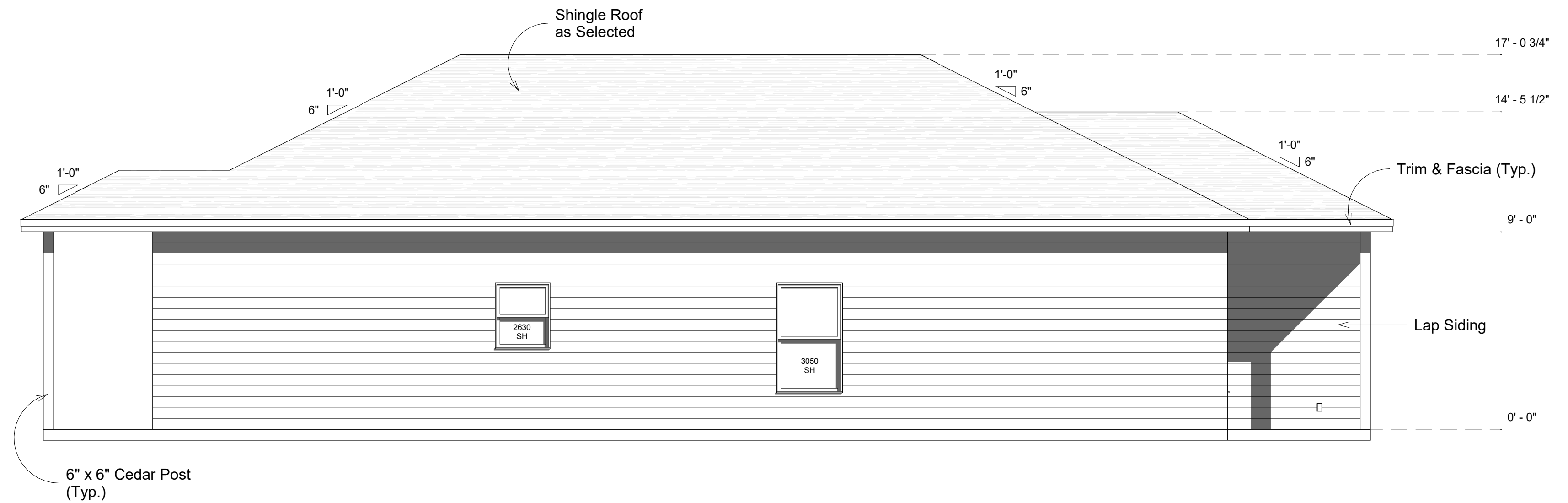
EAST STREET

3/32" = 1'

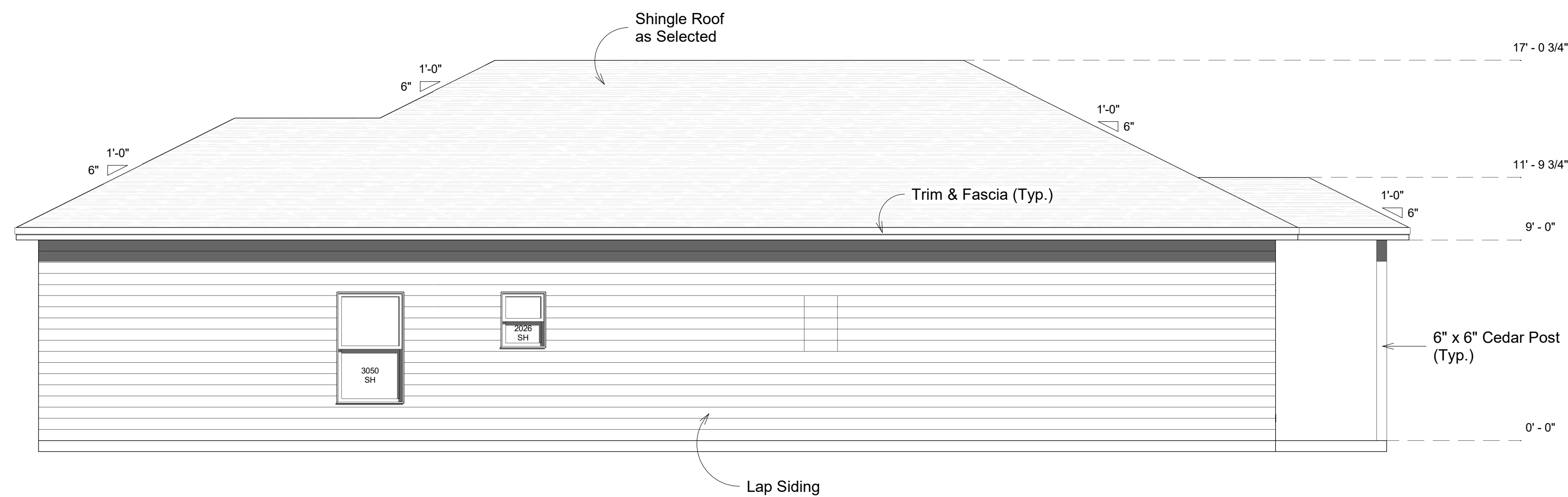




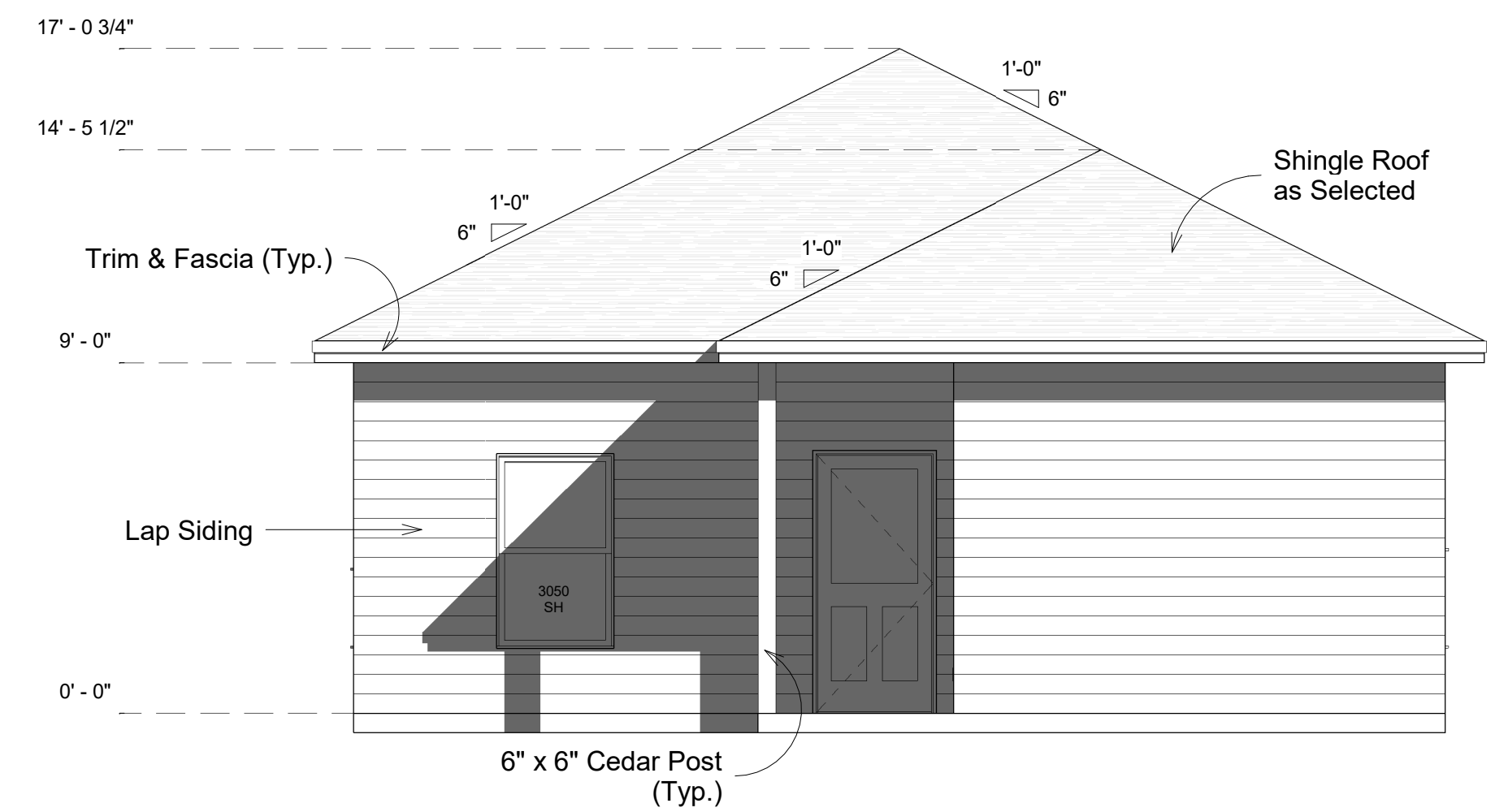
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

STAFF REVIEW LETTER

June 14, 2022

M&G Home Builders
1218 N Brents Ave
Sherman, TX 75090

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

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 48' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District located at 515 North East Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17*)
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b)*)
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). (*Chapter 14, Exhibit A, Section 7, Subsection 10(h)*)
5. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*)

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



STAFF REVIEW LETTER

June 10, 2022

M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Covas Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along East Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. 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,

A handwritten signature in black ink, appearing to read "Wayne E. Lee". The signature is fluid and cursive, with the first name "Wayne" being more prominent.

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

cc: Robby Heston, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

922 SOUTH MONTGOMERY STREET

The request of M & G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 922 South Montgomery Street, being part of Samuel Blagg Survey, Abstract No. 56, being the South 26 ft. of Lot 4, the North 24 ft. of Lot 5, Block 6 of Robert A King's Addition, containing 0.161 acres, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Replat approval of Eileen's Addition.

Background:

This Item came before the commission May 17, 2022 and no action was taken. The property is located at 922 South Montgomery Street near the northwest corner of South Montgomery and East Spring Streets and is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into 1 lot for residential development. They are also requesting a variance to allow a 50' lot width in lieu of the required 60'.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

M & G Home Builders, LLC (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

51

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Site Plan

Elevations

Staff Review Letter - Variance

Staff Review Letter - Replat

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



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(922 S Montgomery St)



Date: 4/28/2022 11:02 AM

Scale: 1:757

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



City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (922 S Montgomery St)

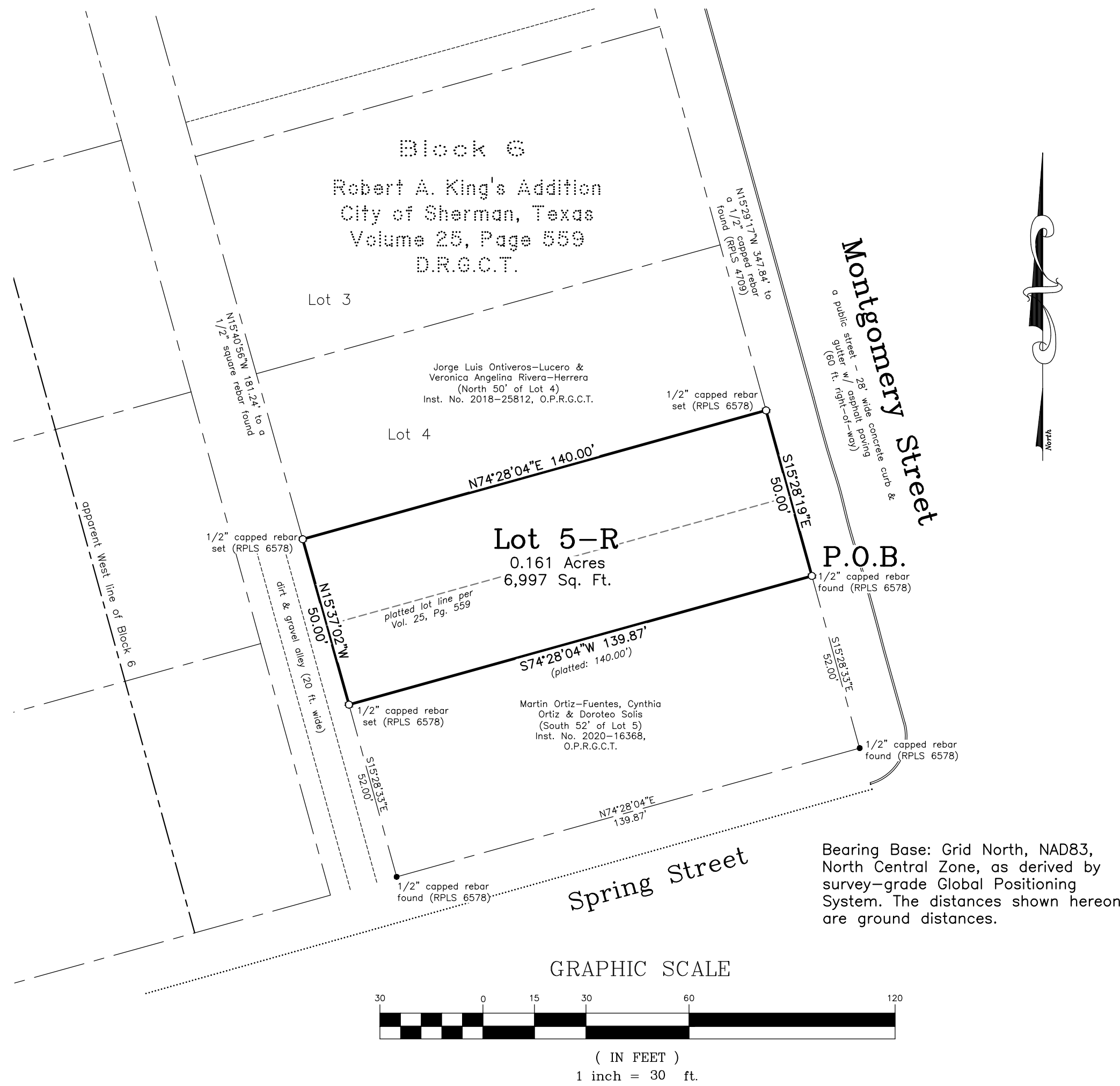


Scale: 1:604

Date: 4/28/2022 11:02 AM

922 S MONTGOMERY ST.





Eileen's Addition
(being a Replat of a part of Lots 4 & 5, Block 6,
Robert A. Kings Addition)
to the
City of Sherman
Grayson County, Texas
0.161 Acres

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 Oncoor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

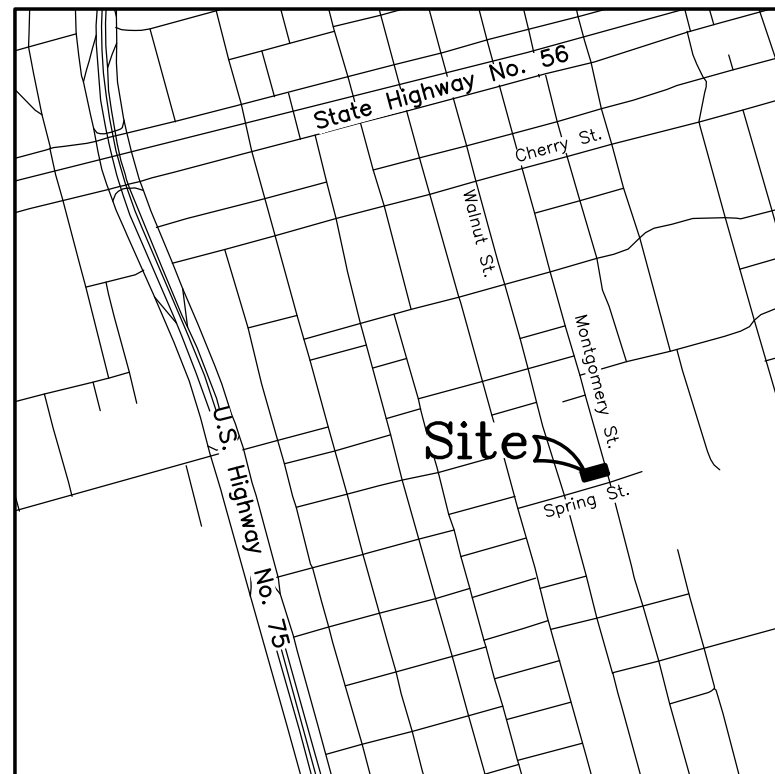
Job No. CGS350422

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

Owner
M & G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

in the
Samuel Blagg Survey
Abstract No. 56

Vicinity Map
(not to scale)



FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being the South 26 ft. of Lot 4 the North 24 ft. of Lot 5, Block 6 of Robert A. King's Addition to the City of Sherman, Texas, as per plat of record in Volume 25, Page 559, Deed Records, Grayson County, Texas, being the same tract of land conveyed by Sheriff's Tax Deed from William R. Becker and Mary J. Becker to M & G Home Builders, LLC on April 9, 2018, as recorded in Instrument No. 2018-10646, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578), lying in the West right-of-way line of Montgomery Street, a generally North-South street, and the East line of said Lot 5, being the Northeast corner of the tract of land known as the South 52 ft. of Lot 5, Block 6, of said Robert A. King's Addition as conveyed by Warranty Deed to Martin Ortiz-Fuentes, Cynthia Ortiz, and Doroteo Solis, as recorded in Instrument No. 2020-16368, said Official Public Records and being the Southeast corner of said M & G Homes Builders tract;

THENCE South 74 deg. 28 min. 04 sec. West, with the North line of said Ortiz tract and the South line of said M & G Home Builders tract, a distance of 139.87 ft. (plotted: 140.00 ft.) to a 1/2 inch capped rebar set (RPLS 6578) in the East line of a 20 ft. wide alley and the West line of said Lot 5, at the Northwest corner of said Ortiz tract and the Southwest corner of said M & G Home Builders tract;

THENCE North 15 deg. 37 min. 02 sec. West, with the East line of said 20 ft. alley and the West line of said Lots 4 and 5, a distance of 50.00 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of the tract of land known as the North 50 ft. of Lot 4, Block 6, of said Robert A. King's Addition as conveyed by Warranty Deed to Jorge Luis Ontiveros-Lucero and Veronica Angelina Rivera-Herrera, as recorded in Inst. No. 2018-25812, said Official Public Records, and being the Northwest corner of said M & G Home Builders tract;

THENCE North 74 deg. 28 min. 04 sec. East, with the South line of said Rivera-Herrera tract and the North line of said M & G Home Builders tract,, a distance of 140.00 ft. to a 1/2 inch capped rebar set (RPLS 6578) lying in the West line of said Montgomery Street and the East line of said Lot 4, at the Southeast corner of said Rivera-Herrera tract and the Northeast corner of said M & G Home Builders tract;

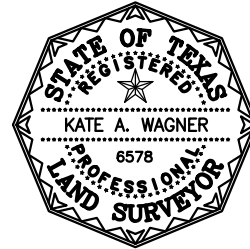
THENCE South 15 deg. 28 min. 19 sec. East, with the West line of said Montgomery Street and the East line of said Lots 4 and 5, a distance of 50.00 ft. to the **PLACE OF BEGINNING** and containing **0.161 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

Date:



I, M & G Home Builders, LLC, sole owner of Eileen's Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Martin Covarrubias
Authorized Agent for M & G Home Builders, LLC

AVIGATION RELEASE

WHEREAS, M & G Home Builders, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Eileen's Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2022.

By: _____

By: Martin Covarrubias, Authorized Representative for M & G Home Builders, LLC, Owner

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

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

Notary Public, Grayson County, Texas



This, the final plat of Eileen's Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Eileen's Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Eileen's Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the ____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS ____ DAY OF _____, 2022, BY CITY CLERK, CITY OF SHERMAN, TEXAS

Eileen's Addition
(being a Replat of a part of Lots 4 & 5, Block 6,
Robert A. Kings Addition)
to the
City of Sherman
Grayson County, Texas
0.161 Acres
in the
Samuel Blagg Survey
Abstract No. 56

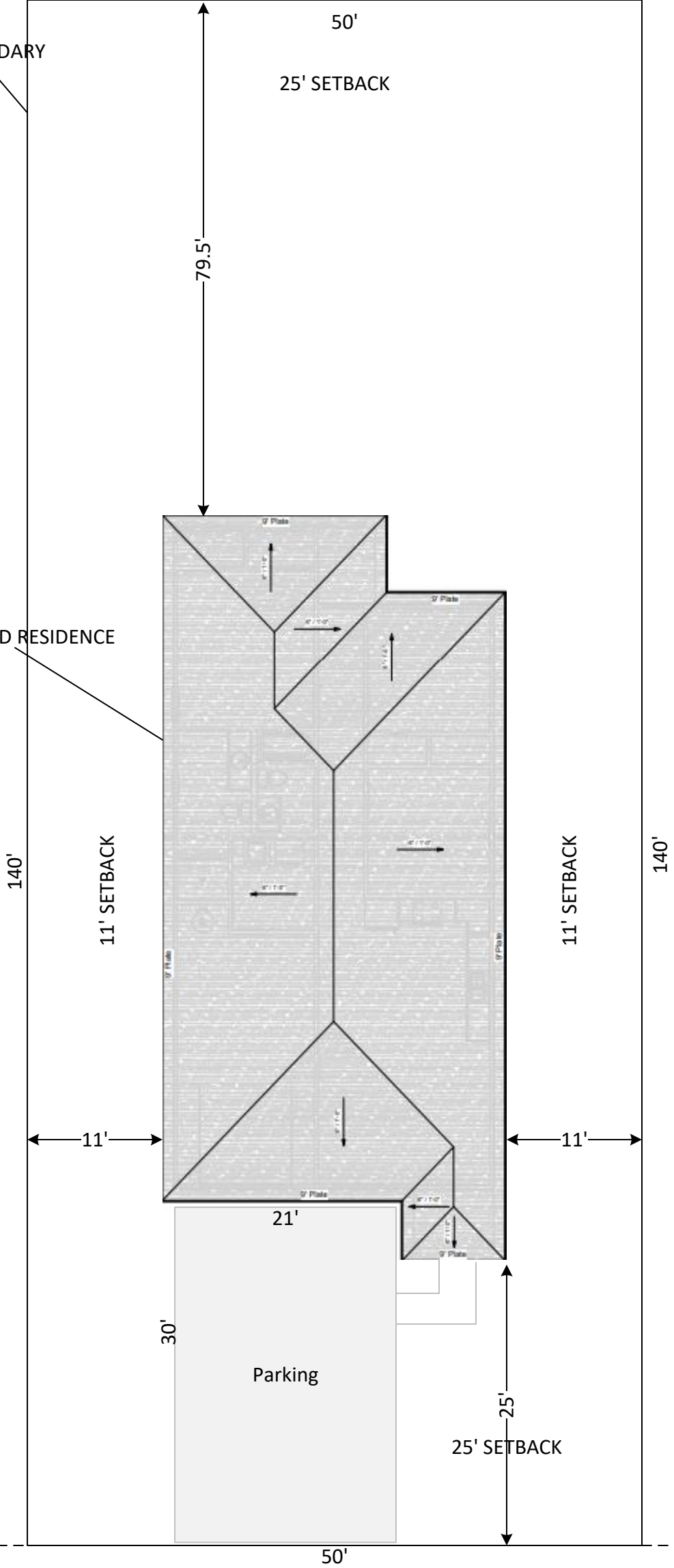
Job No. CGS350422

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

Owner
M & G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

PROPERTY BOUNDARY

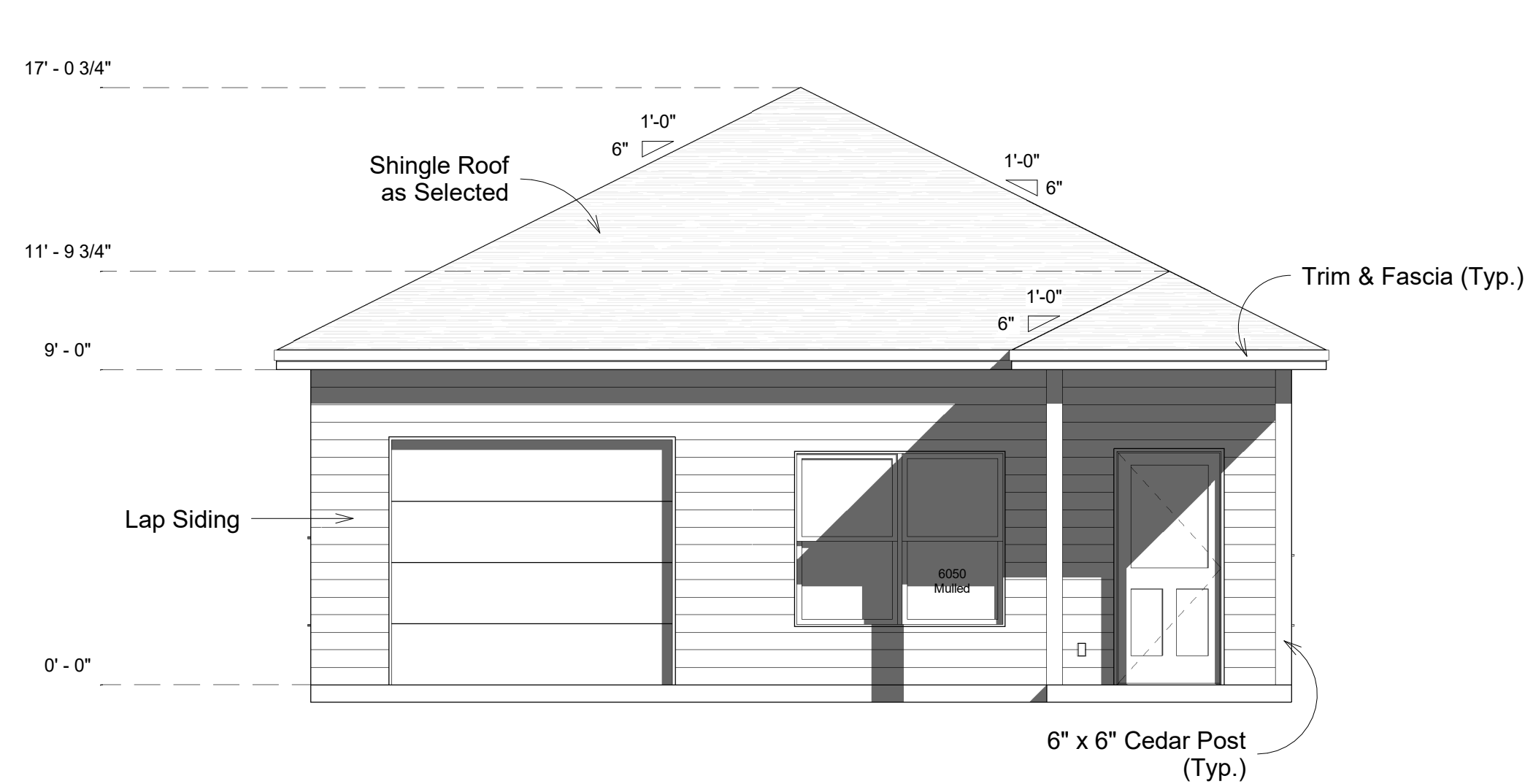
PROPOSED RESIDENCE



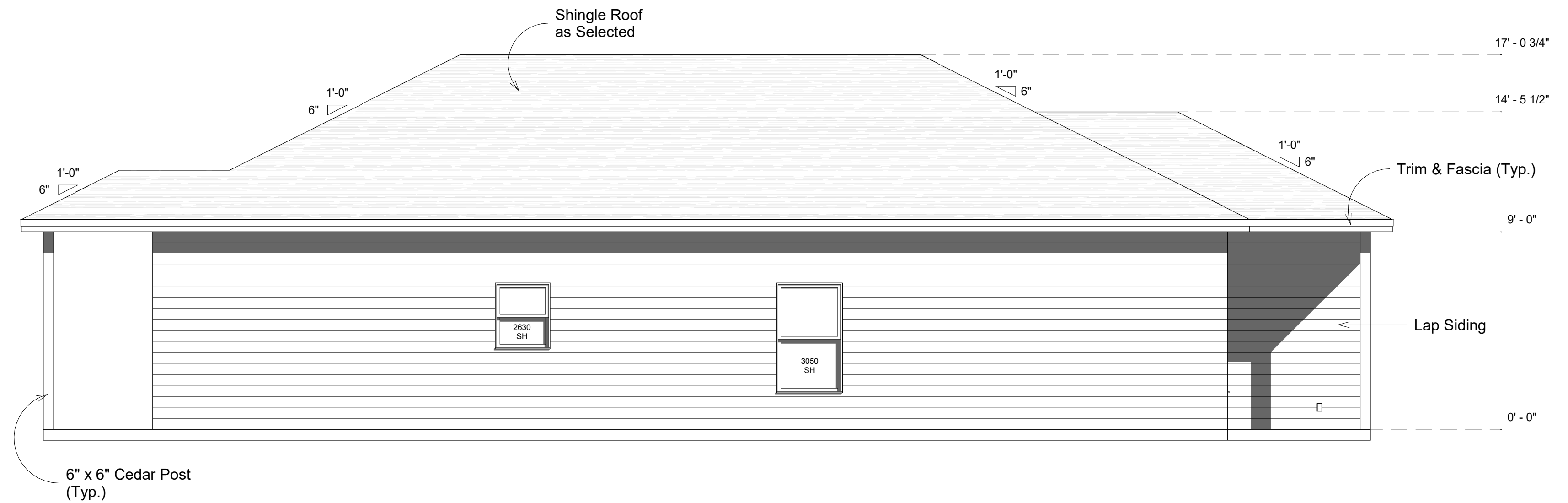
3/32" = 1'

MONTGOMERY STREET

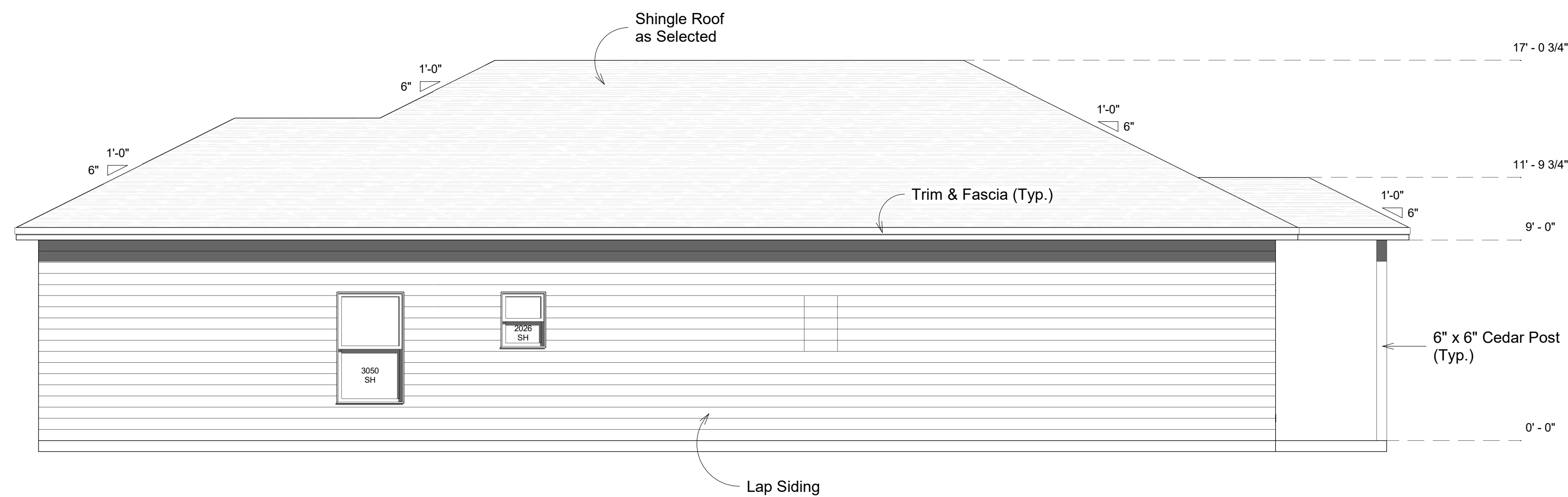
3/32" = 1'



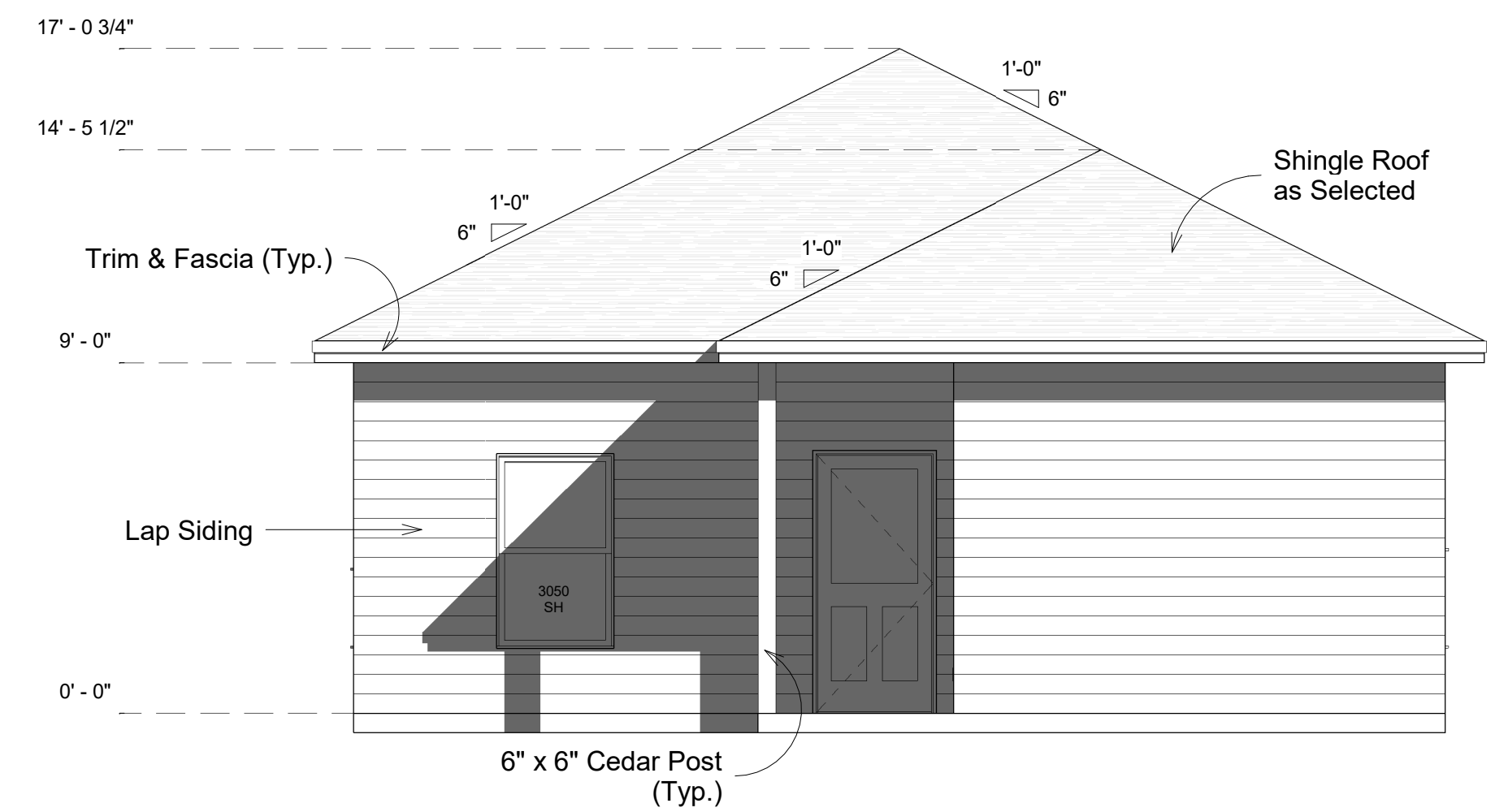
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

STAFF REVIEW LETTER

June 14, 2022

M&G Home Builders
1218 N Brents Ave
Sherman, TX 75090

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

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District located at 922 south Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*)

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

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

Respectfully,



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

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



STAFF REVIEW LETTER

June 10, 2022

M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Eileen's Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along Montgomery Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. 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,

A handwritten signature in dark ink, appearing to read "Wayne E. Lee". The signature is fluid and cursive, with the first name "Wayne" being more prominent than the last name "Lee".

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

9.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1817 GLENWAY DRIVE

The request of Luke Scheibmeir (Owner), Colleen Bowling (Tenant), and David Fite Surveying (Surveyor) concerning the property located at 1817 Glenway Drive, being Lot Nine (9), Block One (1) of the Peppertree Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District.

Background:

The property is located at 1817 Glenway Drive between North Grant and North Ridgeway Drives. The owner is requesting a Specific Use Permit and Site Plan approval to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District.

The owner will be using this address for Bright Idea Learning Tutoring and Early Learning Center. The business has been in existence and established in this community for 4 years. They have outgrown their old space and are moving into this new address and adding an Early Learning Center to the business. In this new space, they will be running a preschool in the daytime hours and tutoring in the after-school hours Monday-Friday. They will have minimal traffic and parents drop off and pick up rather than park and stay. This is a central location that meets the requirements for the preschool, and enhances education in our growing community.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Luke Scheibmeir (Owner)
Colleen Bowling (Tenant)
David Fite 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:

26

Objections Received:

0

Development Review Meeting:

No

Staff Recommendation:

Staff recommends that if approved, the SUP be limited to one-year and be applicable only to the applicants Colleen Bowling and Felicia Smith.

Attachments

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

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



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN Location Map (1817 Glenway Dr)



Date: 5/12/2022 4:51 PM

Scale: 1:1,529

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



City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (1817 Glenway Dr)



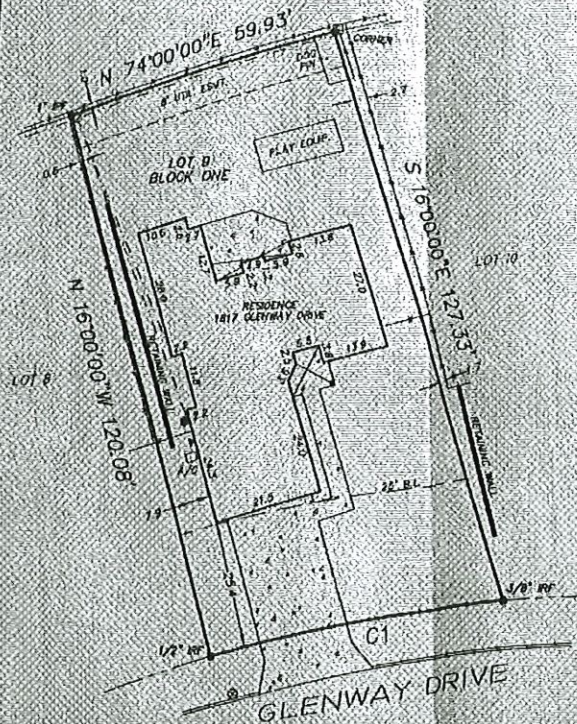
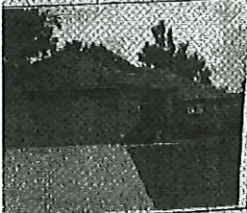
Scale: 1:2,306

Date: 5/12/2022 4:51 PM

1817 GLENWAY DRIVE



PHOTOGRAPH OF RESIDENCE



DESCRIPTION

Being Lot D, Block One (1) of the SEPPENHOLE ADDITION to the City of Greenview, Texas, as shown by Plat of record in Volume 7, Page 62, Final Records of Grayson County, Texas.

NOTES

- 1) BEARING SOURCE: Recorded Plat, V. 7, P. 62, P.R.C.O.T.
- 2) Survey prepared with benefit of Title Commitment, C.F. No. 0114591, Effective Date June 8, 2012.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the loss and alienation of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property into the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

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

DAVID FITE SURVEYING

Scale: 1" = 20' Date: 6-22-2012
 Job No. 0120189 OF No. 0114591
 Drawn: D.W.F. Picked: D.W.F.

3480 COUNTY ROAD 3307 P.O. Box 903-455-8178
 GREENVIEW, TX 75403 FAX No. 903-454-7470
 E-Mail: davidfite@earthlink.net



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	307.78'	80.47'	11°15'23"	60.37'	N 60°48'28" E



DESCRIPTION

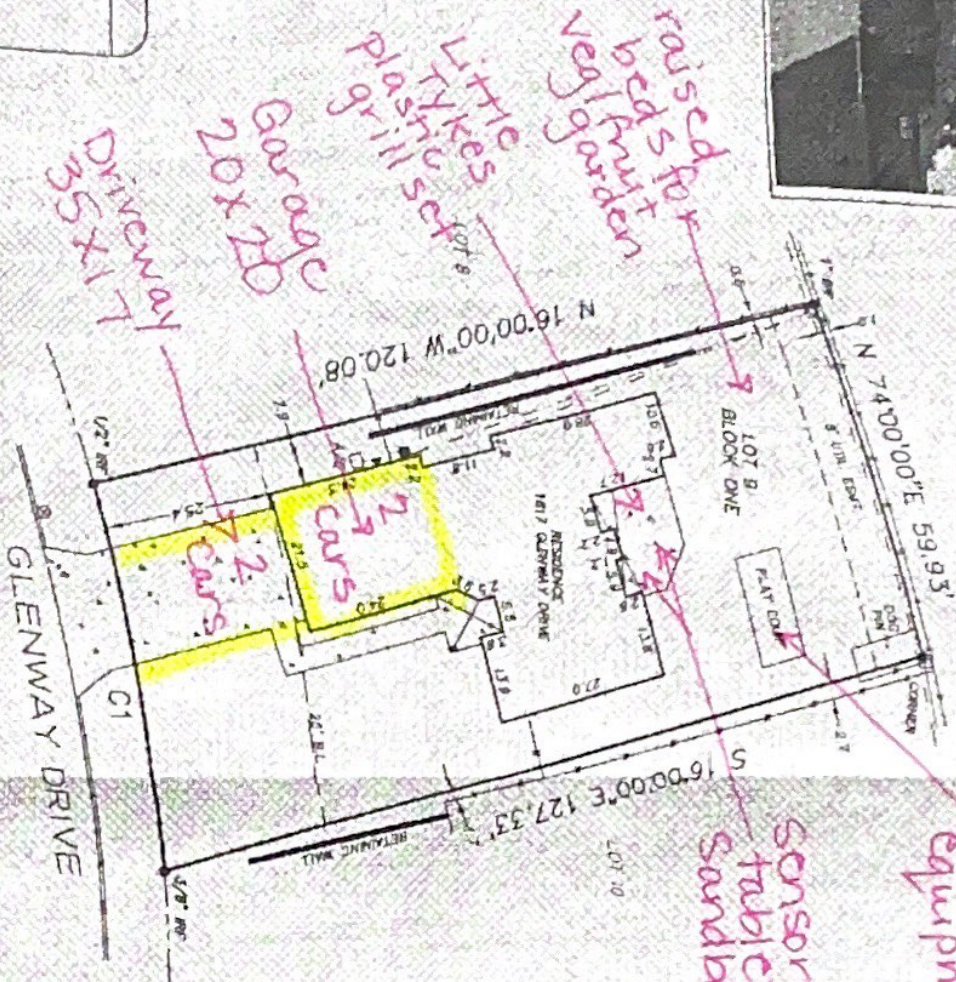
Being Lot One (1) in Block One (1) of the PROPERTY ADDITION to the City of Sherman, Texas, as shown by Plat of record in Volume 2, Page 52, Final Records of Grayson County, Texas.

NOTES

- 1) RECORDING SOURCE: Recorded Plat. V. 7, P. 52, P.R.C.T.
- 2) Survey prepared with benefit of Title Commitment, C.T. No. 0114531, Effective Date June 4, 2012.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property set back from the property line the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS, except as shown on the plat herein.

David W. Fite, R.P.L.S. No. 3837



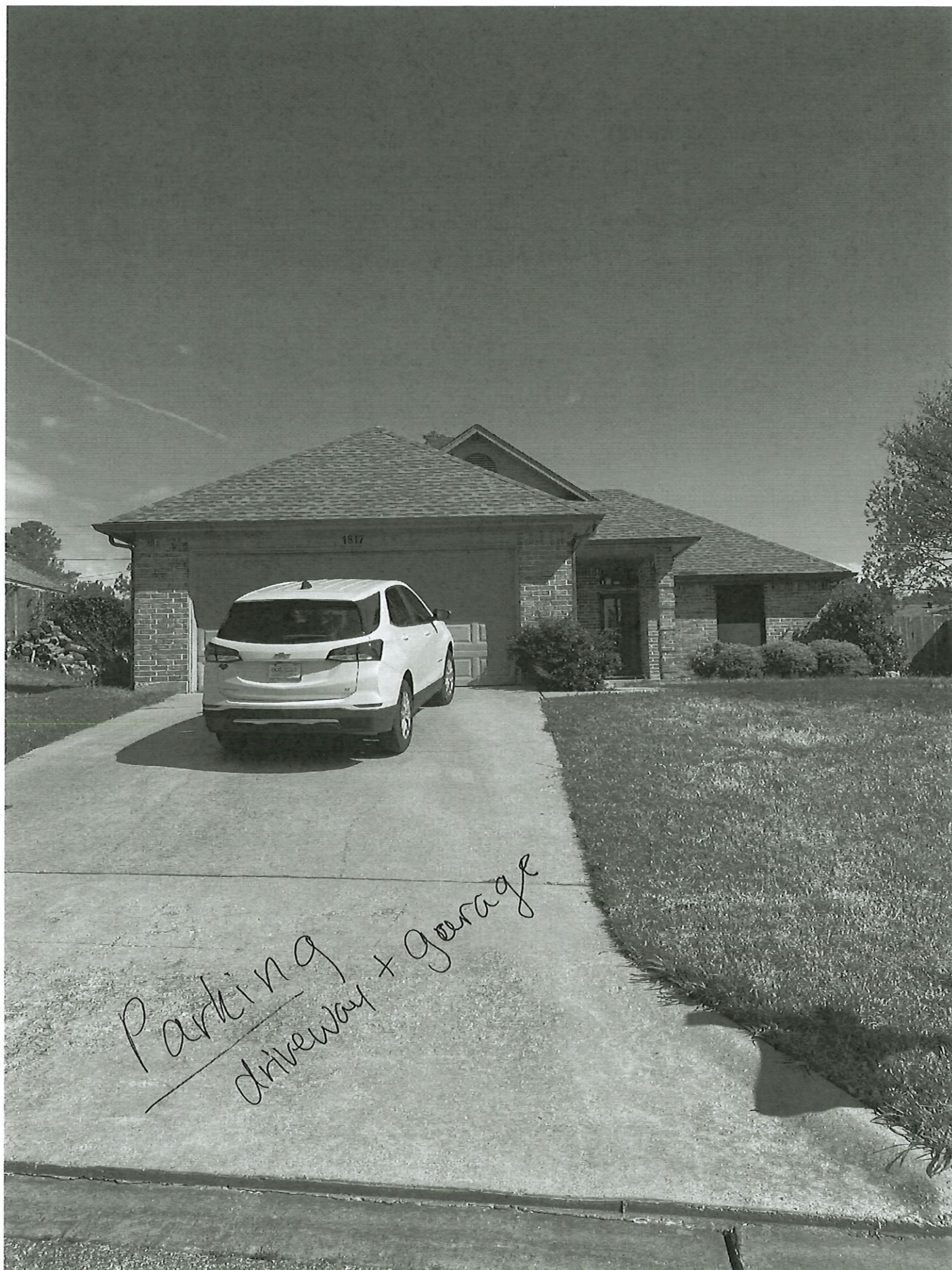
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	307.78'	60.47'	113°15'23"	60.37'	N 80°53'28" E

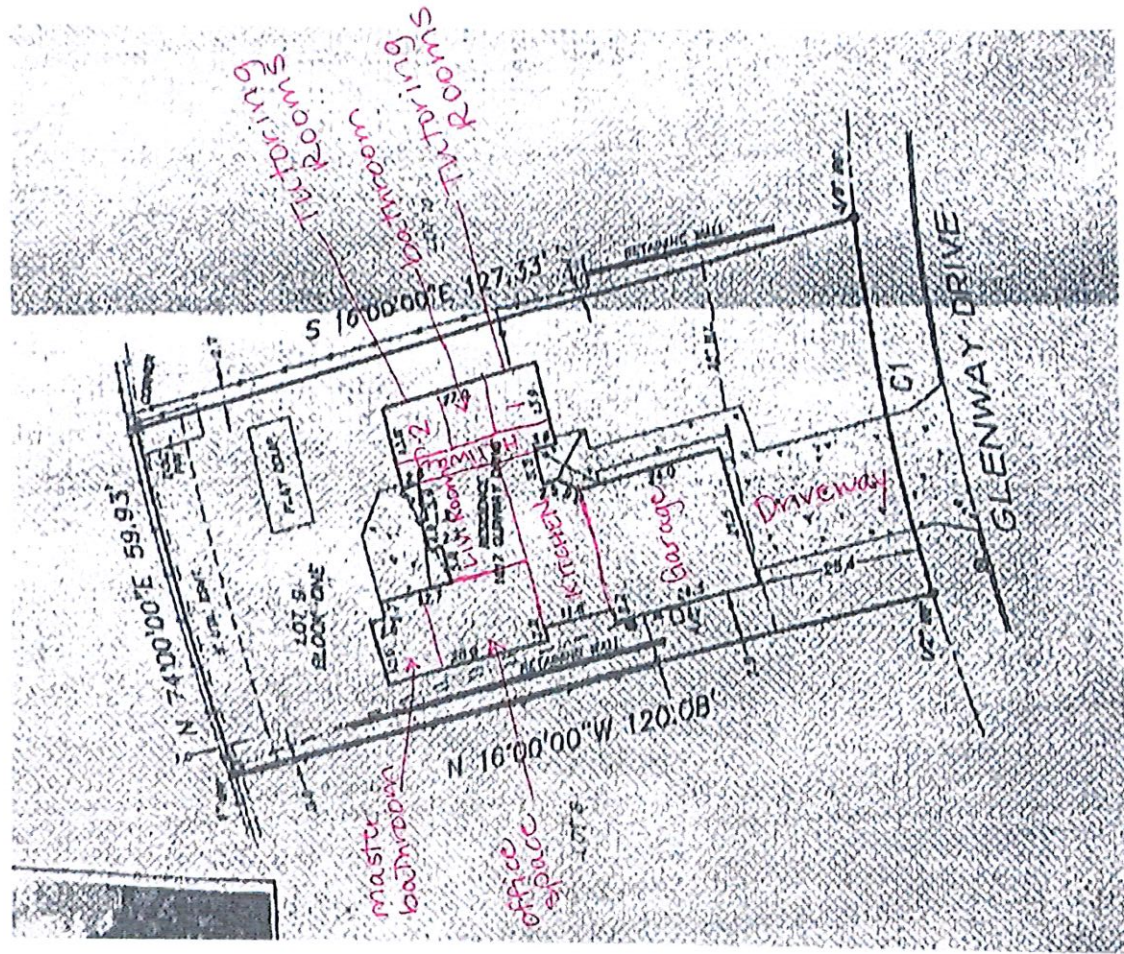
DAVID FITE SURVEYING

SCALE 1" = 20'
JOB NO. 0114531
DATE: 6-22-2012
BY: DWF
CHECK: DWF

3480 COUNTY ROAD 1307
GREENWICH, TX 75402
PH. NO. 905-555-8172
FAX NO. 905-444-7476
E-MAIL: davidfite@earthlink.net







Bright Idea Learning
1817 Glenway Rd
Sherman, TX 75092

Felicia Smith
Tutoring/Therapy
(903) 227-7059

Colleen Bowling
Early Learning Center
(903) 820-2668



Bright Idea Learning Site Plan

Please see the attached survey with spaces labeled.

Dyslexia Therapy & Tutoring:

Rooms 1 and 2 will be utilized year round for Dyslexia therapy and general tutoring for students grades EC-12. Tutors are certified teachers who have been/will have a background check and fingerprints as required by the Minimum Standards for Child-Care Centers due to the preschool requirements of adults entering a child care facility. Tutors will park in the garage, driveway and/or street in front of the two open fields on either side of Glenway Drive. Parents are encouraged to drop off and depart the property, but it is not a requirement. If parents choose to stay, they will park in the street or in available driveway space and wait for the tutoring session to end. Tutors work with students for one hour periods at a time.

During the school year, with the exception of a few homeschooled students, tutors and students will work primarily after-school hours until 8pm. In the summer, tutors will work with 1-3 students at a time, as schedules allow, and depending on demand for educational services, tutoring sessions may overflow into utilizing the kitchen space and office space (master bedroom) of 1817 Glenway Drive. No more than 4 tutors will be serving students at once. Student groups are primarily 1:1, but may occasionally be up to and no more than 1:3 teacher:student ratio.

Early Learning Center:

The preschool will service early learners ages 3.5-5 years old. The operating hours will be Monday through Friday 7:30am-5:30pm. The preschool will offer a T/Th program and a M/W/F program with a maximum of 12 students in each program. There will be one to two teachers working at the preschool at one time. Lead teachers will be certified teachers. Both lead and support teachers will have had background checks and fingerprinting done in accordance with the state Minimum Standards for Child Care Licensing. Teachers will park in the garage or in the driveway. Parents are encouraged to drop off/pick up and depart the property in a timely fashion.

The Early Learning Center will not utilize Tutoring Rooms 1 or 2 and doors will be closed during preschool operating hours when not in use. The bathroom in the hallway will be used for student purposes for tutoring and for preschool students.

The Living Room will be used for students to complete Works during morning independent work time and for free play in the afternoon. The Dining Area of the kitchen will be used for whole group calendar time and thematic unit lessons. The open Galley Kitchen will be used to prepare snacks and student's home lunches while still being able to supervise children.

The Master Bedroom will be used as an office space/teacher's lounge for preschool teachers and tutors to use when not directly supervising children. The Master Bathroom is the primary adult bathroom in the house.

Parking:

The garage has enough space for 2 cars to be parked in it with the driveway able to hold 2-4 more cars. There is also enough street parking to support 7-10 more cars, although it is unlikely that so many cars would be parked along Glenway Drive at once.

Backyard:

Because of the slope of the backyard, in lieu of a large wooden play structure, a smaller Little Tykes swing set will be set up in the flat area of the backyard. In addition, a closed sandbox, an outdoor sensory table, a small playhouse, a Little Tykes plastic grill set and several child-sized picnic tables will be set up in the backyard. At some point, we also plan to have raised fruit and vegetable gardens. Early learners will spend one hour in the morning and one hour in the afternoon in the backyard.

Bright Idea Learning Tutoring and Early Learning Center
1817 Glenway Road
Sherman, TX 75092

Project Narrative:

We will be using this address for our business, Bright Idea Learning Tutoring and Early Learning Center. The business has been in existence and established in this community for 4 years now. We have outgrown our old space and are moving into this new address and adding an Early Learning Center to the business. In this new space, we will be running a preschool in the daytime hours and tutoring in the after school hours Monday-Friday. We are not changing the structure. We also don't need to add parking as we will have minimal traffic and parents drop off and pick up rather than park and stay. We feel that this new location works great for families as it is centrally located, meets the requirements for the preschool, and enhances education in our growing community.

Colleen Bowling and Felicia Smith

STAFF REVIEW LETTER

June 14, 2022

Luke Scheibmeir
3213 Redbud Trail
Sherman, TX 75092

David Fite Surveying
3480 County Road 3307
Greenville, TX 75402

Colleen Bowling
1309 Tobin St.
Howe, TX 75459

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District located at 1817 Glenway Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17*)
2. Signs advertising the business are not allowed. (*Chapter 14, Exhibit A, Section 7, 14(g)*)
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). (*Chapter 14, Exhibit A, Section 7, Subsection 10(h)*)
5. A minimum 6' fence is required abutting residentially zoned property. (*Chapter 14, Exhibit A, Section 7, Subsection 13*)
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b)*)
7. 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)*)
8. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*)
11. Parking will be permitted on private property only.

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

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

Respectfully,



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

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



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

10.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2000-2300 BLOCKS WEST CENTER STREET

The request of W.W. Collins Holdings, LP (Owner), Frank Su, Meritage Homes of Texas (Prospective Buyer), Johnson Volk Consulting (Engineer/Surveyor) and Kimley-Horn and Associates (Engineer/Surveyor) concerning the property located in the 2000-2300 Blocks West Center Street, being 67.25 acres in the Elizabeth Jones Survey, Abstract 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 2000-2300 Blocks West Center Street between West Center and West Houston Streets and is zoned R-1 (One-Family Residential) District.

The owner would like to plat the property into 233 lots for residential development. They are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

W.W. Collins Holdings, LP (Owner)

Frank Su, Meritage Homes of Texas (Prospective Buyer)

Johnson Volk Consulting (Engineer/Surveyor)

Kimley-Horn and Associates (Engineer/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:

37

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Preliminary Plat

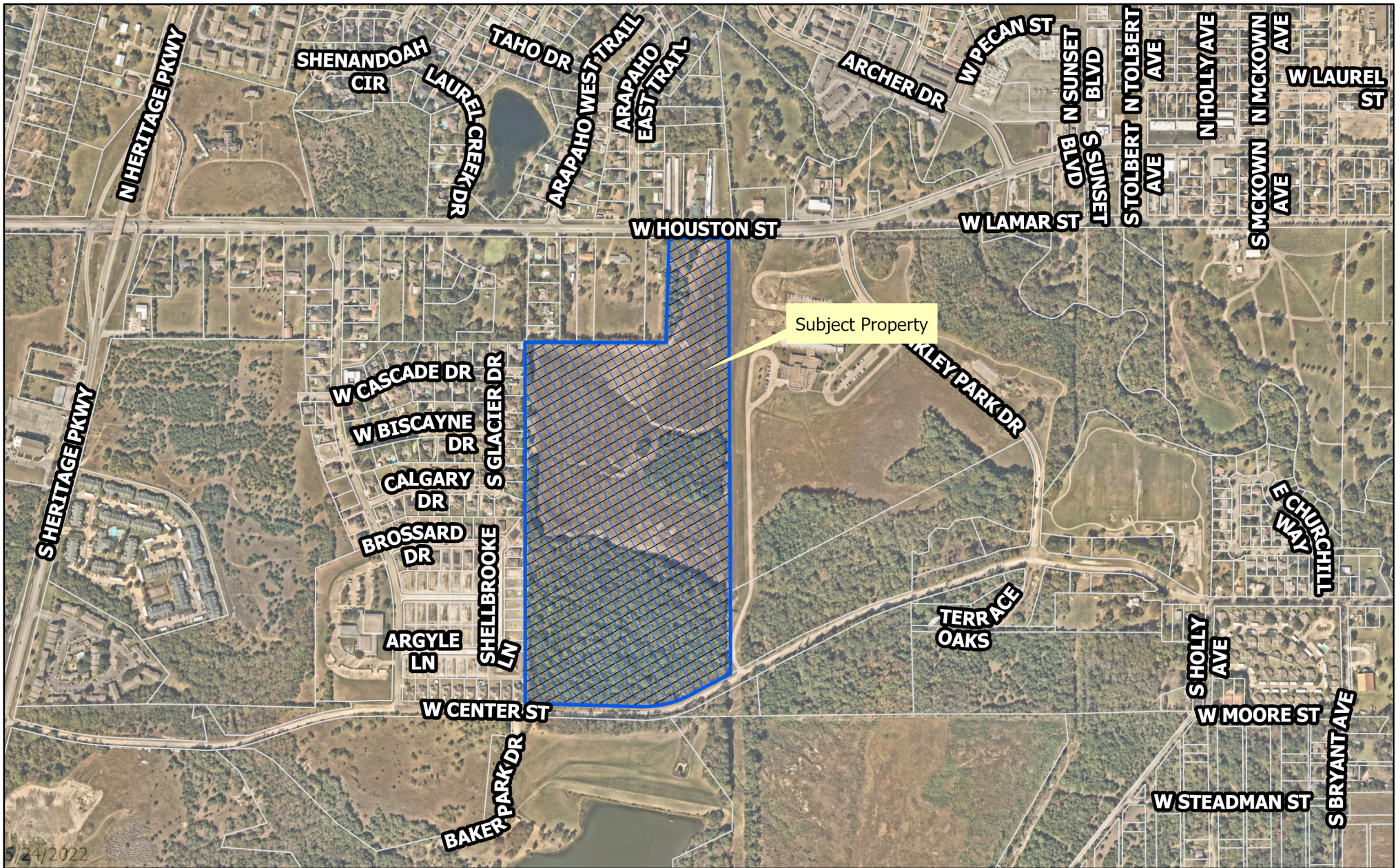
Site Plan/Landscape Plan

Elevations

Narrative

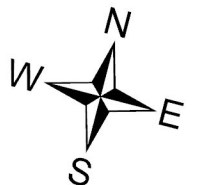
Staff Review Letter - SUP

Staff Review Letter -Prelim. Plat



City of Sherman, Texas
Development Services Department

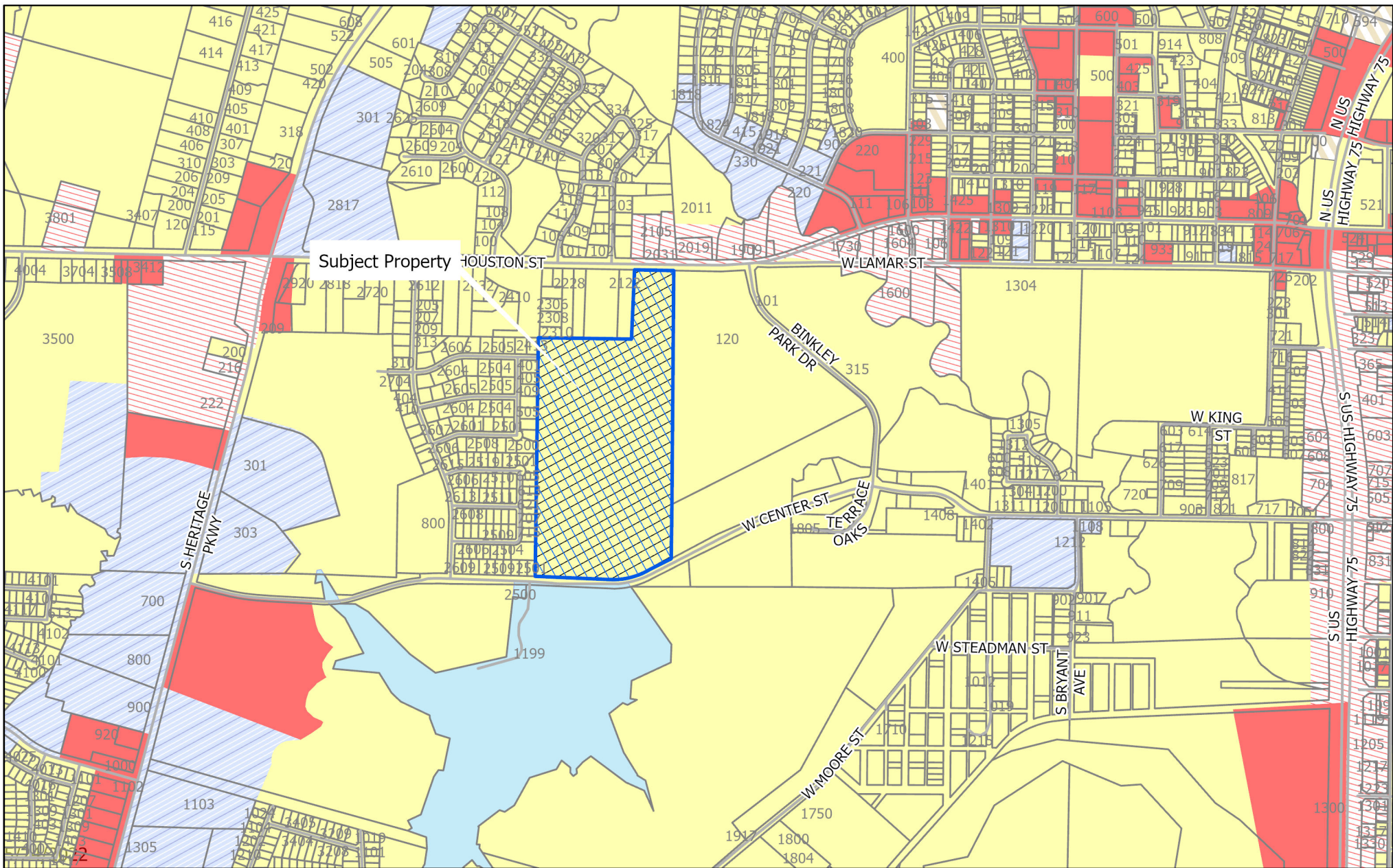
CITY OF SHERMAN Location Map (2000-2300 W Center St)



Date: 5/24/2022 8:53 AM

Scale: 1:9,116

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (2000-2300 W Center St)



Scale: 1:13,744

Date: 5/24/2022 8:53 AM

2000-2300 W CENTER ST.



SURVEY DESCRIPTION:

BEING a 67.25 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, Grayson County, Texas and being a remainder of a called 62.1675 acre tract of land (Tract L, 2) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the Official Records of Grayson County, Texas (O.R.G.C.T.), being a remainder of a called 65.0993 acre tract of land (Tract L, 1) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the O.R.G.C.T., and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south right of way line of West Houston Street (U.S. Highway No. 56), being the northwest corner of a called 1.377 acre tract of land conveyed to Mark Clayton Minor and Pamela Minor by Warranty Deed recorded in Volume 5859, Page 549 of the O.R.G.C.T., and being the northeast corner of a called 4.1322 acre tract of land conveyed to the Burkart Family Trust by Warranty Deed recorded in Document No. 2021-37913 of the O.R.G.C.T., from which a found 1/2-inch iron rod being the northwest corner a called 1.38 acre tract of land conveyed to John Barrett Towles and wife, Lisa Carol Towles by Warranty Deed recorded in Volume 2160, Page 430 of the O.R.G.C.T. bears, South 74°55'15" West, a distance of 500.84 feet;

THENCE North 74°47'24" East, along the north line of said 1.377 acre tract to a set 5/8-inch iron rod (with cap stamped "KHA") being northwest corner of said remainder of 62.1675 acre tract, and being the **POINT OF BEGINNING** of the herein described tract, from which a found 1-inch iron pipe bears, South 19°21'31" West, a distance of 0.34 feet;

THENCE North 74°48'58" East, along the south line of said right of way, and north line of said remainder of 62.1675 acre tract, a distance of 277.61 feet to a found 1/2-inch iron rod, being the northwest corner of a called 47.54 acre tract of land conveyed to Sherman Independent School District by Warranty Deed recorded in Volume 4064, Page 807 of the O.R.G.C.T., from which a found wooden right of way marker bears, North 75°03'16" East, a distance of 463.55 feet;

THENCE South 16°23'37" East, along the west line of said 47.54 acre tract, a distance of 2,052.37 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the northwest corner of a called 17.772 acre tract of land conveyed to the City of Sherman by Deed of Dedication recorded in Volume 3566, Page 616 of the O.R.G.C.T.;

THENCE South 16°29'27" East, along the west line of said 17.772 acre tract, a distance of 450.00 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the southwest corner of said 17.772 acre tract;

THENCE North 46°34'49" East, along the south line of said 17.772 acre tract, a distance of 626.05 feet to a set 5/8-inch iron rod (with cap stamped "KHA") at the beginning of a non-tangent curve to the right with a radius of 2,298.72 feet, a central angle of 10°07'53", and a chord bearing and distance of North 51°38'07" East, 405.94 feet;

THENCE continuing along the south line of said 17.772 acre tract, in an easterly direction, with said non-tangent curve to the right, an arc distance of 406.47 feet to a set 5/8-inch iron rod (with cap stamped "KHA");

THENCE North 56°41'28" East, continuing along the south line of said 17.772 acre tract, a distance of 171.75 feet to a set 5/8-inch iron rod (with cap stamped "KHA") in the west line of Lot 16, Block 1 of the Woodland Addition recorded in Volume 1, Page 48 of the Plat Records of Grayson County, Texas (P.R.G.C.T.), and being in the east line of said remainder of 65.0993 acre tract;

THENCE South 15°01'38" East, along the east line of said remainder of 65.0993 acre tract, west line of said Lot 16, Block 1, over and across Woodland Drive, passing at a distance of 115.12 feet a found 1/2-inch iron rod (with cap stamped "Preston Trail Land Surveying Property Corner RPLS 6585") being the northwest corner of Lot 7, Block 3, of said Woodland Addition, and continuing another 147.77 feet to a found 1/2-inch iron rod (with cap stamped "Preston Trail Land Surveying Property Corner RPLS 6585") being the southwest corner of Lot 7, Block 3, and being the northwest corner of a called 16.690 acre tract conveyed to Salient Group, LLC by Warranty Deed recorded in Document No. 2021-2191 of the O.R.G.C.T., and continuing in all for a total distance of 707.71 feet to a found 3-inch wooden post being the southeast corner of said remainder of 65.0993 acre tract;

THENCE South 74°57'25" West, along the south line of said remainder of 65.0993 acre tract, a distance of 708.86 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the southeast corner of a called 2.042 acre tract of land conveyed to the City of Sherman by Warranty Deed recorded in Volume 3566, Page 616 of the O.R.G.C.T.;

THENCE North 15°41'11" West, along the east line of said 2.042 acre tract, a distance of 307.59 feet to a set PK-nail (with shiner stamped "KHA") being the northeast corner of said 2.042 acre tract;

THENCE South 46°08'55" West, along the north line of said 2.042 acre tract, a distance of 535.74 feet to a set PK-nail (with shiner stamped "KHA") at the beginning of a non-tangent curve to the right with a radius of 811.79 feet, a central angle of 09°52'29", and a chord bearing and distance of South 50°22'00" West, 139.74 feet;

THENCE continuing along the north line of said 2.042 acre tract in a westerly direction, with said non-tangent curve to the right, an arc distance of 139.91 feet to a set PK-nail (with shiner stamped "KHA") being the southwest corner of said 2.042 acre tract, and northwest corner of a called 112.637 acre tract conveyed to Dogwood Creek Land Holdings, LLC by Warranty Deed in Document No. 2017-13280 of the O.R.G.C.T.;

THENCE South 74°00'49" West, along the south line of said remainder of 62.1675 acre tract, a distance of 894.16 feet to a set PK-nail (with shiner stamped "KHA") being in West Center Street, and being the southwest corner of said remainder of 62.1675 acre tract;

THENCE North 15°29'48" West, along the west line of said remainder of 62.1675 acre tract, passing at a distance of 48.00 feet a found 1/2-inch iron rod being the southeast corner of Lot 10, Block 1 of Parkhaven Addition Section Six recorded in Volume 10, Page 56 of the P.R.G.C.T., from which a found 1/2-inch iron rod being the southwest corner of Lot 10, southeast corner of Lot 9 bears, South 75°09'01" West, a distance of 69.74 feet, and continuing along the east line of said Block 1, Parkhaven Addition Section Six, east line of Block 1, Parkhaven Estates Phase II recorded in Document No. 2021-115 of the P.R.G.C.T., east line of Block 1, Parkhaven Estates Phase I, recorded in Volume 24, Park 34 of the P.R.G.C.T., east line of Block 2, Parkhaven Addition, Section Five recorded in Volume 10, Page 55 of the P.R.G.C.T., and east line of Block 5, and Block 2 of Parkhaven Addition Section One recorded in Volume 7, Page 44 of the P.R.G.C.T., continuing in all a total distance of 2,119.44 feet to a set 5/8-inch iron rod (with cap stamped "KHA"), being the southeast corner of a called 3.7138 acre tract of land conveyed to Robert V. Barragan by Warranty Deed recorded in Document No. 2017-17820 of the O.R.G.C.T., and being the southwest corner of Lot 6 of 56 West Addition recorded in Volume 12, Page 9 of the P.R.G.C.T., from which a found 5/8-inch iron rod being the northwest corner of said Lot 6 bears, North 15°00'20" West, 99.46 feet;

THENCE North 74°54'27" East, along the north line of said remainder of 62.1675 acre tract, south line of said Lot 6, of 56 West Addition, south line of said 1.38 acre tract, south line of a called 1.3774 acre tract conveyed to Jack Powell Henderson and wife, Barbara Jean Henderson recorded in Volume 2234, Page 668 of the O.R.G.C.T., south line of said 4.1322 acre tract, and south line of said 1.377 acre tract, passing at a distance of 197.48 feet a found 1/2-inch iron rod being the southeast corner of said Lot 6, and continuing another 499.61 feet passing a found 1-1/4-inch pipe being the southeast corner of said 4.1322 acre tract, southwest corner of said 1.377 acre tract, continuing in all a total distance of 796.80 feet to a found 1/2-inch iron rod being the southeast corner of said 1.377 acre tract;

THENCE North 15°08'22" West, along the east line of said 1.377 acre tract, and west line of said remainder of 62.1675 acre tract a distance of 600.00 feet to the **POINT OF BEGINNING** and containing 67.25 acres of land in Grayson County, Texas.

ALTA/NSPS LAND TITLE SURVEY
67.25 ACRES
ELIZABETH JONES SURVEY
ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

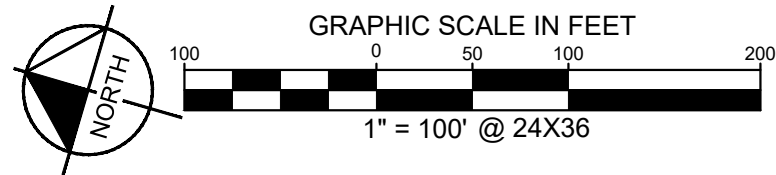
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	MS	KHA	3/28/2022	061179330	2 OF 2

1	4/12/22	Replaced Denton with Grayson label.
No.	DATE	REVISION DESCRIPTION

PREPARED BY: CASILLO, ANANDARAM, & ASSOCIATES, P.C. (A PROFESSIONAL CORPORATION)
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC.
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP

LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	NOT TO SCALE
---	INSTRUMENT NUMBER
---	NOT TO SCALE
---	FOUND
---	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
---	"X" CUT IN CONCRETE SET
---	"X" CUT IN CONCRETE FOUND
---	POINT OF BEGINNING
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	SEE WALK EASEMENT
---	UTILITY EASEMENT
---	FIRE LANE ACCESS, AND UTILITY EASEMENT
---	WATER EASEMENT
---	ACCESS EASEMENT
---	ELECTRIC EASEMENT

- NOTES:
- 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 0.999990651049.
 - There are no buildings observed on the surveyed property.
 - The surveyor did not observe physical evidence of a street address of the surveyed property during the process of completing the field work for this survey.
 - No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
 - No wetland markings were observed at the time of survey.
 - There are no known proposed changes in street right-of-way lines.
 - No parking spaces were observed on the subject tract.

FLOOD STATEMENT:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated 9/29/2010 and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0400F, for Grayson County, Texas and incorporated areas, dated 9/29/2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

AND
Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

The floodplain zone lines shown hereon are approximate and are based on scaling from said FIRM maps.
If this site is not within an identified special flood hazard area, 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.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

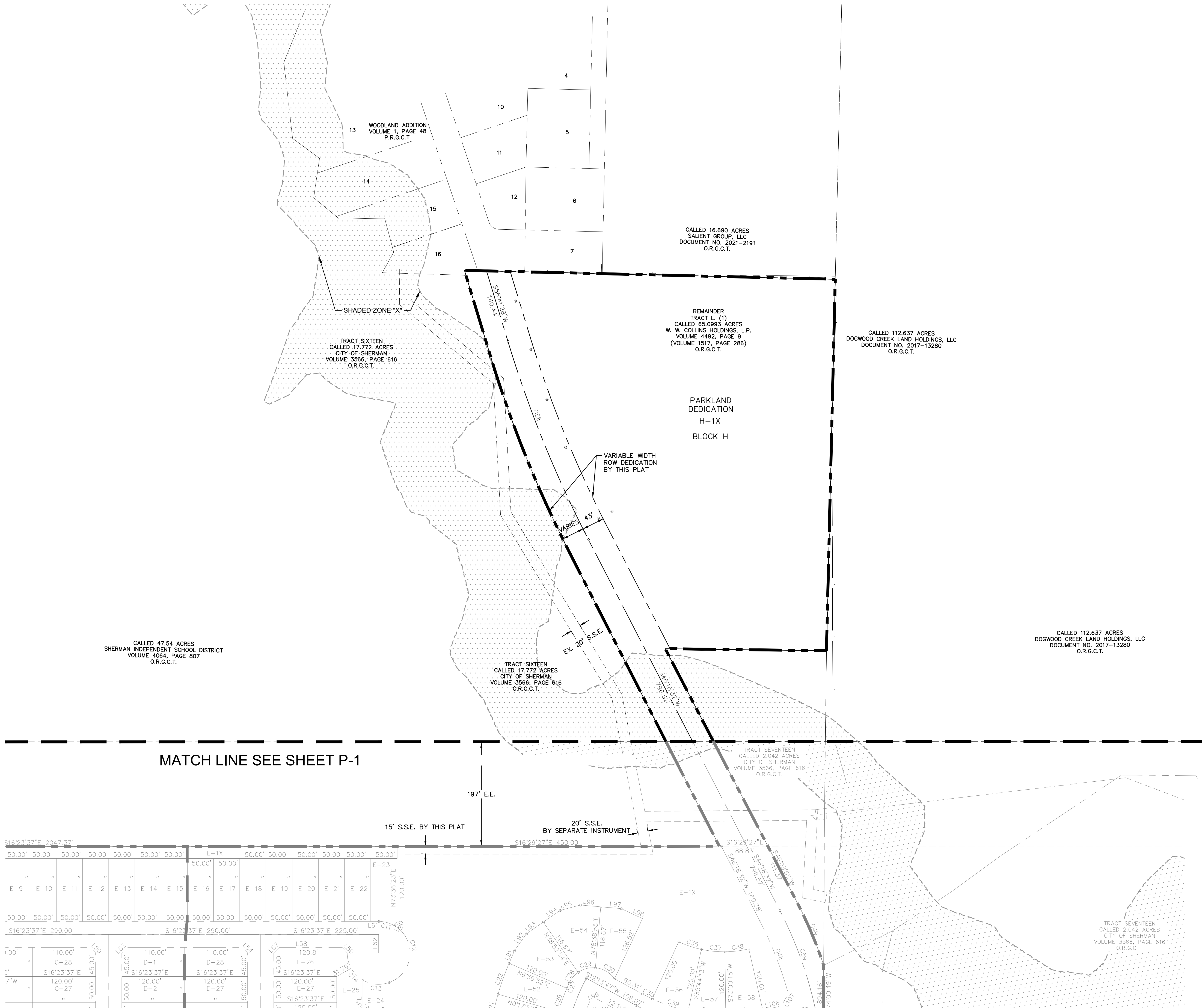
Chairman, City of Sherman
Planning and Zoning Commission
Date

PRELIMINARY PLAT
FOR
WEST CENTER TRACT

233 RESIDENTIAL LOTS / 4 OPEN SPACE LOTS / 1 PARK LAND DEDICATION LOT
BEING 67.25 ACRES
OUT OF THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER: MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BLVD. DALLAS, TX 76092 TEL: (972) 580-6302 CONTACT: STEVEN COOK	DEVELOPER: VW COLLINS HOLDINGS LP 3719 ENCHANTO DR FT WORTH, TX 76109-3547	ENGINEER/SURVEYOR: Kimley-Horn 13455 Noel Road Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: BRYAN R. MOODY, P.E.
---	--	--

DESIGNED BRM	DRAWN AC	CHECKED BRM	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 061179330	P-1
-----------------	-------------	----------------	-------------------	------------------	-----------------------------	-----



	BOUNDARY LINE EASEMENT LINE
IPC	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD, NOT WITH CAP
INTS	INSTRUMENT NUMBER
NTS	NOT TO SCALE
NO	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
P.O.P.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
P.O.B	"X" CUT IN CONCRETE FOUND
D.E	POINT OF BEGINNING
D.E	DRAINAGE EASEMENT
S.S.E	SANITARY SEWER EASEMENT
S.W.E	SEWER WALK EASEMENT
U.E	UTILITY EASEMENT
F.A.U.E	FIRE LINE, ACCESS, AND UTILITY EASEMENT
W.E	WATER EASEMENT
A.E	ACCESS EASEMENT
E.E	ELECTRIC EASEMENT

1. All bearings (azimuths) shown are based on grid north of the Texas Coordinate System of 1983. North central Zone 42(22), 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 0.998906061049.
2. There are no buildings observed on the surveyed property.
3. The surveyor did not observe physical evidence of a street address of the surveyed property during the process of completing the field work for this survey.
4. No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
5. No wetland markings were observed at the time of survey.
6. There are no known proposed changes in street right-of-way lines.
7. No parking spaces were observed on the subject tract.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated 9/29/2010 and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0400F, for Grayson County, Texas and incorporated areas, dated 9/29/2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

The floodplain zone lines shown hereon are approximate and are based on scaling from said FIRM maps.

If this site is not within an identified special flood hazard area, 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.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Recording Purposes.

Chairman, City of Sherman
Planning and Zoning Commission

Date _____

233 RESIDENTIAL LOTS / 4 OPEN SPACE LOTS / 1 PARK LAND DEDICATION LOT
BEING 67.25 ACRES
OUT OF THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER: MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BLVD. DALLAS, TX 76062 TEL: (972) 580-6302 CONTACT: STEVEN COOK		DEVELOPER: WY COLLINS HOLDINGS LP 3719 ENCANTO DR FT WORTH, TX 76109-3547		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700, Dallas, TX 75246 Tel: (972) 770-1300 Contact: BRYAN R. MOODY, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BRM	AC	BRM	AS SHOWN	MAY 2022	061179330

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)
A-1X	22083.71	0.51	A-21	7171.47	0.16	B-9	6000.00	0.14	C-1	6550.00	0.15	C-21	6000.00	0.14	D-13	6000.00	0.14
A-2	7405.55	0.17	A-22	7228.24	0.17	B-10	6000.00	0.14	C-2	6000.00	0.14	C-22	6000.00	0.14	D-14	6550.00	0.15
A-3	7649.61	0.18	A-23	7285.02	0.17	B-11	6000.00	0.14	C-3	6000.00	0.14	C-23	6000.00	0.14	D-15	6550.00	0.15
A-4	8243.32	0.19	A-24	7341.79	0.17	B-12	6000.00	0.14	C-4	6000.00	0.14	C-24	6000.00	0.14	D-16	6000.00	0.14
A-5	8849.15	0.20	A-25	7398.57	0.17	B-13	6000.00	0.14	C-5	6000.00	0.14	C-25	6000.00	0.14	D-17	6000.00	0.14
A-6	9106.92	0.21	A-26	7455.34	0.17	B-14	6552.04	0.15	C-6	6000.00	0.14	C-26	6000.00	0.14	D-18	6000.00	0.14
A-7	9171.49	0.21	A-27	7512.12	0.17	B-15	6550.00	0.15	C-7	6000.00	0.14	C-27	6000.00	0.14	D-19	6000.00	0.14
A-8	9226.22	0.21	A-28	7835.22	0.18	B-16	6000.00	0.14	C-8	6000.00	0.14	C-28	6550.00	0.15	D-20	6000.00	0.14
A-9	9280.95	0.21	A-29	7597.81	0.17	B-17	6000.00	0.14	C-9	6000.00	0.14	D-1	6550.00	0.15	D-21	6000.00	0.14
A-10	9335.69	0.21	A-30	7596.48	0.17	B-18	6000.00	0.14	C-10	6000.00	0.14	D-2	6000.00	0.14	D-22	6000.00	0.14
A-11	9390.42	0.22	A-31	7595.15	0.17	B-19	6000.00	0.14	C-11	6000.00	0.14	D-3	6000.00	0.14	D-23	6000.00	0.14
A-12	9332.68	0.21	A-32	7681.30	0.18	B-20	6000.00	0.14	C-12	6000.00	0.14	D-4	6000.00	0.14	D-24	6000.00	0.14
A-13	6550.00	0.15	B-1	6550.00	0.15	B-21	6000.00	0.14	C-13	6000.00	0.14	D-5	6000.00	0.14	D-25	6000.00	0.14
A-14	6000.00	0.14	B-2	6000.00	0.14	B-22	6000.00	0.14	C-14	6550.00	0.15	D-6	6000.00	0.14	D-26	6000.00	0.14
A-15	6000.00	0.14	B-3	6000.00	0.14	B-23	6000.00	0.14	C-15	6550.00	0.15	D-7	6000.00	0.14	D-27	6000.00	0.14
A-16	6000.00	0.14	B-4	6000.00	0.14	B-24	6000.00	0.14	C-16	6000.00	0.14	D-8	6000.00	0.14	D-28	6550.00	0.15
A-17	6903.24	0.16	B-5	6000.00	0.14	B-25	6000.00	0.14	C-17	6000.00	0.14	D-9	6000.00	0.14	E-1X	341690.53	7.84
A-18	7001.14	0.16	B-6	6000.00	0.14	B-26	6000.00	0.14	C-18	6000.00	0.14	D-10	6000.00	0.14	E-2	6932.05	0.16
A-19	7057.92	0.16	B-7	6000.00	0.14	B-27	6000.00	0.14	C-19	6000.00	0.14	D-11	6000.00	0.14	E-3	6000.00	0.14
A-20	7114.69	0.16	B-8	6000.00	0.14	B-28	6550.00	0.15	C-20	6000.00	0.14	D-12	6000.00	0.14	E-4	6000.00	0.14

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)	BLOCK - LOT	AREA (SF)	AREA (ac)
E-5	6000.00	0.14	E-25	7016.77	0.16	E-46	7582.06	0.17	F-8	7183.89	0.16	F-28	8154.26	0.19	G-6	6000.00	0.14
E-6	6000.00	0.14	E-26	7582.06	0.17	E-47	6000.00	0.14	F-9	7223.02	0.17	F-29	8119.99	0.19	G-7	6000.00	0.14
E-7	6000.00	0.14	E-27	6000.00	0.14	E-48	6000.00	0.14	F-10	7262.15	0.17	F-30X	26956.45	0.62	G-8	6000.00	0.14
E-8	6000.00	0.14	E-28	6000.00	0.14	E-49	6134.25	0.14	F-11	7301.29	0.17	F-31	13893.35	0.32	G-9	6000.00	0.14
E-9	6000.00	0.14	E-29	6000.00	0.14	E-50	6601.43	0.15	F-12	7340.42	0.17	F-32	6994.16	0.16	G-10	6000.00	0.14
E-10	6000.00	0.14	E-30	6000.00	0.14	E-51	6601.43	0.15	F-13	7379.55	0.17	F-33	6045.63	0.14	G-11	6000.00	0.14
E-11	6000.00	0.14	E-31	6000.00	0.14	E-52	6601.43	0.15	F-14	7418.68	0.17	F-34	6067.86	0.14	G-12	6550.00	0.15
E-12	6000.00	0.14	E-32	6000.00	0.14	E-53	8504.89	0.20	F-15X	43780.01	1.01	F-35	6090.09	0.14	G-13	6550.00	0.15
E-13	6000.00	0.14	E-33	6000.00	0.14	E-54	9034.29	0.21	F-16	7684.68	0.18	F-36	6112.32	0.14	G-14	6000.00	0.14
E-14	6000.00	0.14	E-34	6000.00	0.14	E-55	7571.35	0.17	F-17	7723.81	0.18	F-37	6134.56	0.14	G-15	6000.00	0.14
E-15	6000.00	0.14	E-35	6000.00	0.14	E-56	7066.91	0.16	F-18	7762.94	0.18	F-38	6156.79	0.14	G-16	6000.00	0.14
E-16	6000.00	0.14	E-36	6000.00	0.14	E-57	7066.91	0.16	F-19	7802.08	0.18	F-39	6179.02	0.14	G-17	6000.00	0.14
E-17	6000.00	0.14	E-37	6000.00	0.14	E-58	7027.94	0.16	F-20	7841.21	0.18	F-40	6201.24	0.14	G-18	6000.00	0.14
E-18	6000.00	0.14	E-38	6000.00	0.14	F-1	7771.23	0.18	F-21	7880.34	0.18	F-41	6187.10	0.14	G-19	6000.00	0.14
E-19	6000.00	0.14	E-39	6550.00	0.15	F-2	6949.10	0.16	F-22	7919.47	0.18	F-42	7341.43	0.17	G-20	6000.00	0.14
E-20	6000.00	0.14	E-40	6550.00	0.15	F-3	6988.23	0.16	F-23	7958.60	0.18	G-1X	4074.87	0.09	G-21	6000.00	0.14
E-21	6000.00	0.14	E-41	6000.00	0.14	F-4	7027.36	0.16	F-24	7987.74	0.18	G-2	7066.91	0.16	G-22	9096.20	0.21
E-22	6000.00	0.14	E-42	6000.00	0.14	F-5	7066.49	0.16	F-25	8036.87	0.18	G-3	6745.35	0.15	H-1X	338922.25	7.78
E-23	6099.47	0.14	E-43	6000.35	0.14	F-6	7105.63	0.16	F-26	8076.00	0.19	G-4	6000.00	0.14			
E-24	6100.71	0.14	E-44	6314.15	0.14	F-7	7144.76	0.16	F-27	8115.13	0.19	G-5	6000.00	0.14			

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	350.00'	30.39'	S18°52'51"E	30.38'	4°58'29"
C2	350.00'	25.32'	S18°27'59"E	25.32'	4°08'44"
C3	350.00'	50.57'	S24°40'42"E	50.53'	8°16'43"
C4	350.00'	26.94'	S31°01'23"E	26.94'	4°24'39"
C5	350.00'	24.76'	N31°12'06"W	24.76'	4°03'14"
C6	350.00'	50.62'	N25°01'54"W	50.57'	8°17'10"
C7	350.00'	27.46'	N18°38'28"W	27.45'	4°29'42"
C8	350.00'	30.39'	S18°52'51"E	30.38'	4°58'29"
C9	50.00'	35.39'	S3°52'59"W	34.66'	40°33'11"
C10	50.00'	43.15'	S48°52'59"W	41.82'	49°26'49"
C11	60.00'	31.68'	S1°15'55"E	31.32'	30°15'23"
C12	60.00'	136.42'	S78°59'57"W	108.88'	130°16'20"
C13	60.00'	51.81'	N11°07'45"W	50.21'	49°28'16"
C14	60.00'	32.09'	N28°55'39"E	31.71'	30°38'32"
C15	60.00'	5.01'	S14°00'12"E	5.00'	4°46'49"
C16	60.00'	39.51'	S7°15'07"W	38.80'	37°43'49"
C17	60.00'	175.39'	N70°08'18"W	119.29'	167°29'22"
C18	60.00'	32.09'	N28°55'39"E	31.71'	30°38'32"
C19	495.00'	13.86'	N74°24'30"E	13.86'	1°36'14"
C20	495.00'	62.60'	N78°49'59"E	62.56'	7°14'45"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C21	495.00'	62.60'	N86°04'45"E	62.56'	7°14'45"
C22	495.00'	62.60'	S86°40'30"E	62.56'	7°14'45"
C23	375.00'	10.50'	S74°24'30"W	10.50'	1°36'14"
C24	375.00'	47.42'	S78°49'59"W	47.39'	7°14'45"
C25	375.00'	47.42'	S86°04'45"W	47.39'	7°14'45"
C26	375.00'	47.42'	N86°40'30"W	47.39'	7°14'45"
C27	375.00'	11.48'	N82°10'31"W	11.48'	1°45'13"
C28	50.00'	26.34'	N66°12'31"W	26.03'	30°10'48"
C29	50.00'	34.70'	N31°14'06"W	34.01'	39°46'02"
C30	50.00'	43.13'	N13°21'36"E	41.80'	49°25'22"
C31	325.00'	33.44'	S76°33'16"W	33.43'	5°53'45"
C32	325.00'	72.22'	S85°52'07"W	72.08'	12°43'58"
C33	205.00'	21.09'	N76°33'16"E	21.09'	5°53'45"
C34	205.00'	45.56'	N85°52'07"E	45.46'	12°43'58"
C35	325.00'	21.33'	N10°20'59"E	21.32'	3°45'35"
C36	205.00'	45.56'	S2°06'12"W	45.46'	12°43'58"
C37	205.00'	45.56'	S10°37'46"E	45.46'	12°43'58"
C38	205.00'	45.72'	S23°23'07"E	45.63'	12°46'44"
C39	325.00'	72.22'	N2°06'12"E	72.08'	12°43'58"
C40	325.00'	72.22'	N10°37'46"W	72.08'	12°43'58"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C41	325.00'	69.57'	N23°07'43"W	69.44'	12°15'55"
C42	350.00'	253.45'	S8°30'57"E	247.95'	41°29'27"
C43	350.00'	253.45'	S8°30'57"E	247.95'	41°29'27"
C44	375.00'	138.56'	S1°38'40"W	137.77'	21°10'12"
C45	574.02'	21.06'	S75°01'20"W	21.06'	2°06'09"
C46	507.76'	18.63'	S74°16'46"W	18.63'	2°06'09"
C47	375.00'	62.96'	N24°27'05"W	62.89'	9°37'11"
C48	722.00'	149.95'	S52°15'31"W	149.68'	11°53'58"
C49	811.79'	139.91'	S50°22'00"W	139.74'	9°52'29"
C50	707.00'	69.49'	S66°57'02"W	69.46'	5°37'53"
C51	722.00'	111.65'	N69°41'09"E	111.54'	8°51'36"
C52	707.00'	50.04'	S71°47'37"W	50.03'	4°03'18"
C53	707.00'	3.64'	S73°58'07"W	3.64'	0°17'42"
C54	50.00'	35.09'	N67°52'03"E	34.37'	40°12'20"
C55	50.00'	34.70'	S72°08'46"E	34.01'	39°46'02"
C56	50.00'	31.30'	S34°19'41"E	30.79'	35°52'09"
C57	50.00'	22.55'	S3°28'21"E	22.36'	25°50'31"
C58	2255.00'	408.62'	S51°30'00"W	408.06'	10°22'57"
C59	765.00'	371.28'	S60°12'45"W	367.64'	27°48'26"
C60	60.00'	30.78'	N58°56'40"E	30.44'	29°23'29"

BEING a 67.25 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, Grayson County, Texas and being a remainder of a called 62.1675 acre tract of land (Tract L, 2) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the Official Records of Grayson County, Texas (O.R.G.C.T.), being a remainder of a called 65.0993 acre tract of land (Tract L, 1) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the O.R.G.C.T., and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south right of way line of West Houston Street (U.S. Highway No. 56), being the northwest corner of a called 1.377 acre tract of land conveyed to Mark Clayton Minor and Pamela Minor by Warranty Deed recorded in Volume 5859, Page 549 of the O.R.G.C.T., and being the northeast corner of a called 4.1322 acre tract of land conveyed to the Burkart Family Trust by Warranty Deed recorded in Document No. 2021-37913 of the O.R.G.C.T., from which a found 1/2-inch iron rod being the northwest corner a called 1.38 acre tract of land conveyed to John Barrett Towles and wife, Lisa Carol Towles by Warranty Deed recorded in Volume 2160, Page 430 of the O.R.G.C.T. bears, South 74°55'15" West, a distance of 500.84 feet;

THENCE North 74°47'24" East, along the north line of said 1.377 acre tract to a set 5/8-inch iron rod (with cap stamped "KHA") being northwest corner of said remainder of 62.1675 acre tract, and being the POINT OF BEGINNING of the herein described tract, from which a found 1-inch iron pipe bears, South 19°21'31" West, a distance of 0.34 feet;

THENCE North 74°48'58" East, along the south line of said right of way, and north line of said remainder of 62.1675 acre tract, a distance of 277.61 feet to a found 1/2-inch iron rod, being the northwest corner of a called 47.54 acre tract of land conveyed to Sherman Independent School District by Warranty Deed recorded in Volume 4064, Page 807 of the O.R.G.C.T., from which a found wooden right of way marker bears, North 75°03'16" East, a distance of 463.55 feet;

THENCE South 16°23'37" East, along the west line of said 47.54 acre tract, a distance of 2,052.37 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the northwest corner of a called 17.772 acre tract of land conveyed to the City of Sherman by Deed of Dedication recorded in Volume 3566, Page 616 of the O.R.G.C.T.;

THENCE South 16°29'27" East, along the west line of said 17.772 acre tract, a distance of 450.00 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the southwest corner of said 17.772 acre tract;

THENCE North 46°34'49" East, along the south line of said 17.772 acre tract, a distance of 626.05 feet to a set 5/8-inch iron rod (with cap stamped "KHA") at the beginning of a non-tangent curve to the right with a radius of 2,298.72 feet, a central angle of 10°07'53", and a chord bearing and distance of North 51°38'07" East, 405.94 feet;

THENCE continuing along the south line of said 17.772 acre tract, in an easterly direction, with said non-tangent curve to the right, an arc distance of 406.47 feet to a set 5/8-inch iron rod (with cap stamped "KHA");

THENCE North 56°41'28" East, continuing along the south line of said 17.772 acre tract, a distance of 171.75 feet to a set 5/8-inch iron rod (with cap stamped "KHA") in the west line of Lot 16, Block 1 of the Woodland Addition recorded in Volume 1, Page 48 of the Plat Records of Grayson County, Texas (P.R.G.C.T.), and being in the east line of said remainder of 65.0993 acre tract;

THENCE South 15°01'38" East, along the east line of said remainder of 65.0993 acre tract, west line of said Lot 16, Block 1, over and across Woodland Drive, passing at a distance of 115.12 feet a found 1/2-inch iron rod (with cap stamped "Preston Trail Land Surveying Property Corner RPLS 6585") being the northwest corner of Lot 7, Block 3, of said Woodland Addition, and continuing another 147.77 feet to a found 1/2-inch iron rod (with cap stamped "Preston Trail Land Surveying Property Corner RPLS 6585") being the southwest corner of Lot 7, Block 3, and being the northwest corner of a called 16.690 acre tract conveyed to Salient Group, LLC by Warranty Deed recorded in Document No. 2021-2191 of the O.R.G.C.T., and continuing in all for a total distance of 707.71 feet to a found 3-inch wooden post being the southeast corner of said remainder of 65.0993 acre tract;

THENCE South 74°57'25" West, along the south line of said remainder of 65.0993 acre tract, a distance of 708.86 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being the southeast corner of a called 2,042 acre tract of land conveyed to the City of Sherman by Warranty Deed recorded in Volume 3566, Page 616 of the O.R.G.C.T.;

THENCE North 15°41'11" West, along the east line of said 2,042 acre tract, a distance of 307.59 feet to a set PK-nail (with shiner stamped "KHA") being the northeast corner of said 2,042 acre tract;

THENCE South 46°08'55" West, along the north line of said 2,042 acre tract, a distance of 535.74 feet to a set PK-nail (with shiner stamped "KHA") at the beginning of a non-tangent curve to the right with a radius of 811.79 feet, a central angle of 09°52'29", and a chord bearing and distance of South 50°22'00" West, 139.74 feet;

THENCE continuing along the north line of said 2,042 acre tract in a westerly direction, with said non-tangent curve to the right, an arc distance of 139.91 feet to a set PK-nail (with shiner stamped "KHA") being the southwest corner of said 2,042 acre tract, and northwest corner of a called 112.637 acre tract conveyed to Dogwood Creek Land Holdings, LLC by Warranty Deed in Document No. 2017-13280 of the O.R.G.C.T.;

THENCE South 74°00'49" West, along the south line of said remainder of 62.1675 acre tract, a distance of 894.16 feet to a set PK-nail (with shiner stamped "KHA") being in West Center Street, and being the southwest corner of said remainder of 62.1675 acre tract;

THENCE North 15°29'48" West, along the west line of said remainder of 62.1675 acre tract, passing at a distance of 48.00 feet a found 1/2-inch iron rod being the southeast corner of Lot 10, Block 1 of Parkhaven Addition Section Six recorded in Volume 10, Page 56 of the P.R.G.C.T., from which a found 1/2-inch iron rod being the southwest corner of Lot 10, southeast corner of Lot 9 bears, South 75°09'01" West, a distance of 69.74 feet, and continuing along the east line of said Block 1, Parkhaven Addition Section Six, east line of Block 1, Parkhaven Estates Phase II recorded in Document No. 2021-115 of the P.R.G.C.T., east line of Block 1, Parkhaven Estates Phase I, recorded in Volume 24, Park 34 of the P.R.G.C.T., east line of Block 2, Parkhaven Addition, Section Five recorded in Volume 10, Page 55 of the P.R.G.C.T., and east line of Block 5, and Block 2 of Parkhaven Addition Section One recorded in Volume 7, Page 44 of the P.R.G.C.T., continuing in all a total distance of 2,119.44 feet to a set 5/8-inch iron rod (with cap stamped "KHA"), being the southeast corner of a called 3.7138 acre tract of land conveyed to Robert V. Barragan by Warranty Deed recorded in Document No. 2017-17820 of the O.R.G.C.T., and being the southwest corner of Lot 6 of 56 West Addition recorded in Volume 12, Page 9 of the P.R.G.C.T., from which a found 5/8-inch iron rod being the northwest corner of said Lot 6 bears, North 15°00'20" West, 99.46 feet;

THENCE North 74°54'27" East, along the north line of said remainder of 62.1675 acre tract, south line of said Lot 6, of 56 West Addition, south line of said 1.38 acre tract, south line of a called 1.3774 acre tract conveyed to Jack Powell Henderson and wife, Barbara Jean Henderson recorded in Volume 2234, Page 668 of the O.R.G.C.T., south line of said 4.1322 acre tract, and south line of said 1.377 acre tract, passing at a distance of 197.48 feet a found 1/2-inch iron rod being the southeast corner of said Lot 6, and continuing another 499.61 feet passing a found 1-1/4-inch pipe being the southeast corner of said 4.1322 acre tract, southwest corner of said 1.377 acre tract, continuing in all a total distance of 796.80 feet to a found 1/2-inch iron rod being the southeast corner of said 1.377 acre tract;

THENCE North 15°08'22" West, along the east line of said 1.377 acre tract, and west line of said remainder of 62.1675 acre tract a distance of 600.00 feet to the POINT OF BEGINNING and containing 67.25 acres of land in Grayson County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WW COLLINS HOLDINGS LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WEST CENTER TRACT, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WW COLLINS HOLDINGS LP, does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: WW COLLINS HOLDINGS LP, a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, _____.

Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, WW COLLINS HOLDINGS LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as WEST CENTER TRACT, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, AD, 2022.

BY: WW COLLINS HOLDINGS LP, a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, _____.

Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City of Sherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

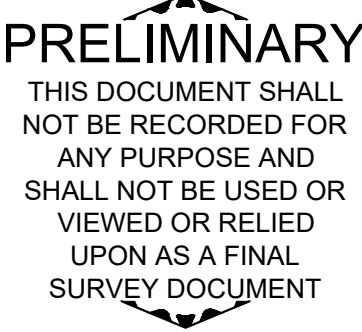
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas



PRELIMINARY PLAT FOR WEST CENTER TRACT					
233 RESIDENTIAL LOTS / 4 OPEN SPACE LOTS / 1 PARK LAND DEDICATION LOT BEING 67.25 ACRES OUT OF THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS					
OWNER: MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BLVD. DALLAS, TX 76092 TEL: (972) 580-6302 CONTACT: STEVEN COOK		DEVELOPER: WW COLLINS HOLDINGS LP 3719 ENCHANTO DR FT WORTH, TX 76109-3547		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: BRYAN R. MOODY, P.E.	
DESIGNED BRM	DRAWN AC	CHECKED BRM	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 061179330
					P-4



CALLOUTS LEGEND:

- ENTRY SIGN
- PLAYGROUND
- CONCRETE TRAIL
- LANDSCAPE AREA TO BE INCLUDE IN OPEN SPACE CALCULATIONS
- POTENTIAL CONNECTION TO SCHOOL SITE (SUBJECT TO APPROVAL FROM THE SCHOOL DISTRICT)

AREA SUMMARY TABLE	
Gross Acreage	67.25 acres
Perimeter ROW Dedications	3.71 acres
Parkland Dedication	7.78 acres
Net Developable Acreage	55.76 acres
Useable Open Space	7.71 acres
% Open Space	13.80%





WEST CENTER TRACT

CITY OF SHERMAN

SAMPLE BUILDING ELEVATIONS

LIFE. BUILT. BETTER.®



Setting the standard
for energy-efficient homes®



SINGLE STORY

LIFE. BUILT. BETTER.®



Setting the standard
for energy-efficient homes®



SINGLE STORY

LIFE. BUILT. BETTER.®



Setting the standard
for energy-efficient homes®



TWO STORY

LIFE. BUILT. BETTER.®



Setting the standard
for energy-efficient homes®



TWO STORY

LIFE. BUILT. BETTER.®



May 12, 2022

Mr. Rob Rae
Director of Development Services
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

RE: *Project Narrative – West Center Tract – Patio Home Specific Use Permit*

Dear Mr. Rae,

The West Center Tract is approximately 67.25 acres located on the northside of West Center Street approximately 6,500 LF west of US 75, currently zoned R-1. The purpose of this Specific Use Permit (SUP) request is to allow for the site to be developed as a Patio Home community in conformance with the criteria in the City's Code Ordinances, Chapter 14 Zoning Ordinance, Exhibit A, Section 8(9).

The development is anticipated to include 233 patio home lots with a typical lot dimension of 50'x120'. In addition to the patio home lots, the development will provide open space in excess of 10% of the net developable acreage and a separate park land dedication of approximately 7.7 acres.

Thank you for your help with this project. Please contact me at (469) 914-8720 or bryan.moody@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bryan Moody'.

Bryan Moody, P.E.

STAFF REVIEW LETTER

June 14, 2022

W.W. Collin Holdings, L.P.
3719 Encanto Dri
Fort Worth, TX 76109

Kimley-Horn
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, TX 75240

Meritage Homes of Texas
Frank Su
8840 Cypress Waters Blvd # 100
Coppell, TX 76092

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District located in the 2000-2300 Blocks West Center Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Sec. 9; Sec. 7(13) & (14) and Sec. 17)*
2. Patio home lots must have a minimum lot area of 4,000 square feet, and a minimum lot width of 40 feet on regular lots and 45 feet on corner lots. A maximum lot width is 50 feet or 55 feet for corner lots. *(Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7 (13) & (14), Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
7. Side yard setbacks must be uniform for all homes within a given block. *(Chapter 14, Exhibit A, Section 8, Subsection 9(b))*
8. Concrete trail identified on the site plan must be minimum 8 feet wide.
9. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or

exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9(e)*)

10. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

Engineering:

12. Phase 1 and Phase 2 shall be submitted as individual final plats. "Parkland Dedication" may be conveyed by metes and bounds without plat.
13. Off-site privately owned and maintained detention in Phase 2 shall be constructed with Phase 1.
14. No monument signs will be permitted within easements.
15. Trails and park features to be included in Engineering plans for review.
16. Water main must be extended in accordance with City criteria to serve proposed development. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*)
17. 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)*)
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*)
19. Three Party Agreement required for Public Infrastructure.
20. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



STAFF REVIEW LETTER

June 10, 2022

Meritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Dallas, TX 76092

WW Collins Holdings, LP
3719 Encanto Dr.
Ft. Worth, TX 76109-3547

Kimley Horn
Attn: Bryan R. Moody, P.E.
13455 Noel Road Two Galleria Office
Tower, Suite 700
Dallas, TX 75240

Dear Applicants,

The request for approval of the Preliminary Plat of West Center Tract has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
3. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Final plat layout shall meet City standard. Coordinate with Engineering Department for explanation of required layout. *Code of Ordinances Chapter 10.05, Section 6*
6. Dedicate of additional Right of Way Dedication along Center Street may be required. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
7. The plat must depict and dedicate to the City in fee simple right-of-way (ROW) along Houston Street (U.S. Hwy. 56) to be a total of 120' ROW per the City's thoroughfare plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
8. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
9. Remove direction (West) from Houston Street on drawing and in metes and bounds description.
10. Existing public right of way shall not be a part of the plat. Remove all existing Center Street right of way from plat boundary.
11. Phase 1 and Phase 2 shall be submitted as individual final plats. "Parkland Dedication" may be conveyed by metes and bounds without platting.
12. Off-site privately owned and maintained detention in Phase 2 shall be constructed with Phase 1.

13. Off-site easements by separate instrument to have instrument information shown on drawing.
14. "X" Lots to be owned and maintained by HOA with ownership/maintenance information shown on plat.
15. Lots E-1X and F-15X to be private drainage easements.
16. Dedicate a 15'x15' Right of Way corner clips on all lots intersecting streets. *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)*
17. Dedicate a 15' Utility Easement along Houston Street (U.S. Highway 56). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
18. Dedicate a 15' Utility Easement along Center Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
19. Dedicate a 10' Utility Easement along all internal street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
20. Modify 10' Utility Easements at intersections to parallel right of way created by corner clip.
21. Trails and park features to be included in Engineering plans for review.
22. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
23. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
24. 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.*
25. Three Party Agreement required for Public Infrastructure.
26. Lots shall conform to Patio Home Ordinance.
27. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

11.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

715 NORTH PORTER STREET

The request of Austin College (Owner) and David Turk (Representative), concerning the property located at 715 North Porter, being 29.79 acres in the JB Mcanair Survey, Abstract 763, as follows:

Planning and Zoning Commission

Variance under Ordinance No. 2280, Section 6.3, Subsection (5) to allow two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District.

Background:

The property is located at 715 North Porter, the northeast corner of North Porter and East Brockett Streets. The owner is requesting two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District at the football field at Jerry Apple Stadium.

The following has been approved for this location:

November 9, 1999 - Variance to allow a zero front setback in lieu of the required 25' and to allow a height of 55' in lieu of the permitted 35'.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owner)

David Turk (Representative)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

Number of notices mailed:

1

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

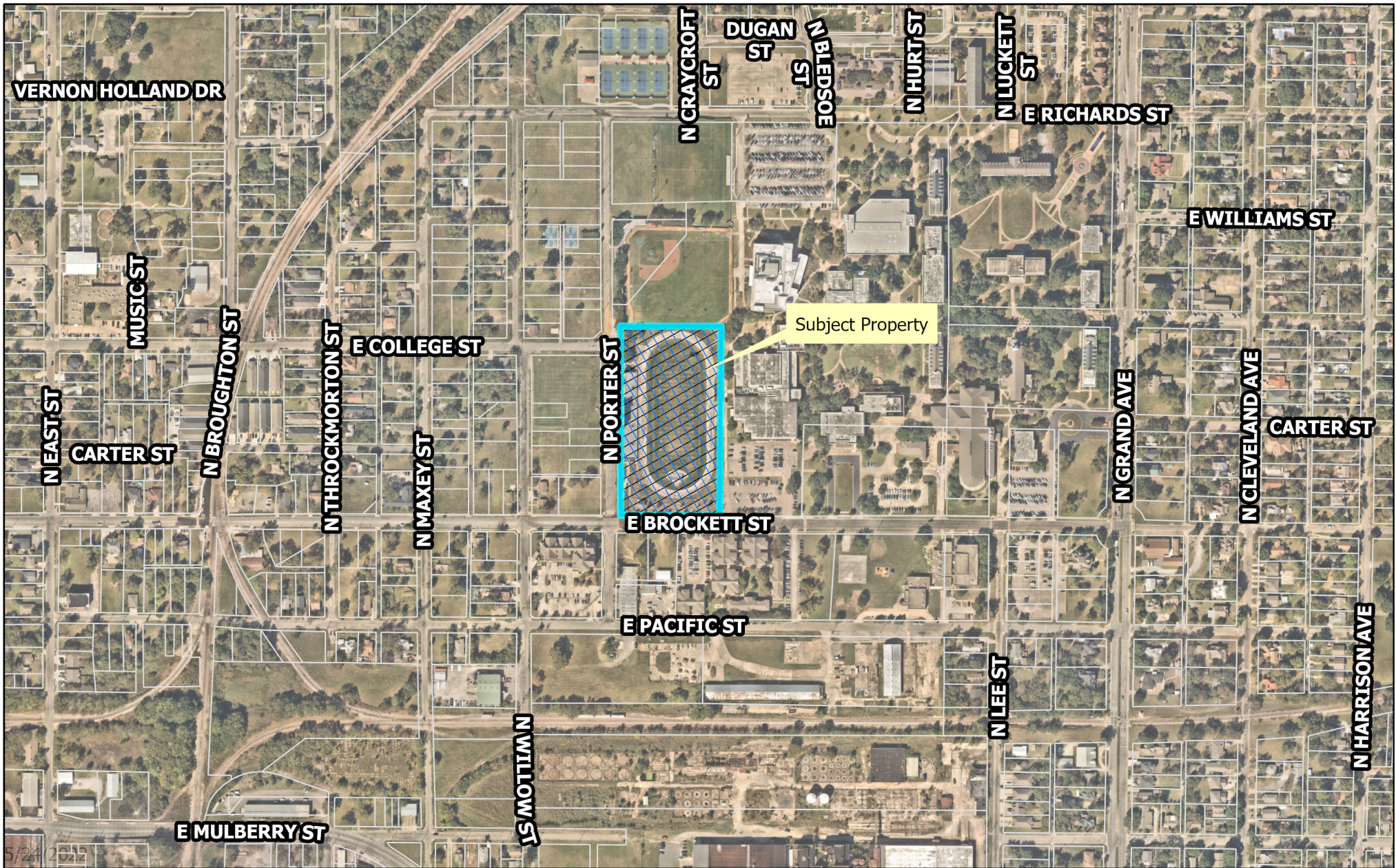
Site Plan Photo

Equipment Layout

Grid Summary/Pole Location

Lighting System

Staff Review Letter



City of Sherman, Texas
Development Services Department

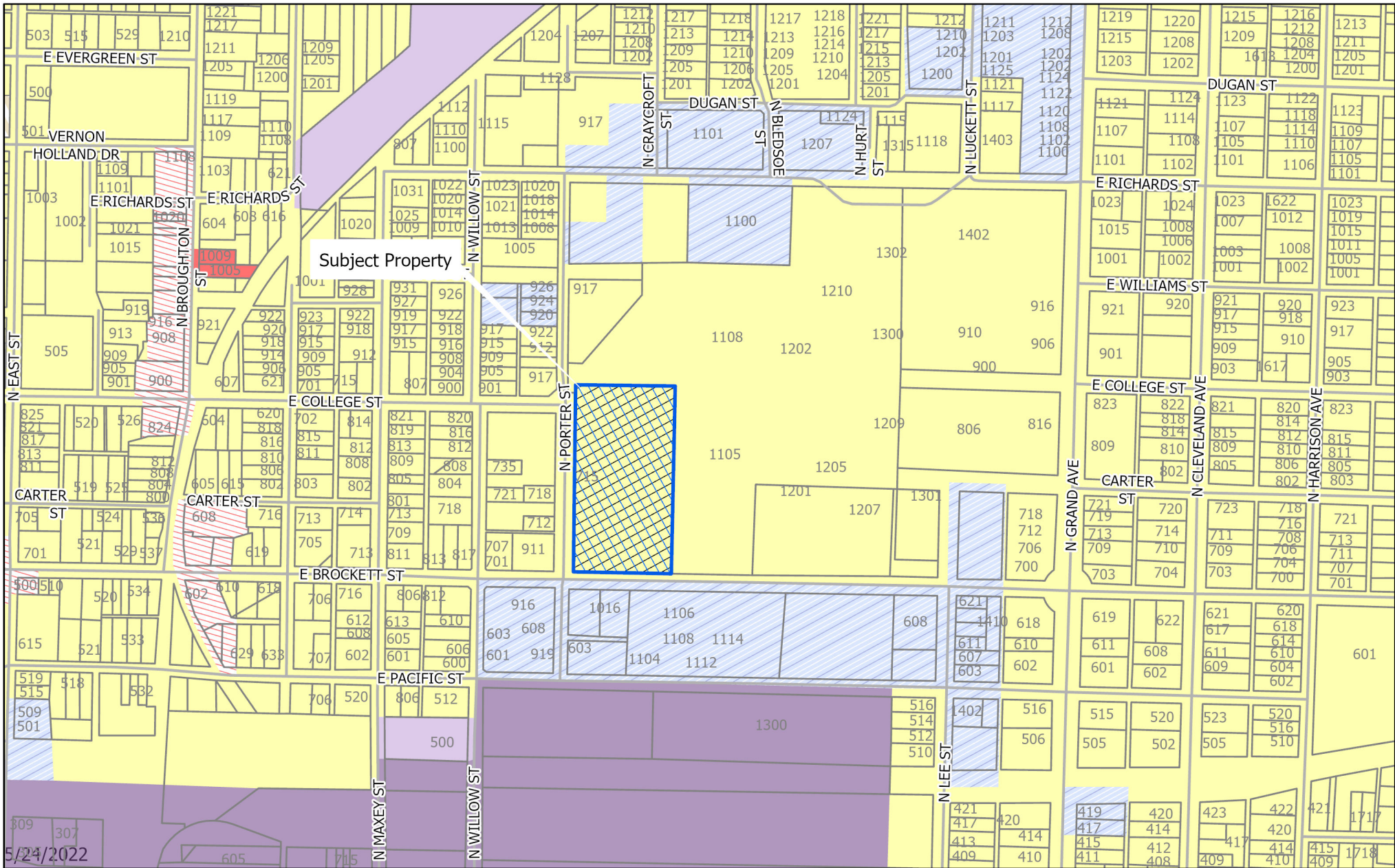
CITY OF SHERMAN
Location Map
(715 N Porter St)



Date: 5/24/2022 8:53 AM

Scale: 1:5,578

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

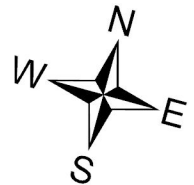


Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (715 N Porter St)



Scale: 1:5,629

Date: 5/24/2022 8:53 AM

715 N. PORTER ST



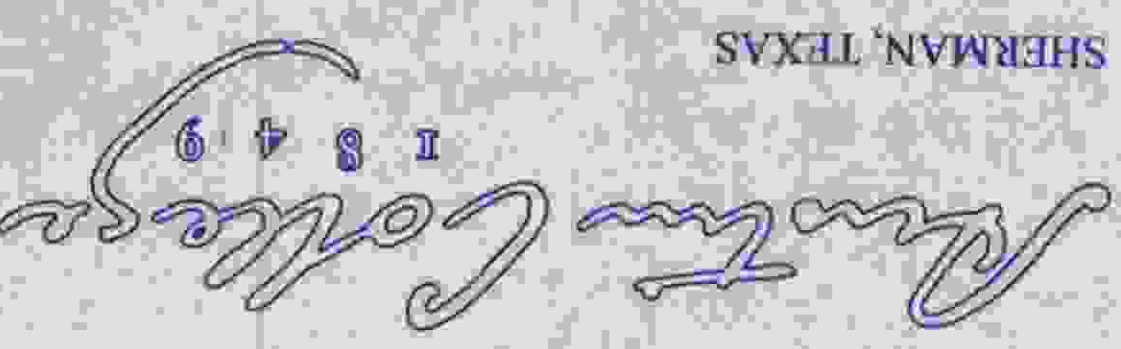
Jun 1, 2022 at 9:51 AM

605 Park Ave
Austin, Texas 78701
Tel 512 475 8721
Fax 512 475 3211



JERRY E. APPLE
STADIUM
PRICING PACKAGE I

FOR
NEW ATHLETIC & RECREATION FACILITIES
SHERMAN, TEXAS

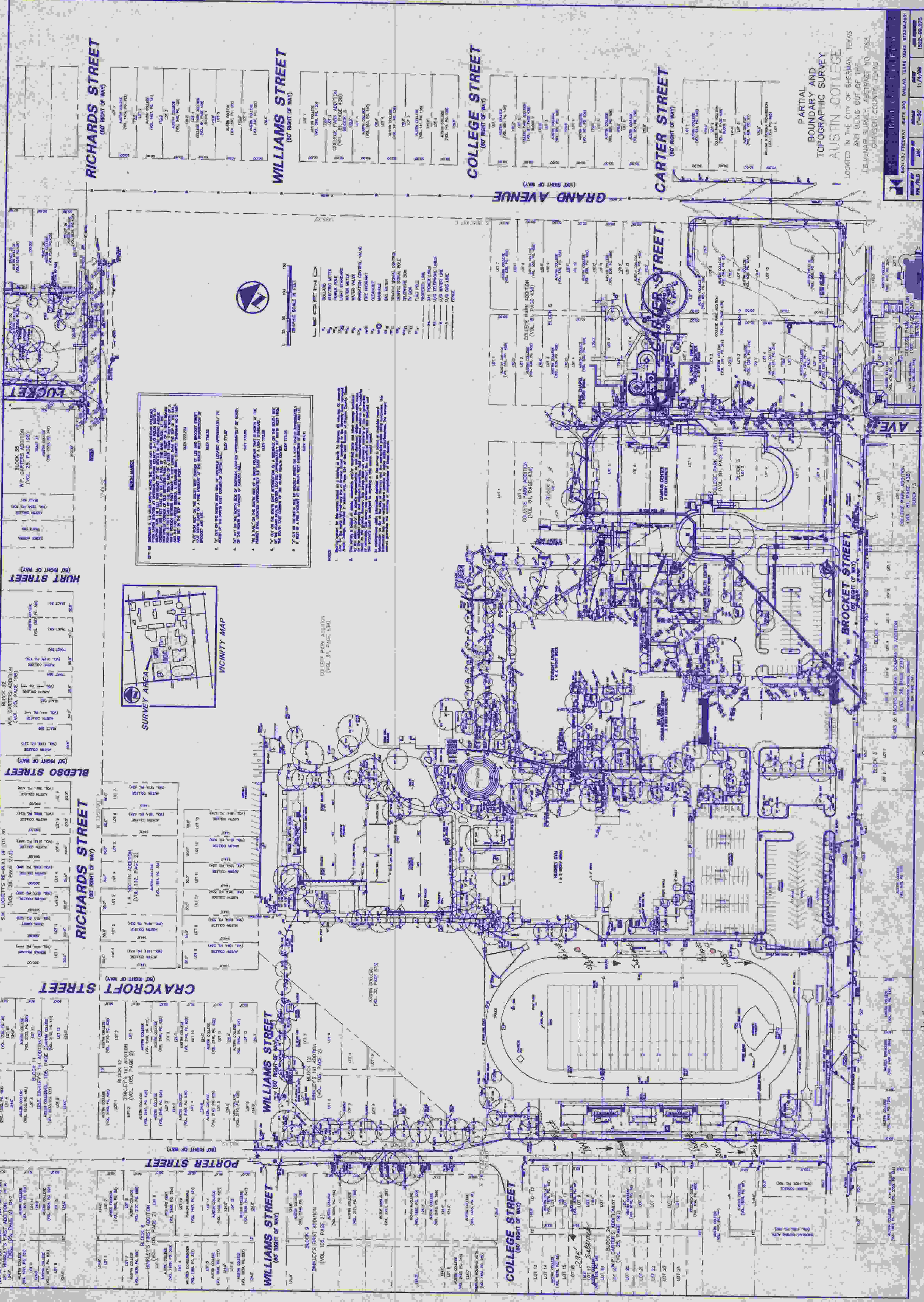


AUSTIN COLLEGE



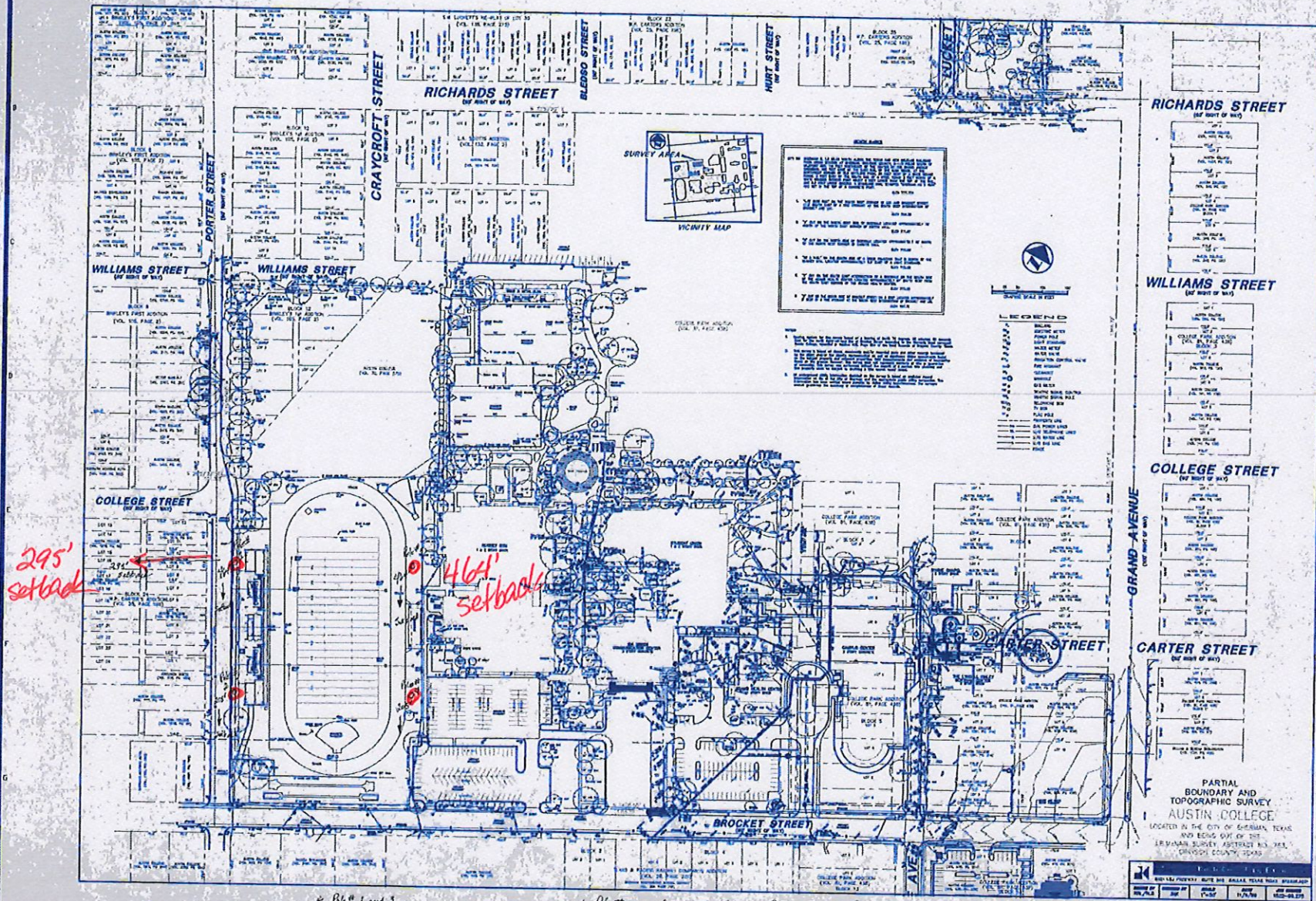
EXISTING SITE PLAN
DRAWN BY: JEM, CHECKED BY: JEM
JOB NO: 20000000000000000000
DATE: 2/20/00
PROJECT NAME: STADIUM

CO.O



- * Plot # 1 and 3
4th fl. setback from Brackett Street Pl.
- * Plot # 2 and 4
205 ft. setback from Brackett Street Pl.
- * Plot # 1 and 3
245 ft. setback from Willow Street Pl.

1 EXISTING SITE PLAN



1. EXISTING SITE PLAN

- * Plot # 1 and 3
461 ft. Subback Farm Breakfast Street Pl.
- * Plot # 2 and 4
205 ft. Subback Farm Breakfast Street Pl.
- * Plot # 1 and 5
295 ft. Subback Farm Willow Street Pl.

* Alc # 3 and 4 are in Campus Paper.

Write a description for your map.

Legend



El Progreso

N Porter St

100元

Austin College Sherman, TX

EQUIPMENT LAYOUT

INCLUDES:

- Football
- Soccer
- Track

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

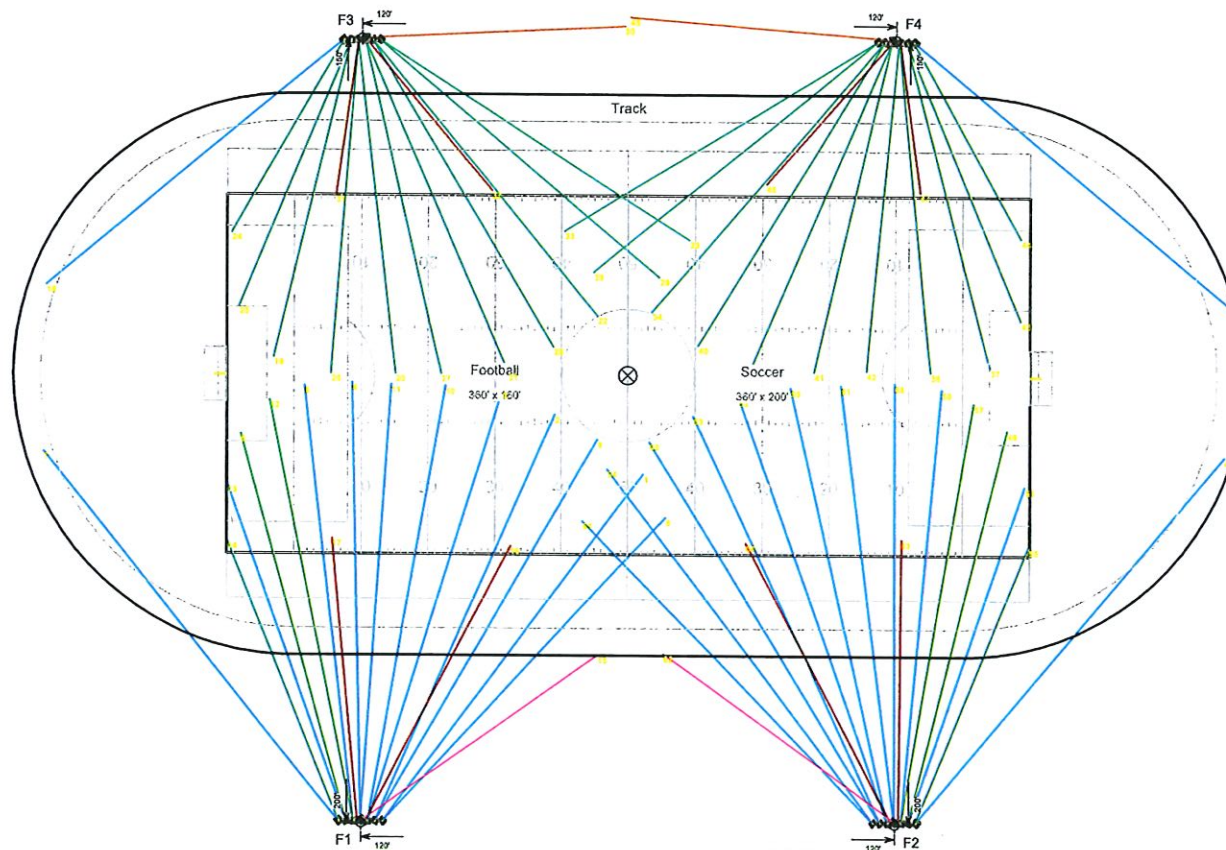
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY
2	F1-F2	100'	-	30'	TLC-BT-575	2
		80'	-	100'	TLC-LED-600	1
2	F3-F4	80'	-	15.5'	TLC-LED-1200	14
		60'	-	60'	TLC-BT-575	2
		80'	-	60'	TLC-LED-600	1
		80'	-	80'	TLC-LED-1200	12
4	TOTALS					64

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (30 min power factor)	Line Amperage Per Luminaire (max draw)					
Single Phase Voltage	208 VAC	220 VAC	240 VAC	277 VAC	347 VAC	480 VAC
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.5
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.5
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	3.0



SCALE IN FEET 1:50
0 50 100

ENGINEERED DESIGN By: Ryan A. Marsh, LC • File #212651A-1200_prod • 03-May-22

Pole location(s) + dimensions are relative to 0,0 reference point(s) @

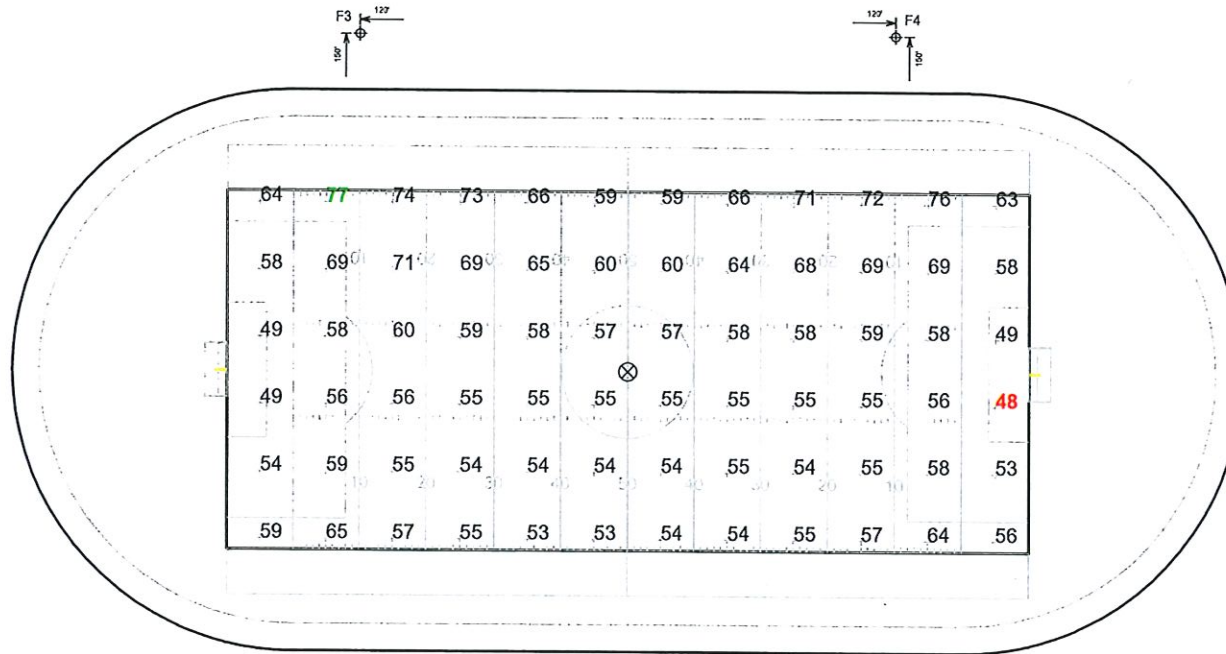


Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2022 Musco Sports Lighting, LLC.

EQUIPMENT LAYOUT

EQUIPMENT LIST FOR AREAS SHOWN

Pole			Luminaires			
QTY	LOCATION	SIZE	BRASS ELEVATION	FOOTCANDLE TYPE	QTY / POLE	QTY / GRID
2	F3-F2	100'	-	38'	TLC-BT-575	2 2 0
				80'	TLC-LED-600	1 1 0
				100'	TLC-LED-1200	14 13 1
2	F3-F4	80'	-	15.5'	TLC-BT-575	2 2 0
				60'	TLC-LED-600	1 1 0
				80'	TLC-LED-1200	12 11 1
4	TOTALS				64	60 4

Austin College
Sherman, TX

GRID SUMMARY

Name: Football
Site: 360' x 160'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Guaranteed Average: 50

Scan Average: 59.4

Maximum: 77

Minimum: 48

Avg / Min: 1.23

Guaranteed Max / Min: 2

Max / Min: 1.59

UG (adjacent pts): 1.21

CU: 0.53

No. of Points: 72

LUMINAIRE INFORMATION

Applied Circuits: A

No. of Luminaires: 60

Total Load: 63.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 60



Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊙



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1991, 2022 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires				
		SIZE	GRADE ELEVATION	HEIGHT	TYPE	OFF / POLE	PER GRID	OTHER
2	F3-F2	100'	-	38'	TLC-BT-575	2	2	0
				80'	TLC-LED-600	1	1	0
				100'	TLC-LED-1200	14	14	1
2	F3-F4	80'	-	15.5'	TLC-BT-575	2	2	0
				60'	TLC-LED-600	1	1	0
				80'	TLC-LED-1200	12	12	1
4				TOTALS		64	60	4



.15 .14 .13 .12 .12 .13 .14 .15
 .18 .17 .16 .15 .15 .16 .17 .18
 .23 .21 .20 .19 .19 .20 .22 .23
 .28 .27 .25 .24 .24 .26 .27 .28

Austin College
Sherman, TX

GRID SUMMARY

Name: Visitor Bleachers
 Size: 360' x 160'
 Spacing: 10.0' x 10.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
 Scan Average: 19.0
 Maximum: 28
 Minimum: 12
 Avg / Min: 1.59
 Max / Min: 2.38
 UG (adjacent pts): 1.29
 CU: 0.01
 No. of Points: 36
 LUMINAIRE INFORMATION
 Applied Circuits: A
 No. of Luminaires: 60
 Total Load: 63.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.55 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1991, 2022 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY



SCALE IN FEET 1 : 30



Pole location(s) + dimensions are relative to 0,0 reference point(s)

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		FOOTCANDLES	Luminaires		QTY	FOOTCANDLES	OTHER
		SIZE	ELEVATION		TYPE	TYPE			
2	F1-F2	100'	-	33'	TLC-BT-575	2	2	0	0
				80'	TLC-LED-500	1	1	0	0
				100'	TLC-LED-1200	14	14	1	1
2	F3-F4	80'	-	15.5'	TLC-BT-575	2	2	0	0
				80'	TLC-LED-600	1	1	0	0
				80'	TLC-LED-1200	12	12	1	1
4	TOTALS					64	60	4	4

10 20 30 40 50 40 30 20 10

52 51 48 45 44 43 43 43 43 42 39 37 35 34 35 35 37 40 42 43 44 44 44 43 44 45 48 50 51

43 42 39 37 36 36 37 37 37 35 33 31 30 30 30 30 31 33 36 37 38 38 37 36 36 37 39 41 42

33 33 31 30 30 30 30 30 31 30 29 27 25 25 25 25 26 27 29 31 31 31 30 30 30 30 31 33 33

24 24 23 23 24 24 25 25 25 24 23 22 20 20 20 20 20 21 22 23 24 25 25 25 25 24 23 23 24 24

16 16 17 17 18 19 20 20 20 19 18 17 16 16 15 15 16 16 17 18 19 20 20 20 19 18 17 17 16 16

11 11 12 12 13 15 15 16 16 15 14 14 13 12 12 12 12 13 14 15 15 16 16 16 15 13 12 12 11 11

Austin College
Sherman, TX

GRID SUMMARY

Name: Home Bleachers
Size: 360' x 160'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDELS

Entire Grid
Scan Average: 27.1
Maximum: 52
Minimum: 11
Avg / Min: 2.49
Max / Min: 4.74
UG (adjacent pts): 1.50
CU: 0.07
No. of Points: 180

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 60
Total Load: 63.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.55 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1:30



ENGINEERED DESIGN By: Ryan A. Marsh, LC · File #212651A-1200_prod · 03-May-22

Pole location(s) + dimensions are relative to 0,0 reference point(s)



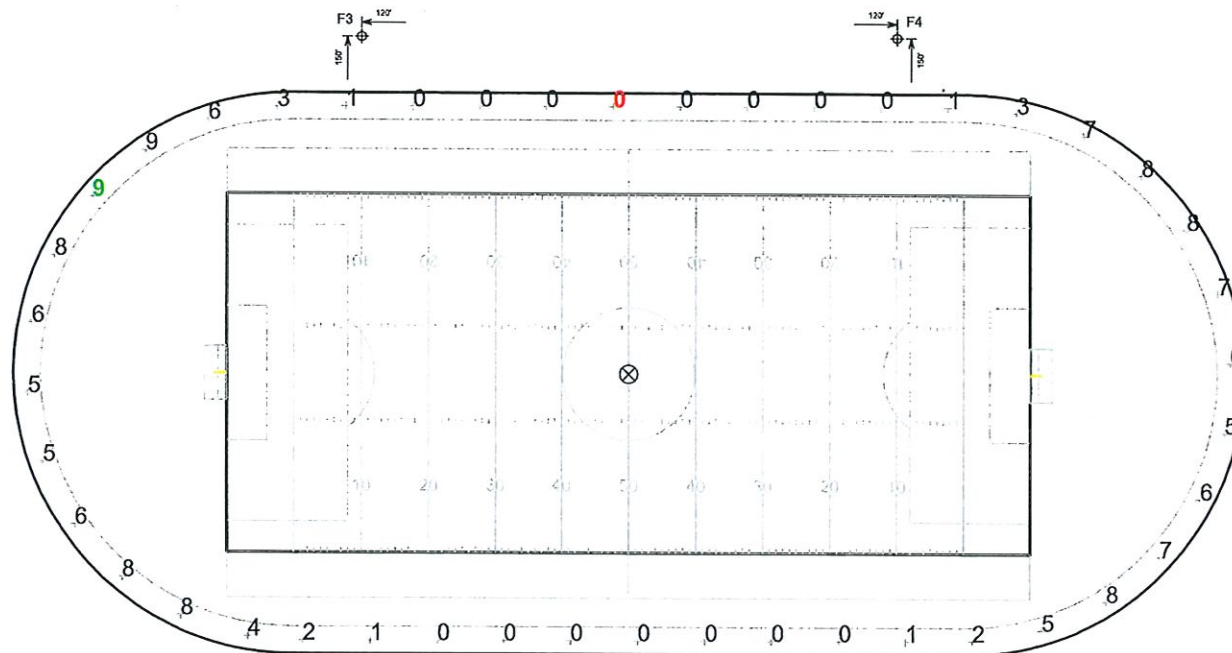
We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2022 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaire			
QTY	LOCATION	SIZE	GRADE ELEVATION	HEIGHT	TYPE	QTY	OTHER
2	F1-F2	100'	-	38'	TLC-BT-575	2	0
				80'	TLC-LED-600	1	0
				100'	TLC-LED-1200	14	1
2	F3-F4	80'	-	15.5'	TLC-BT-575	2	0
				60'	TLC-LED-600	1	0
				80'	TLC-LED-1200	12	1
4	TOTALS					64	4



SCALE IN FEET 1 : 50

0 50 100

ENGINEERED DESIGN By: Ryan A. Marsh, LC • File #212651A-1200_prod • 03-May-22

Austin College
Sherman, TX

GRID SUMMARY

Name: Track
Size: Irregular
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDELS

Entire Grid

Scan Average: 3.6
Maximum: 9
Minimum: 0
Avg / Min: 849.39
Max / Min: 2357.61
UG (adjacent pts): 0.00
CU: 0.26
No. of Points: 44
Applied Circuits: 8
No. of Luminaires: 4
Total Load: 4.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.55 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

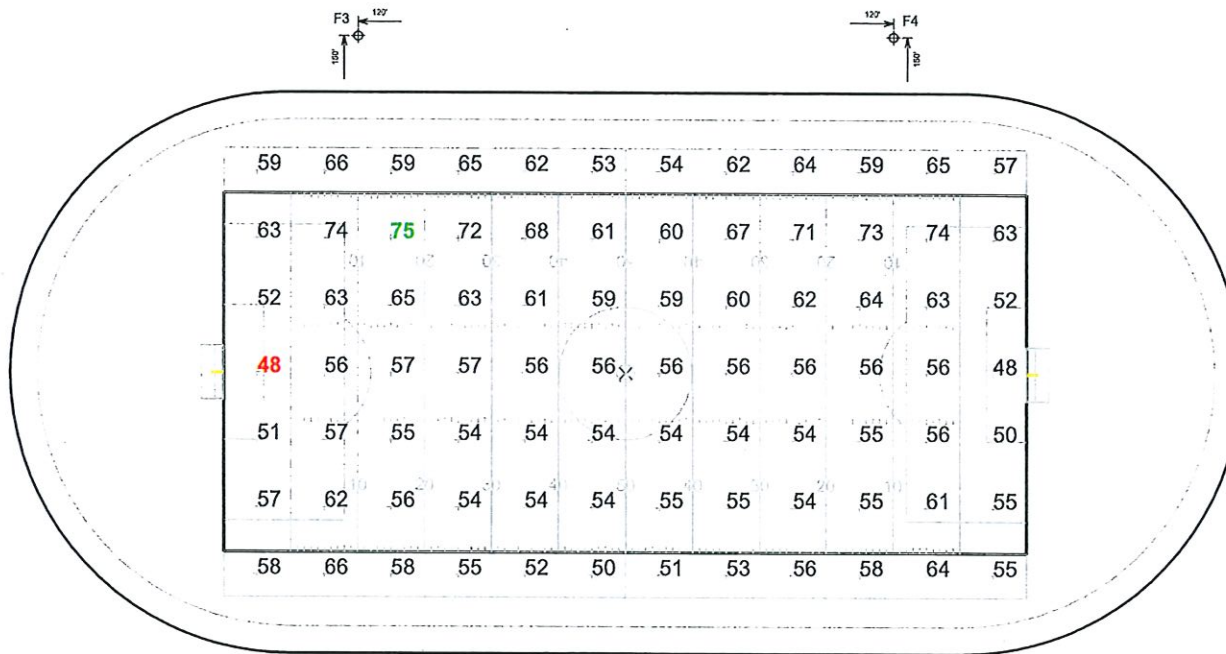
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1991, 2022 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	Pole		MOUNTING HEIGHT	Luminaire		FTH / POLE	FTH / GRID	STREET LIGHT
		SIZE	GAUGE ELEVATION		TYPE	QUANTITY			
2	F3-F2	100'	-	38'	TLC-BT-575	2	2	0	0
				60'	TLC-LED-400	1	1	0	0
				100'	TLC-LED-1200	14	14	1	1
2	F3-F4	80'	-	15.5'	TLC-BT-575	2	2	0	0
				60'	TLC-LED-400	1	1	0	0
				80'	TLC-LED-1200	12	12	1	1
4	TOTALS					64	60	4	4



Austin College Sherman, TX

GRID SUMMARY

Name: Soccer
Size: 360' x 200'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 58.6
Maximum: 75
Minimum: 48
Avg / Min: 1.22
Max / Min: 1.56
UG (adjacent pts): 1.26
CU: 0.62
No. of Points: 84

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 60
Total Load: 63.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 50



ENGINEERED DESIGN By: Ryan A. Marsh, LC • File #212651A-1200_prod • 03-May-22



Pole location(s) + dimensions are relative to 0,0 reference point(s)



We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1991, 2022 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

Austin College

Sherman, TX

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Lead	Circuit
F1-F2	100'	100'	13	TLC-LED-1200	15.21 KW	A
		100'	1	TLC-LED-1200	1.17 KW	B
		38'	2	TLC-BT-575	1.15 KW	A
		80'	1	TLC-LED-600	0.59 KW	A
F3-F4	80'	80'	11	TLC-LED-1200	12.87 KW	A
		80'	1	TLC-LED-1200	1.17 KW	B
		16'	2	TLC-BT-575	1.15 KW	A
		60'	1	TLC-LED-600	0.59 KW	A
4			64		87.78 KW	

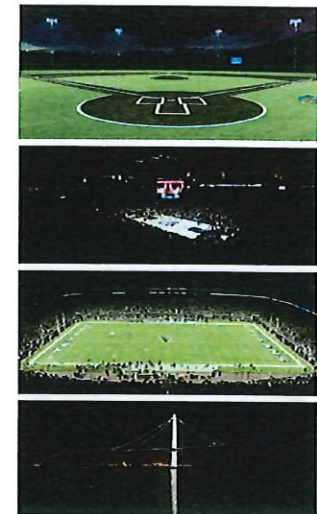
Circuit Summary			
Circuit	Description	Lead	Fixture Qty
A	Football	63.08 KW	60
B	Walking Track	4.68 KW	4

Fixture Type Summary							
Type	Source	Wattage	Lumens	L80	L80	L70	Quantity
TLC-LED-600	LED 5700K - 75 CRI	550W	65,600	>120,000	>120,000	>120,000	4
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TLC-LED-1200	LED 5700K - 75 CRI	1170W	138,000	>120,000	>120,000	>120,000	52

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Football	Horizontal Illuminance	59.4	48	77	1.59	1.24	A	60
Home Bleachers	Horizontal	27.1	11	52	4.74	2.46	A	60
Soccer	Horizontal Illuminance	58.6	48	75	1.56	1.22	A	60
Track	Horizontal Illuminance	3.60	0	9	2257.61		B	4
Visitor Bleachers	Horizontal	19	12	28	2.38	1.58	A	60

From Hometown to Professional



STAFF REVIEW LETTER

June 14, 2022

David Turk
900 North Grand Ave.
Suite 6M
Sherman, TX 75090

Austin College
900 North Grand Ave.
Sherman, TX 75090

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (5) to allow two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District located at 715 North Porter has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District. (*Chapter 14, Exhibit A, Sec. 6.3*)
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

5. FAA Form 7460-1 determination shall be submitted to City of Sherman Building & Zoning Department prior to receiving a building permit. Structure must comply to any and all requirements as indicated on Form 7460-1 determination. Code of Ordinances Chapter 1, Article 1.07, Division 1, Sec. 1.07.098(b)(2)(B)

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

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

Respectfully,



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

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



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

12.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 4000-4300 BLOCKS WINTER WAY**

The request of James Glenn Hidalgo (Owners) and Vilbig and Associates, Inc (Consulting Engineer/Surveyor) concerning the property in the 4000-4300 Blocks Winter Way, being 15.040 acres, being part of the Elizabeth Jones Survey, Abstract No. 625, and also being part of Lot 1, Block 1 of Texoma Christian School Addition, as follows:

Planning and Zoning Commission

Preliminary plat approval of The Preserve (Phase 4).

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

James Glenn Hidalgo (Owners)

Vilbig and Associates, Inc (Consulting Engineer/Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



City of Sherman, Texas
Development Services Department

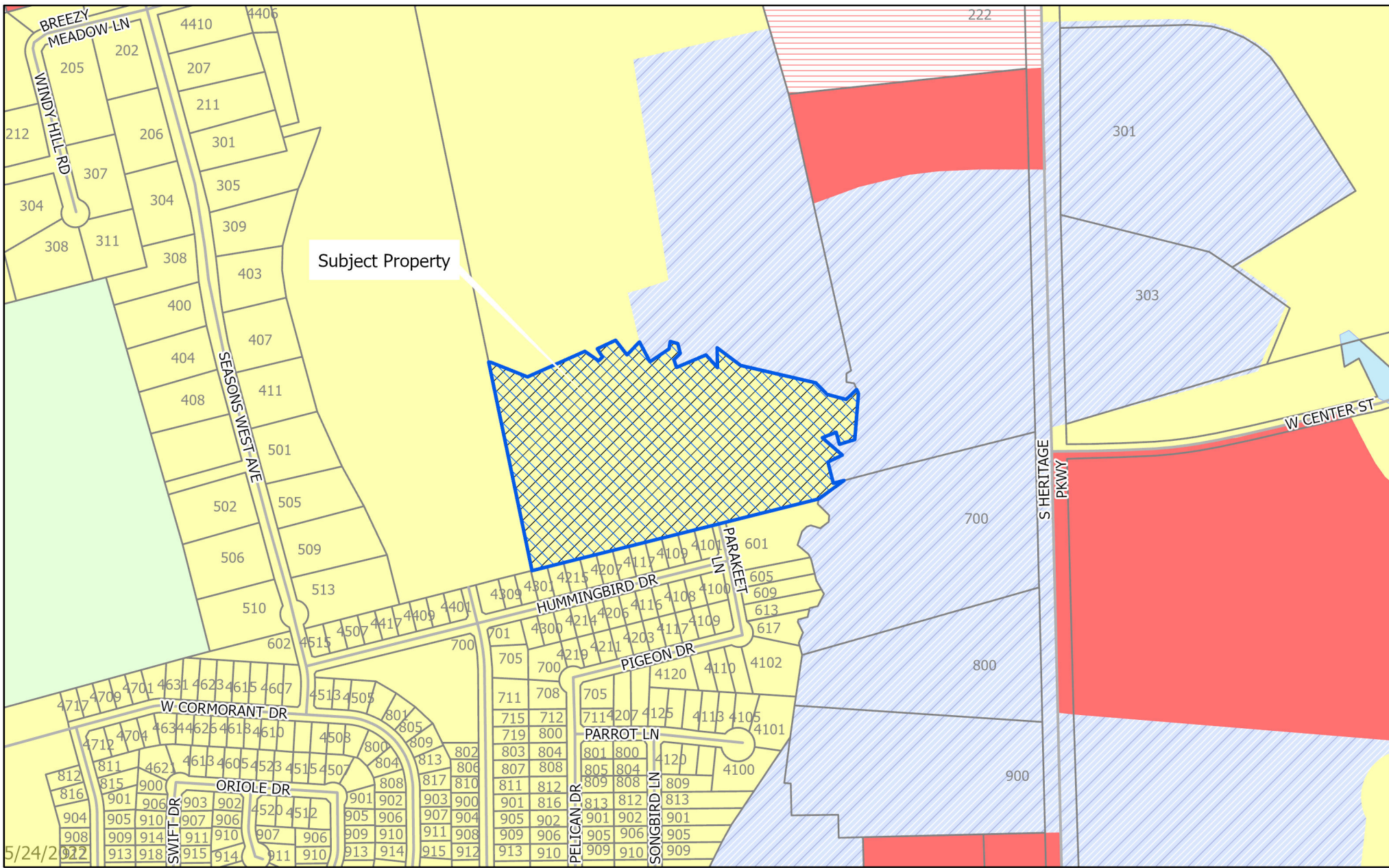
CITY OF SHERMAN
Location Map
(Property ID 405475)



Date: 5/24/2022 10:13 AM

Scale: 1:5,578

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

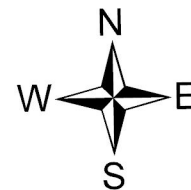


Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

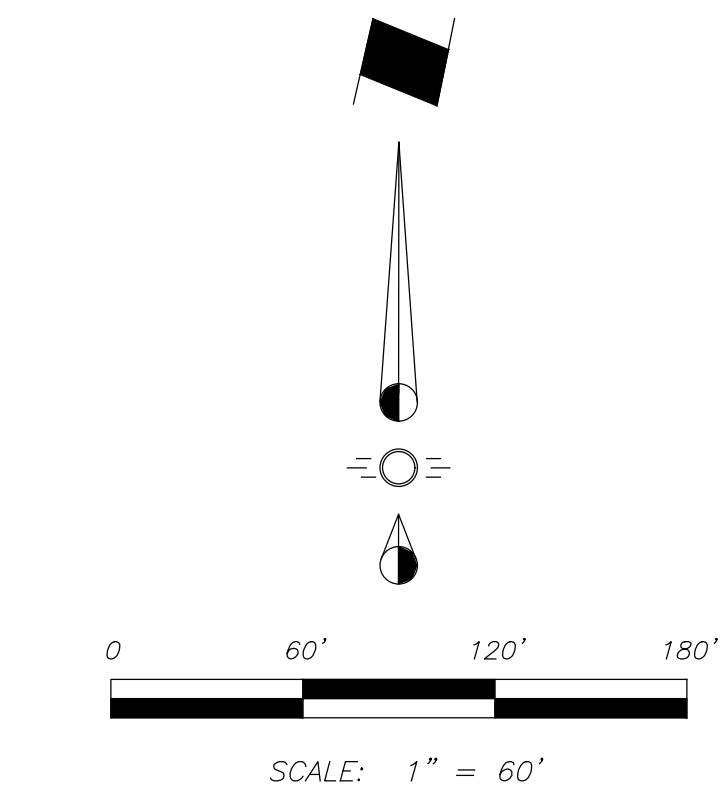
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | MH Manufacturing Housing District |
| C-1 Retail Business District | R-1 One Family Residential District |
| C-2 General Commercial District | R-2 Multi-Family Residential District |
| CO Office District | R-A Single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

CITY OF SHERMAN Zoning Location Map (Property ID 405475)



Scale: 1:5,629

Date: 5/24/2022 10:13 AM



 PROJECT BOUNDARY LINE
 620- EXISTING CONTOUR LINES
 618-
 ADJACENT SUBDIVISION BOUNDARIES
 OHE OVERHEAD ELECTRIC
 UGE UNDERGROUND ELECTRIC
 EW EW EXISTING WATER
 X X WIRE FENCE
 EXISTING CHAIN LINK FENCE
 EXISTING GAS LINE

15.040 ACRES EXISTING ZONING R-2

LINE	BEARING	DISTANCE
L1	S66°50'54"E	112.12'
L2	N67°29'21"E	109.74'
L3	N65°28'51"E	115.69'
L4	S55°73'47"E	59.07'
L5	N48°36'42"E	20.42'
L6	N33°35'32"W	35.76'
L7	N65°49'27"E	72.54'
L8	S38°09'56"E	66.77'
L9	N44°06'33"E	64.13'
L10	S28°05'30"E	80.65'
L11	N56°11'46"E	82.47'
L12	N09°34'54"E	27.73'
L13	S74°35'59"E	28.72'
L14	S74°40'12"E	36.45'
L15	S45°07'58"W	32.05'
L16	S19°45'54"E	21.10'
L17	N67°08'53"E	194.91'
L18	S42°41'39"E	61.79'
L19	N01°12'55"W	71.29'
L20	S53°09'29"E	105.34'
L21	S77°14'28"E	275.39'
L22	S44°19'46"E	57.28'
L23	S75°45'45"E	71.01'
L24	N52°50'24"E	35.99'
L25	N79°25'20"E	36.15'
L26	N28°49'19"E	9.13'
L27	S04°45'28"W	155.15'
L28	S72°02'03"W	57.44'
L29	N17°56'04"W	47.57'
L30	S61°39'06"W	58.09'
L31	S50°22'39"E	94.38'
L32	S63°34'19"W	58.76'
L33	S08°32'19"E	96.32'
L34	N87°19'22"W	64.65'
L35	S28°39'35"E	12.92'

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS
LINES, TELEPHONE CABLES AND
ELECTRICAL LINES WITHIN VICINITY
OF SITE. EXACT LOCATIONS ARE
UNKNOWN. CALL BEFORE DIGGING!



NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

REVISIONS

OWNER / DEVELOPER
JAMES GLENN HIDALGO
2826 REX CRUSE DR.
SHERMAN, TX 75092
(903)815-0712

"Preliminary Plat, for inspetion Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman
Planning and Zoning Commission

Date _____

LOT COUNTS			
RESIDENTIAL BLK# LOTS	OPEN SPACE LOT	DETENTION BASIN LOTS	TOTAL LOTS
A 11	—	—	11
B 5	—	—	5
C 11	—	—	11
D 10	—	—	10
E 6	1	1	8
TOTAL 43	1	1	45

- TOTAL RESIDENTIAL LOTS-----43
- MINIMUM LOT SIZE-----60' X 120'
- MINIMUM CORNER LOTS --80 'X 120'
- OPEN SPACE LOTS-----1
- DETENTION BASIN LOTS-----1
- TOTAL LOTS-----45
- LOTS PER ACRE-----2.86
- ALL STREET WIDTH NOT INDICATED WILL
BE 50' ROW WITH 31' PAVING.
- EXISTING ZONING R-2
- * VARIANCE NEEDED FOR FRONT LOT WIDTHS

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-3614 & SURVEYING FIRM # 1003030000

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF DAVID A.
VILBIG, P.E., 67207 ON
MAY 13, 2022. IT IS NOT TO
BE USED FOR CONSTRUCTION,
FINAL BID, OR PERMIT PURPOSES.

THE PRESERVE
(PHASE 4)
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
15.040 ACRE TRACT

SHEET
C1
OF 1

SUBMITTAL #1: --/--/--/---
SUBMITTAL #2: --/--/--/---
SUBMITTAL #3: --/--/--/---
SUBMITTAL #4: --/--/--/---
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 60'
VA PROJECT NO: 2093-01



STAFF REVIEW LETTER

June 10, 2022

James Glenn Hidalgo
2826 Rex Cruse Dr.
Sherman, TX 75092

Vilbig & Associates, Inc.
517 W. Woodard St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of The Preserve, Phase 4 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

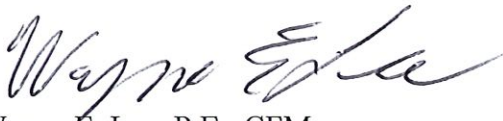
1. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Assign Block Number to Lots 1-8 on east side of plat.
3. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
4. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
5. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A)*.
6. Preliminary Plat layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
7. Final Plat layout shall meet standard. *Code of Ordinances Chapter 10.05, Section 6*
8. Winter Way on west side to be renamed to Sanmar Lane per unplatted, previously proposed plat of Kennedy Estates, approved by City Council on October 19, 2021.
9. Detention and open space area to be owned and maintained by HOA with ownership information shown on plat.
10. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
11. 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)*
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
13. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
14. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet, i.e. Lot 2, Block A; Lot 3, Block A; Lot 6, Block D. *Code of Ordinances Chapter 14, Sec. 6.3.1*

15. Remove building line from final plat.
16. Two (2) points of ingress/egress required. Extension of Sanmar Lane (proposed Winter Way) and Swan Ridge required as a part of this development.
17. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
18. 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*
19. Plat title on final plat shall read “The Preserve, Phase 4.”
20. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

13.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2400 SOUTH FIRST STREET**

The request of Francisco Vela & Cindy Aguilar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property at 2400 South First Street, being 0.648 acres and being part of the Robert Thompson Survey, Abstract No. 1200, and being Lot 1 of Alvarado-Vela Addition, as follows:

Planning and Zoning Commission

Replat Vela-Aguilar Addition.

Background:

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

The following has been approved for this location:

March 9, 1993 - Exception to allow the location of a mobile home on the property with the stipulation the County Health Dept approve the septic system, the structure be underpinned and that a dust free driveway be installed.

March 12, 1996 - Variance to allow a 12 ft 6 inch rear setback in lieu of the required 25'

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Francisco Vela & Cindy Aguilar (Owners)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

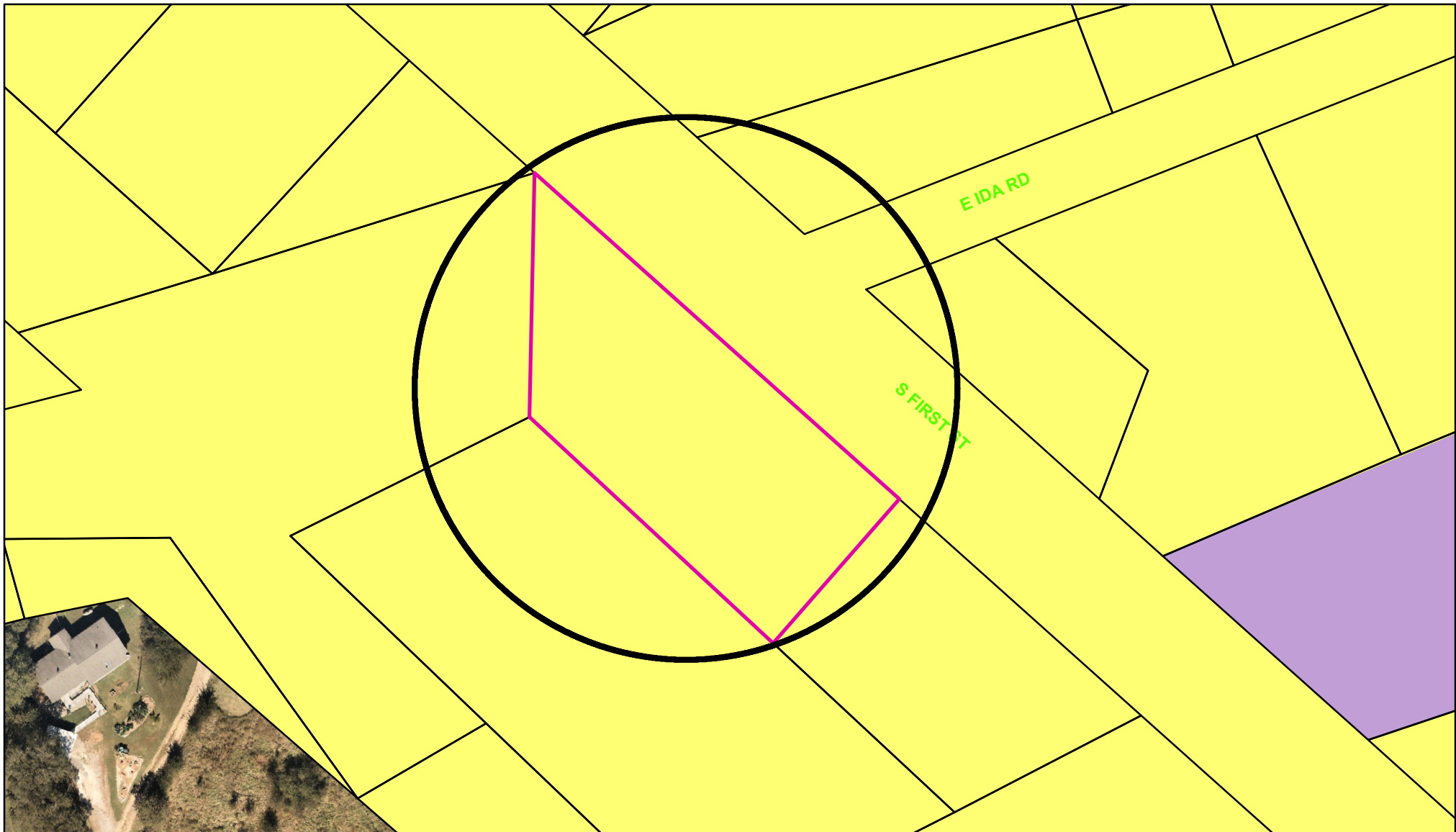


City of Sherman, Texas
Development Services Department

2400 South First Street



1 in = 300 ft



Zoning - 2400 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 District
- 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



City of Sherman, Texas
Development Services Department



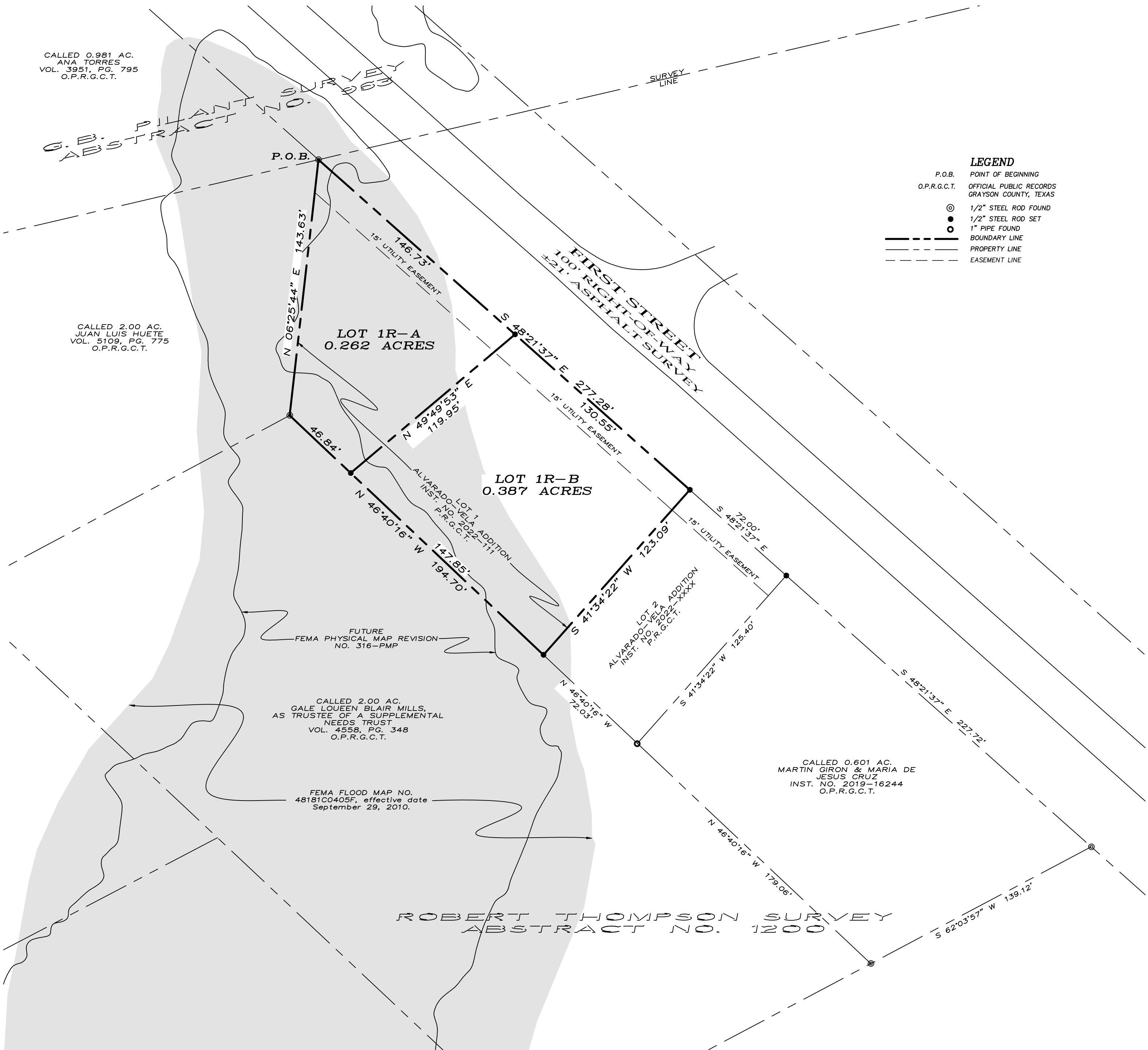
NOT TO SCALE

1 in = 100 ft

2400 S. FIRST ST.



Jun 1, 2022 at 9:41 AM



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

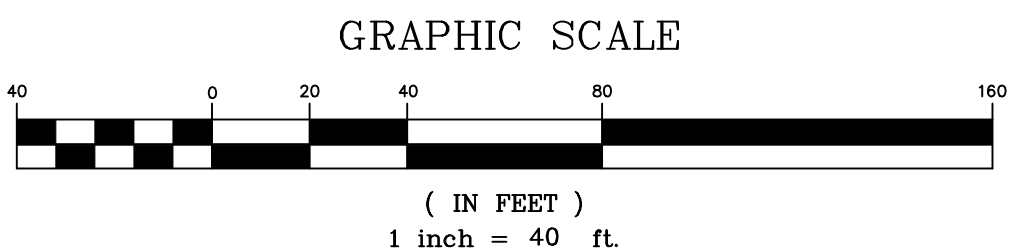
FINAL PLAT
VELA-AGUILAR ADDITION
A REPLAT OF LOT 1 OF ALVARADO-VELA ADDITION
Being a part of the Robert Thompson Survey, Abstract
Number 1200. Being in the City of Sherman, Grayson
County, Texas. Containing 0.648 acres of land

OWNERS/DEVELOPER
FRANCISCO VELA &
CYNTHIA AGUILAR
2400 SOUTH FIRST STREET
SHERMAN, TEXAS 75090

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



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, and being Lot 1 of Alvarado-Vela Addition, according to the plat thereof recorded in Instrument No. 2022-111, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the most northerly corner of said Lot 1, and on the southwesterly right-of-way line of First Street;

Thence South 48°21'37" East, with the northeasterly line of said Lot 1, and with the southwesterly right-of-way line of said First Street, a distance of 277.28 feet to a 1/2" steel rod previously set for the most easterly corner of said Lot 1, common to the northerly corner of Lot 2 of aforesaid Alvarado-Vela Addition;

Thence South 41°34'22" West, with the southeasterly line of said Lot 1, and with the northwesterly line of said Lot 2, and leaving said First Street, a distance of 123.09 feet to a 1/2" steel rod previously set for the most southerly corner of said Lot 1, common to the most westerly corner of said Lot 2;

Thence North 46°40'16" West, with the southwesterly line of said Lot 1, a distance of 194.70 feet to a 1/2" steel rod previously set for the most westerly corner of said Lot 1;

Thence North 06°25'63" East, with the westerly line of said Lot 1, a distance of 143.63 feet to the Point of Beginning and containing 0.648 acres (28,246 square feet) of land, more or less....

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2022.

Clerk, City of Sherman, Texas

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

ACCEPTANCE

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

Chairman

Secretary

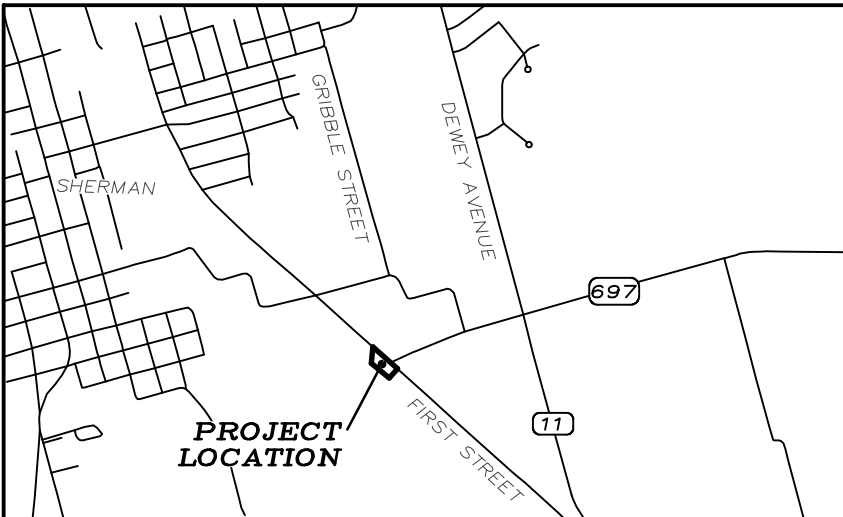
CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

LOCATION MAP
(NOT TO SCALE)



OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, FRANCISCO VELA & CYNTHIA AGUILAR, do hereby adopt this plat designating the hereinabove property as the Final Plat of VELA-AGUILAR 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 of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

FRANCISCO VELA

CYNTHIA AGUILAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, RICCY ALVARADO, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as VELA-AGUILAR ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2022

BY: FRANCISCO VELA & CYNTHIA AGUILAR

FINAL PLAT
VELA-AGUILAR ADDITION
A REPLAT OF LOT 1 OF ALVARADO-VELA ADDITION
Being a part of the Robert Thompson Survey, Abstract
Number 1200. Being in the City of Sherman, Grayson
County, Texas. Containing 0.648 acres of land

OWNERS/DEVELOPER
FRANCISCO VELA &
CYNTHIA AGUILAR
2400 SOUTH FIRST STREET
SHERMAN, TEXAS 75090

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



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



STAFF REVIEW LETTER

June 10, 2022

Francisco Vela & Cynthia Aguilar
2400 S. First St.
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Vela-Aguilar Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

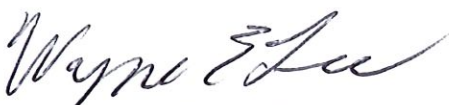
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Metes and bounds must match drawing, i.e. Northwest boundary line of Lot 1R-A. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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,

A handwritten signature in black ink, appearing to read "Wayne E. Lee". The signature is fluid and cursive, with the first name "Wayne" being more prominent than the last name "Lee".

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

14.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

817 SOUTH MONTGOMERY STREET

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

Planning and Zoning Commission

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

Background:

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

The following has been approved for this location:

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

Adjacent Zoning:

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

Origination:

Francisco Acevedo (Owner)
Brigida Gonzalez (Tenant)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

2

Development Review Meeting:

No

Attachments

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

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



City of Sherman, Texas
Development Services Department

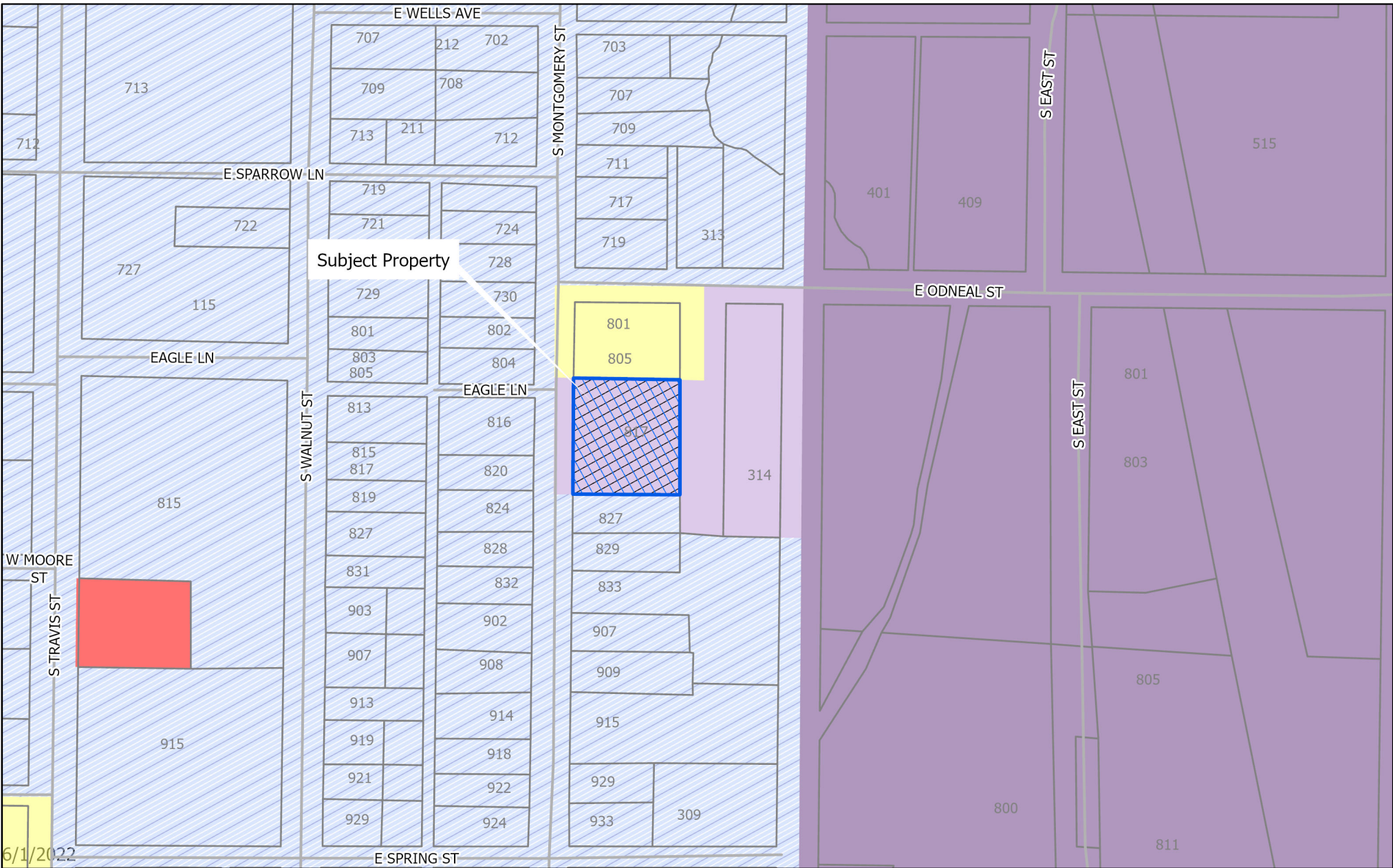
CITY OF SHERMAN Location Map (817 S Montgomery St)



Date: 6/1/2022 9:26 AM

Scale: 1:1,171

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

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



Scale: 1:2,306

Date: 6/1/2022 9:26 AM

817 S MONTGOMERY ST.



Jun 1, 2022 at 10:50 AM

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

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

SCALE
1" = 30'

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

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

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

James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433



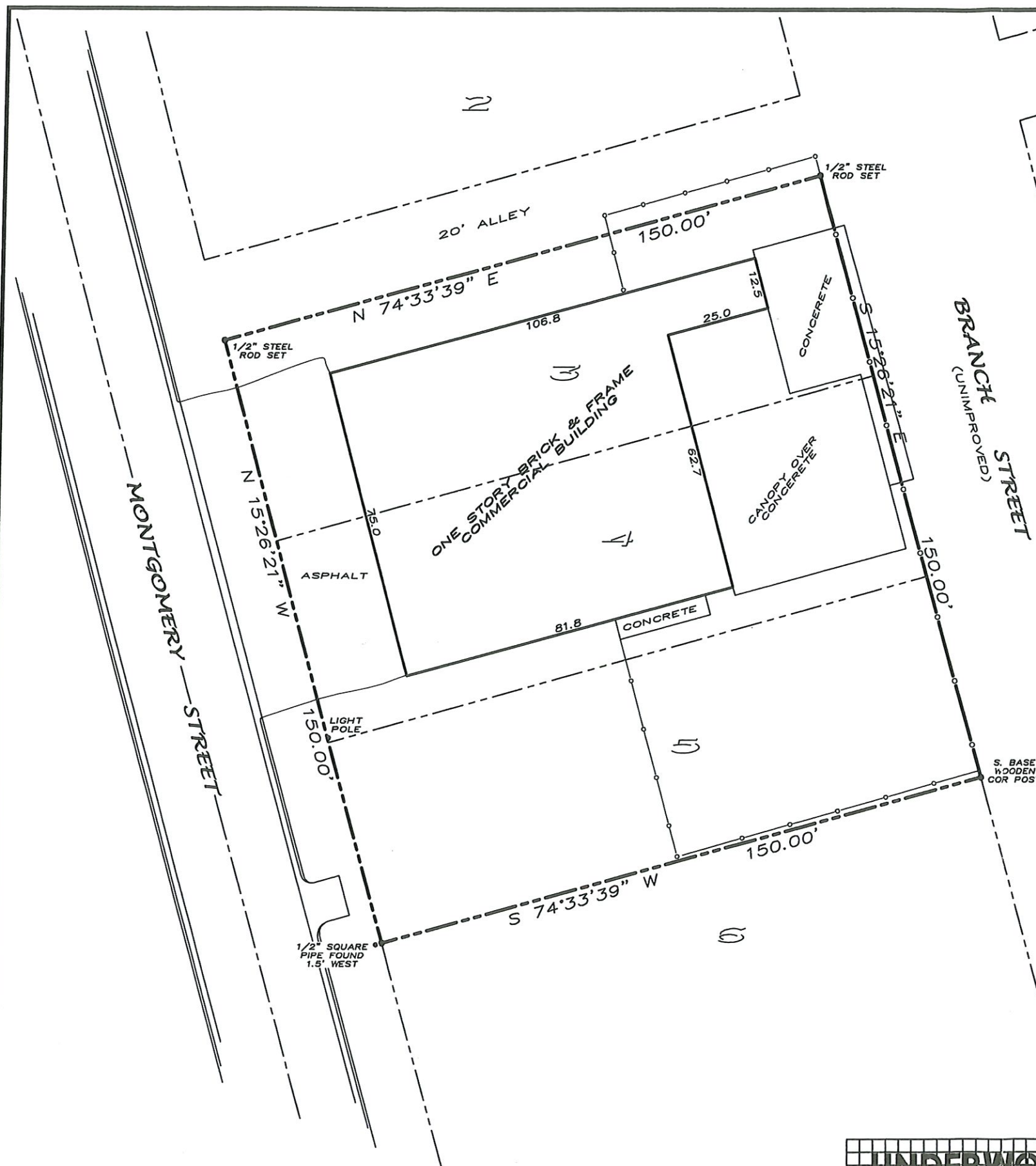
UNDERWOOD

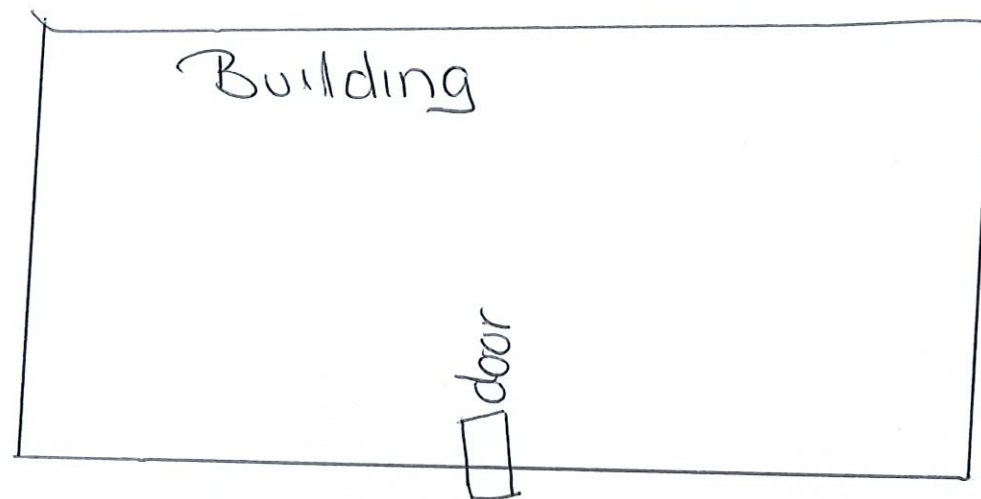
DRAFTING & SURVEYING

3404 INTERURBAN ROAD

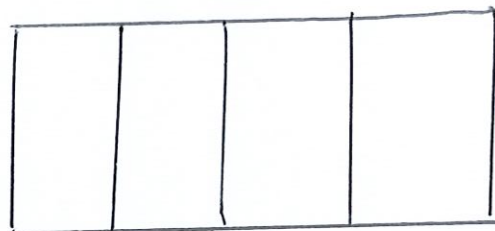
DENISON, TEXAS 75021

(903)465-2151





Parking









Storage

STAFF REVIEW LETTER

June 14, 2022

Brigida Gonzalez
1415 N. Cleveland Ave.
Whitesboro, TX 76273

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Francisco Acevedo
817 S. Montgomery
Sherman, TX 75090

Dear Applicants,

The request for a Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automotive Tire Shop in a C-2 (General Commercial) District located at 817 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

Engineering:

16. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
17. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
18. Previously abandoned alley to be reflected on plat.
19. No parking is permitted within platted 50' right-of-way behind building, platted as Branch Street. *Vol. 38, Pg. 539, DRGCT*

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

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

Respectfully,



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

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



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3800 BLOCK WEST HOUSTON STREET

The request of Lennar Homes of Texas Land and Construction, LTD (Owners) and Michael Carlisle, Kimley-Horn and Associates, Inc (Representative/Engineer/Surveyor) concerning the property located in the 3800 Block West Houston Street, being 43.369 acres in the W.M. Thompson Survey, Abstract 1210 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Board of Adjustments

- A. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District:
- Block D, Lot 5 – 50.00'
 - Block C, Lot 32 – 43.22'
 - Block E, Lot 19 – 42.29'
 - Block E, Lot 20 – 39.48'

Planning and Zoning Commission

- B. Final Plat of Hidden Meadows.

Background:

The property is located in the 3800 block of West Houston Street between Ridgeview Road and North Friendship Road and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 149 lots for residential development: 145 residential Lots and 4 homeowners association (HOA) lots.

The owner is also requesting four (4) variances for reduced lot width frontage for four (4) lots where knuckles are present.

The following has been approved for this location:

- September 9, 1986 - 3800-4400 Block West Houston Street - Zone Change from R-1 to C-2 (General Commercial) District.
- November 16, 2021 - 3800 Blk West Houston Street - Zone Change from C-2 (General Commercial) District to R-1 (One-Family Residential) District.

Adjacent Zoning:

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

Origination:

Lennar Homes of Texas Land and Construction, LTD (Owners)
Michael Carlisle, Kimley-Horn and Associates, Inc (Representative/Engineer/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:

8

Objections Received:

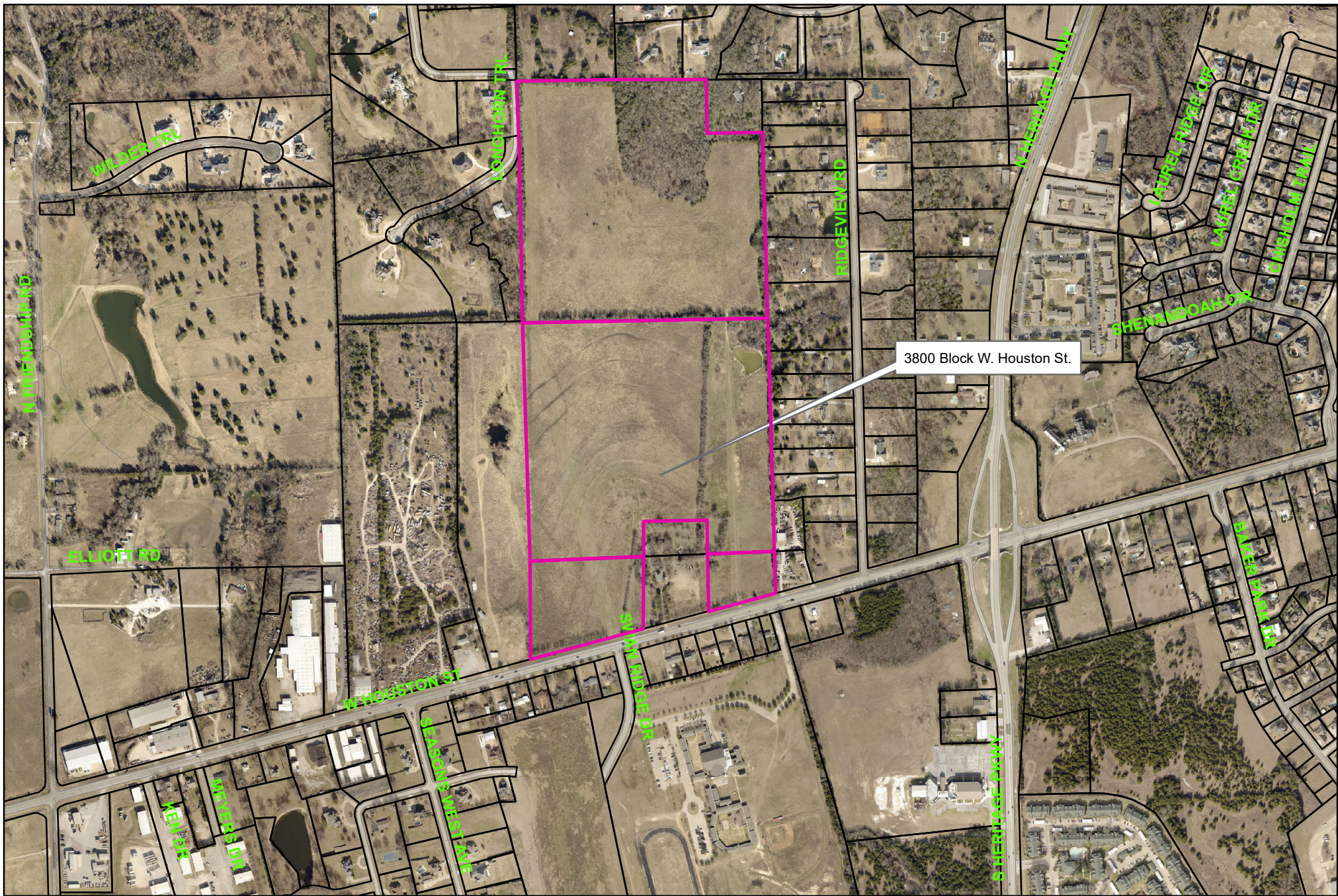
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Final Plat
Lot Width Exhibit
Narrative - Variance
Staff Review Letter-Variance
Staff Review Letter-Plat



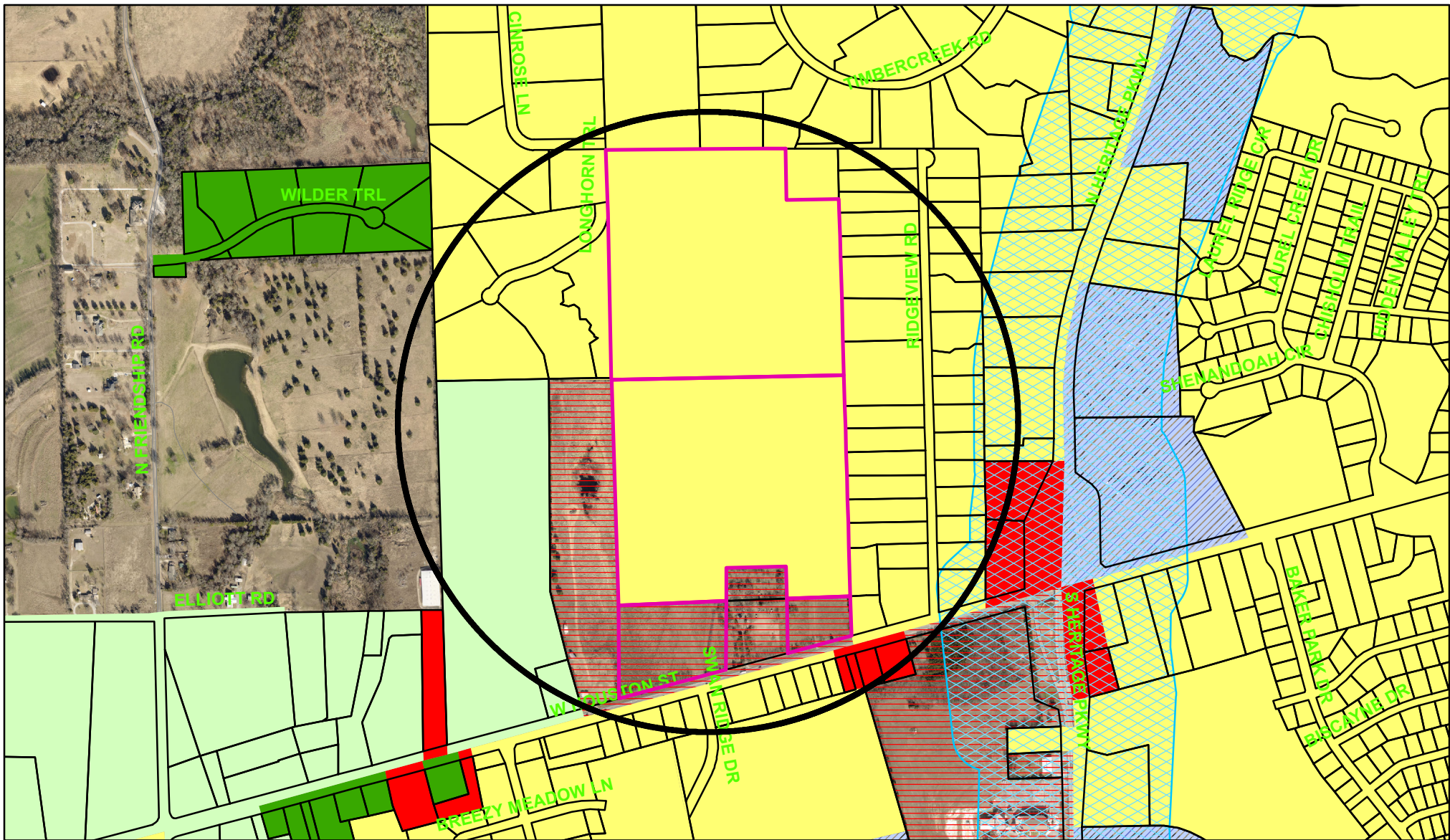
City of Sherman, Texas
Development Services Department

3800 Block West Houston Street



NOT TO SCALE

1 in = 700 ft



Zoning - 3800 Block West Houston 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 District
- 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



City of Sherman, Texas
Development Services Department

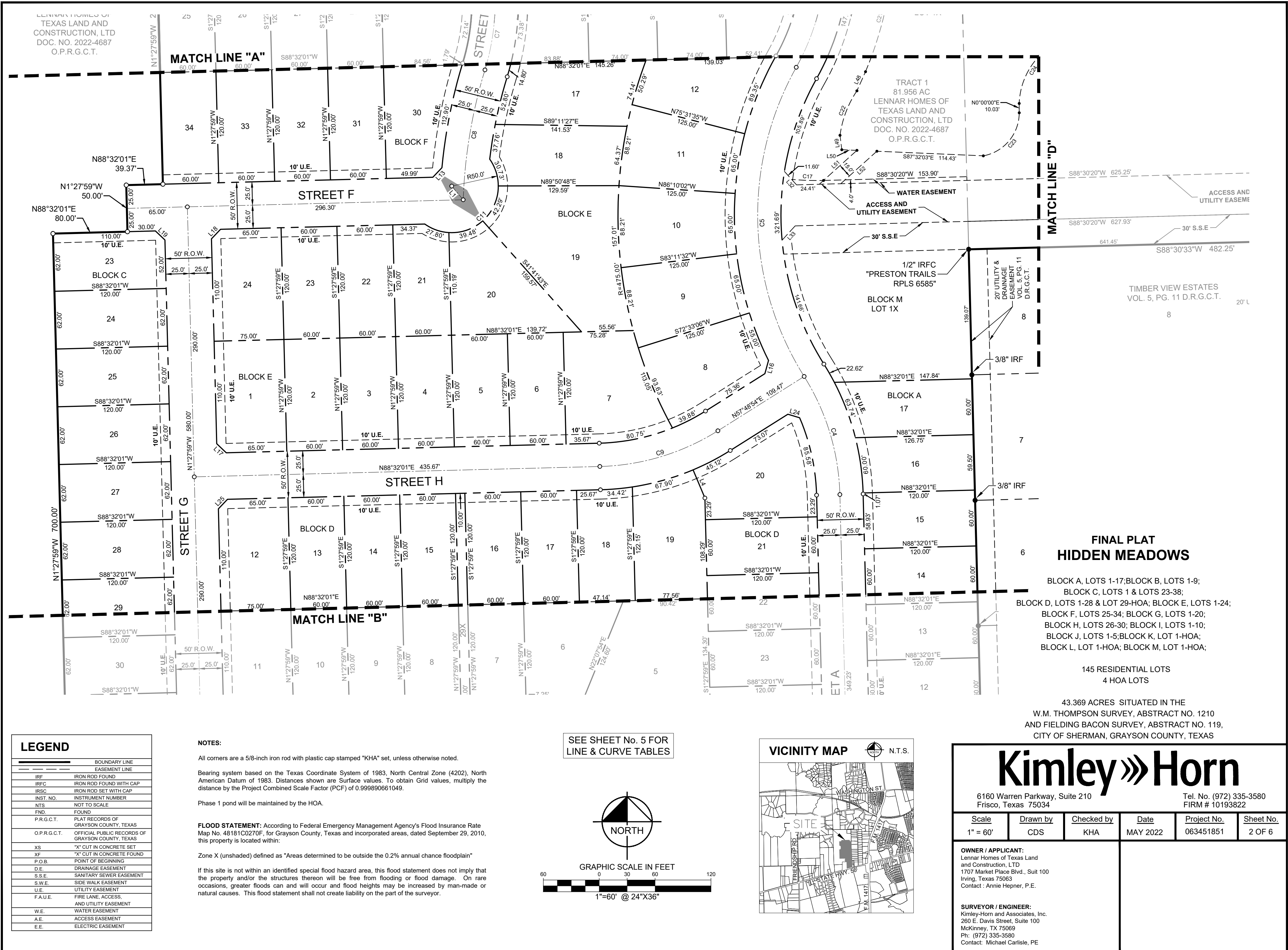
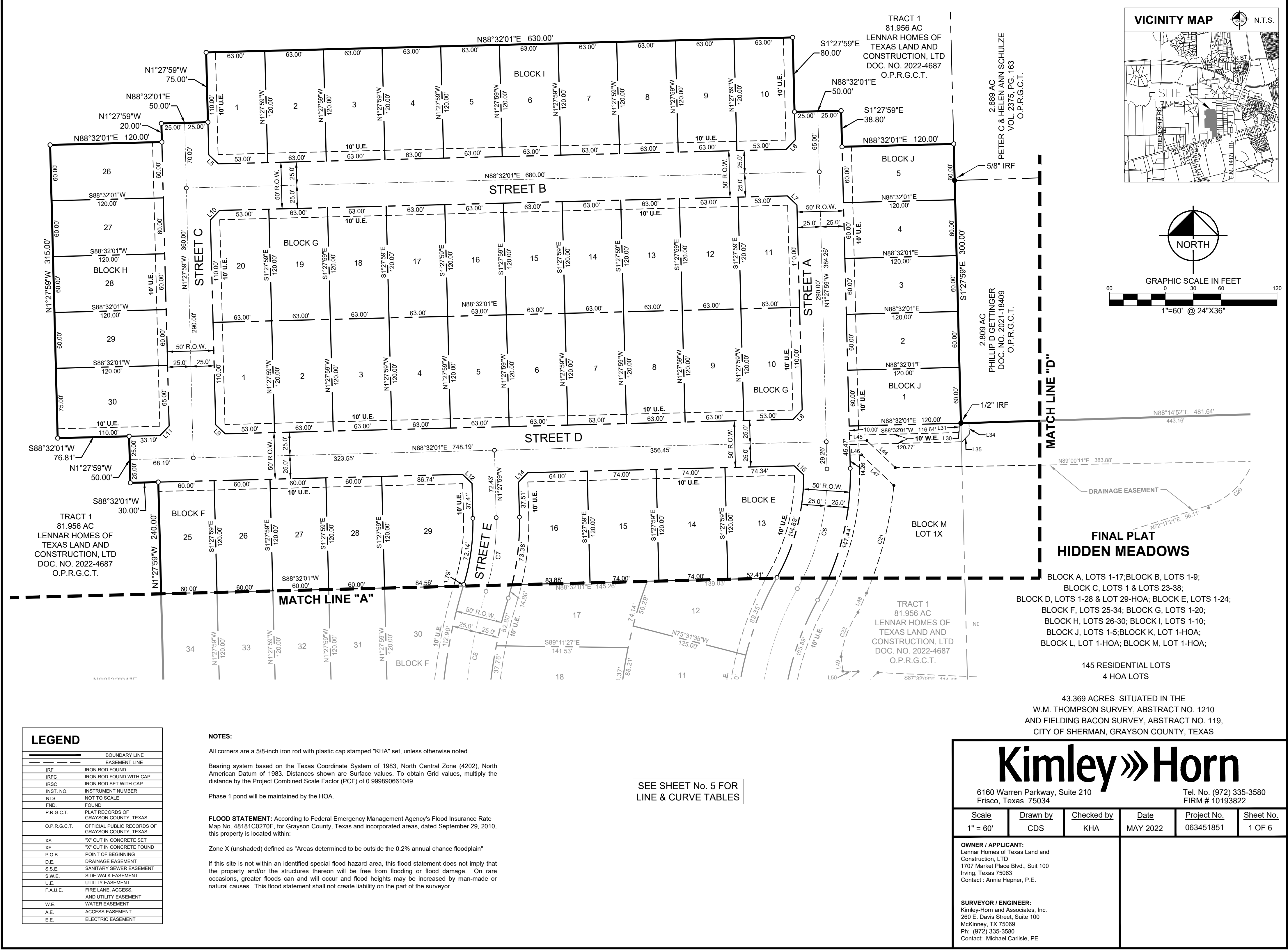


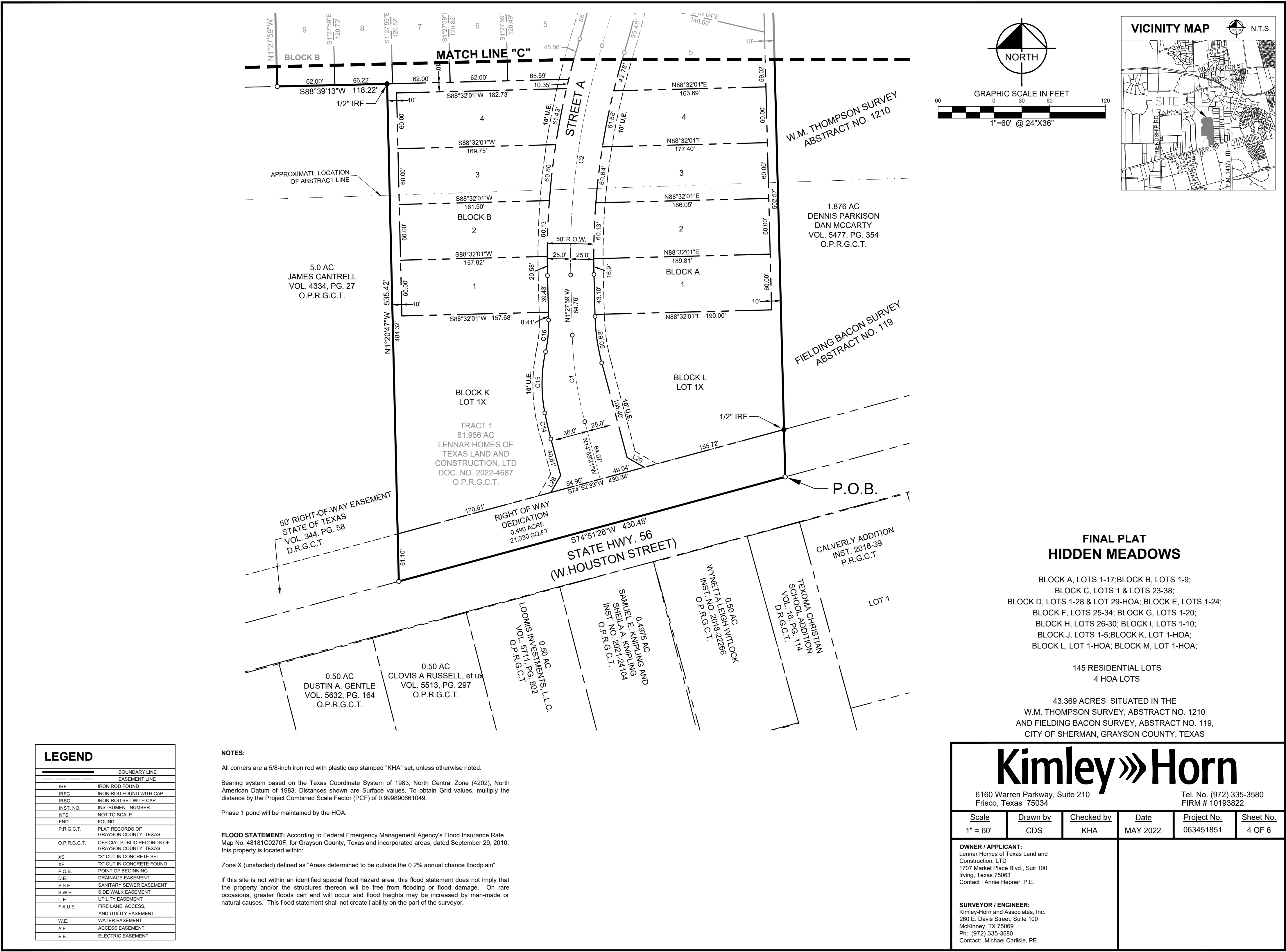
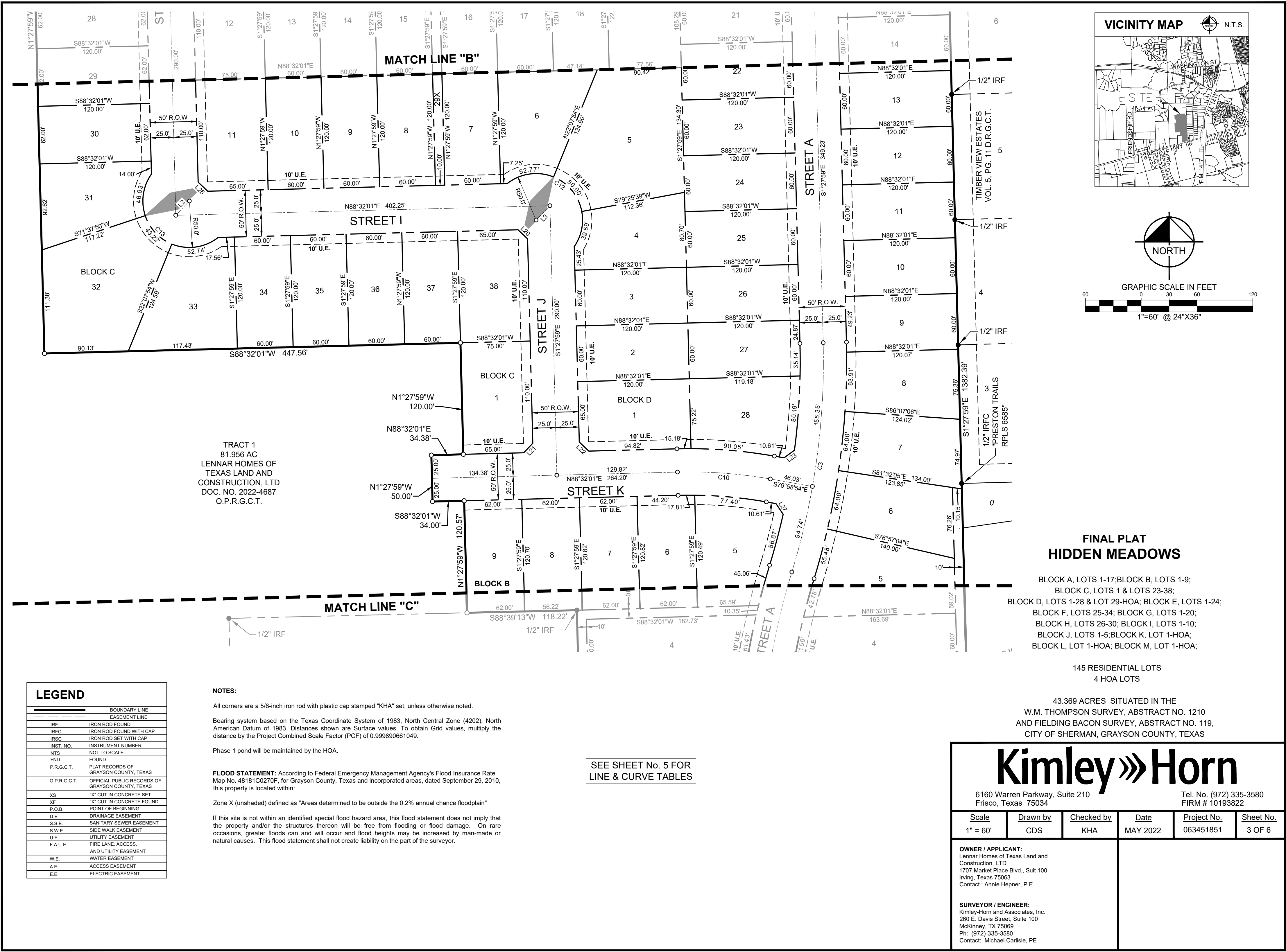
NOT TO SCALE

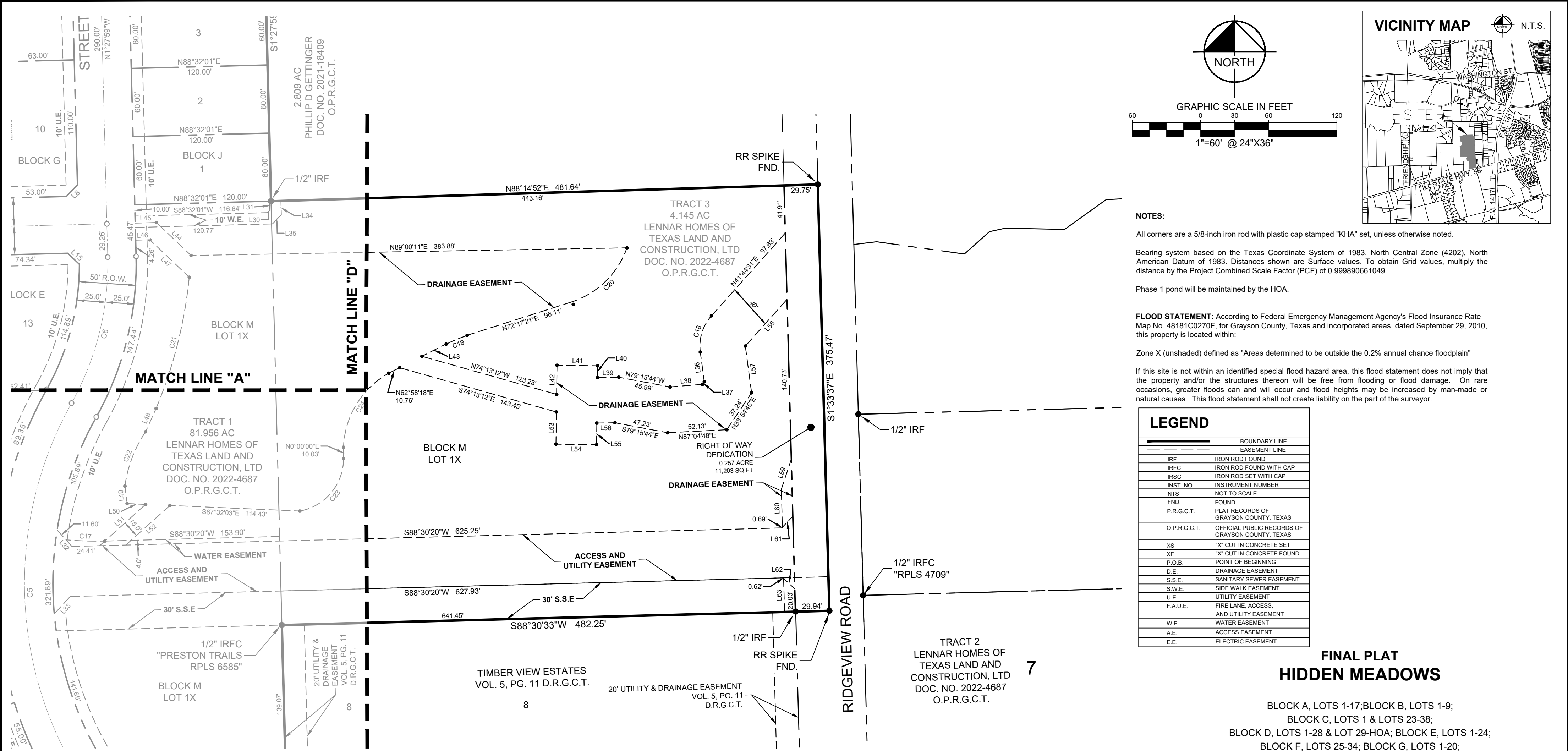
1 in = 800 ft

3800 BLOCK W HOUSTON ST









LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N39°58'09"W	19.17'	L22	S46°27'59"E	14.14'	L43	N62°58'18"E	23.90'
L2	S43°32'01"W	21.21'	L23	N53°52'20"E	13.86'	L44	S46°27'59"E	42.04'
L3	N44°07'51"E	21.44'	L24	N73°21'32"W	13.17'	L45	N88°32'01"E	18.67'
L4	S22°47'07"E	32.77'	L25	S43°32'01"W	14.14'	L46	N88°32'01"E	12.46'
L5	N46°27'59"W	14.14'	L26	S46°27'59"E	14.14'	L47	S46°27'59"E	47.90'
L6	S43°32'01"W	14.14'	L27	S33°50'08"E	13.86'	L48	S24°15'30"W	22.52'
L7	N46°27'59"W	14.14'	L28	S29°52'33"W	21.21'	L49	S07°07'59"E	15.57'
L8	N43°32'01"E	14.14'	L29	N60°07'27"W	21.21'	L50	S87°32'03"E	16.28'
L9	S46°27'59"E	14.14'	L30	N43°38'06"E	2.95'	L51	S48°02'32"W	54.43'
L10	S43°32'01"W	14.14'	L31	N01°23'28"W	7.92'	L52	S48°02'32"W	52.15'
L11	S43°32'01"W	14.14'	L32	N41°56'07"W	19.48'	L53	N00°46'48"E	28.31'
L12	S46°27'59"E	14.14'	L33	S42°24'14"W	20.80'	L54	N89°13'12"W	35.75'
L13	S43°34'11"W	14.15'	L34	S01°20'54"E	12.13'	L55	S00°46'48"W	19.05'
L14	S43°32'01"W	14.14'	L35	S43°38'06"W	11.21'	L56	N88°57'17"E	15.92'
L15	N46°34'31"W	14.17'	L36	N07°35'08"W	26.37'	L57	N07°35'08"W	41.53'
L16	N15°16'20"E	14.74'	L37	N33°54'46"E	2.78'	L58	N41°44'31"E	55.14'
L17	S46°27'59"E	14.14'	L38	N85°26'14"E	28.62'	L59	S18°19'45"W	27.88'
L18	S43°32'01"W	14.14'	L39	N88°57'17"E	18.77'	L60	S01°27'59"E	33.60'
L19	S46°27'59"E	14.14'	L40	S00°46'48"W	10.40'	L61	N43°29'12"E	14.14'
L20	S46°27'59"E	14.14'	L41	S89°13'12"E	35.75'	L62	S46°30'48"E	14.15'
L21	S43°32'01"W	14.14'	L42	N00°46'48"E	25.63'	L63	S01°27'59"E	29.49'

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	13°30'22"	400.00'	94.29'	S08°13'10"E	94.07'	C13	163°44'23"	50.00'	142.89'
C2	18°29'19"	775.00'	250.08'	S07°46'40"W	249.00'	C14	3°44'46"	440.00'	28.77'
C3	18°29'19"	775.00'	250.08'	N07°46'40"W	249.00'	C15	23°47'19"	160.00'	66.43'
C4	30°43'08"	250.00'	134.04'	N16°49'33"W	132.44'	C16	14°01'42"	140.00'	34.28'
C5	61°26'15"	325.00'	348.49'	S01°27'59"E	332.04'	C17	6°39'51"	295.00'	34.31'
C6	30°43'08"	250.00'	134.04'	N13°53'35"E	132.44'	C18	49°19'39"	40.00'	34.44'
C7	18°22'39"	250.00'	80.19'	N07°50'10"E	79.84'	C19	8°44'21"	131.00'	19.98'
C8	15°02'30"	540.00'	141.76'	S09°30'15"W	141.36'	C20	52°51'06"	77.06'	71.08'
C9	30°43'08"	250.00'	134.04'	N73°10'27"E	132.44'	C21	17°02'45"	402.05'	119.61'
C10	11°29'05"	500.00'	100.22'	N85°43'26"W	100.06'	C22	26°10'49"	112.82'	51.55'
C11	160°46'10"	50.00'	140.30'	N45°01'08"E	98.60'	C23	79°37'22"	47.00'	65.31'
C12	163°07'56"	50.00'	142.36'	N46°46'13"W	98.92'	C24	58°49'17"	77.68'	79.75'

LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

**FINAL PLAT
HIDDEN MEADOWS**

BLOCK A, LOTS 1-17; BLOCK B, LOTS 1-9;
BLOCK C, LOTS 1 & LOTS 23-38;
BLOCK D, LOTS 1-28 & LOT 29-HOA; BLOCK E, LOTS 1-24;
BLOCK F, LOTS 25-34; BLOCK G, LOTS 1-20;
BLOCK H, LOTS 26-30; BLOCK I, LOTS 1-10;
BLOCK J, LOTS 1-5; BLOCK K, LOT 1-HOA;
BLOCK L, LOT 1-HOA; BLOCK M, LOT 1-HOA;

145 RESIDENTIAL LOTS
4 HOA LOTS

43.369 ACRES SITUATED IN THE
W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	MAY 2022	063451851	5 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact: Annie Hepler, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of a tract of land situated in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 119, City of Sherman, Grayson County, Texas and being all of a called 4.145 acre tract of land described as "Tract 3" and a portion of a called 81.956 acre tract of land described as "Tract 1" in a deed to Lennar Homes of Texas Land and Construction, LTD as recorded in Document No. 2022-4687 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said "Tract 1", same being in the center line of State Hwy 56 (W. Houston St.), a 50' wide right of way as describe in a deed to the State of Texas, as recorded in Volume 344, Page 58, of the Deed Records of Grayson County, Texas;

THENCE South 74°51'28" West, along the southerly line of said Tract 1 and the centerline of said State Hwy 56, a distance of 430.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner on the southerly line of said Tract 1, common to the southeast corner of a called 5.0 acre tract of land described in a deed to James Cantrell as recorded in Volume 4334 Page 27 of the Official Public Records of Grayson County, Texas, same being in the centerline of said State Hwy 56;

THENCE North 01°20'47" West, departing the centerline of said State Hwy 56, continuing along the southerly line of said Tract 1 and along the easterly line of said 5.0 acre tract, a distance of 535.42 feet to a 1/2 inch iron rod found for the northeast corner of said 5.0 acre tract, common to an ell corner on the southerly line of said Tract 1;

THENCE South 88°39'13" West, continuing along the southerly line of said Tract 1 and along the northerly line of said 5.0 acre tract, a distance of 118.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 5.0 acre tract and the southerly line of said Tract 1, and crossing said Tract 1, the following:

North 01°27'59" West, a distance of 120.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 34.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 34.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 447.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 700.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 39.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 240.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 76.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 315.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 75.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 630.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 38.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said Tract 1, same being on the westerly line of a called 2.689 acre tract of land described in a deed to Peter C & Helen Ann Schultze, as recorded in Volume 2375, Page 163 of the Official Public Records of Grayson County, Texas;

THENCE South 01°27'59" East, along the easterly line of said Tract 1, the westerly line of said 2.689 acre tract and a called 2.809 acre tract of land described in a deed to Phillip D. Gettinger, as recorded in Document No. 2021-18409 of the Official Public Records of Grayson County, Texas, a distance of 300.00 feet to a 1/2 inch iron rod found for the southwest corner of said 2.809 acre tract, common to the northwest corner of said Tract 3;

THENCE North 88°14'52" East, departing the easterly line of said Tract 1, and along the southerly line of said 2.809 acre tract and the northerly line of said Tract 3, a distance of 481.64 feet to a railroad spike found for corner found for the southeast corner of said 2.809 acre tract, common to the northeast corner of said Tract 3, same being in the centerline of Ridgeview Road;

THENCE South 01°33'37" East, along the easterly line of said Tract 3 and generally along the centerline of said Ridgeview Road, a distance of 375.47 feet a railroad spike found for the southeast corner of said Tract 3;

THENCE South 88°30'33" West, along the southerly line of said Tract 3 and the northerly line Timber View Estates, as recorded in Volume 5, Page 11, of the Deed Records of Grayson County, Texas of a distance of 482.25 feet to 1/2 inch iron rod with plastic cap stamped "Preston Trails RPLS 6585" found for the southwest corner of said Tract 3, common to the northwest corner of said Timber View Estates, same being on the easterly line of said Tract 1;

THENCE South 01°27'59" East, along the easterly line of said Tract 1, the westerly line of said Timber View Estates, and a called 1.876 acre tract of land described in a deed to Dennis Parkison and Dan McCarty as recorded in Volume 5477, Page 354 of the Official Public Records of Grayson County, Texas, a distance of 2,055.67 feet to the **POINT OF BEGINNING** and containing 43.369 acres (1,889,174 square feet) of land, more or less.

Now, therefore, know all men by these presents:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **HIDDEN MEADOWS**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.

5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.

7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

Witness, my hand, this _____ day of _____.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 20____.

Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **HIDDEN MEADOWS**, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, AD, 2021.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF GRAYSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 20____.

Notary Public, State of Texas

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 _____ day 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 _____

FINAL PLAT
HIDDEN MEADOWS

BLOCK A, LOTS 1-17; BLOCK B, LOTS 1-9;
BLOCK C, LOTS 1 & LOTS 23-38;
BLOCK D, LOTS 1-28 & LOT 29-HOA; BLOCK E, LOTS 1-24;
BLOCK F, LOTS 25-34; BLOCK G, LOTS 1-20;
BLOCK H, LOTS 26-30; BLOCK I, LOTS 1-10;
BLOCK J, LOTS 1-5; BLOCK K, LOT 1-HOA;
BLOCK L, LOT 1-HOA; BLOCK M, LOT 1-HOA;

145 RESIDENTIAL LOTS
4 HOA LOTS

43.369 ACRES SITUATED IN THE
W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

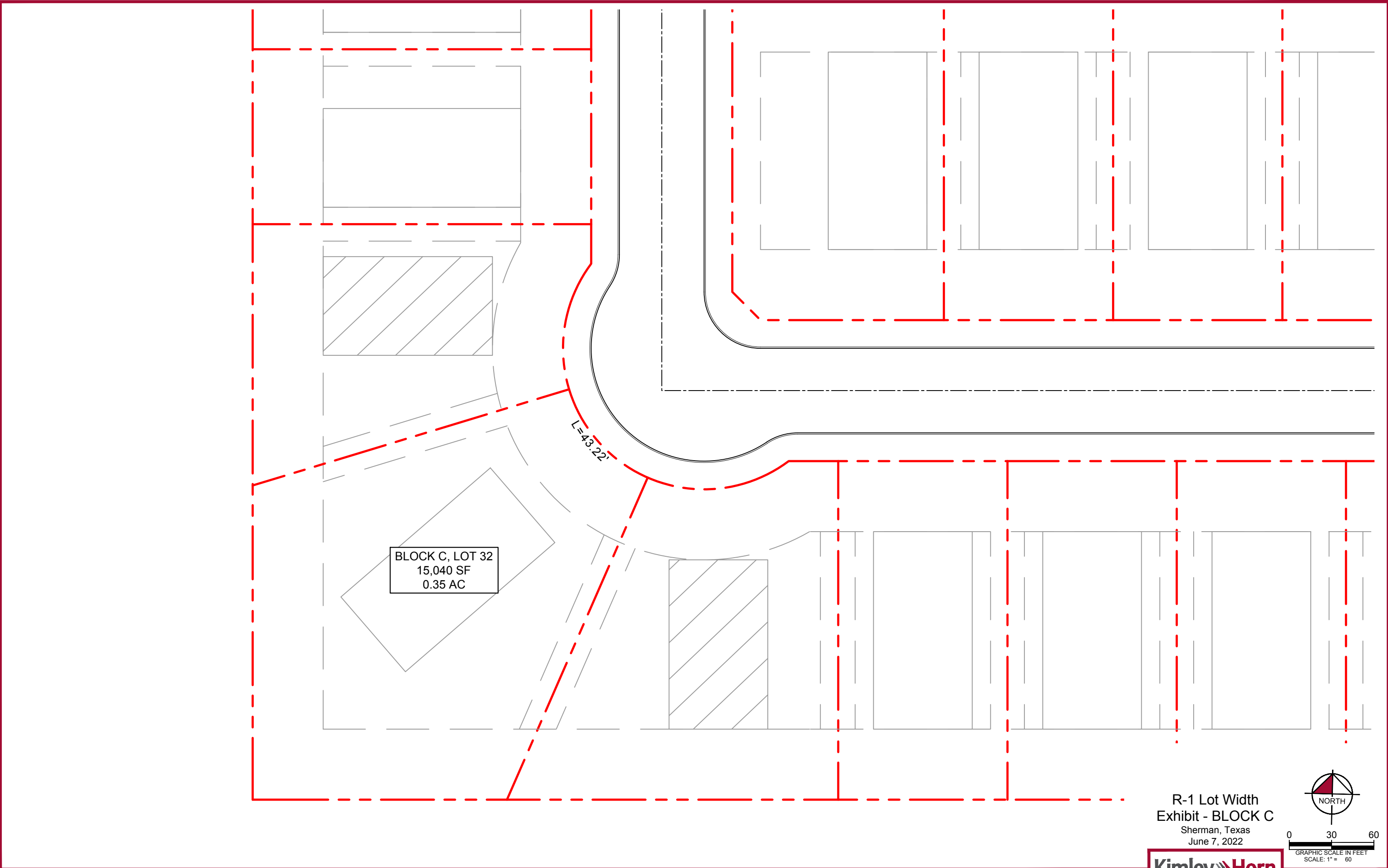
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

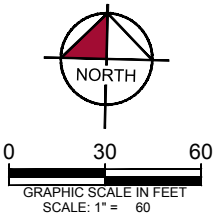
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	MAY 2022	063451851	6 OF 6

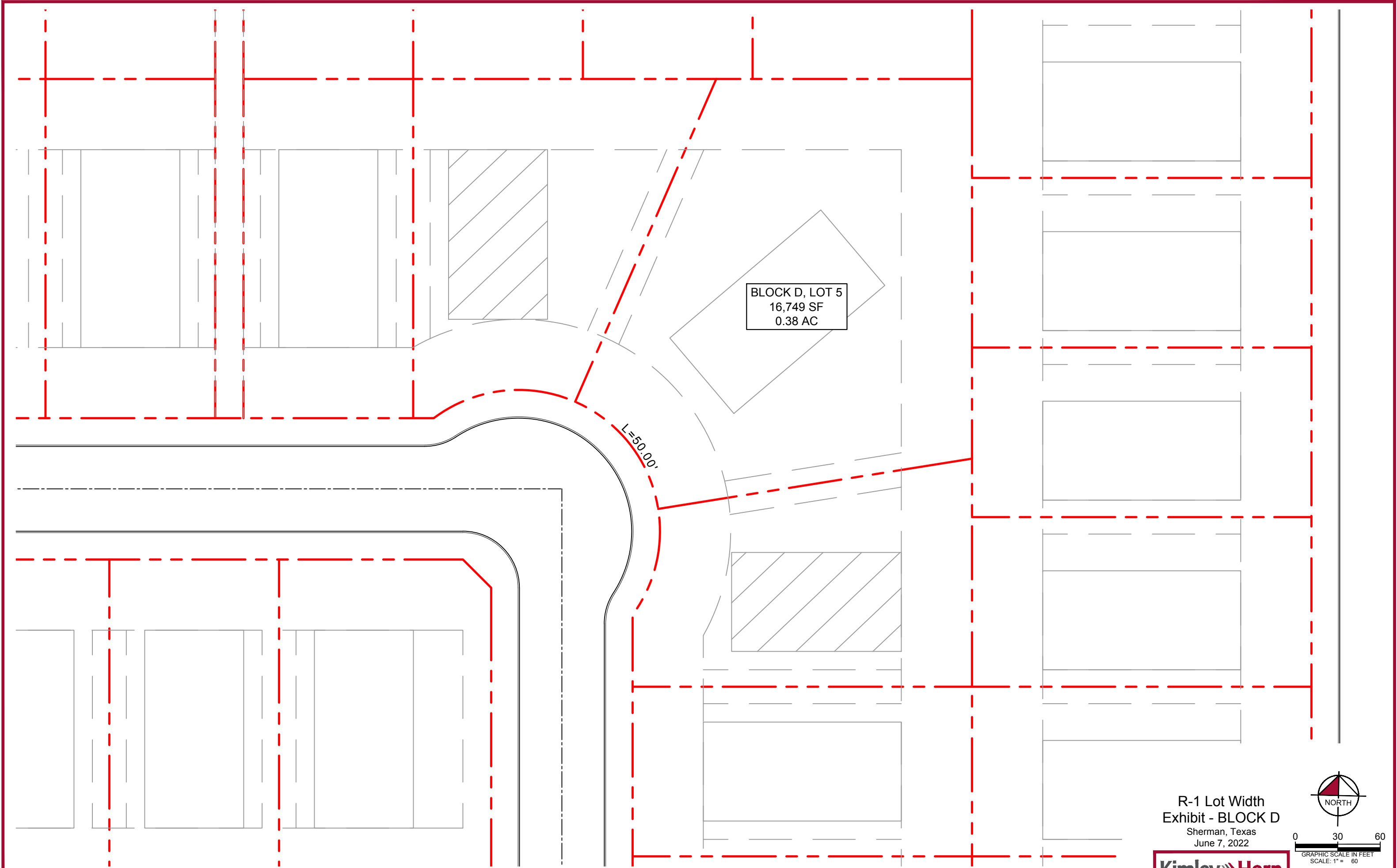
OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact: Annie Hepler, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



R-1 Lot Width
Exhibit - BLOCK C
Sherman, Texas
June 7, 2022

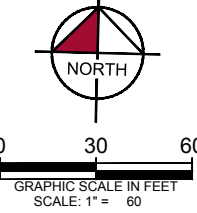




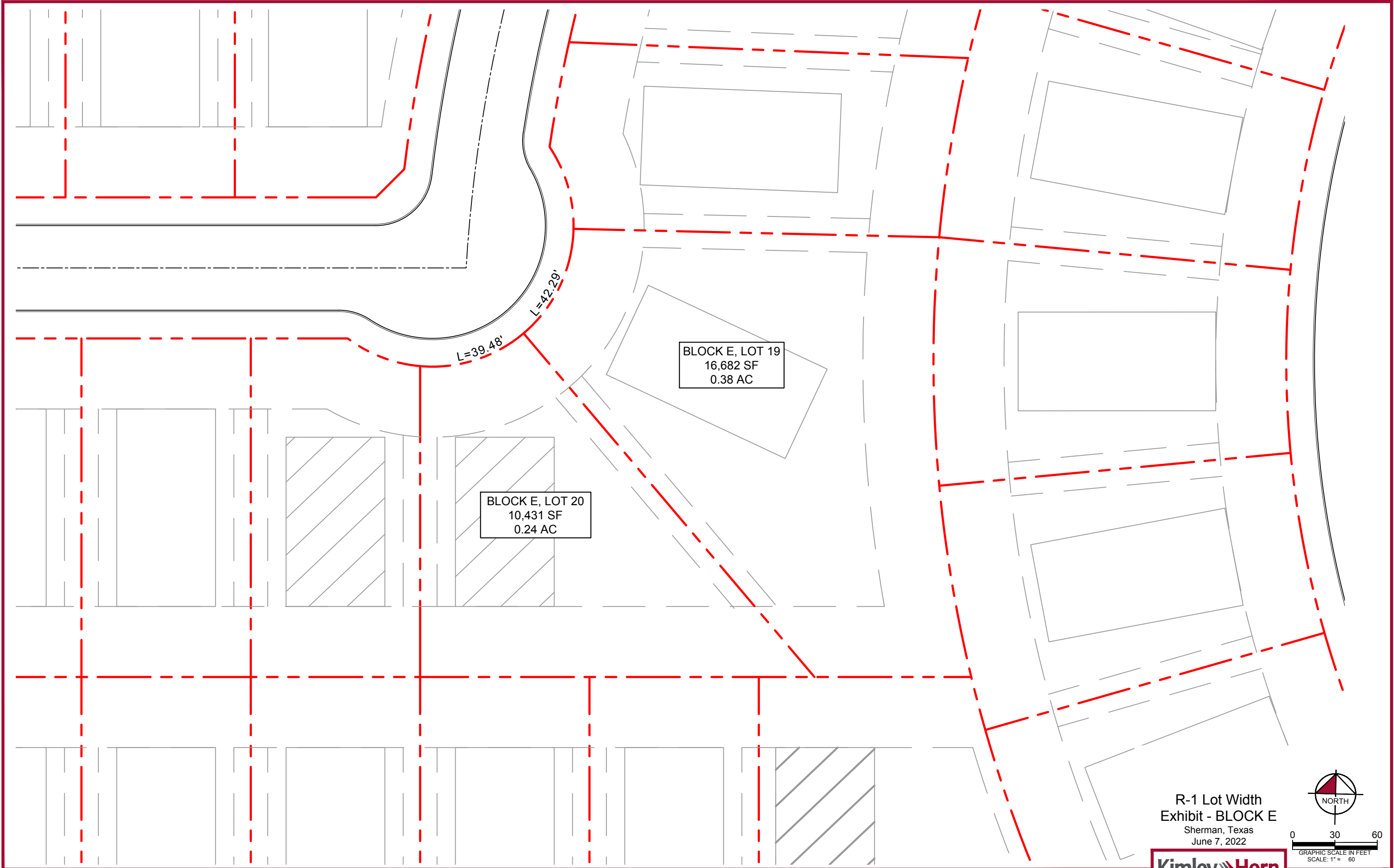
BLOCK D, LOT 5
16,749 SF
0.38 AC

L=50.00'

R-1 Lot Width
Exhibit - BLOCK D
Sherman, Texas
June 7, 2022



Kimley»Horn





June 6, 2022

Rob Rae
Director of Development Services
City of Sherman

RE: *Project Narrative – Hidden Meadows – Knuckle Lot Width Variance*

Dear Mr. Rae,

The Hidden Meadows Tract is a proposed residential community (Zoned R-1) on approximately 43.4 acres located on the north side of Hwy 56, approximately 450 ft west of Ridgeview Rd. The current zoning ordinance defines lot width as “the mean width measured at right angles to its depth”, which the city interprets as the frontage property line of the lot. Providing 60’ along the frontage where knuckles are present would create an oversized lot and result in losing a typical lot else ware due to space. Because of this, we would like to request a variance to allow for the lot width reduction where knuckles are present to have a more simlular lot acreage with the remainder of the subdivision.

Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Sincerely,

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
TBPE Firm No. F-928

STAFF REVIEW LETTER

June 14, 2022

Lennar Homes of Texas Land and
Construction, LTD
1707 Market Place Blvd, Suite 100
Irving, TX 75063

Kimley-Horn & Associates
Michael Carlisle, P.E.
260 E. Davis Street, Suite 100
McKinney, TX 75069

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow to allow the following lot widths in lieu of the required 60' lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District:

- Block C, Lot 5 – 50.00'
- Block C, Lot 32 – 43.22'
- Block E, Lot 19 – 42.29'
- Block E, Lot 20 – 39.48'

located in the 3800 Block West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Commission.

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

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

Respectfully,



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

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



STAFF REVIEW LETTER

June 10, 2022

Lennar Homes of Texas Land
and Construction, LTD.
Attn: Annie Hepner, P.E.
1707 Market Place Blvd., Ste. 100
Irving, TX 75063

Kimley Horn
Attn: Michael Carlisle, P.E.
260 E. Davis St. Suite 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Hidden Meadows has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate 15'x15' Right of Way corner clips at all internal intersections. Existing corner clips are not sufficient in size. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Modify 10' Utility Easements at all intersections to parallel right of way created by corner clips.
3. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
4. Lot 29X, Block D, to be removed and replaced with a 20' Public Drainage Easement. Drainage Easement to be incorporated into adjacent lots.
5. General Note on Plat shall indicate X Lots are owned and maintained by HOA, specifying the Lot and Block numbers of each lot.
6. The width of the right-of-way and pavement for streets shall be shown on the plat.
7. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
8. 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*
9. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
10. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. Filing information of offsite Sanitary Sewer Easement to be shown on plat.
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

13. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
14. Dedicate a 20'x20' Right of Way corner clip on street intersecting corners of proposed Lot 1X, Block K and Lot 1X, Block L. *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)*
15. Graphic callout on Eastern boundary line does not match metes and bounds call. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
16. Remove Avigation Release from plat.
17. 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 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

16.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

300-400 BLOCKS EAST SHERMAN STREET

The request of Kirk Allen, Three Oaks Development & Construction (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 300-400 Blocks East Sherman Street, being 50.908 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

- A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District.
- B. Final Plat approval of Three Oaks Addition Section 2.

Background:

The property is located in the 300-400 Blocks East Sherman Street between South East and South Crockett Streets and is zoned R-1 (One-Family Residential) District.

The owner would like to plat the property into 82 lots for residential development. They are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Extra Territorial Jurisdiction (ETJ)

Origination:

Kirk Allen, Three Oaks Development & Construction (Owner)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

12

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Final Plat

Site Plan

Staff Review Letter-SUP

Staff Review Letter-PLAT



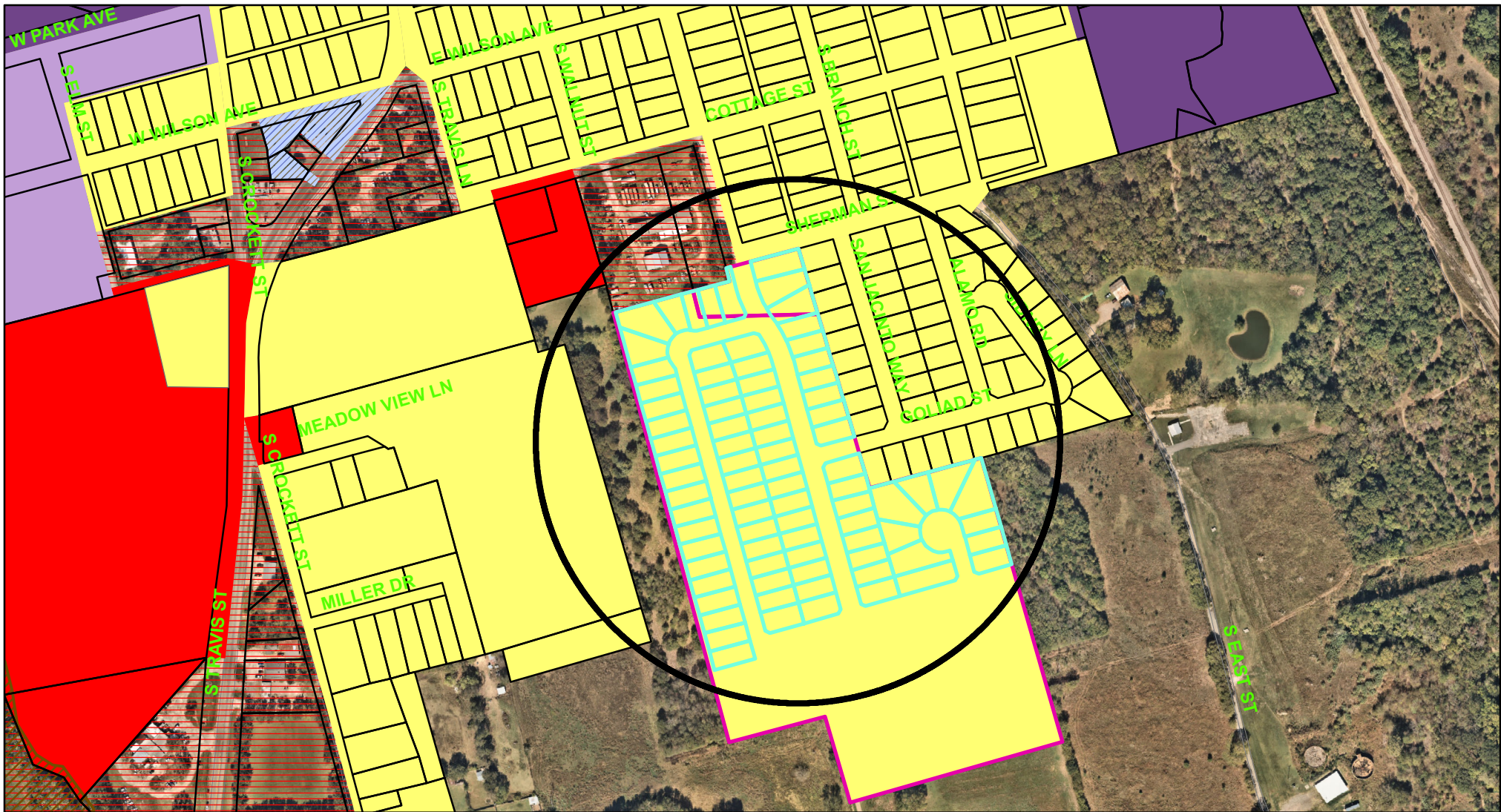
111 Archer Drive

City of Sherman, Texas
Development Services Department



NOT TO SCALE

1 in = 275 ft



Zoning - 300-400 Blocks East Sherman Street & 2200 Block S. Montgomery 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: StermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: StermGIS.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 District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

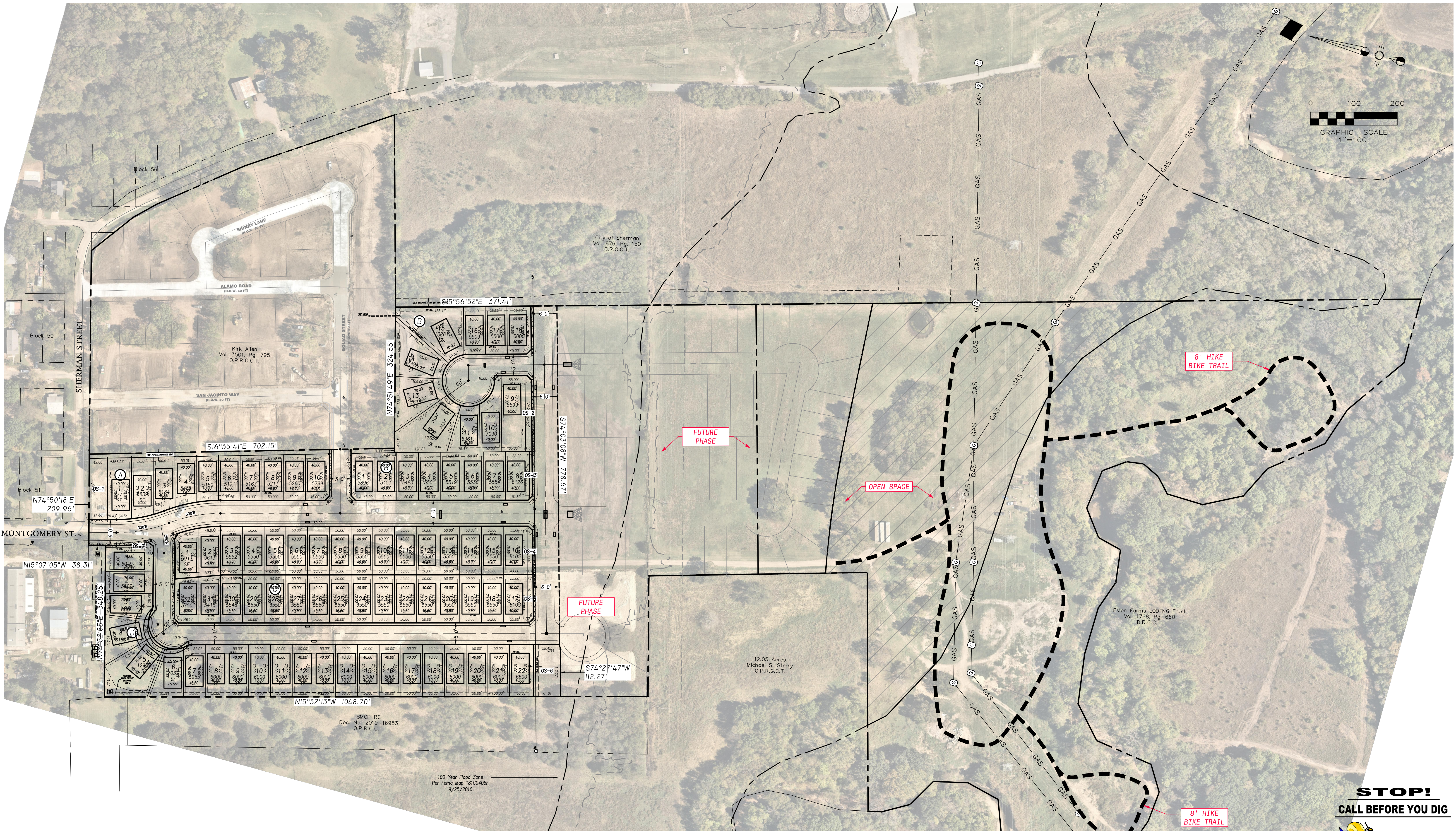


NOT TO SCALE

1 in = 400 ft

300-400 E. SHERMAN ST.





STOP!
CALL BEFORE YOU DIG



((@ least 72 hours prior to digging))

Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS 1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935			THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYAN J. WEISGERBER, P.E. NO. 126777 ON 05/06/22. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		EXHIBIT - 1		Sheet No.
1 5/6/2022	1						THREE OAKS PHASE 2		1
2	2				Three Oaks Development and Construction		Project No. 21009		
3	3								
4	4	Drawn By:	Checked By:	Scale:	CITY OF SHEERMAN, TEXAS				
5	5	C.E.C.I.	C.E.C.I.	1"=100'					
6	6								

THREE OAKS PHASE 2

STAFF REVIEW LETTER

June 14, 2022

Three Oaks Development and Construction
Company
1313 W. Washington
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District located in the 300-400 Blocks East Sherman Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Exhibit A, Sec. 6.3; Section 8(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. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
8. Side yard setbacks must be uniform for all homes within a given block. *(Chapter 14, Exhibit A, Section 8, Subsection 9 (b))*
9. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of

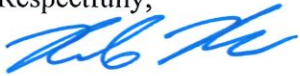
sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9 (e)*)

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

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

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

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Commission and Board of Adjustments

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



STAFF REVIEW LETTER

June 10, 2022

Kirk Allen
418 E. Sherman
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Three Oaks Addition, Section 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

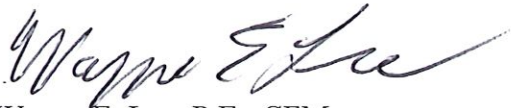
1. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Lot boundary lines not fully shown in Block B. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
4. Open Space lots to be owned and maintained by HOA with ownership and maintenance information shown in General Notes of plat.
5. Three Party Agreement required for Public Infrastructure.
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Off-site easements required per Engineering review shall be filed via separate instrument and filing information to be shown on plat.
8. Dimensions of variable width Drainage Easement in Lot 5, Block D to be shown on plat. Coordinate with Engineering Department.
9. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

11. 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)*
12. 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

17.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2801 TEXOMA PARKWAY**

The request of QT LLC South (Owners), Corey Vaughan (Representative), Tommy Vilbig (Engineer) and Bowman Consulting Group, Ltd (Surveyor) concerning the property located at 2800 Texoma Parkway, being 2.9654 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Final Plat of QT 1915 Addition.

Background:

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

The following has been approved for this location:

- January 11, 2022 - Exception/Variance to allow a 63 square foot, 6'8.5" tall monument sign, 5' from the Texoma Parkway property line in lieu of 25' setback in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.
- February 22, 2022 - Variance to allow an additional 392 square foot, 80' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot and the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- April 19, 2022 - Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (4)(b) to allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

QT LLC South (Owners)
Corey Vaughan (Representative)
Tommy Vilbig (Engineer)
Bowman Consulting Group, Ltd (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

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



City of Sherman, Texas
Development Services Department

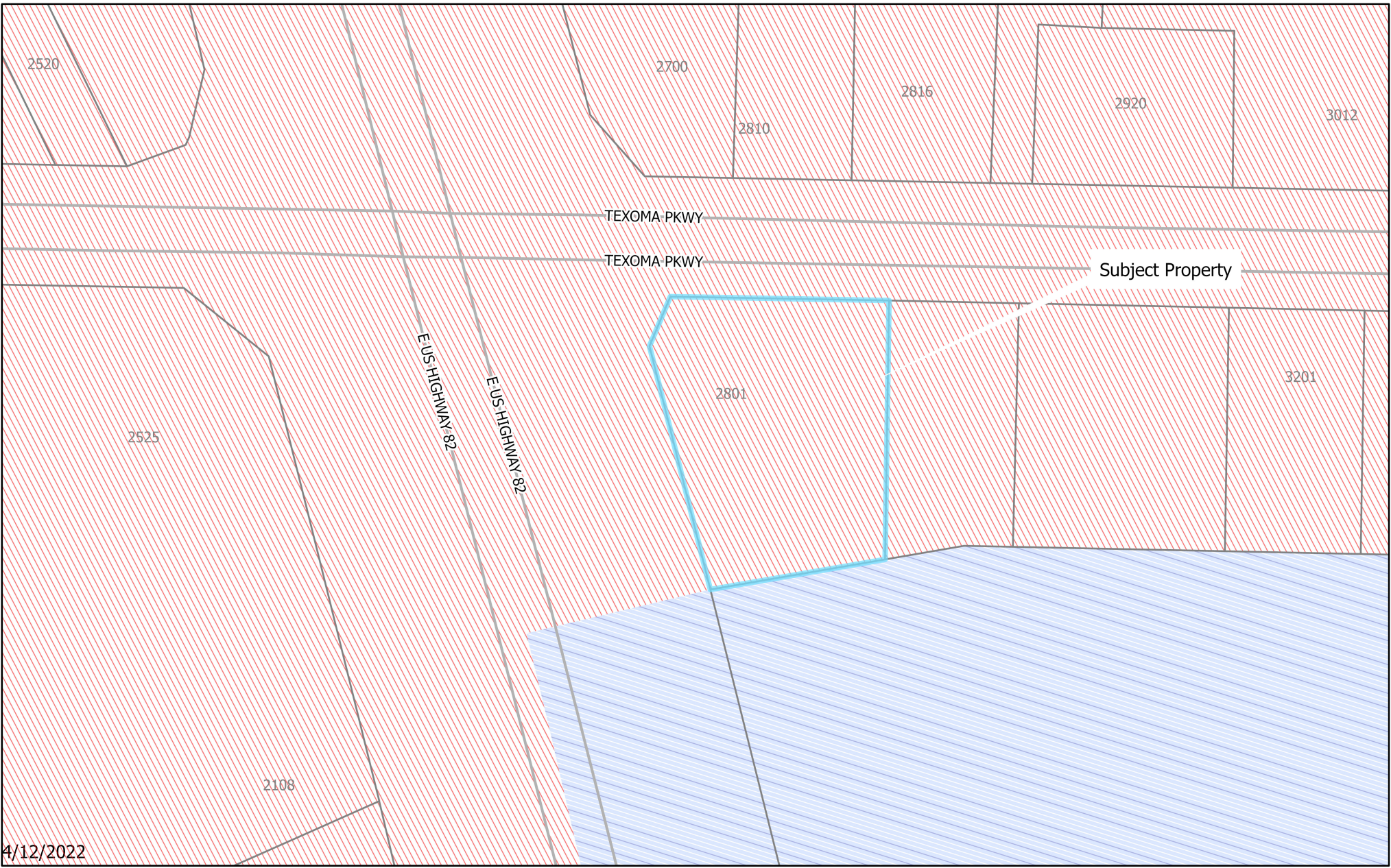
CITY OF SHERMAN Location Map (2801 Texoma Pkwy)



Date: 3/28/2022 11:13 AM

Scale: 1:3,600

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



City of Sherman, Texas
Development Services Department

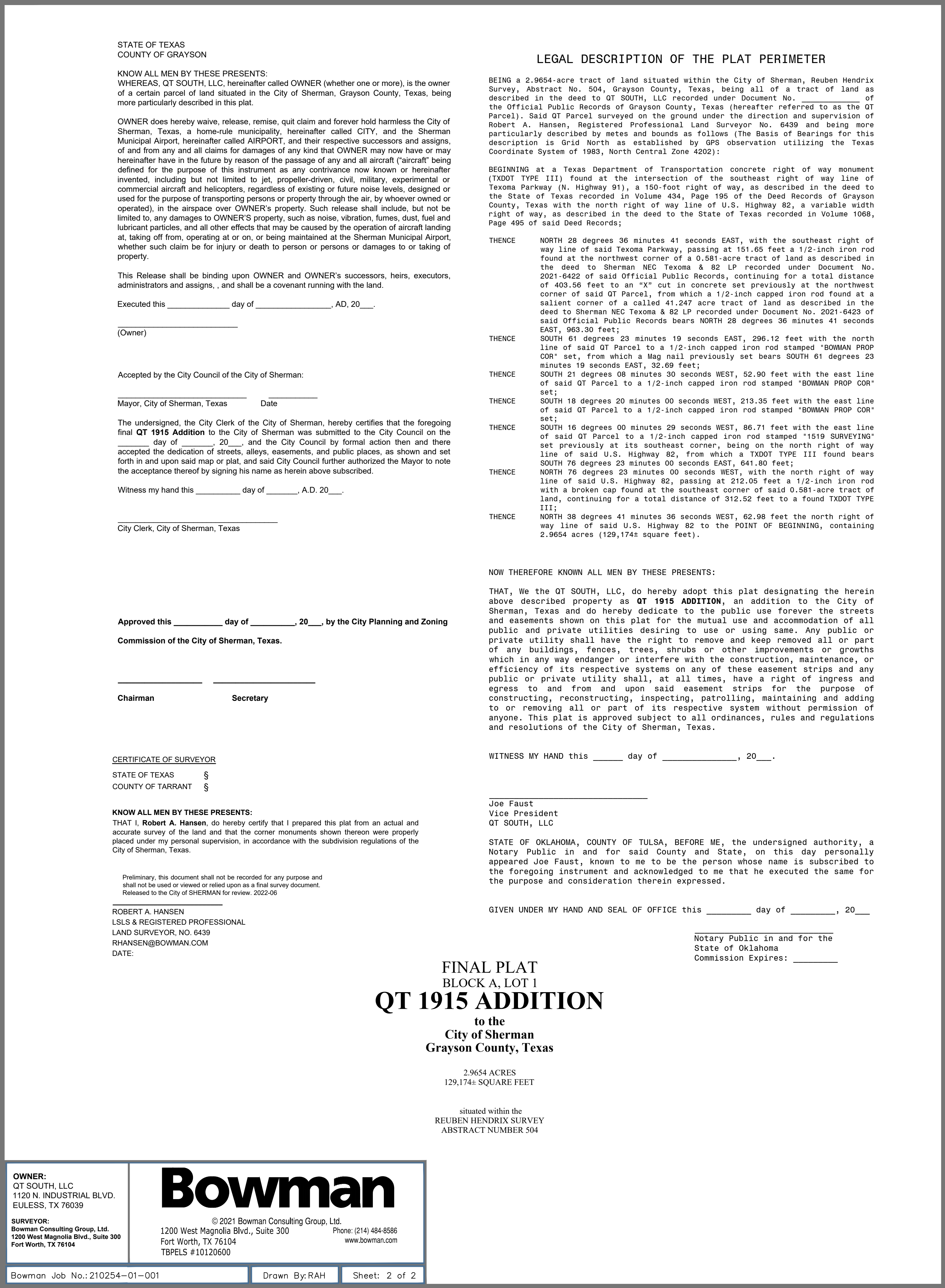
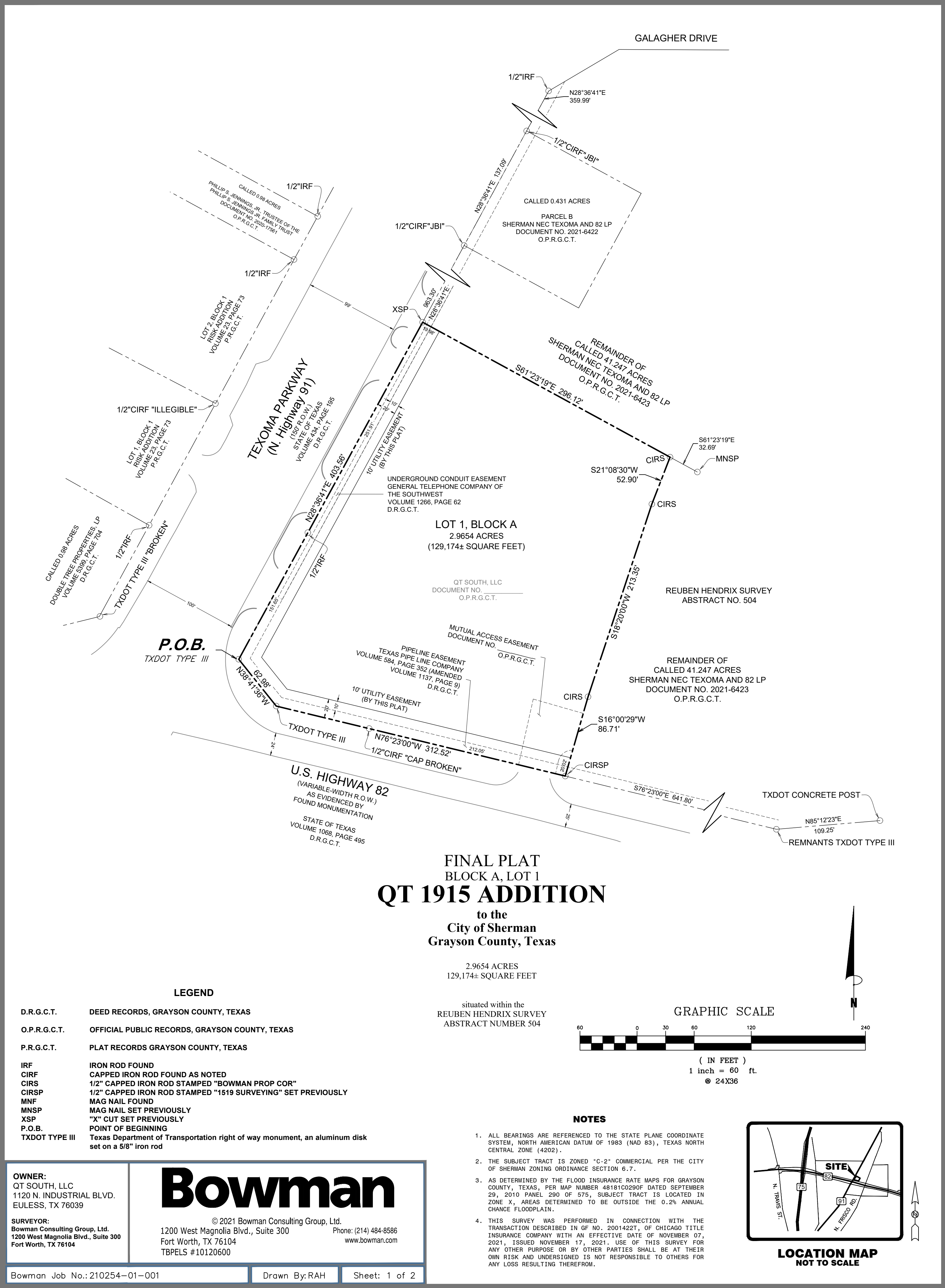
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | MH Manufacturing Housing District |
| C-1 Retail Business District | R-1 One Family Residential District |
| C-2 General Commercial District | R-2 Multi-Family Residential District |
| CO Office District | R-A Single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

CITY OF SHERMAN
Zoning Location Map
(2801 Texoma Parkway)



Scale: 1:1,933

Date: 4/11/2022 4:49 PM





STAFF REVIEW LETTER

June 10, 2022

QT South, LLC
1120 N. Industrial Blvd.
Eules, TX 76039

Bowman Consulting Group, Ltd.
1200 W. Magnolia Blvd., Ste. 300
Fort Worth, TX 76104

Dear Applicants,

The request for approval of the Final Plat of QT 1915 Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Add title of "AVIGATION RELEASE" to Avigation Release language on Page 2 of plat.
3. The width of the right-of-way and pavement for streets shall be shown graphically on the plat drawing. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
4. Show instrument information of Mutual Access Easement on drawing or dedicate via plat with dimensions of said Mutual Access Easement.
5. Show instrument information of ownership on both drawing and in metes and bounds description.
6. All points of Mutual Access as reflected in civil plans shall be shown within a Mutual Access Easement dedicated by plat. Coordinate with Engineering Department.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the

Engineering department for approval prior to printing mylars and paper copy. 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

18.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

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

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer) and Underwood Surveying (Surveyor) concerning the property located in the 900 Block South FM 1417 (Heritage Parkway), being 15.974 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat of Stone Creek Flats.

Background:

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

The following has been approved for this location:

- April 19, 2022 - Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 488 parking spaces in lieu of the required 528 in an R-2 (Multi-Family Residential) District.
- April 19, 2022 - Variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(3) to allow a 6' wrought iron fence in lieu of the allowed 4' in a front yard in an R-2 (Multi-Family Residential) District.
- April 19, 2022 - Site plan approval The Trails on 1417 apartment complex.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)
JNPHM Development, LLC (Developer)
Underwood Surveying (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:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

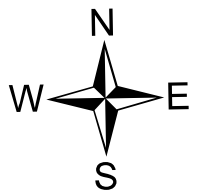
Location Map
Zoning Map
Final Plat
Staff Review Letter

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



City of Sherman, Texas
Development Services Department

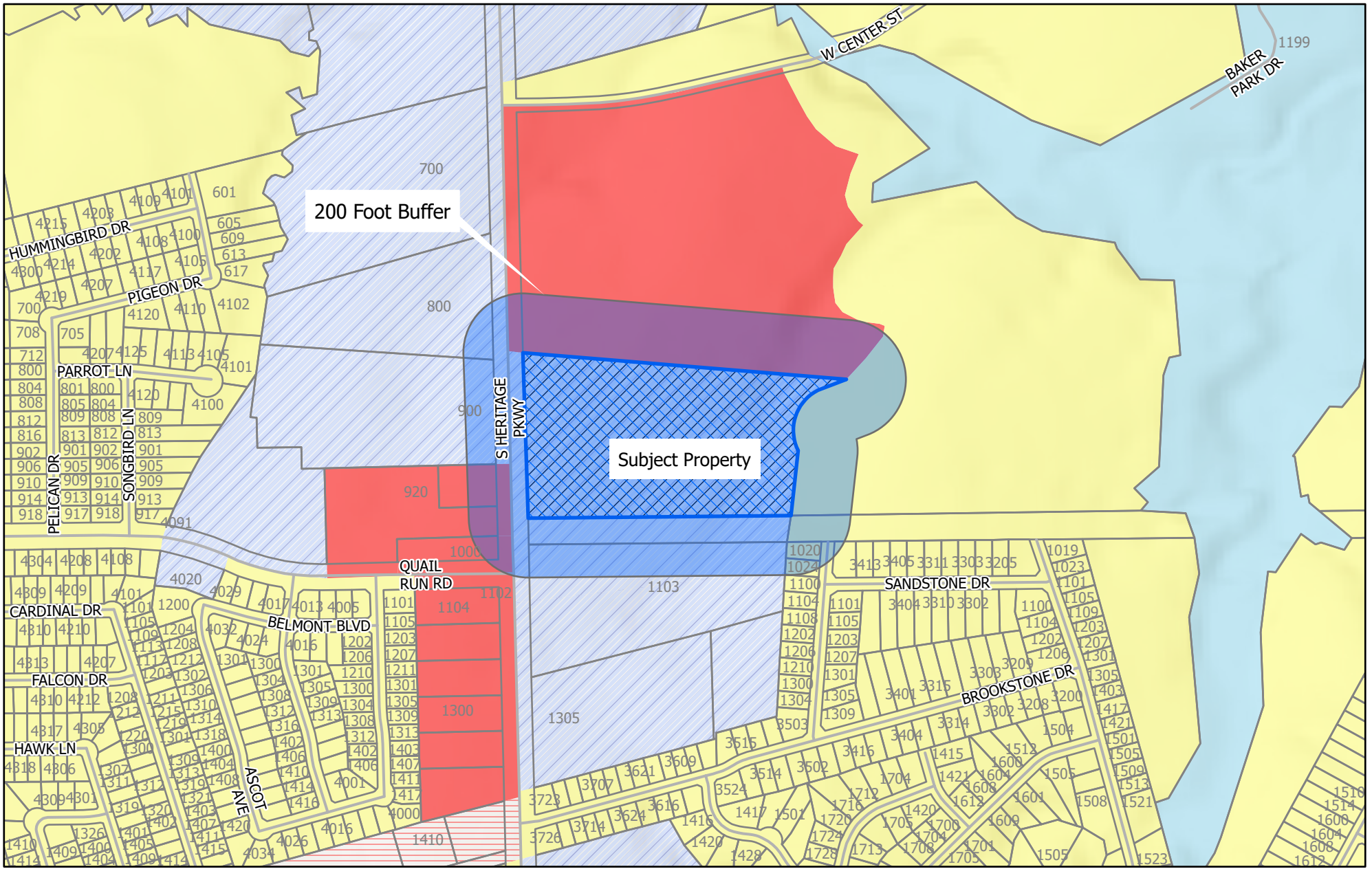
CITY OF SHERMAN
200Foot Notice
(900 Block S Heritage Pkwy)



Date: 3/28/2022 1:47 PM

Scale: 1:6,000

diagramme H:\ENGINEERING\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx



City of Sherman, Texas
Development Services Department

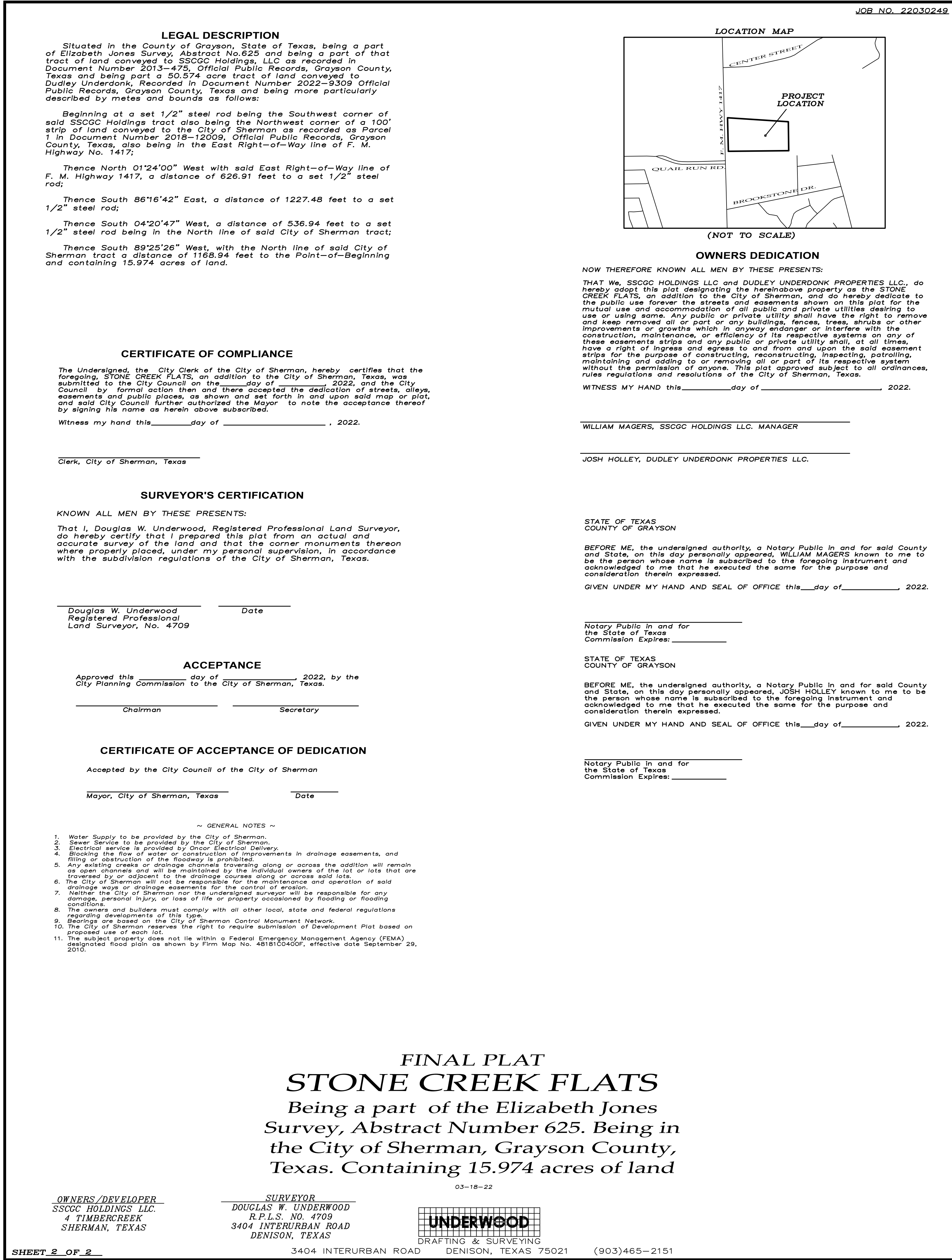
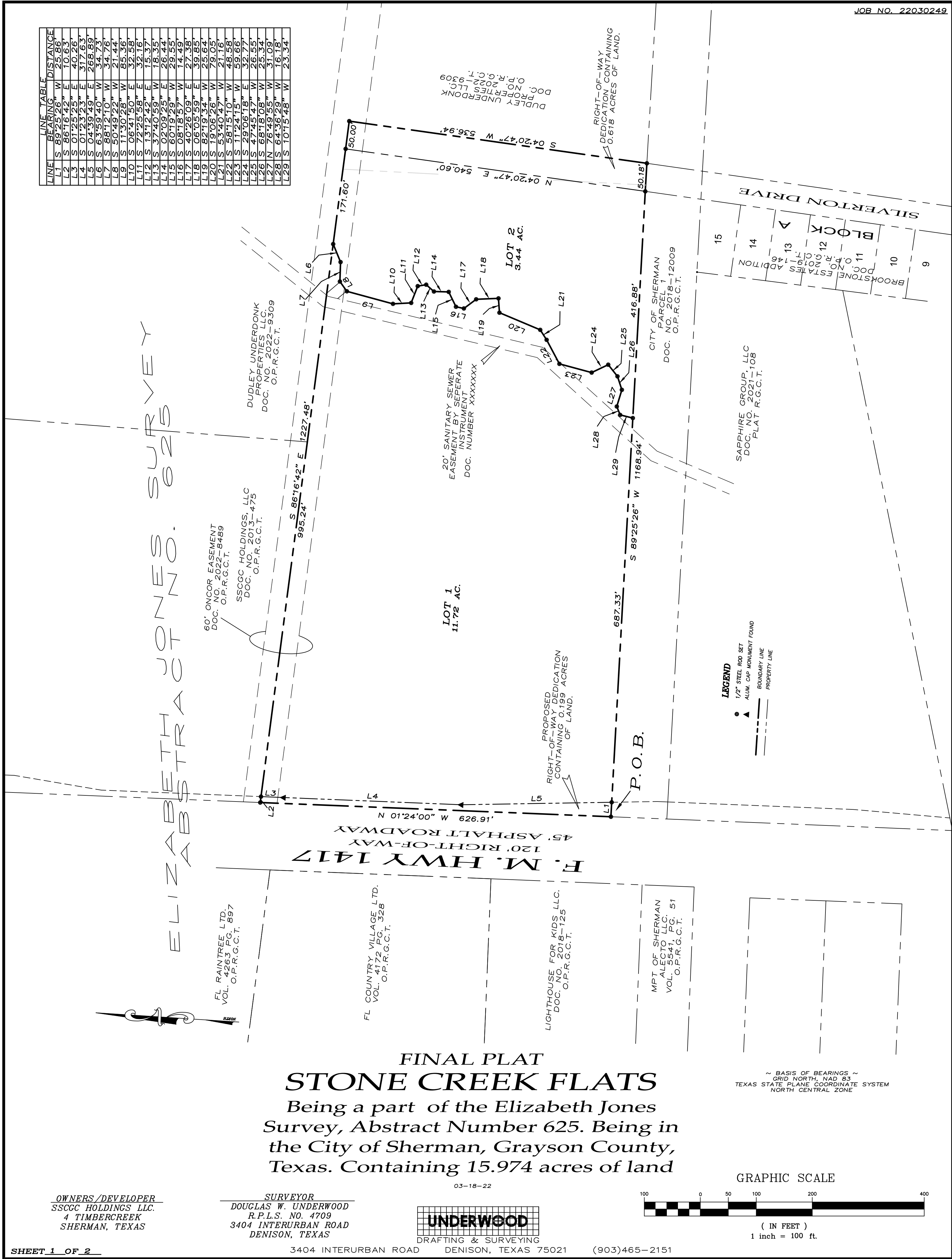
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | R-1 One Family Residential District |
| C-1 Retail Business District | R-2 Multi-Family Residential District |
| C-2 General Commercial District | R-A Single Family Agricultural District |
| CO Office District | SF-1 Single Family Residential District |
| Lakes | PD Planned Development |
| M-1 Light Manufacturing District | 200 Foot Buffer |
| M-1.5 Medium Manufacturing District | Subject Locations |
| M-2 Heavy Manufacturing District | Parcels |
| MH Manufacturing Housing District | |

CITY OF SHERMAN Zoning Location Map (900 Block S Heritage Pkwy)



Scale: 1:6,000

Date: 3/28/2022 4:03 PM





STAFF REVIEW LETTER

June 10, 2022

SSCGC Holdings, LLC
4 Timbercreek
Sherman, TX 75092

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Stone Creek Flats has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Additional right-of-way along FM 1417 may be required. Coordinate with Engineering Department for additional information.
3. Instrument information for 20' Sanitary Sewer Easement by separate instrument to be shown on plat.
4. Graphically show edge of pavement on drawing.
5. Water main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
6. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. Show Electric Easement across adjacent City property with instrument information on plat.
8. Privately owned and maintained detention in accordance with City criteria is required. 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)*
9. Off-site Sanitary Sewer Easement dedicated to City of Sherman required. Coordinate with Engineering Department for additional information.
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
11. Three Party Agreement required for Public Infrastructure.

12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*
- 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 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

19.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

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

The request of Ronny Guerro (Owner) and Kimley-Horn & Associates (Surveyor/Engineer) concerning the property located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway), being 119.806 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Preliminary Plat of Bel-Air Village Phase 2 (Single Family).

Background:

The property is located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway) between Luella Road and Highway 75. The property is zoned PD (Planned Development). The owner would like to plat the property into 575 lots for residential development: 561 residential lots and 14 homeowners association (HOA) lots.

The following has been approved for this location:

- August 14, 1984 - 300-900 Blocks East FM 1417- Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District.
- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1)
- August 18, 2020 - Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).
- August 17, 2021 -Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319).
- March 22, 2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.

Adjacent Zoning:

R-1 (One Family Residential) District
PD (Planned Development)

Origination:

Ronny Guerro (Owner)

Kimley-Horn & Associates (Surveyor/Engineer)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land.

These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

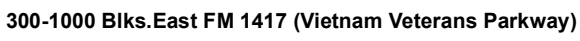
Location Map

Zoning Map

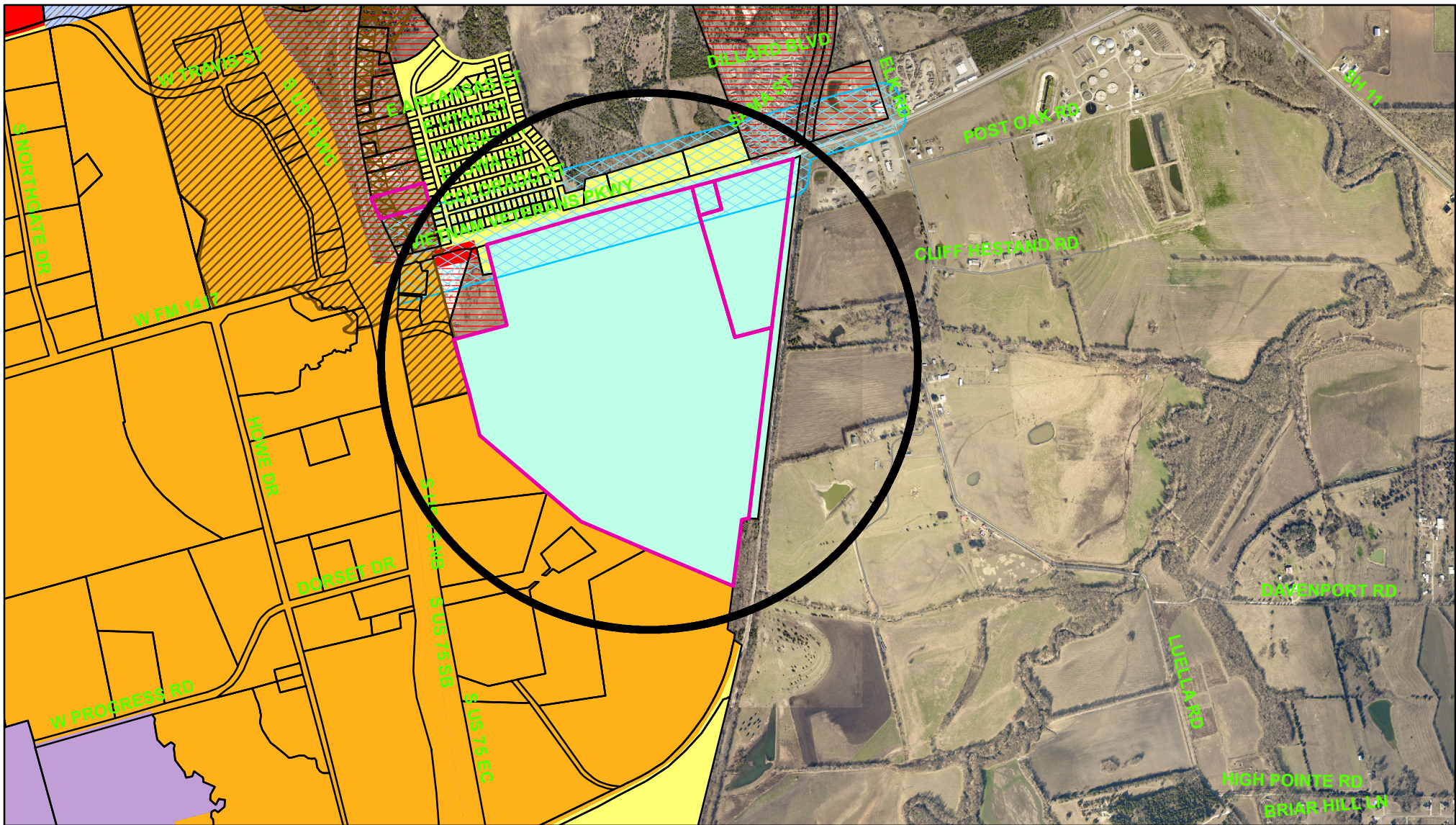
Preliminary Plat

Site Plan

Staff Review Letter



1 in = 1,505 ft

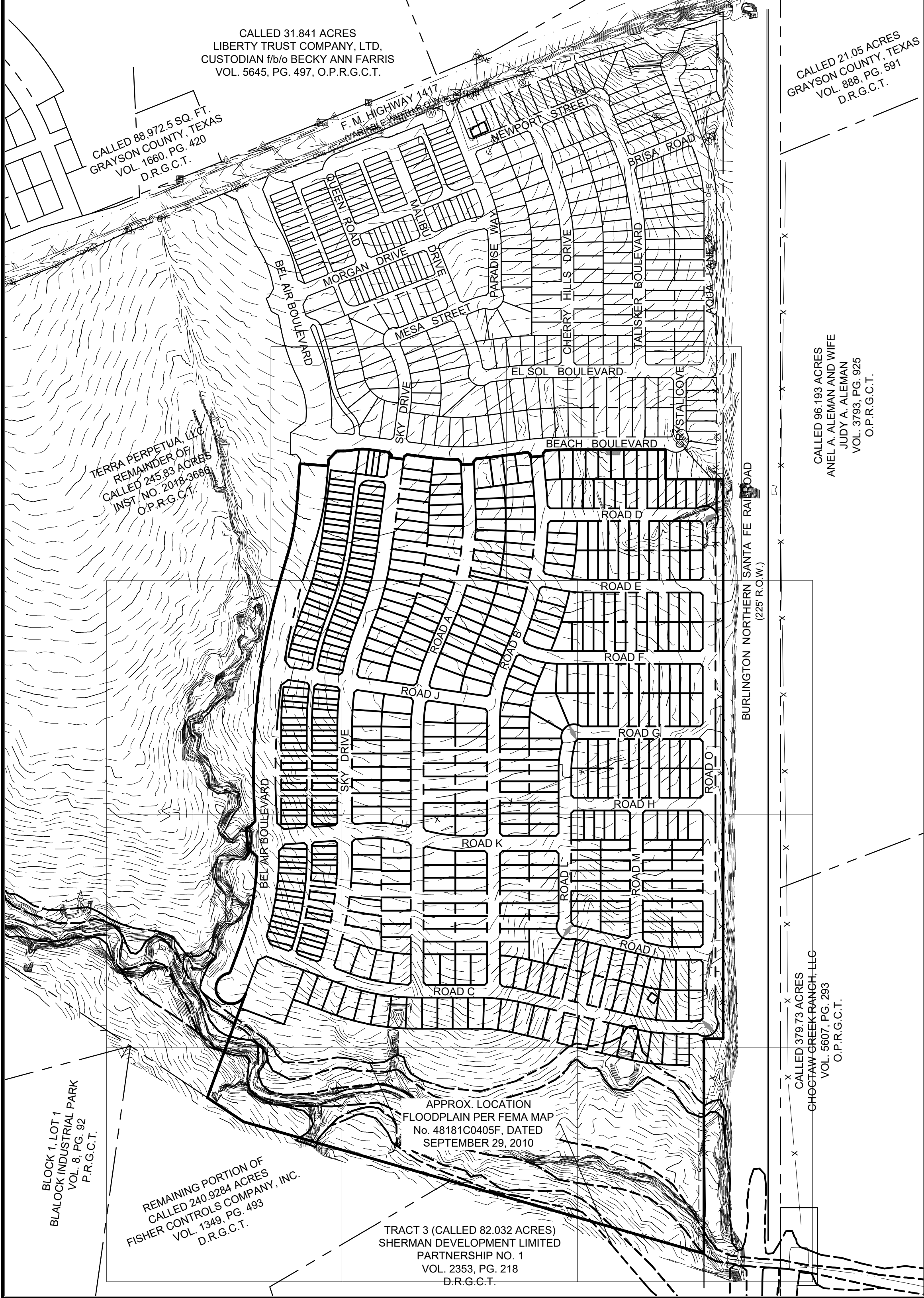


Zoning - 300+1000 Blocks East FM 1417 (Vietnam Veterans Parkway)



NOT TO SCALE

1 in = 1,598 ft



LEGEND

BOUNDARY LINE	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XP	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
FA.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCSF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, 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.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

VICINITY MAP

SHEET KEY MAP

GRAPHIC SCALE IN FEET

CHAIRMAN, CITY OF SHERMAN

PLANNING AND ZONING COMMISSION

DATE

**PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2**

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

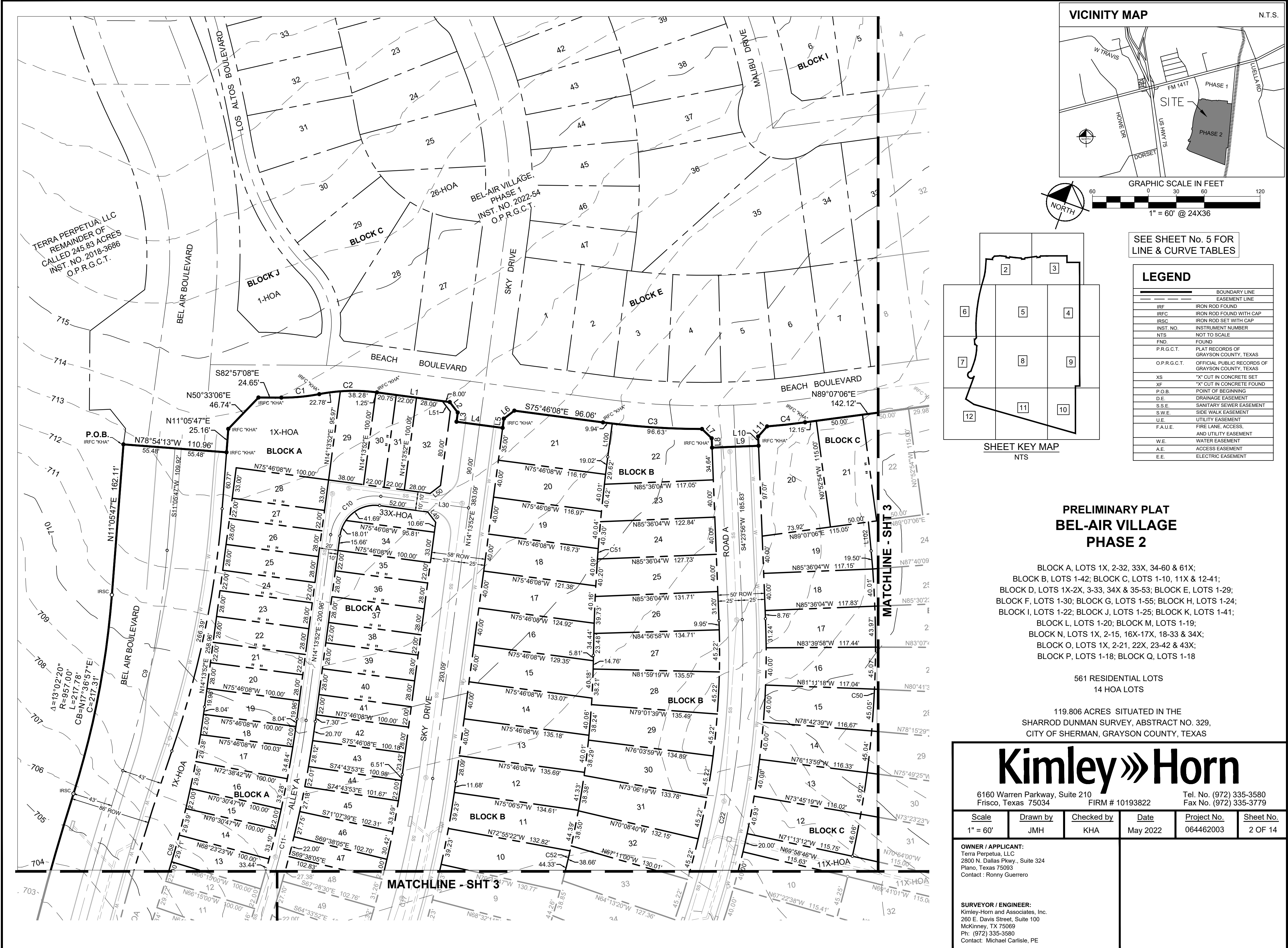
Kimley»Horn

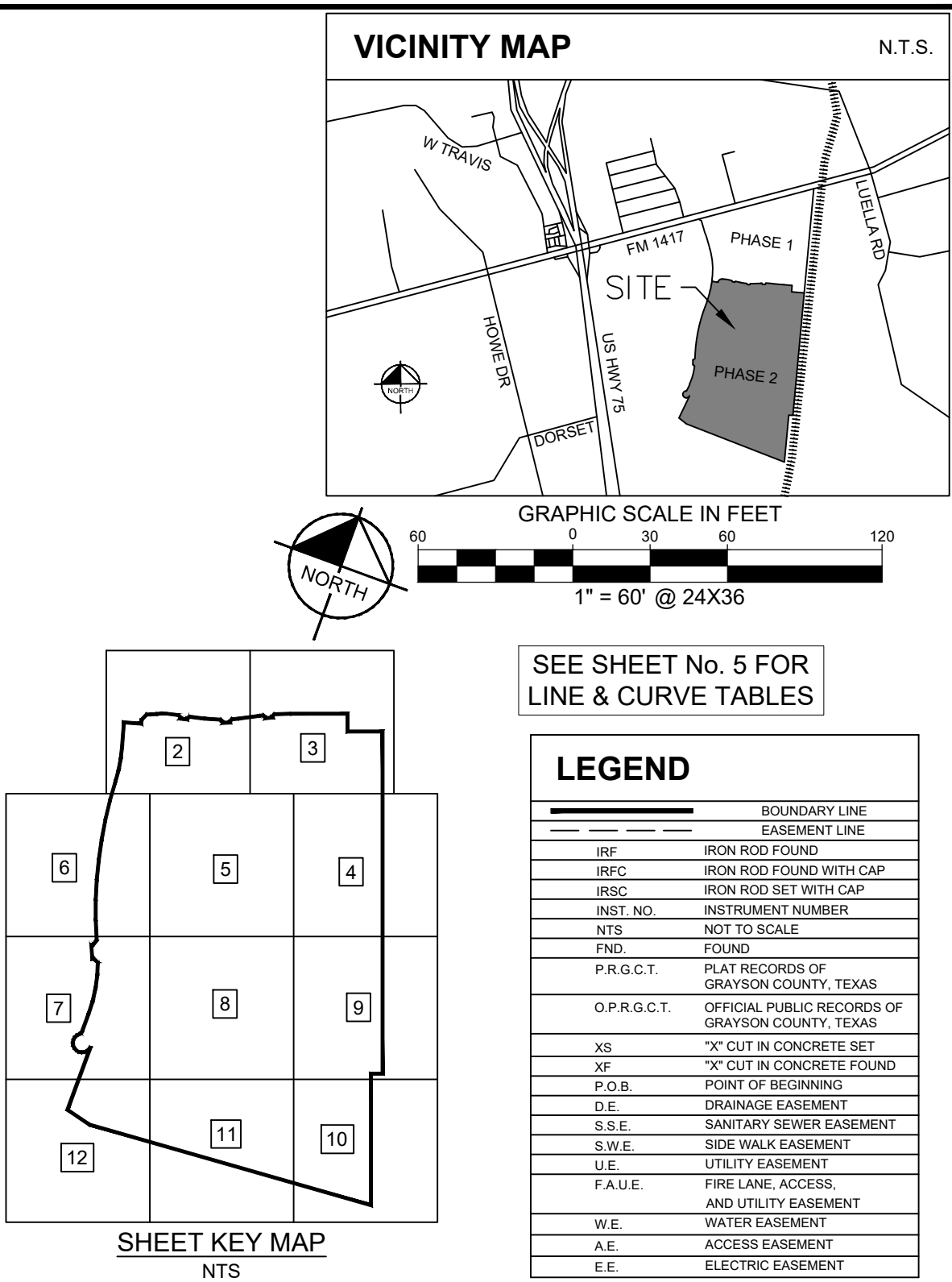
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JMH	KHA	May 2022	064462003	1 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Piano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE





BLOCK A, LOTS 1-42; BLOCK X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 33X, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

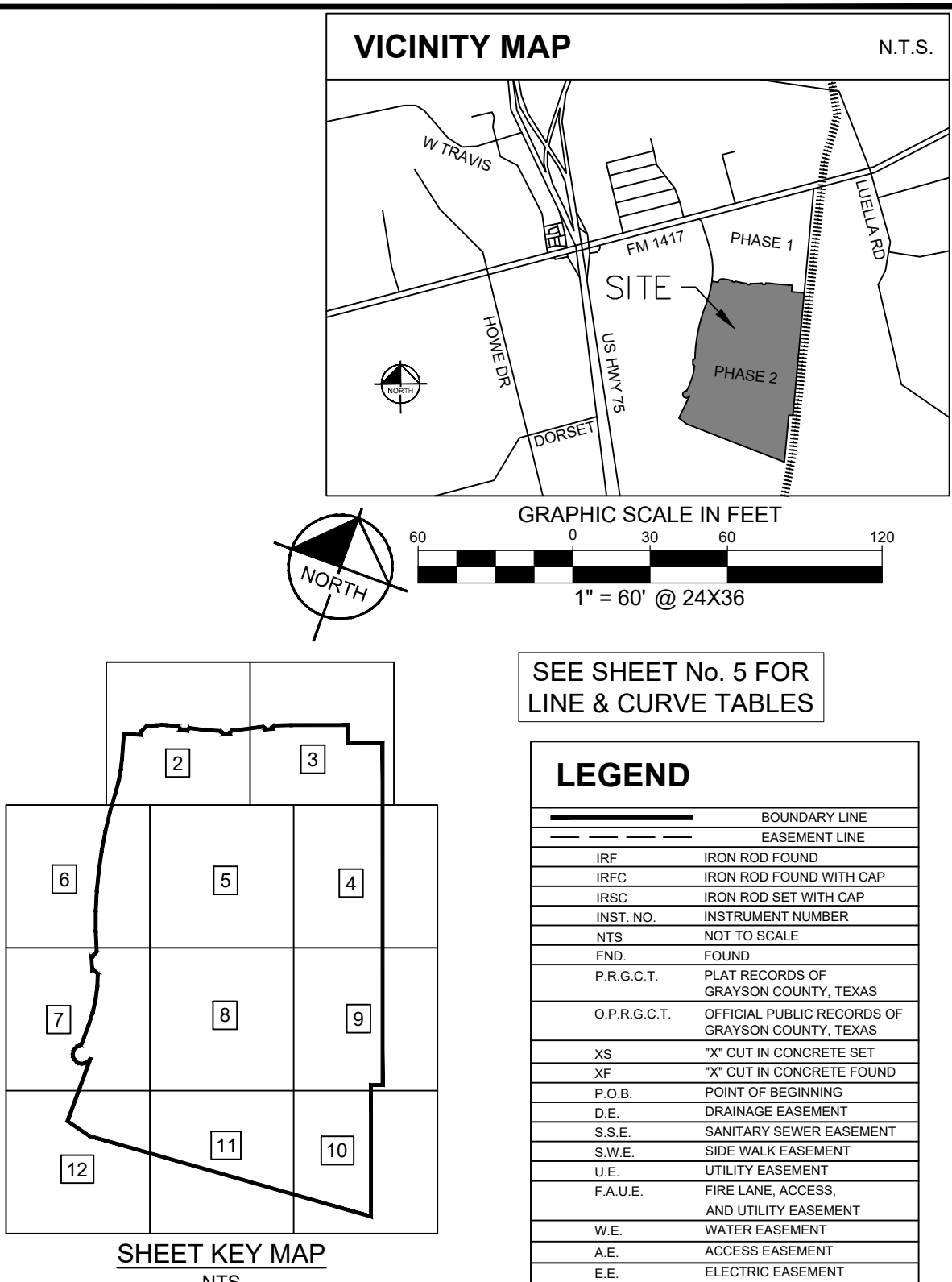
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = ###'	JMH	KHA	May 2022	064462003	3 OF 14

OWNER / APPLICANT:

Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:

Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



BLOCK A, LOTS 1-42; BLOCK X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 33X, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

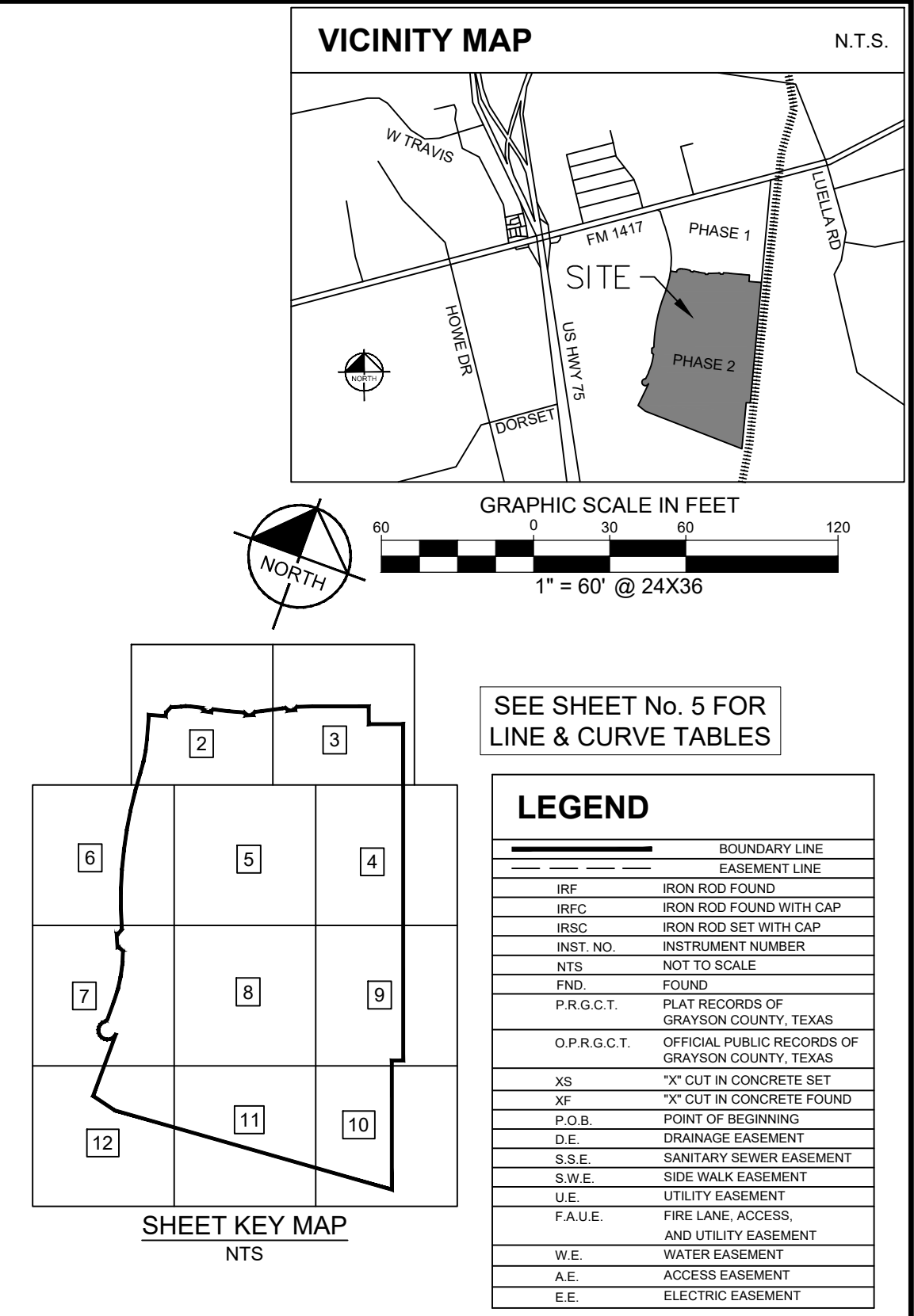
<u>Scale</u> = 60'	<u>Drawn by</u> JMH	<u>Checked by</u> KHA	<u>Date</u> May 2022	<u>Project No.</u> 064462003	<u>Sheet</u> 4 OF 4
-----------------------	------------------------	--------------------------	-------------------------	---------------------------------	------------------------

OWNER / APPLICANT:

Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:

Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



**PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2**

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

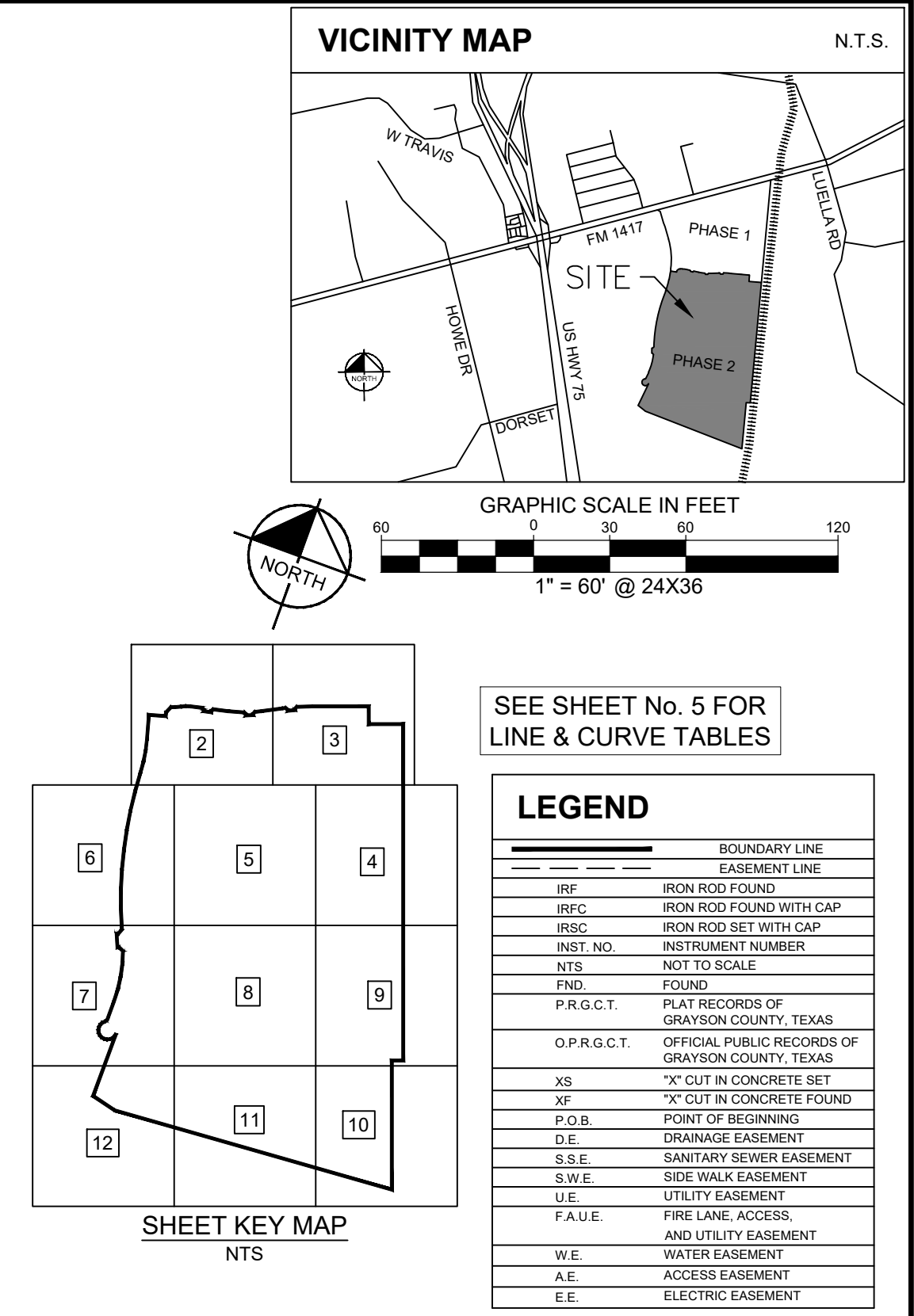
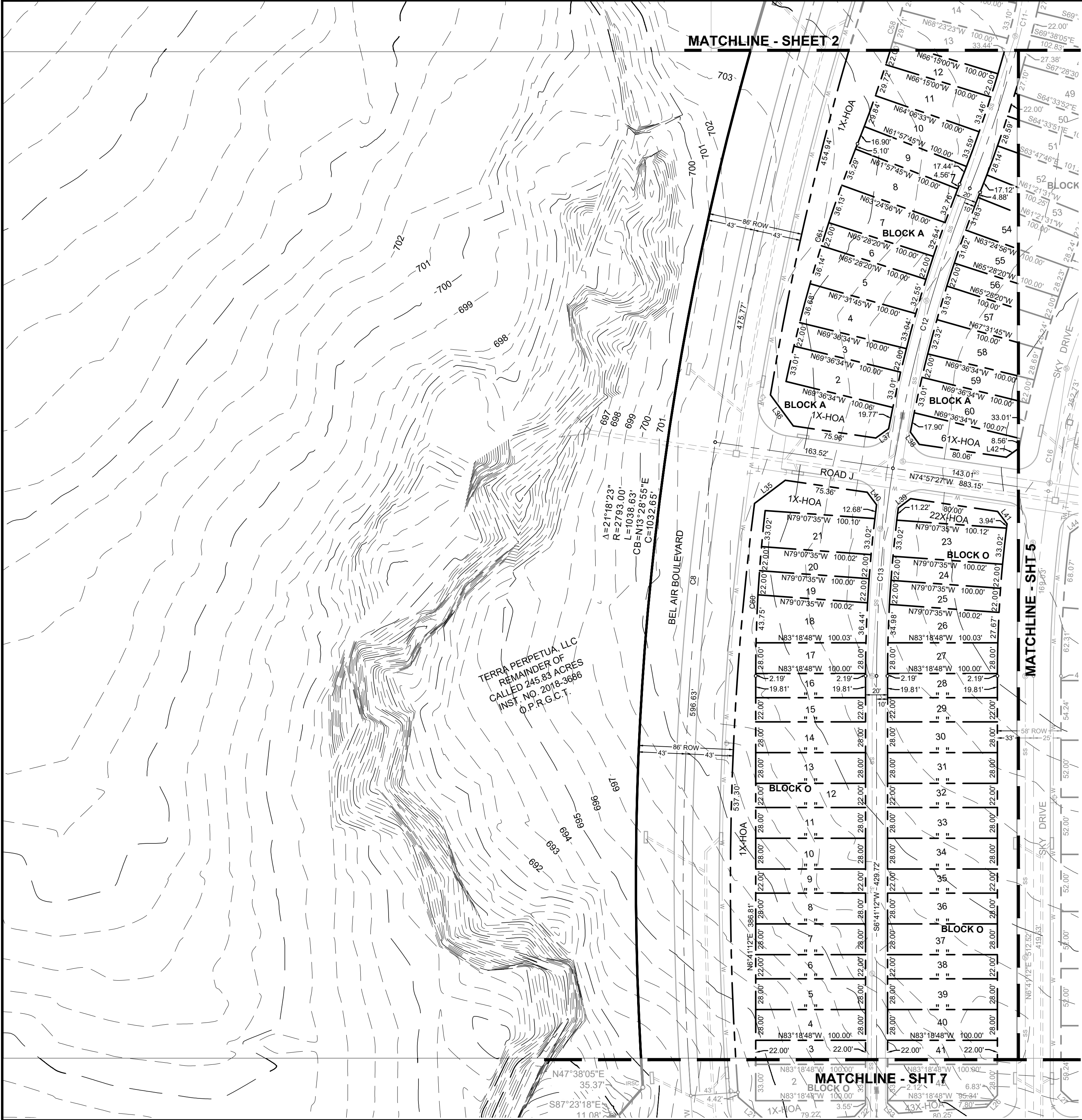
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	JMH	KHA	May 2022	064462003	5 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy, Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3880
Contact: Michael Carlisle, PE



**PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2**

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

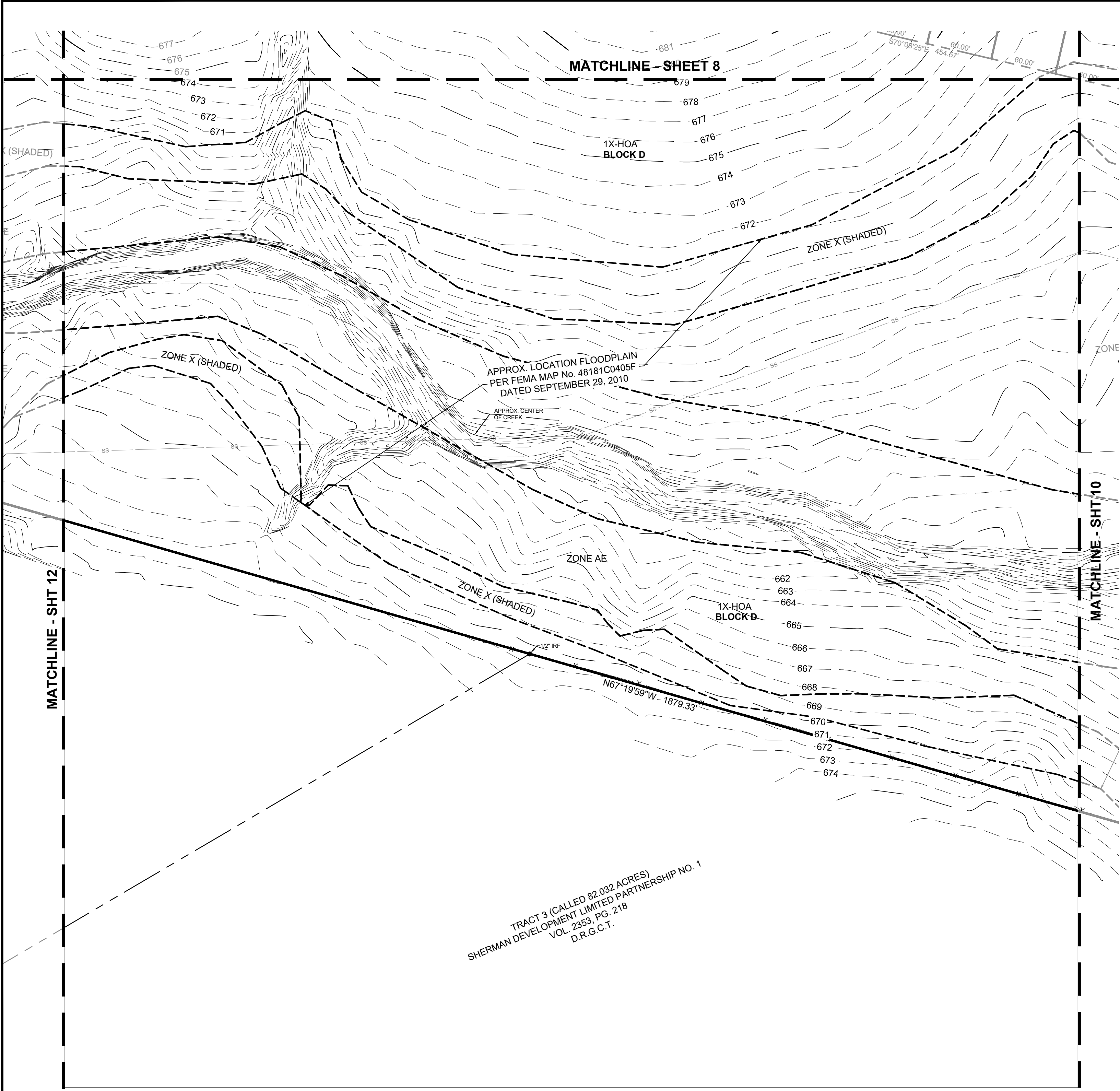
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	May 2022	064462003	6 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy, Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3880
Contact: Michael Carlisle, PE



VICINITY MAP

N.T.S.

GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

SEE SHEET No. 5 FOR LINE & CURVE TABLES

LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	INSTRUMENT NUMBER
---	NOT TO SCALE
---	FOUND
---	PLAY RECORDS OF GRAYSON COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
---	"X" CUT IN CONCRETE SET
---	"X" CUT IN CONCRETE FOUND
---	POINT OF BEGINNING
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	SIDE WALK EASEMENT
---	UTILITY EASEMENT
---	FIRE LANE, ACCESS, AND UTILITY EASEMENT
---	WATER EASEMENT
---	ACCESS EASEMENT
---	ELECTRIC EASEMENT

SHEET KEY MAP

NTS

**PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2**

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

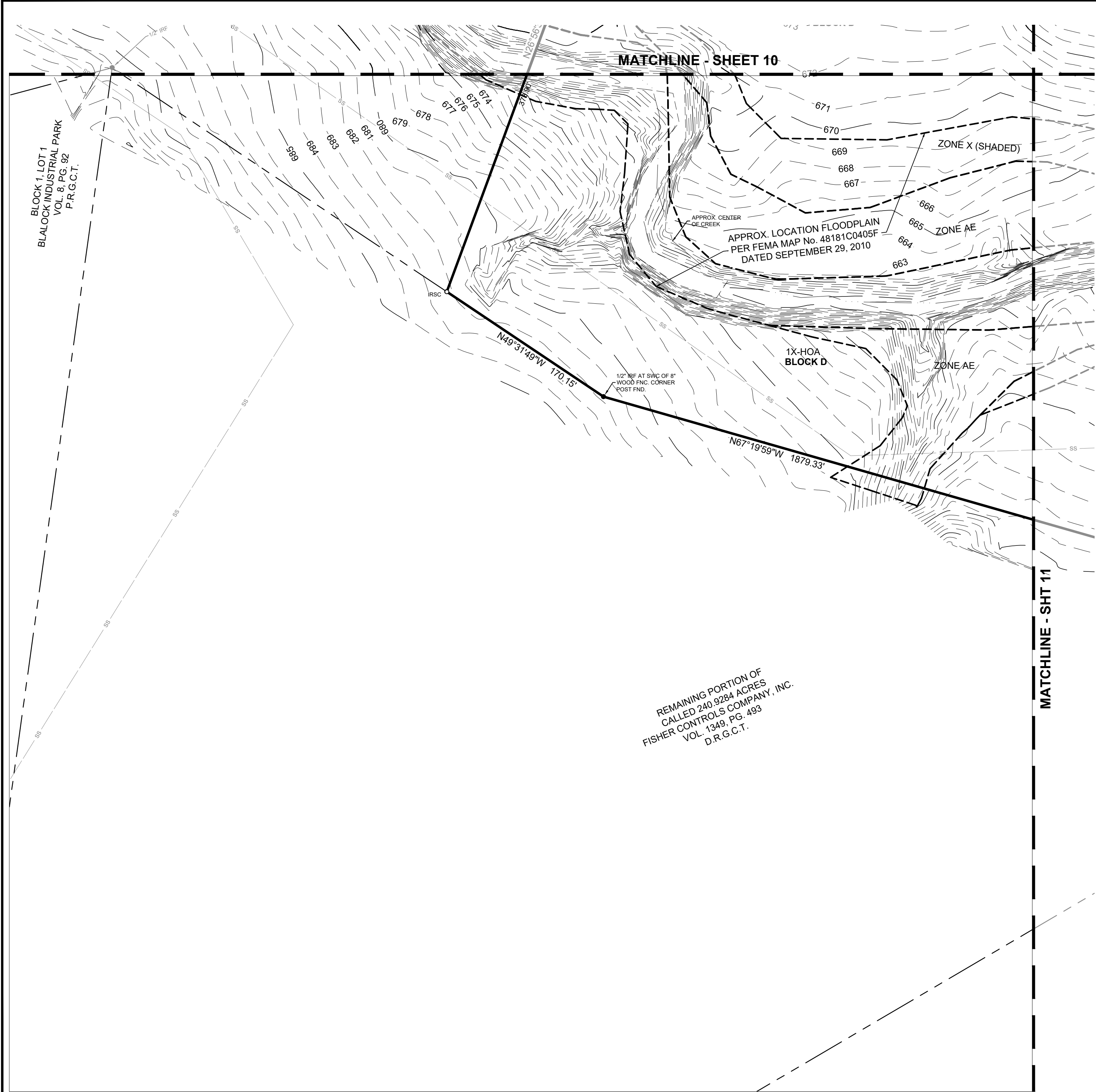
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	May 2022	064462003	11 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



VICINITY MAP

N.T.S.

GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

SEE SHEET No. 5 FOR LINE & CURVE TABLES

LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	INSTRUMENT NUMBER
---	NOT TO SCALE
---	FOUND
---	PLAY RECORDS OF GRAYSON COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
---	"X" CUT IN CONCRETE SET
---	"X" CUT IN CONCRETE FOUND
---	POINT OF BEGINNING
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	SIDE WALK EASEMENT
---	UTILITY EASEMENT
---	FIRE LANE, ACCESS, AND UTILITY EASEMENT
---	WATER EASEMENT
---	ACCESS EASEMENT
---	ELECTRIC EASEMENT

SHEET KEY MAP

NTS

**PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2**

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	May 2022	064462003	12 OF 14

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°18'55"	207.00'	40.88'	S88°36'35"E	40.81'	C26	13°10'23"	640.00'	147.14'	S76°43'37"E	146.82'	C51	6°48'14"	1800.00'	213.75'	S10°49'45"W	213.62'
C2	18°29'55"	193.00'	62.31'	S85°01'06"E	62.04'	C27	31°00'10"	20.00'	10.82'	N67°48'43"W	10.69'	C52	22°01'16"	1000.00'	384.34'	N18°26'16"E	381.98'
C3	7°24'04"	825.00'	106.57'	S79°28'11"E	106.50'	C28	152°00'20"	50.00'	132.65'	N51°41'12"E	97.03'	C53	10°22'20"	924.20'	167.31'	S24°15'44"W	167.08'
C4	2°50'58"	825.00'	41.03'	S89°27'25"E	41.02'	C29	31°00'10"	20.00'	10.82'	S08°48'53"E	10.69'	C54	8°35'27"	909.63'	136.39'	S10°58'55"W	136.26'
C5	0°47'56"	1475.00'	20.57'	N89°31'04"E	20.57'	C30	28°19'14"	20.00'	9.89'	N84°18'02"W	9.79'	C55	18°35'33"	655.00'	212.55'	S72°21'13"E	211.62'
C6	4°03'00"	1475.00'	104.28'	S85°20'18"E	104.24'	C31	133°28'04"	50.00'	116.47'	S31°43'37"E	91.87'	C56	13°10'23"	787.00'	180.94'	S76°43'37"E	180.54'
C7	24°19'51"	1000.00'	424.65'	N14°46'38"E	421.47'	C32	28°19'14"	20.00'	9.89'	N20°50'49"E	9.79'	C57	13°10'23"	653.00'	150.13'	N76°43'37"W	149.80'
C8	22°20'36"	2750.00'	1072.41'	S13°47'00"W	1065.62'	C33	11°45'38"	350.00'	71.84'	S12°34'01"W	71.71'	C58	14°06'59"	1090.00'	268.55'	N21°17'21"E	267.87'
C9	13°51'31"	1000.00'	241.88'	N18°01'33"E	241.29'	C34	28°36'06"	20.00'	9.98'	N04°08'47"E	9.88'	C59	20°15'21"	947.00'	334.80'	S73°11'08"E	333.05'
C10	90°00'00"	48.00'	75.40'	S59°13'52"W	67.88'	C35	28°36'06"	20.00'	9.98'	S69°00'45"E	9.88'	C60	6°35'15"	1313.00'	150.96'	S09°58'50"W	150.88'
C11	14°06'59"	1200.00'	295.65'	N21°17'21"E	294.90'	C36	135°26'34"	50.00'	118.20'	S57°34'01"W	92.54'	C61	9°52'38"	1313.00'	226.35'	S23°24'31"W	226.07'
C12	12°38'56"	1203.14'	264.91'	S22°02'20"W	264.38'	C37	22°45'42"	350.00'	139.04'	S71°55'57"E	138.13'						
C13	9°02'34"	1203.08'	189.88'	S11°12'29"W	189.68'	C38	11°16'55"	475.00'	93.53'	S77°40'21"E	93.38'						
C14	20°15'21"	1162.32'	410.92'	N16°48'52"E	408.78'	C39	31°00'10"	20.00'	10.82'	S22°11'17"W	10.69'						
C15	20°15'21"	1305.32'	461.47'	N16°48'52"E	459.07'	C40	152°00'20"	50.00'	132.65'	N38°18'48"W	97.03'						
C16	22°47'50"	1060.00'	421.76'	S18°05'07"W	418.98'	C41	31°00'10"	20.00'	10.82'	N81°11'07"E	10.69'						
C17	15°16'10"	1000.00'	266.21'	N21°51'27"E	265.43'	C42	4°21'23"	1360.00'	103.41'	N85°29'30"W	103.38'						
C18	20°15'21"	800.00'	282.83'	S73°11'08"E	281.36'	C43	9°44'53"	1341.00'	228.15'	N12°00'34"E	227.87'						
C19	16°39'16"	500.00'	145.34'	N79°03'40"W	144.83'	C44	10°23'17"	1341.00'	243.13'	N24°13'11"E	242.80'						
C20	12°34'46"	500.00'	109.78'	S77°01'25"E	109.56'	C45	22°45'42"	400.00'	158.91'	S18°04'03"W	157.86'						
C21	22°45'42"	780.00'	309.87'	S18°04'03"W	307.83'	C46	13°10'23"	495.00'	113.81'	S76°43'37"E	113.56'						
C22	25°02'58"	900.00'	393.47'	N16°55'25"E	390.35'	C47	7°59'10"	945.00'	131.72'	N74°08'00"W	131.61'						
C23	28°10'17"	1200.00'	590.02'	N15°21'45"E	584.09'	C48	13°04'04"	640.00'	145.97'	S22°54'51"W	145.65'						
C24	22°45'42"	500.00'	198.63'	S18°04'03"W	197.33'	C49	9°07'54"	1060.00'	168.94'	N24°52'56"E	168.76'						
C25	13°10'23"	800.00'	183.93'	N76°43'37"W	183.53'	C50	17°49'23"	1060.00'	329.74'	N10°11'18"E	328.41'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S75°46'08"E	78.75'	L26	N49°38'57"E	14.64'	L51	N30°46'08"W	14.14'	L76	N74°26'53"E	14.14'	L101	S63°03'27"E	65.82'
L2	S30°46'08"E	14.14'	L27	N40°21'03"W	13.63'	L52	N51°41'12"E	14.14'	L77	N15°33'07"W	14.14'	L102	N01°16'37"E	31.15'
L3	S14°13'52"W	10.00'	L28	N49°38'57"E	14.64'	L53	N38°18'41"W	21.21'	L78	N63°41'38"E	14.32'			
L4	S75°46'08"E	50.00'	L29	S40°21'03"E	13.63'	L54	N38°18'48"W	14.14'	L79	N27°42'34"W	14.31'			
L5	N14°13'52"E	10.00'	L30	S75°46'08"E	95.00'	L55	N51°41'12"E	14.14'	L80	N52°02'57"E	14.23'			
L6	N59°13'52"E	14.14'	L31	N71°11'48"E	13.96'	L56	S31°43'37"E	15.67'	L81	N39°21'15"W	14.40'			
L7	S39°33'34"E	14.40'	L32	N18°47'26"W	14.32'	L57	N58°16'23"E	12.43'	L82	N51°41'12"E	14.14'			
L8	S04°23'56"W	10.00'	L33	N71°16'01"E	13.97'	L58	S31°43'37"E	15.67'	L83	S38°18'48"E	14.14'			
L9	S85°36'04"E	50.00'	L34	N18°42'13"W	14.30'	L59	N58°16'23"E	21.21'	L84	N38°18'48"W	14.14'			
L10	N04°23'56"E	10.00'	L35	N59°38'44"E	35.11'	L60	S38°18'48"E	14.14'	L85	N51°41'12"E	14.14'			
L11	N48°21'25"E	14.40'	L36	N29°33'38"W	35.11'	L61	N51°41'12"E	14.14'	L86	S38°18'48"E	14.14'			
L12	S44°18'21"E	14.00'	L37	N61°05'32"E	14.40'	L62	N38°18'48"W	14.14'	L87	N51°41'12"E	14.14'			
L13	S01°16'37"W	10.00'	L38	N28°53'25"W	13.88'	L63	N51°41'12"E	14.14'	L88	S38°18'48"E	14.14'			
L14	S88°43'23"E	50.00'	L39	N59°40'08"E	14.05'	L64	S38°18'48"E	14.14'	L89	N51°41'12"E	14.14'			
L15	N01°16'37"E	10.00'	L40	N30°19'30"W	14.23'	L65	N51°41'12"E	14.14'	L90	N57°34'01"E	15.52'			
L16	N46°51'34"E	14.00'	L41	N30°21'56"W	14.24'	L66	N32°01'25"W	15.61'	L91	S32°29'51"E	21.21'			
L17	N63°03'27"W	17.00'	L42	N61°12'27"E	14.43'	L67	N57°58'35"E	12.51'	L92	S38°18'48"E	14.14'			
L18	N71°56'33"E	35.36'	L43	S28°43'38"E	13.84'	L68	S32°01'25"E	15.61'	L93	N51°41'12"E	14.14'			
L19	S19°05'15"E	35.99'	L44	N59°36'42"E	14.04'	L69	N57°58'35"E	12.51'	L94	S38°18'48"E	14.14'			
L20	N48°46'45"E	36.07'	L45	N52°34'28"E	13.92'	L70	S32°06'41"E	14.67'	L95	N51°41'12"E	14.14'			
L21	N42°341'17"W	35.47'	L46	S38°18'48"E	14.14'	L71	N61°07'51"E	14.41'	L96	N38°18'48"W	14.14'			
L22	N49°38'57"E	14.64'	L47	N52°44'37"E	13.88'	L72	S27°17'53"E	13.47'	L97	S51°41'12"W	21.21'			
L23	N40°21'03"W	13.63'	L48	S35°10'04"E	14.90'	L73	N62°32'11"E	14.74'	L98	N60°33'07"W	52.69'			
L24	N49°38'57"E	14.64'	L49	S30°46'08"E	14.14'	L74	S29°36'05"E	14.05'	L99	S83°18'48"E	50.00'			
L25	S40°21'03"E	13.63'	L50	N59°13'52"E	14.14'	L75	S60°25'20"W	14.24'	L100	N14°13'52"E	36.04'			

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 2

BLOCK A, LOTS 1X, 2-32, 33X, 34-60 & 61X;
BLOCK B, LOTS 1-42; BLOCK C, LOTS 1-10, 11X & 12-41;
BLOCK D, LOTS 1X-2X, 3-33, 34X & 35-53; BLOCK E, LOTS 1-29;
BLOCK F, LOTS 1-30; BLOCK G, LOTS 1-55; BLOCK H, LOTS 1-24;
BLOCK I, LOTS 1-22; BLOCK J, LOTS 1-25; BLOCK K, LOTS 1-41;
BLOCK L, LOTS 1-20; BLOCK M, LOTS 1-19;
BLOCK N, LOTS 1X, 2-15, 16X-17X, 18-33 & 34X;
BLOCK O, LOTS 1X, 2-21, 22X, 23-42 & 43X;
BLOCK P, LOTS 1-18; BLOCK Q, LOTS 1-18

561 RESIDENTIAL LOTS
14 HOA LOTS

119.806 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	May 2022	064462003	13 OF 14
OWNER / APPLICANT: Terra Perpetua, LLC 2800 N. Dallas Pkwy., Suite 324 Plano, Texas 75093 Contact : Ronny Guerrero					
SURVEYOR / ENGINEER: Kimley-Horn and Associates, Inc. 260 E. Davis Street, Suite 100 McKinney, TX 75069 Ph: (972) 335-3580 Contact: Michael Carlisle, PE					

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., is the sole owner of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3686 and a portion of a called 32.545-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2019-22865, both of the Official Public Records, Grayson County, Texas, and being all of Lot 2-HOA, Block F, Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Replat thereof recorded in Instrument No. 2022-55, said Official Public Records, and being a portion of Beach Boulevard (variable width public right-of-way) recorded in Instrument No. 2022-54, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost southwest corner of Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Amended Plat there of recorded in Instrument No. 2022-54, said Official Public Records, same being the southwest corner of the southern terminus of Bel Air Boulevard (variable width public right-of-way, Instrument No. 2022-54);

THENCE South 78°54'13" East, along the southern terminus of said Bel Air Boulevard, a distance of 11.096 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of the southern terminus of said Bel Air Boulevard;

THENCE North 71°05'47" East, along the easterly right-of-way line of said Bel Air Boulevard, a distance of 25.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Bel Air Boulevard and the southerly right-of-way line of the aforementioned Bel-Air Boulevard;

THENCE North 50°33'06" East, along said corner clip, a distance of 46.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip;

THENCE along the southerly right-of-way line of said Beach Boulevard the following courses and distances:

South 82°57'08" East, a distance of 24.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 207.00 feet, a central angle of 11°18'55", and a chord bearing and distance of South 88°36'35" East, 40.81 feet;

In an easterly direction, with said curve to the left, an arc distance of 40.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 193.00 feet, a central angle of 18°29'55", and a chord bearing and distance of South 85°01'06" East, 62.04 feet;

In an easterly direction, with said curve to the right, an arc distance of 62.31 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 75°46'08" East, a distance of 78.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 30°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 14°13'52" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 59°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 96.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 825.00 feet, a central angle of 07°24'04", and a chord bearing and distance of South 89°27'25" East, 106.50 feet;

In an easterly direction, with said curve to the left, an arc distance of 106.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

South 39°33'34" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 40°23'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

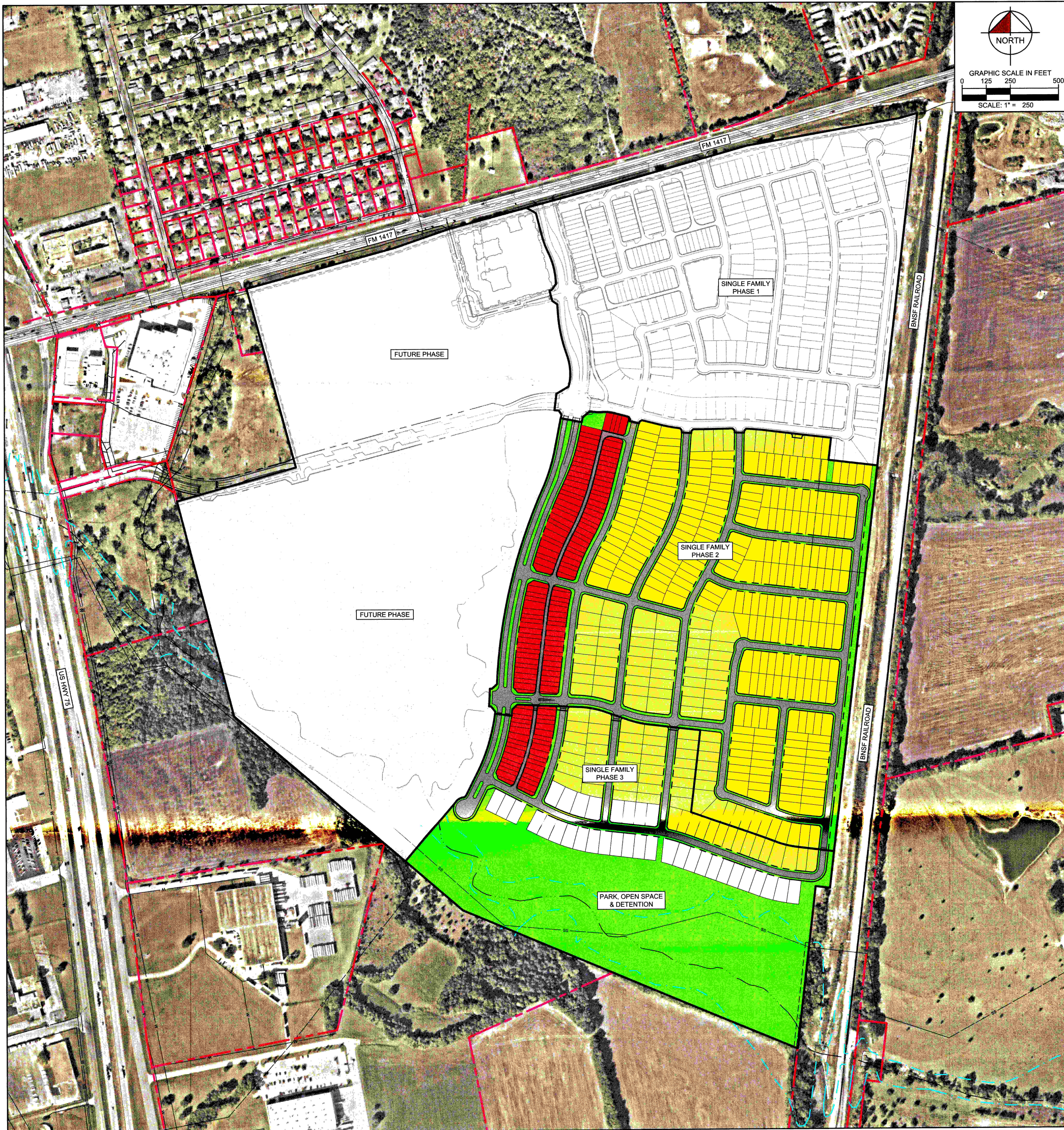
South 85°36'04" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°23'56" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 48°21'25" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 825.00 feet, a central angle of 02°50'58", and a chord bearing and distance of South 89°27'25" East, 41.02 feet;

In an easterly direction, with said curve to the left, an arc distance of 41.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

North 89°07'08" East, a distance of 142.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,475.00 feet, a central angle of 00°47'56", and a chord bearing and distance of North 89°31'04



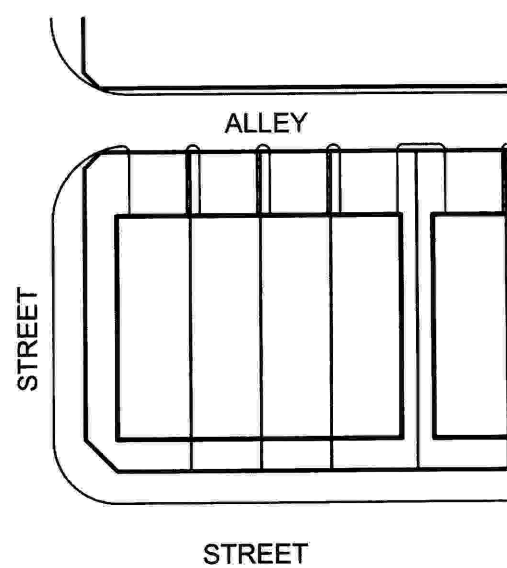
Phase 2 Lots	Quantity
Total	442
22' Lots	98
40' Lots	259
50' Lots	85
60' Lots	0

Phase 3 Lots	Quantity
Total	118
22' Lots	30
40' Lots	0
50' Lots	54
60' Lots	34

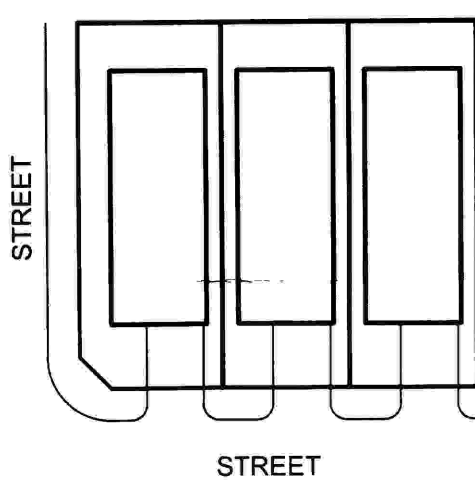
Phase 2 Land Use	Area
Gross Area	71.23 acres
ROW	19.55 acres
Neighborhood	49.78 acres
Parks/Open Space	1.90 acres

Phase 3 Land Use	Area
Gross Area	49.96 acres
ROW	5.54 acres
Neighborhood	16.11 acres
Parks/Open Space	28.31 acres

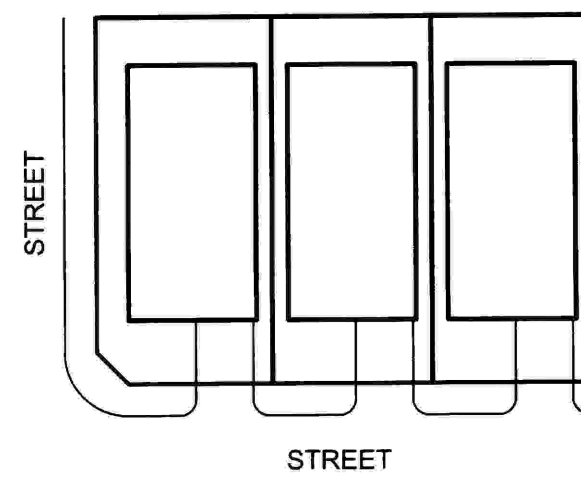
SINGLE FAMILY TYPICAL LOT STANDARDS



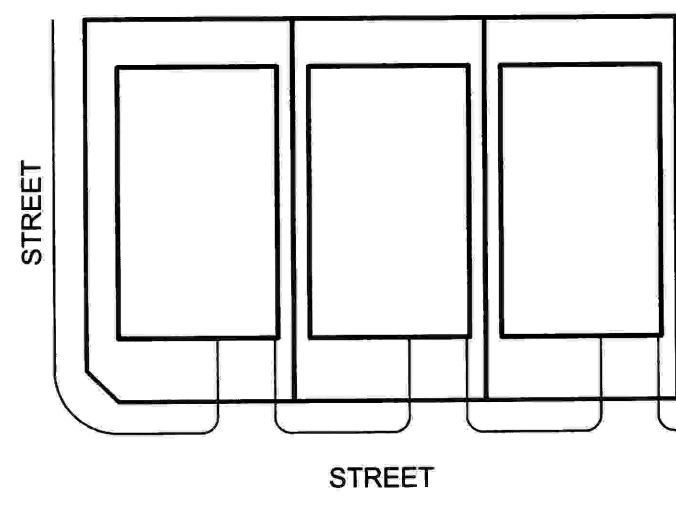
22' TYPICAL T.H. LOT
22' UNIT WIDTH (INTERIOR)
23' UNIT WIDTH (END UNIT)
100' LOT DEPTH
10' FRONT YARD SETBACK
20' REAR YARD SETBACK
0/5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)
22'x70' NET BUILDING PAD (MIN)



40' TYPICAL LOT
40' LOT WIDTH
115' LOT DEPTH
10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)
30'x80' NET BUILDING PAD (MIN)



50' TYPICAL LOT
50' LOT WIDTH
115' LOT DEPTH
10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)
40'x80' NET BUILDING PAD (MIN)



60' TYPICAL LOT
60' LOT WIDTH
120' LOT DEPTH
10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)
50'x85' NET BUILDING PAD (MIN)

Bel Air Village Phase 2 & Phase 3
Detailed Site Plan

Sherman, Texas
February 21st, 2022

Kimley»Horn

260 E Davis St
Suite 100
McKinney, Texas 75069
469-301-2580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



STAFF REVIEW LETTER

June 10, 2022

Terra Perpetua, LLC
Attn: Ronny Guerrero
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Kimley-Horn & Associates, Inc.
Attn: Michael Carlisle, P.E.
260 E. Davis St., Suite 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Preliminary Plat of Bel-Air Village Phase 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
2. Plat title to read "Bel-Air Village Single Family, Phase 2"
3. Sanitary Sewer Easement within 1X, Block D; 29-33, Block D; and Lots 34X, Block D to be abandoned by Ordinance approved by City Council and abandonment instrument information shown in General Notes of plat.
4. Right of Way, being Beach Boulevard within proposed Lots 49-50, Block D to be abandoned by Ordinance approved by City Council and abandonment instrument information shown in General Notes of plat.
5. Detention Easement in parts of Blocks D, E, and F to be abandoned by Ordinance approved by City Council and abandonment instrument information shown in General Notes of plat.
6. Show Sanitary Sewer Easements designed by Binkley & Barfield along southern border of plat.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Proposed street names must be approved by the City of Sherman Development Services Department and shall be shown on civil plans and final plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
9. Dedicate a 15' Utility Easement along Bel Air Boulevard. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. Dedicate a 10' Utility Easement along all internal street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
11. Modify 10' Utility Easements to parallel right of way created by corner clips.
12. Identify square in proposed Lot 4, Block K.
13. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*

14. Planning & Zoning Commission and City Council approval and signature blocks to meet City standard on final plat. *Chapter 10.05, Section 5*
15. Water main must be extended in accordance with City criteria to serve proposed development prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
16. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development prior to Building Permit being issued. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. Three Party Agreement required for Public Infrastructure.
19. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

20.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 300-1200 BLOCKS WEST HIGHWAY 82**

The request of AJH Enterprises, Ltd (Owner), Cross Engineering Consultants, Inc (Engineer) and Underwood Drafting & Surveying concerning the property located in the 300-1200 Blocks West Highway 82, being 133.157 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat of The Hills of Sherman.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

AJH Enterprises, Ltd (Owner)

Cross Engineering Consultants, Inc (Engineer)

Underwood Drafting & Surveying

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

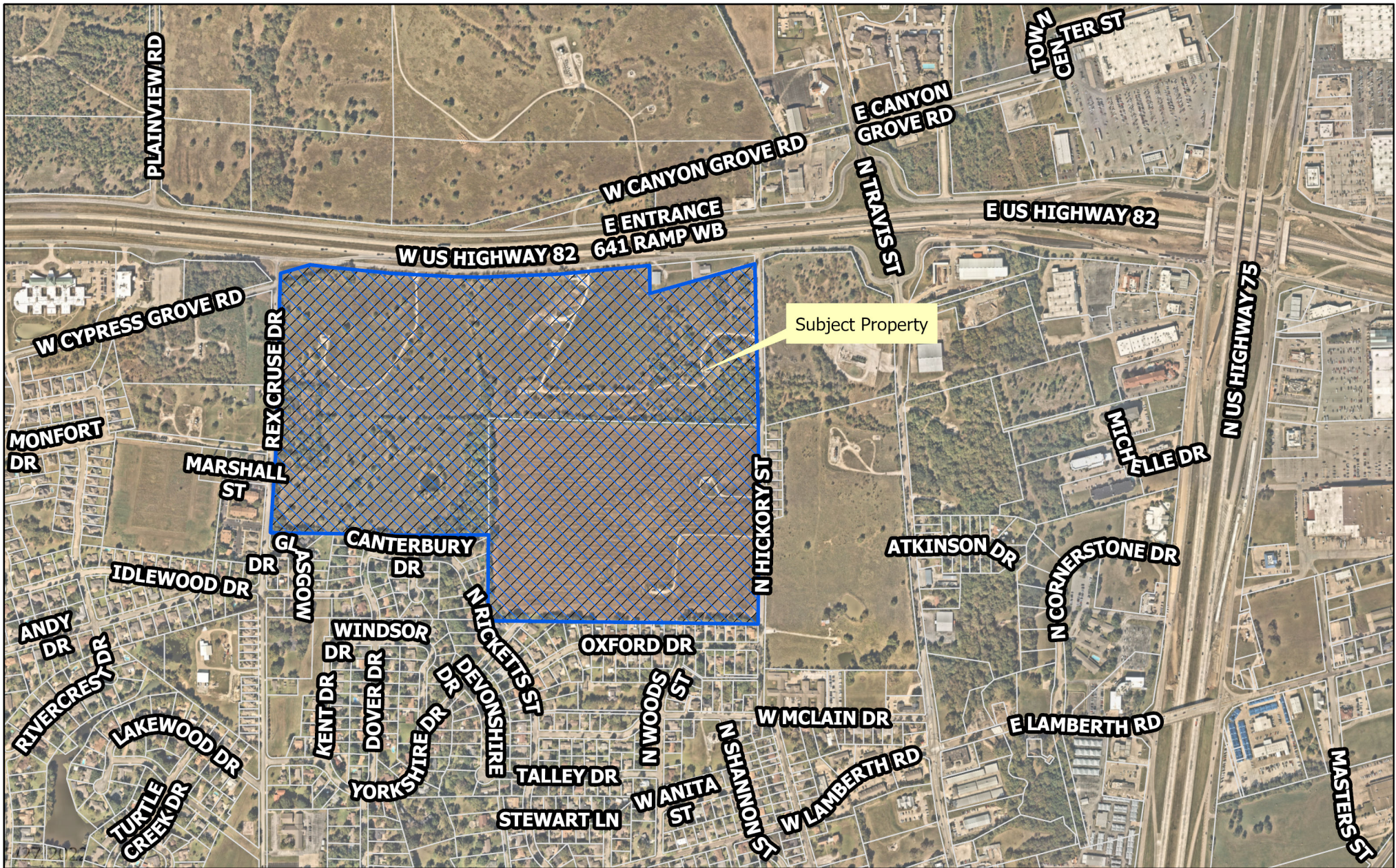
Zoning Map

Preliminary Plat

Utility Plan

Staff Review Letter

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



City of Sherman, Texas
Development Services Department

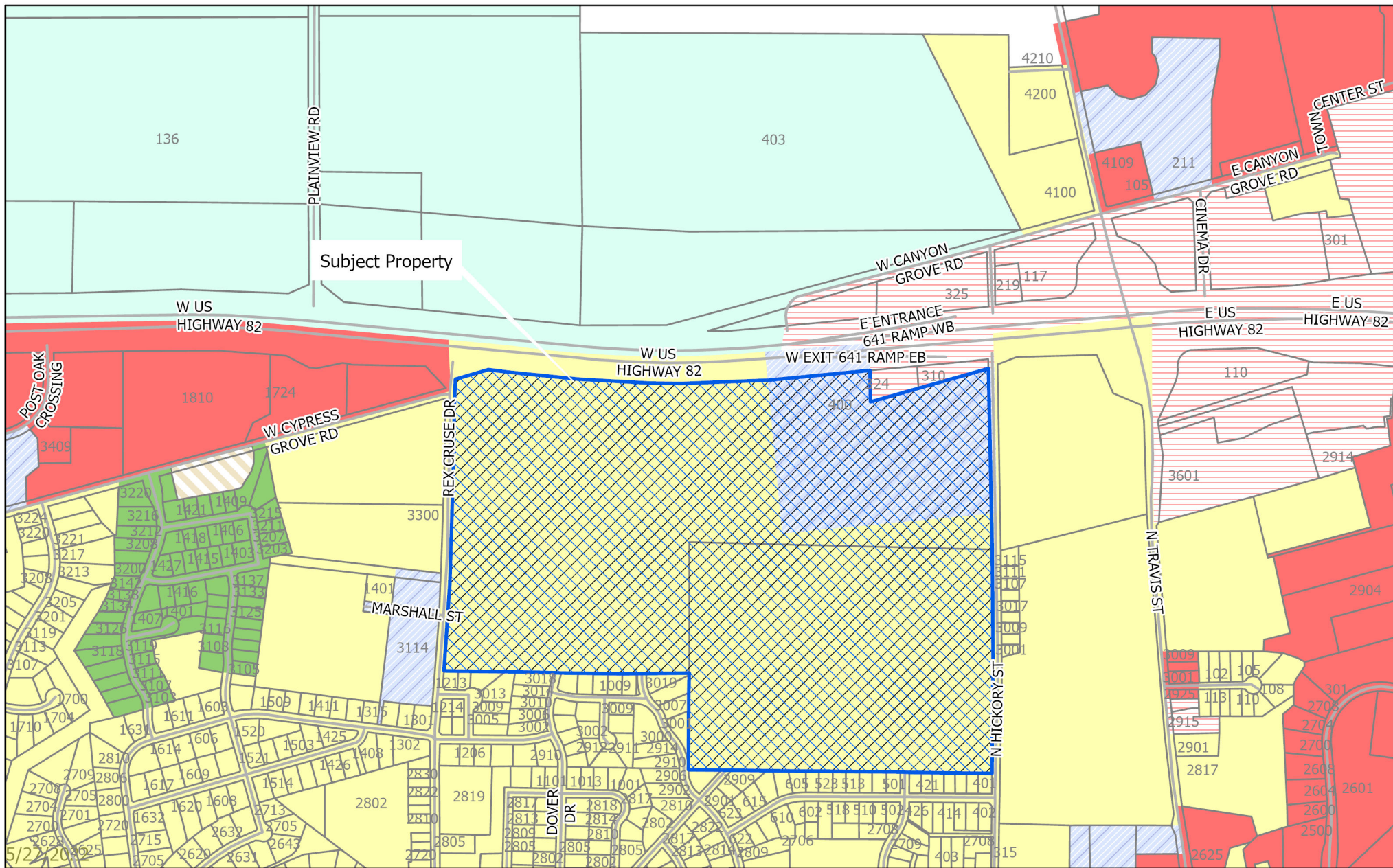
CITY OF SHERMAN
Location Map
(Property ID 121088 155081)



Date: 5/26/2022 2:06 PM

Scale: 1:9,917

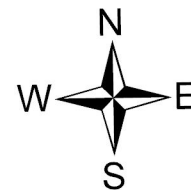
diagnose H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx



City of Sherman, Texas
Development Services Department

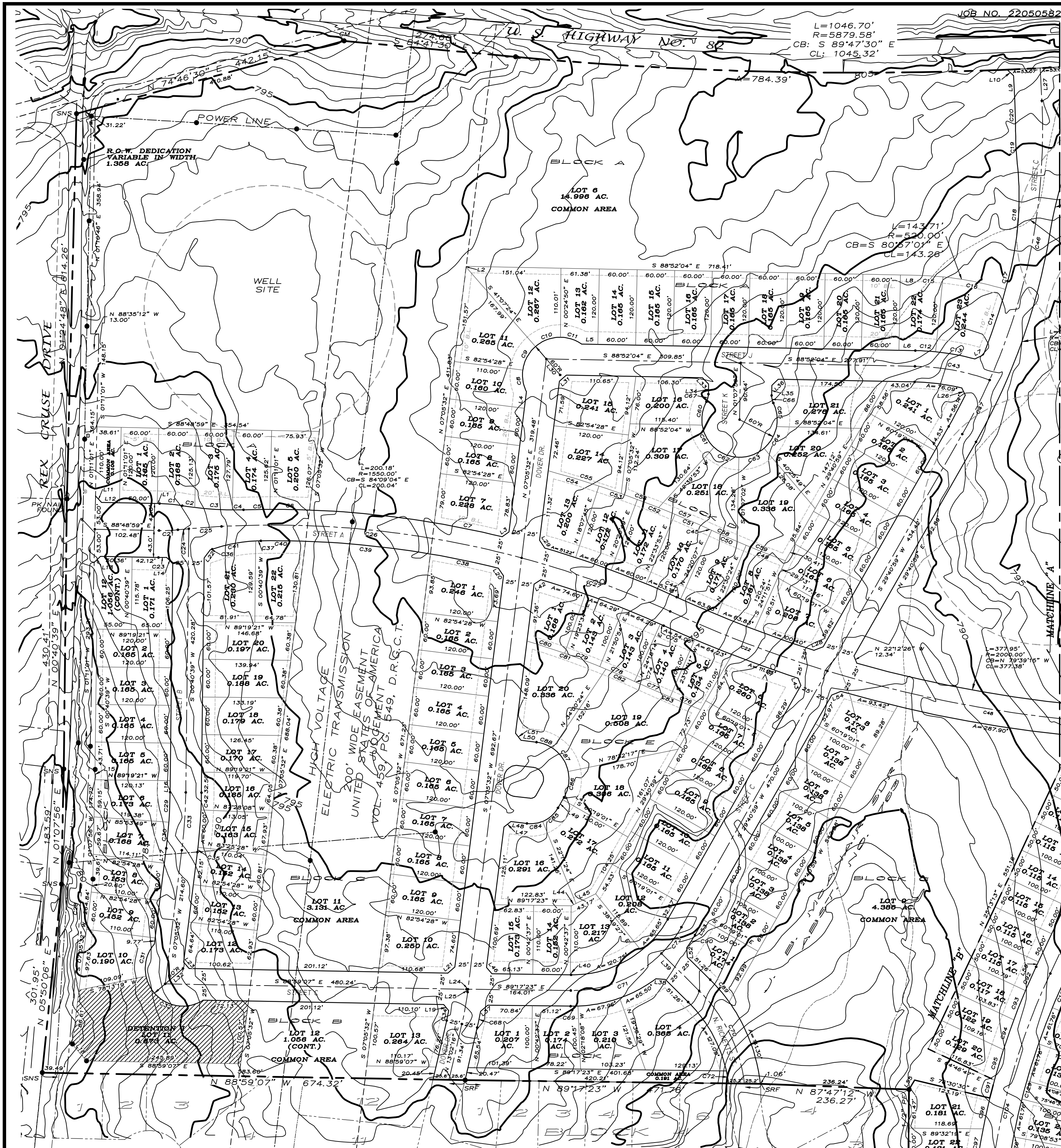
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | MH Manufacturing Housing District |
| C-1 Retail Business District | R-1 One Family Residential District |
| C-2 General Commercial District | R-2 Multi-Family Residential District |
| CO Office District | R-A Single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

CITY OF SHERMAN
Zoning Location Map
(Property ID 121088 155081)



Scale: 1:8,796

Date: 5/26/2022 2:06 PM

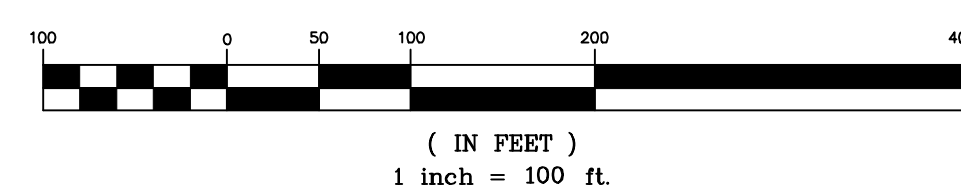


PRELIMINARY PLAT THE HILLS OF SHERMAN

Being a part of the J.B. MCANAIK
Survey, Abstract Number 763. Being in
the City of Sherman, Grayson County,
Texas. Containing 133.157 acres of land

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

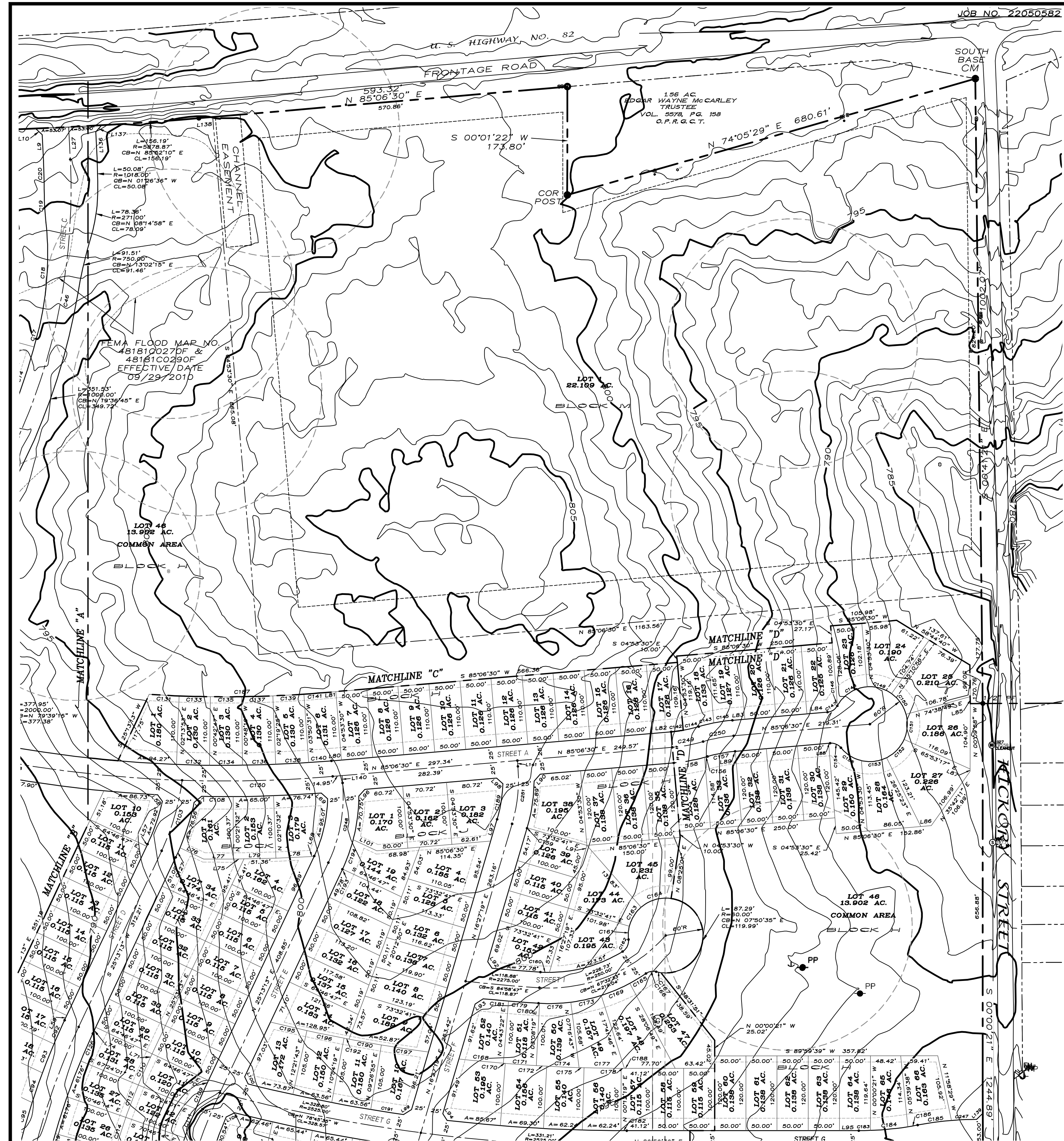
OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

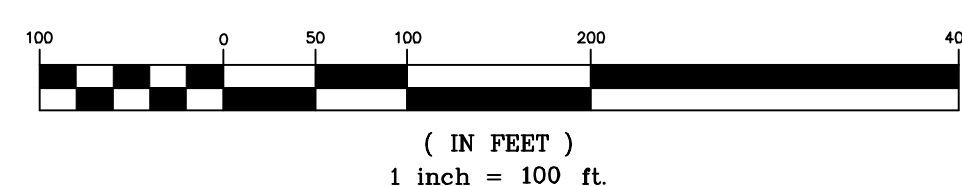
SHEET 1 OF 6



PRELIMINARY PLAT THE HILLS OF SHERMAN

Being a part of the J.B. MCANAIK
Survey, Abstract Number 763. Being in
the City of Sherman, Grayson County,
Texas. Containing 133.157 acres of land

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 6

TABLE CONTINUED

CURVE TABLE					
0150	60.00'	41.33'	N 35°05'43" W	40.82'	39°27'54"
0151	60.00'	41.33'	N 04°22'46" E	40.92'	39°27'54"
0152	60.00'	41.33'	N 43°42'46" E	40.92'	39°27'54"
0153	60.00'	41.68'	N 83°28'42" E	40.85'	39°28'12"
0154	60.00'	19.87'	S 67°02'32" E	18.71'	30°06'18"
0155	60.00'	19.27'	S 57°25'14" E	18.57'	37°29'58"
0156	225.00'	45.08'	N 79°22'09" E	45.00'	11°28'42"
0157	225.00'	60.28'	N 79°22'14" E	50.71'	10°28'32"
0158	225.00'	60.28'	N 79°22'14" E	50.71'	10°28'32"
0159	225.00'	14.57'	N 88°19'55" W	14.57'	34°43'34"
0160	225.00'	22.55'	S 26°04'04" W	21.37'	64°35'19"
0161	225.00'	22.55'	S 26°04'04" W	21.37'	64°35'19"
0162	225.00'	22.55'	S 26°04'04" W	21.37'	64°35'19"
0163	225.00'	22.55'	S 26°04'04" W	21.37'	64°35'19"
0164	60.00'	51.88'	S 73°38'36" W	50.98'	49°32'46"
0165	60.00'	51.88'	S 73°38'36" W	50.98'	49°32'46"
0166	225.00'	50.41'	N 56°05'03" E	50.59'	62°03'52"
0167	60.00'	7.69'	S 79°03'24" E	7.69'	72°20'52"
0168	2400.00'	71.89'	N 62°25'17" E	71.68'	14°24'41"
0169	225.00'	50.00'	N 67°05'43" E	49.93'	10°28'03"
0170	2400.00'	15.96'	N 66°44'51" E	15.96'	02°44'58"
0171	2400.00'	49.57'	S 85°56'43" E	49.57'	11°11'00"
0172	225.00'	15.96'	N 66°44'51" E	15.96'	02°44'58"
0173	225.00'	50.00'	N 77°10'45" E	49.93'	10°28'03"
0174	2400.00'	51.88'	S 87°33'40" E	51.88'	11°41'18"
0175	225.00'	7.69'	S 79°03'24" E	7.69'	01°11'12"
0176	225.00'	50.00'	N 87°05'48" E	49.93'	10°28'03"
0177	2400.00'	59.22'	S 89°24'43" E	59.22'	12°43'45"
0178	2400.00'	5.03'	S 89°21'17" E	5.03'	00°17'12"
0179	2400.00'	5.03'	S 89°21'17" E	5.03'	00°17'12"
0180	225.00'	1.85'	S 86°40'08" E	1.85'	02°33'02"
0181	225.00'	1.85'	S 86°40'08" E	1.85'	02°33'02"
0182	2500.00'	9.27'	N 89°54'01" W	9.27'	01°12'40"
0183	500.00'	18.90'	S 88°54'41" W	18.90'	20°29'57"
0184	500.00'	50.00'	S 88°54'41" W	50.00'	20°29'57"
0185	500.00'	54.77'	S 87°44'42" W	54.75'	6°16'35"
0186	500.00'	16.10'	S 80°01'46" W	16.10'	50°04'43"
0187	1890.00'	283.22'	S 89°24'05" W	282.96'	8°35'09"
0188	225.00'	51.88'	S 73°38'36" W	50.98'	49°32'46"
0189	225.00'	58.08'	S 69°03'37" W	57.92'	14°47'22"
0190	225.00'	52.87'	N 79°55'08" W	52.86'	11°53'53"
0191	225.00'	53.24'	S 81°05'41" W	53.24'	14°05'41"
0192	225.00'	8.02'	S 79°11'26" E	8.02'	01°11'31"
0193	225.00'	2.22'	S 20°14'59" E	2.22'	02°42'42"
0194	225.00'	50.28'	N 19°56'08" E	50.21'	10°28'35"
0195	225.00'	50.28'	N 19°56'08" E	50.21'	10°28'35"
0196	225.00'	60.89'	S 78°21'59" E	60.89'	12°27'24"
0197	225.00'	50.00'	S 87°20'58" E	50.00'	10°28'35"
0198	100.00'	40.66'	N 65°44'51" E	40.57'	23°44'36"
0199	100.00'	57.08'	N 50°31'22" E	56.31'	32°42'21"
0200	100.00'	56.33'	N 18°16'23" E	55.59'	32°42'21"
0201	100.00'	2.88'	N 01°17'12" E	2.88'	14°39'02"
0202	500.00'	56.34'	N 05°25'03" E	56.33'	44°29'02"
0203	500.00'	56.34'	N 05°25'03" E	56.33'	44°29'02"
0204	500.00'	56.34'	N 05°25'03" E	56.33'	44°29'02"
0205	500.00'	54.01'	N 13°21'16" E	54.00'	36°53'06"
0206	500.00'	13.08'	S 33°12'40" W	13.07'	32°21'11"
0207	500.00'	13.08'	S 33°12'40" W	13.07'	32°21'11"
0208	60.00'	48.55'	S 28°59'02" W	47.23'	46°21'15"
0209	60.00'	48.55'	S 28°59'02" W	47.23'	46°21'15"
0210	60.00'	50.08'	S 65°54'44" E	48.84'	47°49'19"
0211	60.00'	50.08'	S 65°54'44" E	48.84'	47°49'19"
0212	60.00'	61.13'	N 13°09'06" E	58.52'	58°25'23"
0213	60.00'	61.13'	N 13°09'06" E	58.52'	58°25'23"
0214	50.00'	24.66'	N 18°25'12" W	23.13'	76°33'03"
0215	250.00'	59.50'	S 85°51'59" W	59.50'	12°01'13"
0216	101.00'	51.86'	S 85°51'59" W	51.86'	12°01'13"
0217	250.00'	50.00'	S 85°50'39" E	50.00'	10°27'24"
0218	250.00'	50.00'	S 85°50'39" E	50.00'	10°27'24"
0219	250.00'	50.00'	S 86°13'53" E	50.00'	10°27'24"
0220	250.00'	50.00'	S 86°13'53" E	50.00'	10°27'24"
0221	250.00'	50.00'	S 87°20'58" E	50.00'	10°27'24"
0222	250.00'	50.00'	S 87°20'58" E	50.00'	10°27'24"
0223	250.00'	50.00'	S 88°27'52" E	50.00'	10°27'24"
0224	250.00'	45.31'	N 89°30'57" W	45.31'	08°58'46"
0225	250.00'	45.31'	N 89°30'57" W	45.31'	08°58'46"
0226	500.00'	17.50'	N 15°27'56" E	17.50'	11°51'13"
0227	250.00'	13.24'	N 13°21'16" E	13.24'	36°53'06"
0228	250.00'	66.86'	N 80°47'46" W	66.86'	12°24'41"
0229	250.00'	66.86'	N 80°47'46" W	66.86'	12°24'41"
0230	2667.50'	144.13'	N 79°55'08" W	144.11'	3°05'45"
0231	2667.50'	144.13'	N 79°55'08" W	144.11'	3°05'45"
0232	250.00'	58.86'	S 83°42'46" E	58.86'	3°25'13"
0233	500.00'	21.11'	S 80°19'40" E	21.11'	22°25'09"
0234	500.00'	54.77'	S 81°05'41" W	54.75'	6°16'35"
0235	500.00'	55.00'	S 84°41'19" E	54.97'	6°18'09"
0236	500.00'	18.90'	S 88°54'41" W	18.90'	20°29'57"
0237	500.00'	40.24'	S 87°42'01" E	40.23'	43°36'40"
0238	60.00'	11.47'	S 40°19'29" W	11.45'	10°57'10"
0239	20.00'	19.47'	S 62°44'02" W	18.71'	55°46'16"
0240	60.00'	54.66'	S 71°54'03" W	52.79'	52°11'59"
0241	60.00'	36.68'	S 64°29'12" W	36.11'	35°01'30"
0242	60.00'	36.68'	S 64°29'12" W	36.11'	35°01'30"
0243	60.00'	33.79'	N 13°43'59" E	32.01'	51°21'52"
0244	20.00'	10.16'	S 48°09'40" E	10.05'	28°06'14"
0245	20.00'	3.31'	S 76°32'48" E	3.22'	28°40'57"
0246	20.00'	40.24'	S 87°41'20" W	40.23'	43°36'40"
0247	250.00'	131.39'	N 10°09'51" E	129.88'	30°06'43"
0248	250.00'	50.08'	N 24°06'03" E	50.00'	11°28'42"
0249	250.00'	50.08'	N 24°06'03" E	50.00'	11°28'42"
0250	250.00'	50.08'	N 24°06'03" E	50.00'	11°28'42"
0251	250.00'	50.08'	N 24°06'03" E	50.00'	11°28'42"
0252	250.00'	50.08'	N 24°06'03" E	50.00'	11°28'42"

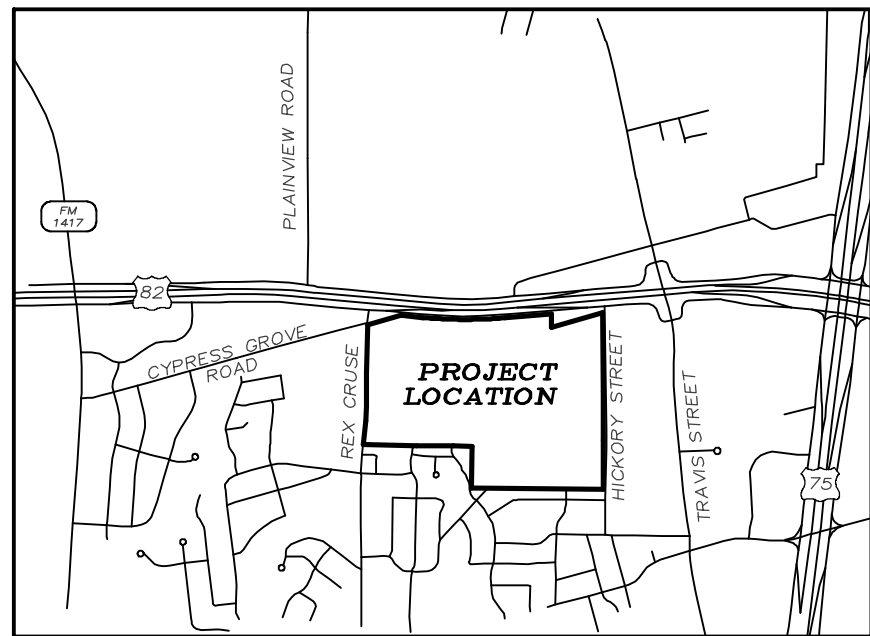
LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of a called 85.22 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in instrument No. 2021-31607, Official Public Records, Grayson County, Texas, and all of a called 48.07 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in instrument No. 2021-26738, said Official Public Records, and being described by metes and bounds as follows:

Beginning at the south base of a found concrete monument;

Thence South 00°41'21" East a distance of 1001.95 feet to a found 1/2" iron pipe;
 Thence South 00°00'21" East a distance of 1244.89 feet to a found 1/2" steel rod;
 Thence North 89°22'51" West a distance of 1679.83 feet to a found 1/2" steel rod;
 Thence North 00°27'41" East a distance of 523.27 feet to a found 1/2" steel pipe;
 Thence North 87°47'12" West a distance of 236.24 feet to a found 1/2" steel rod;
 Thence North 89°17'23" West a distance of 471.70 feet to a found 1/2" steel rod;
 Thence North 88°59'07" West a distance of 674.24 feet to a previously set P/K nail;
 Thence North 05°50'06" East a distance of 301.91 feet to a previously set P/K nail;
 Thence North 01°07'56" East a distance of 183.57 feet to a previously set P/K nail;
 Thence North 00°40'41" East a distance of 430.36 feet to a found P/K nail;
 Thence North 01°24'48" East a distance of 614.19 feet to a previously set P/K nail;
 Thence North 74°46'30" East a distance of 442.10 feet to a concrete monument found;
 Thence South 84°41'30" East a distance of 274.57 feet to a previously set 1/2" steel rod;
 Thence with a tangent curve to the left having a radius of 5878.87 feet, (chord bears South 89°47'30" East, a distance of 1045.20 feet) an arc length of 1046.58 feet to a previously set 1/2" steel rod;
 Thence North 85°06'30" East a distance of 593.25 feet to a previously set 1/2" steel rod;
 Thence South 00°01'22" West a distance of 173.78 feet to a found corner post;
 Thence North 74°05'29" East a distance of 680.53 feet to the Point of Beginning and containing 133.157 acres (5,800,309 square feet) of land, more or less....

LOCATION MAP



(NOT TO SCALE)

PRELIMINARY PLAT
THE HILLS OF
SHERMAN

Being a part of the J.B. MCANAIR
Survey, Abstract Number 763. Being in
the City of Sherman, Grayson County,
Texas. Containing 133.157 acres of land

05-26-22

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this ____ day of _____, 2022.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

ACCEPTANCE

Approved this ____ day of _____, 2022, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

~ 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 roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. A portion of the subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C02270F & 48181C02290F, effective date September 29, 2010.

OWNERS/DEVELOPER

AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

SURVEYOR

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SHEET 6 OF 6

(903)465-2151

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2022.

JEROME HILL
AJH ENTERPRISES, LTD

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, AJH ENTERPRISES, LTD (JEROME HILL) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

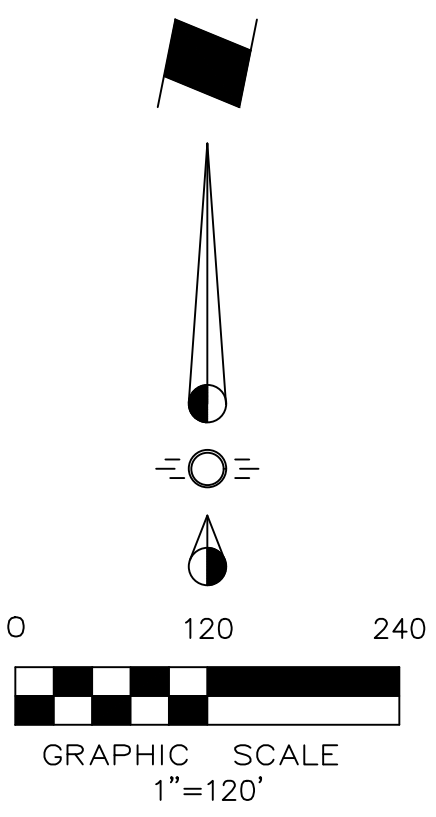
Notary Public in and for
the State of Texas
Commission Expires: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, AJH ENTERPRISES, LTD, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as THE HILLS OF SHERMAN, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to,



- LEGEND
- W PROPOSED 8" WATER
 - W PROPOSED 8" WATER (PRESSURIZED)
 - SS PROPOSED 8" SANITARY SEWER
 - SD PROPOSED STORM SEWER
 - GAS PROPOSED GAS RELOCATION
 - FD PROPOSED FIRE HYDRANT ASSY.
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED JUNCTION BOX

Issue Dates:	Revision & Date:
1 05/26/22	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street McKinney, Texas 75069		
972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=120'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYAN J. WEISGERBER, P.E. NO. 126777 ON 05/26/22. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY UTILITY PLAN		Sheet No.
THE HILLS OF SHERMAN		PUP
Azim Hill LLC		
CITY OF SHEERMAN, TEXAS		Project No. 22032

SHERMAN HEIGHTS



STAFF REVIEW LETTER

June 10, 2022

AJH Enterprises, LTD
1400 Shady Hollow Court
Keller, TX 76248

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of The Hills of Sherman has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Additional right of way along Hickory Street may be required. Coordinate with Engineering Department for additional information.
2. Street adjacent to Lots 16-20, Block E shall have a separate street name assigned.
3. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
4. Remove Avigation Release from final plat.
5. Remove building line from final plat.
6. Dedicate a 15'x15' Right of Way corner clip on all internal intersections. Shown corner clips are not sufficient in size. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Modify 10' Utility Easement on street intersections to parallel new right of way created by corner clip.
9. Common Lots and Detention Lots to be shown on plat, by lot and block number, as owned and maintained by the HOA on the plat.
10. All variable rights-of-way being dedicated by plat shall have dimensions shown.
11. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
12. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
13. Show flood fringe on final plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
14. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*

15. 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)*
16. Three Party Agreement required for Public Infrastructure.
17. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

21.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 6000-6400 BLOCKS SOUTH HIGHWAY 75 & 100-200 BLOCKS AKERS ROAD**

The request of Jamestown Square (Owner), DBA Architects (Architect) and Caleb Jones Kimley-Horn & Associates (Surveyor/Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

A. Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.

B. Site Plan Approval of Jamestown Square Multi-Family Development, Phase One, Block A, Lot 4.

Background:

The property is located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, the northeast corner of Highway 75 and Akers Road and is zoned R-1 (One Family Residential) District, C-1 (Retail Business) District and R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into seven (7) lots for residential and commercial development. The owner is also requesting site plan approval for Phase One of the Jamestown Square multi-family development in the proposed Block A, Lot 4 of the Jamestown Square Preliminary Plat.

The following has been approved for this location:

- October 19, 2021 - Zone Changes:
 - Tract 1 – Being 14.949 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
 - Tract 2 – Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the

William Martin Survey, Abstract No. 765 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District.

- Tract 3 – Being 20.232 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an SF-1 (Single-Family Residential) District.
- April 19, 2022 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.(Tract 2)
- April 19, 2022 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District.(Tract 3)

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Jamestown Square (Owner)

DBA Architects (Architect)

Caleb Jones Kimley-Horn & Associates (Surveyor/Engineer)

Underwood Drafting & Surveying (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:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Preliminary Plat

Site Plan

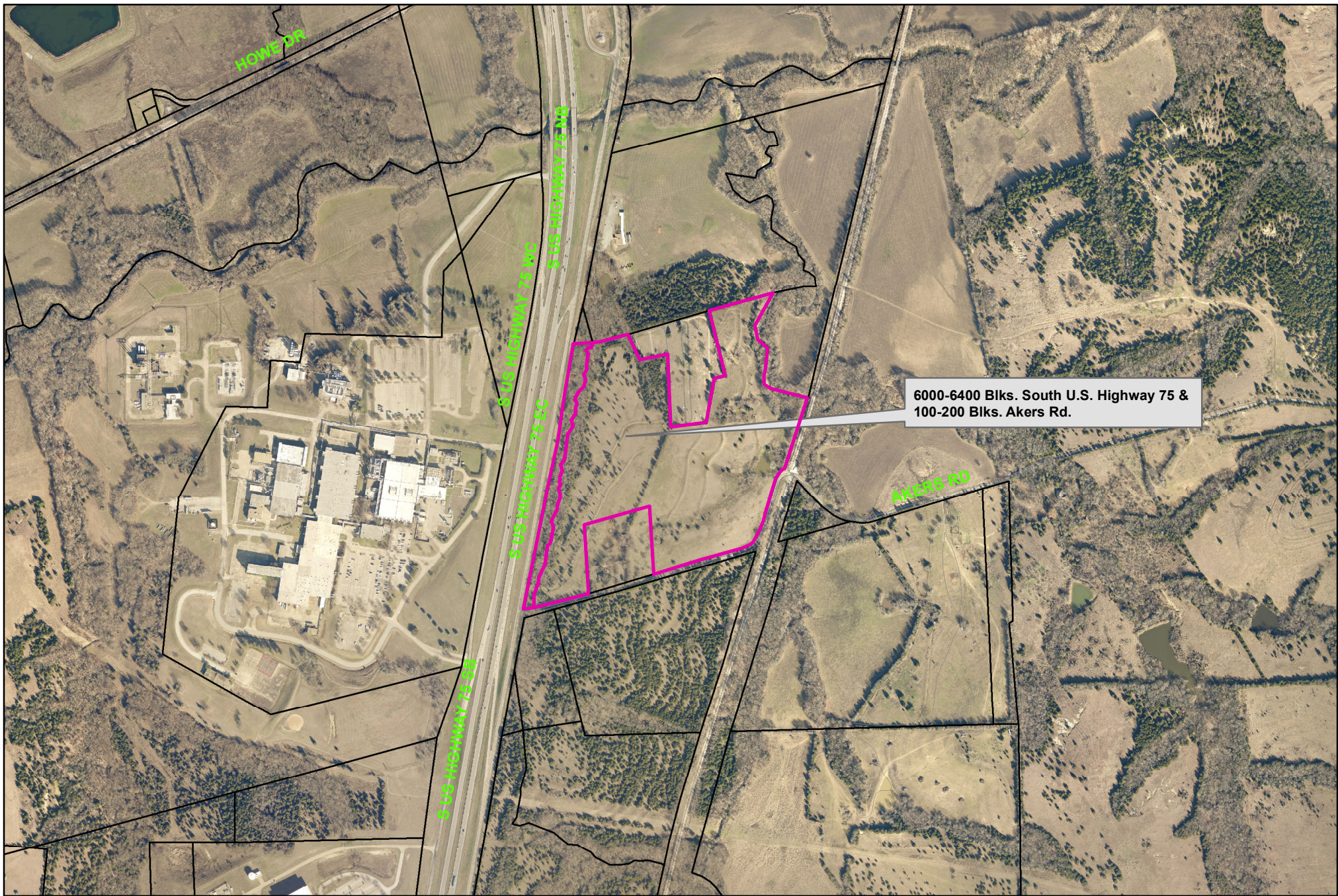
Elevations

Landscape Plan

Planting Notes & Details

Staff Review Letter-SITE PLAN

Staff Review Letter-PLAT



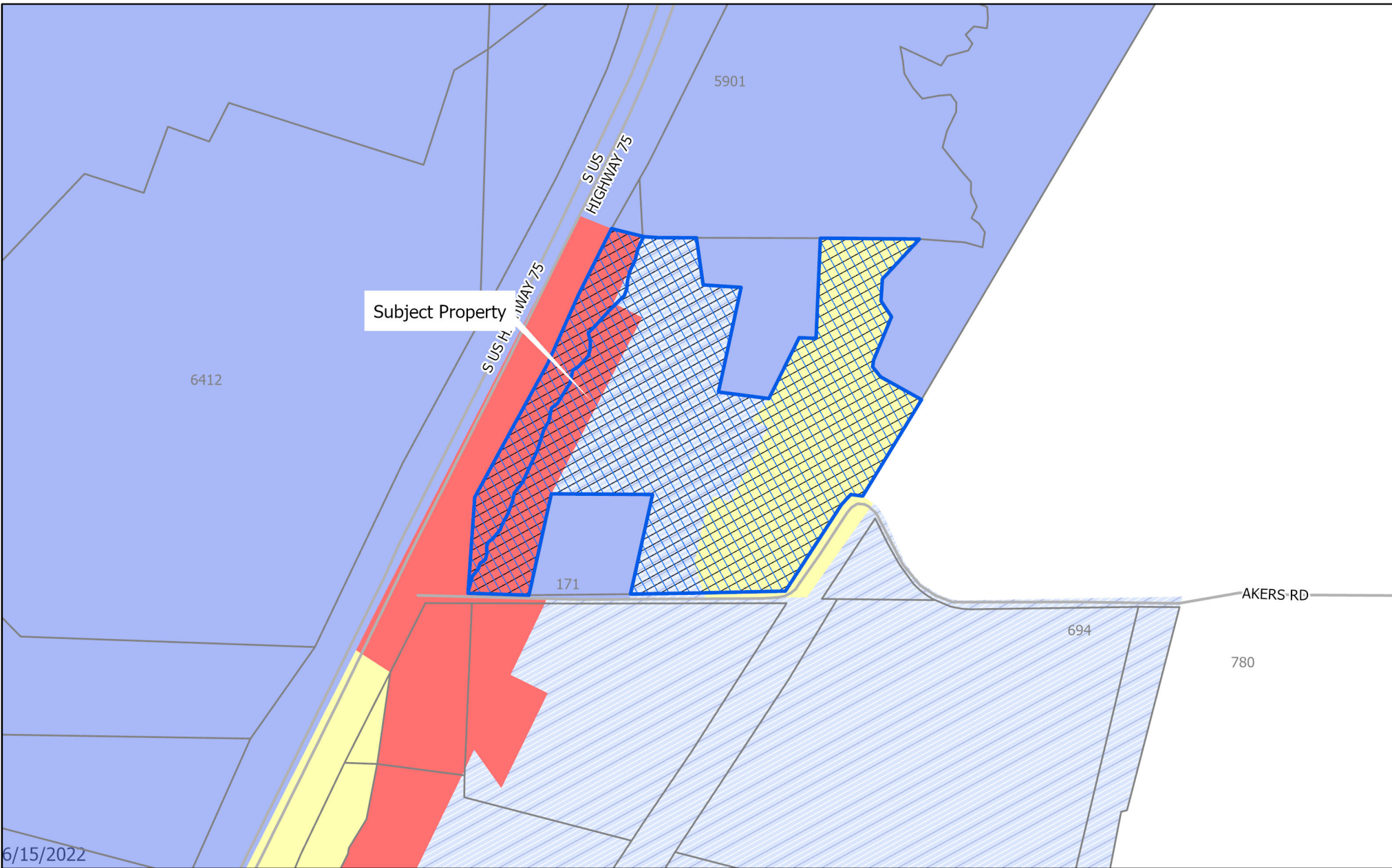
City of Sherman, Texas
Development Services Department

6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road



1 in = 900 ft

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



City of Sherman, Texas
Development Services Department

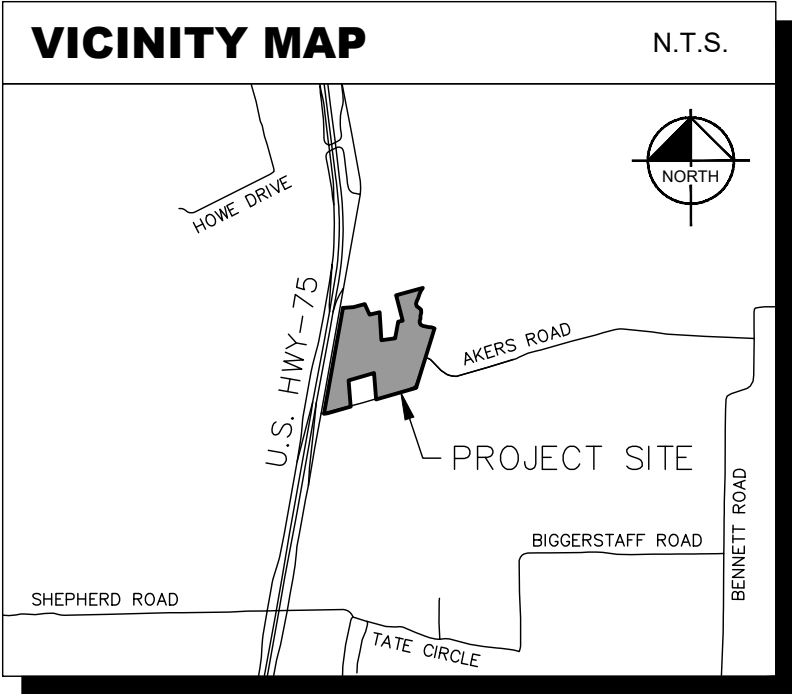
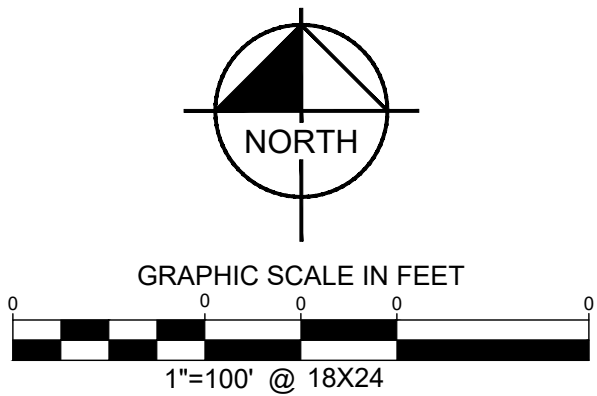
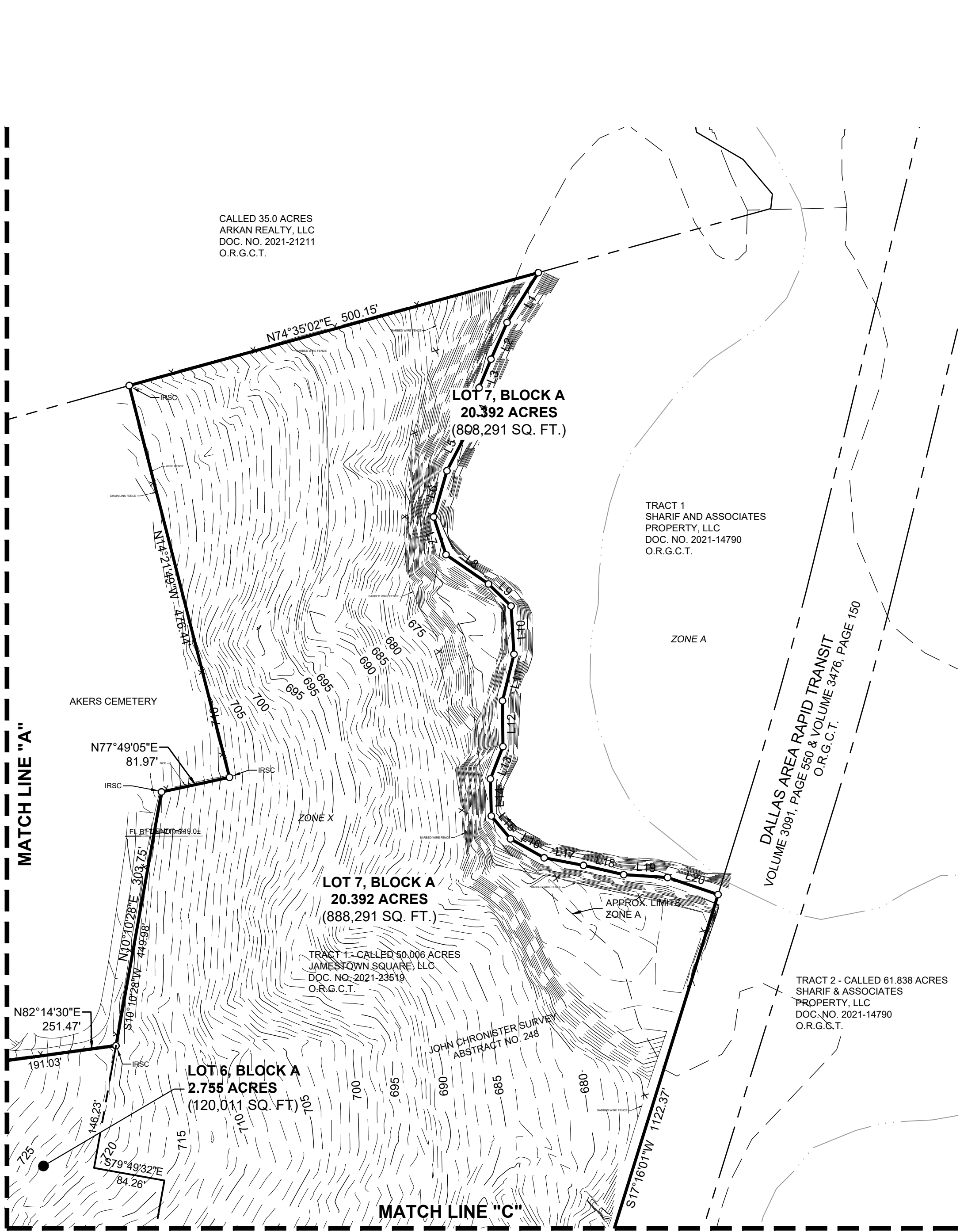
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | MH Manufacturing Housing District |
| C-1 Retail Business District | R-1 One Family Residential District |
| C-2 General Commercial District | R-2 Multi-Family Residential District |
| CO Office District | R-A Single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

CITY OF SHERMAN
Zoning Location Map
(6000-6400 S US Hwy 75
100-200 Akers Rd)



Scale: 1:7,500

Date: 6/15/2022 2:55 PM



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, divide the distance by the Project Combined Scale Factor (PCF) of 1.00010712.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".

If this site is not within an identified special flood hazard area, 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	
---	BOUNDARY LINE
---	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
P.N.D.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
FA.U.E.	FIRE LANE, ACCESS AND UTILITY EASEMENT
W.E.	WATER EASEMENT
E.E.	ELECTRIC EASEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S32°09'35"W	69.41'	L11	S13°49'55"W	56.56'
L2	S23°34'54"W	47.12'	L12	S00°31'56"E	53.95'
L3	S22°39'45"W	36.50'	L13	S21°15'44"W	40.72'
L4	S14°18'21"W	49.87'	L14	S01°28'07"E	43.78'
L5	S27°19'29"W	55.67'	L15	S39°51'00"E	35.14'
L6	S16°02'42"W	56.61'	L16	S60°42'51"E	45.53'
L7	S18°07'31"E	46.70'	L17	S79°10'04"E	47.15'
L8	S55°23'48"E	60.83'	L18	S76°58'44"E	48.68'
L9	S45°39'44"E	37.23'	L19	S86°16'37"E	51.87'
L10	S03°28'02"E	56.90'	L20	S71°20'01"E	62.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°53'49"	205.00'	103.39'	S88°23'25"W	102.30'
C2	28°53'49"	175.00'	88.26'	S88°23'25"W	87.33'
C3	28°53'49"	145.00'	73.13'	S88°23'25"W	72.36'

PRELIMINARY PLAT JAMESTOWN SQUARE

BLOCK A, LOTS 1-7

54.445 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND
THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

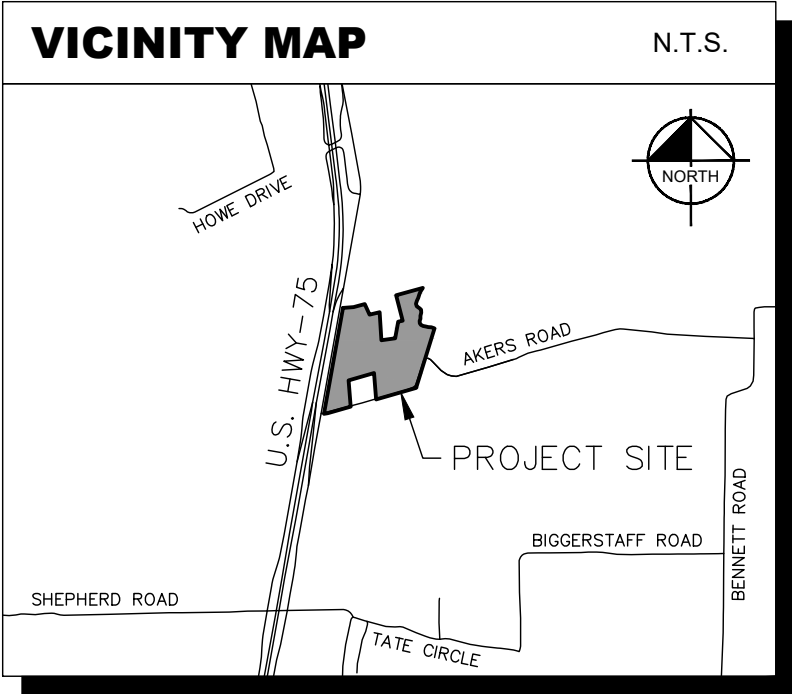
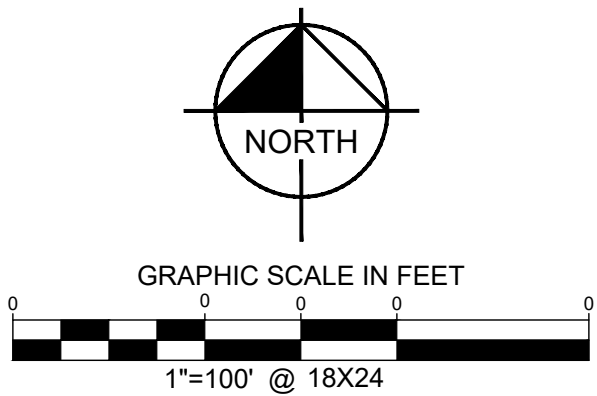
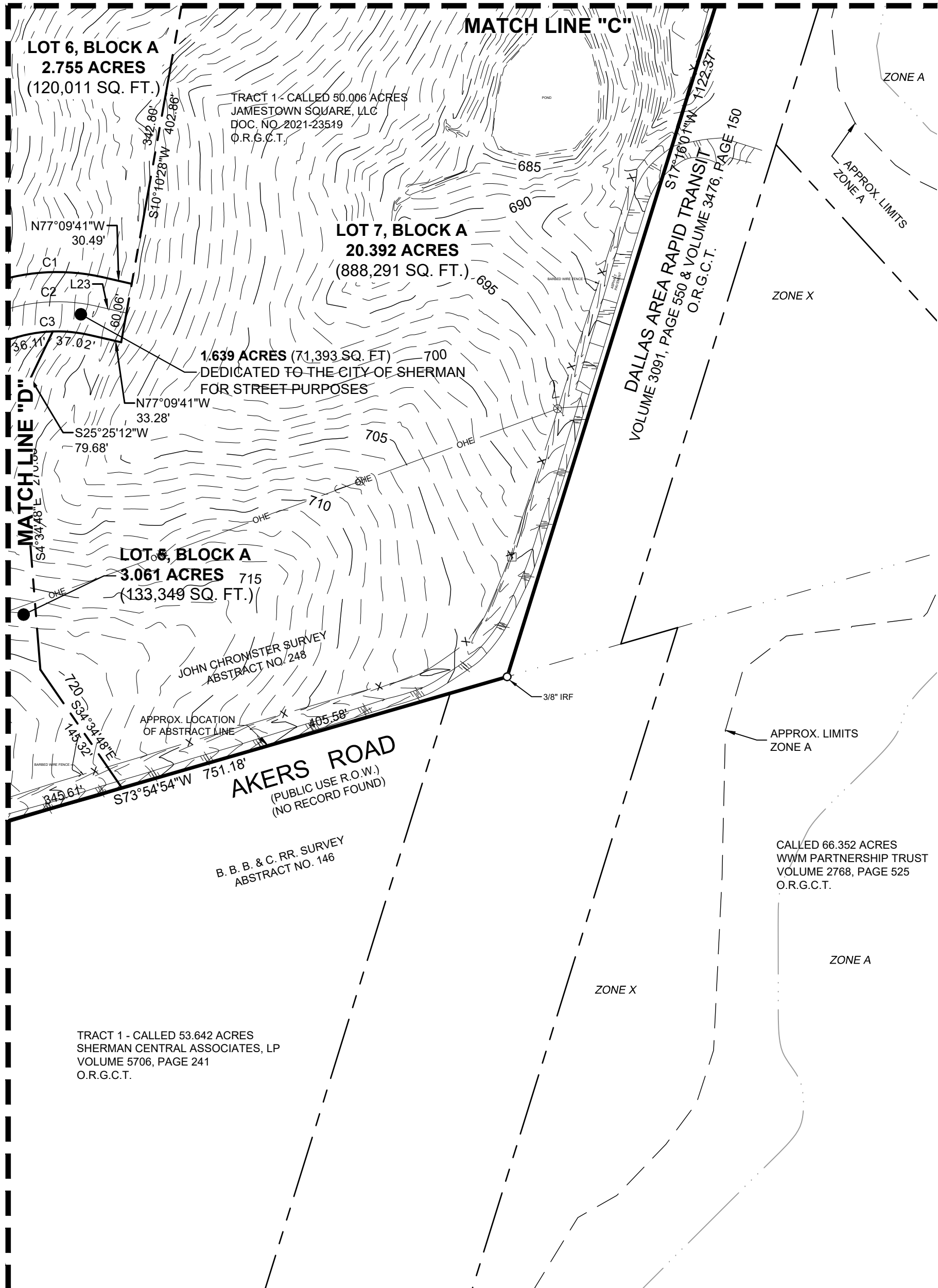
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB	KHA	MAY 2022	064512316	3 OF 5

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, divide the distance by the Project Combined Scale Factor (PCF) of 1.00010712.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".

If this site is not within an identified special flood hazard area, 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	
---	BOUNDARY LINE
---	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
P.N.D.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
FA.U.E.	FIRE LANE, ACCESS AND UTILITY EASEMENT
W.E.	WATER EASEMENT
E.E.	ELECTRIC EASEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S32°09'35"W	69.41'	L11	S13°49'55"W	56.56'
L2	S23°34'54"W	47.12'	L12	S00°31'56"E	53.95'
L3	S22°39'45"W	36.50'	L13	S21°15'44"W	40.72'
L4	S14°18'21"W	49.87'	L14	S01°28'07"E	43.78'
L5	S27°19'29"W	55.67'	L15	S39°51'00"E	35.14'
L6	S16°02'42"W	56.61'	L16	S60°42'51"E	45.53'
L7	S18°07'31"E	46.70'	L17	S79°10'04"E	47.15'
L8	S55°23'48"E	60.83'	L18	S76°58'44"E	48.68'
L9	S45°39'44"E	37.23'	L19	S86°16'37"E	51.87'
L10	S03°28'02"E	56.90'	L20	S71°20'01"E	62.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°53'49"	205.00'	103.39'	S88°23'25"W	102.30'
C2	28°53'49"	175.00'	88.26'	S88°23'25"W	87.33'
C3	28°53'49"	145.00'	73.13'	S88°23'25"W	72.36'

PRELIMINARY PLAT JAMESTOWN SQUARE

BLOCK A, LOTS 1-7

54.445 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND
THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB	KHA	MAY 2022	064512316	4 OF 5

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS JAMESTOWN SQUARE, LLC, is the owner of a tract of land situated in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas, and being all of Tract 1 (called 50.006-acres) and all Tract 2 (called 4.521-acres), described in a Special Warranty Deed to Jamestown Square, LLC, as recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for the northwest corner of said Tract 2 (called 4.521-acres) and the southwest corner of a called 35.0-acre tract of land, described in a Warranty Deed to Arkan Realty, LLC, as recorded in Document No. 2021-21211 of the Official Records of Grayson County, Texas, same also being on the easterly right of way line of U. S. Highway 75, a variable width right of way;

THENCE North 85°40'03" East, departing the easterly right of way line of said U. S. Highway 75, along the northerly line of said Tract 2 (called 4.521-acres), the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 190.48 feet to a 3/8-inch iron rod found for corner;

THENCE North 74°26'10" East, continuing along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 207.94 feet to a 3/8-inch iron rod found for a northeast corner of said Tract 1, same being the occupied northwest corner of Akers Cemetery, no record found;

THENCE South 24°45'59" East, departing the southerly line of said 35.0-acre tract, along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 210.10 feet to a railroad tie fence corner post found for corner;

THENCE North 77°18'24" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 186.44 feet to railroad tie fence corner post found for corner;

THENCE South 03°39'22" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 504.43 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Akers Cemetery;

THENCE North 82°14'30" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 251.47 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for southerly, southeast corner of said Akers Cemetery;

THENCE North 10°10'28" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 303.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 77°49'05" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 81.97 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 14°21'49" West, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 476.44 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said Akers Cemetery, same being a northwest corner of said Tract 1 and being on the southerly line of aforesaid 35.0-acre tract;

THENCE North 74°35'02" East, along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 500.15 feet to a point for corner in the center of a creek, same being the northeast corner of said Tract 1;

THENCE in a southerly direction, along the easterly line of said Tract 1 (50.006-acres) and generally along the center of said creek, the following:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to the easterly, northeast corner of said Tract 1, same being on the westerly line of the Dallas Area Transit right of way as described in a deed, recorded in Volume 3091, Page 550 and Volume 3476, Page 150, both of the Official Records of Grayson County, Texas;

THENCE South 17°16'01" West, continuing along the easterly line of said Tract 1 (50.006-acres) and the westerly line of said Dallas Area Transit tract, a distance of 1,122.37 feet to a 3/8-inch iron rod found for the southeast corner of said Tract 1, same being in the pavement of Akers Road, a public use right of way, no record found;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 751.18 feet to a 60d nail found for the southeast corner of a called 5.117-acre tract of land, described in a General Warranty Deed, recorded in Volume 4404, Page 542 of the Official Records of Grayson County, Texas;

THENCE North 04°34'48" West, departing said Akers Road, along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 18.79 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.13 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117-acre tract;

THENCE South 73°56'30" West, continuing along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, a distance of 476.87 feet to a 3/8-inch iron rod found for the northwest corner of said 5.117-acre tract;

THENCE South 04°34'48" East, continuing along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 480.42 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.35 feet to a 60d nail found in aforesaid Akers Road, for the southwest corner of said 5.117-acre tract;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 428.91 feet to the southwest corner of said Tract 1 and the southeast corner of aforesaid Tract 2 (called 4.521-acres);

THENCE South 81°05'20" West, along the southerly line of said Tract 2 (called 4.521-acres) and along said Akers Road, a distance of 71.42 feet to the southwest corner of said Tract 2, same being on the easterly right of way line of aforesaid U. S. Highway 75, from which, a found 1/2-inch iron rod bears South 81°05' West, 1.90 feet;

THENCE North 10°13'12" East, along the westerly line of said Tract 2 (called 4.521-acres) and the easterly right of way line of said U. S. Highway 75, passing a found railroad spike at a distance of 14.52 feet, continuing for a total distance of 1,943.74 feet to the **POINT OF BEGINNING** and containing 2,371,639 square feet or 54.445 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMESTOWN SQUARE, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **JAMESTOWN SQUARE**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

JAMESTOWN SQUARE, LLC, does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.

5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.

7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: **JAMESTOWN SQUARE, LLC**, a Texas limited liability company

By: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, _____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

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

PRELIMINARY PLAT

JAMESTOWN SQUARE

BLOCK A, LOTS 1-7

54.445 ACRES SITUATED IN THE

JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND

THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	BB	KHA	MAY 2022	064512316	5 OF 5

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact : _____

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

THIS SHEET INTENTIONALLY LEFT BLANK

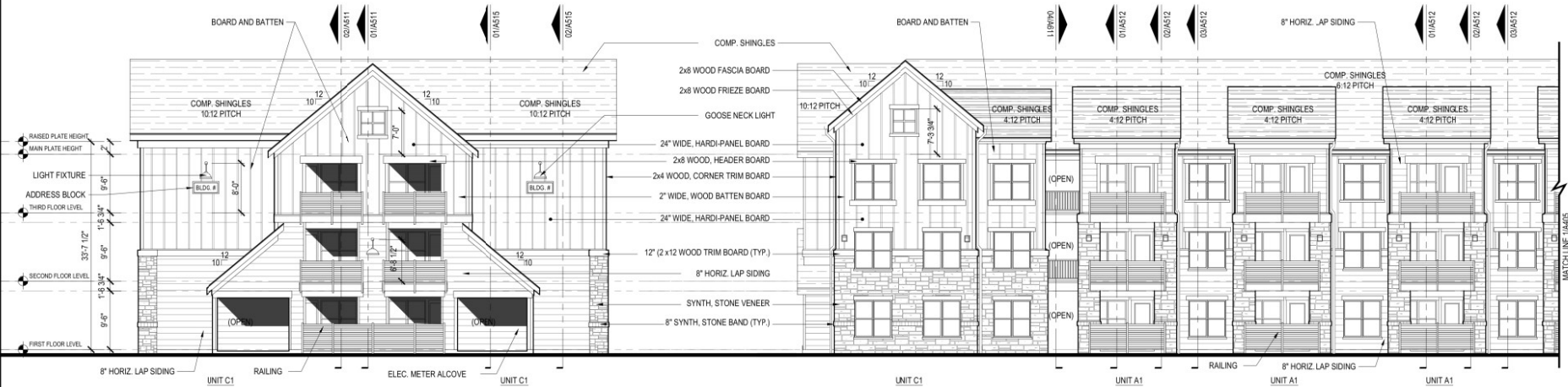
SHEET NUMBER
SP-01







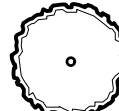
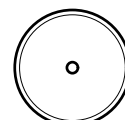
1 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (RIGHT HAND)
SCALE: 1/8" = 1'-0"

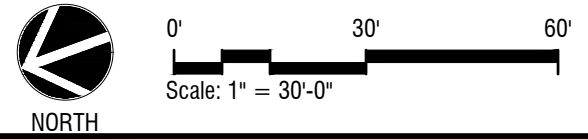


3 BUILDING TYPE 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (LEFT HAND)
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE						
<u>TREES</u>						
	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>		<u>REMARKS</u>	
	Cedar Elm / <i>Ulmus crassifolia</i>	3" cal	12' - 14' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Live Oak / <i>Quercus virginiana</i>	3" cal	12' - 14' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
<u>GROUND COVERS</u>						
	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>	
	Bermuda Grass / <i>Cynodon dactylon</i>	sod			REFER TO SPECIFICATIONS	
	Wintercreeper / <i>Euonymus fortunei</i>	1 gal	8" h x 8" w	18" o.c.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	



Landscape Plan

Scale: 1" = 30' - 0"

A

SHEET NUMBER L1.01	PLANTING PLAN	JAMESTOWN SQUARE CITY OF SHERMAN GRAYSON COUNTY, TEXAS	KHA PROJECT 004512316 DATE MAY 2022 SCALE AS SHOWN DESIGNED BY CJS DRAWN BY NJF CHECKED BY AUB	 PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes P.L.A. Courtney L. Smith L.A. No. 3323 Date: 05/05/2022	Kimley»»Horn © 2022 KIMLEY-HORN 260 E. DAVIS STREET SUITE 100 MCKINNEY, TEXAS 75069 (972) 382-2200 TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY

STAFF REVIEW LETTER

June 14, 2022

Cope Equities, LLC
900 W. Bethany Rd. Suite 230
Allen, TX 75013

Kimley-Horn and Associates
Caleb Jones
13455 Noel Rd.
Two Galleria Office Tower Ste. 700
Dallas, TX 75240

Dear Applicants,

The request for site plan approval for a 174-unit multi-family development in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.1, Sec. 7(13), Section 7 (14) and Sec. 17*).
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). (*Code of Ordinances Chapter 3.02(c)*)
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 bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b)*)
5. All finishes shall be masonry, masonry veneer, or concrete siding. (*Chapter 14, Exhibit A, Section 6.13.1*)
6. The trash dumpster is required to be located inside the main building area and screened. (*Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4)*)
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)*).
8. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround multi-family development. The masonry columns shall be separated at 24 feet on the portion of the development facing public streets, and 32 feet on all other portions of the development. A minimum six (6) foot solid screening device shall be provided where a multi-family development (R-2), commercial development (C-0, C-1, or C-2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, SF-1, or R-1). (*Chapter 14, Exhibit A, Section 7, Subsection 13(d)*)
9. 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)*)

10. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
11. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. (*Chapter 14, Exhibit A, Section 17(2)(a)*)
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Platting of the property is required. (*Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*)
15. Drive approaches and sidewalks must conform to City of Sherman 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. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
17. Water main must be extended in accordance with City criteria to serve proposed Lot. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*)
18. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*)
19. Internal water and sewer lines will be privately owned and maintained.
20. The location of the trash receptors must be approved by the Public Works Department.
21. All requirements of the Floodplain Ordinance shall be followed. (*Code of Ordinances Chapter 3, Article 3.12*)
22. Right-of-Way in front of multifamily does not meet City standards. Edge of road shall be 11.5' off of right-of-way.

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

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

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Commission and Board of Adjustments

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



STAFF REVIEW LETTER

June 10, 2022

Jamestown Square, LLC
900 W. Bethany Dr., Ste. 230
Allen, TX 75013

Kimley-Horn & Associates, Inc.
Attn: Jonathan Kirby, P.E.
13455 Noel Road, Ste. 700
Dallas, TX 75240

Dear Applicants,

The request for approval of the Preliminary Plat of Jamestown Square has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Preliminary Plat will be required for single family lots.
2. The width of the right-of-way and pavement for Akers Road and U.S. Highway 75 shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Right of way dedication along Akers Road required. Coordinate with Engineering Department for additional information.
4. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
5. Sheets preferred to be in portrait orientation.
6. Dedicate a 15' Utility Easement along U.S. Highway 75. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Dedicate a 10' Utility Easement along Akers Road, proposed Street A, and proposed Street B. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
9. Contour lines obstruct view of metes and bounds calls. Ensure metes and bounds match legal description and all calls are visible and legible on drawing for final plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
10. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
12. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

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. Three Party Agreement required for Public Infrastructure.
15. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

22.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 4001 OB GRONER ROAD**

The request of Robert Tesch Investments, LLC (Owner), Charlie Moussa (Developer) and Pacheco Koch (Surveyor) concerning the property located at 4001 OB Groner Road, being 13.564 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval Bakersfield Addition Lot 1, Block 1.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Robert Tesch Investments, LLC (Owner)

Charlie Moussa (Developer)

Pacheco Koch (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

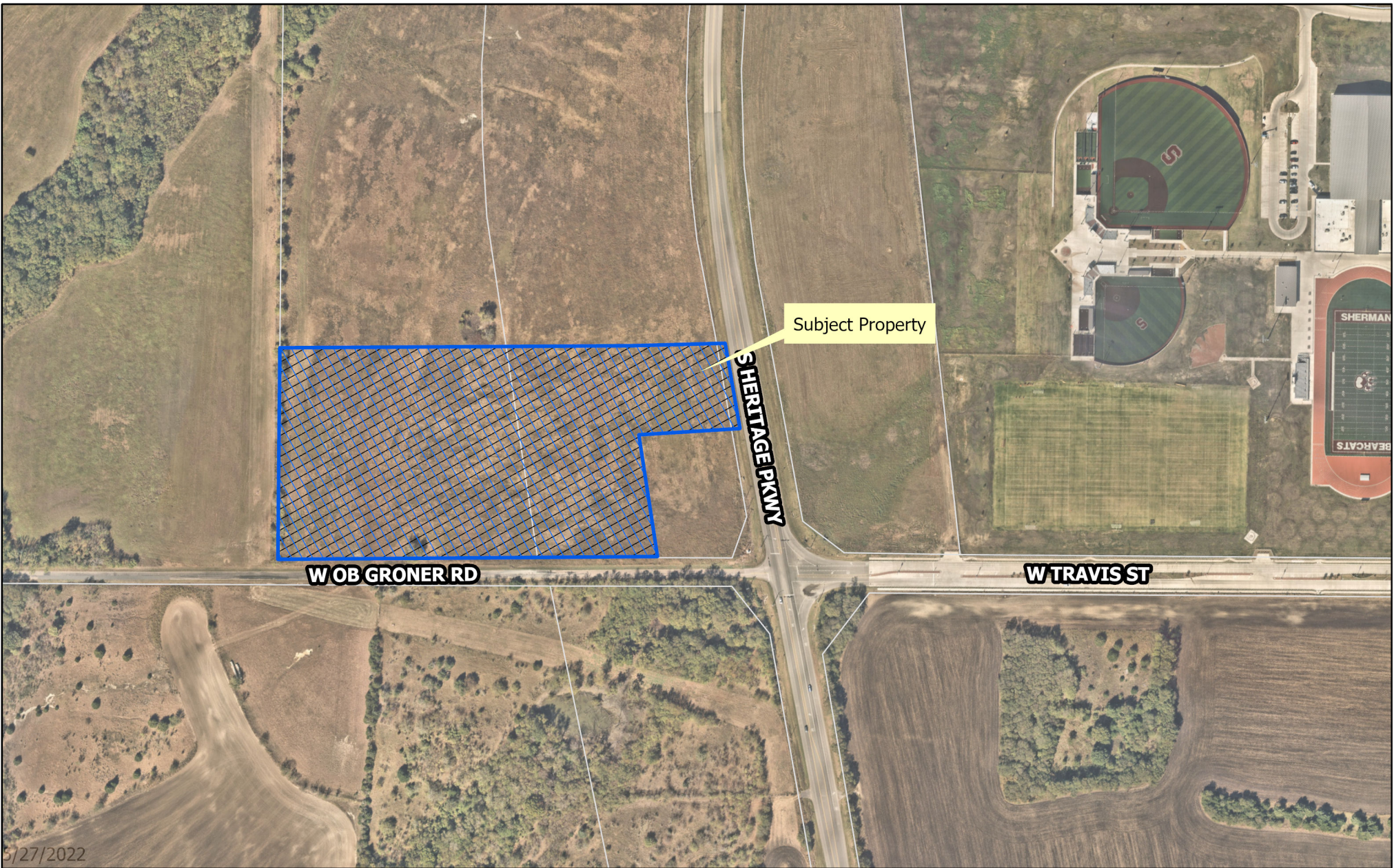
Location Map

Zoning Map

Preliminary Plat

Staff Review Letter

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



City of Sherman, Texas
Development Services Department

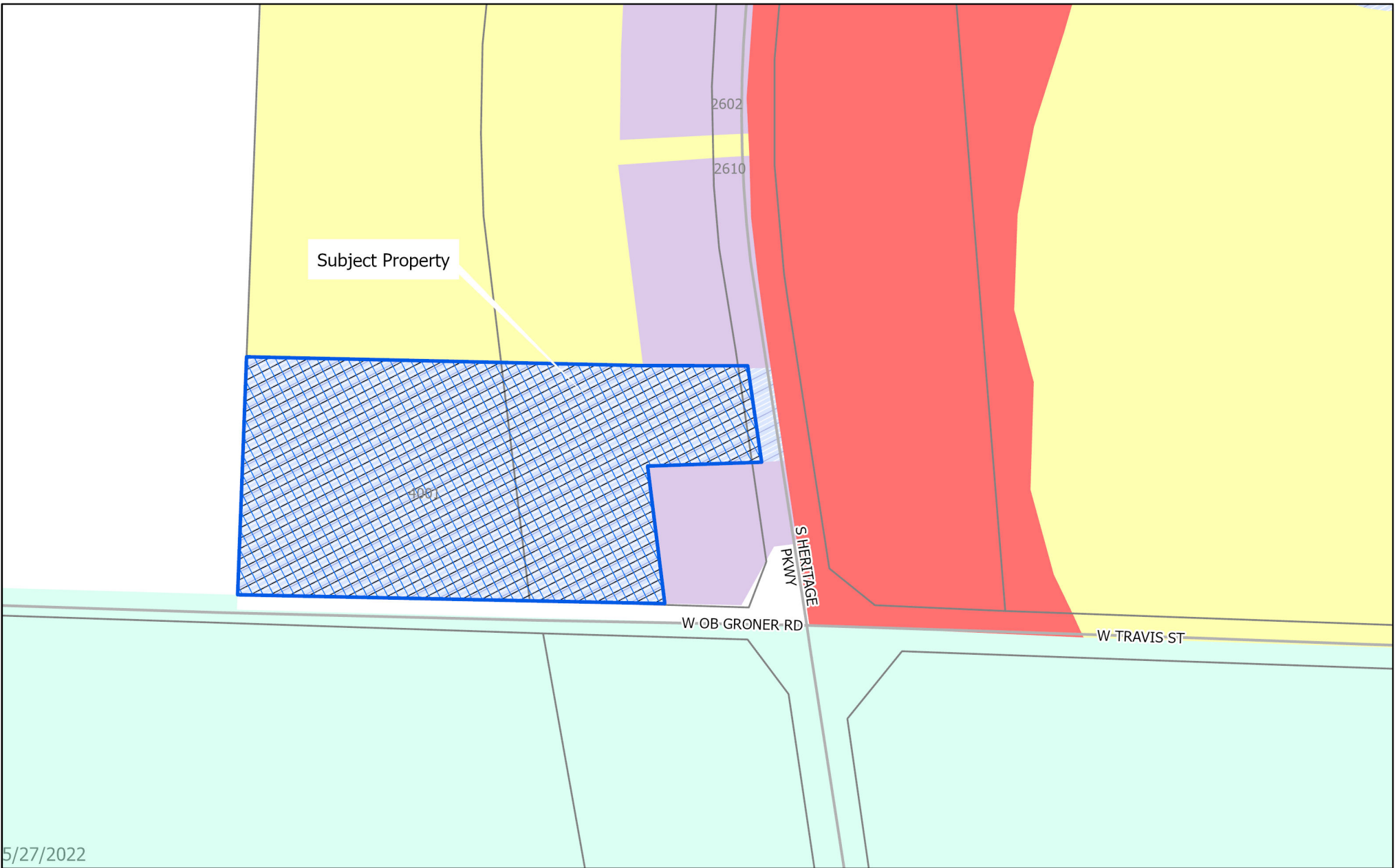
CITY OF SHERMAN Location Map (Bakersfield Addition)



Date: 5/26/2022 2:06 PM

Scale: 1:4,062

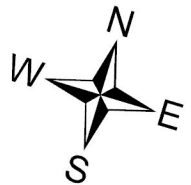
diagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx



City of Sherman, Texas
Development Services Department

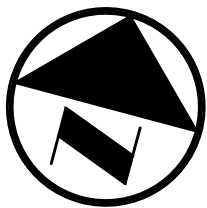
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | MH Manufacturing Housing District |
| C-1 Retail Business District | R-1 One Family Residential District |
| C-2 General Commercial District | R-2 Multi-Family Residential District |
| CO Office District | R-A Single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

CITY OF SHERMAN Zoning Location Map (Bakersfield Addition)



Scale: 1:3,603

Date: 5/26/2022 2:06 PM



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- PH FIRE HYDRANT
FIB GAS TEST STATION
GUY GUY ANCHOR
HE HAND HOLE ELECTRIC
PBT PULL BOX TELEPHONE
PP POWER POLE
PPM METAL UTILITY POLE
PP W/L LIGHT
PP W/L GUY ANCHOR
PP(1) W/L CROSS ARM (LENGTH IN FEET)
SIGN TRAFFIC SIGN
TSC TRAFFIC SIGNAL CONTROL
WTR UG WATER MARKER
WTR WATER MANHOLE
WV WATER VALVE
PY PIN FLAG GAS
5/8- 5/8-INCH IRON ROD W/ALUMINUM DISK
ADF STAMPED W/"TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND
IRF 1/2-INCH IRON ROD FOUND
IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
--- PROPERTY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- FENCE
--- OVERHEAD UTILITY LINE
--- UNDERGROUND ELECTRIC LINE
--- UNDERGROUND TELEPHONE LINE
--- UNDERGROUND CABLE LINE
--- UNDERGROUND FIBER OPTIC LINE
--- UNDERGROUND GAS LINE
--- STORM DRAIN LINE
--- 6" W --- WATER LINE
--- 6" S.S. --- SANITARY SEWER LINE
--- 61.3 --- EXIST CONTOUR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Sherman VII, LLC, being the owner of the hereinabove described property, do hereby adopt this final plat, designating the herein above described property as **BAKERSFIELD ADDITION**, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever any streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring the use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right to ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2022.

Sherman VII, LLC, a Mississippi limited liability company

By: _____
John W. Adcock
Manager

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day John W. Adcock personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

DESCRIPTION, of a 13.564 acre (590,830 square foot) tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, Survey, Grayson County, Texas; said tract being that certain tract of land described in Special Warranty Deed to Sherman VII, LLC recorded in Instrument Number _____ of the Deed Records of Grayson County, Texas; said 13.564 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod found (controlling monument) in the approximate centerline of O. B. Groner Road (a 60' right-of-way), the north line of that certain tract of land described in Warranty Deed With Vendor's Lien to The Munson Realty Company recorded in Volume 925, Page 261 of said Deed Records; said point being the southwest corner of said Sherman VII, LLC tract and the southeast corner of that certain tract to land described Warranty Deed to Huy Quach and Charles Shao Wu recorded in Volume 3260, Page 62 of said Deed Records;

THENCE, North 15 degrees, 22 minutes, 56 seconds West, departing the said approximate centerline of O. B. Groner Road, the said north line of The Munson Realty tract, along the west line of said Sherman VII, LLC tract and the east line of said Huy Quach and Charles Shao Wu tract, a distance of 581.06 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 73 degrees, 46 minutes, 28 seconds East, departing the said west line of Sherman VII, LLC tract, said east line of Huy Quach and Charles Shao Wu tract and into and across said Sherman VII, LLC tract, a distance of 1,109.60 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the southwesterly right-of-way line of F.M. Highway 1417 (a variable width right-of-way) and the northeasterly line of said Sherman VII, LLC tract;

THENCE, South 26 degrees, 29 minutes, 32 seconds East, along said southwesterly line of FM Highway 1417 and said easterly line of Sherman VII, LLC tract, a distance of 234.76 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, departing said southwesterly line of F.M. Highway 1417 and said northeasterly line of Sherman VII, LLC tract, into and across said Sherman VII, LLC tract, the following two (2) calls:

South 73 degrees, 46 minutes, 28 seconds West, a distance of 248.28 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 26 degrees, 29 minutes, 21 seconds East, a distance of 355.69 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 73 degrees, 46 minutes, 28 seconds West, along said approximate centerline of O.B. Groner Road, said north line of The Munson Realty tract and said south line of Sherman VII, LLC tract, a distance of 975.09 feet to the POINT OF BEGINNING;

CONTAINING: 13.564 acres or 590,830 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

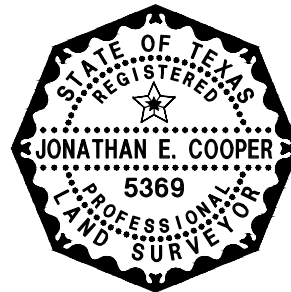
I, Jonathan E. Cooper, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Sherman, Texas.

Date of Plat or Map: May 26, 2022.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/26/22.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369
jcooper@pkce.com
www.pkce.com



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Jonathan E. Cooper personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

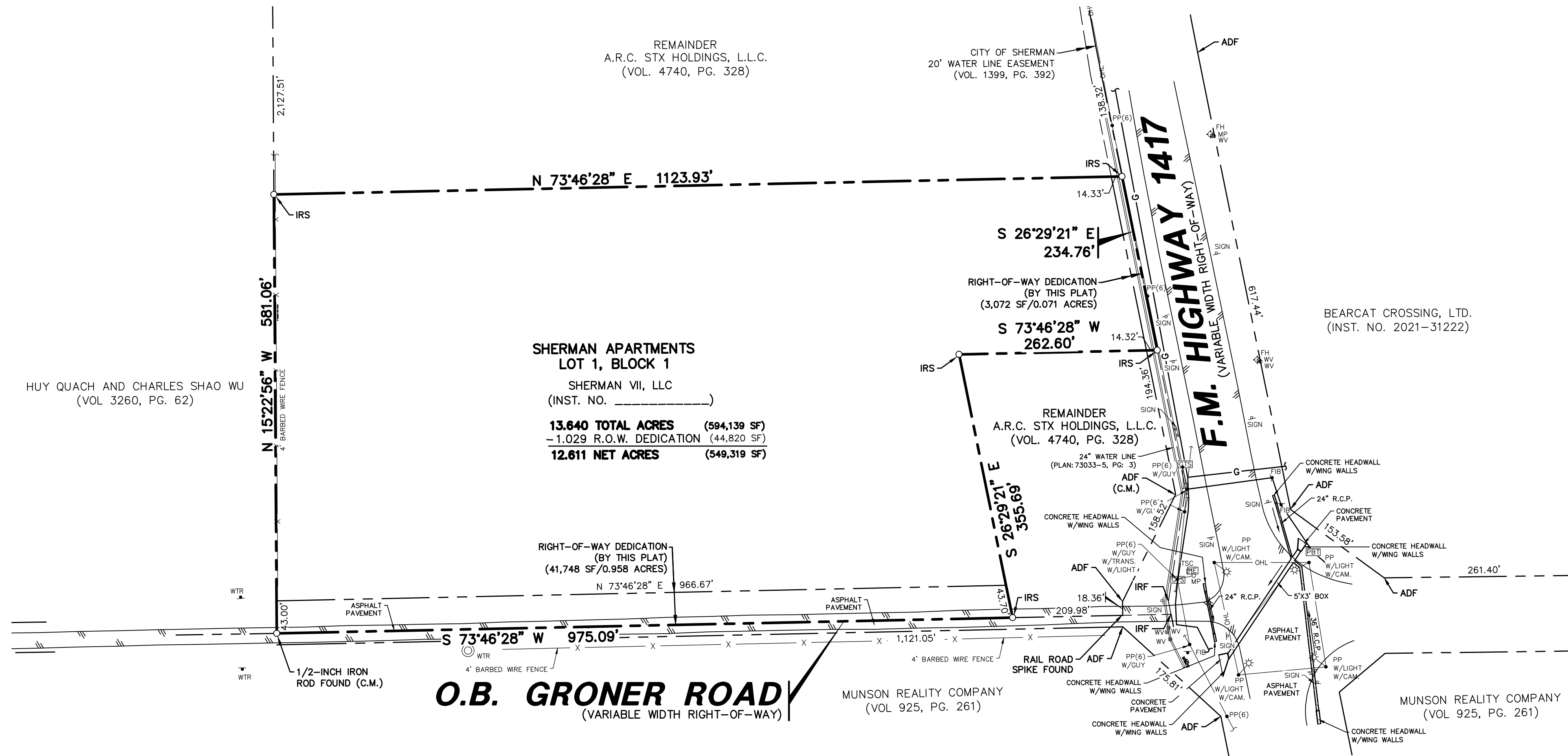
Mayor, City of Sherman, Texas

Date

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

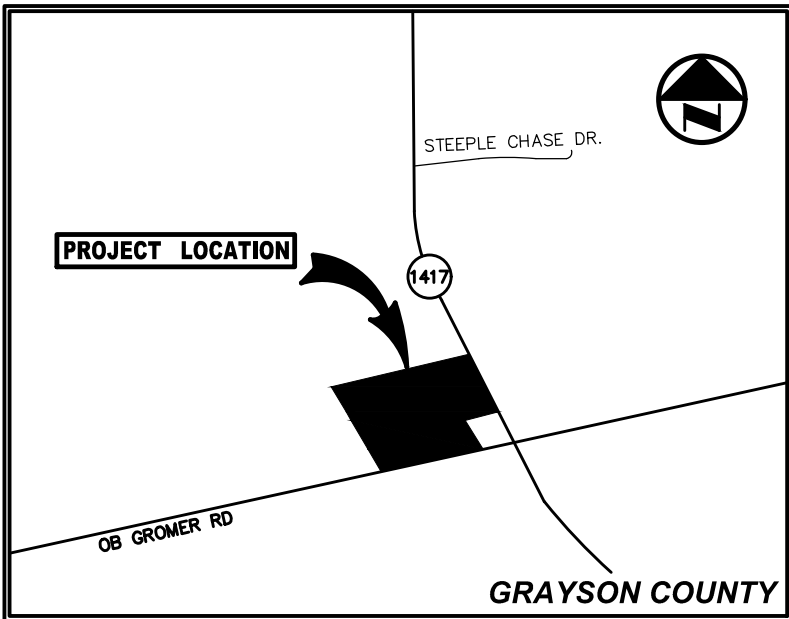
WITNESS my hand this ____ day of _____, A.D. 2022.

City Clerk, City of Sherman, Texas



NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Grayson County TxDOT surface adjustment factor of 1.0001071200.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48181C0400F, Community-Panel No. 485509, 0400 F, Revised Date: September, 2010. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- All underground utility information depicted on the survey is based on available record information on file at the City of Sherman, Texas and the appropriate public utility companies. This information has been verified where possible by visible utility apertures. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #214805925.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR / ENGINEER:
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
SHERMAN VII, LLC
20 BELLEGRASS BLVD.
HATTIESBURG, MS 39402
PHONE: 214-662-0729
CONTACT: CHARLIE MOUSSA

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY JMC	CHECKED BY MWW/JEC	SCALE 1"=100'	JOB NUMBER 5123-21.566

PRELIMINARY PLAT
BAKERSFIELD ADDITION
LOT 1, BLOCK 1
LOCATED IN THE CITY OF SHERMAN, TEXAS
AND BEING UT OF THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT - BAKERSFIELD ADDITION, LOT 1, BLOCK 1



STAFF REVIEW LETTER

June 10, 2022

Sherman VII, LLC
Attn: Charlie Moussa
20 Bellegrass Blvd.
Hattiesburg, MS 39402

Pacheco Koch
Attn: Jonathan E. Cooper
7557 Rambler Rd., Suite 1400
Dallas, TX 75231

Dear Applicants,

The request for approval of the Preliminary Plat of Bakersfield Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Preliminary Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 5*
2. Final plat layout shall meet City standard. Coordinate with Engineering Department for explanation of required layout. *Code of Ordinances Chapter 10.05, Section 6*
3. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. P&Z Commission and City Council signature blocks do not meet standard. Corrected appropriately. *Chapter 10.05, Section 5*
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. The plat must depict and dedicate to the City in fee simple additional 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)*
8. Dedicate a 15' Utility Easement along FM 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. The plat should depict and dedicate to the City in fee simple 45' of right-of-way (ROW) along O.B. Groner Road to reflect the City's thoroughfare plan. Coordinate with City of Sherman Engineering Department for exact ROW dedication 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)*
10. Dedicate a 10' Utility Easement along O.B. Groner Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*

11. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. 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. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



Planning & Zoning Commission and Board of Adjustments

23.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4500 FRISCO ROAD

The request of Daniel and Kari Wills (Owners), Rex Huddleston (Prospective Buyer), Kent Hughlett (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property at 4500 Frisco Road, being 1.873 acres in the W.F Patterson Survey, Abstract No. 969, a Replat of Midway Mall Part of Block 4, as follows:

Board of Adjustments

- A. Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse.

Planning and Zoning Commission

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

Background:

The property is located at 4500 Frisco Road between Texoma Parkway and Fallon Drive. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; a Specific Use Permit and Site Plan approval to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District; and a Variance to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Daniel and Kari Wills (Owners)
Rex Huddleston (Prospective Buyer)
Kent Hughlett (Architect)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff recommends that the removal of the non-conforming freestanding sign on the property line be a condition of the SUP, if approved.

Attachments

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

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



City of Sherman, Texas
Development Services Department

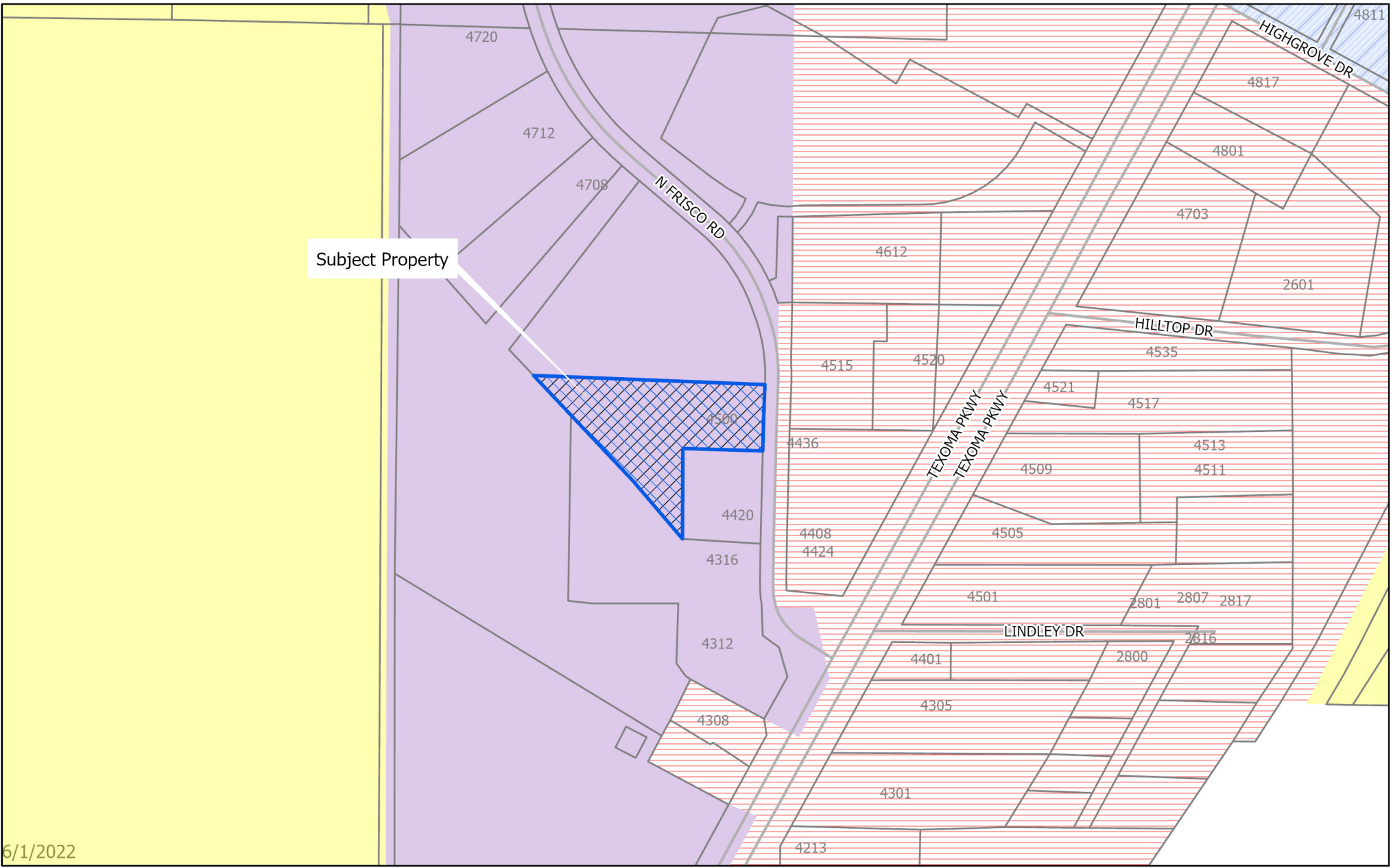
CITY OF SHERMAN Location Map (4500 N Frisco Rd)



Date: 6/1/2022 8:47 AM

Scale: 1:4,466

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



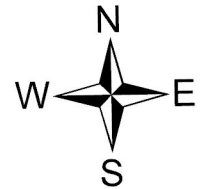
6/1/2022



City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN Zoning Location Map (4500 N Frisco Rd)



Scale: 1:3,603

Date: 6/1/2022 8:47 AM

4500 FRISCO RD



Jun 1, 2022 at 9:56 AM

W.F. PATTERSON SURVEY ABSTRACT NO. 969



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4302), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the W.F. Patterson Survey, Abstract No. 969, City of Sherman, Grayson County, Texas, being part of Block 4 of the Replat of Midway Mall, according to the plat thereof recorded in Volume 8, Page 8, Plat Records, Grayson County, Texas, and being the remaining portion of a called 2.00 acre tract of land described in the deed to Amvets Post #47 of Texas Department of Amvets, recorded in Volume 1707, Page 282, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEING more or less a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 2.00 acre tract, common to the southwest corner of a called 4.000 acre tract of land described as Tract 4 in the deed to TWP Sites, LLC, recorded in Volume 4843, Page 250, Official Records, Grayson County, Texas, and on the southwesterly line of said Block 4, and on the northeasterly line of Lot 2R of the Replat of Sidney Heights Addition, according to the plat thereof recorded in Volume 23, Page 179, said Plat Records:

THENCE South 88°40'59" East, with the northerly line of said 2.00 acre tract, and with the southerly line of said 4.000 acre tract, and crossing said Block 4, a distance of 509.45 feet a 1/2-inch iron rod with a plastic cap stamp "SARTW 3894" found for the northeast corner of the herein described tract of land, common to the southeast corner of said 4.000 acre tract, and on the westerly right-of-way line of Frisco Road, according to said Replat of Midway Mall:

THENCE South 00°21'50" West, crossing said 2.00 acre tract, and on the westerly right-of-way line of said Frisco Road, a distance of 143.40 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4708" found for the southwest corner of the herein described tract of land, on the southerly line of said Block 4, and common to the northwest corner of a called 0.122 of an acre tract of land described in the deed to City of Sherman, recorded in Volume 2637, Page 732, said Official Records, and common to the northwest corner of a called 0.829 of an acre tract of land described in the deed to Sandbag Acquisitions, LLC, recorded in Volume 5815, Page 329, said Official Records, and on a southerly line of said 2.00 acre tract:

THENCE North 88°29'58" West, with the southerly line of said 2.00 acre tract, and with a southerly line of said Block 4, and with the northerly line of said 0.829 acre tract, passing an route at a distance of 183.64 feet a 1/2-inch iron rod found for a re-entrant corner of said 2.00 acre tract, and continuing on said course, crossing said 2.00 acre tract, and crossing said Block 4, a total distance of 193.43 feet to a 1/2-inch iron rod found for a re-entrant corner of the herein described tract of land, common to the northwest corner of said 0.829 acre tract:

THENCE South 01°28'09" West, crossing said 2.00 acre tract, and crossing said Block 4, with the westerly line of said 0.829 acre tract, a distance of 198.18 feet to a 1/2-inch iron rod found for the southwest corner of the herein described tract of land, common to the western-most southwest corner of said 0.829 acre tract, and on the southerly line of said 2.00 acre tract, and on the southerly line of said Block 4, and on the northeasterly line of Lot 1R of aforesaid Replat of Sidney Heights Addition:

THENCE North 41°27'09" West, with the southerly line of said 2.00 acre tract, and with the southerly line of said Block 4, and with the northerly line of said Lot 1R, and with the northeasterly line of aforesaid Lot 2R, a distance of 464.44 feet to the POINT OF BEGINNING and enclosing 1.873 acres (81,577 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0138371, issued by Texas Title Insurance Company, counter-signed by Red River Title Company, with an effective date of May 3, 2021, and an issued date of May 10, 2021, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

10e. Easement to Amvets, Post No. 47, of record in Volume 845, Page 113, Volume 845, Page 120, Volume 845, Page 114 and Volume 845, Page 117 of the Deed Records of Grayson County, Texas.
(Easements appurtenant to the subject tract for an offsite waterline. Unable to be located by description.)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485508, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

● FOUND MONUMENT	⦿ UTILITY EASEMENT
RF IRON ROD FOUND	⦿ ELECTRIC METER
RFPC IRON ROD FOUND W/PLASTIC CAP	⦿ UTILITY/POWER POLE
CM CONTROLLING MONUMENT	⦿ GUY
DCD OR PLAT CALL	⦿ NATURAL GAS METER
PRGCT PLAT RECORDS, GRAYSON COUNTY, TEXAS	⦿ SANITARY SEWER MANHOLE
DRCCT DEED RECORDS, GRAYSON COUNTY, TEXAS	— BOUNDARY LINE
ORGCT OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	— ADJOURNER LINE
VOL. PG. VOLUME, PAGE	— EASEMENT
INST. NO. INSTRUMENT NO.	— WIRE FENCE
AC AC UNIT	— METALWROUGHT IRON FENCE
	— CHAIN LINK FENCE
	— ASPHALT
	— OVERHEAD ELECTRIC UTILITY

Certify to: Daniel A. Wills, Karl Wills, Amvets Post #47 of Texas Department of Amvets, Texas Title Insurance Company, Red River Title Company.

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/19/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any situations of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that the survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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



TITLE SURVEY
1.873 ACRES
W.F. PATTERSON SURVEY, ABSTRACT NO. 969
REPLAT OF MIDWAY MALL
PART OF BLOCK 4
4600 Frisco Road, Sherman
Grayson County, Texas

	83493 N. State Hwy 280, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903.786.6329
	Project No. 214304 Sheet No. 1 of 1

BEING all of that certain tract or parcel of land situated in the W.F. Patterson Survey, Abstract No. 969, City of Sherman, Grayson County, Texas, being part of Block 4 of the Replat of Midway Mall, according to the plat thereof recorded in Volume 8, Page 8, Plat Records, Grayson County, Texas, and being the remaining portion of a called 2.00 acre tract of land described in the deed to Amvets Post #47 of Texas Department of Amvets, recorded in Volume 1707, Page 292, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 2.00 acre tract, common to the southwest corner of a called 4.000 acre tract of land described as Tract 4 in the deed to TNP Sites, LLC, recorded in Volume 4843, Page 200, Official Records, Grayson County, Texas, and on the southwesterly line of said Block 4, and on the northeasterly line of Lot 2R of the Replat of Sidney Heights Addition, according to the plat thereof recorded in Volume 23, Page 179, said Plat Records;

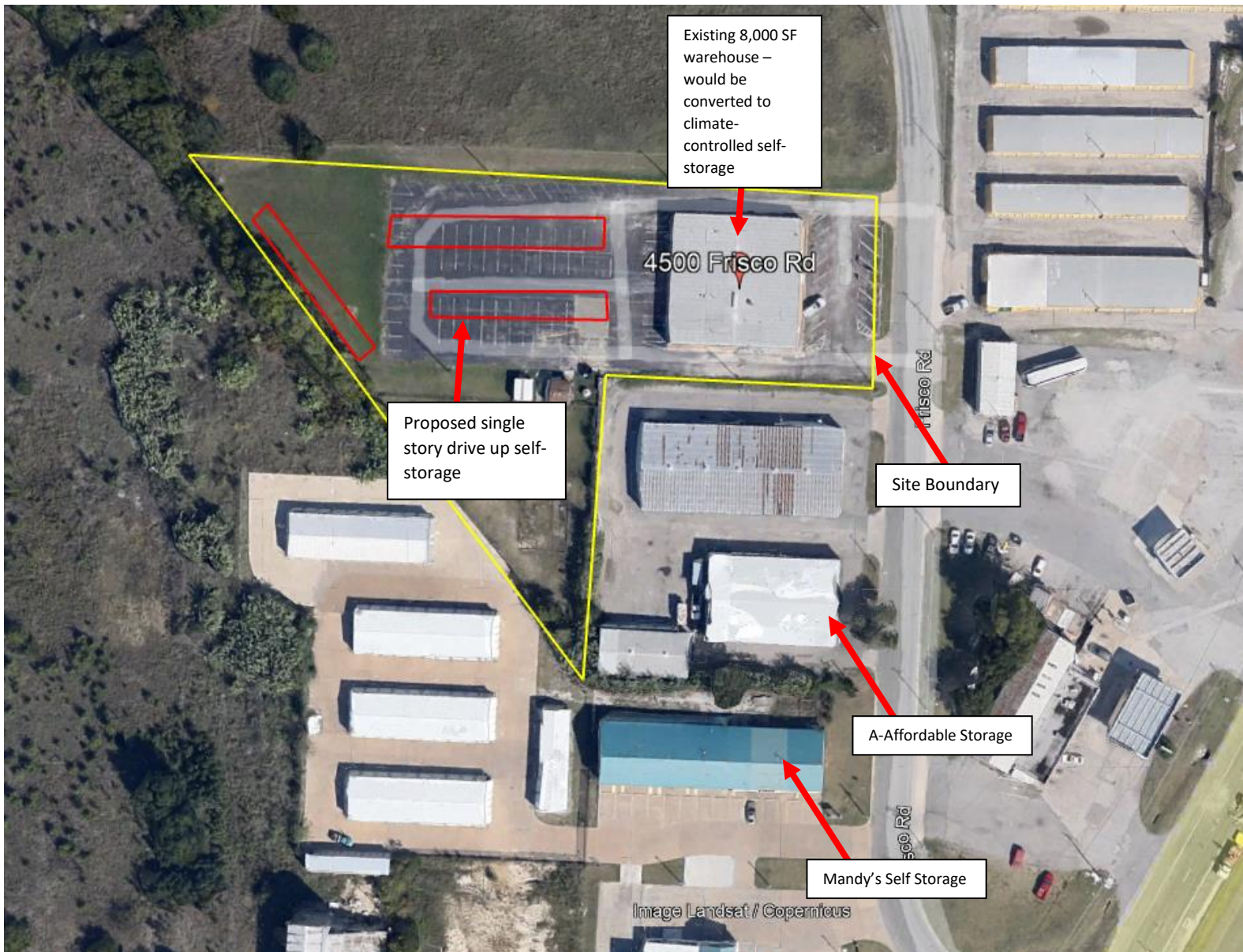
THENCE South 88°40'59" East, with the northerly line of said 2.00 acre tract, and with the southerly line of said 4.000 acre tract, and crossing said Block 4, a distance of 509.45 feet a 1/2-inch iron rod with a plastic cap stamp "SARTIN 3694" found for the northeast corner of the herein described tract of land, common to the southeast corner of said 4.000 acre tract, and on the westerly right-of-way line of Frisco Road, according to said Replat of Midway Mall;

THENCE South 00°21'50" West, crossing said 2.00 acre tract, and on the westerly right-of-way line of said Frisco Road, a distance of 143.40 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for the southeast corner of the herein described tract of land, on the southerly line of said Block 4, and common to the northwest corner of a called 0.122 of an acre tract of land described in the deed to City of Sherman, recorded in Volume 2637, Page 732, said Official Records, and common to the northeast corner of a called 0.929 of an acre tract of land described in the deed to Sandbag Acquisitions, LLC, recorded in Volume 5815, Page 329, said Official Records, and on a southerly line of said 2.00 acre tract;

THENCE North 88°29'56" West, with the southerly line of said 2.00 acre tract, and with a southerly line of said Block 4, and with the northerly line of said 0.929 acre tract, passing en route at a distance of 183.64 feet a 1/2-inch iron rod found for a re-entrant corner of said 2.00 acre tract, and continuing on said course, crossing said 2.00 acre tract, and crossing said Block 4, a total distance of 193.43 feet to a 1/2-inch iron rod found for a re-entrant corner of the herein described tract of land, common to the northwest corner of said 0.929 acre tract;

THENCE South 01°28'09" West, crossing said 2.00 acre tract, and crossing said Block 4, with the westerly line of said 0.929 acre tract, a distance of 198.16 feet to a 1/2-inch iron rod found for the southwest corner of the herein described tract of land, common to the western-most southwest corner of said 0.929 acre tract, and on the southwesterly line of said 2.00 acre tract, and on the southwesterly line of said Block 4, and on the northeasterly line of Lot 1R of aforesaid Replat of Sidney Heights Addition;

THENCE North 41°27'09" West, with the southwesterly line of said 2.00 acre tract, and with the southwesterly line of said Block 4, and with the northeasterly line of said Lot 1R, and with the northeasterly line of aforesaid Lot 2R, a distance of 464.44 feet to the POINT OF BEGINNING and enclosing 1.873 acres (81,577 square feet) of land, more or less.



STAFF REVIEW LETTER

June 14, 2022

Rex Huddleston
7127 Joyce Way
Dallas, TX 75225

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

Daniel & Kari Wills
604 Legend Ln
Sherman, TX 75092

Kent Hughlett
177 Timberbrook Cir.
Denison, TX 75021

Dear Applicants,

The request for Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse, Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District located at 4500 Frisco Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 21, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General commercial) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14), Sec. 7(13) and Sec. 17*).
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. (*Chapter 14, Exhibit A, Section 7, Subsection 10(b)*)
4. Parking shall be provided for one space per 1,000 square foot, unless a variance is granted; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)*).
5. The maximum height of the building shall not exceed 35'. (*Chapter 14, Exhibit A, Sec. 6.7*)
6. The trash dumpster will need to be located inside the main building area.
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. Outside storage is not allowed.
9. Platting of the property is required.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

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

Engineering:

13. Platting of the property is required. (*Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*)
14. Additional right-of-way dedication on Frisco Road may be required upon platting. (*Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*)
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. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
17. The location of the trash receptors must be approved by the Public Works Department.
18. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*)
19. Water main must be extended in accordance with City criteria to serve proposed Lot. (*Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*)
20. 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.*)
21. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,



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

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



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

24.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 1815 SOUTH SAM RAYBURN FREEWAY**

The request of Acepack, Inc. (Owner), Pann S. Sribhen and PSA Engineering (Engineer/Surveyor) concerning the property located at 1815 South Sam Rayburn Freeway, being 12.69 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat of Acepack Warehouses Renovations.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

M-2 (Heavy Manufacturing) District

Origination:

Acepack, Inc. (Owner), Pann S. Sribhen

PSA Engineering (Engineer/Surveyor)

Master Plan Designation:

Other

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



City of Sherman, Texas
Development Services Department

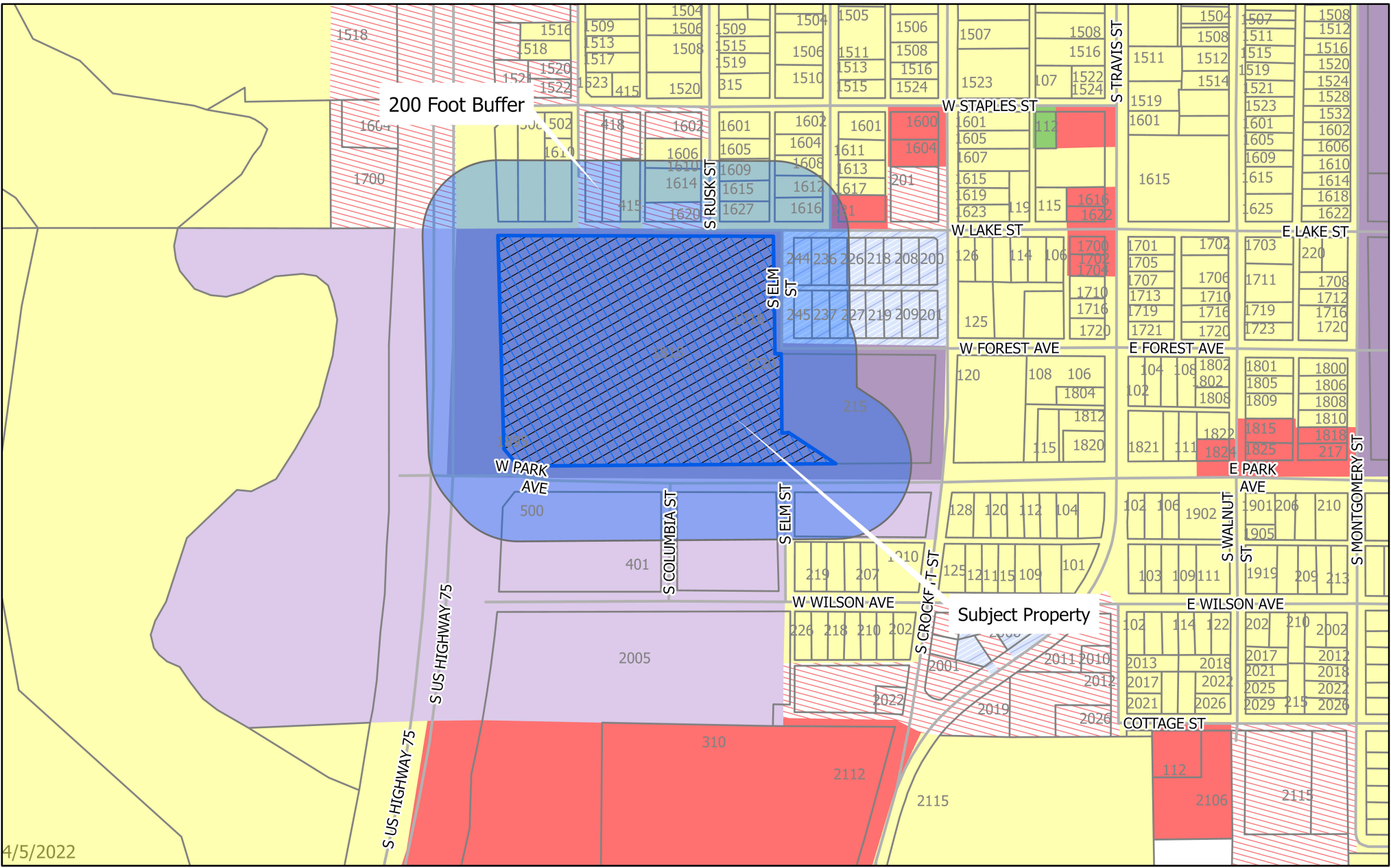
CITY OF SHERMAN Location Map (1815 S Sam Rayburn)



Date: 4/5/2022 1:10 PM

Scale: 1:4,564

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



4/5/2022

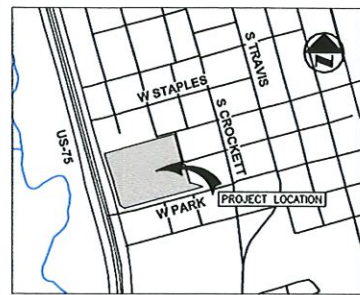
- | | |
|-------------------------------------|---|
| BIP Blalock Industrial Park | R-1 One Family Residential District |
| C-1 Retail Business District | R-2 Multi-Family Residential District |
| C-2 General Commercial District | R-A Single Family Agricultural District |
| CO Office District | SF-1 Single Family Residential District |
| M-1 Light Manufacturing District | PD Planned Development |
| M-1.5 Medium Manufacturing District | Subject Locations |
| M-2 Heavy Manufacturing District | Parcels |
| MH Manufacturing Housing District | SubjectLocations_Buffer15 |

CITY OF SHERMAN
Zoning Location Map
(1815 S Sam Rayburn)



Scale: 1:4,719

Date: 4/5/2022 1:10 PM



VICINITY MAP
(NOT TO SCALE)

LEGEND

---	PROPERTY LINE/BOUNDARY LINE
---	EASEMENT LINE
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
○	PROPERTY CORNER
1/2" IRS	1/2" IRON ROD SET
1/2" IRF	1/2" IRON ROD FOUND
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
O.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS

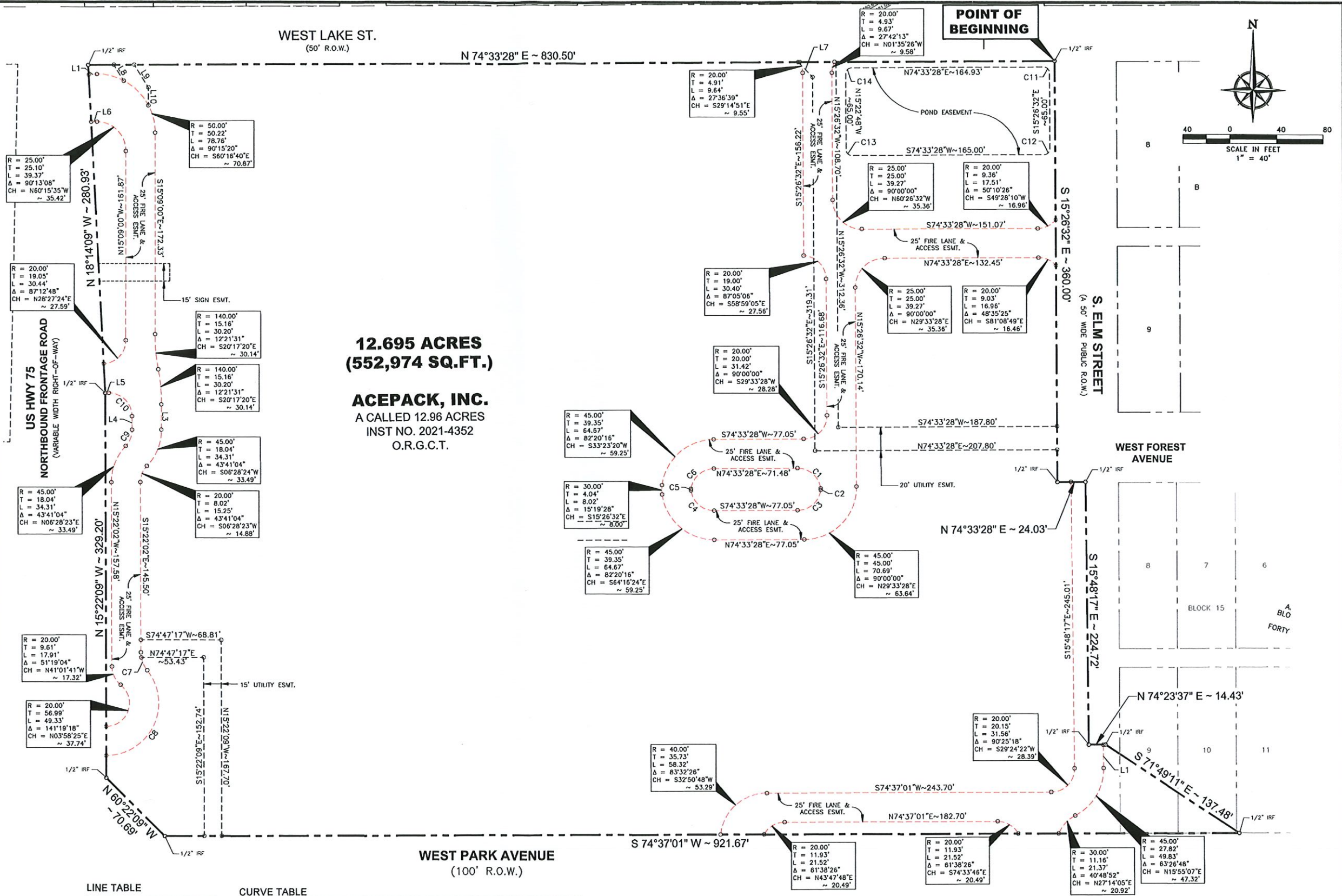
BM #1	"X" CUT IN THE CONCRETE CURB ON THE NORTHWEST OF THE PROPERTY IN THE GRASS FIELD ON CORNER ON INTERSECTION OF WEST LAKE AVENUE AND US-75 NORTHBOUND FRONTAGE ROAD.
BM #2	PK NAIL SET IN ASPHALT PARKING LOT ON EAST SIDE OF NORTHBOUND US HIGHWAY 75 FRONTAGE RD. APPROXIMATELY 340 FEET NORTH OF THE INTERSECTION OF W PARK AVENUE.
BM #3	5/8"-NCH IRON ROD WITH "TOP" CAP IN GRASS FIELD ON SOUTHEAST CORNER OF INTERSECTION OF US-75 NORTHBOUND FRONTAGE ROAD AND W PARK AVENUE.
BM #4	5/8"-NCH IRON ROD WITH "TOP" CAP IN GRASS FIELD ON SOUTHEAST CORNER OF INTERSECTION OF WEST PARK AVENUE AND S COLUMBIA STREET.
BM #5	"X" CUT IN CONCRETE CURB ON NORTH SIDE OF W PARK AVENUE AT INTERSECTION WITH S ELM STREET.
BM #6	"X" CUT IN CONCRETE CURB AT SOUTHWEST CORNER ON INTERSECTION OF S ELM STREET AND W FOREST AVENUE.
BM #7	"X" CUT IN CONCRETE CURB ON NORTH SIDE OF WEST LAKE AVENUE AT INTERSECTION WITH S ELM STREET.

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 22, 2021 with an applied combined scale factor of 1.00012.
- The floodplain boundaries are approximate and are depicted hereon. The subject tract lies within Zone AE & Zone X as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 4818100405F with Map Revised date September 29, 2010, which is the current Flood Insurance Rate Map for the community in which the property is located.
Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The Surveyor submitted a local request to Texas811 system (XGTESS). The point marks depicted hereon are the apparent markings placed and delineated on the property by others as a result of local ticket #2170149799, #2170149856, #2170151951, #2170152006 & #2170152153. The surveyor assumes no responsibility for their correctness, accuracy or completeness. The depiction of these point marks and pin flags are intended to show the approximate location of underground utilities. The existence, type or nature of the utility and actual physical underground locations of the utilities has not been field verified. The client is advised that excavation should be performed where absolute location information is required.
- Fences depicted hereon are based on locations measured in the field, the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.
- Due to a vague description contained in waterline easement recorded in Volume 662, Page 11, the surveyor cannot locate the easement on or off of the subject tract.
- Due to a vague description contained in electric easement recorded in Volume 2078, Page 34, the surveyor cannot locate the easement on or off of the subject tract, however, overhead power lines, power poles, and guy lines were observed on the subject tract.
- Due to a vague description contained in electric easement recorded in Volume 2078, Page 72, the surveyor cannot locate the easement on or off of the subject tract, however, overhead power lines, power poles, and guy lines were observed on the subject tract.

PREPARED BY:

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 76252
(972) 248-8551 FAX (972) 248-6581
TX L.P.E. REGISTRATION # F-009974
T.B.P.L.S. FIRM REGISTRATION # 100433



LINE TABLE

NO.	BEARING	LENGTH
L1	N15°48'17"W	20.17'
L2	N70°01'22"E	7.14'
L3	S15°16'12"E	21.59'
L4	N15°22'09"W	11.56'
L5	S74°37'51"W	3.00'
L6	S74°37'51"W	5.08'
L7	S58°32'42"E	17.88'
L8	S46°45'30"E	16.10'
L9	S46°45'30"E	22.80'
L10	S15°22'09"E	15.48'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	82°34'56"	20'	28.83'	17.57'	S64°09'04"E	26.40'
C2	15°16'29"	5'	1.34'	0.67'	S15°11'52"E	1.33'
C3	82°05'36"	20'	28.66'	17.41'	S33°30'40"W	26.27'
C4	82°20'16"	20'	28.74'	17.49'	N64°16'24"W	26.33'
C5	15°19'28"	5'	1.34'	0.67'	N15°26'32"W	1.33'
C6	82°20'16"	20'	28.74'	17.49'	N33°23'20"E	26.33'
C7	38°12'55"	25'	16.68'	8.66'	S34°28'29"E	16.38'
C8	128°12'54"	45'	100.70'	92.71'	S10°31'30"W	80.97'
C9	43°44'02"	20'	15.27'	8.03'	N06°26'54"E	14.90'
C10	90°00'00"	20'	31.42'	20.00'	N60°22'09"W	28.28'
C11	90°00'00"	5'	7.85'	5.00'	S60°26'32"E	7.07'
C12	90°00'00"	5'	7.85'	5.00'	S29°33'28"W	7.07'
C13	90°03'44"	5'	7.86'	5.01'	N60°24'40"W	7.08'
C14	90°00'00"	5'	7.85'	5.00'	N29°33'28"E	7.07'

OWNER / DEVELOPER

ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

PRELIMINARY PLAT
FOR
ACEPACK WAREHOUSES RENOVATIONS
12.69 ACRES TRACT OF LAND
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 687
AT
1815 S. SAM RAYBURN FREEWAY
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
MAY 26, 2022

Z:\2022\22205.AWS Acepack Warehouse Rehab\CURRENT\00 G-1 FINAL PLAT.dwg, 5/27/2022 10:34:35 AM

STATE OF TEXAS,
COUNTY OF GRAYSON,

WHEREAS, ACEPACK, INC is the owner of all that certain 12.695 acres Tact of land and being situated in the Peston Kitchen Survey, Abstract Number 687, Located at 1815 S. Sam Rayburn Freeway in City of Sherman, Grayson County, Texas;

Point of Beginning found at the Northwest corner of this tract and also being corner between West Lake Street (50' R.O.W.) and S. Elm Street (50' wide public R.O.W.) and being described as follow;

THENCE S15°26'32"E, a distance of 360.00 feet to iron rod found for corner;

THENCE N74°33'28"E, a distance of 24.03 feet to iron rod found for corner;

THENCE S15°48'17"E, a distance of 224.72 feet to iron rod found for corner;

THENCE N74°23'37"E, a distance of 14.43 feet to iron rod found for corner;

THENCE S71°49'11"E, a distance of 137.48 feet to iron rod found for corner;

THENCE S74°37'01"W, a distance of 921.67 feet to iron rod found for corner;

THENCE N60°22'09"W, a distance of 70.69 feet to iron rod found for corner;

THENCE N15°22'09"W, a distance of 329.20 feet to iron rod found for corner;

THENCE N18°14'09"W, a distance of 280.93 feet to iron rod found for corner;

THENCE N74°33'28"E, a distance of 830.50 feet to the POINT OF BEGINNING and contain 552,974 SF. or 12.695 acres tract of land, more or less.

SURVEY CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Desoto.

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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 considerations therein expressed.

Given upon my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expire on

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I ACEPACK, INC, does hereby adopt this plat designating the herein above described property as Acepack Warehouse Renovation, an addition to the City of Desoto, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The utility easements as shown hereon are reserved for all public utilities desiring to use same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from upon said utilities easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without 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 Desoto, Texas.

WITNESS, my hand, this the ____ day of _____, 20__.

By: _____
ACEPACK, INC

NOTARY CERTIFICATE
STATE OF TEXAS,
COUNTY OF DALLAS,

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ACEPACK, INC, Trustee, 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 considerations therein expressed.

Given upon my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expire on

APPROVED BY: Planning and Zoning Commission
City of Sherman

BY: _____
Chairman Date

APPROVED BY: City Council
City of Sherman

BY: _____
Mayor
City Secretary Date

PREPARED BY:

PSA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75262
(972) 248-9551 FAX (972) 248-6581
TX T.B.P.E. REGISTRATION # F-009974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER / DEVELOPER

ACEPACK, INC
1815 S.SAM RAYBURN FREEWAY
SHERMAN, TX 75090

PRELIMINARY PLAT
FOR
ACEPACK WAREHOUSES RENOVATIONS
12.69 ACRES TRACT OF LAND

SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 687
AT
1815 S. SAM RAYBURN FREEWAY
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
MAY 26, 2022



STAFF REVIEW LETTER

June 10, 2022

Acepack, Inc.
1815 S. Sam Rayburn Frwy.
Sherman, TX 75090

PSA Engineering
17819 Davenport Road, Ste. 215
Dallas, TX 75252

Dear Applicants,

The request for approval of the Preliminary Plat of Acepack Warehouses Renovations has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Fire Lane & Access Easement to be renamed to Access Easement on final plat.
2. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
3. Graphically show edge of pavement on final plat.
4. Encroachment Easement approved by City Council required for building encroaching into platted Lake Street required prior to filing of plat.
5. Abandonment of Elm Street (platted as Rusk) approved by City Council required with abandonment instrument information shown on final plat.
6. Plat name to be "Acepack Warehouses Renovations, being a Replat of..."
7. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
8. Sanitary Sewer Main to be relocated out from beneath existing structure. Abandonment of Sanitary Sewer Easement, if any, required after installation of sewer main relocation.
9. New water meter vaults installed in easements required for individual points of connection off of City water main.
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
11. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
12. Preliminary Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 5*
13. Final plat layout to meet City standard. Coordinate with Engineering Department for layout explanation. *Code of Ordinances Chapter 10.05, Section 6*

14. Dedication block, P&Z Commission block and City Council signature blocks do not meet standard. Corrected appropriately. *Chapter 10.05, Section 5*
15. Call on west side of subject property, N 15°22'09" W ~ 329.20, shows "for corner" in metes and bounds. Change to "to a point" as no corner is present.

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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

25.

Meeting Date: 06/21/2022

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 111 BARBARA LANE**

The request of William Smith (Owner) and Cox Land Surveying Co. (Surveyor) concerning the property located at 111 Barbara Lane, being 6.794 acres in the John McClenihan Survey, Abstract No. 789, in Sherman's Extra Territorial Jurisdiction (ETJ), as follows:

Planning and Zoning Commission

Final Plat of Barbara Lane Estates Phase Two.

Background:

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

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

William Smith (Owner)

Cox Land Surveying Co. (Surveyor)

Master Plan Designation:

Not part of the Master Plan.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

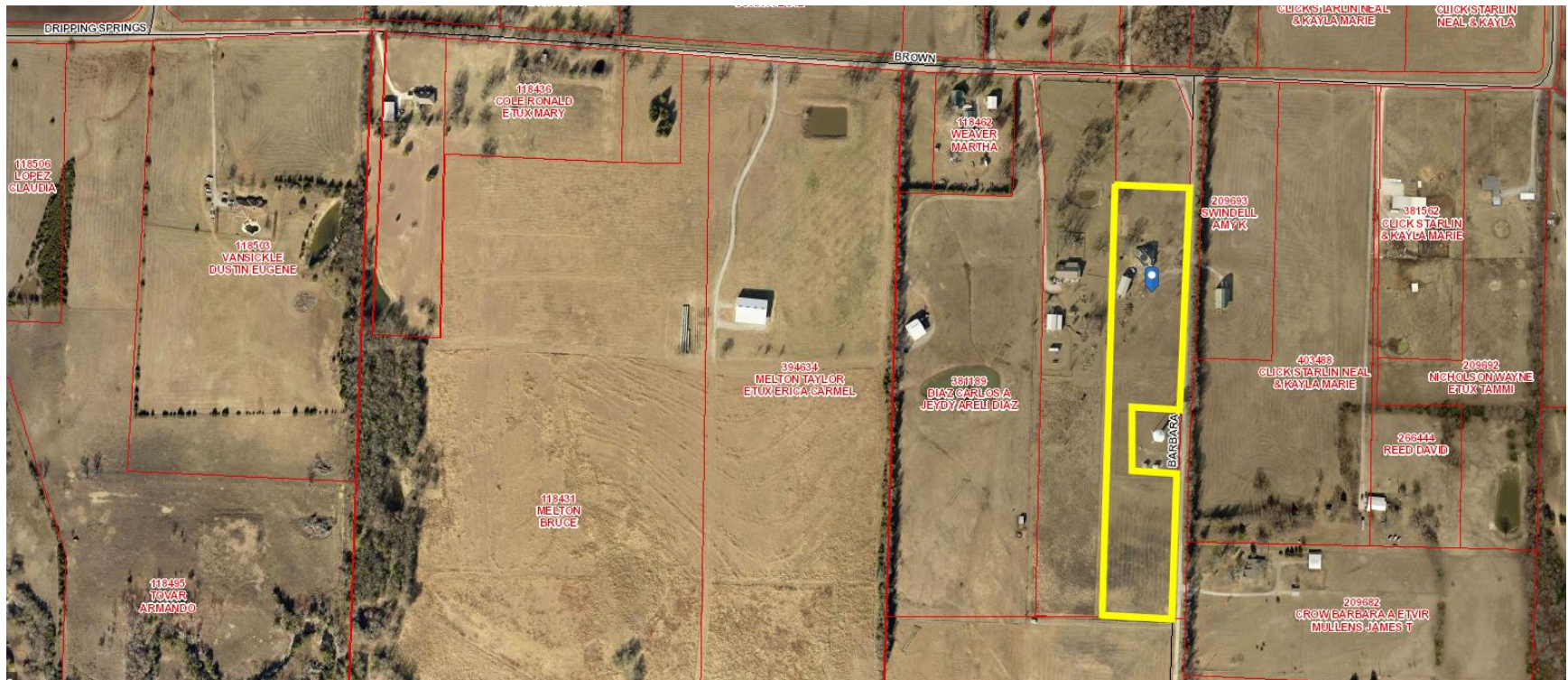
No

Attachments

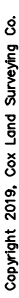
Location Map

Final Plat

Staff Review Letter



111 BARBARA LANE LOCATION MAP





STAFF REVIEW LETTER

June 10, 2022

William H. Smith, Jr. and Judy Smith
111 Barbara Lane
Sherman, TX 75090

Cox Land Surveying Co.
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Final Plat of Barbara Lane Estates, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Relocate Point of Beginning to correct location on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
2. No City of Sherman water available to site. Property lies within Starr Water Supply Corporation Water CCN.
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. 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,

A handwritten signature in black ink, appearing to read "Wayne E. Lee".

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal



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

26.

Meeting Date: 06/21/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

OTHER BUSINESS:

Consider Zoning Ordinance Updates.

List of Agenda Items:



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

28.

Meeting Date: 06/21/2022

Prepared By: Kerri Turner, Administrative Assistant

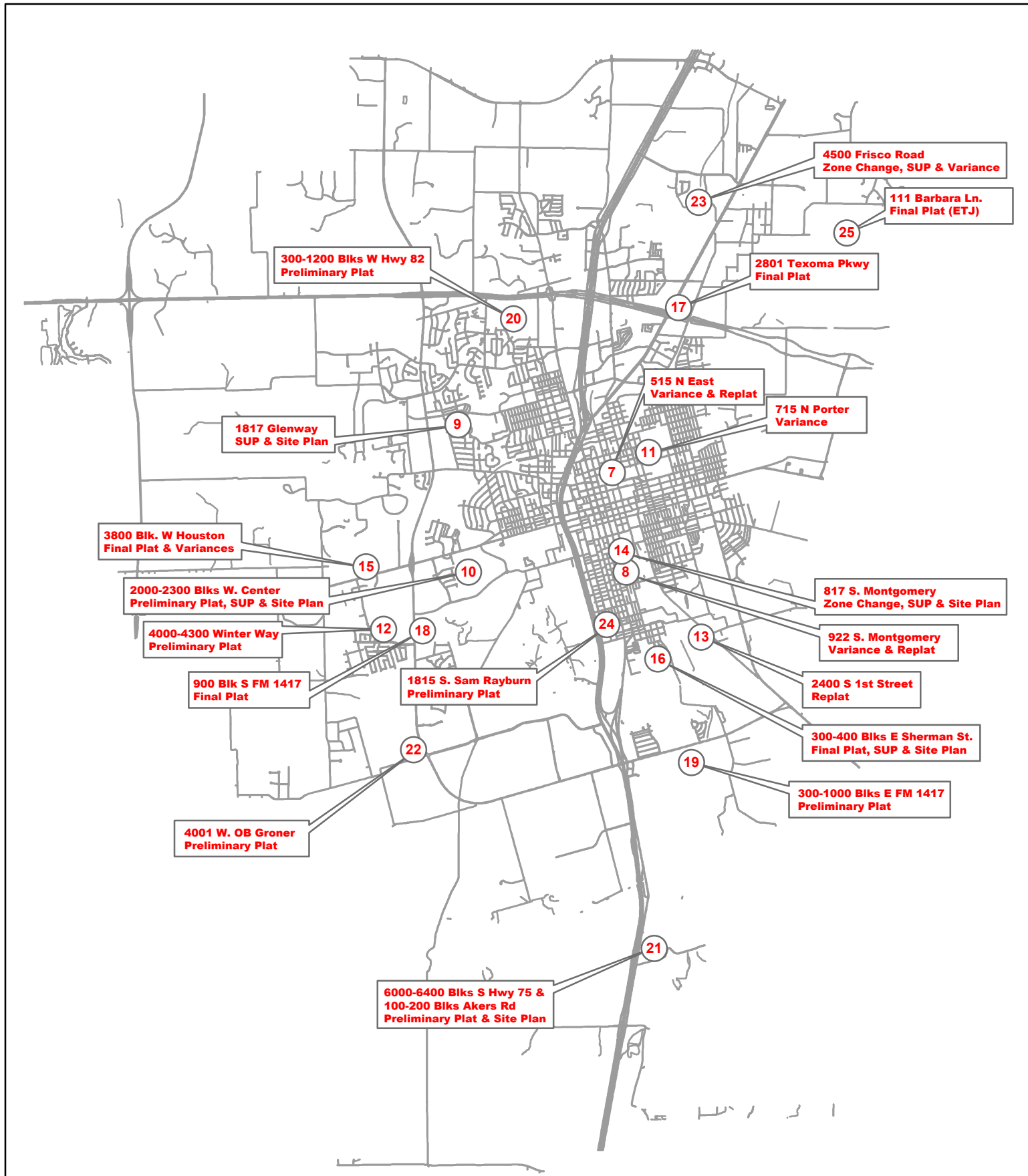
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting June 21, 2022



City of Sherman, Texas
Development Services Department



NOT TO SCALE
1 inch = 7,500 feet