

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 22, 2018 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 APRIL 17, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 16 & 20)**
5. **1625 N. U.S. HIGHWAY 75**
The request of Spirit Master Funding III LLC (Owners), RGB Eye Associates (Tenant), Karyn Jones (Representative) and Turner Sign Systems (Sign Contractor) concerning the property at 1625 North U.S. Highway 75, being Lot 4A1, Block 1, Crescent Oaks Plaza, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) to allow a 412 square foot wall sign on the west elevation in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
6. **1522 N. BROUGHTON STREET**
The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1, of the proposed Chen Addition, as follows:
Planning and Zoning Commission
 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
 - Site plan approval for three Duplexes.***Board of Adjustments***
Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.

7. **204 MEDICAL DRIVE**

The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property at 204 Medical Drive, being Lot 1, Block 1, Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Amended site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building (Crossroads Medical Office Building) in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Amending a previously approved exception under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 196 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

8. **604 W. NORTHCREEK DRIVE**

The request of Stonehollow Homes LLC (Owners) Leo Bowler (Representative) and TPS Custom Homes (Designer) concerning the property located at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1, 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 Amenity Center including a Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District.

9. **PRESTON CLUB SUBDIVISION**

The request of The City of Sherman concerning the properties located in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two – Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, – Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three – Lots 1-39, Block 1, Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four – Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13,
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11 – Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3 – Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E,

as follows:

Planning and Zoning Commission

Zone Change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow existing setbacks on existing structures in the Preston Club Subdivision in lieu of the required setbacks in an R-1 (One Family Residential) District.

10. **316 W. LAMAR STREET**

The request of Los Hermanos Partnership LLC (Owner) and Trace Calverley, North Star Signs & Graphics (Applicant/Tenant) concerning the property located at 316 West Lamar Street, being Lot 11 and part of Lot 9, Block 1, A R Loving Addition, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (5)(a)(2) to allow an 83 square foot freestanding sign, 4' 3" from the front property line in lieu of the required 25' to a front line street with a special setback in a C-2 (General Commercial) District/Central Business District.

11. **3412 HANAN STREET**

The request of Zakaih US LLC (Owners) and Kelvin Hoang (Representative) concerning the property at 3412 Hanan Street, being Lot 33, Block E, Pebblebrook South , Phase 3, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 21' rear setback in lieu of the required 25' and a 5' side setback in lieu of the required 6' in an R-1 (One Family Residential) District.

12. **4730 DRY CREEK ROAD**

The request of Homes by JLS of Texoma (Owners) and Young Enterprises, Daniel Worrell (Representative) concerning the property at 4730 Dry Creek Road, being Lot 20, Block C, Magnolia Village, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (g) to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' in an R-1 (One Family Residential) District.

13. **4733 DRY CREEK ROAD**

The request of Homes by JLS of Texoma (Owners) and Young Enterprises, Daniel Worrell (Representative) concerning the property at 4733 Dry Creek Road, being Lot 19, Block B, Magnolia Village, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (g) to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' in an R-1 (One Family Residential) District.

14. **1508 FAIRWAY DRIVE**

The request of DSH Construction LLC (Owners) and Jeffrey Ground (Representative) concerning the property at 1508 Fairway Drive, being Lot 3, Block 2, Diamond Tee Estates, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 25' front setback in lieu of the platted 30' and a 22 rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

15. **432 ROBERTS RUN**
The request of Copeland Enterprises Painting LLC (Owners) and Jeffrey Ground (Representative) concerning the property at 432 Roberts Run, being Lot 29, Block 1, Preston Club, The Classics, Phase 3, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 25' front setback in lieu of the platted 30', a 19' rear setback in lieu of the required 25' and 7.5' side setback in lieu of the required 15' in an R-A (Single Family Agricultural) District.
16. *** 600 E. LAMBERTH ROAD**
The request of Remington Sherman Automotive, LLC (Owners), Brett Edmonson (Representative) and NCA Partners (Architect) concerning the property located at 600 East Lamberth Road, being Lots 4-7 and part of Lot 8, Block 4, Dr. J H Carraway's Subdivision, as follows:
Planning and Zoning Commission
Site plan approval for Chevrolet Showroom and Service Building Remodel.
17. **600 S. DEWEY AVENUE**
The request of Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead 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 a Preschool in an R-1 (One Family Residential) District.
18. **401 E. TAYLOR STREET**
The request of First United Bank (Owners), Taylor Coleman (Representative), CaliChi Design Group (Civil Engineers), DCI Engineers (Structural Engineering), Gensler (Architect) and LaTerra Studio (Landscape Architect) concerning the property located at 401 East Taylor Street, being part of Block 1, Independence Square, Section 1 and Lots 1 & 2, Block 2 of the Second Replat of Independence Square Section 1, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow wood siding and timber beams and columns in lieu of the required masonry in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
Planning and Zoning Commission
Site plan approval for First United Bank.
19. **200 W. FM 1417 (HERITAGE PARKWAY)**
The request of Sherman Economic Development Corporation and GlobiTech Inc. (Owners), Justin Walton, Teague, Nall and Perkins (Engineers/Representative) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park and 2.002 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:
Planning and Zoning Commission
Site plan and variance approval to Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Globitech Power Generation Facility and chain link fence with a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park.

20. * **710 & 742 E HIGHWAY 82**
The request of Douglass Distributing LTD (Owners), Blair Weaver (Representative), and NBS Drafting & Design (Designer) concerning the property located at 710 and 742 East Highway 82, being Lot 2, Block 1, 82-75 Addition, as follows:
Planning and Zoning Commission
Site plan approval for Comet Cleaners and a Convenience Store.
21. **ADJOURNMENT**
22. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, 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.

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 May 17, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of May, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 05/22/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR APRIL 17, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

April 17, 2018 Draft Minutes

STATE OF TEXAS §

April 17, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Special Called Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on April 17, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: DAVIS, ADAMS, DOWNTAIN,
BRIDGES AND SIMS

MEMBERS ABSENT: VICE-CHAIRMAN ELLIOTT

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 27, 2018 special called meeting and the March 28, 2018 Planning and Zoning Commission and Board of Adjustments Training Workshop. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 9, 13 & 20)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Adams moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Bridges. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HAROLD DEANE MUNAL (OWNER), KRG CIVIL ENGINEERS, INC. (ENGINEER) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 3000-3100 BLOCKS EAST LAMAR STREET AND THE 200-500 BLOCKS BETHANY ROAD, BEING 41.858 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT

FINAL PLAT –
BETHANY ROAD
ESTATES II (ETJ)
3000-3100 BLKS. E.
LAMAR ST & 200-500
BLKS. BETHANY RD.
(HAROLD DEANE

NO. 61, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BETHANY ROAD ESTATES II
IN THE CITY OF SHERMAN'S EXTRATERRITORIAL
JURISDICTION (ETJ)

MUNAL)

The property is located in the 3000-3100 Blocks of East Lamar Street and the 200-500 Blocks of Bethany Road in east Sherman, just outside the City Limits in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat this property into eleven (11) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JIMMY D. HAWKINS AND EDDIE BALLARD (OWNERS/DEVELOPERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 527 SOUTH RUSK STREET, BEING 0.451 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HAWKINS-BALLARD
ADDITION

FINAL PLAT –
HAWKINS-BALLARD
ADDITION
527 S. RUSK ST
(JIMMY D. HAWKINS
& EDDIE BALLARD)

The property is located at 527 South Rusk Street, the northeast corner of Rusk and King Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat this 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 SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN (OWNERS), MARK SCHULMAN (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST FM 1417 (VIETNAM VETERAN'S PARKWAY) AND THE 3700 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 13.215 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL MBG SHERMAN ADDITION

FINAL PLAT – MBG
SHERMAN ADDITION
100-200 BLKS. E. FM
1417 (VIETNAM
VETERAN'S
PARKWAY) & 3700
BLK. S. HWY 75
(MARK SCHULMAN)

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's

Parkway). The owners would like to plat the property into (5) five 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.

SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), ED SNODGRASS, BENCHMARK DESIGN GROUP, LLC (CIVIL ENGINEERS), SCHUELER GROUP, BILL CHESTER (REPRESENTATIVE) AND FEDEX FREIGHT (TENANT) CONCERNING THE PROPERTY LOCATED AT 1426 WEST FM 1417 (HERITAGE PARKWAY), BEING 23.115 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (4) TO ALLOW THE OFFICE AREA TO BE TILT PANEL CONSTRUCTION AND THE DISTRIBUTION AREA ARCHITECTURAL METAL PANELS IN LIEU OF THE REQUIRED MASONRY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (7)(D)(II) TO ALLOW OVERHEAD DOORS ON THE WEST ELEVATION FACING SOUTH FM 1417 (HERITAGE PARKWAY) IN LIEU OF THE REQUIRED SCREENING IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.
- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (7) TO ALLOW A SECURITY FENCE 1' OFF THE EAST, WEST AND SOUTH PROPERTY LINES AND 45' OFF THE FRONT (NORTH) PROPERTY LINE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR FEDEX FREIGHT IN PROGRESS PARK II

Bill Chester and Joe Cannava, Shuler Group, 3000-G Henkle Dr., Cincinnati, OH; Ed Snodgrass, Benchmark Design Group, 2026-B Republic Dr., Tyler, TX, and Brian Rolens, FedEx, 9766 Castlerock, Frisco, TX

Mr. Chester, Mr. Cannava, Mr. Snodgrass and Mr. Rolens appeared to represent the request and answer any questions. The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District.

EXCEPTION –
EXTERIOR FAÇADE

EXCEPTION –
OVERHEAD DOORS

EXCEPTION – FENCE

SITE PLAN – FEDEX
FREIGHT

1426 W. FM 1417
(HERITAGE
PARKWAY)
(SEDCO & FEDEX
FREIGHT)

Mr. Chester explained “FedEx Freight would like to build a new freight truck terminal including an office area (5,818 sq. ft.), warehouse area (19,250 sq. ft.), service area (2,080 sq. ft.) and lube shed (182 sq. ft.) for a total of 27,340 square foot on 23 acres in south Sherman. Eighty parking spaces will be provided. They would like to start construction in August of this year after all the approvals have been obtained.”

Mr. Cannava explained “the office area of the facility will be tilt-wall construction and the dock portion will be pre-finished metal panels. The panels will be flat with a tongue and groove system, so you won’t see the fastening; from a distance it is almost going to look like tilt wall, especially with the earth tone color selections that FedEx has chosen. The panels are not reflective at all, instead of a four foot tilt wall panel; they are twenty-four inch panels that overlap. The front office portion will look like tilt wall or precast panels that are stacked and placed on site and will be painted.”

Scott Shadden, Director of Developmental Services explained “they designed this to comply with the O-1.1 (FM 1417 Overlay) District and it does.”

Mr. Cannava explained “we will be putting up an earthen berm along Flanary Road to screen the overhead doors on the west side of the building, so they will not be visible when you are driving down FM 1417 (Heritage Parkway). We are also requesting an exception to allow a 6' chain link security fence to surround the facility. If we had to move the fence in, it would reduce the parking width and cause headaches maneuvering throughout the facility.” 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 exceptions, variance and site plan.

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Bridges to approve the exceptions to allow the office area to be tilt panel construction and the distribution area architectural metal panels in lieu of the required masonry; to allow overhead doors on the west elevation facing South FM 1417 (Heritage Parkway) in lieu of the required screening and to allow a security fence 1' off the east, west and south property lines and 45' off the front (north) property line subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

**PLANNING & ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Davis to approve the site plan for FedEx Freight at 1426 West FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF MICHAEL SHELLEY (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1103 NORTH LESLIE AVENUE, BEING 0.258 ACRES IN THE JB MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE, 2' FROM THE SIDE STREET PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - FENCE
1103 N. LESLIE
(MICHAEL SHELLEY)

Michael Shelley, 1103 N. Leslie, Sherman, TX

Mr. Shelley appeared to represent the request and answer any questions. The property is located at 1103 North Leslie Avenue, the northeast corner of Leslie Avenue and Easy Street; it is zoned an R-1 (One Family Residential) District.

Mr. Shelley explained "I would like to erect a six foot (6') privacy fence with a top plate, 2' from the Easy Street property line to keep my dogs in. We are still sixty-two feet off the intersection of Leslie Avenue and Easy Street." He had seen the Staff Review Letter and would abide by the Recommendations.

Reba Hopson, 1203 N. Leslie Ave., Sherman, TX

Ms. Hopson explained she has lived in the neighborhood for over twenty-two years and had some concerns with the traffic. "It is usually a quiet street, but if there is an accident at Sam Rayburn and Travis Street, people start veering off to get around; so we can go from one car going by my house an hour to one every twenty feet apart speeding through the neighborhood, that happens occasionally, sometimes twice a month. I have asked the Sherman Police Department to monitor the stop sign at the corner where Mr. Shelley lives; people are running the stop sign all the time; if you sit there all day, there would probably be two to three dozen people running that stop

sign, which is a safety issue also.”

“Several years ago there used to be a young girl running in our neighborhood. There are City Ordinances that state if there is a sidewalk, there is a law that you have to use the sidewalk, if there is not a sidewalk; people are allowed to walk in the street against oncoming traffic. This young girl would always turn left at the stop sign and go down Easy Street, there is currently some pretty tall bushes along there that are probably two foot from that curb, when she turned that corner to run, a car lost attention, they ran into her and knocked her up against the shrubbery. She was abiding by the law, she was running in the street against traffic, but because something was that close to that side street, she had nowhere to go. I can see if you put a solid fence there; there really won’t be anywhere to go because those bushes do not go all the way down the street; those are some of my concerns.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a 6’ privacy fence, 2’ from the side street property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street in an R-1 (One Family Residential) District subject to the Staff Review Letter and the fence as submitted. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND ACTION TAKEN.

BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND TRAVIS BACA (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR STREET, BEING 3.43 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN A C-1 (RETAIL BUSINESS) DISTRICT.

**TUP – SNOW CONE
STAND
1330 W. TAYLOR
(TRAVIS BACA)**

Carrie Baca, 1804 Redbud Trail, Sherman, TX

Mrs. Baca appeared to represent the request and answer any questions. The property is located at 1330 West Taylor

Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires approval for a Temporary Use Permit. Travis Baca began leasing the snow cone stand in 2014 and would like to continue the operation of the stand that has been at this location since 1999. She 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District at 1330 West Taylor Street subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SPIRIT MASTER FUNDING III LLC (OWNERS), RGB EYE ASSOCIATES (TENANT), KARYN JONES (REPRESENTATIVE) AND SIGNS NOW DALLAS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 1625 NORTH U.S. HIGHWAY 75, BEING LOT 4A1, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N) TO ALLOW A 427 SQUARE FOOT WALL SIGN ON THE WEST ELEVATION IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION - SIGN
1625 N. HIGHWAY 75
(RGB EYE
ASSOCIATES)

(TABLED)

An email from Karyn Jones was received April 16, 2018 requesting to table the request until the next meeting.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request at 1625 North U.S. Highway 75. Second by Commission Member DOWNTAIN.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT

THE REQUEST OF WESTWOOD VILLAGE RETAIL LLC (OWNERS) LACINDA HOLLIS, HOLLIS UNLIMITED (TENANT/REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 220 NORTH SUNSET BOULEVARD, SUITE A, BEING LOT 1, BLOCK 1 AND PART OF BLOCK 2, OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RESALE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – RESALE SHOP
220 N. SUNSET,
SUITE A
(HOLLIS UNLIMITED)

LaCinda Hollis, 220 N. Sunset, Suite A, Sherman, TX

Ms. Hollis appeared to represent the request and answer any questions. The property is located at 220 North Sunset Boulevard, Suite A; next to the Dollar General Store at Westwood Village Shopping Center. The property is zoned a C-1 (Retail Business) District. Hollis Unlimited was formed in June 2015, providing new and used merchandise at discount prices; they would like to open a resale shop at this location, selling new and used furniture, home decor, seasonal, small appliances and consignment.

Mrs. Hollis explained they have been at the Westwood Village Shopping Center for about two years. They would like to move to a bigger location for their store front and warehouse. She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Shadden when the ordinance changed requiring a Specific Use Permit for a resale shop.

Mr. Shadden explained within the last five years.

Commission Member Davis asked Ms. Hollis if they have stuff outside the store front.

Ms. Hollis explained “we take it out occasionally for the day, but bring it back in when we close; it doesn’t stay outside.”

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

A letter was received from:

DM & AJ LLC, 1111 Bentbrook Lane, Sherman, TX

“The Hollis’ are good people. Anything they do will help that shopping center. The owners of the shopping center (unfortunately) don’t give crap about it.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a resale shop in a C-1 (Retail Business) District at 220 North Sunset Boulevard, Suite A subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF VANDERVEER GROUP LLC (OWNERS) AND SEAN VANDERVEER (REPRESENTATIVE), CONCERNING THE PROPERTY LOCATED AT 124 NORTH WALNUT STREET, BEING LOTS 8 & 10, BLOCK 3, OTP SHERMAN, AS FOLLOWS:

SUP – EVENT
CENTER
124 N. WALNUT
(VANDERVEER
GROUP LLC)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN EVENT CENTER/VENUE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Sean Vanderveer, 113 N. Travis, Sherman, TX

Mr. Vanderveer appeared to represent the request and answer any questions. The property is located at 124 North Walnut Street; the former Roberts, Sanford and Taylor Building. The property is zoned a C-2 (General Commercial) District and also located in the Central Business District.

Mr. Vanderveer explained “we would like to open an event center for weddings and other things to provide a preserved, historical space for events and community gatherings in Downtown Sherman. The building has been vacant for over three decades and it is time to bring life back to it. The 2,243 square foot interior space and 5,316 square foot courtyard will utilize three of the eight rooms with the primary entrance on Walnut Street. The very south room will be enclosed, the part that you enter through will be a garden, there will be no roof on it in the beginning, there are plans later on to cover that part, the windows will be open to allow air.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Adams asked Mr. Vanderveer what type of events they would be targeting.

Mr. Vanderveer explained “we have had a couple of people take photos in there, professional photographers and every time they say, have you ever considered having weddings in here; we have clients right now that we could

line up. We went to a wedding a while back in Quinlan, I told my wife if they could do it, it's time for us to do it. We have also had two high schools in the past, smaller high schools ask about having their prom in the building."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow an event center in a C-2 (General Commercial) District/Central Business District at 124 North Walnut Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

AMENDED ZONE CHANGE

THE REQUEST OF 1305 S FM 1417 LP (OWNERS), JOE GILBERT (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

- TRACT 1 – 0.011 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625
- TRACT 2 – 0.070 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625

**ZONE CHANGE –
R-1 TO R-2**

1305 S. FM 1417
(Heritage Parkway)
(1305 S FM 1417 LP)

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. This is an amendment to a zone change that was approved in 2002 by Ordinance No. 4978 to include 32.560 acres and January 15, 2018 by Ordinance 6097 to include 0.645 acres within the R-2 (Multi-Family Residential) District. Site plan approval was granted for an apartment complex (The Brooks on Heritage Parkway) at this location at the November 21, 2017, Planning and Zoning Commission Meeting.

Mr. Gilbert explained "this is the site for phase two of the apartment project, the original zoning for the tract had a master plan with a cul-de-sac on the eastern boundary; we are just going straight across, cleaning up what was a

curved line for the zoning.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the amended zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District at 1305 South FM 1417 (Heritage Parkway). Second by Commission Member Bridges.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF SSCGC HOLDINGS LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2600-2700 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 48.617 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
& R-1 TO R-2
2600-2700 BLKS. S.
HIGHWAY 75
(SSCGC HOLDINGS
LLC)

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers appeared to represent the request and answer any questions. The property is located in the 2600-2700 blocks of South U.S. Highway 75, part of the Stone Creek Golf Course.

Mr. Magers explained “you should have in your packet a support letter from the principles of Sherman Crossroads Development. This property is contiguous with Sherman Crossroads and when this property was zoned it was prior to the Blalock Overlay District being established, prior to the retail development south of us and as the letter points out that it is deed restricted to no residential. We are asking to allow the five hundred feet in front of Highway 75 to remain commercial, but the back to be rezoned to an R-2 (Multi-Family Residential) District for future development.” He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning

Commission to discuss the zone change.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-1 (Retail Business) District and R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District in the 2600-2700 Blocks of South Highway 75 subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2932 PRESTON CLUB DRIVE, BEING LOT 21, BLOCK 1, PRESTON CLUB, THE CLASSICS SUBDIVISION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 19' 8" FRONT SETBACK AND A 16' 8" REAR SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottshoro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 2932 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District.

**ZONE CHANGE – R-A
TO R-1
VARIANCE – FRONT
& REAR SETBACKS**

**2932 PRESTON
CLUB DRIVE
(ROSSIE REALTY
LLC)**

Mr. Miller explained "when the City of Sherman annexed Preston Club they annexed a large area as agriculture, inside the area is a residential subdivision which is Preston Club, we own some of the lots in the subdivision. My understanding is now anytime we want to build or remodel, they will have to come before the board and get a zoning change; it would make sense to me to maybe be grandfathered in because most of the neighborhood is ninety percent built out. We are here to request a zone change from agriculture to an R-1 (One Family Residential)

District.”

Mr. Shadden explained “that is correct, when you are annexed into the City it comes in as an R-A (Single Family Agricultural) District, however we have these before us tonight and Staff will be bringing before you in the near future a request for the rest of the subdivision to be an R-1 (One Family Residential) District and exceptions for the existing setbacks to be approved. This is in line with what the City’s request will be and the Master Plan. They had their plans in place when it was annexed. “

Mr. Miller explained “we are so glad the City annexed the area.”

Mr. Knight explained “we received approval from the Home Owners Association for the setbacks prior to the annexation; now it is out of compliance with what Sherman would typically allow. We are currently constructing a new residential dwelling on the lot, 19’ 8” from the front property line and 16’ 8” from the rear property line; so we are requesting a variance.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Miller explained “they own twenty-four lots in the Preston Club Development and have been building on those lots for the last two years. When we were annexed, we were under the impression that it would not take effect until the utilities were taken over by the City.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Adams to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 2932 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 19’ 8” front setback and a 16’ 8” rear setback in lieu of the required 25’ in an R-1 (One Family Residential) District at 2932 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3218 PRESTON CLUB DRIVE, BEING LOT13R, BLOCK 11, PRESTON CLUB , THE LEGENDS, PHASE 1, REPLAT LOTS 11, 12 & 13, BLOCK 11, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 23' 5" FRONT SETBACK AND A 12' 7" REAR SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3218 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 23' 5" from the front property line and 12' 7" from the rear property line. 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 variance.

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3218 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE
MOTION CARRIED

ZONE CHANGE – R-A
TO R-1

VARIANCE – FRONT
& REAR SETBACKS

3218 PRESTON
CLUB DRIVE
(ROSSI REALTY LLC)

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 23' 5" front setback and a 12' 7" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District AT 3218 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3315 PRESTON CLUB DRIVE, BEING LOT 12, PRESTON CLUB, THE LEGENDS, PHASE 3, AS FOLLOWS;

ZONE CHANGE –
R-A TO R-1
3315 PRESTON
CLUB DRIVE
(ROSSI REALTY LLC)

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3315 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot. 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.

A letter was received from:

William & Sharon White, 2004 Evergreen, Idabel, OK 74745
"We support this completely."

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3315 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS

AND DOWNTAIN.
VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5010 BUFFALO RIDGE TRAIL, BEING LOT 8, BLOCK 1, PRESTON CLUB, THE CLASSICS, PHASE TWO, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7'5" IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE –
R- A TO R-1
VARIANCE – SIDE
SETBACK
5010 BUFFALO
RIDGE TRAIL
(ROSSI REALTY,
LLC)

Andrew Miller, Rossi Realty, 138 Country View Circle,
Pottsboro, TX and Josh Knight, 5100 W. Eldorado,
McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 5010 Buffalo Ridge Trail in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' from the side property line. 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 variance.

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 5010 Buffalo Ridge Trail subject to the Staff Review Letter. Second by Commission Member Adams.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 6' side yard setback in lieu of the required 7' 5" in an R-1 (One Family Residential) District at 5010 Buffalo Ridge Trail subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3323 PRESTON CLUB DRIVE, BEING LOT 10, PRESTON CLUB, THE LEGENDS, PHASE 3, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' 3" SIDE YARD SETBACK IN LIEU OF THE REQUIRED 6' 5" IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE –
R- A TO R-1
VARIANCE – SIDE
SETBACK
3323 PRESTON
CLUB DRIVE
(ROSSI REALTY,
LLC)

Andrew Miller, Rossi Realty, 138 Country View Circle,
Pottsboro, TX and Josh Knight, 5100 W. Eldorado,
McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3323 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' 3" from the side property line in lieu of the required 6' 5". 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 variance.

A letter was received from:

William & Sharon White, 2004 Evergreen, Idabel, OK 74745

"We totally agree."

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3323 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Adams to approve the variance to allow a 6' 3" side yard setback in lieu of the required 6' 5" in an R-1 (One Family Residential) District at 3323 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:59 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 05/22/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 16 & 20)

List of Agenda Items:

16. * 600 E. LAMBERTH ROAD

The request of Remington Sherman Automotive, LLC (Owners), Brett Edmonson (Representative) and NCA Partners (Architect) concerning the property located at 600 East Lamberth Road, being Lots 4-7 and part of Lot 8, Block 4, Dr. J H Carraway's Subdivision, as follows:

Planning and Zoning Commission

Site plan approval for Sherman Chevrolet Showroom and Service Building Remodel.

20. * 710 & 742 E HIGHWAY 82

The request of Douglass Distributing LTD (Owners), Blair Weaver (Representative), and NBS Drafting & Design (Draftsman) concerning the property located at 710 and 742 East Highway 82, being Lot 2, Block 1, 82-75 Addition, as follows:

Planning and Zoning Commission

Site plan approval for Comet Cleaners and a Convenience Store.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1625 N. U.S. HIGHWAY 75

The request of Spirit Master Funding III LLC (Owners), RGB Eye Associates (Tenant), Karyn Jones (Representative) and Turner Sign Systems (Sign Contractor) concerning the property at 1625 North U.S. Highway 75, being Lot 4A1, Block 1, Crescent Oaks Plaza, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) to allow a 412 square foot wall sign on the west elevation in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Background:

This item was tabled at the April 17, 2018 Meeting. The property is located at 1625 North U.S. Highway 75 between Texoma Parkway (S.H. 91) and Taylor Street; RGB Eye Associates is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. RGB Eye Associates would like to erect a 412 square foot wall sign on the west elevation of the building.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Spirit Master Funding III LLC (Owners)
RGB Eye Associates (Tenant)
Karyn Jones (Representative)
Turner Sign Systems (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

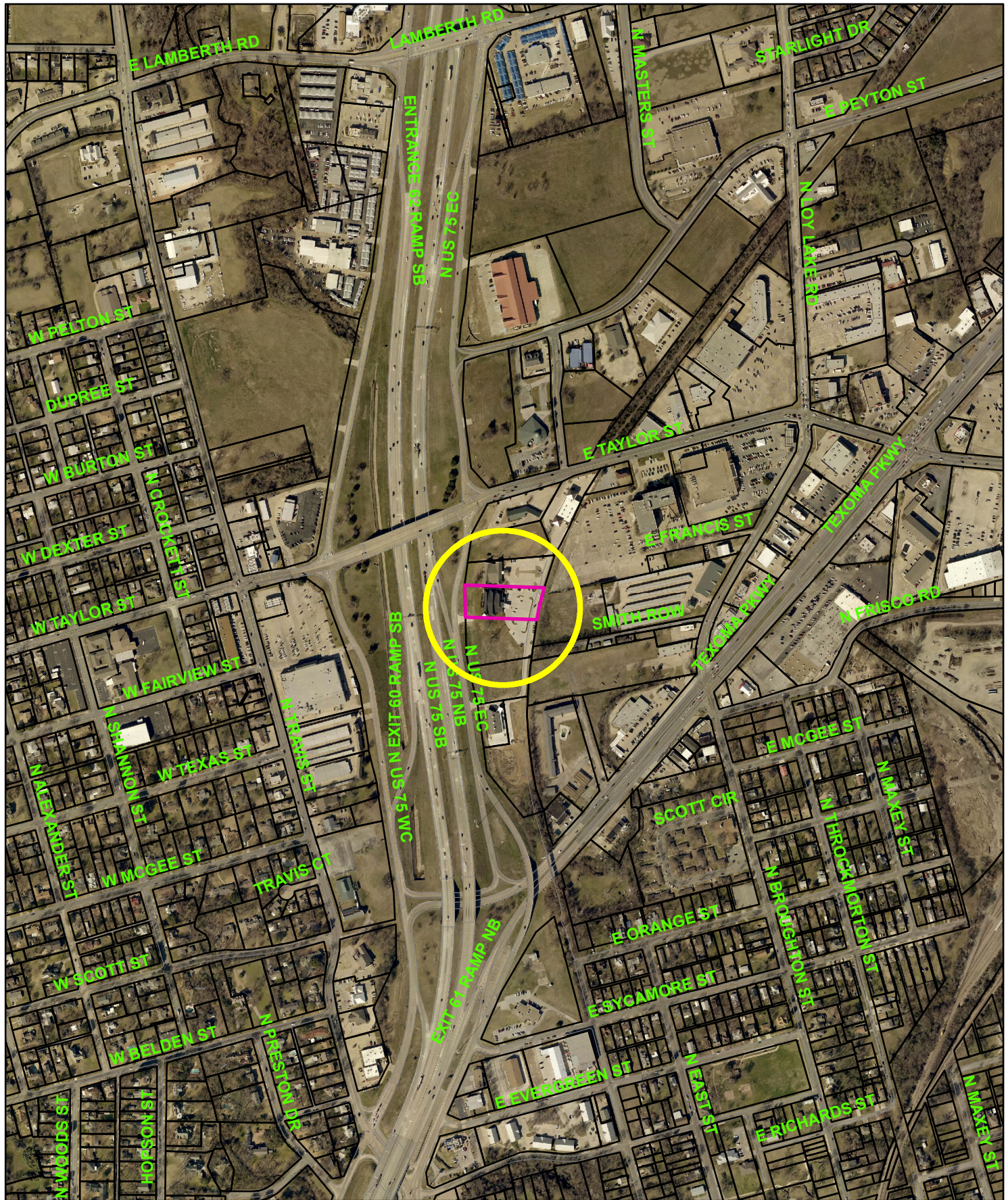
Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Sign Elevations



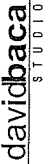
1625 North U.S. Highway 75



1 in = 649 ft

1625 N. Highway 75





1903 893 5866

† 903 893 5800

75090

SHERMAN, TEXAS

SIREET, NO. 500A

YOU NORTH TRAVIS

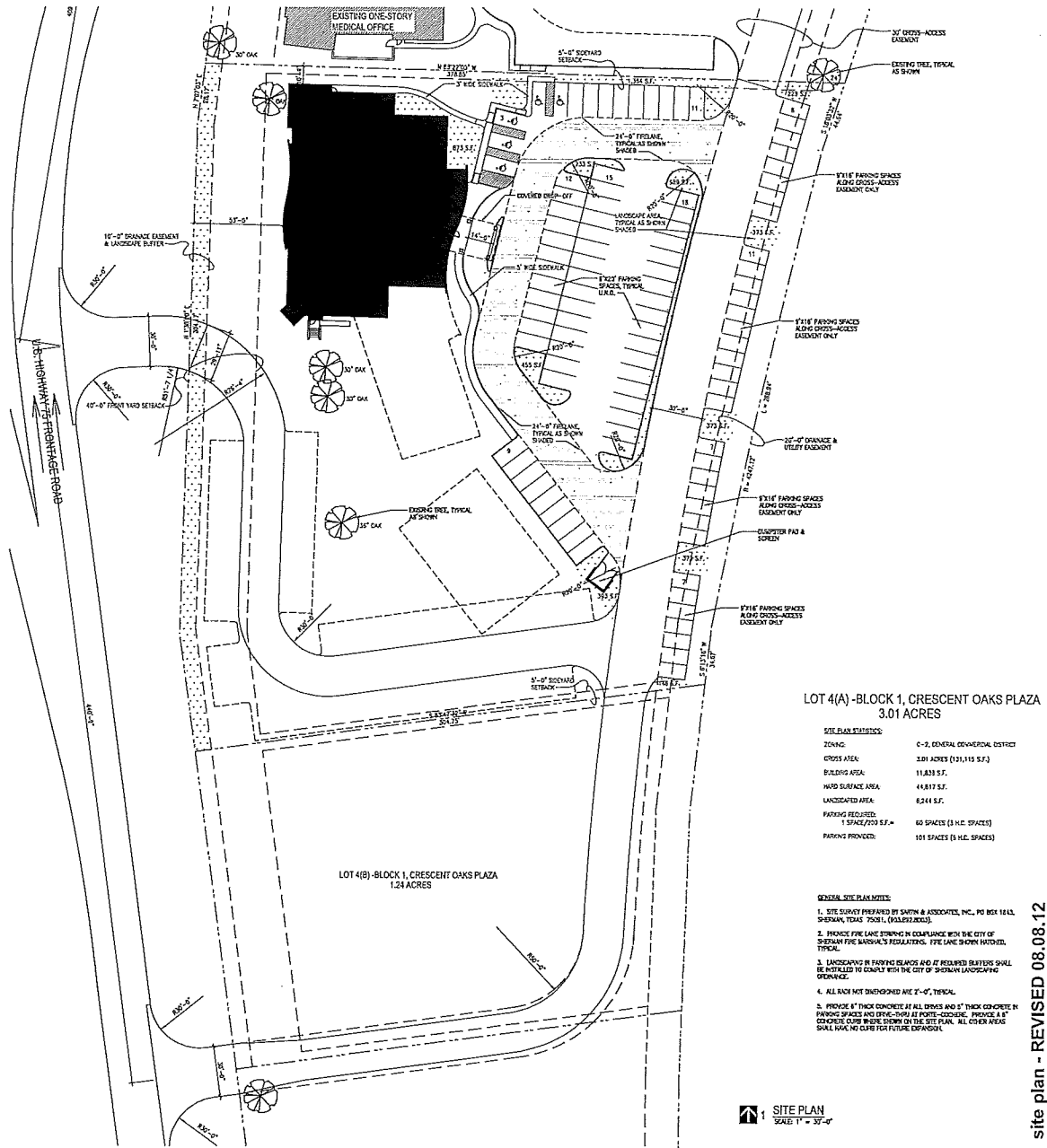


PROJECT NUMBER

DATE _____

SHEET NUMBER

SP1.0





WEST ELEVATION

EXISTING SIGNAGE - TO BE REMOVED



SCOPE OF WORK: FABRICATE & INSTALL (1) SET OF REVERSE CHANNEL LETTERS

SIGN AREA 412 SF

SCALE: 1/16" = 1'

SPECIFICATIONS:

1. .080 ALUMINUM FACES (BLUE & BRONZE)
2. .063 ALUMINUM RETURNS (BLUE & BRONZE)
3. .150 CLEAR LEXAN BACKS
4. LED INTERNAL ILLUMINATION

BLUE
PMS 541C

MATTHEWS
313 BRONZE

PAGE 3 OF 5

RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	4-19-18
REV 2	
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

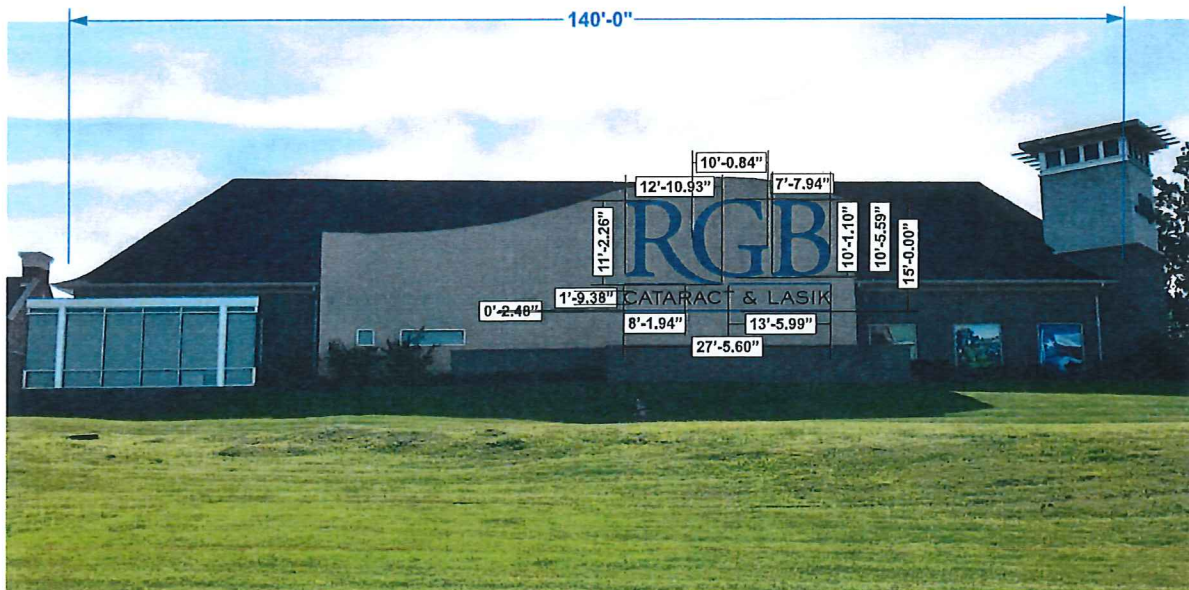
Date _____



7110 Burns Street
Richland Hills, Texas 76118
P: 817.222.0033 / F: 817.222.1329
TurnerSignSystems.com

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WEST ELEVATION

EXISTING SIGNAGE - TO BE REMOVED



SCOPE OF WORK: FABRICATE & INSTALL (1) SET OF REVERSE CHANNEL LETTERS

SIGN AREA 412 SF

SCALE: 1/16" = 1'

SPECIFICATIONS:

1. .080 ALUMINUM FACES (BLUE & BRONZE)
2. .063 ALUMINUM RETURNS (BLUE & BRONZE)
3. .150 CLEAR LEXAN BACKS
4. LED INTERNAL ILLUMINATION

BLUE
PMS 541C

MATTHEWS
313 BRONZE

PAGE 4 OF 5

RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	4-19-18
REV 2	
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

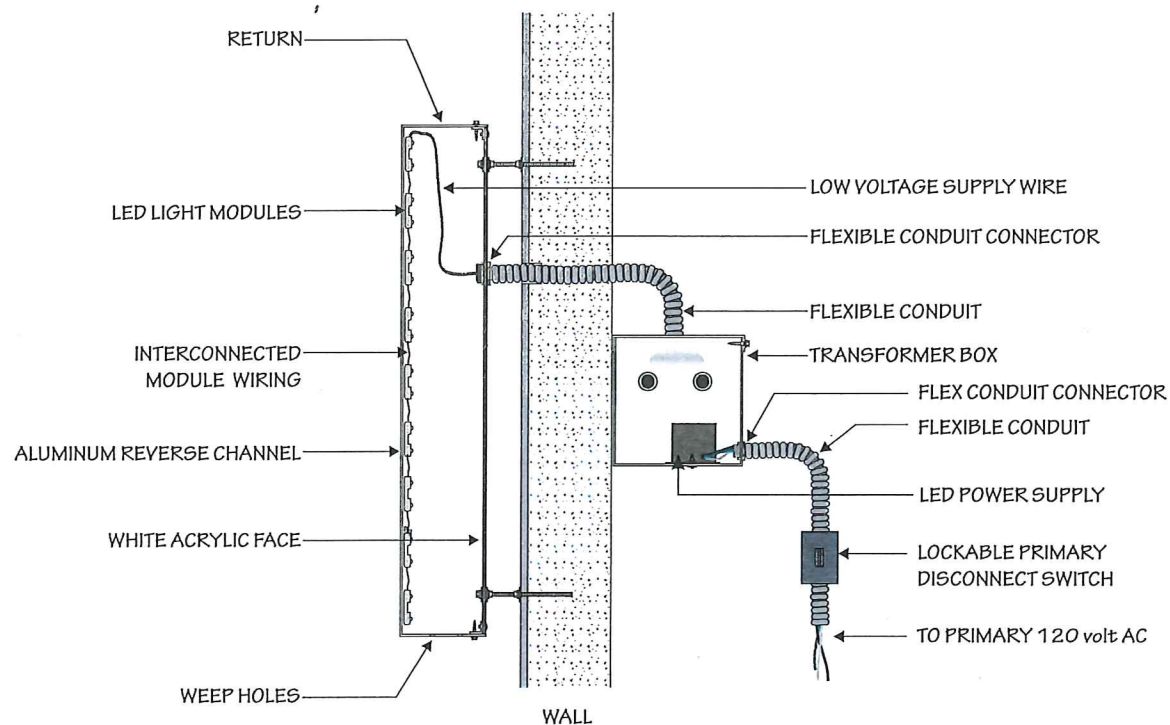
Date _____



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REVERSED CHANNEL LETTER / PIN-MOUNTED - REMOTE WIRED / LED Construction Detail

SCALE: NTS (proportional)

BLUE
PMS 541C

MATTHEWS
313 BRONZE

RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	4-19-18
REV 2	
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

Date _____



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Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1522 N. BROUGHTON STREET

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1, of the proposed Chen Addition, as follows:

Planning and Zoning Commission

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.

Background:

This item was tabled at the March 27, 2018, Planning and Zoning Commission Meeting. The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street. The owner would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct three duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. They are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

Shou-Hung Chen & Tao-Min Chen (Owners)
Dream to Life Designs (Designer/Draftsman)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

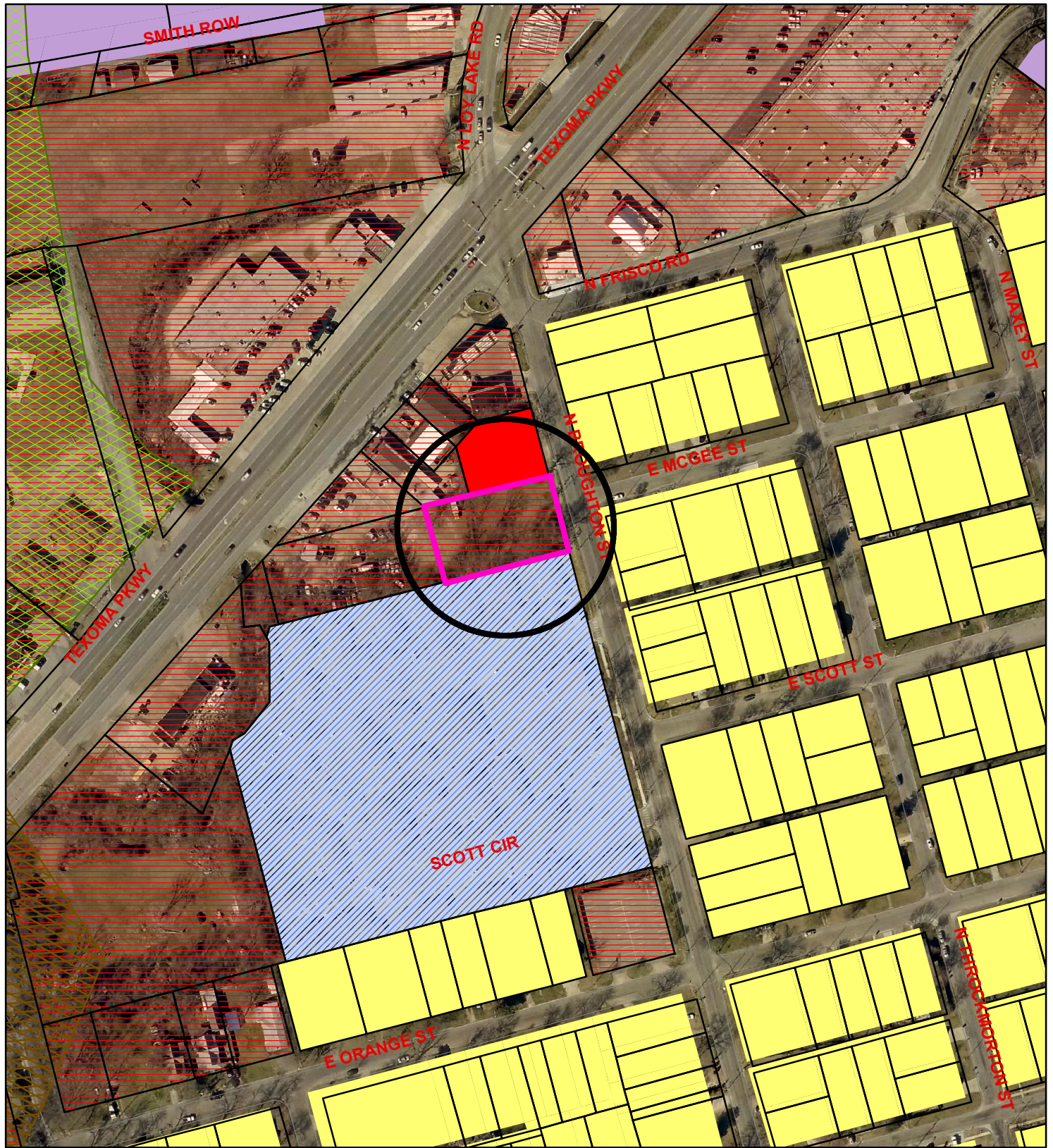
14

Objections Received:

0

Attachments

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



Zoning - 1522 N. Broughton

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

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BlIP 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

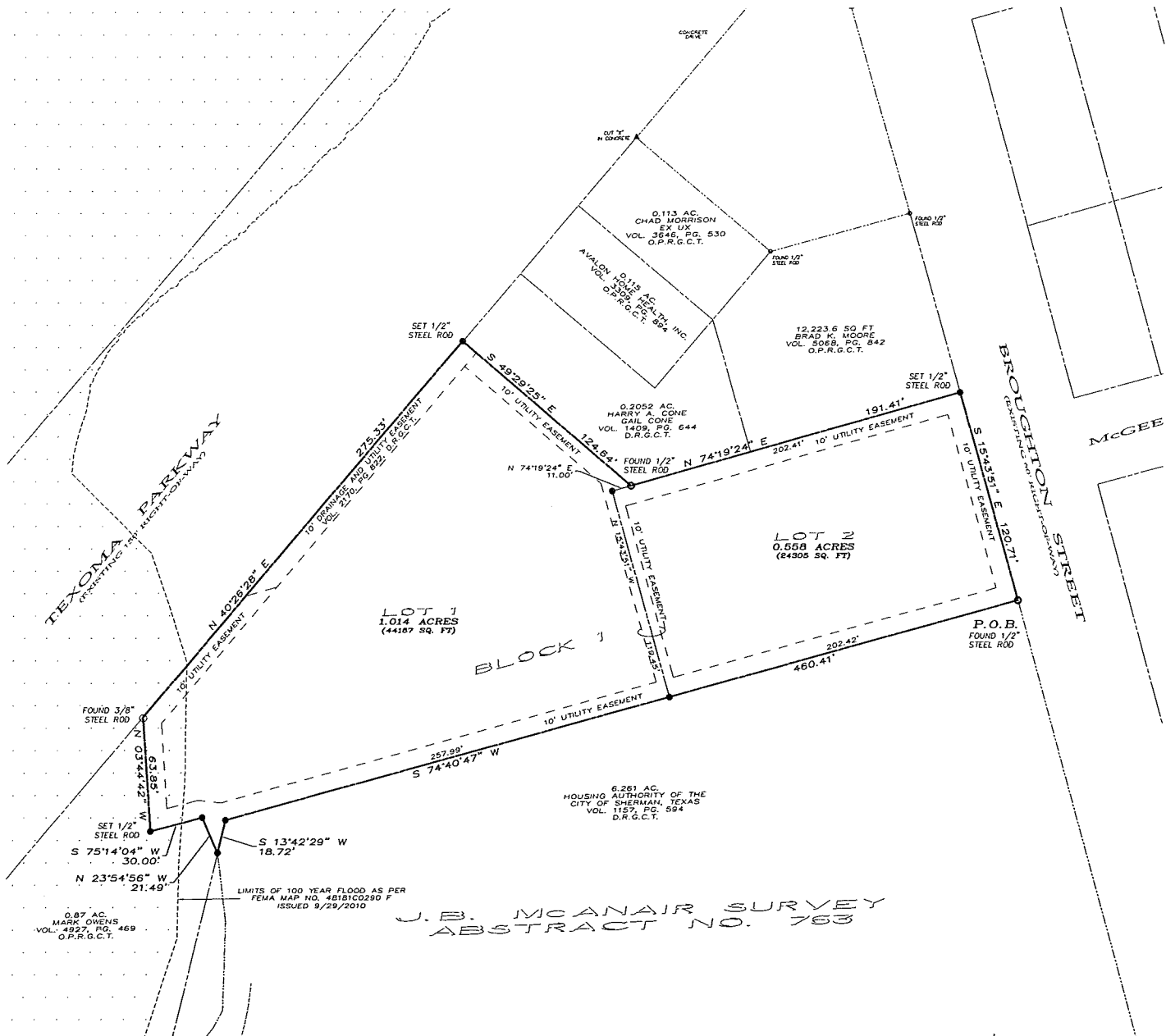
City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

1522 N. Broughton Street



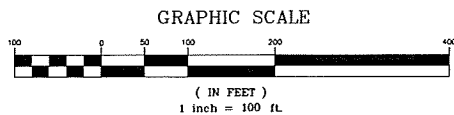


FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the remainder of a tract of land conveyed to Shou-hung Chen and Tao-min Chen by deed of record in Volume 2431, Page 385, Official Public Records, Grayson County, Texas and being the 0.2674 acre tract of land in Volume 2056, Page 107, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the west line of Broughton Street said rod maintaining the northeast corner of a 6.261 acre tract of land conveyed to Housing Authority of the City of Sherman, Texas as shown by deed of record in Volume 1157, Page 594, Deed Records, Grayson County, Texas;

Thence South 74°40'47" West, along the north line of said 6.261 acre tract, a distance of 460.41 feet to a 1/2" steel rod set with a cap marked RPLS 4709 set for the northwest corner of said 6.261 acre tract;

Thence South 13°42'29" West, along the west line of said 6.261 acre tract, a distance of 18.72 feet to a point in the east line of a 0.87 acre tract of land conveyed to Mark Owens by deed of record in Volume 4927, Page 469, of said Official Public Records;

Thence North 23°54'56" West, along the east line of said 0.87 acre tract, a distance of 21.49 feet to a point;

Thence South 75°14'04" West, continuing along the east line of said 0.87 acre tract, a distance of 30.00 feet to a point;

Thence North 03°44'42" West, continuing along the east line of said 0.87 acre tract passing a 3/8" steel rod found at a distance of 63.30 feet and continuing for a total distance of 63.85 feet to a point in the east right-of-way line of Texoma Parkway (State Highway No. 91);

Thence North 40°26'28" East, along the east right-of-way of said Texoma Parkway, a distance of 275.33 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northwest corner of a 0.2052 acre tract of land conveyed to Harry A. Cone and Gail Cone by deed of record in Volume 1409, Page 644, of said Deed Records;

Thence South 49°29'25" East, along the west line of said 0.2052 acre tract, a distance of 124.64 feet to a 1/2" steel rod found maintaining the southwest corner of said 0.2052 acre tract;

Thence North 74°19'24" East, along the south line of said 0.2052 acre tract passing the southwest corner of a 12,223.6 sq ft tract of land conveyed to Brad K. Moore by deed of record in Volume 5068, Page 842 of said Official Public Records, a distance of 191.41 feet to a 1/2" steel rod set in the west line of said Broughton Street for the southeast corner of said 12,223.6 sq ft tract;

Thence South 15°43'51" East, along the west line of said Broughton Street, a distance of 120.71 feet to the Point-of-Beginning and containing 1.572 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creek 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. As shown, a portion of the subject property lies within the limits of an area defined as Zone "AC" determined to be in a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas, Map No. 4818C0280 F, revised 9/29/2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, SHOU-HUNG CHEN & TAO-MIN CHEN, do hereby adapt this plat designating the hereinabove property as the Final Plat of CHEN ADDITION on 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 _____, 2017.

SHOU-HUNG CHEN

TAO-MIN CHEN

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 SHOU-HUNG CHEN 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 _____, 2017.

Notary Public in and for
the State of TexasSTATE 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 TAO-MIN CHEN 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 _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of CHEN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, 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 _____, 2017.

Clerk, City of Sherman, Texas

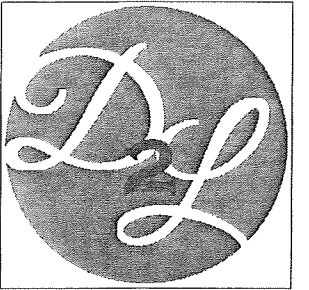
FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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





CHEN DUPLEX #2

TBD BROUGHTEN STREET
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

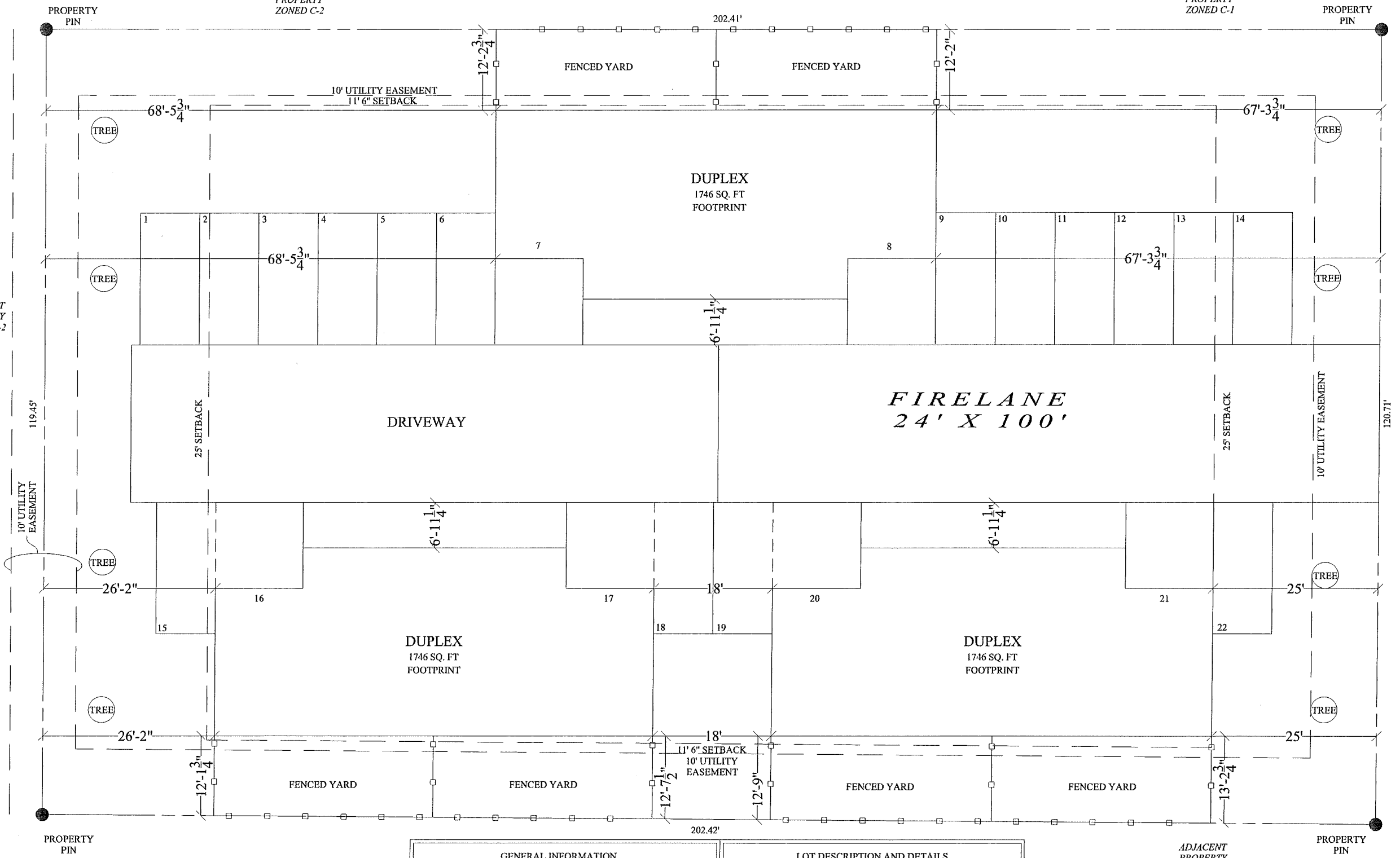
BROUGHTON STREET

ADJACENT
PROPERTY
ZONED C-2

ADJACENT
PROPERTY
ZONED C-2

ADJACENT
PROPERTY
ZONED C-1

ADJACENT
PROPERTY
ZONED R-2



GENERAL INFORMATION

LOT DESCRIPTION:
J. B. MCANAIR SURVEY
ABSTRACT NO. 763
LOT 2
0.558 ACRES
24,305 SQ. FT.

ZONING:
CURRENTLY ZONED C-2
PROPOSED ZONING R-2

HARD SURFACE AREA:
13,705 SQ. FT.

LANDSCAPE AREA:
10,600 SQ. FT.

REQUIRED PARKING:
1 SPACE PER BEDROOM
18 SPACES TOTAL

PARKING PROVIDED:
22 SPACES TOTAL
(1 CAR GARAGE AND 2
ADDITIONAL SPACES PER
UNIT PLUS 4 ADDITIONAL
GUEST SPACES)

LOT DESCRIPTION AND DETAILS

LOT 2
.558 ACRES
24,305 SQ. FT.
100% LOT COVERAGE

PARKING & DRIVEWAY:
8,467 SQ. FT.
35% LOT COVERAGE

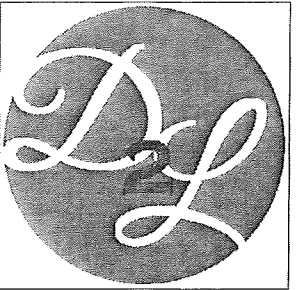
LANDSCAPE:
10,600 SQ. FT.
44% LOT COVERAGE

BUILDING FOOTPRINT:
5,238 SQ. FT.
21% LOT COVERAGE

DATE
04/16/18

SHEET
SITE

SCALE
1/16" = 1'



NOTES:

- CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- DUPLEX TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- DUPLEX TO BE BUILT PER 2015 IRC CODES.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL CEILINGS ARE 8'.
- DUPLEX IS BUILT WITH 15" BETWEEN FLOORS.
- DUPLEX TO BE BUILT WITH A 1-4 HOUR FIRE WALL BETWEEN UNITS AND A 13D SPRINKLER SYSTEM.

SQUARE FOOTAGE PER UNIT:

DOWNSTAIRS: 550
UPSTAIRS: 823
TOTAL HEATED: 1373

GARAGE: 304
FRONT PORCH: 19
STOOP: 16

MAXIMUM JOIST SPANS (16" O.C.)

2X8 10' 6"
2X10 15' 2"
2X12 18' 0"

PLAN DESIGNER:

DREAM TO LIFE DESIGNS
D2LDESIGNS@YAHOO.COM
903.267.1284



CHEN DUPLEX #2

TBD BROUGHTEN STREET
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE

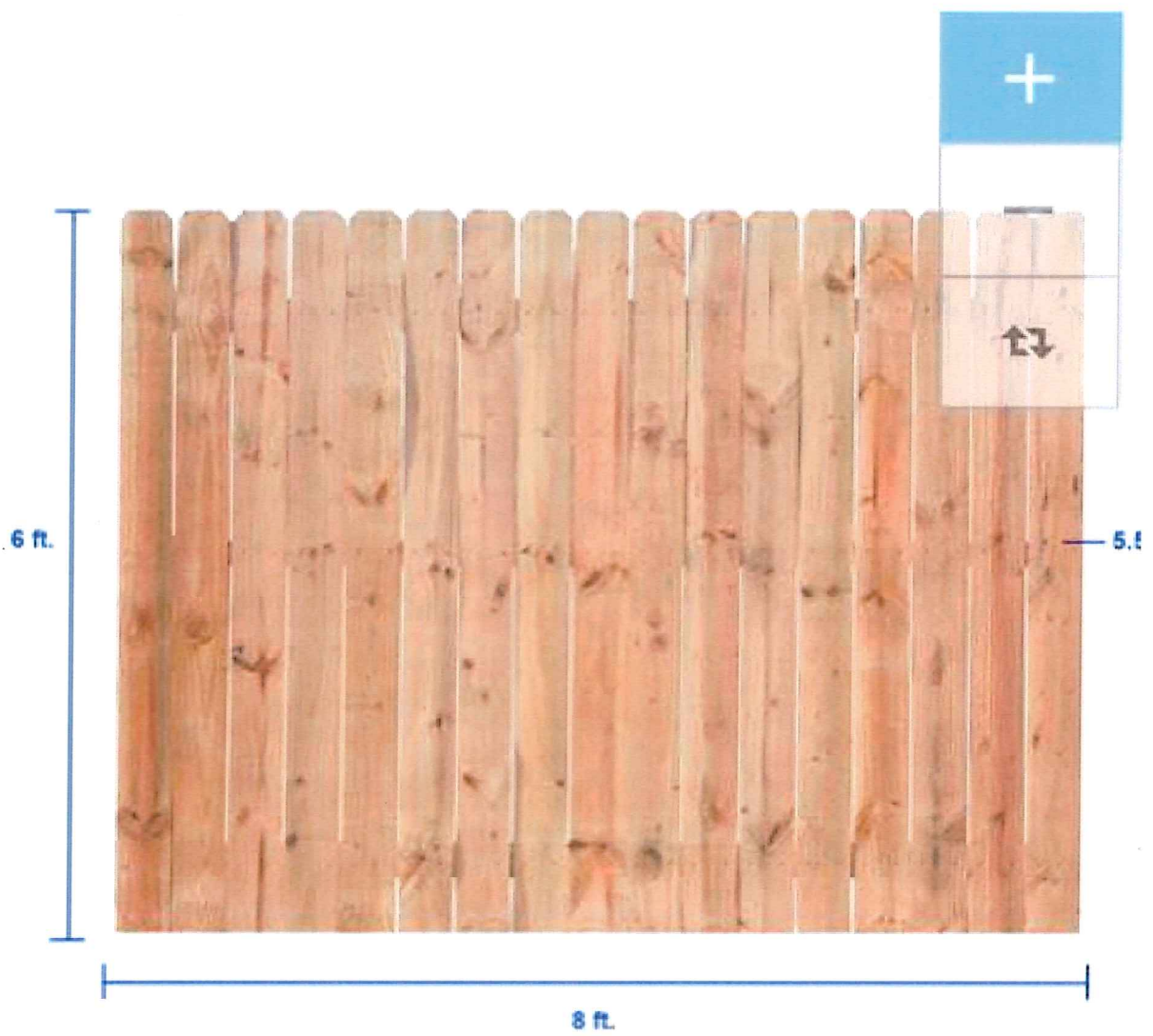
02/26/18

SHEET

ELEVATIONS

SCALE

1/8" = 1'



Measurements shown are actual panel height, actual panel width and actual picket width

CHAT



STAFF REVIEW LETTER

May 10, 2018

Shou-Hung Chen
Tao-Min Chen
2008 Post Oak Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

D2L Designs, LLC
DBA Dream to Life Designs
PO Box 828
Tom Bean, TX 75489

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-2 (Multi-family Residential) District and site plan approval for three duplexes for the property located at 1522 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
12. Trash pickup will be on Broughton Street only.
13. Parking will be permitted on private property only.
14. Parking will be permitted on improved surfaces only.
15. Verify parking space requirements with Building & Zoning Department.
16. Verify fire lane and fire hydrant requirements with Fire Marshall.

17. Water and sewer Pro-Rata will be due at the time of development.
18. Internal water and sewer lines will be privately owned and maintained.
19. No structures will be permitted within existing utility easements.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

7.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

204 MEDICAL DRIVE

The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property at 204 Medical Drive, being Lot 1, Block 1, Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Amended site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building (Crossroads Medical Office Building) in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Amending a previously approved exception under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 196 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 204 Medical Drive in the Sherman Crossroads Development at the the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. Site plan approval was granted for a Medical Office Building and an exception to allow 202 parking spaces in lieu of the required 206 spaces at the September 18, 2017 City Council Meeting.

The owners have amended their site plan to construct a 41,056 square foot two-story medical office building with canopy north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an amendment to a previously approved exception to allow 196 parking spaces in lieu of the approved 202 spaces.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)
Curtis Group Architects, LTD (Architect)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

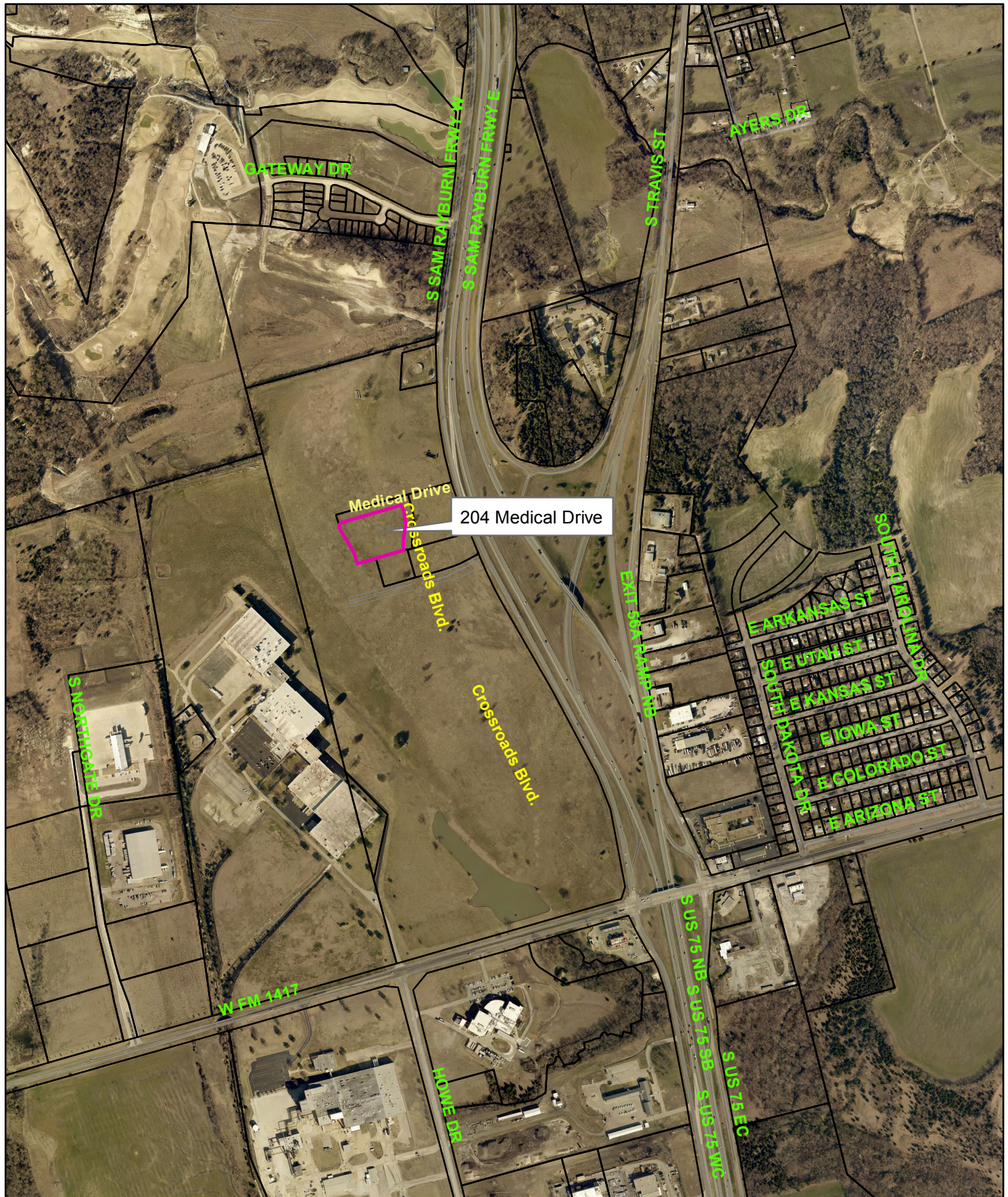
39

Objections Received:

0

Attachments

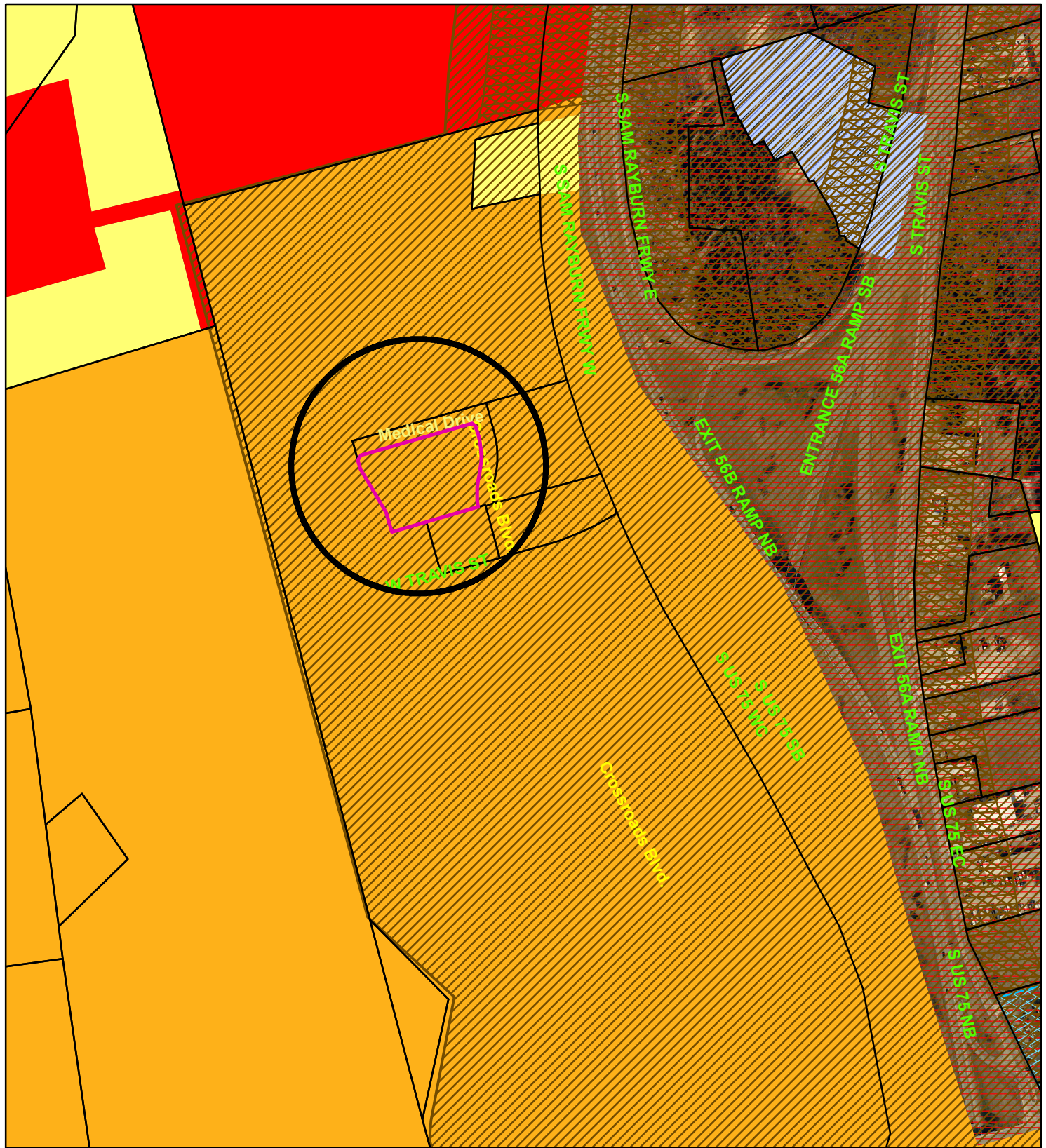
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter



204 Medical Drive



1 in = 897 ft



Zoning - 204 Medical Drive

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 62 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

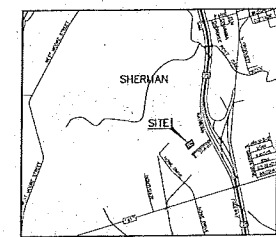
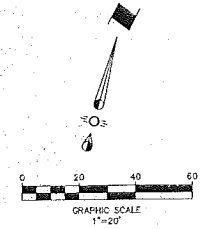
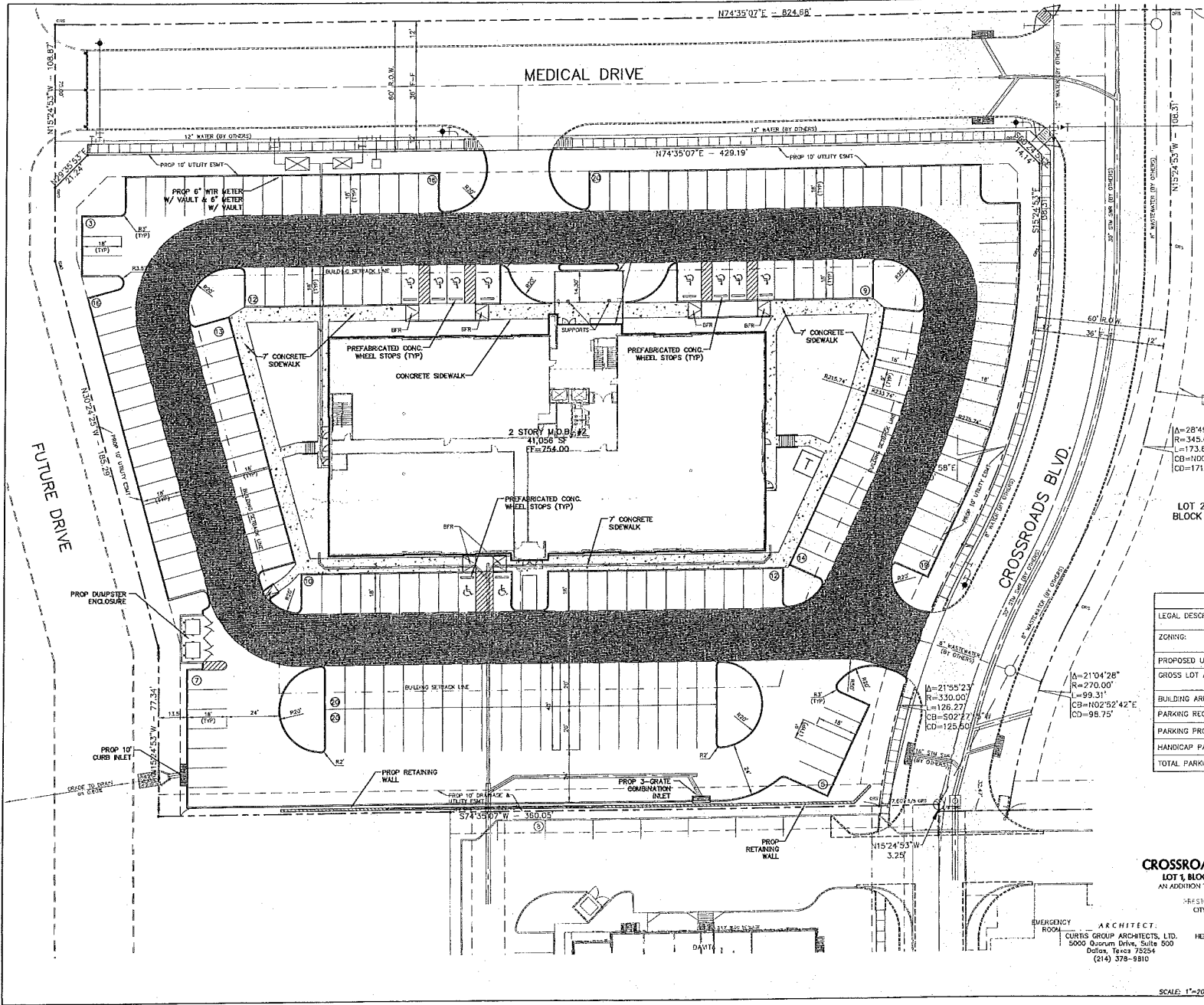
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



204 Medical Drive





VICINITY MAP
N.T.S.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED FLAT WORK
- PROPOSED FIRE LANE
- PROPOSED BARRIER FREE RAMP

A=28'49'50"
R=345.00'
L=173.60'
CB=N00°59'58"W
CD=171.77'

LOT 2
BLOCK 1

SITE CRITERIA

LEGAL DESCRIPTION	LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL No. 2 ADDITION
ZONING	BLAYLOCK INDUSTRIAL PARK BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE	MEDICAL OFFICE
GROSS LOT AREA	121,863 SQ. FT. 2.7976 ACRES
BUILDING AREA	41,056 SQ. FT.
PARKING REQUIRED (1/200 SF)	206 SPACES
PARKING PROVIDED	185
HANDICAP PARKING PROVIDED	10
TOTAL PARKING PROVIDED	195

SITE PLAN
CROSSROADS MEDICAL OFFICE BUILDING
LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL No. 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
EAST-1/4 SECTION 36, TOWNSHIP 33N, RANGE 12E, DISTRICT NO. 682
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ARCHITECT:
CURTIS GROUP ARCHITECTS, LTD.
5000 Quorum Drive, Suite 500
Dallas, Texas 75254
(214) 378-8810

DEVELOPER:
HERITAGE DEVELOPMENT PARTNERS
2000 N. U.S. Hwy. 75
Sherman, Texas 75050
(803) 868-8600

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647
Fax (214) 824-7054

SCALE: 1"=20'

APRIL 05, 2018

C17048

EXTERIOR DESIGN SELECTIONS	
AS1	ALUMINUM FINISHED STAINLESS STEEL HANDRAILS
AS2	THE BUILDING SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS3	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS4	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS5	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS6	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS7	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS8	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS9	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS10	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS11	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS12	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS13	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS14	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS15	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS16	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS17	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS18	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS19	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED
AS20	GLASS CURTAIN WALL SYSTEMS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING EXCEPT WHERE NOTED



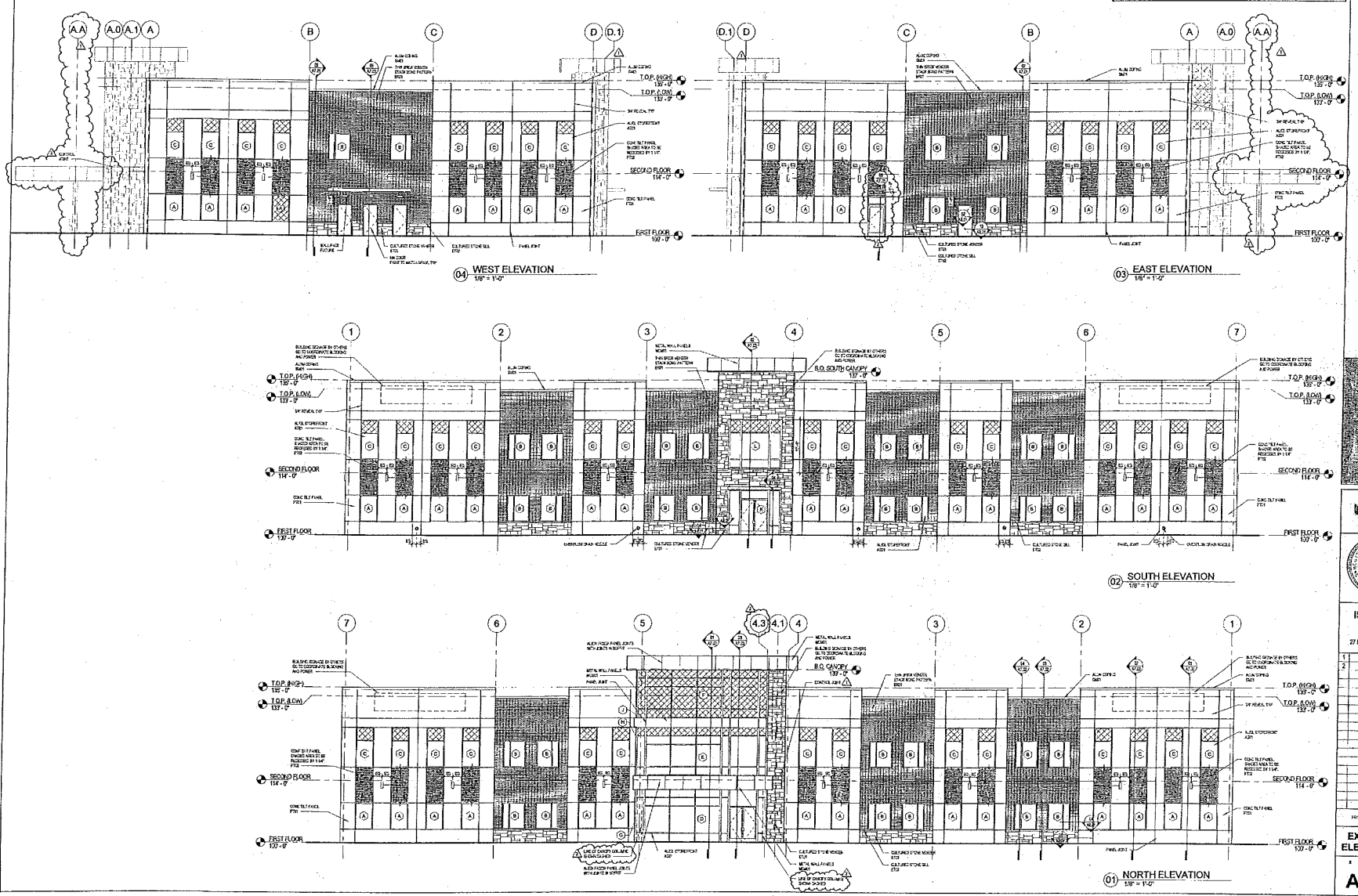
SHERMAN MEDICAL OFFICE BUILDING
US HWY. 75 NORTH OF FM 1417
SHERMAN, TEXAS

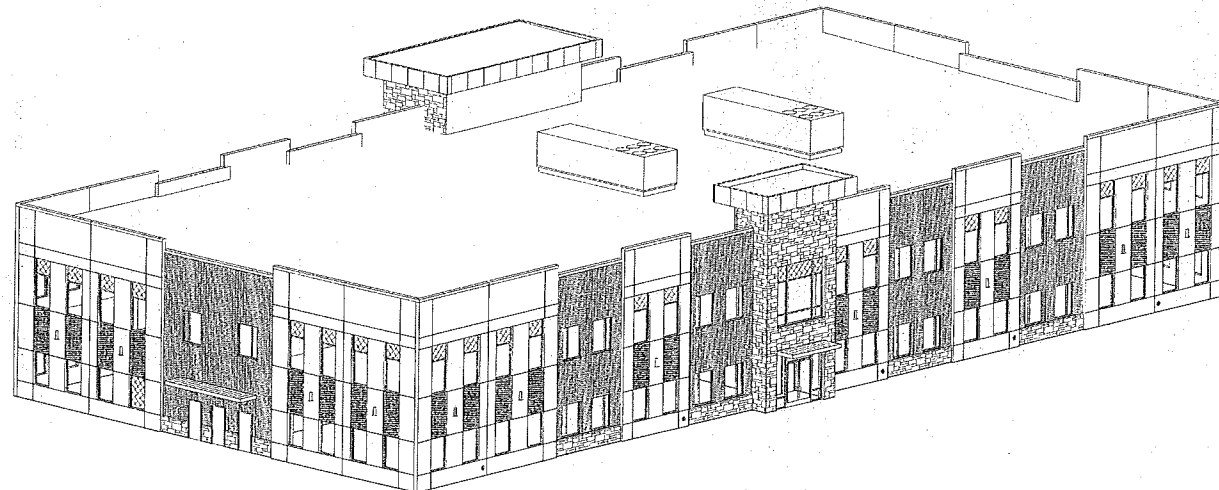
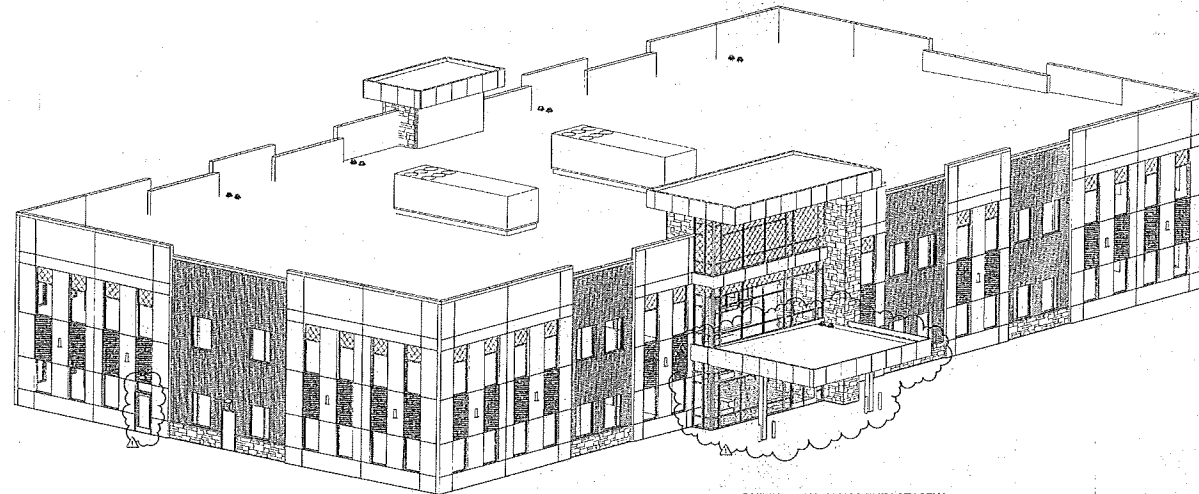


ISSUE FOR PERMIT
27 NOVEMBER 2017

1	AS 01	11/21/17
2	AS 02	04/02/18

EXTERIOR ELEVATIONS
A6.01





SHERMAN MEDICAL OFFICE BUILDING

US HWY. 75 NORTH OF FM 1417
SHERMAN, TEXAS



ISSUE FOR
PERMIT
27 NOVEMBER 2017

ASI 02	01.02.18
--------	----------

FOURTEEN PAGES

BUILDING OVERVIEWS

S H E E T

A7.00

STAFF REVIEW LETTER

May 10, 2018

Sherman Crossroads LTD
% Harkinson Investment Corp
4560 Belt Line Rd., Ste. 400
Addison, TX 75001

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Ste. 1100
Dallas, TX 75204

Heritage Development Partners
2600 N. U.S. Highway 75
Sherman, TX 75090

Curtis Group Architects, LTD
5000 Quorum Drive, Ste. 500
Dallas, TX 75254

Dear Applicants,

The request for amended site plan approval for a medical office building for the property located at 204 Medical Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance and the Blalock Commercial Overlay District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking ratio required for medical office: 1 space per 200 square foot (206 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or Crossroads Boulevard right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

8.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

604 W. NORTHCREEK DRIVE

The request of Stonehollow Homes LLC (Owners) Leo Bowler (Representative) and TPS Custom Homes (Designer) concerning the property located at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1, 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 Amenity Center including a Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District.

Background:

The property is located at 604 West Northcreek Drive; the southwest corner of Northcreek Drive and Sephora Drive in the Austin Landing Subdivision off North Travis Street. Stonehollow Homes would like to construct a 2,570 square foot brick with stone accents amenity center within its community to be used by residents of the master planned community, Austin Landing. The clubhouse will include a main living area with fireplace, men's and ladies restrooms, kitchen, library, workout room and covered open space. A swimming pool and playground will also be built on the lot.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Stonehollow Homes LLC (Owners)

Leo Bowler (Representative)

TPS Custom Homes (Designer)

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:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

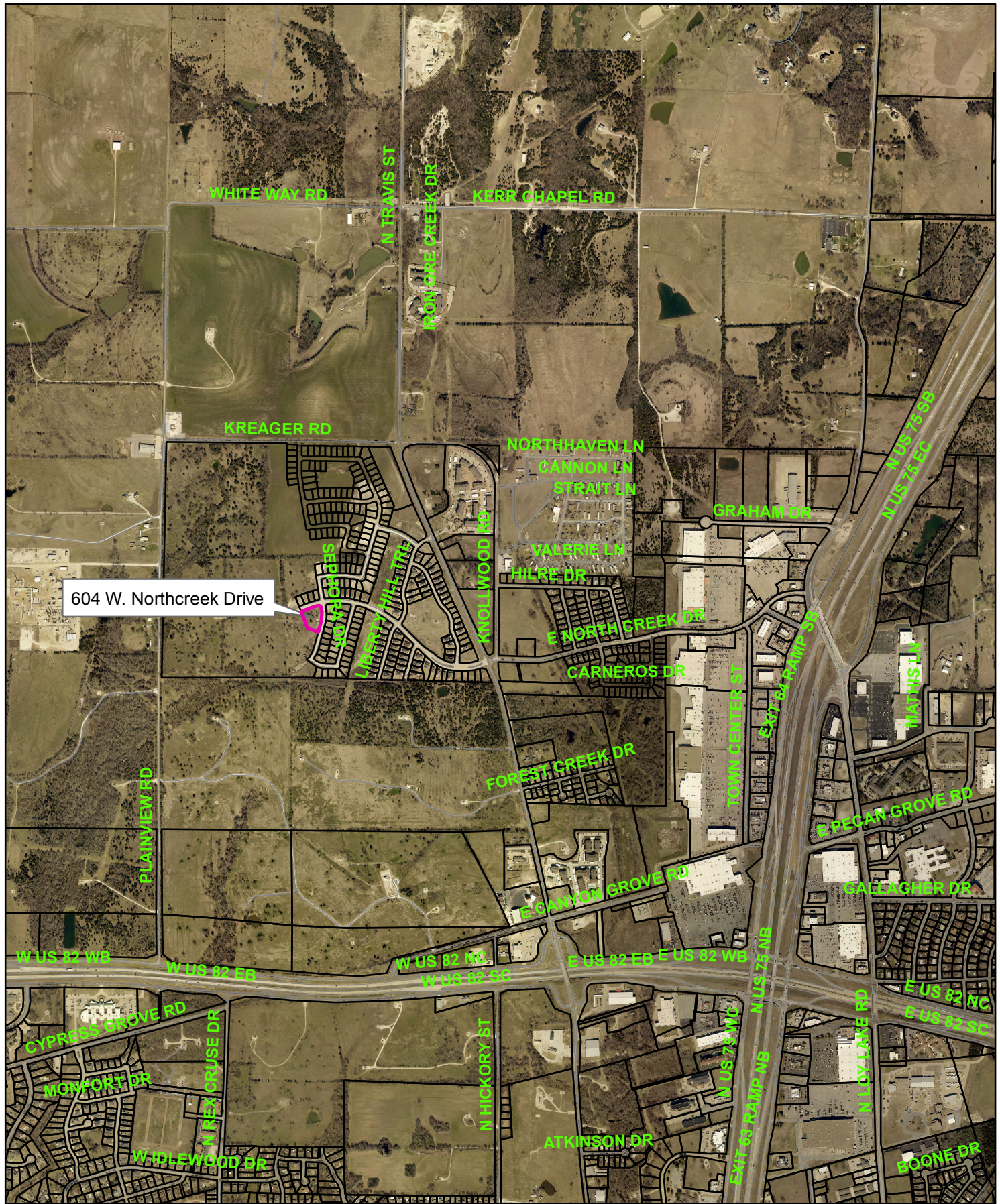
Zoning Sign Photo

Site Plan

Elevations

Floor Plan

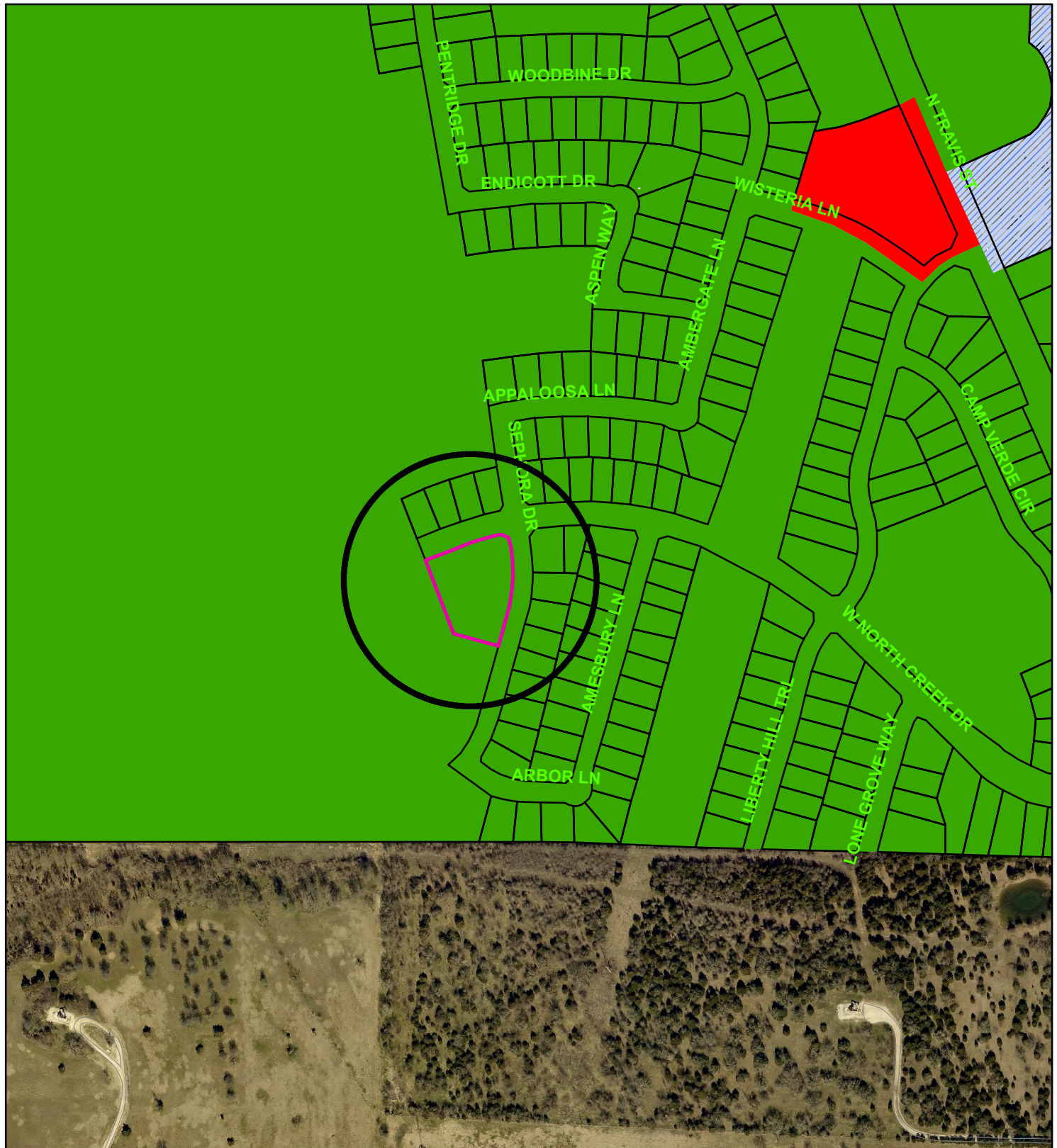
Staff Review Letter



604 W. Northcreek Drive



1 in = 1,442 ft



Zoning - 604 West Northcreek Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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



NOT TO SCALE

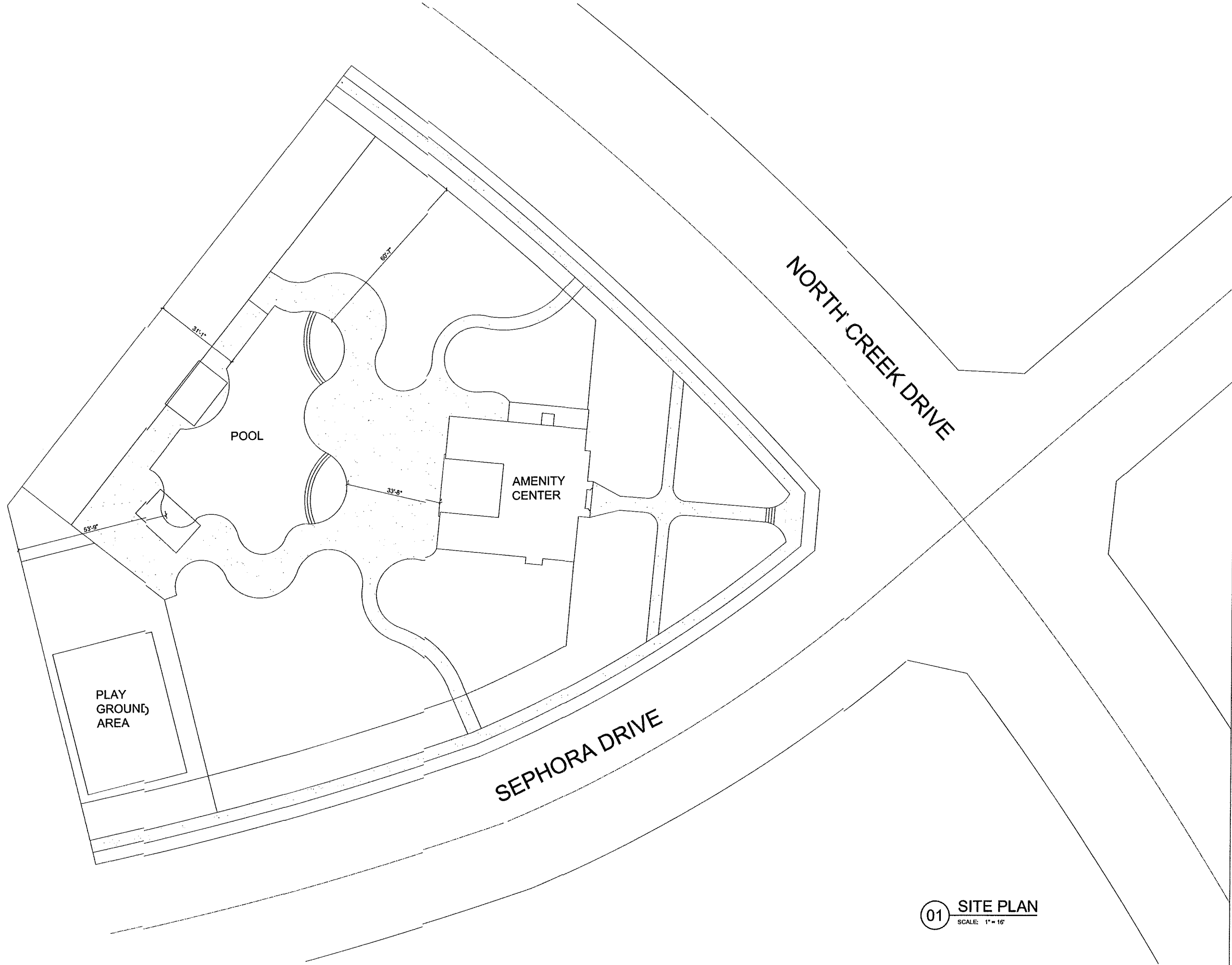
1 in = 359 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

604 West Northcreek Drive





01 SITE PLAN
SCALE: 1" = 16'

SHEET TYPE: SITE PLAN

DRAWN BY:
J. CAPEHART
DATE: 12/12/17
REVISIONS
DATE: 04/09/18
DATE: 0/00/00
DATE: 0/00/00
DATE: 0/00/00

C1

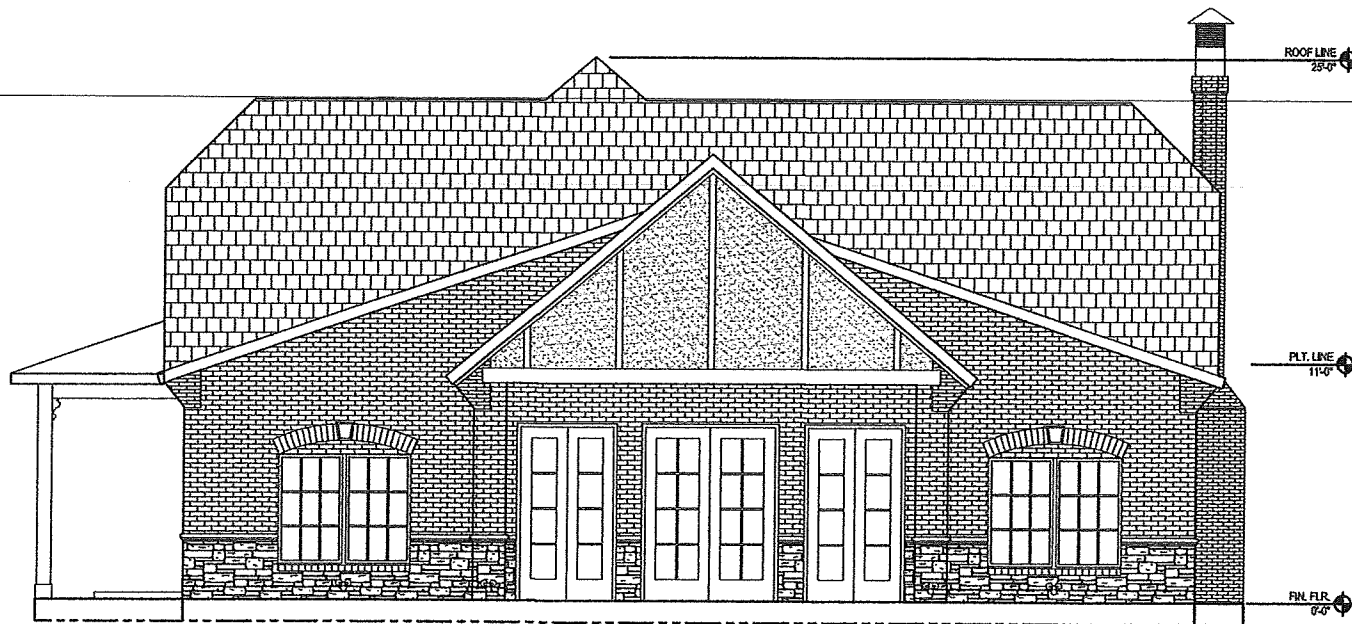
AUSTIN LANDING
AMENITY CENTER
SHERMAN, TEXAS

555 CR 4524
WHITEWRIGHT, TX 75491
903-814-8395
tpscustomhomes.com





01 FRONT ELEVATION
SCALE: 1/4" = 1'



02 REAR ELEVATION
SCALE: 1/4" = 1'

TPS
CUSTOM HOMES

555 CR 4524
WHITEWRIGHT, TX 75481
903-814-8395
tpscustomhomes.com

AUSTIN LANDING
AMENITY CENTER
SHERMAN, TEXAS

SHEET TYPE: FRONT AND REAR ELEVATIONS

DRAWN BY:

J. CAPEHART

DATE: 12/12/17

REVISIONS

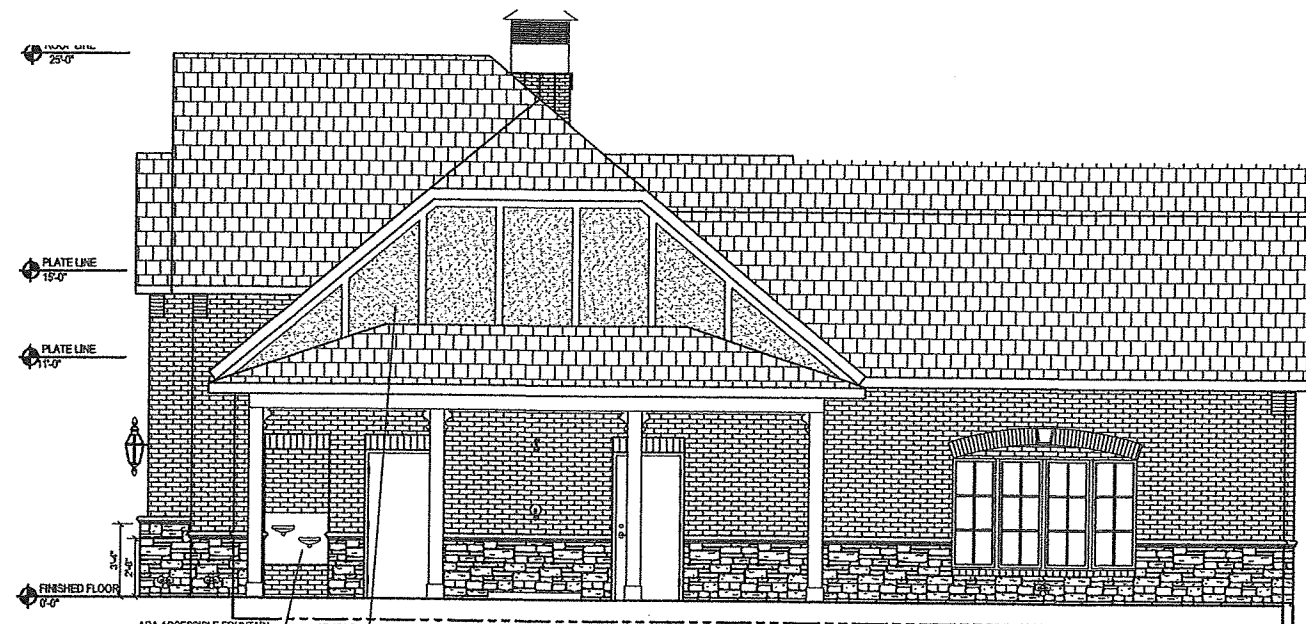
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DATE: 0/00/00

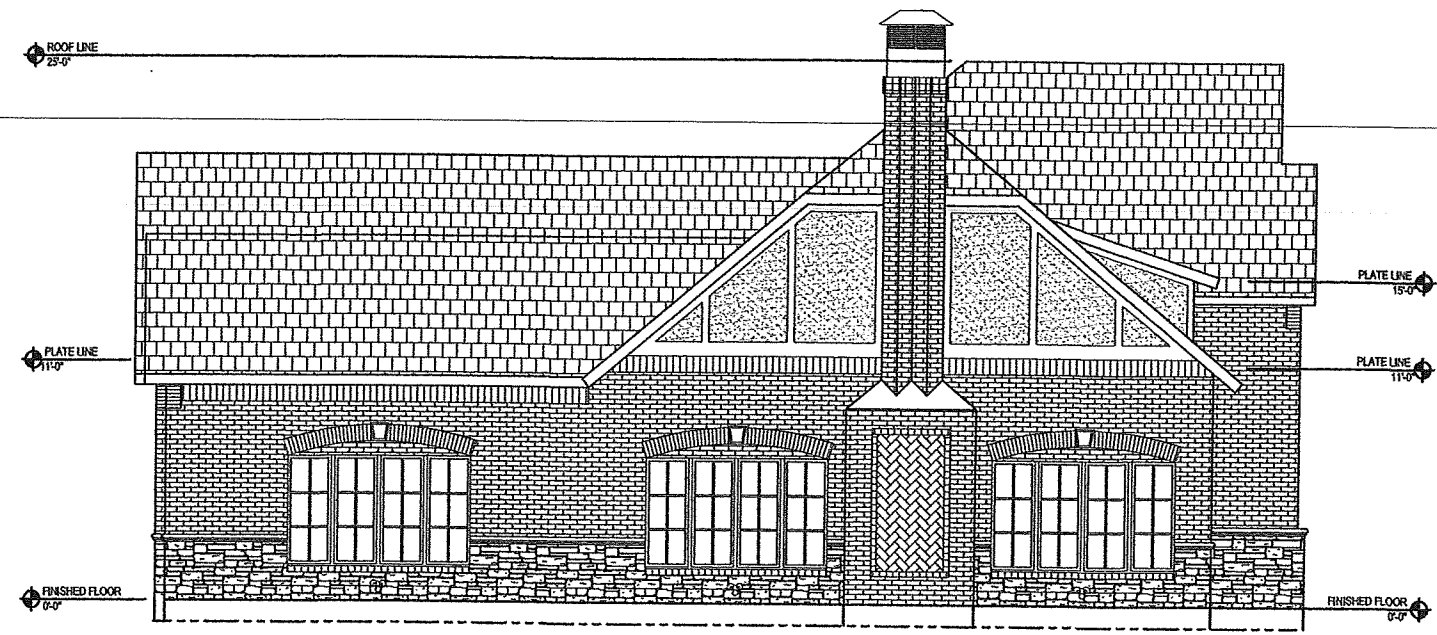
DATE: 0/00/00

DATE: 0/00/00

A2



01 RIGHT ELEVATION
SCALE: 1/4" = 1'



02 LEFT ELEVATION
SCALE: 1/4" = 1'



555 CR 4524
WHITEWRIGHT, TX 75491
903-814-8395
tpscustomhomes.com

AUSTIN LANDING
AMENITY CENTER
SHERMAN, TEXAS

SHEET TYPE: RIGHT AND LEFT ELEVATIONS

DRAWN BY:
J. CAPEHART
DATE: 12/12/17
REVISIONS
DATE: 0/00/00
DATE: 0/00/00
DATE: 0/00/00
DATE: 0/00/00

A3

LEGEND

	CEILING FAN
	110 OUTLET
	110 GFCI OUTLET
	110 WEATHERPROOF OUTLET
	220 OUTLET
	COAXIAL CABLE
	LIGHT SWITCH
	LIGHT OWNER/BUILDER SPEC
	FLUORESCENT
	EXHAUST FAN
	RECESSED CAN LIGHT
	FLOOD LIGHT

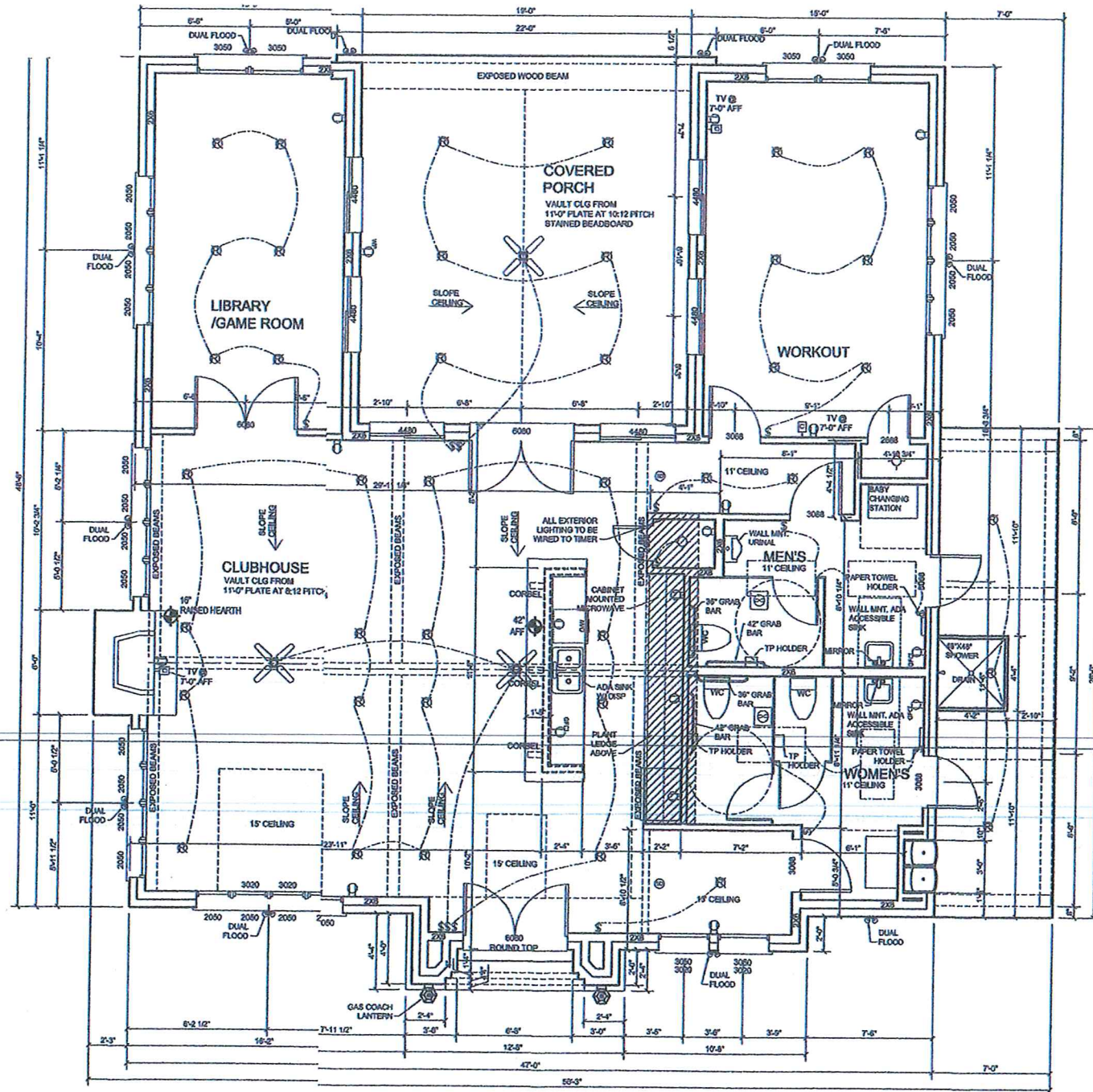
SQUARE FOOTAGE	
LIVING	1,718
REAR COVERED PATIO	403
SIDE COVERED PATIO	196
BUILDING SLAB	1,917
TOTAL CONCRETE	2,570

ELECTRICAL NOTES:

1. ALL ELECTRICAL TO BE WIRED TO N.E.C. STD.
2. ITEMS NOT SHOWN ;DOOR BELL & SECURITY SYSTEM.

NOTES:

1. EXTERIOR & INTERIOR WALLS NOTED ON PLAN.
2. NOMINAL WALL HEIGHT TO BE 11'-0" U.N.O. SEE PLAN AND ELEVATIONS FOR DETAILS.
3. DIMENSIONS ARE FROM EDGE OF CONCRETE TO CENTER WINDOW / WALL.
4. DOORS ARE ASSUMED TO BE CENTERED OR 4" TO EDGE OF R.O. FROM ADJACENT WALL U.N.O. VERIFY W/ MILLWORK.



TPS
CUSTOM HOMES

555 CR 4524
WHITEWRIGHT, TX 75491
903-814-8395
tpscustomhomes.com

**AUSTIN LANDING
AMENITY CENTER**
SHERMAN, TEXAS

DRAWN BY:

J. CAPEHART

DATE: 12/12/17

REVISIONS

DATE: 0/00/00

DATE: 0/00/00

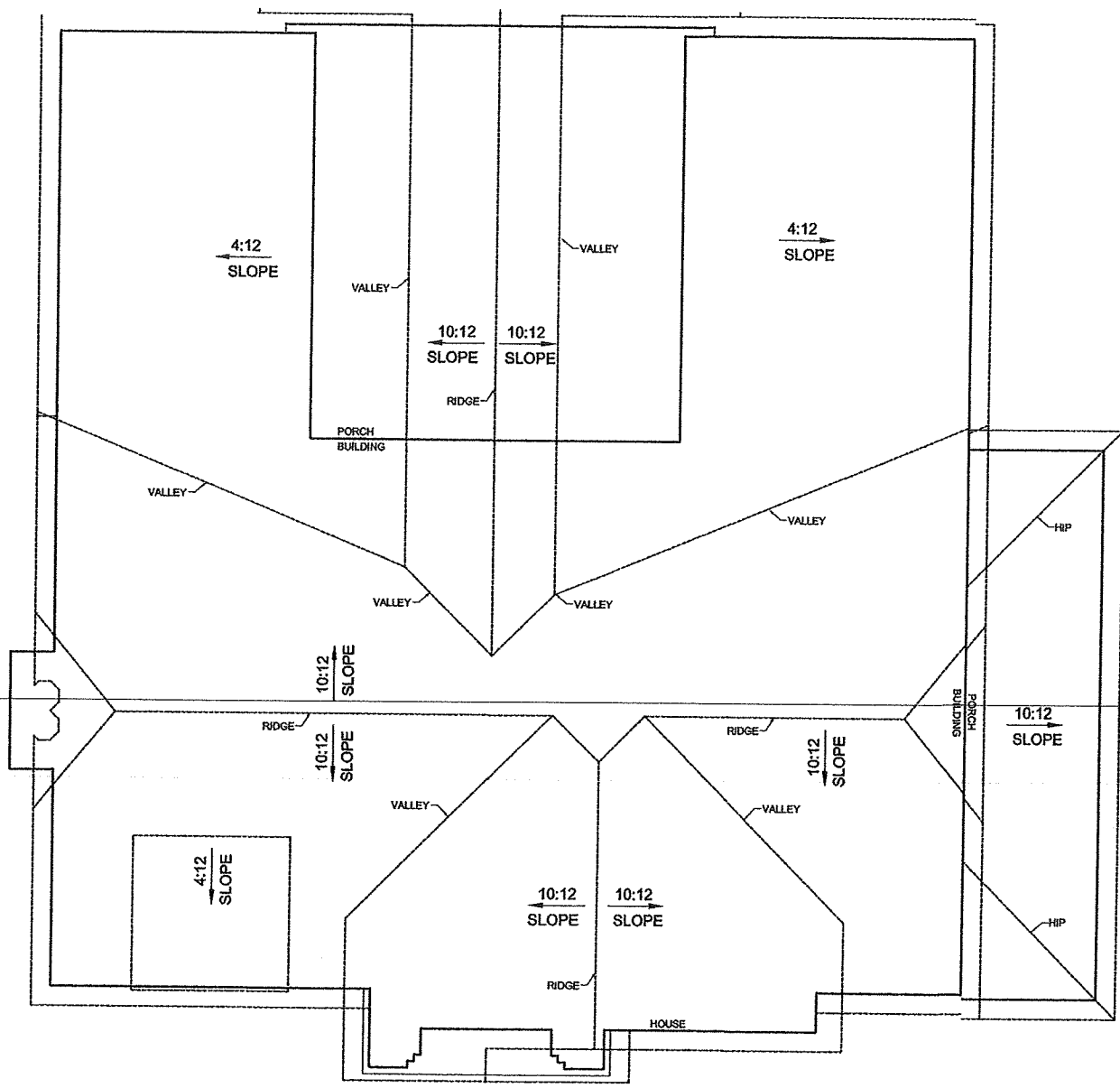
DATE: 0/00/00

DATE: 0/00/00

A1

SHEET TYPE: DESIGN PLAN

01 DESIGN PLAN
SCALE: 1/4" = 1'



01 ROOF PLAN
SCALE: 1/4"=1'

SHEET TYPE: ROOF PLAN

DRAWN BY:
J. CAPEHART
DATE: 12/12/17
REVISIONS
DATE: 0/00/00
DATE: 0/00/00
DATE: 0/00/00
DATE: 0/00/00

A4

AUSTIN LANDING
AMENITY CENTER
SHERMAN, TEXAS

TPS

CUSTOM HOMES

555 CR 4524
WHITEWRIGHT, TX 75491
903-814-8395
tpscustomhomes.com

STAFF REVIEW LETTER

May 10, 2018

Stonehollow Homes
905 Market St., Ste. 250
Allen, TX 75013

TPS Custom Homes
555 CR 4524
Whitewright, TX 75491

Leo Bowler
905 Watters Creek Blvd, #210
Allen, TX 75013

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District for the property located at 604 West Northcreek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Off street parking ratio required: 1 space per 200 square foot (13 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into Northcreek Drive or Sephora Drive right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. The pool shall be completely enclosed by a fence enclosure at least four (6) feet in height. Openings in the fence shall not permit the passage of a sphere six (6) inches in diameter. The fence enclosure shall be equipped with self-closing and self-latching gates capable of being locked.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. The location of trash receptors must be approved by the Public Works Department.
12. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
13. Parking not permitted on North Creek Drive.
14. Verify parking requirements with Building & Zoning Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink that reads "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

PRESTON CLUB SUBDIVISION

The request of The City of Sherman concerning the properties located in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two – Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, – Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three – Lots 1-39, Block 1, Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four – Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13,
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11 – Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3 – Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E,

as follows:

Planning and Zoning Commission

Zone Change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow existing setbacks on existing structures in the Preston Club Subdivision in lieu of the required setbacks in an R-1 (One Family Residential) District.

Background:

The Preston Club Subdivision is located in northwest Sherman off West U.S. Highway 82. It was annexed into the City of Sherman May 22, 2017 as an R-A (Single-Family Agricultural) District. After several request for zone changes and variances and to comply with the City's Master Plan, the City feels the zoning on the platted lots should be an R-1 (One Family Residential) District and to allow the existing setbacks on the existing structures in the subdivision.

Adjacent Zoning:

R-A (Single-Family Agricultural) District.

Origination:

City of Sherman

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

110

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Preston Club The Classics Subdivision

Preston Club The Classics Phase 2

Preston Club The Classics Phase 2 Replat Lots 13 & 14

Preston Club The Classics Phase 3

Preston Club The Classics Phase 4

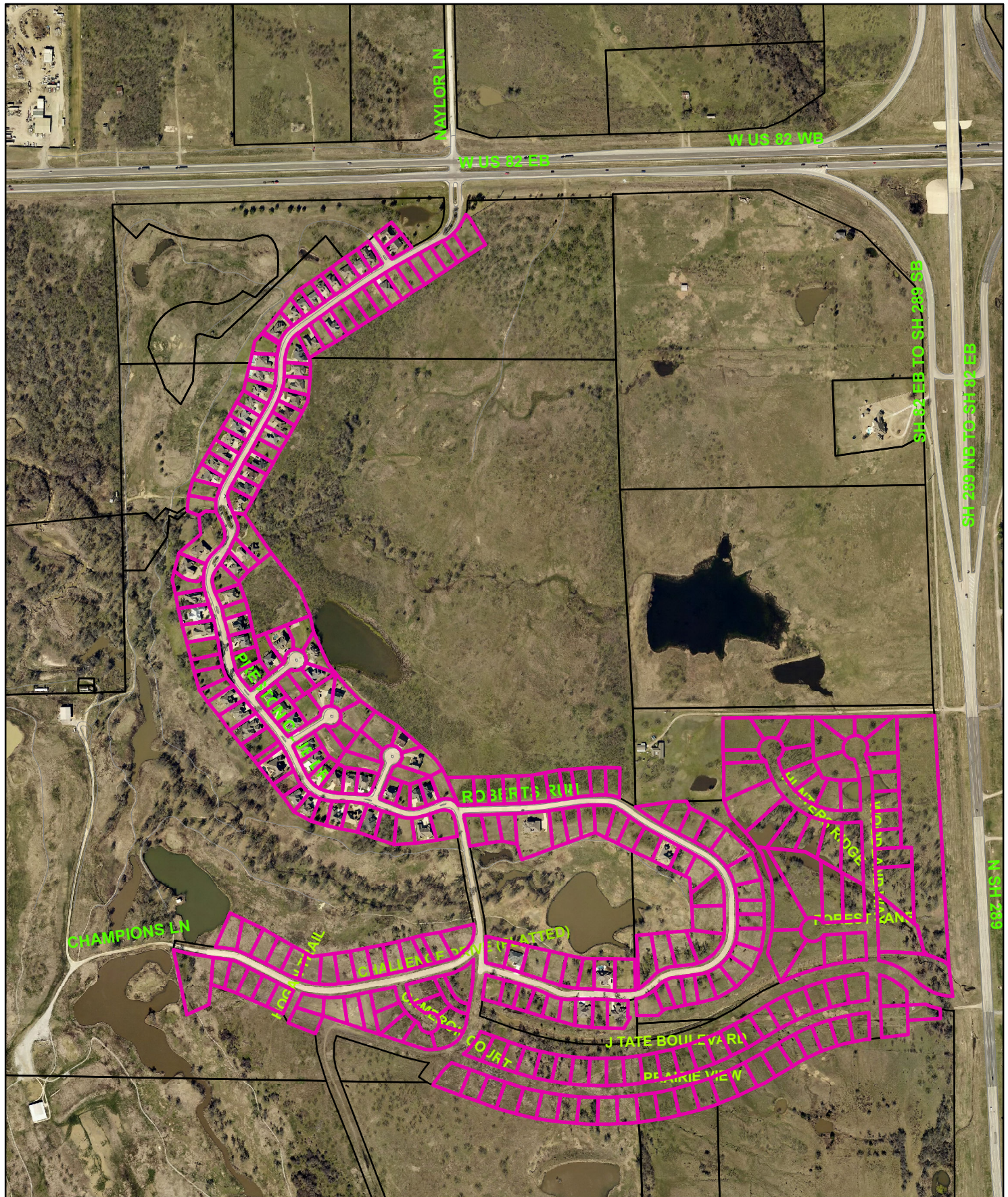
Preston Club The Legends Phase 1

Preston Club The Legends Phase 1 Replat Lots 11 12 & 13 Block 11

Preston Club The Legends Phase 2

Preston Club The Legends Phase 3

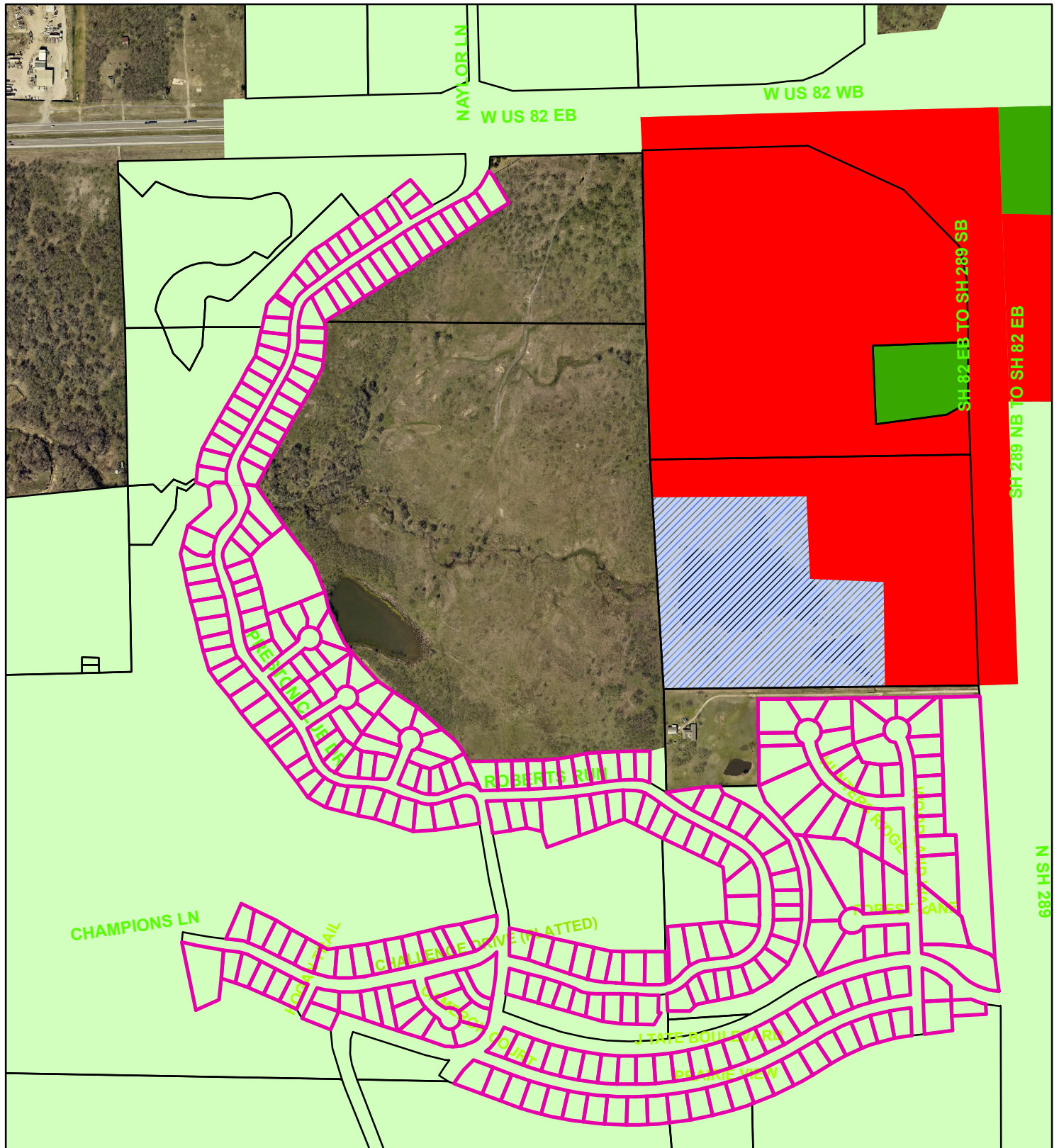
Northern Challenge Phase 1



Preston Club Subdivision



1 in = 646 ft



Zoning - Preston Club Subdivision

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown

- BIP Blalock Industrial Park

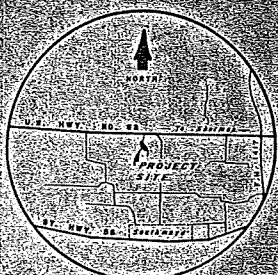
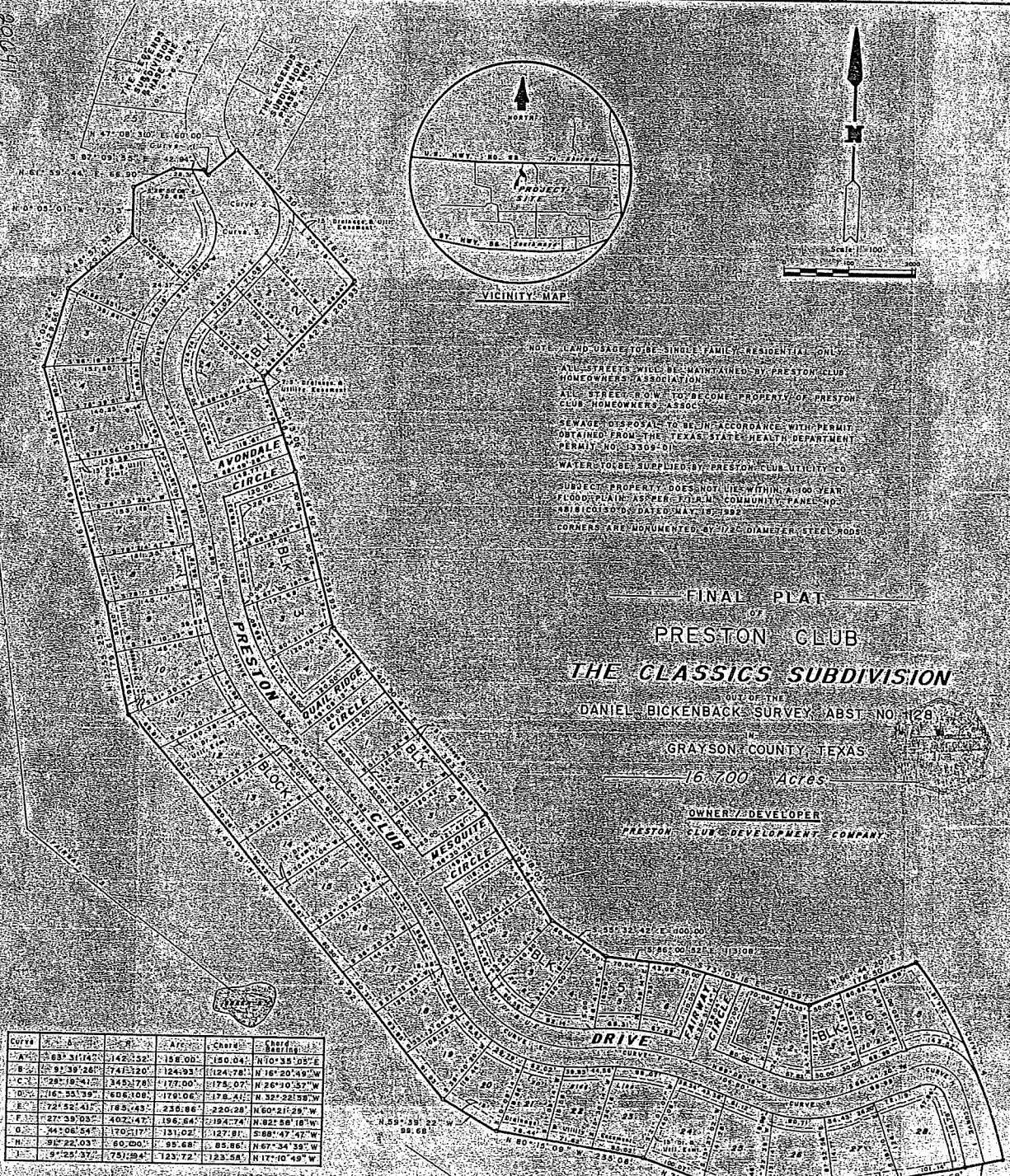
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



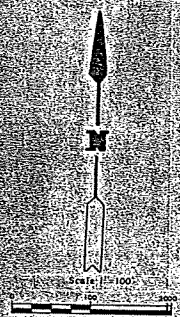
Preston Club Subdivision



200411



VICINITY MAP



NOTE: LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.
 ALL STREETS SHALL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.
 ALL STREET ROW TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.
 SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPARTMENT PERMIT NO. 33309-01.
 WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.
 SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER FLOOD COMMUNITY PANEL NO. 481810300 DATED MAY 18, 1992.
 CORNERS ARE DOCUMENTED BY 1/2" DIAMETER STEEL RODS.

FINAL PLAT
 OF
 PRESTON CLUB
 THE CLASSICS SUBDIVISION

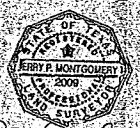
SUBJECT OF THE
 DANIEL BICKENBACK SURVEY, ABST. NO. 128
 IN
 GRAYSON COUNTY, TEXAS
 16.700 Acres

OWNER/DEVELOPER
 PRESTON CLUB DEVELOPMENT COMPANY

CURVE	A	R	Area	Chord	Chord Bearing
A	633°31'14"	142.33	158.00	150.04	N10°38'09"E
B	91°39'26"	745.12	124.93	124.78	N16°20'49"W
C	28°19'41"	345.70	179.00	178.07	N26°10'37"W
D	16°33'39"	606.10	179.00	178.07	N32°23'56"W
E	72°32'41"	185.43	238.88	230.28	N60°21'29"W
F	27°35'03"	402.42	196.64	194.74	N82°58'16"W
G	94°08'54"	170.17	131.02	127.81	S88°47'42"W
H	91°22'03"	60.00	95.68	85.86	N67°34'35"W
I	9°25'37"	751.94	123.72	123.58	N17°10'49"W

CURVE	A	R	Area	Chord	Chord Bearing
1	4°22'34"	136.943	10.42	10.42	S40°40'13"E
2	85°12'12"	81.816	120.83	110.00	N10°15'25"W
3	69°10'20"	75.010	90.56	85.16	S7°45'17"W
4	25°07'15"	781.184	342.84	340.10	S25°01'38"E

13516
 FILED FOR RECORD
 1992
 BY
 MONTGOMERY LAND SURVEYING
 2727 LOY LAKE RD. DENISON, TEXAS 75020
 (903) 463-6603



MONTGOMERY LAND SURVEYING
 2727 LOY LAKE RD. DENISON, TEXAS 75020
 (903) 463-6603 FAX (903) 463-5148

Vol-10 Pg-58

20642

FIELD NOTE DESCRIPTION OF PRESTON CLUB, THE CLASSICS SUBDIVISION

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bickelbach Survey, Abstract No. 123, being a part of the 47,992 acre tract of land described as Tract One in Deed dated May 29, 1992 from Jimmy Jack Beale to Drew C. Latsch, recorded in Volume 2115, Page 2372 of the Public Records of said County, a part of the 12,513 acre tract of land described as Tract One in Deed dated June 1, 1993 from Lee Charles Huggins, et ux, to Drew C. Latsch, recorded in Volume 2280, Page 110 of said Real Property Records, and a part of the 2,634 acre tract of land described as Deed dated June 6, 1996 from C. H. Gillespie, III, Trustee to Robert J. Tate and Drew C. Latsch, recorded in Volume 2479, Page 652 of said Real Property Records, and being more particularly described as follows to-wit:

BEGINNING at a 1 inch steel rod found, said rod marking the Northeast corner of said 2,634 acre tract, said rod further being on the Southwesterly line of Lot Twelve (12) in Block No. Ten (10) of Preston Club, The Classics Subdivision, Phase Two, as shown on plat of record in Volume 10, Page 31, Plat Records of said County;

THENCE South 42 deg. 51 min. 20 sec. East, with the East line of said 2,634 acre tract, at a distance of 73.57 ft. passing a 1 inch steel rod marking the most Northerly corner of said Lot Twelve (12), and continuing for a total distance of 276.75 ft. to a 1 inch steel rod set;

THENCE South 42 deg. 51 min. 20 sec. East, passing the West line of said 2,634 acre tract, the East line of said 12,513 acre tract, and continuing for a total distance of 205.93 ft. to a 1 inch steel rod set;

THENCE South 50 deg. 13 min. 06 sec. East, a distance of 158.73 ft. to a 1 inch steel rod set;

THENCE South 51 deg. 50 min. 37 sec. East, a distance of 139.55 ft. to a 1 inch steel rod set;

THENCE South 40 deg. 50 min. 47 sec. East, a distance of 383.57 ft. to a 1 inch steel rod set;

THENCE South 33 deg. 18 min. 05 sec. East, a distance of 194.45 ft. to a 1 inch steel rod set;

THENCE South 55 deg. 32 min. 42 sec. East, a distance of 100.00 ft. to a 1 inch steel rod set;

THENCE South 68 deg. 10 min. 52 sec. East, a distance of 113.08 ft. to a 1 inch steel rod set;

THENCE South 73 deg. 09 min. 16 sec. East, crossing the South line of said 12,513 acre tract, a North line of said 47,992 acre tract, and continuing for a total distance of 220.39 ft. to a 1 inch steel rod set;

THENCE North 66 deg. 41 min. 20 sec. East, passing on East line of said 47,992 acre tract, a West line of said 2,634 acre tract, and continuing for a total distance of 176.20 ft. to a 1 inch steel rod set in the East line of said 2,634 acre tract;

THENCE in a Southwesterly direction with the East line of said 2,634 acre tract, and with a curve to the left having a radius of 781.94 ft., at a distance of 214.18 ft. passing the Southeast corner of said 2,634 acre tract, and continuing with said curve, the East line of a 60 ft. wide Roadway and Utility Easement granted by Lee Charles Huggins, et ux, to Robert J. Tate on August 4, 1993, recorded in Volume 1931, Page 347 of said Real Property Records for a total arc distance of 342.84 ft. (long chord bears South 23 deg. 01 min. 56 sec. East, 340.10 ft.) to a 1 inch steel rod set;

THENCE South 77 deg. 31 min. 00 sec. West, crossing said 60 ft. wide Roadway and Utility Easement, a distance of 66.00 ft. to a 1 inch steel rod set in the West line of said 60 ft. wide Roadway and Utility Easement, an East line of said 47,992 acre tract;

THENCE South 79 deg. 28 min. 01 sec. West, a distance of 203.68 ft. to a 1 inch steel rod set;

THENCE South 82 deg. 25 min. 28 sec. West, a distance of 190.02 ft. to a 1 inch steel rod set;

THENCE North 20 deg. 12 min. 47 sec. West, a distance of 171.09 ft. to a 1 inch steel rod set;

THENCE North 40 deg. 15 min. 09 sec. West, a distance of 235.08 ft. to a 1 inch steel rod set;

THENCE North 59 deg. 09 min. 22 sec. West, a distance of 39.68 ft. to a 1 inch steel rod set;

THENCE North 40 deg. 05 min. 35 sec. West, a distance of 279.92 ft. to a 1 inch steel rod set;

THENCE North 13 deg. 57 min. 25 sec. West, a distance of 175.41 ft. to a 1 inch steel rod set;

THENCE North 16 deg. 17 min. 49 sec. West, a distance of 568.33 ft. to a 1 inch steel rod set;

THENCE North 16 deg. 02 min. 24 sec. East, a distance of 129.66 ft. to a 1 inch steel rod set;

THENCE North 48 deg. 57 min. 33 sec. East, a distance of 129.41 ft. to a 1 inch steel rod set;

THENCE North 00 deg. 05 min. 01 sec. West, a distance of 77.13 ft. to a 1 inch steel rod set;

THENCE North 61 deg. 15 min. 44 sec. East, a distance of 66.30 ft. to a 1 inch steel rod set in the most Northerly North line of said 47,992 acre tract;

THENCE South 81 deg. 09 min. 55 sec. East, with the North line of said 47,992 acre tract, at a distance of 42.37 ft. passing the most Northerly Northeast corner of said 47,992 acre tract, and continuing for a total distance of 41.84 ft. to a 1 inch steel rod set in the West line of a new segment of said 60 ft. wide Roadway and Utility Easement previously referred to, said new segment being described on Exhibit "A" attached to Agreement recorded in Volume 2352, Page 769 of said Real Property Records;

THENCE in a Southwesterly direction, with the West line of said new segment, and with a curve to the left having a radius of 136.43 ft., (chord bears South 40 deg. 40 min. 15 sec. East, a distance of 10.42 ft.) to a 1 inch steel rod set, said rod marking the Southwest corner of said new segment, the Northwest corner of the above referenced 2,634 acre tract;

THENCE North 47 deg. 08 min. 30 sec. East, with the North line of said 2,634 acre tract, a distance of 60.00 ft. to the point of beginning and containing 16,700 acres of land;

Jerry F. Montgomery, Registered Professional Land Surveyor, hereby certify that this plat was prepared from a survey made on the ground on the property legally described herein and is true and correct to the best of my knowledge and belief.

JERRY F. MONTGOMERY, R.P.L.S. # 1000

7-24-96
DATE



Preston Club Development Company, owner and developer of Preston Club, The Classics Subdivision to Grayson County, Texas, do hereby declare to the Preston Club Homeowners Association, the use of private roadway and utility easements in said Preston Club, The Classics Subdivision, said private road and utility easements are to be maintained by said Preston Club Homeowners Association exclusively.

Witness by and this 24th day of July, 1996

Robert J. Tate and Drew C. Latsch

THE STATE OF TEXAS
COUNTY OF GRAYSON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate and Drew C. Latsch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Witness my hand and seal of office this 24th day of July, 1996



Cathy Downtain
NOTARY PUBLIC, GRAYSON COUNTY, TEXAS

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 24th day of July, 1996, the Grayson County Commissioner's Court by appropriate Minute Order did find that this final plat of Preston Club, The Classics Subdivision, an Addition to Grayson County, Texas is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this 24th day of July, 1996

ATTEST: Horace Graft
HORACE GRAFT, COUNTY CLERK

Douglas Walker
DOUGLAS WALKER, COMMISSIONER PCT. 1

Gene Short
GENE SHORT, COMMISSIONER PCT. 4

Carol Shea
CAROL SHEA, COMMISSIONER PCT. 3

Joe Hecron
JOE HECRON, COMMISSIONER PCT. 2

Anna Jackson
ANNA JACKSON, COUNTY CLERK, GRAYSON COUNTY, TEXAS

13516
FILED FOR RECORD
JUL 24 1996
GRAYSON COUNTY, TEXAS
JERRY F. MONTGOMERY, R.P.L.S. # 1000
COUNTY CLERK

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bicknack Survey, Abstract No. 128, being all of a 6.48 acre tract of land conveyed from Draw C. LaBarbera, by deed to Robert J. Tate, recorded in Volume 2867, Page 538, Deed Records, Grayson County, Texas, and also being part of a 47.982 acre tract of land described in Tract One by deed from Jimmy Jack Beale to Draw C. LaBarbera, dated May 29th, 1992, recorded in Volume 2215, Page 257, Real Property Records, Grayson County, Texas, and also being part of a 12.513 acre tract of land described in Tract Two by deed from Lee Charles Huggins, et ux to Draw C. LaBarbera recorded in Volume 2280, Page 116, Real Property Records, Grayson County, Texas, and being a part of a 2.634 acre tract of land conveyed by C.H. Gillespie, III, Trustee to Robert J. Tate and Draw C. LaBarbera as described by deed in Volume 2478, Page 652, Real Property Records, Grayson County, Texas;

Beginning at a found 1/2" steel rod on the East side of said 2.634 acre tract, said rod maintaining the Northeast corner of Lot Five, Block Six, of Preston Club, The Classics Subdivision, as recorded by Plat in Volume 10, Page 58 and 59A, Plat Records, Grayson County, Texas;

Thence South 06°44'20" West, a distance of 176.50 feet to a found 1/2" steel rod, said rod also being a common lot corner of Lots Two and Three, Block Six, of said subdivision;

Thence North 73°05'16" West, a distance of 220.59 feet to a found 1/2" steel rod, said rod being located on the North line of Lot Six, Block Five, of said subdivision;

Thence North 82°02'42" West, a distance of 113.08 feet to a found 1/2" steel rod, said rod being the common lot corner of Lot Four and Five, Block Five, of said subdivision;

Thence North 52°32'42" West, a distance of 100.00 feet to a found 1/2" steel rod, said rod being the common lot corner of Lot Two and Three, Block Five, of said subdivision;

Thence North 33°10'05" West, a distance of 194.45 feet to a found 1/2" steel rod, said rod being the Northeast corner of Lot Three, Block Four, and also being located on the North Right-of-Way of Mesquite Circle;

Thence North 40°50'47" West, a distance of 383.57 feet to a found 1/2" steel rod, said rod being South 14°50'37" East, 8.51 feet from the common lot corner of Lot Three and Four, Block Three, of said subdivision;

Thence North 14°50'37" West, a distance of 129.95 feet to a found 1/2" steel rod;

Thence North 67°00'00" East, a distance of 296.57 feet to a found 1/2" steel rod, said rod being located on the East line of said 80 foot roadway and utility easement;

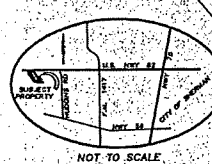
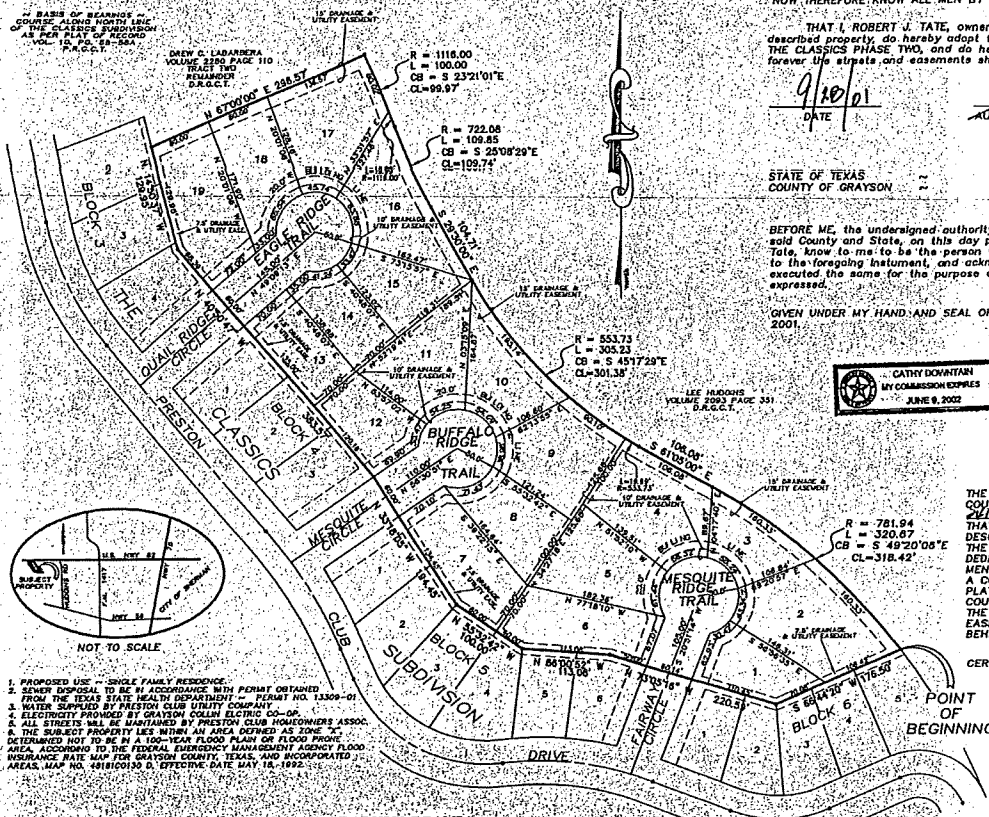
Thence in a southeasterly direction with a non-tangent curve to the right having a radius of 1,116.00 feet (chord bears South 23°21'01" East, 99.87 feet) an arc length of 100.00 feet to a found 1/2" steel rod, said rod also being the point of reverse curve to the left having a radius of 722.08 feet (chord bears South 25°08'29" East, 109.74 feet) an arc length of 109.85 feet to a found 1/2" steel rod;

Thence South 29°30'00" East, a distance of 104.71 feet to a found 1/2" steel rod;

Thence in a southeasterly direction with a curve to the left having a radius of 553.73 feet (chord bears South 45°17'29" East, 301.38 feet) an arc length of 303.23 feet to a found 1/2" steel rod;

Thence South 61°05'00" East, a distance of 106.08 feet to a found 1/2" steel rod;

Thence in a southeasterly direction with a curve to the right having a radius of 781.94 feet (chord bears South 49°20'06" East, 318.42 feet) an arc length of 320.67 feet to the POINT OF BEGINNING and containing 6.478 acres of land.



1. PROPOSED USE - SINGLE FAMILY RESIDENCE.
2. SEWER DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPARTMENT - PERMIT NO. 12309-01.
3. WATER SUPPLIED BY PRESTON CLUB UTILITY COMPANY.
4. ELECTRICITY PROVIDED BY GRAYSON COUNTY ELECTRIC CO-OP.
5. ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.
6. THE SUBJECT PROPERTY LIES WITHIN AN AREA DEEMED AS ZONE 7, DETERMINED NOT TO BE IN A 100-YEAR FLOOD PLAIN OR FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 481810150 D, EFFECTIVE DATE MAY 18, 1992.



(IN FEET)

1 inch = 100 ft

FINAL PLAT

PRESTON CLUB THE CLASSICS - PHASE TWO

AN ADDITION TO
GRAYSON COUNTY, TEXAS
6.478 ACRES
OUT OF THE
DANIEL BICKNACK SURVEY
ABST. NO. 128

03-01-2001
OWNER - DEVELOPER
ROBERT J. TATE
P.O. BOX 551
SHERMAN, TEXAS 75091
903-893-2711

UNDERWOOD
DRAFTING & SURVEYING, INC.

133410
FILED FOR RECORD
10-4-01
Recorded in Vol. 11, Page 72
Plat Records Grayson County
SARA JACKSON
County Clerk, Grayson Co., Texas
By: [Signature] Deputy

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

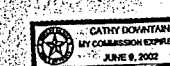
THAT I, ROBERT J. TATE, owner of the herein above described property, do hereby adopt this plat of said property as THE CLASSICS PHASE TWO, and do hereby dedicate to the public use forever the streets and easements shown on this plat.

9/10/01
DATE
AUTHORIZED: ROBERT J. TATE

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 Robert J. Tate, 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 28th day of September, 2001.



Cathy Downtain
Notary Public in and for the State of Texas
June 9, 2002
Commission Expires

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 28th DAY OF September, 2001, THAT ALL OF THE OWNERS OF THE REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER UNTO THE GRAYSON COUNTY COMMISSIONER'S COURT THEIR DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS TO THE PUBLIC. A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT; AND THE GRAYSON COUNTY COMMISSIONER'S COURT DID BY APPROPRIATE MINUTE ORDER ACCEPT THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS ON THE BEHALF OF THE PUBLIC.

CERTIFIED THIS 10th DAY OF October, 2001.

[Signature]
COUNTY CLERK
GRAYSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.

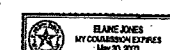


[Signature]
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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 Douglas W. Underwood, 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 28th day of September, 2001.



[Signature]
Blake Jones
Notary Public in and for the State of Texas
5/10/02
Commission Expires

THIS FINAL PLAT APPROVED
THIS 24th DAY OF September, 2001 BY COMMISSIONER'S COURT

[Signature]
County Judge
[Signature]
Commissioner
[Signature]
Commissioner

[Signature]
Commissioner
[Signature]
Commissioner

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 28th DAY OF September, 2001, THE GRAYSON COUNTY COMMISSIONER'S COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS FINAL PLAT OF THE CLASSICS PHASE TWO IS IN COMPLIANCE WITH THE APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

CERTIFIED THIS 28th DAY OF September, 2001.

[Signature]
COUNTY CLERK
GRAYSON COUNTY

E-9-274

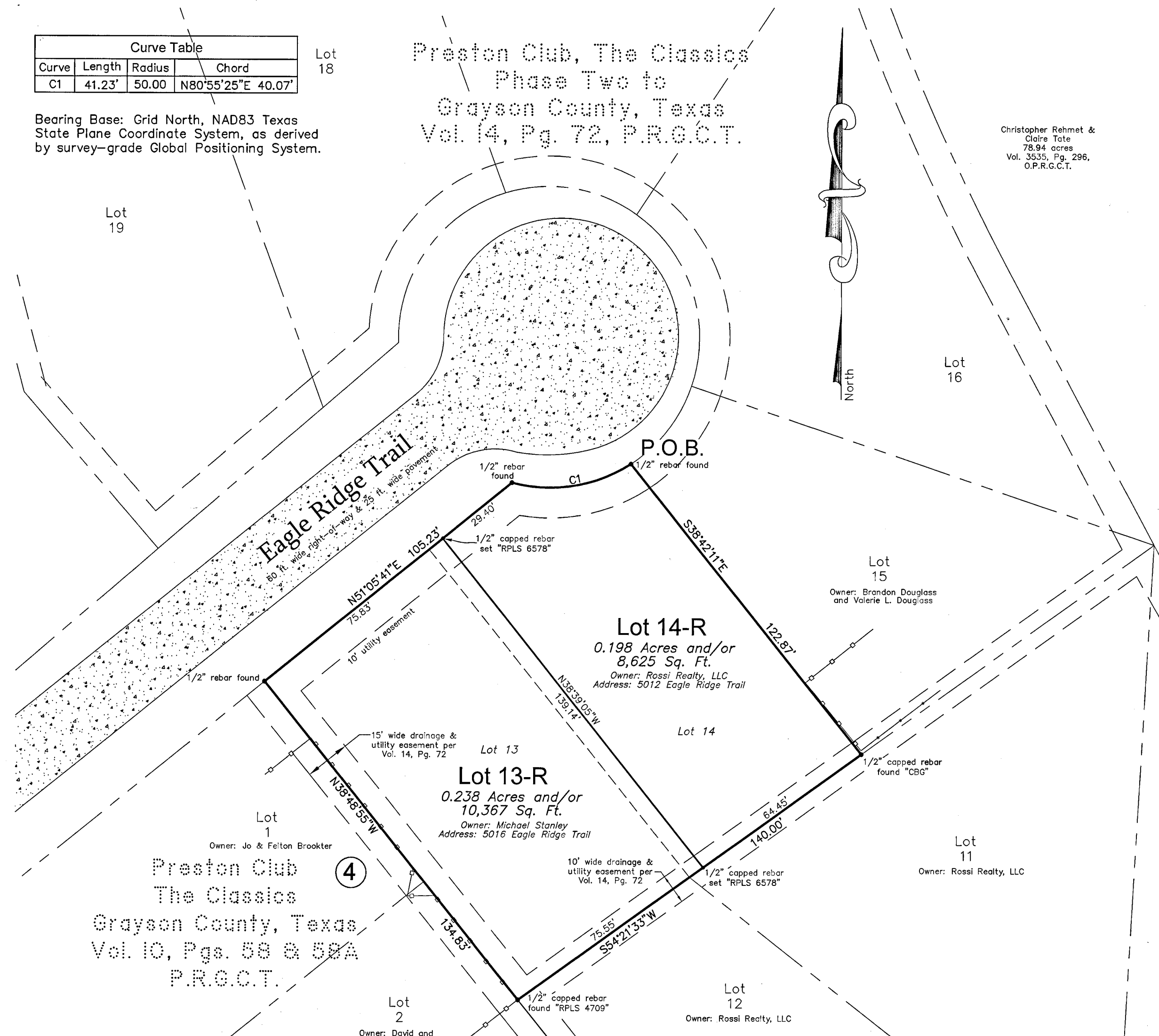
20643

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

Vol-14 Pg-72

Curve Table			
Curve	Length	Radius	Chord
C1	41.23'	50.00'	N80°55'25"E 40.07'

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

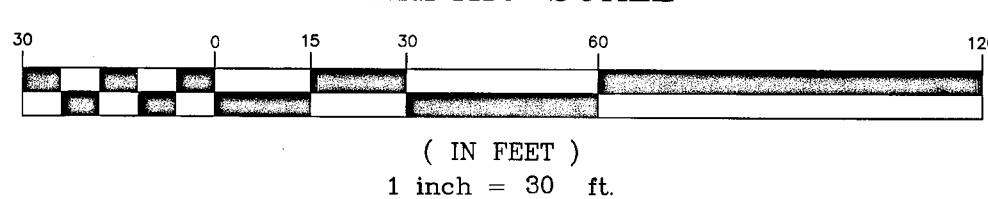


Replat of Lots 13 & 14 Preston Club, The Classics, Phase Two to Grayson County, Texas 0.436 Acres in the Daniel Bickenbach Survey Abstract No. 128

Owners:
Rossi Realty, LLC (Lot 14-R)
6912 Branch Trail
Frisco, Texas 75035

Michael Stanley (Lot 13-R)
5016 Eagle Ridge Trail
Sherman, Texas 75092

GRAPHIC SCALE

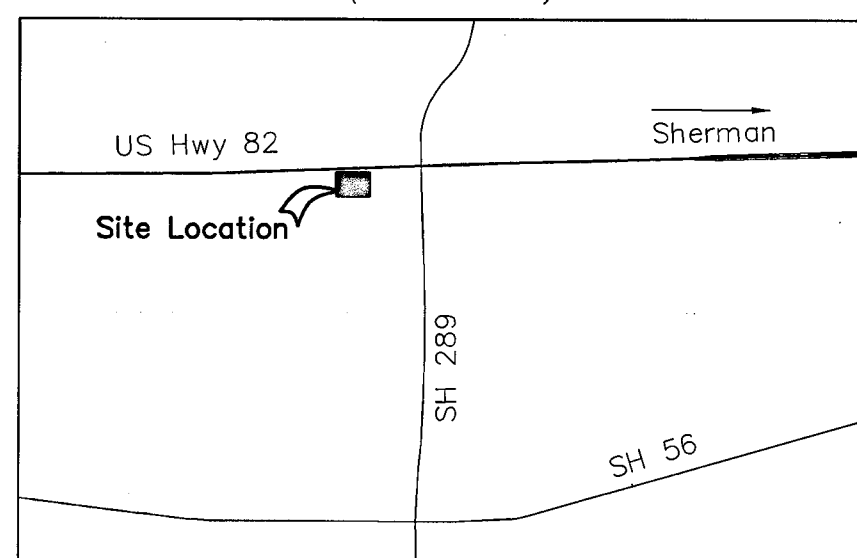


PROJECT # 17SC2305

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/11/2017 9:49:09 AM
In the PLAT Records
PRESTON CLUB REPLAT
Doc Number: 2017-3261
Number of Pages: 2
Amount: 32.00
Order#: 20171011000190
By: JM



Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by Texas Rain Holding Company.
2. Sewer service to be provided by Texas Rain Holding Company.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by or adjacent to the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818102275 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100
109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

S:\Land Projects R2\Lots-13-14-Preston-Club- Classics-Phase-2\Topo.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:05 PM

SITUATED in the County of Grayson, State of Texas, and being a part of the Daniel Bickenbach Survey, Abstract No. 128 and being all of Lots 13 and 14 of Preston Club, The Classics, Phase Two an Addition to Grayson County, Texas as shown by plat of record in Volume 14, Page 72, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the South line of Eagle Ridge Trail, a public street, at the Northeast corner of both said Lot 14 and the herein described tract, the Northwest corner of Lot 15, said Preston Club, The Classics, Phase Two;

THENCE South 38 deg. 42 min. 11 sec. East, with the East line of said Lot 14, the West line of said Lot 15, a distance of 122.87 feet to a 1/2 inch capped rebar found stamped "GBC", maintaining the Southeast corner of both said Lot 14 and the herein described tract and the Southwest corner of said Lot 15, on the North line of Lot 11, said Preston Club, The Classics, Phase Two;

THENCE South 54 deg. 21 min. 33 sec. West, with the South lines of said Lots 14 and 15, the North line of said Lot 11 and Lot 12, said Preston Club, The Classics, Phase Two, a distance of 140.00 ft. to a 1/2 inch capped rebar found stamped "RPLS 4709" at the Northwest corner of said Lot 12, the Southeast corner of Lot 2, Block 4, Preston Club, The Classics to Grayson County, Texas as per plat of record in Volume 10, Pages 58 & 58A, said Plat Records, at the Southwest corner of both said Lot 13 and the herein described tract;

THENCE North 38 deg. 48 min. 55 sec. West, with the West line of said Lot 13 and the East lines of said Lot 2, Block 4 and Lot 1, said Preston Club, The Classics, a distance of 134.83 feet to a 1/2 inch rebar found, maintaining the Northeast corner of said Lot 1, Block 4 and the Northwest corner of both said Lot 13 and the herein described tract;

THENCE North 51 deg. 05 min. 41 sec. East, with the South line of Eagle Ridge Trail and the North lines of said Lots 13 and 14, a distance of 105.23 ft. to a 1/2 inch rebar found at the beginning of a curve on a cul-d-sac;

THENCE in a Southeasterly direction, continuing with the North line of said Lot 14 and the South line of said Eagle Ridge Trail and with a curve to the left around said cul-d-sac having a radius of 80.00 feet (chord bears: North 80 deg. 55 min. 25 sec. East, 40.07'), an arc length of 41.23 ft. to the **PLACE OF BEGINNING** and containing **0.436 ACRES** of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 Date: 6/25/17



We, Authorized Representative of Rossi Realty, LLC, and Michael Stanley, owners of Lots 13 and 14, Preston Club, The Classics, Phase Two, to Grayson County, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

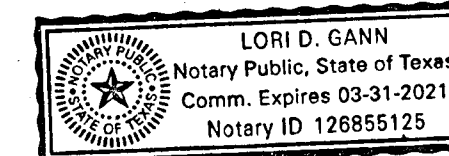
Andrew Miller, Authorized Representative of Rossi Realty, LLC

Michael Stanley

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Andrew Miller 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 21 day of September, 2017.

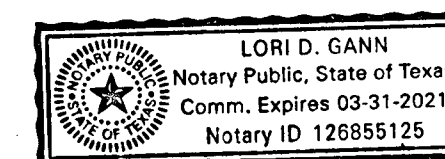
Lori D. Gann
Notary Public, Grayson County, Texas



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Michael Stanley, 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 21 day of September, 2017.

Lori D. Gann
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lots 13 and 14, Preston Club, The Classics, Phase Two, to Grayson County, Texas is hereby approved this 20th day of June, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

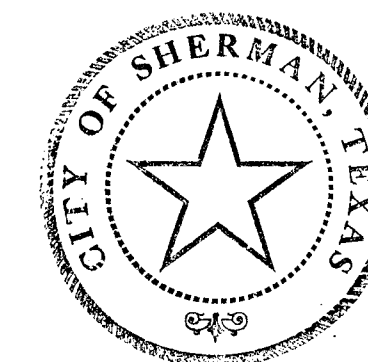
Chad Whelan Chairman Scott Shadden Secretary

This, the final plat of Replat of Lots 13 and 14, Preston Club, The Classics, Phase Two, to the City of Sherman, Texas, is hereby approved this 17th day of July, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: [Signature] 07/21/2017
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 12 and 13, Preston Club, The Classics, to Grayson County, Texas, was submitted to the city council of Sherman, Texas, on the 17th day of July, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 21st DAY OF September, 2017 BY: Shirley Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/11/2017 9:49:09 AM
In the PLAT Records
PRESTON CLUB REPLAT
Doc Number: 2017-3261
Number of Pages: 2
Amount: 32.00
Order#: 20171011000190
By: JM



SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100
109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

S:\Land Projects R2\Lots-13-14-Preston-Club- Classics-Phase-2\Topo.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:05 PM

h-900

"Plan of 10.27 Ac."
Lee Charles Hughes, et al
to
Christopher Rahmet &
Clare Tate Rahmet
Vol. 2024, Pg. 208
September 17, 2003

"13.66 Ac."
C. E. Fulkner, et al
to
Don & P. Stang
Vol. 2218, Pg. 418
October 21, 1982

"Plan of 62.00 Ac."
C. E. Fulkner
to
Christopher Rahmet &
Clare Tate Rahmet
Vol. 2022, Pg. 179
May 8, 2003

J. M. THOMAS
ABST. NO. 1234

SURVEY
128

DANIEL
ABST.

BICKENBACK
NO.

GOLF
COURSE

JOHN K. MILLER SURVEY
ABST. NO. 819

PRESTON CLUB THE CLASSICS - PHASE THREE

An Addition to Grayson County, Texas

2294 Acres

PLAT PREPARED APRIL 18, 2006

OWNERS

Robert J. Tate
4520 Tanager Parkway
Sherman, Texas 75090
Tele. 903-863-2111

Christopher Rahmet &
Clare Tate Rahmet
4520 Tanager Parkway, Suite 1
Sherman, Texas, 75090
Tele. 903-892-4440

SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

Notice
Blocking the flow of water or construction of
improvements in drainage easements, and
filling or obstructing the roadway is prohibited.

General Notes

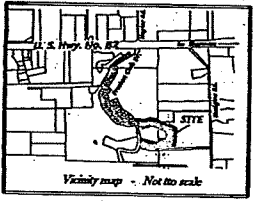
Land Usage to be Single Family Residential only.

All Streets will be maintained by Preston Club
Homeowners Association.

All street right of way to become property of Preston
Club Homeowners Association.

A Floodplain development permit will be required
from Grayson County for any construction in the
floodplains.

BEARING BASE:
Measurement along the East Line of 20,000 Acres tract
conveyed to Rob Tate per record housing set forth in
Vol. 2168, Pg. 203, Official Public Records, G.C.T.



Vicinity map - Not to scale

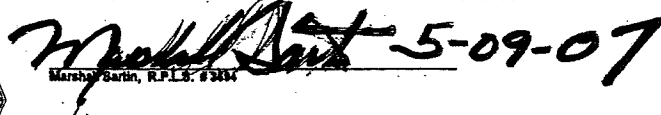


Scale 1"=100'
TATES/TEHS

12007
FILED FOR RECORD
5-18-06
at 11:25 o'clock
Recorded by Vol. 19 Page 46
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By *Jana Catipol*
Deputy

20645

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



By: Christopher R. Brown

Buyer's Name

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 10 day of May 2007

Tanya D Boehm
NOTARY PUBLIC, State of Texas

I, Drew Bynum, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Drew Bynum, County Judge
Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 7th day of May, 2007, the Grayson County Commissioner's Court by appropriate minute order did find this final plat of PRESTON CLUB, THE CLASSICS, PHASE THREE is in compliance with all applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this 15th day of Nov, 2007.

Wilma Bush
County Clerk, Grayson County, Texas.

5-15-07

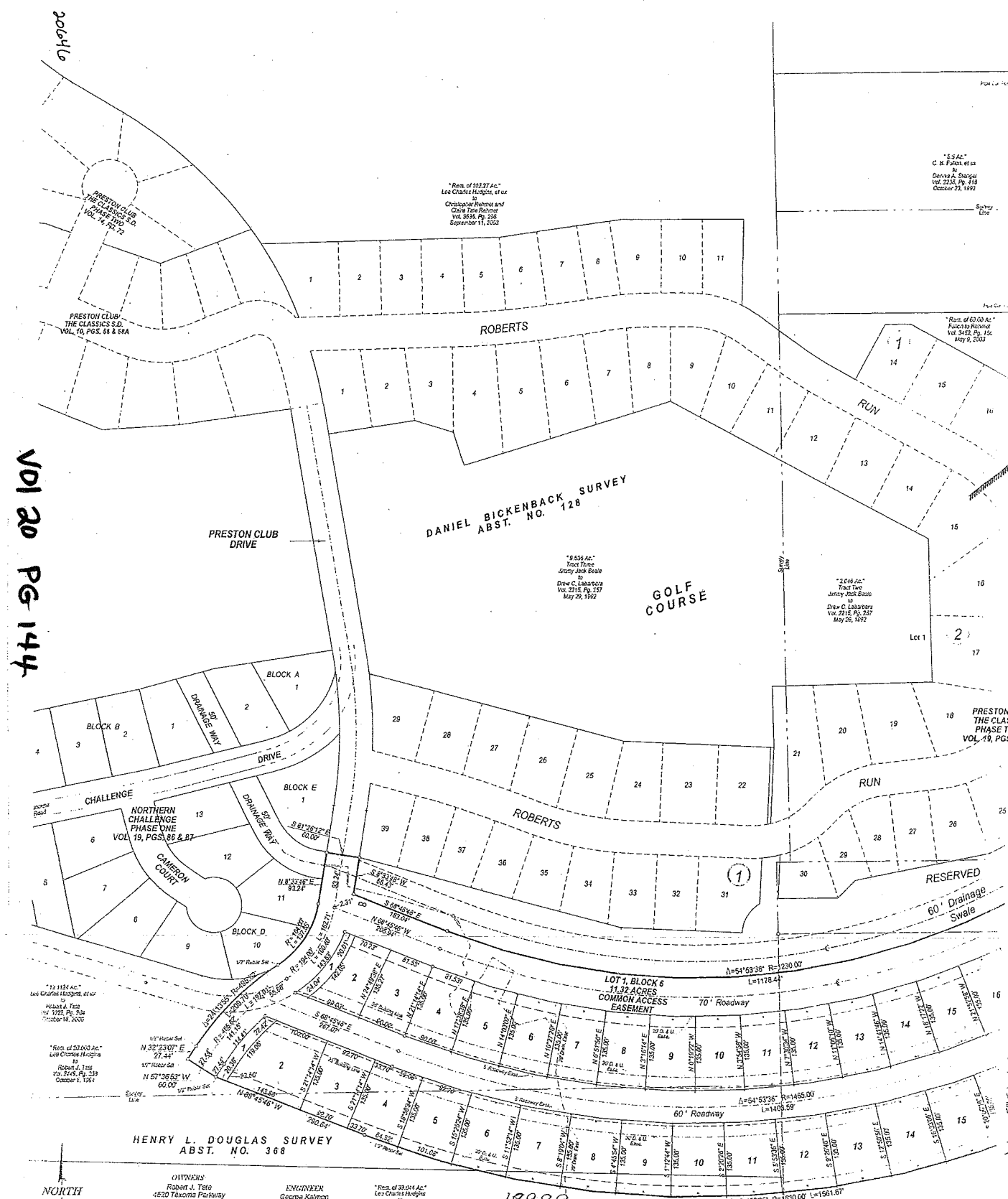
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

12007
FILED FOR RECORD
5-18-20 07
et 11:05 a'clock 4 M
Recorded in Vol. 19 Page 47
Plat Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Sandra Carvel
Deputy

TATSD2B3
SHEET 2 OF 2

E-9-276

Vol 20 PG 144



18989
SHEET 1 OF 1
Vol 20 PG 144
Preston Club
The Classics -
Phase Four

OWNERS
Robert J. Tate
4520 Tacoma Parkway
Sherman, Texas 75090
Tel: 903-893-2111
Christopher Robinson &
Clive Tate Robinson
4520 Tacoma Parkway, Suite 1
Sherman, Texas 75090
Tel: 903-893-2111

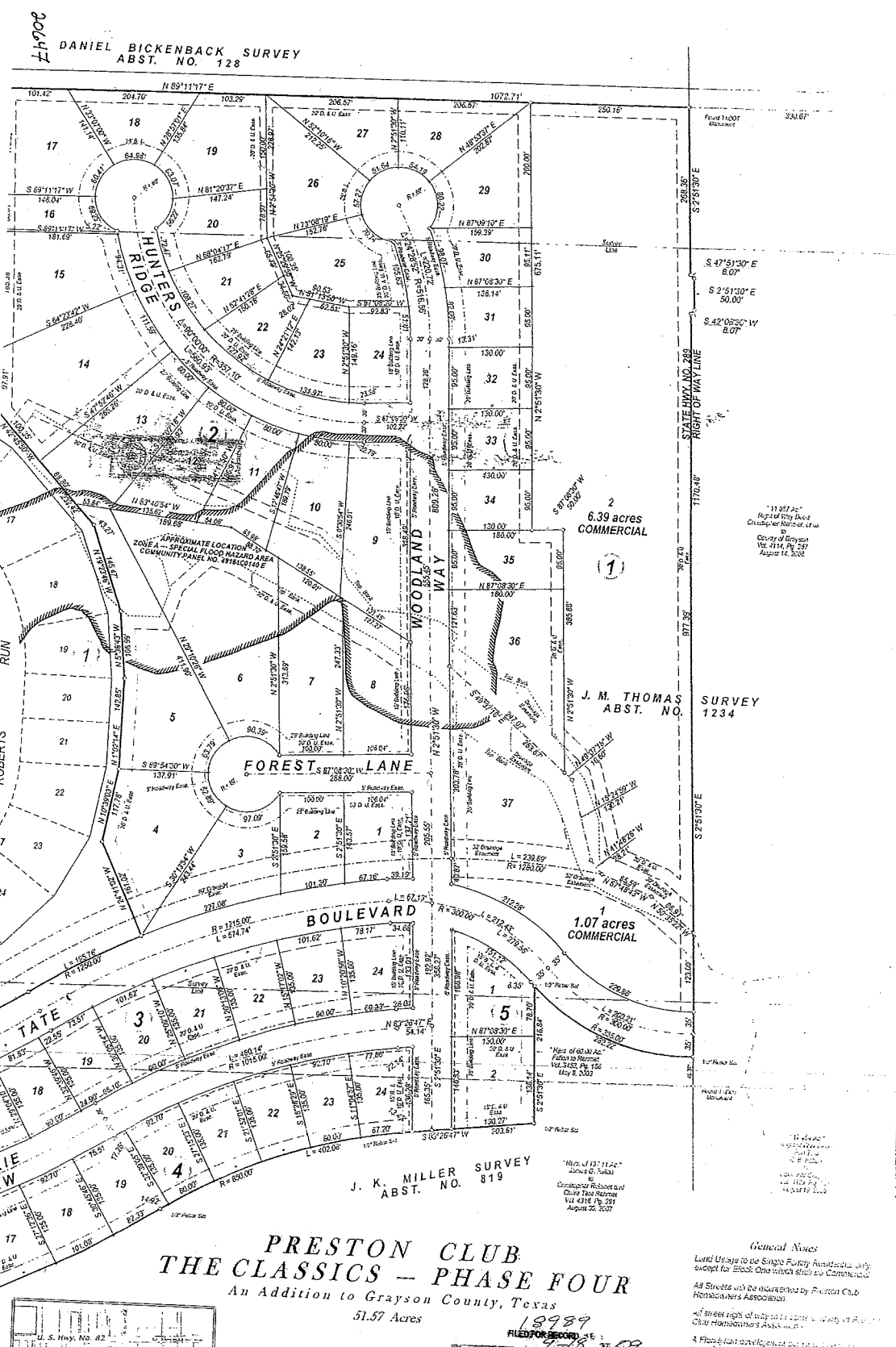
ENGINEER
George Kaimowitz
1614 W. Murray Street
Denton, Texas 76202
Tel: 903-455-1177
Cell: 903-813-6009

"Rec. of 38.04 Ac."
Lee Charles Huggins, et ux
to
Christopher Robinson and
Clive Tate Robinson
Vol. 2016, Pg. 236
September 11, 2002

"Rec. of 52.600 Ac."
Lee Charles Huggins, et ux
to
Robert J. Tate
Vol. 2016, Pg. 339
October 1, 2002

"Rec. of 52.600 Ac."
Lee Charles Huggins, et ux
to
Robert J. Tate
Vol. 2016, Pg. 339
October 1, 2002

"Rec. of 52.600 Ac."
Lee Charles Huggins, et ux
to
Robert J. Tate
Vol. 2016, Pg. 339
October 1, 2002



18989
SHEET 1 OF 1
Vol 20 PG 145
Preston Club
The Classics - Phase Four
An Addition to Grayson County, Texas
51.57 Acres

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1853 Sherman, Texas 75091-1853
Ph: (903) 992-8003 Fax: (903) 963-2970

General Notes
Land Use: to be Single Family Residential, only
except for Block One which shall be Commercial.
All Streets and the boundaries by Preston Club
Homeowners Association.
All fees and costs of survey shall be paid by the
Club Homeowners Association.
A Plat of this survey, filed for record in the
Public Records of Grayson County, Texas, is hereby
certified to be correct.
A 5' Utility Easement is shown on the survey and
is to be used for utility purposes only.
The survey was made by the undersigned on or about
the 1st day of September, 2002.

LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the DANIEL BICKENBACK SURVEY, Abstract No. 128, the HENRY L. DOUGLAS SURVEY, Abstract No. 368, the J. M. THOMAS SURVEY, Abstract No. 1234, and the JOHN K. MILLER SURVEY, Abstract No. 819, being a part of a 20.000 acre tract of land conveyed by Lee Charles Hudgins to Robert J. Tate by deed dated October 1, 1994, recorded in Volume 2449, Page 239, Official Public Records, Grayson County, Texas, part of a 39.044 acre tract of land conveyed by Lee Charles Hudgins to Robert J. Tate by deed dated October 1, 1994, recorded in Volume 2449, Page 244, Official Public Records, Grayson County, Texas, part of a 12.1124 acre tract of land conveyed by Lee Charles Hudgins, et ux to Robert J. Tate by deed dated October 16, 2000, recorded in Volume 3022, Page 304, Official Public Records, Grayson County, Texas, part of a 60.00 acre tract of land conveyed by C. B. Fallon to Christopher Rehmet, and Claire Tate Rehmet by deed dated May 9, 2003, recorded in Volume 3452, Page 156, Official Public Records, Grayson County, Texas, and part of a 137.11 acre tract of land conveyed by James G. Fallon to Christopher Rehmet, and Claire Tate Rehmet by deed dated August 30, 2007, recorded in Volume 4316, Page 291, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found TXDOT monument maintaining the Northwest corner of an 11.657 acre tract of land previously conveyed out of said 60.00 acre tract by deed from Christopher Rehmet, et ux to the County of Grayson, dated August 14, 2006, recorded in Volume 4114, Page 287, Official Public Records, Grayson County, Texas, at the intersection of the most Northerly North line of said 60.00 acre tract, the most Easterly South line of a 5.5 acre tract of land conveyed by C. B. Fallon, et ux to Dennis A. Stengel by deed dated October 23, 1992, recorded in Volume 2238, Page 418, Real Property Records, Grayson County, Texas with the West right-of-way line of proposed State Highway No. 289;

THENCE in a Southerly direction with the West right-of-way line of proposed State Highway No. 289, and with the West line of said Grayson County 11.657 acre tract, the following calls and distances:

South 02 deg. 51 min. 30 sec. East, a distance of 268.36 feet to a found TXDOT monument;
South 47 deg. 51 min. 30 sec. East, a distance of 8.07 feet to a found TXDOT monument;
South 02 deg. 51 min. 30 sec. East, a distance of 50.00 feet to a found TXDOT monument;
South 42 deg. 08 min. 30 sec. West, a distance of 8.07 feet to a found TXDOT monument;
South 02 deg. 51 min. 30 sec. East, a distance of 1170.48 feet to a set 1/2 inch capped rebar stamped SARTIN-3694, from which the Southwest corner of said 11.657 acre tract, the Northeast corner of said 137.11 acre tract, the Northwest corner of a 17.454 acre tract of land described as Parcel No. 25 Part Two in deed from C. B. Fallon to the County of Grayson recorded in Volume 4129, Page 161, bears South 02 deg. 51 min. 30 sec. East, a distance of 46.37 feet;

THENCE in a Northwesterly direction with a curve to the right having a radius of 335.00 feet, (chord bears North 68 deg. 43 min. 27 sec West, 273.95 ft.), a distance of 282.22 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 02 deg. 51 min. 30 sec. East, crossing the Southerly South line of said 60.00 acre tract, the North line of said 137.11 acre tract, and continuing for a total distance of 216.84 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 83 deg. 26 min. 47 sec. West, a distance of 203.81 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Southwesterly direction with a curve to the left having a radius of 850.00 feet, (chord bears South 69 deg. 53 min. 41. sec. West, 398.35 ft.), a distance of 402.08 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE in a Southwesterly direction with a curve to the right having a radius of 1630.00 feet, (chord bears South 83 deg. 47 min. 25 sec. West, 1502.63 ft.), crossing the West line of said 137.11 acre tract, the East line of said 39.044 acre tract, and continuing, crossing the North line of said 39.044 acre tract, the South line of said 20.000 acre tract, and continuing for a total distance of 1561.67 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE North 68 deg. 45 min. 46 sec. West, a distance of 290.64 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 57 deg. 36 min. 53 sec. West, a distance of 60.00 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 32 deg. 23 min. 07 sec. East, a distance of 27.44 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Northeasterly direction with a curve to the right having a radius of 495.82 feet, (chord bears North 44 deg. 30 min. 04 sec. East, 208.14 ft.), crossing a North line of said 20.000 acre tract, a South line of said 12.1124 acre tract, and continuing for a total distance of 209.70 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve, in a curve along a Northwesterly line of said 12.1124 acre tract, the Southeastly line of Lot Ten in Block "D" of Northern Challenge, Phase One, an Addition to Grayson County, Texas as shown by plat of record in Volume 19, Pages 86 & 87, Plat Records, Grayson County, Texas;

THENCE in a Northeasterly direction with a Westerly line of said 12.1124 acre tract, the Easterly line of said Northern Challenge Addition, and with a curve to the left having a radius of 164.00 feet (chord bears North 32 deg. 35 min. 25 sec. East, 133.55 ft.), a distance of 137.55 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE North 08 deg. 33 min. 48 sec. East, continuing with a West line of said 12.1124 acre tract, the Easterly line of said Northern Challenge Addition, a distance of 93.24 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 81 deg. 26 min. 12 sec. East, a distance of 60.00 feet to a found 112 inch capped rebar stamped SARTIN-3694 maintaining the Southwest corner of Lot Thirty nine in Block One of Preston Club, The Classics, Phase Three, an Addition to Grayson County, Texas as shown by plat of record in Volume 19, Pages 46 & 47, Plat Records, Grayson County, Texas on an East line of said 12.1124 acre tract, a West line of said 20.000 acre tract;

THENCE South 08 deg. 33 min. 48 sec. West, with an East line of said 12.1124 acre tract, a West line of said 20.000 acre tract, a distance of 66.43 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 68 deg. 45 min. 46 sec. East, a distance of 183.04 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Northeasterly direction with a curve to the left having a radius of 1230.00 feet, (chord bears North 83 deg. 47 min. 25 sec. East, 1133.88 ft.), crossing the East line of said 20.000 acre tract, the West line of said 137.11 acre tract, and continuing, crossing the North line of said 137.11 acre tract, the South line of said 60.00 acre tract, and continuing for a total distance of 1178.44 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE in a Northeasterly direction with a curve to the right having a radius of 1250.00 feet, (chord bears North 60 deg. 49 min. 47 sec. East, 195.56 ft.), a distance of 195.76 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 24 deg. 41 min. 02 sec. West, a distance of 161.02 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 10 deg. 39 min. 03 sec. East, a distance of 117.78 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 01 deg. 02 min. 14 sec. East, a distance of 142.85 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 05 deg. 38 min. 43 sec. West, a distance of 106.99 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 19 deg. 23 min. 46 sec. West, a distance of 145.47 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 42 deg. 45 min. 50 sec. West, a distance of 232.42 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 01 deg. 46 min. 44 sec. West, at a distance of 97.91 feet passing an ell corner of said 60.00 acre tract, the most Southerly Southeast corner of the above mentioned Stengel 5.5 acre tract, and continuing with the most Northerly West line of said 60.00 acre tract an East line of said 5.5 acre tract, for a total distance of 513.32 feet to a pipe corner post maintaining the most Northerly Northwest corner of said 60.00 acre tract, an ell corner of said 5.5 acre tract;

THENCE North 89 deg. 11 min. 17 sec. East, with the most Northerly North line of said 60.00 acre tract, a South line of said 5.5 acre tract, a distance of 1072.71 feet to the PLACE OF BEGINNING, and containing 51.57 ACRES OF LAND more or less....

18989
FILED FOR RECORD
at 11:48 AM on 9-20-09
Plat 20
Records Grayson County, Texas
SARTIN & ASSOCIATES, INC.
SHERMAN, TEXAS
By [Signature]
Deputy

PRESTON CLUB
THE CLASSICS - PHASE FOUR
An Addition to Grayson County, Texas

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

SHEET 3 OF 4

CLASS4G3.pcs

E-79279

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

Marshall Sartin, R.P.L.S. # 3694



That we, Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, owners and developers of PRESTON CLUB, THE CLASSICS - PHASE FOUR, an addition to Grayson County, Texas do hereby certify that the Preston Club Homeowners Association Classics Four, the use of private roadway and utility easements in said Preston Club, The Classics, Phase Four, said private road and utility easements are to be maintained by said homeowners association exclusively.

By: Robert J. Tate

By: Christopher Rehmet

By: Claire Tate Rehmet

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 3 day of September, 2008.



NOTARY PUBLIC, State of Texas

I, Drue Bynum, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Drue Bynum, County Judge
Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the day of September, 2008, the Grayson County Commissioner's Court by appropriate minute order did find this final plat of PRESTON CLUB, THE CLASSICS - PHASE FOUR is in compliance with all applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this day of September, 2008.

County Clerk, Grayson County, Texas.

Date:

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the day of September, 2008, that all the owners of real property described above did execute and deliver unto the Grayson County Commissioner's Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Grayson County Commissioner's Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this day of September, 2008.

County Clerk, Grayson County, Texas.

Date:

Approved this 18th day of March, 2008 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN
SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 7th day of April, 2008

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of PRESTON CLUB, THE CLASSICS - PHASE FOUR to the City of Sherman, Texas submitted to the City Council on the 7th day of April, 2008 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed

Witness my hand this 17th day of September, 2008

CITY CLERK, City of Sherman, Texas



18989
FILED FOR RECORD
at 11:48 AM on 9-20-09
Plat 20
Records Grayson County, Texas
SARTIN & ASSOCIATES, INC.
SHERMAN, TEXAS
By [Signature]
Deputy

PRESTON CLUB
THE CLASSICS - PHASE FOUR
An Addition to Grayson County, Texas

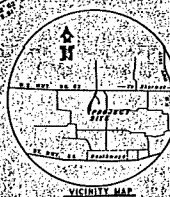
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

SHEET 3 OF 4

CLASS4G3.pcs

E-79280

VOL 20 PG 147



MONTGOMERY LAND SURVEYING
2727 LOY LAKE RD., DENISON, TEXAS 75020
(803) 463-6603 FAX (803) 463-3148

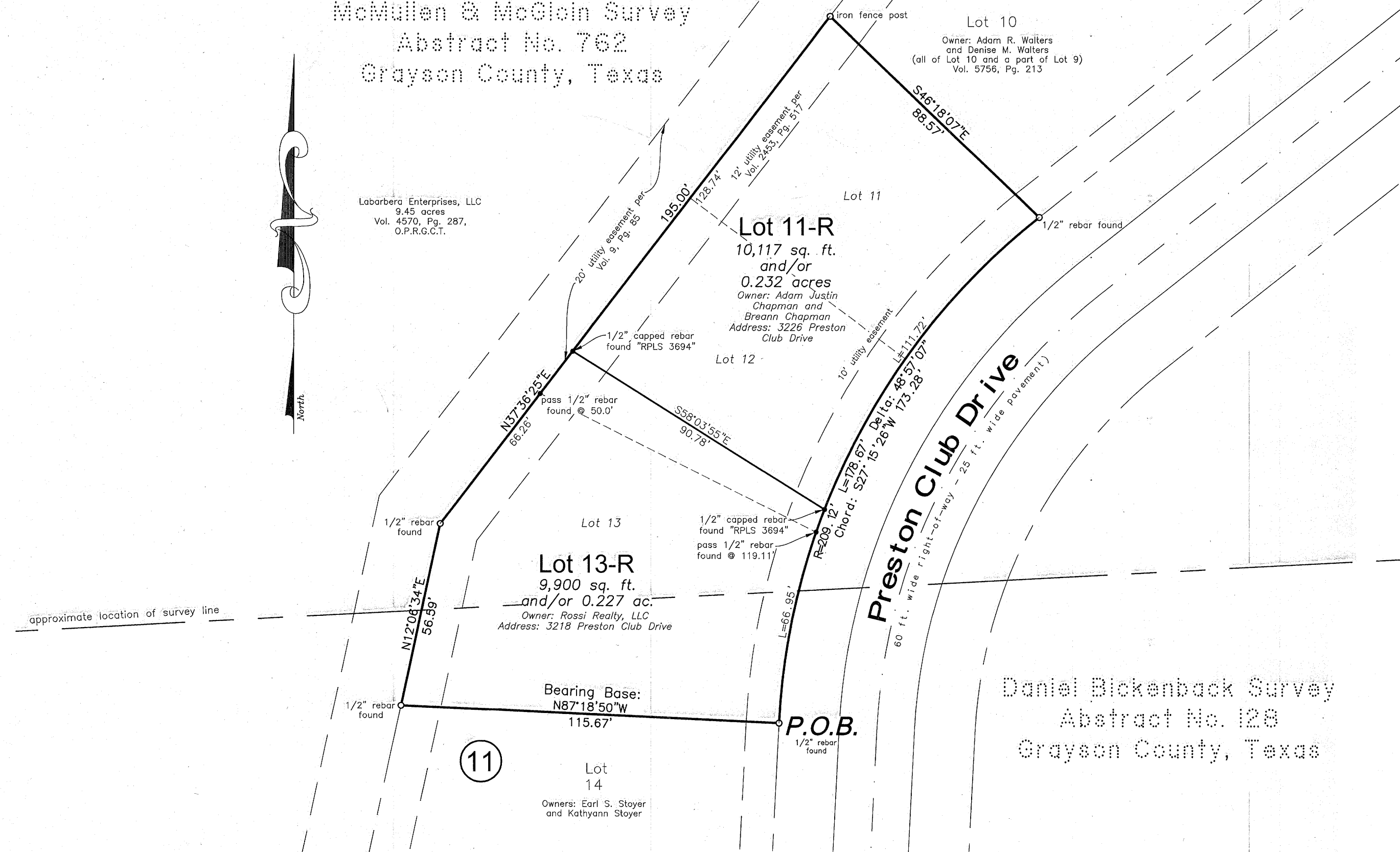
Curve	Δ	R	PI	Chord	Chord Bearing
A	$15^{\circ}21'28''$	298.42	41.93°	53.66'	S $30^{\circ}34'20''$ E
B	$4^{\circ}28'02''$	3437.97	537.62°	537.13'	S $55^{\circ}38'01''$ W
C	$4^{\circ}57'02''$	179.12	153.03°	148.43'	E $27^{\circ}15'25''$ W
D	$2^{\circ}43'12''$	342.50	167.82°	146.53'	S $95^{\circ}03'39''$ W
E	$3^{\circ}03'35''$	168.43	130.67°	132.81'	N $7^{\circ}41'12''$ E

[Handwritten signature]

[illegible]

McMullen & McGloin Survey
Abstract No. 762
Grayson County, Texas

Preston Club
The Legends Subdivision
Phase One to
Grayson County, Texas
Vol. 9, Pg. 85, P.R.G.C.T.



Replat of Lots 11, 12, & 13, Block 11 Preston Club, The Legends Subdivision, Phase One to Grayson County, Texas 0.459 Acres

in the
McMullen & McGloin Survey, Abst. No. 762 &
the Daniel Bickenback Survey, Abst. No. 128

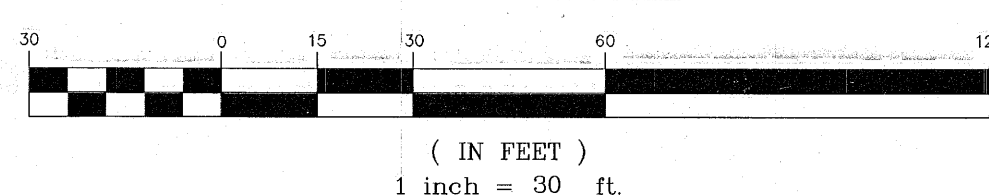
Owners:
Rossi Realty, LLC
6912 Branch Trail
Frisco, Texas 75035

Adam Justin Chapman and
Breann Chapman
3226 Preston Club Drive
Sherman, Texas 75092

General Notes:

1. Water Supply to be provided by Texas Rain Holding Company.
2. Sewer service to be provided by Texas Rain Holding Company.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

GRAPHIC SCALE



PROJECT # 17SC2405

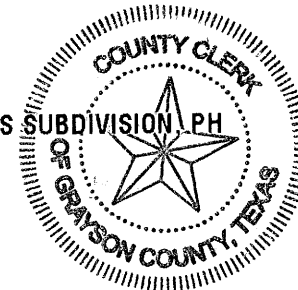
SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100
109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartinssurveying@gmail.com

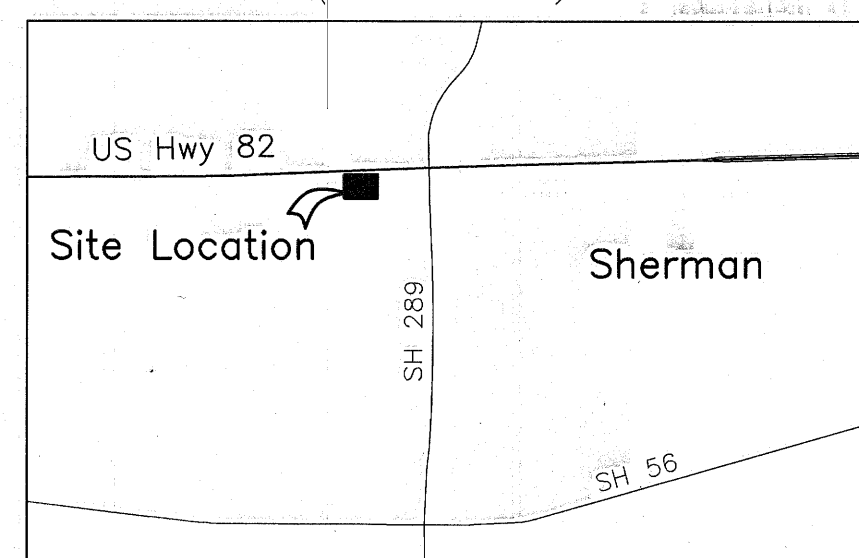
20741

S:\Land Projects R2\222-Preston-Club-Drive-Sherman\dwg\222-Preston-Club.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:17 PM

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/10/2017 11:17:48 AM
In the PLAT Records
PRESTON CLUB, THE LEGENDS SUBDIVISION PH
Doc Number: 2017-3232
Number of Pages: 2
Amount: 32.00
Order#: 20170810000043
By: RF



Vicinity Map
(not to scale)



SITUATED in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128 and being a Replat of Lots 11, 12 and 13, Block 11 of Preston Club, The Legends Subdivision, Phase One, to Grayson County, Texas as shown by plat of record in Volume 9, Page 85, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the West line of Preston Club Drive, a public street, at the Southeast corner of both said Lot 13 and the herein described tract and at the Northeast corner of Lot 14, said Block 11;

THENCE North 87 deg. 18 min. 50 sec. West, with the South line of said Lot 13, the North line of said Lot 14, a distance of 115.67 ft., to a 1/2 inch rebar found at the Southwest corner of both said Lot 13 and the herein described tract and the Northwest corner of said Lot 14;

THENCE North 12 deg. 06 min. 34 sec. East, with the West line of said Lot 13, a distance of 56.59 ft., to a 1/2 inch rebar found at an angle point;

THENCE North 37 deg. 36 min. 25 sec. East, with the West line of said Lot 13, PASSING a 1/2 inch rebar found at 50.00 ft. at the Northwest corner of said Lot 13, the Southwest corner of said Lot 12, and continuing with the West line of said Lot 12, continuing and PASSING a 1/2 inch capped rebar found stamped "RPLS 3694" at 66.26 ft., continuing and PASSING the Northwest corner of said Lot 12 and the Southwest corner of said Lot 11 at 125.00 ft., continuing with the West line of said Lot 11 for a TOTAL distance of 195.00 feet, to an iron fence post at the Northwest corner of both said Lot 11 and the herein described tract, at the Southwest corner of Lot 10, said Block 11, Preston Club, The Legends Subdivision;

THENCE South 46 deg. 18 min. 07 sec. East, with the North line of said Lot 11, the South line of Lot 10, a distance of 88.57 feet, to a 1/2 inch rebar found in the West line of said Preston Club Drive, at the Northeast corner of both said Lot 11 and the herein described tract and the Southeast corner of Lot 10;

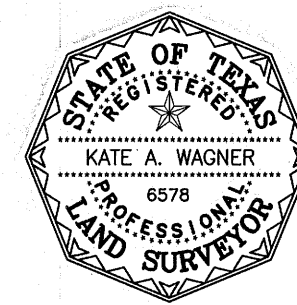
THENCE in a Southwesterly direction, with the East line of said Lots 11 and 12 and the West line of said Preston Club Drive, with a curve to the left, having a radius of 209.12 feet, PASSING a 1/2 inch capped rebar found stamped "RPLS 3694" at 111.72 ft., continuing with said curve and PASSING a 1/2 inch rebar found at 119.11 ft. at the Southeast corner of said Lot 12 and the Northeast corner of said Lot 13, continuing with said curve for a TOTAL distance of 178.67 ft. to the PLACE OF BEGINNING and containing 0.459 ACRES of land.

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

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

6/25/17

Date:



We, Authorized Representative of Rossi Realty, LLC, Adam Justin Chapman and Breann Chapman, owners of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One, to City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Andrew Miller
Authorized Representative of Rossi Realty, LLC

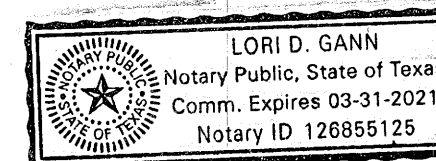
Adam Justin Chapman

Breann Chapman

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Andrew Miller, 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 28 day of July, 2017.

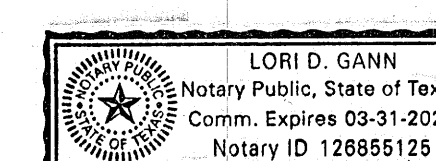
Lori D. Gann
Notary Public, Grayson County, Texas



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Adam Justin Chapman, 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 28 day of July, 2017.

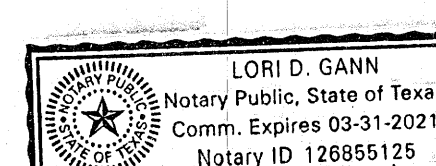
Lori D. Gann
Notary Public, Grayson County, Texas



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

Given under my hand and seal of office this 28 day of July, 2017.

Lori D. Gann
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, is hereby approved this 20th day of June, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, is hereby approved this 17th day of July, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

MAYOR, CITY OF SHERMAN, TEXAS

08/07/2017
DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 17th day of July, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to accept the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 7th DAY OF August, 2017, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

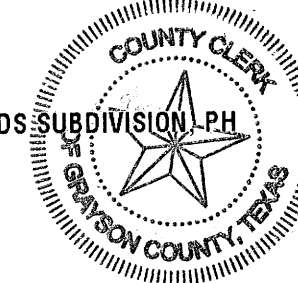


SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

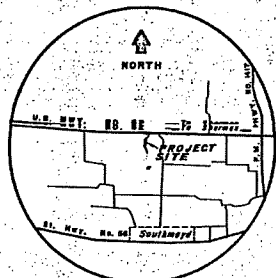
FIRM Headquarters - #10081100
109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartinssurveying@gmail.com

S:\Land Projects R2\222-Preston-Club-Drive-Sherman\dwg\222-Preston-Club.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:17 PM

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/10/2017 11:17:48 AM
In the PLAT Records
PRESTON CLUB, THE LEGENDS SUBDIVISION PH
Doc Number: 2017-3232
Number of Pages: 2
Amount: 32.00
Order#: 20170810000043
By: RF



E-9-296



VICINITY MAP

NOTES

CORNERS ARE MONUMENTED BY 1/2" DIAMETER STEEL RODS.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL NO. 4818101010 D, DATED MAY 18, 1992.

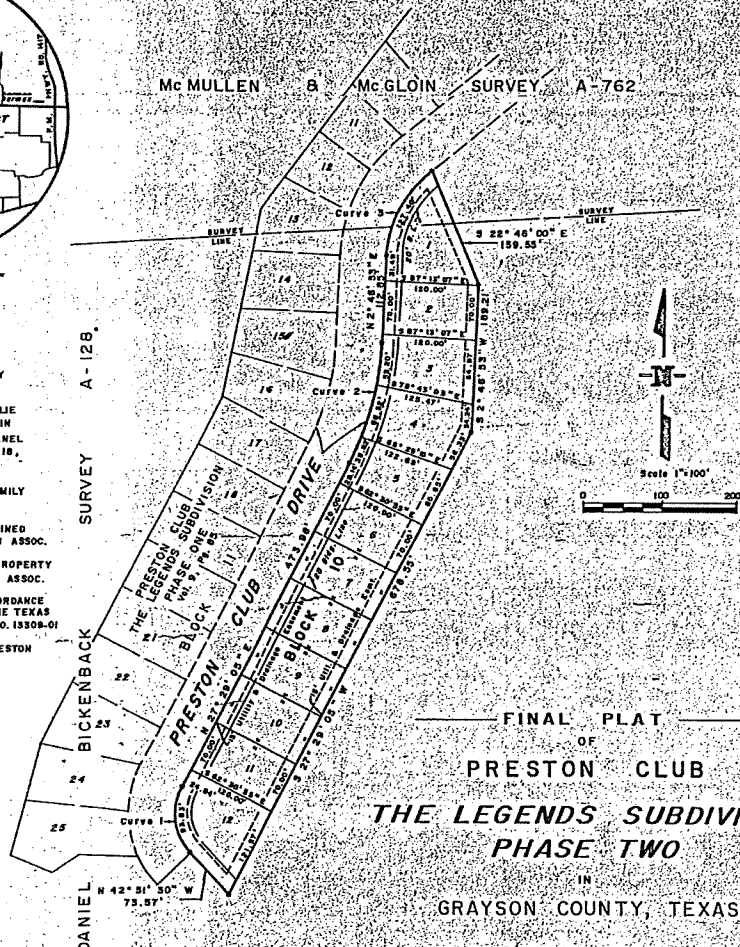
LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.

ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOC.

ALL STREET R.O.W. TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.

SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPT., PERMIT NO. 13308-01

WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.



FINAL PLAT
OF
PRESTON CLUB
THE LEGENDS SUBDIVISION
PHASE TWO

IN
GRAYSON COUNTY, TEXAS

— 2.500 Acres —

OWNER / DEVELOPER

PRESTON CLUB DEVELOPMENT COMPANY

Curve	A	R	Arc	Chord	Chord Bearing
1	70° 20' 35"	76.43'	93.83'	88.03'	N 7° 41' 12" W
2	24° 42' 12"	372.80'	160.61'	189.36'	N 19° 07' 59" E
3	48° 57' 07"	149.12'	127.40'	123.56'	N 27° 15' 25" E

3769
FILED FOR RECORD
3-10-1996
at 11:15 o'clock A.M.
Recorded in Vol. 12, Page 21
Books Records Grayson County
SARA JACKSON
County Clerk, Grayson Co., Texas
By *[Signature]*
Deputy

MONTGOMERY LAND SURVEYING
2727 LOY LAKE RD., DENISON, TEXAS 75020
(903) 463-6603 FAX (903) 463-3148

FIELD NOTE DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and a part of the Daniel Hickenback Survey, Abstract No. 128, also being a part of the 6.264 acre tract of land described in Deed dated December 31, 1986 from Lee Hughes to Robert J. Tate, recorded in Volume 1805, Page 185, Real Property Records, Grayson County, Texas, and being more particularly described as follows to-wit:

BEGINNING at a 1/2 inch steel rod found in the East line of a Roadway Easement granted by Lee Hughes, et ux to Robert J. Tate in Volume 1354, Page 317 of said Real Property Records; said rod also being in the East line of Preston Club Drive, (a private roadway); at the North end of curve 3 as shown on Final Plat of Preston Club, The Legends Subdivision, Phase Two, as Addition to the County of Grayson, said plat of record in Volume 9, Page 83, Plat Records of said County; said rod further marking the most Northerly corner of said 6.264 acre tract;

THENCE South 22 deg. 44 min. 00 sec. East, with the East line of said 6.264 acre tract, a distance of 159.55 ft. to a 1/2 inch steel rod found;

THENCE South 02 deg. 40 min. 35 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 189.36 ft. to a 1/2 inch steel rod found;

THENCE South 27 deg. 29 min. 05 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 678.55 ft. to a 1/2 inch steel rod found in the East line of the above mentioned roadway easement granted by Lee Hughes to Robert J. Tate; said rod marking the most Southerly corner of said 6.264 acre tract;

THENCE North 42 deg. 31 min. 30 sec. West, along the East line of said roadway easement, the Southerly line of said 6.264 acre tract, a distance of 73.57 ft. to a 1/2 inch steel rod found; said rod marking the Southeast corner of the above referenced Preston Club, The Legends Subdivision, Phase Two;

THENCE in a Northwesterly direction, with the East line of Preston Club Drive as shown on said Preston Club, The Legends Subdivision, Phase Two, and with a curve to the right having a radius of 76.43 ft., chord bears North 07 deg. 41 min. 12 sec. West, a distance of 88.03 ft., an arc distance of 93.83 ft., to a 1/2 inch steel rod marking the end of said curve;

THENCE North 27 deg. 29 min. 05 sec. East, continuing along the East line of said Preston Club Drive, a distance of 189.36 ft. to a 1/2 inch steel rod marking the beginning of a curve to the left;

THENCE in a Northwesterly direction continuing with the East line of said Preston Club Drive, and with said curve to the left having a radius of 372.80 ft., chord bears North 19 deg. 07 min. 59 sec. East, a distance of 159.36 ft., an arc distance of 160.61 ft., to a 1/2 inch steel rod marking the end of said curve;

THENCE North 02 deg. 40 min. 35 sec. East, continuing with the East line of said Preston Club Drive, a distance of 112.65 ft. to a 1/2 inch steel rod set marking the beginning of a curve to the right;

THENCE in a Northwesterly direction, continuing with the East line of said Preston Club Drive, and with said curve to the right having a radius of 149.12 ft., chord bears North 27 deg. 15 min. 25 sec. East, a distance of 123.56 ft., an arc distance of 127.40 ft., to the point of beginning and containing 2.500 acres of land.

I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that this plat was prepared from a correct and true survey of the above property legally described herein and is correct to the best of my knowledge and belief.



[Signature]
JERRY P. MONTGOMERY, R.P.L.S., 2009 DATE 2-29-96

Preston Club Development Company, owner and developer of Preston Club, The Legends Subdivision, Phase Two, as Addition to the County of Grayson, Texas do hereby dedicate to the Preston Club Homeowners Association, the use of private roadway and utility easements in said Preston Club, The Legends Subdivision, Phase Two. Said private road and utility easements are to be maintained by said Preston Club Homeowners Association exclusively.

Witness my hand this 28th day of February, 1996.
ROBERT J. TATE
THE STATE OF TEXAS
COUNTY OF GRAYSON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate and David C. Lathrop, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Witness my hand and seal of office this 28th day of February, 1996.
Virginia L. Pickett
Notary Public, Grayson County, Texas.

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 28th day of March, 1996, the Grayson County Commissioners Court by appropriate Minute Order did find that this final plat of Preston Club, The Legends Subdivision, Phase Two, as Addition to Grayson County, Texas, is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records, Grayson County, Texas.

Witness my hand and seal of office this 28th day of March, 1996.
Sara Jackson, County Clerk, Grayson County, Texas
James McGinnis, County Clerk, Grayson County, Texas
Carol Shee, Pct. 3
Gene Short, Pct. 4

E-9-282
VOL. 10 Pg. 31

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128, being all of the 3.282 acre tract of land conveyed to Robert J. Tate by deed of record in Volume 3653, Page 563, of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" steel rod found in the southeast right-of-way line of Preston Club Drive, said rod maintaining the north corner of Lot 1, Block 10, of Preston Club, The Legends Phase Two, an addition to Grayson County, Texas, of record in Volume 10, Page 31, of the Plat Records, Grayson County, Texas;

Thence in a northeasterly direction with said southeasterly right-of-way line the following calls and distances:

North 51°44'00" East a distance of 210.24 feet to a set 1/2" steel rod;

A curve to the right having a radius of 3,607.97 feet and an arc length of 533.19 feet (chord bears North 55°58'01" East 532.70 feet) to a set 1/2" steel rod;

North 60°12'02" East a distance of 85.91 feet to a set 1/2" steel rod;

A curve to the left having a radius of 250.06 feet and an arc length of 163.02 feet (chord bears North 41°31'28" East 160.15 feet) to a 1/2" steel rod set for the northeast corner of said 3.282 acre tract;

Thence South 38°43'00" East a distance of 171.10 feet to a 1/2" steel rod set in an existing fence line;

Thence South 55°38'13" West with said fence line, a distance of 1,022.63 feet to a 1/2" steel rod set in the east line of said Lot 1;

Thence North 22°48'00" West with said east line, a distance of 130.50 feet to the Point-of-Beginning and containing 3.282 acres of land.

McMULLEN & MCGLOIN SURVEY ABST. NO. 762

THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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 Douglas W. Underwood, 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 5th day of May, 2004.



Edith S. Smith
Notary Public in and for
the State of Texas
5/3/07
Commission Expires:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert J. Tate, owner of the hereinabove described property, do hereby adopt this plat of said property as Preston Club, The Legends Phase 3 and do hereby dedicate to the public use forever the streets and easements shown on this plat.

Robert J. Tate

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 Robert J. Tate, 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.

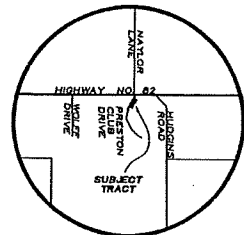
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of May, 2004.



Cathy Downman
Notary Public in and for
the State of Texas
1/13/07
Commission Expires:

U.S. HIGHWAY NO. 82

- "GENERAL NOTES"
1. WATER SHALL BE SUPPLIED BY PRESTON CLUB UTILITY COMPANY.
 2. ALL LOTS SHALL BE SERVED BY PRESTON CLUB UTILITY COMPANY.
 3. ELECTRIC SERVICE SHALL BE PROVIDED BY GRAYSON-COLLIER ELECTRIC COOPERATIVE.
 4. THE SUBDIVISION TRACT LIES WITHIN ZONE "A" (AREAS OF MINIMAL FLOODING) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 481070101, DATED MAY 18, 1993.
 5. USE OF LOTS IN THIS SUBDIVISION SHALL BE SINGLE FAMILY RESIDENTIAL.
 6. PRESTON CLUB DRIVE SHALL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.
 7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE ELEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ZONED AREA SHALL BE MAINTAINED AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE ADJACENT TO OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
 9. PRESTON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR THE CONTROL OF EROSION. NEITHER PRESTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, FLOODING OR FLOODING CONDITIONS.



LOCATION MAP

STATE OF TEXAS
COUNTY OF GRAYSON

NOW ALL MEN BY THESE PRESENTS:

I, THE MAGRAW COUNTY JUDGE OF GRAYSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF GRAYSON COUNTY, TEXAS, AND BY THE SAID COURT FULLY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS.

12289
FILED FOR RECORD
12-11-2004
Recorded in Vol. 17 Page 4
WILMA BLACKBURN BUSH
County Clerk, Grayson Co., Texas
By *Paul White*
Deputy

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 17th DAY OF May, 2004, THE GRAYSON COUNTY COMMISSIONER'S COURT BY APPROPRIATE MOTION ORDER DID FIND THAT THIS FINAL PLAT OF PRESTON CLUB, THE LEGENDS PHASE 3 IS IN COMPLIANCE WITH APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

CERTIFIED THIS 17th DAY OF May, 2004.

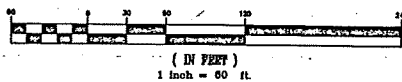
Wilma Blackburn Bush
COUNTY CLERK
GRAYSON COUNTY, TEXAS

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 17th DAY OF May, 2004, THAT ALL THE OWNERS OF THE REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER INTO THE GRAYSON COUNTY COMMISSIONER'S COURT THEIR DECLARATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS TO THE PUBLIC. A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT, AND THE GRAYSON COUNTY COMMISSIONER'S COURT DID BY APPROPRIATE MOTION ORDER ACCEPT THE DECLARATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS ON BEHALF OF THE PUBLIC.

CERTIFIED THIS 17th DAY OF May, 2004.

Wilma Blackburn Bush
COUNTY CLERK
GRAYSON COUNTY, TEXAS

GRAPHIC SCALE



OWNER ~ DEVELOPER
ROBERT J. TATE
4520 TEXOMA PARKWAY SUITE J
SHERMAN, TEXAS 75090

~ SURVEYOR ~
DOUGLAS W. UNDERWOOD
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

UNDERWOOD
DRAFTING & SURVEYING

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

FINAL PLAT
OF
PRESTON CLUB
THE LEGENDS, PHASE 3
AN ADDITION TO GRAYSON COUNTY, TEXAS
3.282 ACRES
OUT OF THE
McMULLEN & MCGLOIN SURVEY, A-762
DANIEL BICKENBACK SURVEY, A-128
GRAYSON COUNTY, TEXAS

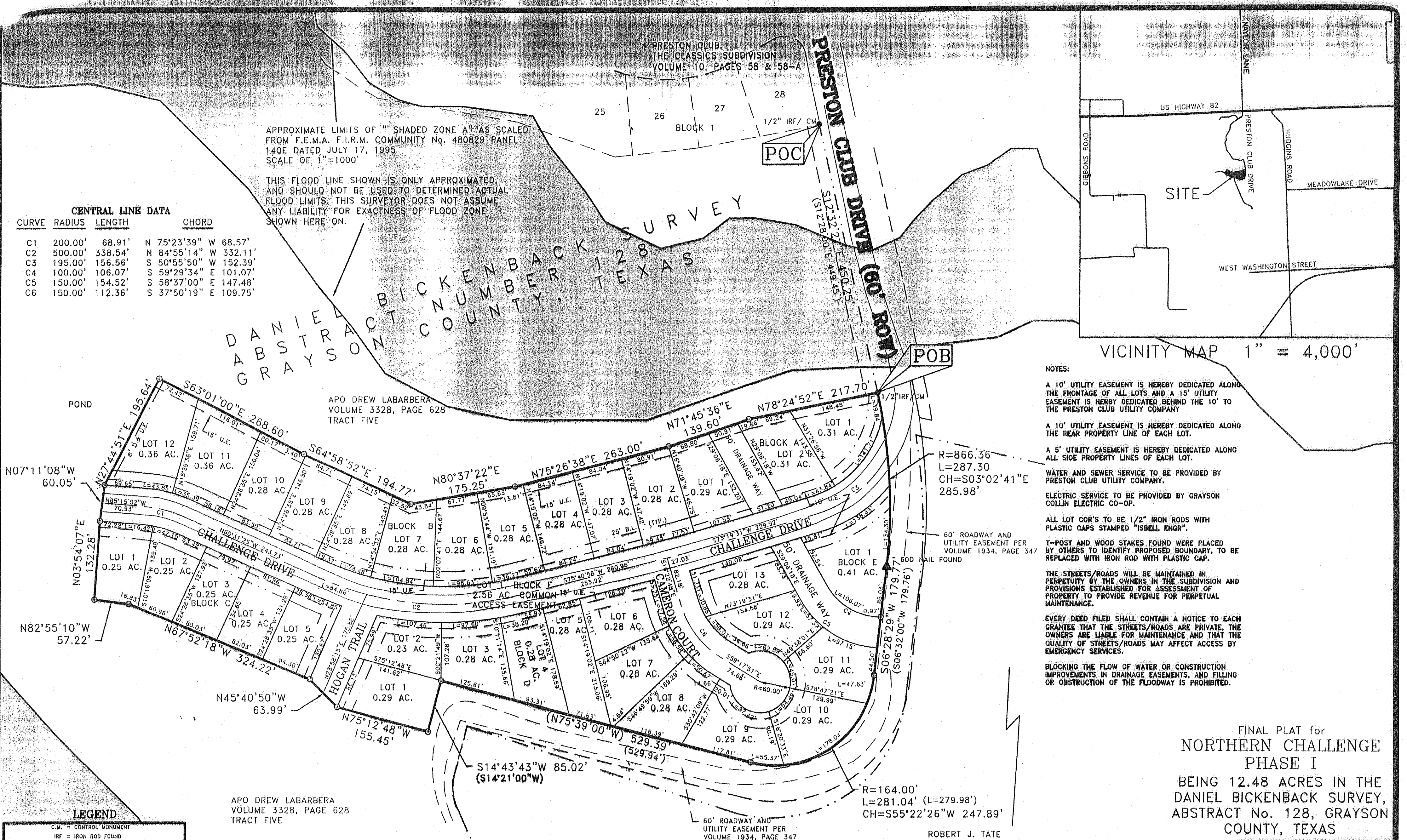
4-28-04 E-9-283

VOI-17 PG-4

APPROXIMATE LIMITS OF " SHADED ZONE A" AS SCALED FROM F.E.M.A. F.I.R.M. COMMUNITY No. 480829 PANEL 140E DATED JULY 17, 1995 SCALE OF 1"=1000'

THIS FLOOD LINE SHOWN IS ONLY APPROXIMATED, AND SHOULD NOT BE USED TO DETERMINE ACTUAL FLOOD LIMITS. THIS SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR EXACTNESS OF FLOOD ZONE SHOWN HERE ON.

CURVE	RADIUS	LENGTH	CHORD
C1	200.00'	68.91'	N 75°23'39" W 68.57'
C2	500.00'	338.54'	N 84°55'14" W 332.11'
C3	195.00'	156.56'	S 50°55'50" W 152.39'
C4	100.00'	106.07'	S 59°29'34" E 101.07'
C5	150.00'	154.52'	S 58°37'00" E 147.48'
C6	150.00'	112.36'	S 37°50'19" E 109.75'



NOTES:

A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONTAGE OF ALL LOTS AND A 15' UTILITY EASEMENT IS HEREBY DEDICATED BEHIND THE 10' TO THE PRESTON CLUB UTILITY COMPANY.

A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINE OF EACH LOT.

A 5' UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE PROPERTY LINES OF EACH LOT.

WATER AND SEWER SERVICE TO BE PROVIDED BY PRESTON CLUB UTILITY COMPANY.

ELECTRIC SERVICE TO BE PROVIDED BY GRAYSON COLLIN ELECTRIC CO-OP.

ALL LOT COR'S TO BE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "ISBELL ENGR".

T-POST AND WOOD STAKES FOUND WERE PLACED BY OTHERS TO IDENTIFY PROPOSED BOUNDARY, TO BE REPLACED WITH IRON ROD WITH PLASTIC CAP.

THE STREETS/ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION AND PROVISIONS ESTABLISHED FOR ASSESSMENT OF PROPERTY TO PROVIDE REVENUE FOR PERPETUAL MAINTENANCE.

EVERY DEED FILED SHALL CONTAIN A NOTICE TO EACH GRANTEE THAT THE STREETS/ROADS ARE PRIVATE, THE OWNERS ARE LIABLE FOR MAINTENANCE AND THAT THE QUALITY OF STREETS/ROADS MAY AFFECT ACCESS BY EMERGENCY SERVICES.

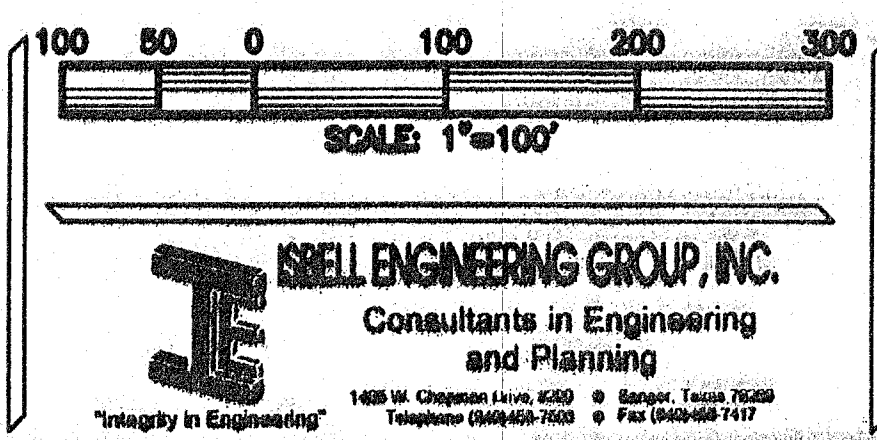
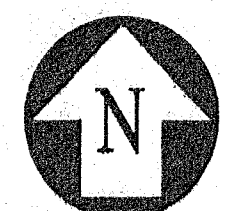
BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

FINAL PLAT for
NORTHERN CHALLENGE
PHASE I
BEING 12.48 ACRES IN THE
DANIEL BICKENBACK SURVEY,
ABSTRACT No. 128, GRAYSON
COUNTY, TEXAS

LEGEND	
C.M.	= CONTROL MONUMENT
IRF	= IRON ROD FOUND
IRS/CAP	= 1/2" IRON ROD SET WITH CAP
()	= DEED OR PLAT CALL
D.R.	= DEED RECORDS
P.R.	= PLAT RECORDS
M.R.	= MAP RECORDS
R.P.R.	= REAL PROPERTY RECORDS
⊙	= CAPPED IRON ROD SET
●	= IRON ROD FOUND
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.&U.E.	= DRAINAGE & UTILITY EASEMENT
B.L.	= BUILDING LINE
---	= PROPERTY LINE
---	= ADJACENT PROPERTY LINE
---	= EASEMENT LINE
---	= BUILDING LINE
---	= ASPHALT PAVEMENT
---	= CONCRETE PAVEMENT

24610
FILED FOR RECORD
at 2:23 o'clock P.M.
Recorded in Vol. 19 Page 86
By *Paul White*
County Clerk, Grayson Co., Texas
Deputy

OWNER/DEVELOPER:
DREW LABARBERA
2104 GREEN HILL DRIVE
MCKINNEY, TEXAS 75070
PHONE: 903 814-2344



Project:
Drawn by:
Checked by:
Scale:

SHEET
1
OF 2 SHEET

E-9-270

101-19 P9-86



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

316 W. LAMAR STREET

The request of Los Hermanos Partnership LLC (Owner) and Trace Calverley, North Star Signs & Graphics (Applicant/Tenant) concerning the property located at 316 West Lamar Street, being Lot 11 and part of Lot 9, Block 1, A R Loving Addition, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (5)(a)(2) to allow an 83 square foot freestanding sign, 4' 3" from the front property line in lieu of the required 25' to a front line street with a special setback in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 316 West Lamar Street between Rusk and Elm Streets. The property is zoned a C-2 (General Commercial) District and is also located in the Central Business District. The tenant would like to change out the sign cabinet on an existing pole to advertise their business (Northstar Signs & Graphics); the sign will be located 4' 3" from the Lamar Street property line.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Los Hermanos Partnership LLC (Owner)

Trace Calverley, North Star Signs & Graphics (Applicant/Tenant)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

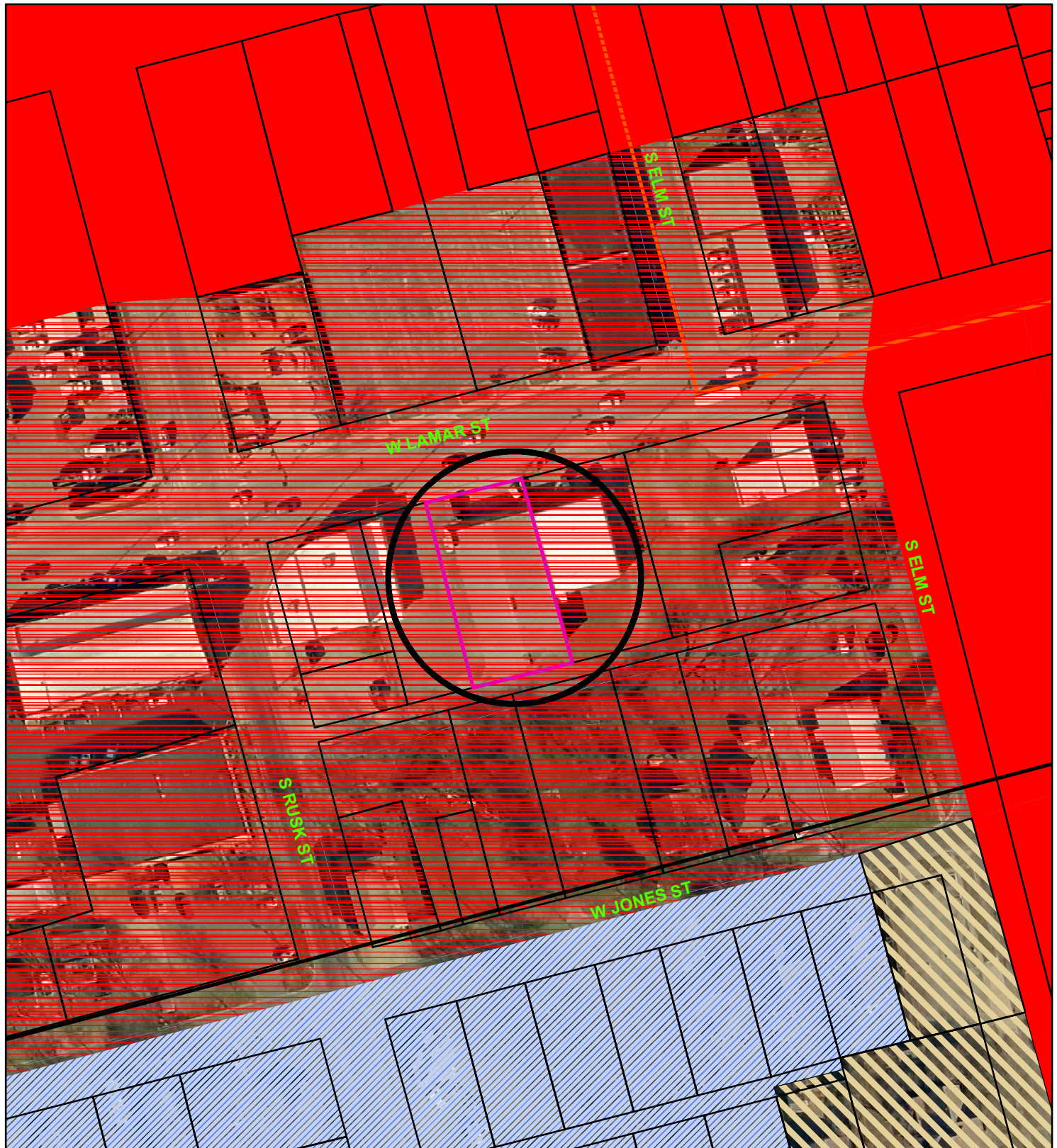
Sign Elevations

Staff Review Letter



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department



Zoning - 316 West Lamar Street

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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



City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

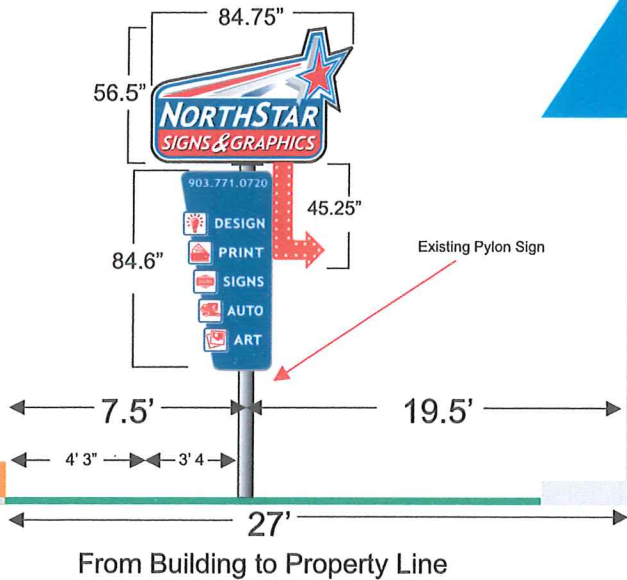
316 W. Lamar Street



SITE PLAN

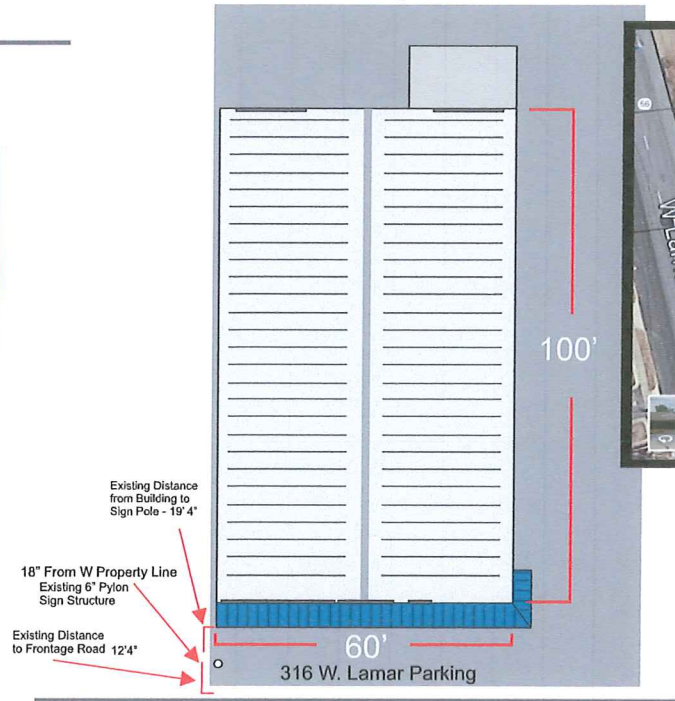
316 W. LAMAR - SHERMAN, TX 75090

Proposed Sign Use

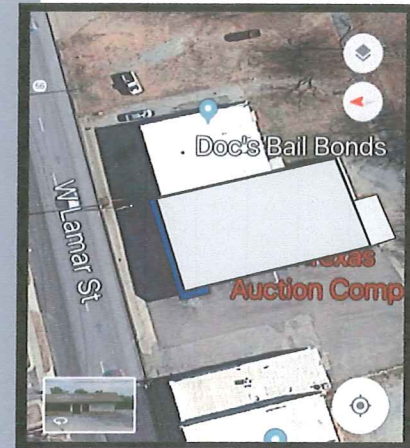


From Building to Property Line

S Alley



316 W. Lamar



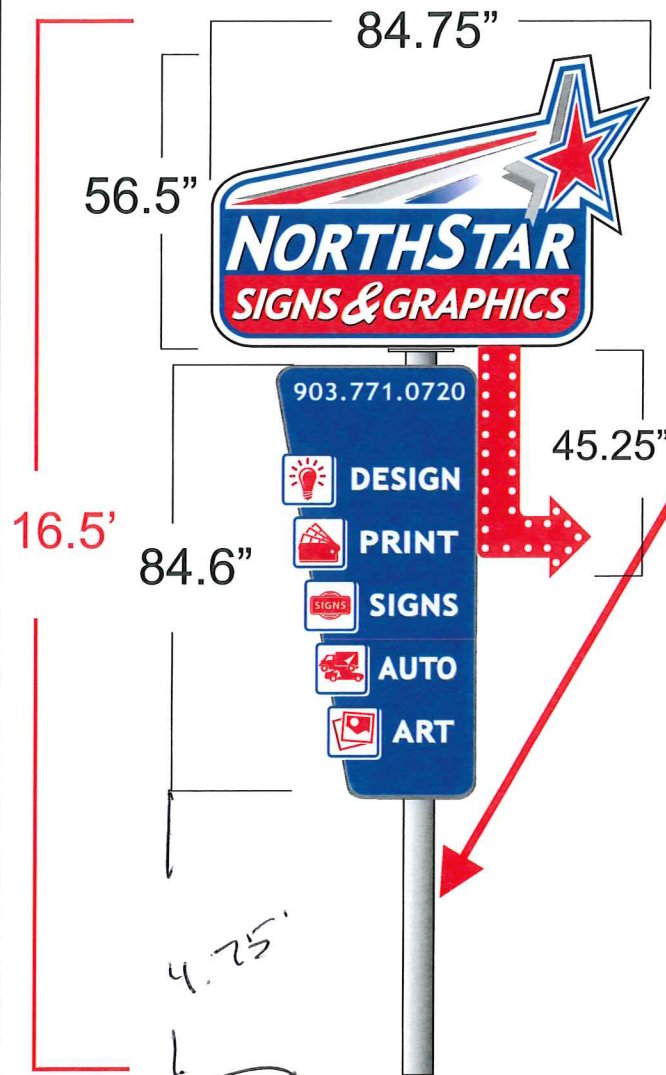
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

TESCL #18680 MSEL #131792 FWLO #183187

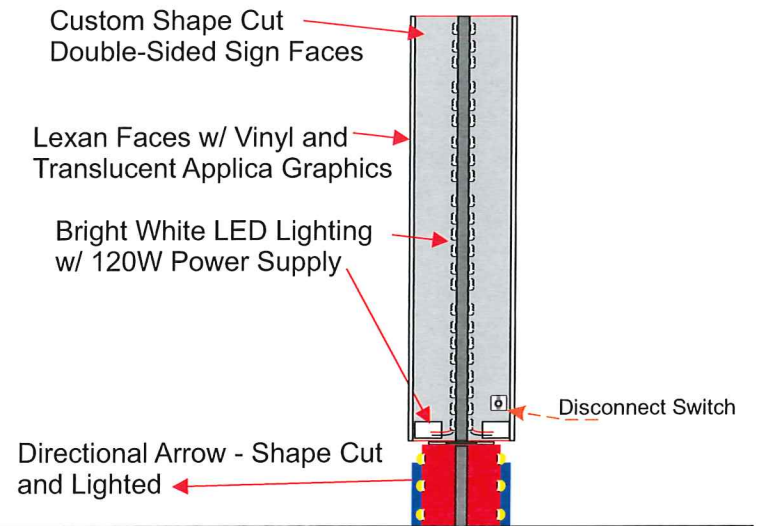
This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: Northstar Signs and Graphics - Trace Calverley - 214.726.5787		
CITY & STATE: 316 W. Lamar - Sherman, Texas 75090		
SIGN REP:	DRAWN BY: TRACE	APPROVED BY:
DRAWING NO: 04121801	SCALE: See Drawing Above	DATE: 4/12/2018

Exterior Office Signs



Side View



316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

TESCL #18680 MSEL #131792 FWLO #183187

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: Northstar Signs and Graphics - Trace Calverley - 214.726.5787		
CITY & STATE: 316 W. Lamar - Sherman, Texas 75090		
SIGN REP:	DRAWN BY: TRACE	APPROVED BY:
DRAWING NO: 04091801	SCALE: See Drawing Above	DATE: 4/09/2018

STAFF REVIEW LETTER

May 10, 2018

Los Hermanos Partnership LLC
C/O Tom Shields
514 N. Elm St.
Sherman, TX 75090

Trace Calverley
3159 N. State Highway 289
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance to allow an 83 square foot freestanding sign, 4' 3" from the front property line in lieu of the required 25' to a street with a special setback in a C-2 (General Commercial) District/Central Business District for the property located at 316 West Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the Central Business District and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3412 HANAN STREET

The request of Zakaih US LLC (Owners) and Kelvin Hoang (Representative) concerning the property at 3412 Hanan Street, being Lot 33, Block E, Pebblebrook South, Phase 3, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 21' rear setback in lieu of the required 25' and a 5' side setback in lieu of the required 6' in an R-1 (One Family Residential) District.

Background:

The property is located at 3412 Hanan Street in the Pebblebrook subdivision in southwest Sherman off South FM 1417 (Heritage Parkway). The owner would like to construct a new residential dwelling on the lot, 21' from the rear property line and 5' from the side property lines.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Zakaih US LLC (Owners)

Kelvin Hoang (Representative)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.

Number of notices mailed:

3

Objections Received:

Attachments

Location Map

Zoning Map

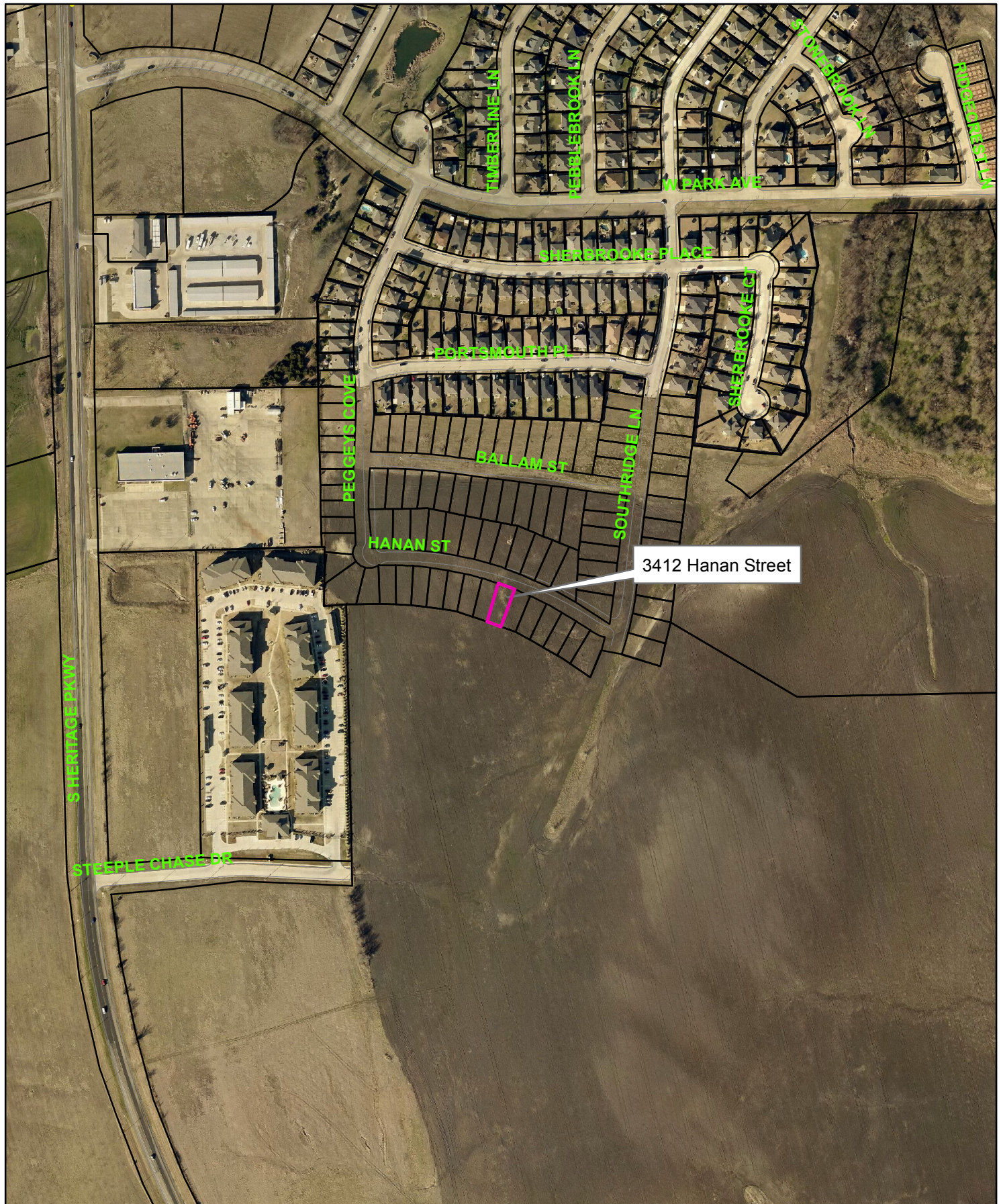
Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter



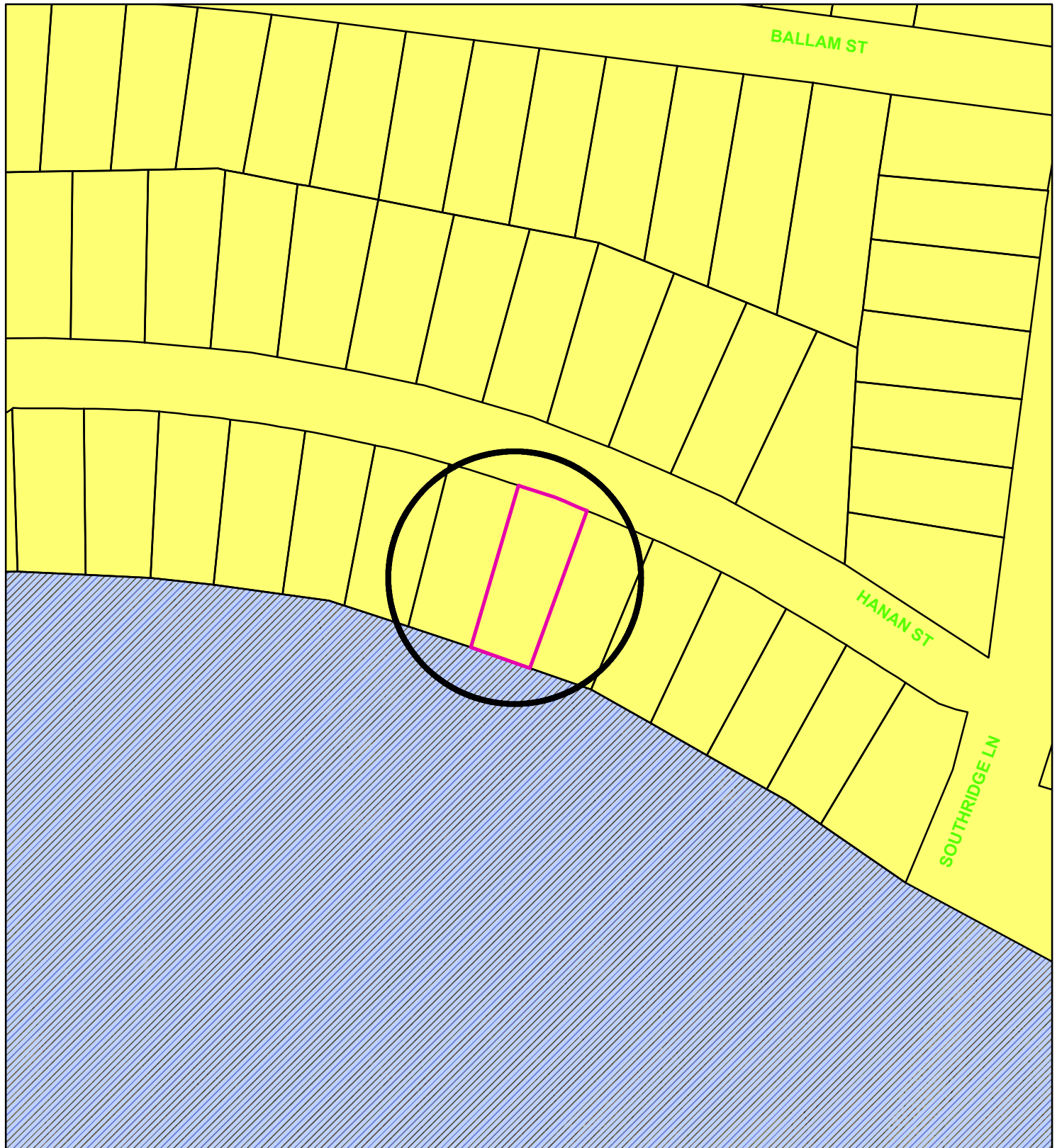
3412 Hanan Street



NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3412 Hanan 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

- 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



NOT TO SCALE

1 in = 100 ft



3412 Hanan Street





LEGEND

BL = Building Line
CL = Chain Link
DE = Drainage Easement
FTR = Found 1/2" Rebar
FST = Fd 1/2" Sq. Tubing
SP = Sat 1/2" Sq. Tubing
UE = Utility Easement
-X- = Fence Line

OWNER:
Yousef B. Al-Ballam
Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zakiah US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

• • Basis of Bearing • •
South line, Block 'C'
Pebblebrook South Phase 1
Vol. 15 Pg. 38 P.R.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	241.12'	1213.92'	11°22'50"	S 13°15'26" W	240.72'
C2	532.53'	955.97'	31°55'01"	N 74°32'55" W	525.67'
C3	31.52'	150.00'	12°02'19"	S 63°47'59" E	31.46'

THE PURPOSE OF THIS AMENDING FINAL
PLAT IS TO CORRECT SCRIVENER ERRORS.



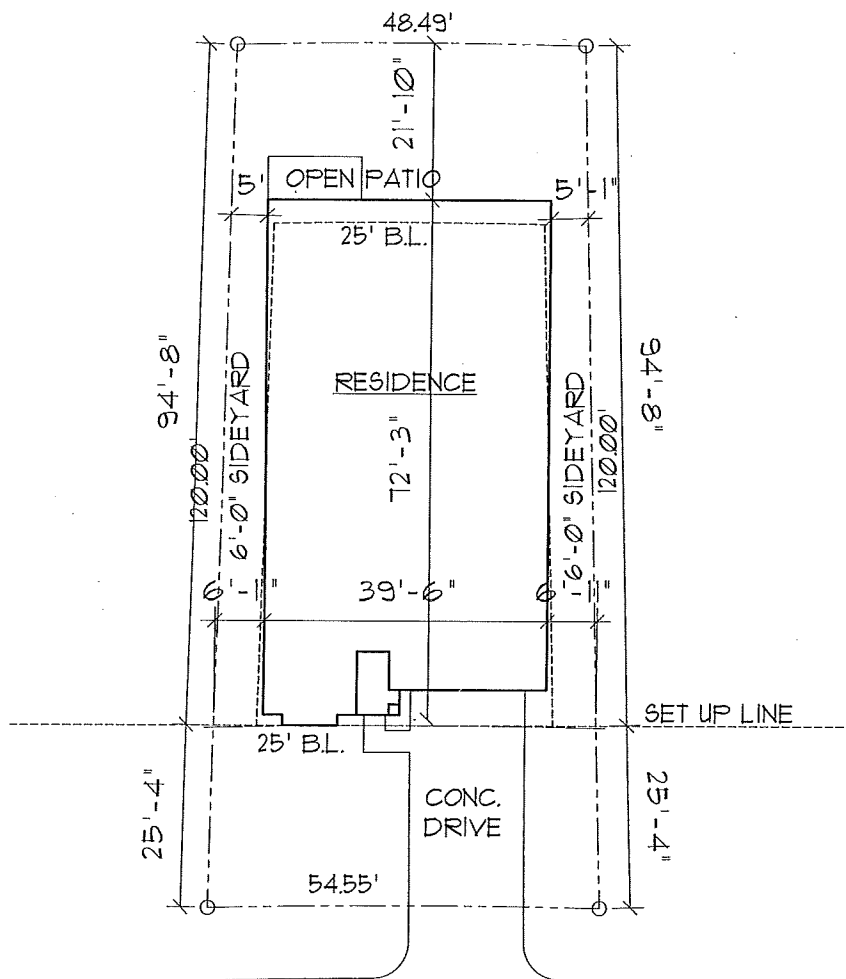
COX LAND SURVEYING CO.

P.O. BOX 547 106 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 803-428-6125 FAX 903-423-6971 E-mail: CLSC108@aol.com
Goldsboro 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Amending Final Plat of
Pebblebrook South, Phase III
8.998 Acres in the
Elizabeth Jones Survey Abst.No.625
City of Sherman
County of Grayson
State of Texas

Registered Professional
Land Surveyor
No. 4517
State of Texas

Drawn by: GKO
Check by: DKC
Job No. 13-9951-2
PAGE 1 OF 2
Date: 02 MAR 2011



HANAN STREET

NOTE: CITY SIDEWALK PER SUBDIVISION

PLOT PLAN
 SCALE: 1"=20'
 LOT 33 BLOCK E
 PEBBLEBROOK SOUTH
 PHASE 3
 HANAN STREET
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS
 PLAN: 4355
 DATE: 8/2/13

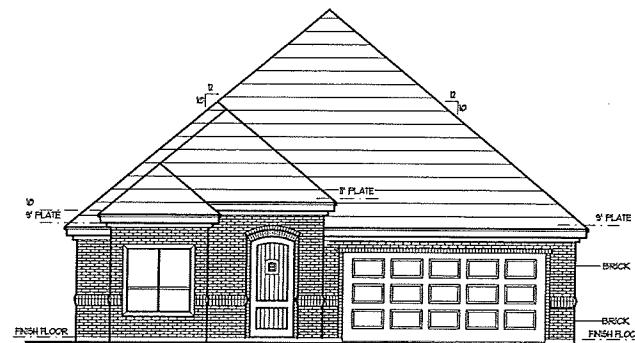


THE PLAN FACTORY

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

2412 Hanan St

WWW.PLANFACTORY.COM



FRONT ELEVATION A
1/4"=1'-0"

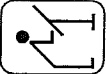


LOT 33 BLOCK E
PEBBLEBROOK SOUTH PHASE 3
SHERMAN, TEXAS
GRAYSON COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.

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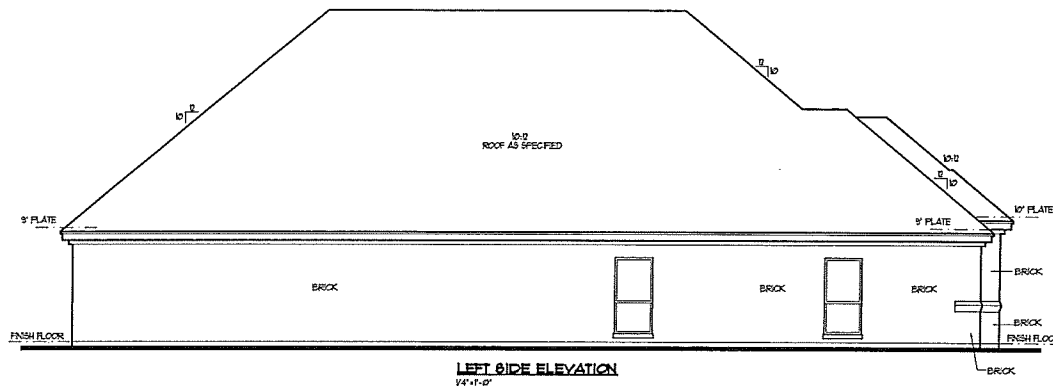
THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76018
METRO (817) 854-9012



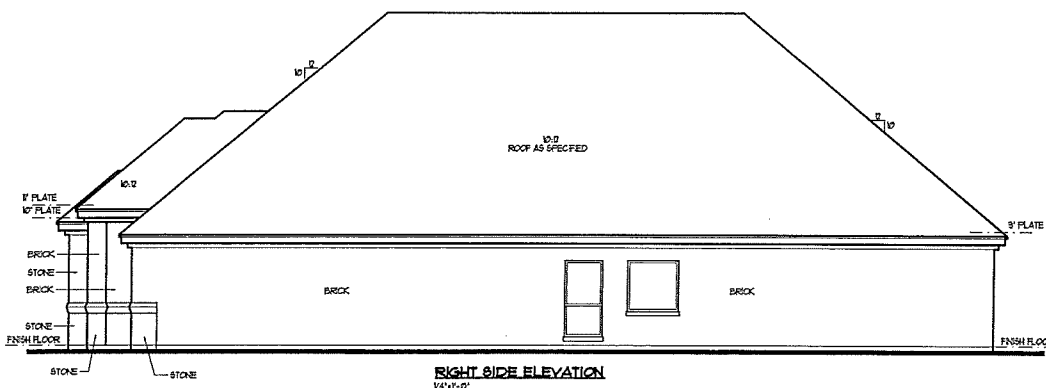
DESCRIPTION	
SQUARE FOOTAGE:	
LOWER:	2225
UPPER:	0
TOTAL AC:	2225
GARAGE:	431
PORCH:	46
PATIO:	0
TOTAL AREA:	2768

Drawn	AT120
Job	0000
Date	10/2/11
PLAN NO.	SF10172225
PG. 1	OF 8

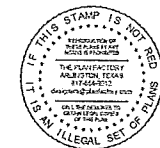
WWW.PLANFACTORY.COM



LEFT SIDE ELEVATION
1/4\"/>



RIGHT SIDE ELEVATION
1/4\"/>

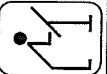


LOT 33 BLOCK E
PEBBLEBROOK SOUTH PHASE 3
SHERMAN, TEXAS
GRAYSON COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDERS TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
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The Plan Factory shall be
liable to verify all Dead
Dimensions prior to any
construction.

THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

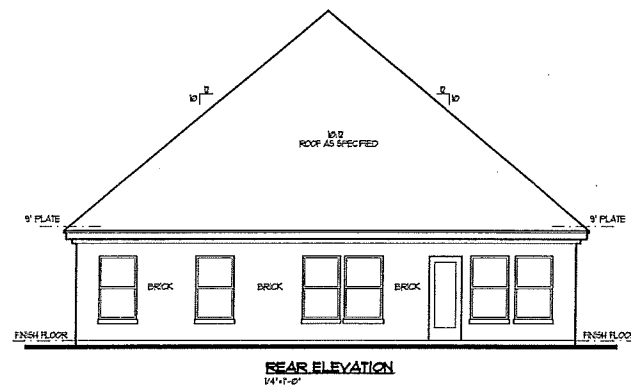
Drawn AMGO
Job 6622
Date 10/2/11

PLAN NO.

SF10172225

PG. 4 OF 8

WWW.PLANFACTORY.COM



LOT 33 BLOCK E
PEBBLEBROOK SOUTH PHASE 3
SHERMAN, TEXAS
GRAYSON COUNTY



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THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

Drawn AMGO
Job 6685
Date 10/2/11

PLAN NO.

6F10172225

PG. 5 OF 8

STAFF REVIEW LETTER

May 10, 2018

Zakaih US LLC
15150 Preston Road, Ste. 300
Dallas, TX 75249

Kelvin Hoang
15150 Preston Road, Ste. 300
Dallas, TX 75249

Dear Applicants,

The request for a variance to allow a 21' rear setback in lieu of the required 25' and a 5' side setback in lieu of the required 6' in an R-1 (One Family Residential) District for the property located at 3412 Hanan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
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; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Dora, Engineering Coordinator
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager
903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4730 DRY CREEK ROAD

The request of Homes by JLS of Texoma (Owners) and Young Enterprises, Daniel Worrell (Representative) concerning the property at 4730 Dry Creek Road, being Lot 20, Block C, Magnolia Village, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (g) to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 4730 Dry Creek Road, the southwest corner of East Northcreek Drive and Dry Creek Road in the Magnolia Village Subdivision. The owners would like to erect a 9 square foot subdivision sign for the subdivision, 5' from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Homes by JLS of Texoma (Owners)

Young Enterprises, Daniel Worrell (Representative)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

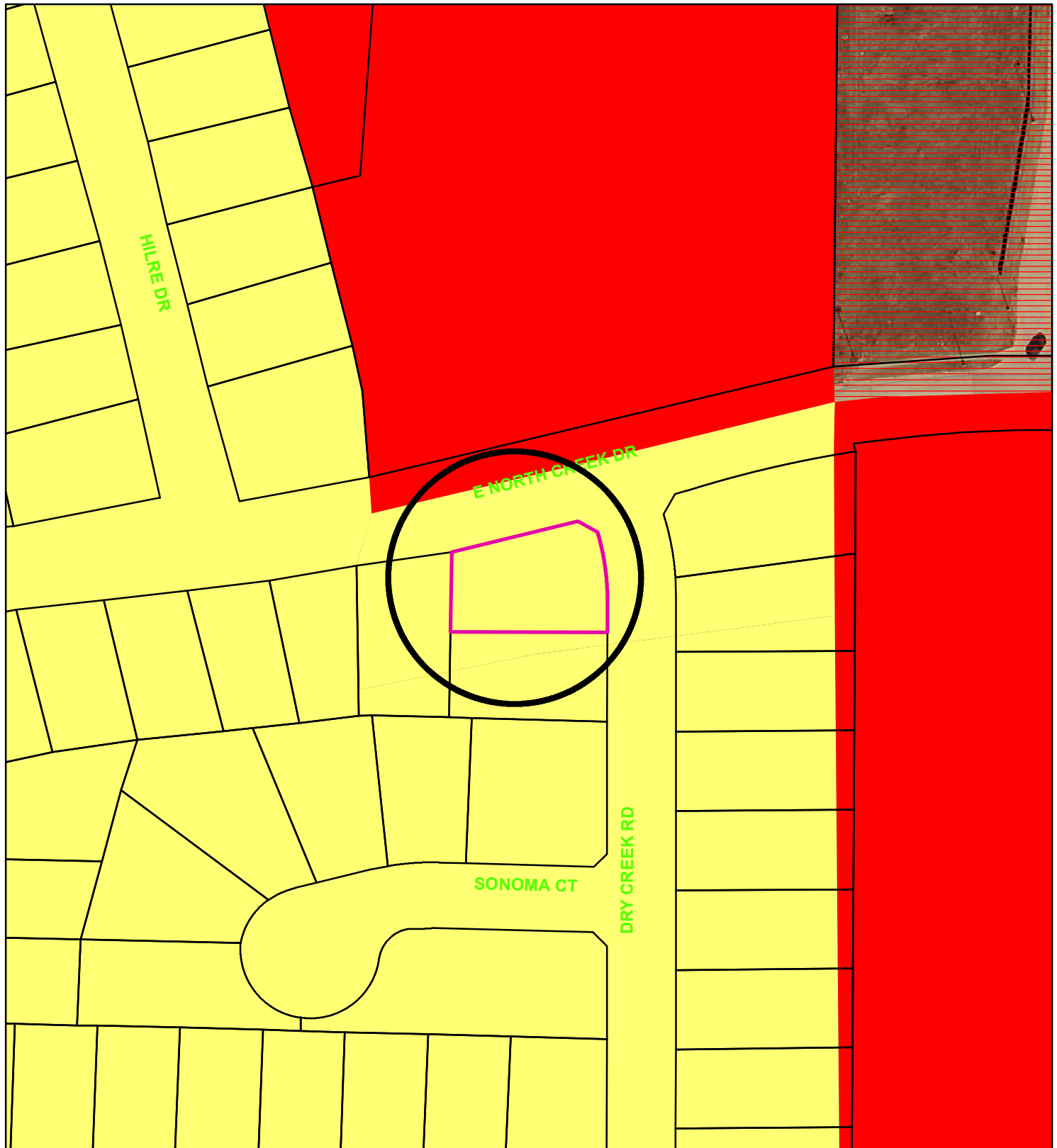
Zoning Sign Photo

Plat

Site Plan

Sign Elevations

Staff Review Letter



Zoning - 4730 Dry Creek Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

4730 Dry Creek Road



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

North Creek Drive
a public street - conc. curb & gutter

P.O.B.

P.O.B.

Entry Sign
Location

Sign Easement
No. 2
272 Sq. Ft.

Sign Easement
No. 1
261 Sq. Ft.

Lot
21

Lot 20

Lot 19

Block C

Dry Creek Road

Block B

Lot 18

Amended Plat of
Magnolia Village
City of Sherman, Texas
Doc. No. 2017-3272
P.R.G.C.T.

Scale:
1"=30'



Line Table		
Line	Length	Bearing
L1	35.88'	N60°05'15"W
L2	16.04'	S60°05'15"E
L3	37.80'	S27°55'28"W
L4	16.88'	N27°55'28"E

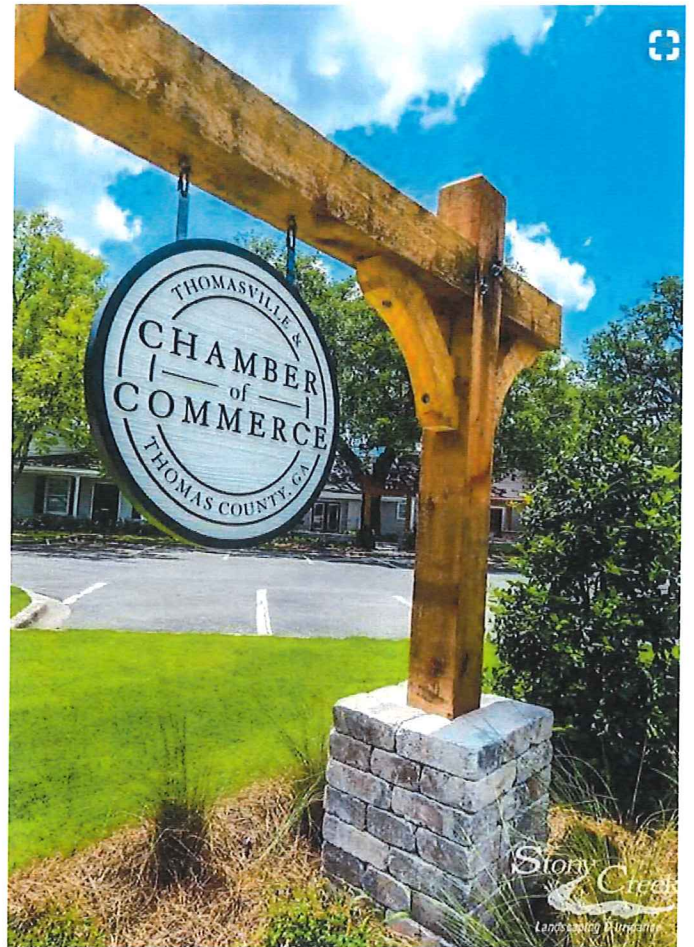
Curve Table				
Curve	Length	Radius	Chord	
C1	14.17'	2148.50'	N75°01'30"E	14.17'
C2	14.01'	175.65'	S14°31'24"E	14.00'
C3	14.78'	225.30'	N14°39'04"W	14.78'
C4	8.39'	2148.50'	N72°46'51"E	8.39'
C5	5.78'	970.00'	N72°50'23"E	5.78'

Job No. CGS16318

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

Sign Easements
for: Magnolia Village, LP

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 6, 2018



8' X 8' ALUPANEL SIGN BOARD WITH APPLIED VINYL



STAFF REVIEW LETTER

May 10, 2018

Homes by JLS of Texoma
5022 S. S.H. 91
Denison, TX 75020

Young Enterprises
Daniel Worrell
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' setback in an R-1 (One Family Residential) District for the property located at 4730 Dry Creek Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. An encroachment easement will need to be approved by the City Council if the sign is to be placed inside the utility easement.
4. The sign will need to be maintained at all times.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Location of sign must be approved by all utility providers.
8. Require Encroachment Easement be filed of record with Grayson County.
9. Right of Way Permit required from City of Sherman Engineering Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

13.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4733 DRY CREEK ROAD

The request of Homes by JLS of Texoma (Owners) and Young Enterprises, Daniel Worrell (Representative) concerning the property at 4733 Dry Creek Road, being Lot 19, Block B, Magnolia Village, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.2, Subsection (1) and Section 7, Subsection (g) to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 4733 Dry Creek Road, the southeast corner of East Northcreek Drive and Dry Creek Road in the Magnolia Village Subdivision. The owners would like to erect a 9 square foot sign for the subdivision, 5' from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Homes by JLS of Texoma (Owners)

Young Enterprises, Daniel Worrell (Representative)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

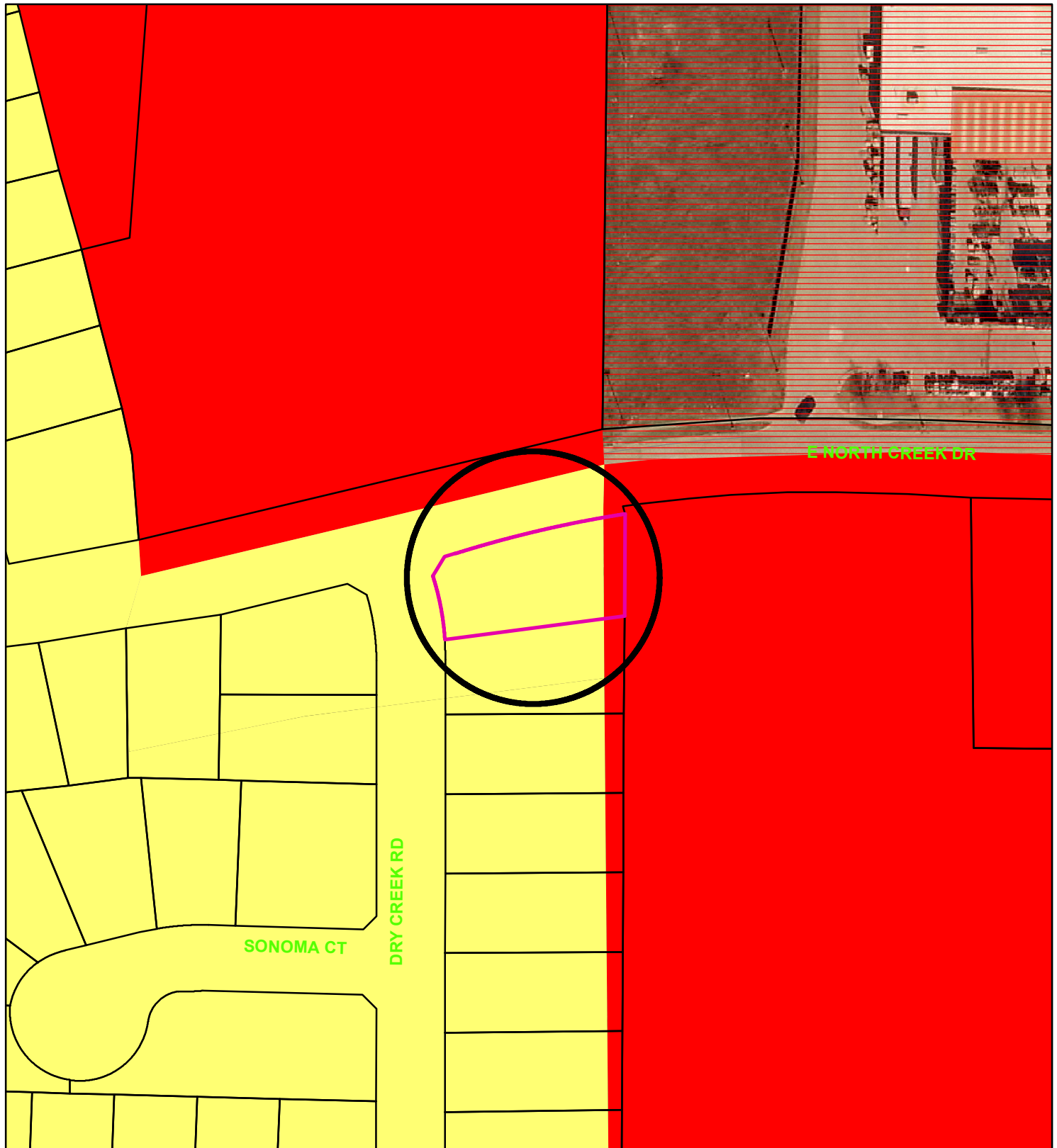
Zoning Sign Photo

Plat

Site Plan

Sign Elevations

Staff Review Letter



Zoning - 4733 Dry Creek Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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

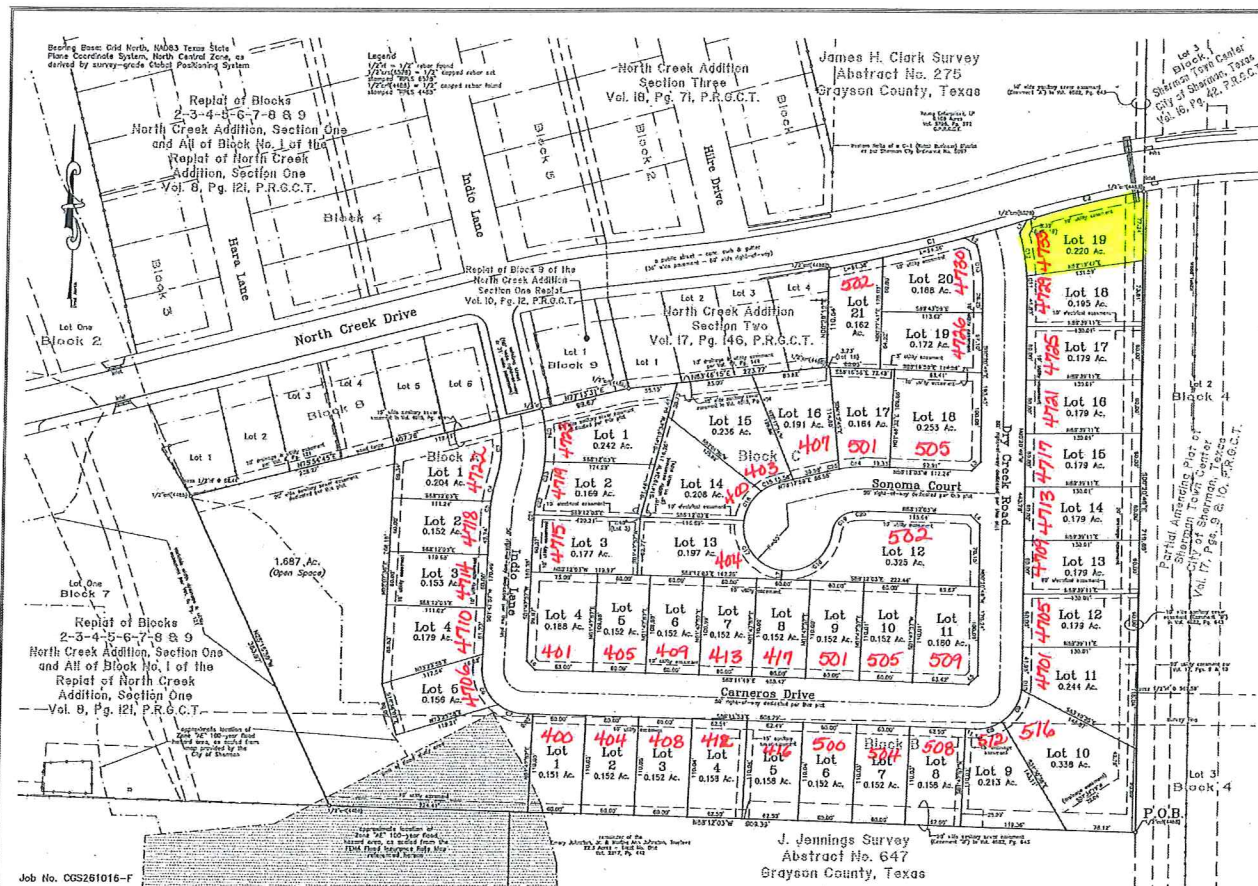


NOT TO SCALE

1 in = 100 ft

4733 Dry Creek Road





SITUATED in the County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275, and being a part of the J. Jennings Survey, Abstract No. 647, and being all of the 12,000 acre tract of land conveyed by Emory, L.P. (one: Emory, L.P.) and Verlo, L.P. to Young Enterprises, L.P. by Special Warranty Deed dated April 24, 2018 and recorded in Volume 5786, Page 592, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEING that a 1/2 inch copper rebar found stamped "NPLS 4488" in the West line of Lot 3, Block 4, Sherman Town Center to the City of Sherman, Texas, as per plot of record in Volume 16, Page 42, Plat Records, Grayson County, Texas, at the Northwest corner of the 22.3 cc. tract of land (Tract No. One) conveyed to Emory Johnson, Jr. and Martha Ann Johnson, Trustees in Volume 2017, Page 442 said Official Public Records, of the Southeast corner of said Young 12,000 cc;

THENCE North 88 deg. 12 min. 03 sec. West, with the North line of said addition 22.3 cc. and the South line of said Young 12,000 cc., a distance of 508.33 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Southeast corner of Lot One, Block 7, Replat of Blocks 2-3-4-5-6-7-8-9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, as per plot of record in Volume 8, Page 121, said Plat Records, of the Southeast corner of said Young 12,000 cc;

THENCE North 25 deg. 15 min. 59 sec. West, with the East line of said Lot One and an East line of said Young 12,000 cc., a distance of 353.97 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Southeast corner of Lot 1, Block 9, said North Creek Addition Replat, at the most Westerly Northwest corner of said Young 12,000 cc;

THENCE North 78 deg. 54 min. 45 sec. East, with the North line of said Young 12,000 cc. and the South line of said Lot 1, passing a 1/2 inch rebar found at the Southeast corner of said Lot 1 and the Southeast corner of Lot 2 at 56.44 ft. and continuing now with the South line of said Lot 2 and Lots 3, 4, 5 and 6, said Block 8, passing the Southeast corner of said Lot 8 and continuing now with the South line of said Lot 8, passing a 1/2 inch rebar found at the Southeast corner of Lot 1, Block 9, Replat of Block 9 of the North Creek Addition Section One Replat to the City of Sherman, Texas, as per plot of record in Volume 10, Page 12, said Plat Records, at an angle point in a North line of said Young 12,000 cc;

THENCE North 77 deg. 13 min. 31 sec. East, continuing with a North line of said Young 12,000 cc. and now with the South line of said Lot 1, Block 9, a distance of 59.67 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Southeast corner of Lot 1, North Creek Addition, Section Two to the City of Sherman, Texas, as per plot of record in Volume 17, Page 146, said Plat Records, at the Southeast corner of said Lot 1, Block 9, of said Replat, at an angle point in a North line of said Young 12,000 cc;

THENCE North 83 deg. 46 min. 15 sec. East, continuing with a North line of said Young 12,000 cc. and now with the South line of said Lot 1, said North Creek Addition, Section Two, passing the Southeast corner of said Lot 1 and the Southeast corner of Lot 2 and continuing now with the South line of said Lot 2, passing the Southeast corner of said Lot 2 and the Southeast corner of Lot 3 and continuing now with the South line of said Lot 3, passing a 1/2 inch rebar found at the Southeast corner of said Lot 3 and the Southeast corner of Lot 4 at 181.69 ft. and continuing now with the South line of said Lot 4 for a total distance of 223.77 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Southeast corner of said Lot 4, at an angle point in a North line of said Young 12,000 cc;

THENCE North 00 deg. 28 min. 12 sec. East, with the East line of said Lot 4, a distance of 110.61 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Southeast corner of said Lot 4, a public street, at the Northeast corner of said Lot 4, at the most Northerly Northwest corner of said Young 12,000 cc;

THENCE Easterly, with the South line of said North Creek Drive and a North line of said Young 12,000 cc. and with a non-parallel curve to the left having a radius of 2,148.50 ft. and a central angle of 56 deg. 19 min. 10 sec. (short curve North 73 deg. 49 min. 44 sec. East, 218.62 ft.), an arc distance of 218.97 ft. to a 1/2 inch copper rebar found stamped "NPLS 6578" at the end of said curve, at the beginning of another curve;

THENCE Easterly, continuing with the South line of said North Creek Drive and a North line of said Young 12,000 cc. and with a non-parallel curve to the right having a radius of 970.00 ft. and a central angle of 87 deg. 27 min. 52 sec. (short curve North 78 deg. 24 min. 05 sec. East, 126.28 ft.), an arc distance of 126.37 ft. to a 1/2 inch copper rebar found stamped "NPLS 4488" at the Northwest corner of Lot 2, Block 4, Partial Amending Plat of Sherman Town Center to the City of Sherman, Texas, as per plot of record in Volume 17, Page 9 and 10, said Plat Records, of the Northwest corner of said Young 12,000 cc;

THENCE South 00 deg. 20 min. 49 sec. East, with the West line of said Lot 2, Block 4, said Amending Plat and the East line of said Young 12,000 cc., passing a 1/2 inch rebar found at the Southeast corner of said Lot 2, and the Northeast corner of said Lot 3, Block 4, said Sherman Town Center of 562.59 ft. and continuing now with the West line of said Lot 3 for a total distance of 719.69 ft. to the PLACE OF BEGINNING and containing 12,000 ACRES of land.

Job No. C05261016-F

Magnolia Village, LP
Owner/Developer
5414N FM 1417
Sherman, Texas 75092
Phone: 903-892-1508

General Notes:

1. Refer to the plat for the City of Sherman.
2. State survey to be provided by City of Sherman.
3. Survey to be provided by City of Sherman.
4. A portion of the property shown on the plat herein was within a 70' 100-Year Flood Hazard Area (Flood Hazard Area), as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481000019, dated October 2010, and is hereby shown.
5. Proposed land use of this area is residential.

Surveyor's Office
222 W. Main St., Sherman, Texas 75092
Phone: (903) 463-4181 Fax: (903) 463-4089
Email: surveyor@cityofsherman.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

CHUCK LINE	CHUCK	CHUCK
C1 118.87 118.87 118.87 118.87	118.87	118.87
C2 118.87 118.87 118.87 118.87	118.87	118.87
C3 118.87 118.87 118.87 118.87	118.87	118.87
C4 118.87 118.87 118.87 118.87	118.87	118.87
C5 118.87 118.87 118.87 118.87	118.87	118.87
C6 118.87 118.87 118.87 118.87	118.87	118.87
C7 118.87 118.87 118.87 118.87	118.87	118.87
C8 118.87 118.87 118.87 118.87	118.87	118.87
C9 118.87 118.87 118.87 118.87	118.87	118.87
C10 118.87 118.87 118.87 118.87	118.87	118.87
C11 118.87 118.87 118.87 118.87	118.87	118.87
C12 118.87 118.87 118.87 118.87	118.87	118.87
C13 118.87 118.87 118.87 118.87	118.87	118.87
C14 118.87 118.87 118.87 118.87	118.87	118.87
C15 118.87 118.87 118.87 118.87	118.87	118.87
C16 118.87 118.87 118.87 118.87	118.87	118.87
C17 118.87 118.87 118.87 118.87	118.87	118.87
C18 118.87 118.87 118.87 118.87	118.87	118.87
C19 118.87 118.87 118.87 118.87	118.87	118.87
C20 118.87 118.87 118.87 118.87	118.87	118.87
C21 118.87 118.87 118.87 118.87	118.87	118.87
C22 118.87 118.87 118.87 118.87	118.87	118.87
C23 118.87 118.87 118.87 118.87	118.87	118.87
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C25 118.87 118.87 118.87 118.87	118.87	118.87
C26 118.87 118.87 118.87 118.87	118.87	118.87
C27 118.87 118.87 118.87 118.87	118.87	118.87
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C30 118.87 118.87 118.87 118.87	118.87	118.87
C31 118.87 118.87 118.87 118.87	118.87	118.87
C32 118.87 118.87 118.87 118.87	118.87	118.87
C33 118.87 118.87 118.87 118.87	118.87	118.87
C34 118.87 118.87 118.87 118.87	118.87	118.87
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C64 118.87 118.87 118.87 118.87	118.87	118.87
C65 118.87 118.87 118.87 118.87	118.87	118.87
C66 118.87 118.87 118.87 118.87	118.87	118.87
C67 118.87 118.87 118.87 118.87	118.87	118.87
C68 118.87 118.87 118.87 118.87	118.87	118.87
C69 118.87 118.87 118.87 118.87	118.87	118.87
C70 118.87 118.87 118.87 118.87	118.87	118.87
C71 118.87 118.87 118.87 118.87	118.87	118.87
C72 118.87 118.87 118.87 118.87	118.87	118.87
C73 118.87 118.87 118.87 118.87	118.87	118.87
C74 118.87 118.87 118.87 118.87	118.87	118.87
C75 118.87 118.87 118.87 118.87	118.87	118.87
C76 118.87 118.87 118.87 118.87	118.87	118.87
C77 118.87 118.87 118.87 118.87	118.87	118.87
C78 118.87 118.87 118.87 118.87	118.87	118.87
C79 118.87 118.87 118.87 118.87	118.87	118.87
C80 118.87 118.87 118.87 118.87	118.87	118.87
C81 118.87 118.87 118.87 118.87	118.87	118.87
C82 118.87 118.87 118.87 118.87	118.87	118.87
C83 118.87 118.87 118.87 118.87	118.87	118.87
C84 118.87 118.87 118.87 118.87	118.87	118.87
C85 118.87 118.87 118.87 118.87	118.87	118.87
C86 118.87 118.87 118.87 118.87	118.87	118.87
C87 118.87 118.87 118.87 118.87	118.87	118.87
C88 118.87 118.87 118.87 118.87	118.87	

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

North Creek Drive
a public street - conc. curb & gutter

P.O.B.

P.O.B.

Entry Sign
Location

Sign Easement
No. 2
272 Sq. Ft.

Sign Easement
No. 1
261 Sq. Ft.

Lot
21

Lot 20

Lot 19

Block C

Dry Creek Road

Block B

Lot 18

Amended Plat of
Magnolia Village
City of Sherman, Texas
Doc. No. 2017-3272
P.R.G.C.T.

Scale:
1"=30'



Line Table		
Line	Length	Bearing
L1	35.88'	N60°05'15"W
L2	16.04'	S60°05'15"E
L3	37.80'	S27°55'28"W
L4	16.88'	N27°55'28"E

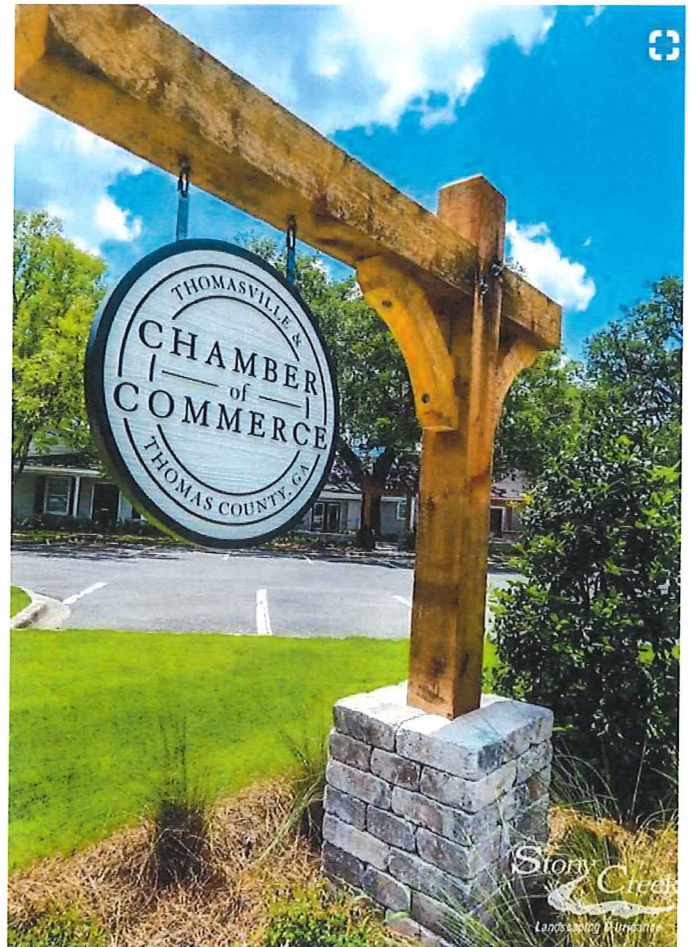
Curve Table				
Curve	Length	Radius	Chord	
C1	14.17'	2148.50'	N75°01'30"E	14.17'
C2	14.01'	175.65'	S14°31'24"E	14.00'
C3	14.78'	225.30'	N14°39'04"W	14.78'
C4	8.39'	2148.50'	N72°46'51"E	8.39'
C5	5.78'	970.00'	N72°50'23"E	5.78'

Job No. CGS16318

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

Sign Easements
for: Magnolia Village, LP

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 6, 2018



8' X 8' ALUPANEL SIGN BOARD WITH APPLIED VINYL



STAFF REVIEW LETTER

May 10, 2018

Homes by JLS of Texoma
5022 S. S.H. 91
Denison, TX 75020

Young Enterprises
Daniel Worrell
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for an Exception and Variance to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' setback in an R-1 (One Family Residential) District for the properties located at 4733 Dry Creek Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. An encroachment easement will need to be approved by the City Council if the sign is to be placed inside the utility easement.
4. The sign will need to be maintained at all times.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Location of sign must be approved by all utility providers.
8. Require Encroachment Easement be filed of record with Grayson County.
9. Right of Way Permit required from City of Sherman Engineering Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shadden".

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

14.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1508 FAIRWAY DRIVE

The request of DSH Construction LLC (Owners) and Jeffrey Ground (Representative) concerning the property at 1508 Fairway Drive, being Lot 3, Block 2, Diamond Tee Estates, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 25' front setback in lieu of the platted 30' and a 22 rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 1508 Fairway Drive off South Dewey Avenue. The owners would like to construct a new residential dwelling 25' from the front property line and 22 from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) Dwelling

Origination:

DSH Construction LLC (Owners)

Jeffrey Ground (Representative)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

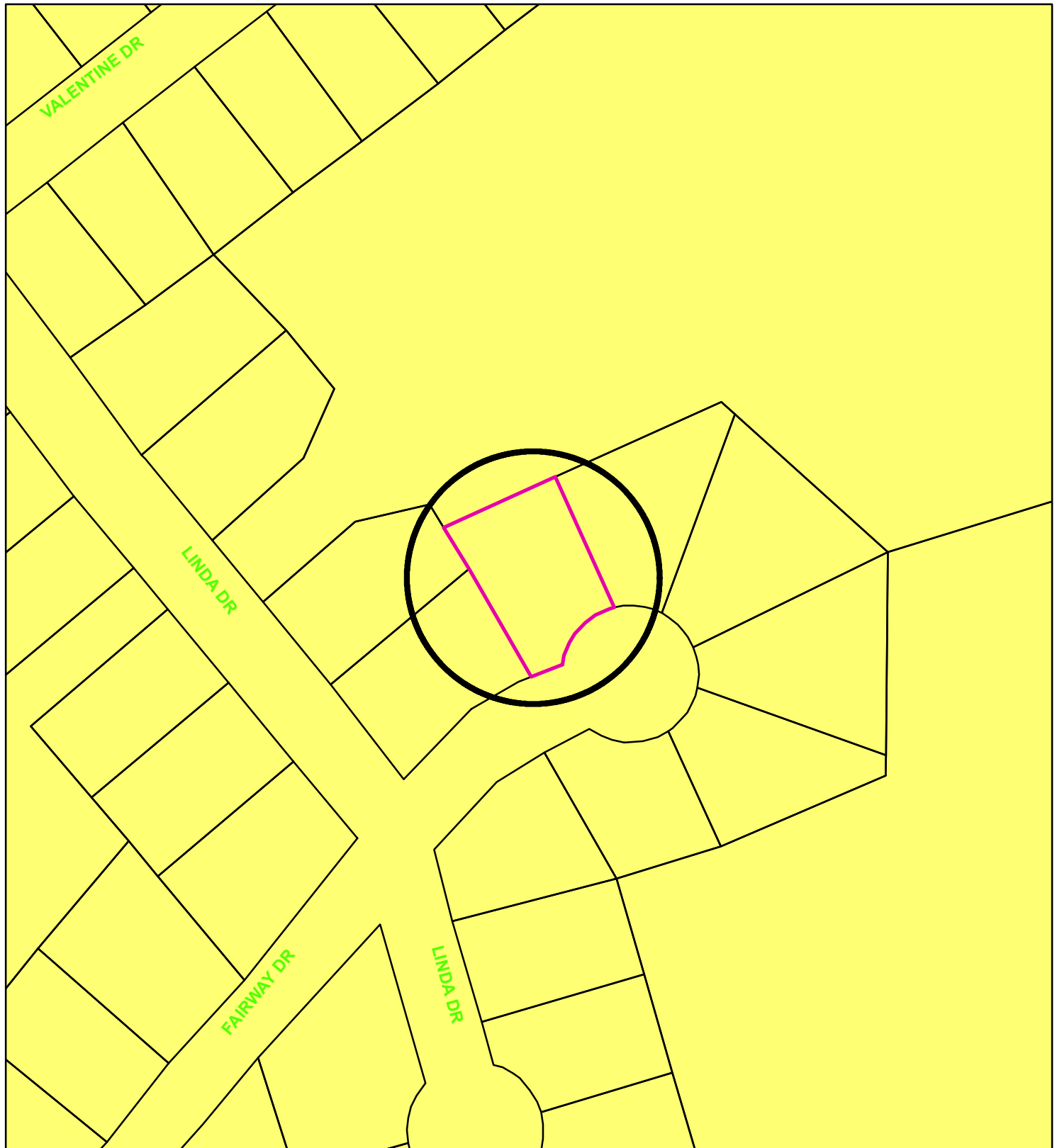
1508 Fairway Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1508 Fairway Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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



NOT TO SCALE

1 in = 100 ft

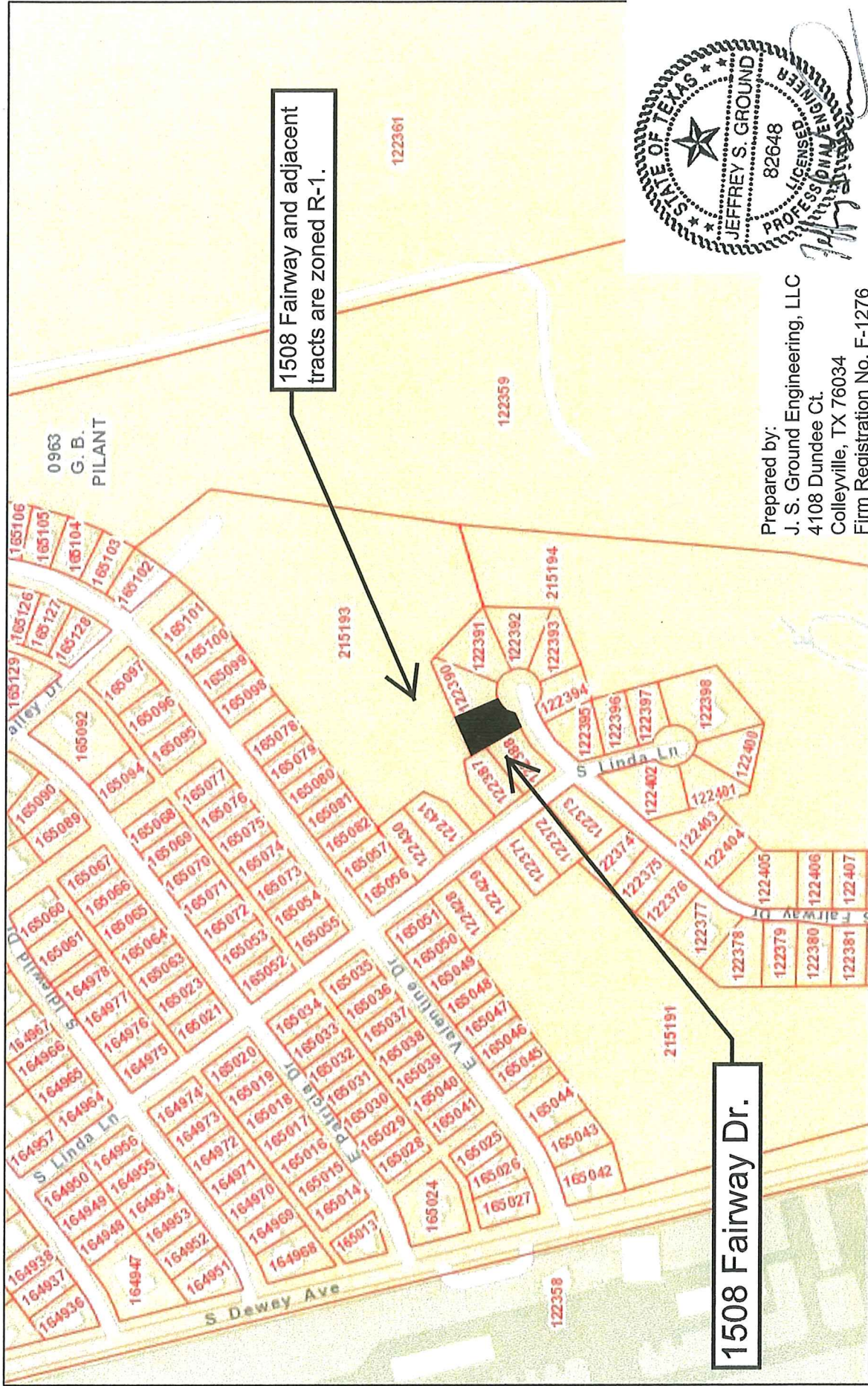


City of Sherman, Texas
Developmental Services Department

1508 Fairway Drive



1508 Fairway Dr. (Lot 3, Block 2; Diamond Tee Estates)

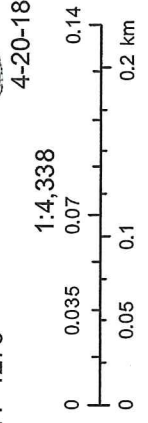


Prepared by:
J. S. Ground Engineering, LLC
4108 Dundee Ct.
Colleyville, TX 76034
Firm Registration No. F-1276

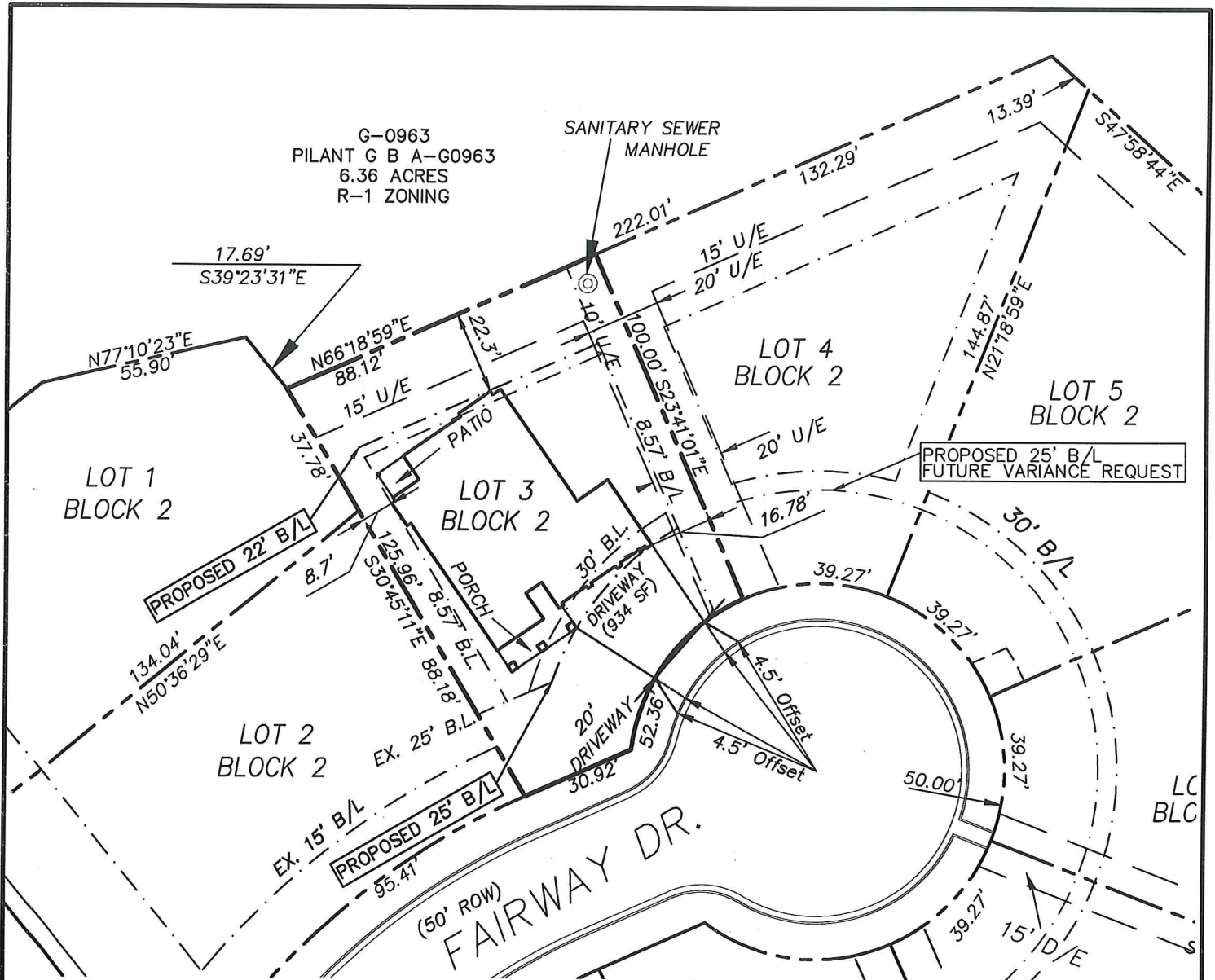
April 20, 2018

- Parcels
- Abstracts

AREA MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



LEGEND

B/L BUILDING SETBACK
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT

VARIANCE REQUEST:

1. FRONT SETBACK REDUCED FROM 30-FT TO 25-FT (PER R-1 ZONING)
2. REAR SETBACK REDUCED FROM 25-FT TO 22-FT.



4-10-18



SCALE: 1"=40'



J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
(817) 320-5330 ph.
FIRM REGISTRATION NO. F-1276

PLOT PLAN

BLOCK 2, LOT 3
DIAMOND TEE ESTATES
1508 FAIRWAY DRIVE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
APRIL 20, 2018

1508 Fairway Dr. (Lot 3, Block 2; Diamond Tee Estates)

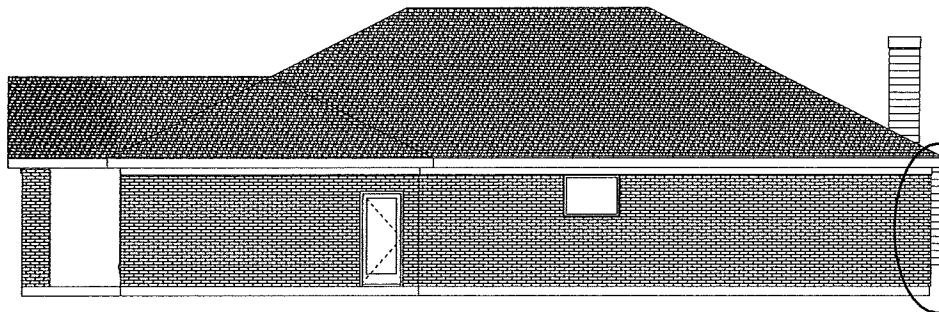
Variance Request:

1. Reduce front building line (B/L) from 30' to 25'.
2. Reduce rear B/L from 25' to 22'

Right rear corner
- 23 SF of encroachment with 25' B/L
- No encroachment with 22' B/L

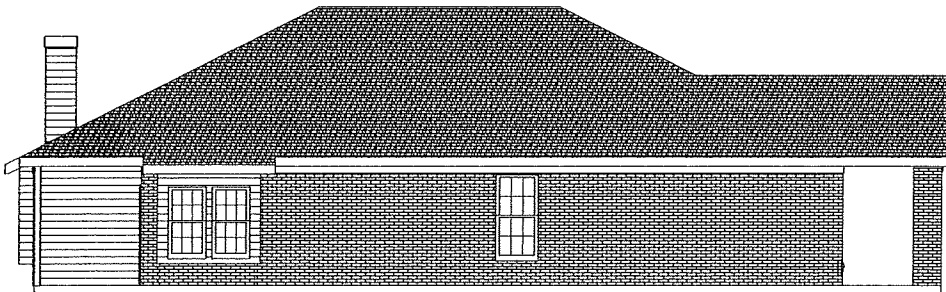


③ THREE CAR GARAGE - REAR ELEVATION
1/4" = 1'-0"



⑤ THREE CAR GARAGE - RIGHT ELEVATION
1/4" = 1'-0"

Right rear corner
- 23 SF of encroachment with 25' B/L
- No encroachment with 22' B/L



④ THREE CAR GARAGE - LEFT ELEVATION
1/4" = 1'-0"



① THREE CAR GARAGE - FRONT ELEVATION A
1/4" = 1'-0"

Managed By: NG

Date:

Issue For Permit:

Issue For Review:

4/15/16

Issue For Construction:

Revisions:

3176 MODEL
DSH Construction LLC

Sheet No.

A6

Project: 15346-R3
Scale: 1/4" = 1'-0"

STAFF REVIEW LETTER

May 10, 2018

DSH Construction LLC
4269 Waterstone Estates Dr.
McKinney, TX 75071

Jeffrey Ground
4108 Dundee Ct.
Colleyville, TX 76034

Dear Applicants,

The request for a Variance to allow a 25' front setback in lieu of the platted 30' and a 22' rear setback in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 1508 Fairway Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
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; a parking space is considered to be 9'x20.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. No permanent structures permitted over easements.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

432 ROBERTS RUN

The request of Copeland Enterprises Painting LLC (Owners) and Jeffrey Ground (Representative) concerning the property at 432 Roberts Run, being Lot 29, Block 1, Preston Club, The Classics, Phase 3, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 25' front setback in lieu of the platted 30', a 19' rear setback in lieu of the required 25' and 7.5' side setback in lieu of the required 15' in an R-A (Single Family Agricultural) District.

Background:

The property is located at 432 Roberts Run in the Preston Club Subdivision off West U.S. Highway 82. The property was annexed into the City on May 22, 2017 as an R-A (Single-Family Agricultural) District. The owner would like to construct a residential dwelling 25' from the front property line, 19' from the rear property line and 7.5' from the side property line.

Adjacent Zoning:

R-A (Single-Family Agricultural) District.

Origination:

Copeland Enterprises Painting LLC (Owners)
Jeffrey Ground (Representative)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

Objections Received:

0

Attachments

Location Map

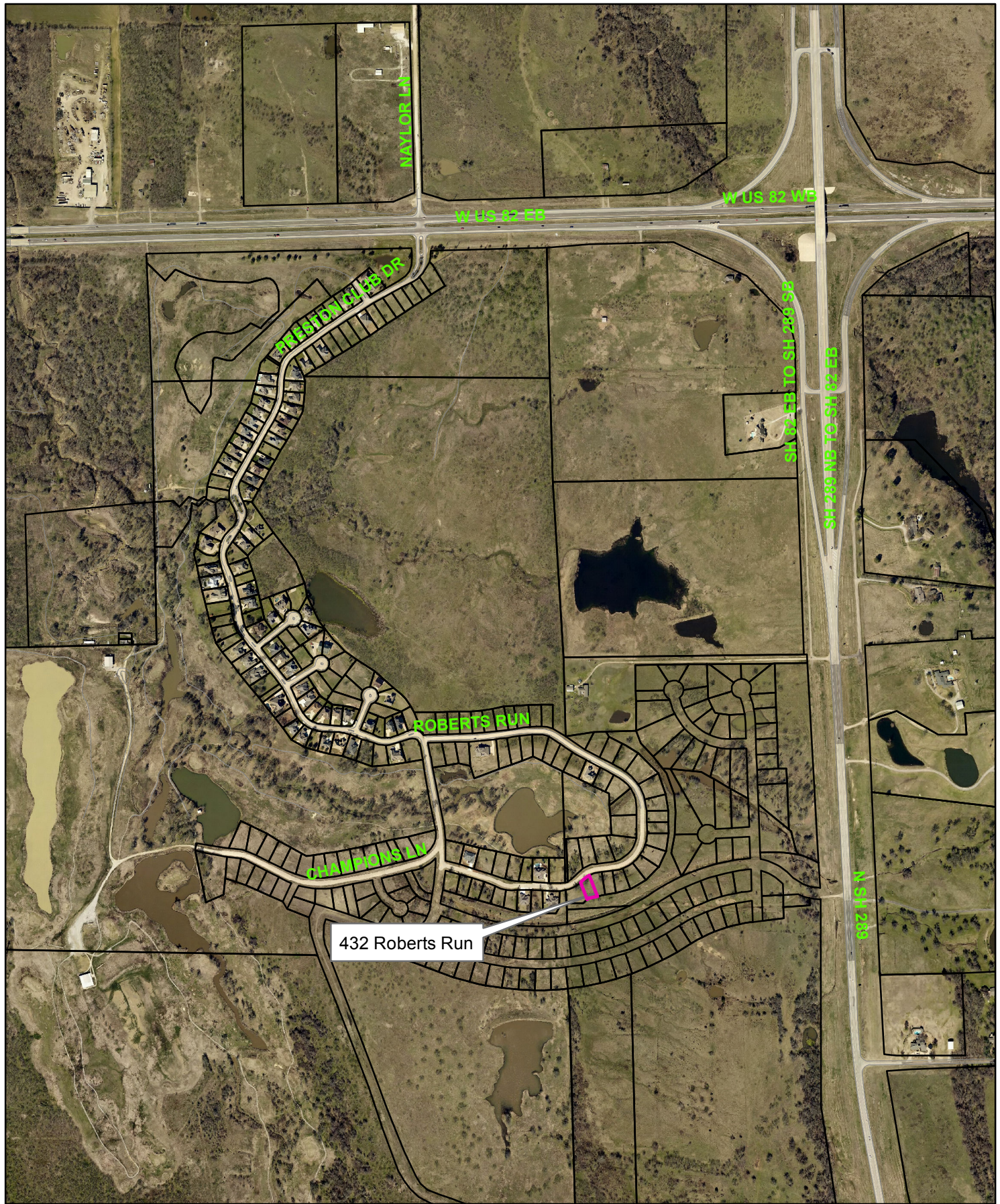
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



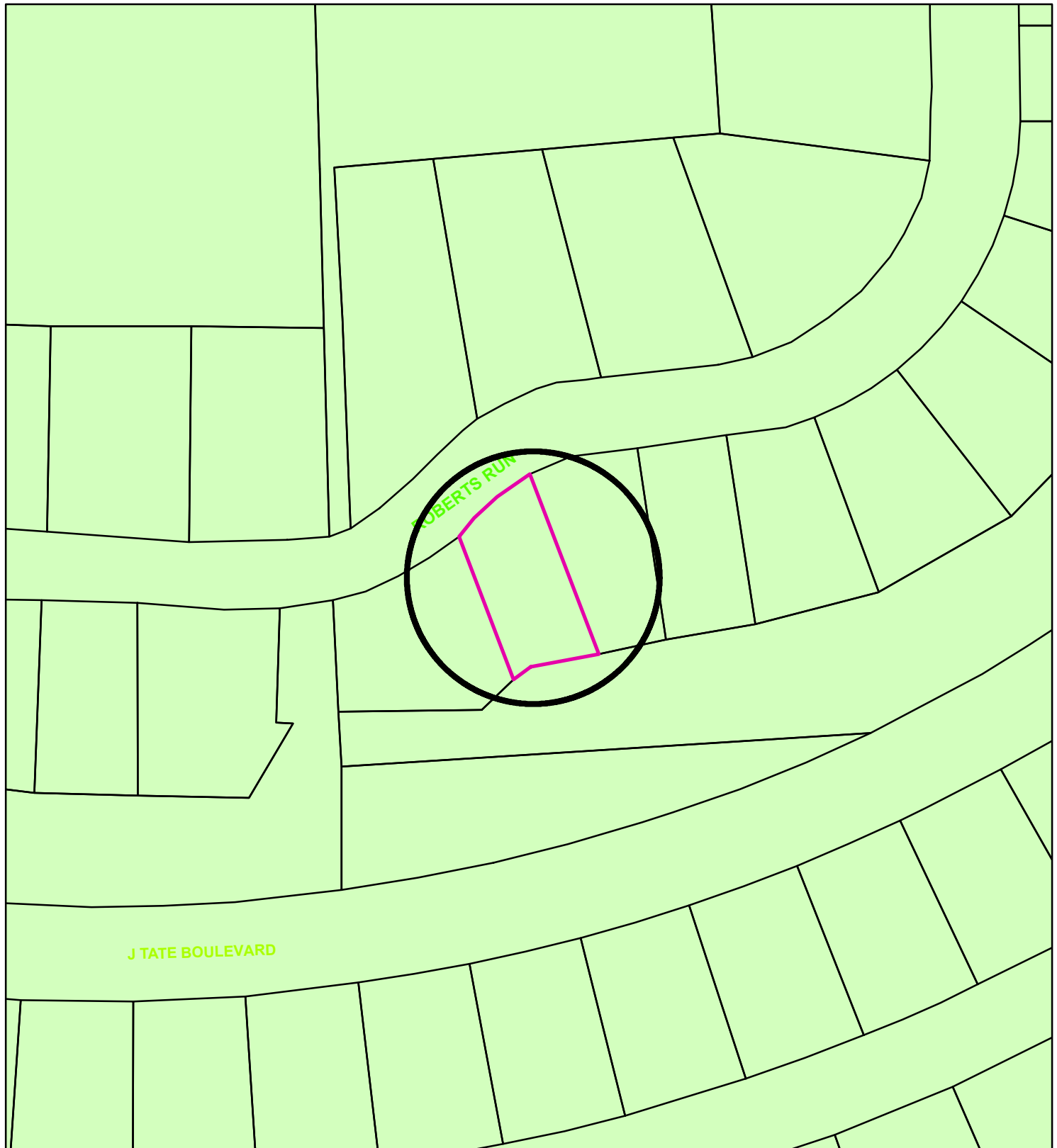
432 Roberts Run



NOT TO SCALE

1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 432 Roberts Run

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

- 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

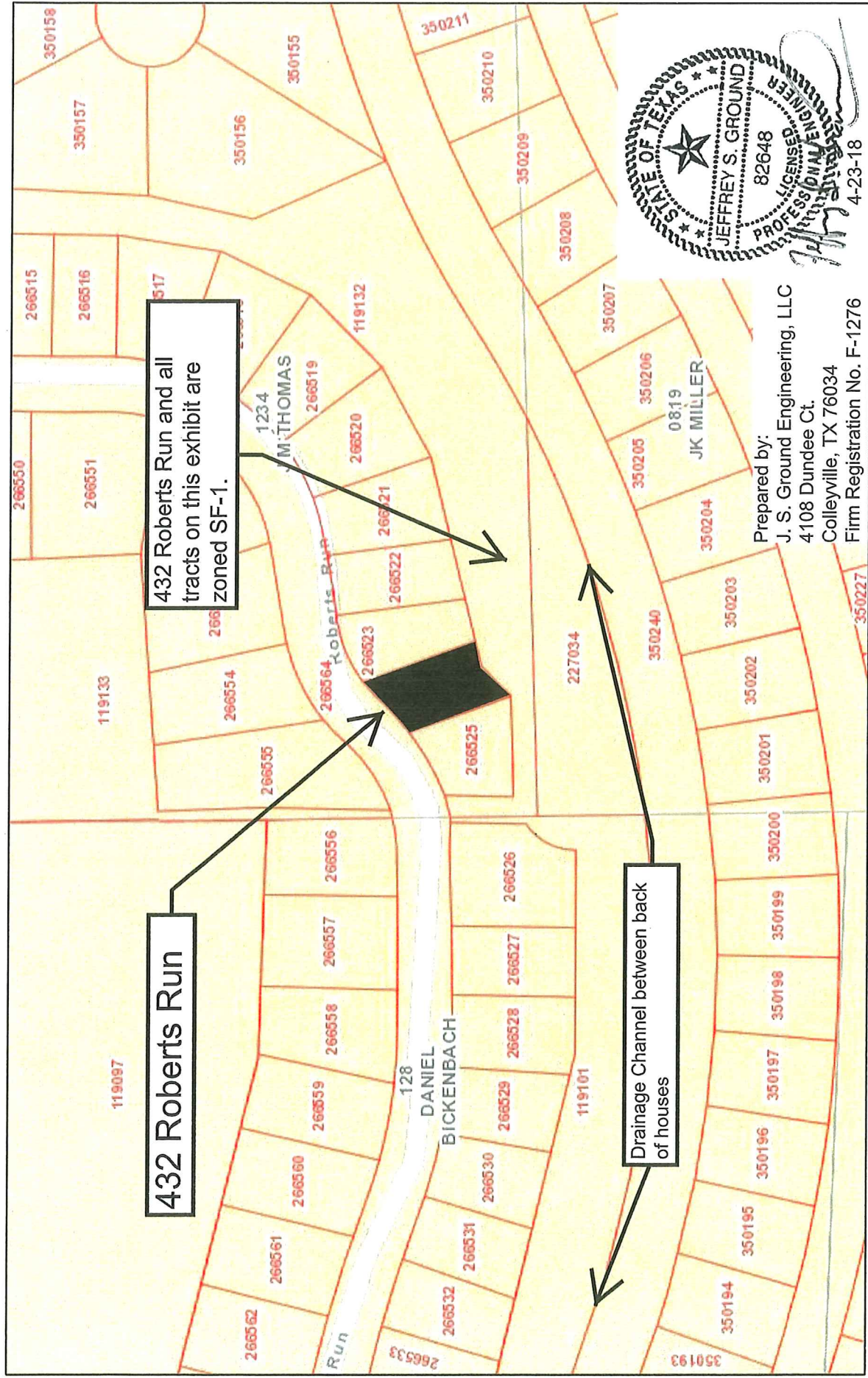
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



432 Roberts Run



432 Roberts Run (Lot 29, Block 1; The Classics Phase Three)



April 23, 2018

 Parcels

Abstracts

AREA MAP

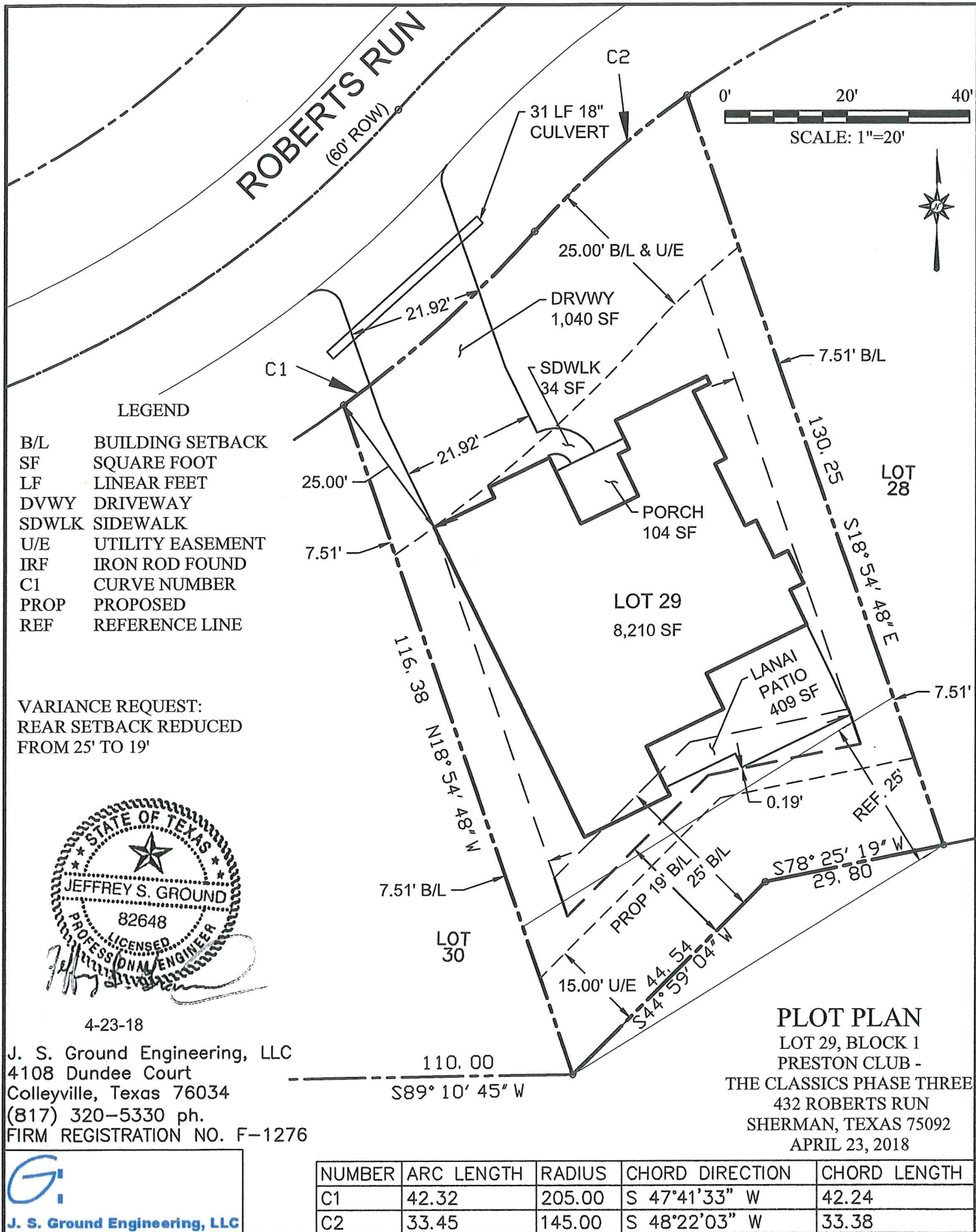
1:2,169

0	0.0175	0.035	0.07 mi
0	0.0175	0.035	0.07 mi

Δt	Δx	Δy	Δz
0	0.0275	0.055	0.11 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

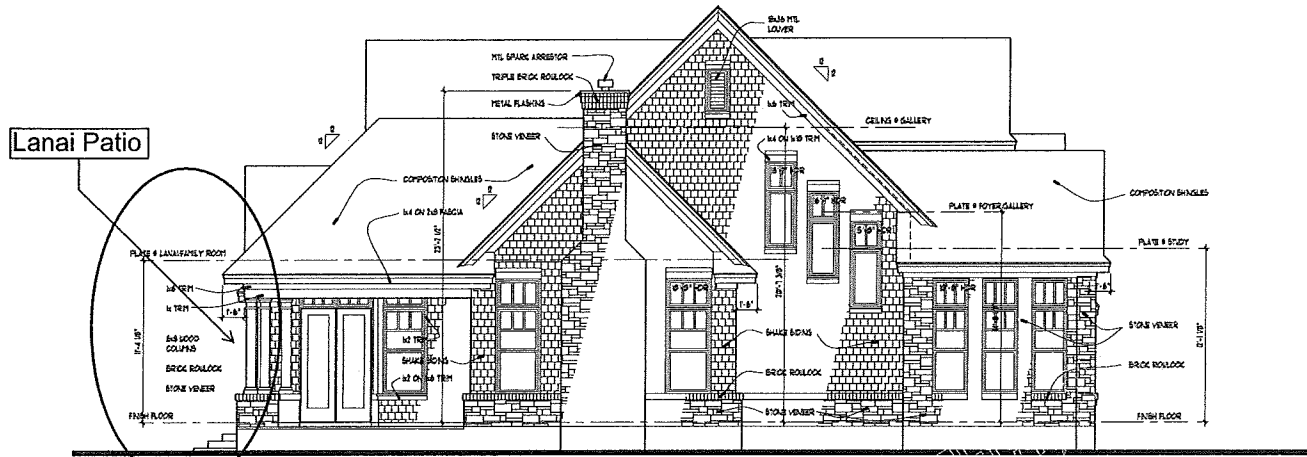
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



432 Roberts Run (Lot 29, Block 1; The Classics Phase Three)

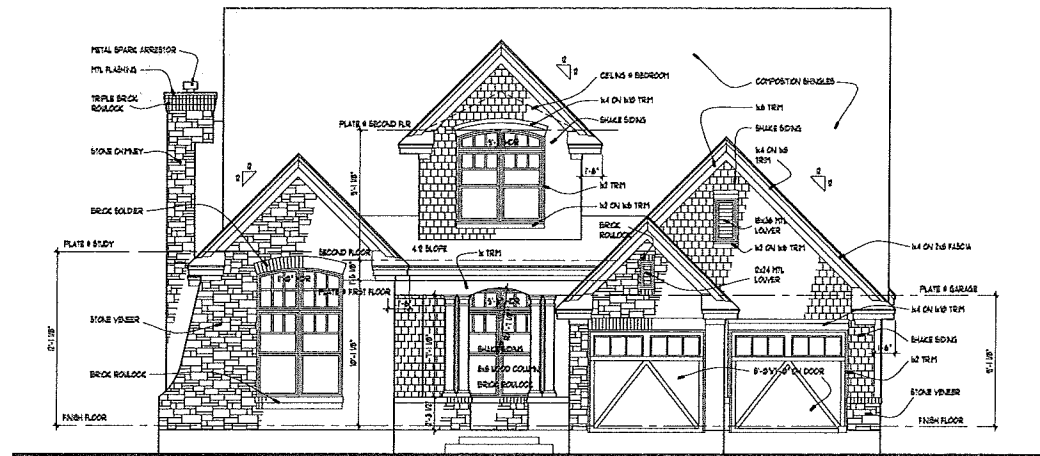
Variance Request:

1. Reduce rear B/L from 25' to 19'



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

Left rear corner
- 119 SF Lanai & 25 SF Master Suite
encroachment with 25' B/L
- No encroachment with 19' B/L



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

COPYRIGHT 2010 - DAVID E. WIGGINS, ARCHITECT, PLLC - DO NOT REPRODUCE



DAVID E. WIGGINS
ARCHITECT
2725 Highland Trail • Landover, Texas • 75141
(214) 264-0200

WHISPERING VALLEY
PLAN NO. 2143

PROJECT:

REVISIONS:

DATE:

JANUARY 18, 2010

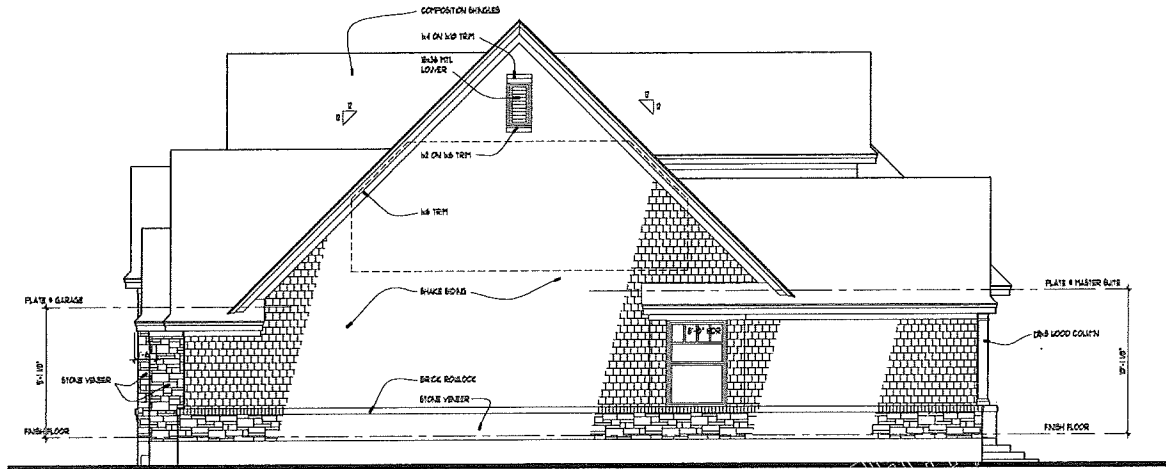
A3

OF 43

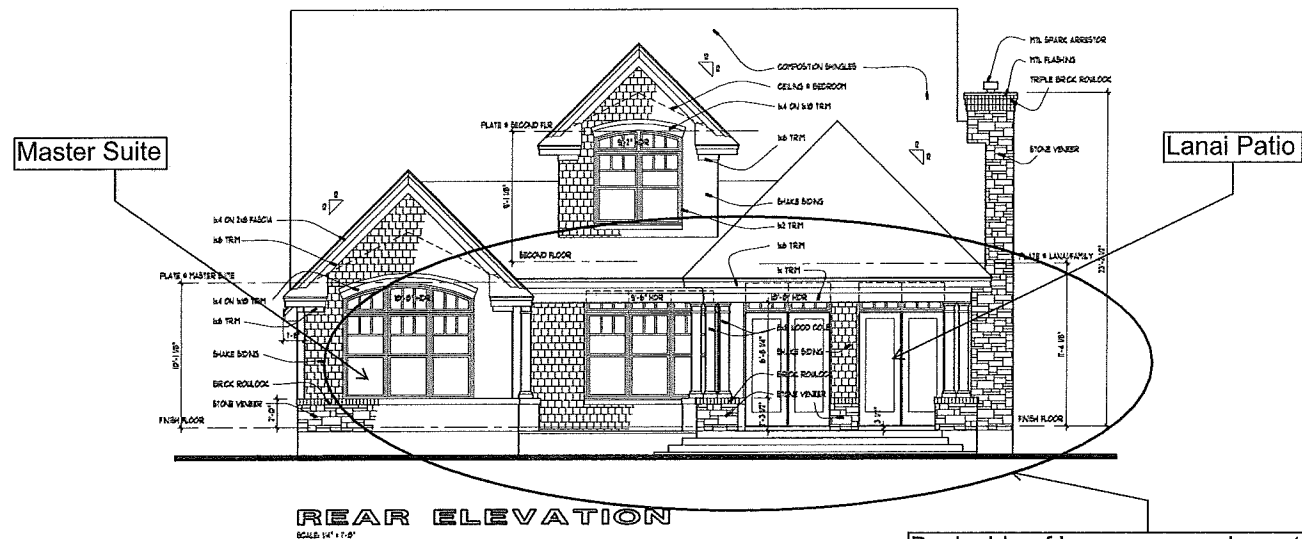
432 Roberts Run (Lot 29, Block 1; The Classics Phase Three)

Variance Request:

1. Reduce rear B/L from 25' to 19'



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



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

Back side of house encroachment depth varies from 0' to 5.81'.
- 119 SF Lanai & 25 SF Master Suite encroachment with 25' B/L
- No encroachment with 19' B/L



DAVIDE E. WIGGINS
ARCHITECT
2772 Highland Trail - Lanier, Texas - 75441
(972) 984-5790

WHISPERING VALLEY
PLAN NO. 2143

COPYRIGHT 2010 - DAVID E. WIGGINS, ARCHITECT, P.L.L.C. - DO NOT REPRODUCE

PROJECT:
REVISIONS:

DATE:
JANUARY 18, 2010



STAFF REVIEW LETTER

May 10, 2018

Copeland Enterprises Painting LLC
500 W. University, Ste. 108
McKinney, TX 75069

DSH Construction, LLC
4269 Waterstone Estates Dr.
McKinney, TX 75071
Dear Applicants,

Jeffrey Ground
4108 Dundee Ct.
Colleyville, TX 76034

The request for a variance to allow a 25' front setback in lieu of the platted 30', a 19' rear setback in lieu of the required 25' and 7.5' side setback in lieu of the required 15' in an R-A (Single Family Agricultural) District for the property located at 432 Roberts Run has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-A (Single Family Agricultural) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
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; a parking space is considered to be 9'x20.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

16.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 600 E. LAMBERTH ROAD**

The request of Remington Sherman Automotive, LLC (Owners), Brett Edmonson (Representative) and NCA Partners (Architect) concerning the property located at 600 East Lamberth Road, being Lots 4-7 and part of Lot 8, Block 4, Dr. J H Carraway's Subdivision, as follows:

Planning and Zoning Commission

Site plan approval for Chevrolet Showroom and Service Building Remodel.

Background:

The property is located at 600 East Lamberth Road, the southeast corner of Lamberth Road and U.S. Highway 75; Ramey Chevrolet is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

Remington Sherman Automotive, LLC recently purchased the business and would like to remodel the showroom and service building. The sales building expansion includes: enclosing the east porch/breezeway (1,260 square foot) for a customer waiting area along with management offices; a new covered structure (1,860 square foot) attached to the existing building to provide covered drop off area for customer vehicles for service; enclose the west porch/breezeway to provide new offices and waiting area for new/used car sales customers. The service building will include an expansion (8,501 square foot) to enlarge the shop for more service stalls and the southwest corner of the building will be renovated to include new offices. The parking lot will be upgraded for inventory, customer and employee parking as well as service parking.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Remington Sherman Automotive, LLC (Owners)
Brett Edmonson (Representative)
NCA Partners (Architect)

Master Plan Designation:

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

Number of notices mailed:

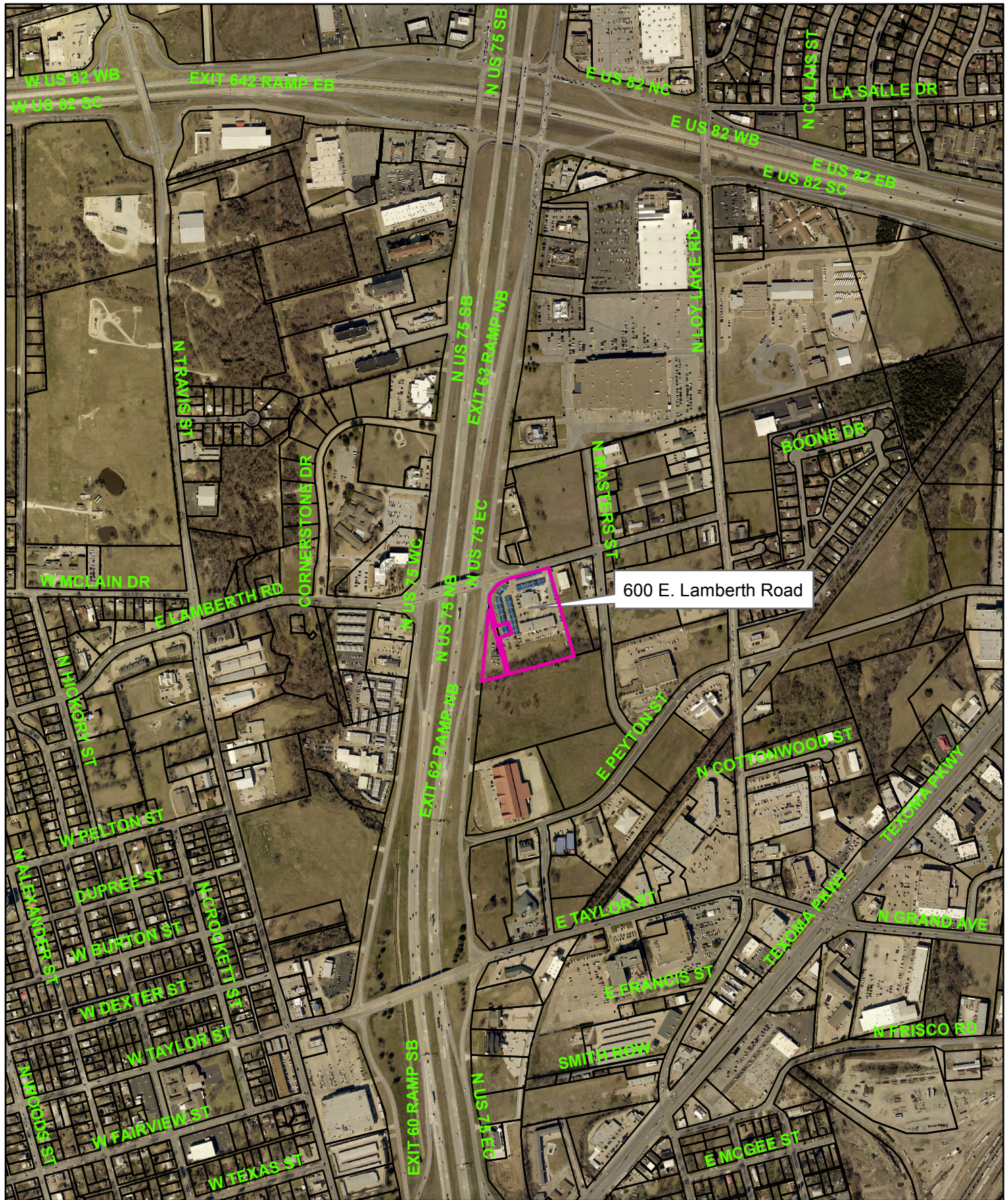
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Sales Building Elevations
Service Building Elevations
Staff Review Letter



600 E. Lamberth Road



1 in = 800 ft



Zoning - 600 East Lamberth Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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

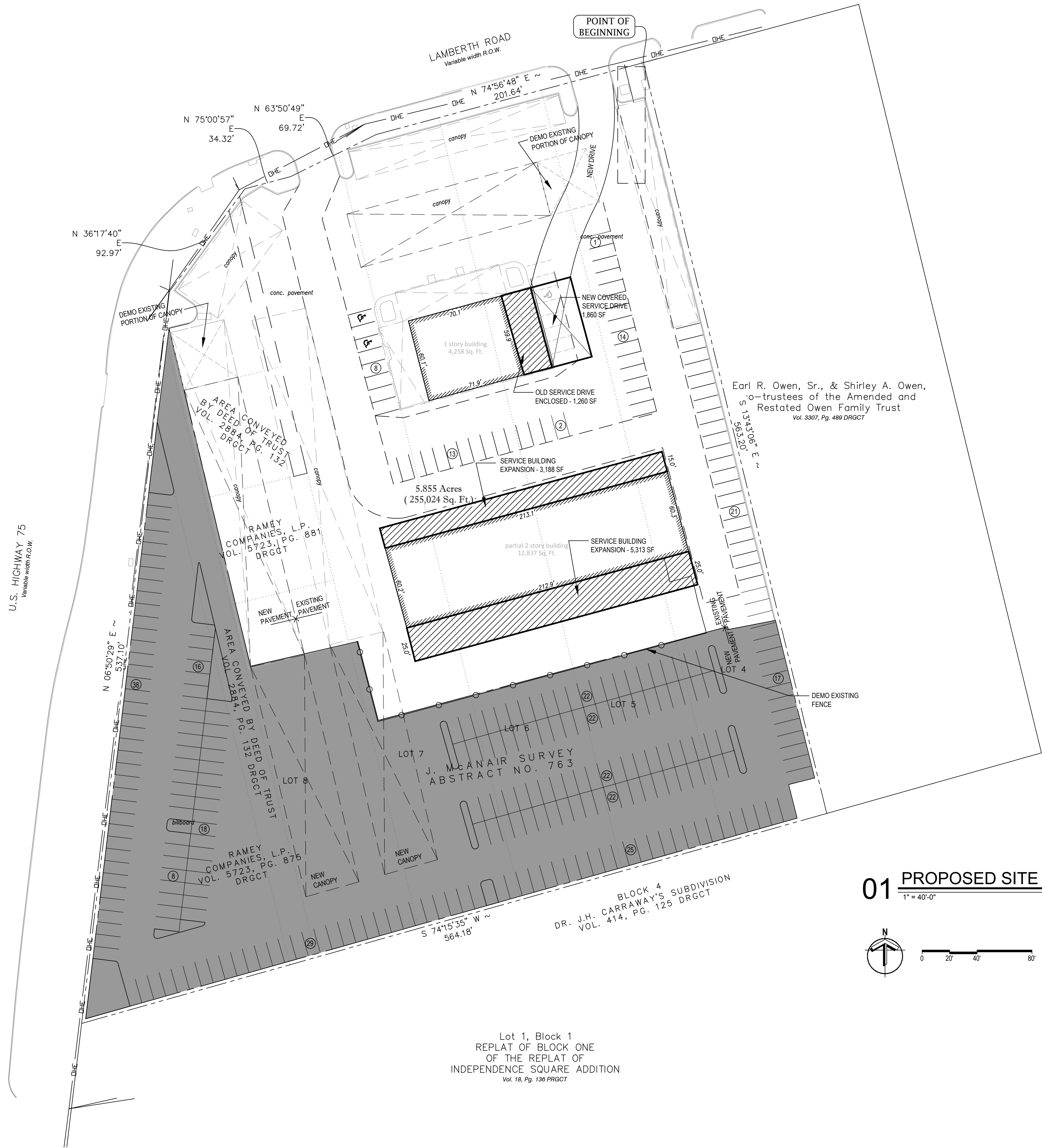


NOT TO SCALE

1 in = 215 ft



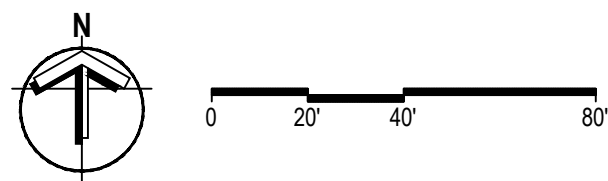
City of Sherman, Texas
Developmental Services Department



LEGEND

- HATCHING INDICATES EXPANSION AREAS AT EXISTING BUILDINGS
- INDICATES EXISTING CANOPY DEMOLITION
- INDICATES NEW OR ALTERED CANOPY
- INDICATES EXISTING CANOPY TO REMAIN
- SHADING INDICATES AREAS THAT GET NEW PAVEMENT - TOTAL AREA = 102,934 SF

01 PROPOSED SITE PLAN



**CHEVROLET SHOWROOM
REMODEL**
600 E. LAMBERTH RD.
SHERMAN, TEXAS 75090

DATE	DESCRIPTION
MM-DD-YYYY	CITY COMMENTS, OWNER REVIEW, ETC.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 18001

SITE PLAN

A101

600 E. LAMBERTH RD.
SHERMAN TEXAS 75090

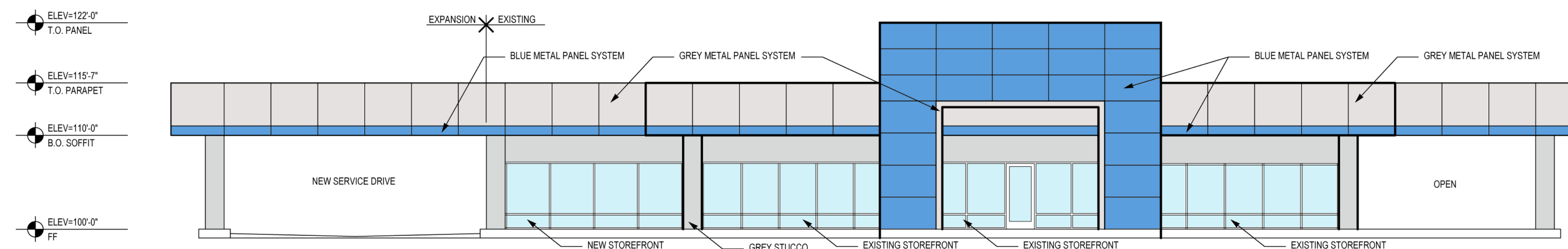
[illegible]

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

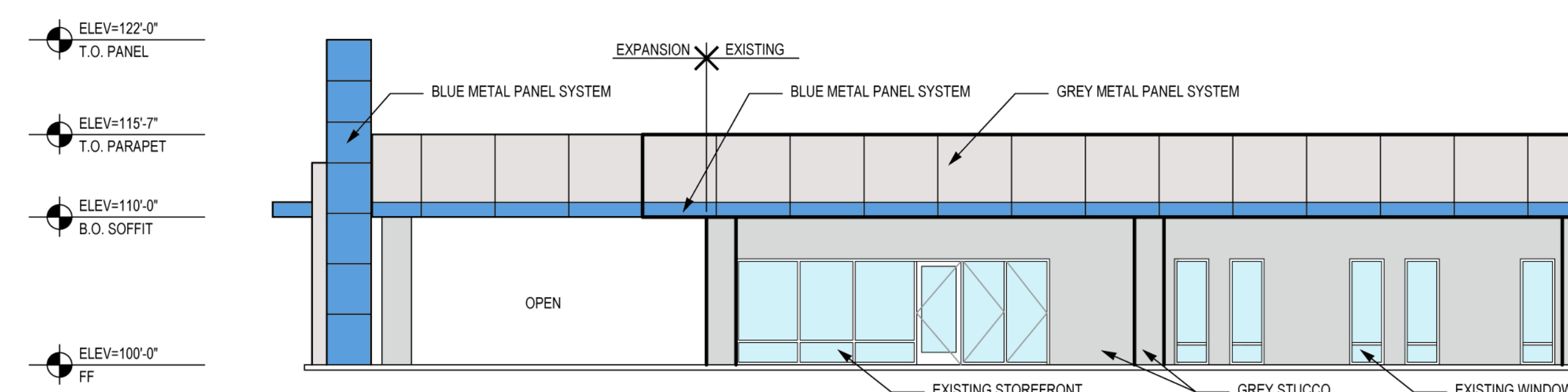
NCA JOB #: 18001

COLORED
ELEVATIONS

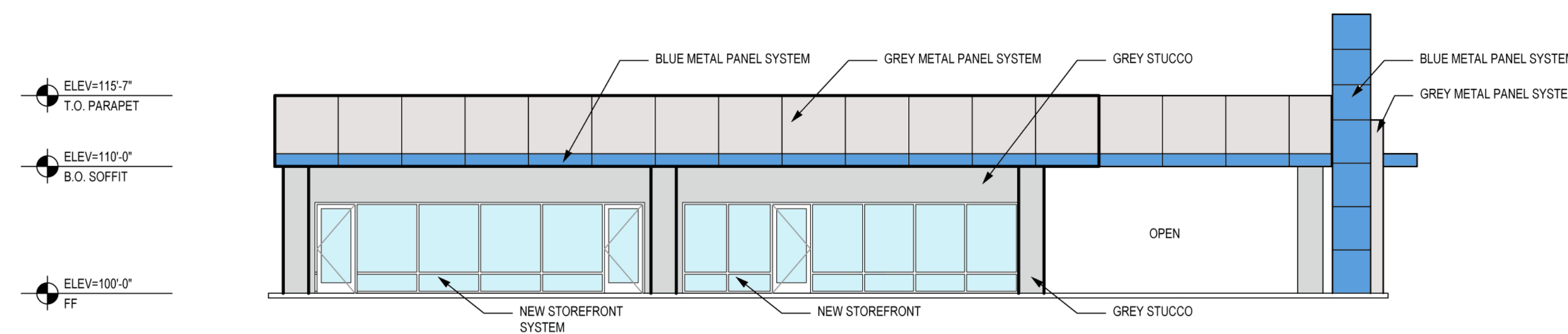
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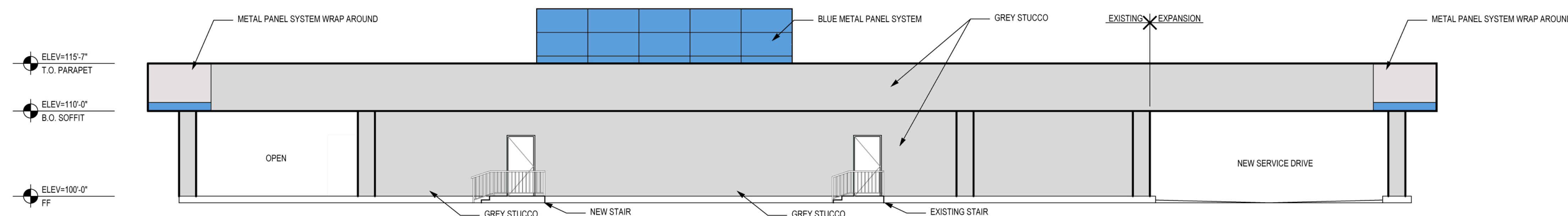
01 NORTH ELEVATION



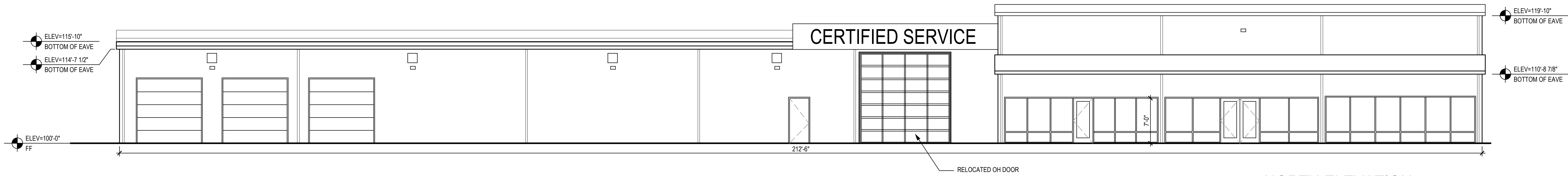
02 WEST ELEVATION



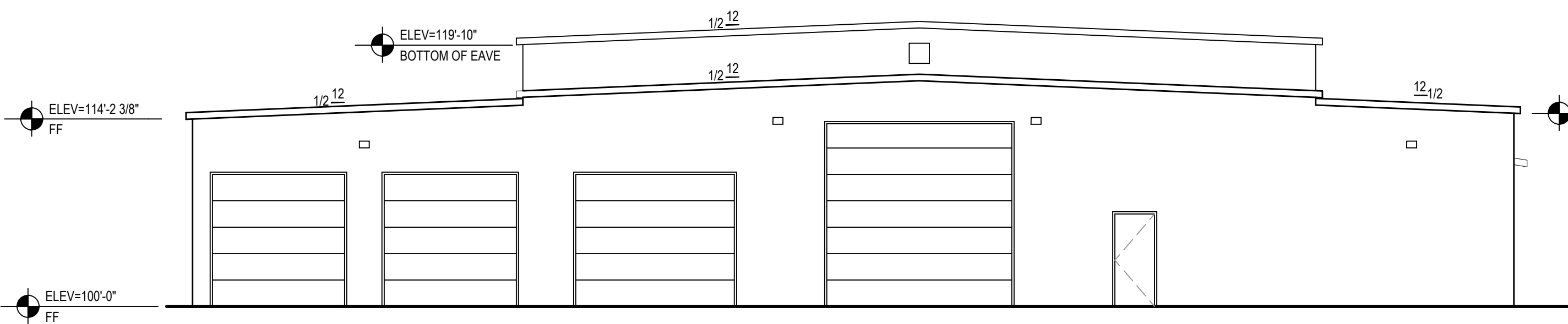
03 EAST ELEVATION



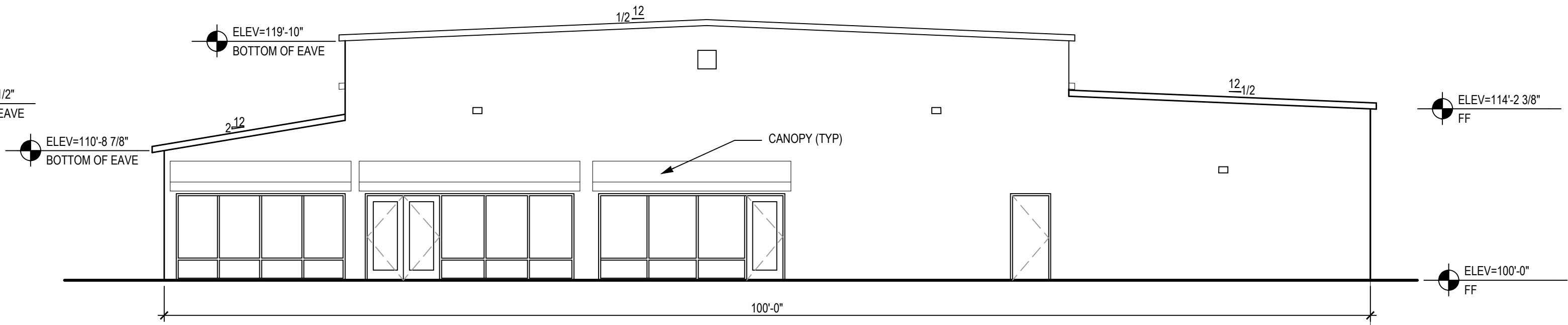
04 SOUTH ELEVATION



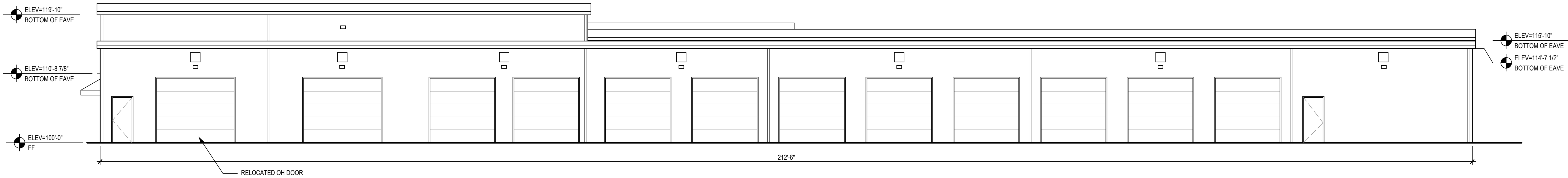
01 NORTH ELEVATION
1/8" = 1'-0"



02 EAST ELEVATION
1/8" = 1'-0"



03 WEST ELEVATION
1/8" = 1'-0"



04 SOUTH ELEVATION
1/8" = 1'-0"

△	DATE	DESCRIPTION
	MM-DD-YYYY	CITY COMMENTS, OWNER REVIEW, ETC.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

NCA JOB #: XXXX

EXTERIOR
ELEVATIONS

A301

STAFF REVIEW LETTER

May 10, 2018

Remington Sherman Automotive LLC
8901 Governors Row
Dallas, TX 75247

NCA Partners Architecture
5646 Milton St., Ste. 610
Dallas, TX 75206

Brett Edmonson
531 W. Bethel Rd.
Coppell, TX 75019

Dear Applicants,

The request for site plan approval for Sherman Chevrolet Showroom and Service Building Remodel for the property located at 600 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Lamberth Road right-of-way.
4. Parking of vehicles or signage is not allowed in the right-of-way.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Platting of the property is required.
10. Proper abandonment of right-of-way known as Jennings Street required.
11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. Parking will be permitted on private property only.
14. Verify location of sanitary sewer lines.
15. No grading allowed within TxDOT right of way.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

17.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

600 S. DEWEY AVENUE

The request of Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead 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 a Preschool in an R-1 (One Family Residential) District.

Background:

The property is located at 600 South Dewey Avenue between King Street and Wells Avenue; Crutchfield Heights Baptist Church is the tenant. MasterKey Ministries would like to open a preschool for three and four year olds in the existing church building.

In the Sherman community, according to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. MasterKey has recognized that children that come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community. The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time.

Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent, Dr. David Hicks, to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program. Parents will enter the parking lot of the facility from Wells Avenue, drop off their children, and exit on East King Street at 8:00 a.m. Children will be picked

up at 2:30 p.m. using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop off zone that is on Dewey Avenue.

Adjacent Zoning:

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

Origination:

Crutchfield Heights Baptist Church (Owners)
MasterKey Ministries of Grayson County (Tenant)
Julie Rickey (Representative)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

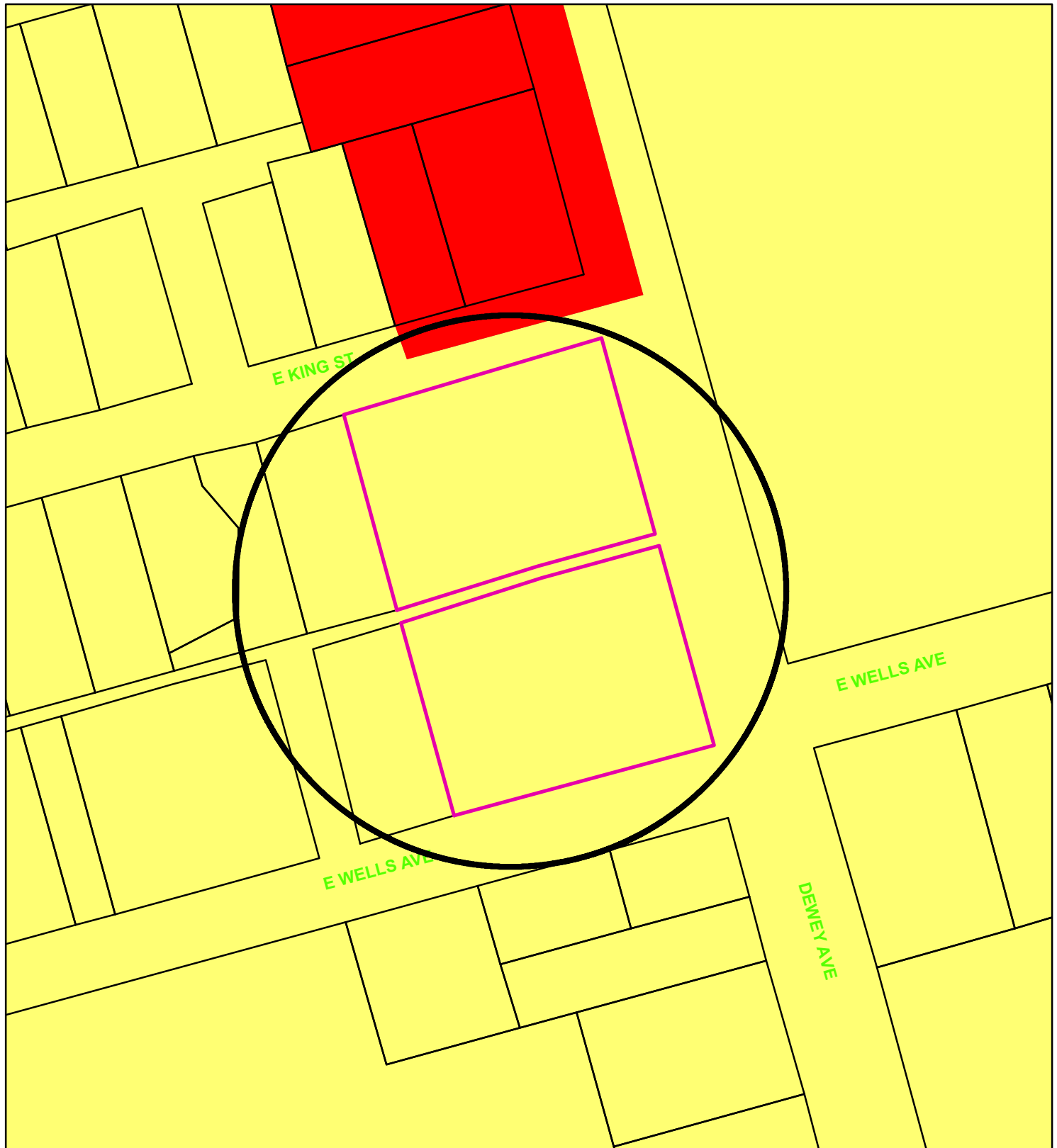
Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Elevations
Staff Review Letter
Letter from Michael Moore



600 South Dewey Avenue



1 in = 934 ft



Zoning - 600 South Dewey Avenue

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

- 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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

600 S. Dewey Avenue



MasterKey Ministries of Grayson County
209 S. FM 1417
Sherman, TX 75092

What is the need?

In the Sherman community, according to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. This means that a large amount of children from the most vulnerable families are unable to receive the kind of academic preparation that would help them to be successful in their school journey. Early childhood education for these families does not just include academic preparation but rather needs to contain strategies that will fill in the developmental gaps, both mentally and emotionally, in children that come from stress-filled homes.

What can be done?

For children in the low income community, intervention needs to include the total ingredients for healthy brain development. These would include a nurturing and safe environment, modeling of positive emotional responses, behavioral strategies for children to self-govern, and a learning atmosphere that encourages critical thinking skills. In addition, access needs to be open and doable for families that are already stretched financially.

MasterKey's plan:

MasterKey has recognized that children that come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community.

The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time. Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent, Dr. David Hicks, to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program.

Preschool Schedule:

Parents will enter the parking lot of the facility from Wells Street, drop off their children, and exit on E. King Street at 8:00 am. Children will be picked up at 2:30 pm using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop off zone that is on Dewey Ave. In addition, MasterKey anticipates that the majority of parents will not naturally be using Dewey Ave to travel due to their home address being west of the location.

E King St

E King St

Exit

Crutchfield
Heights Baptist

Large
Parking
Stacking Lane
for
11 Vehicles

Pick Up
and
Drop Off

Enter

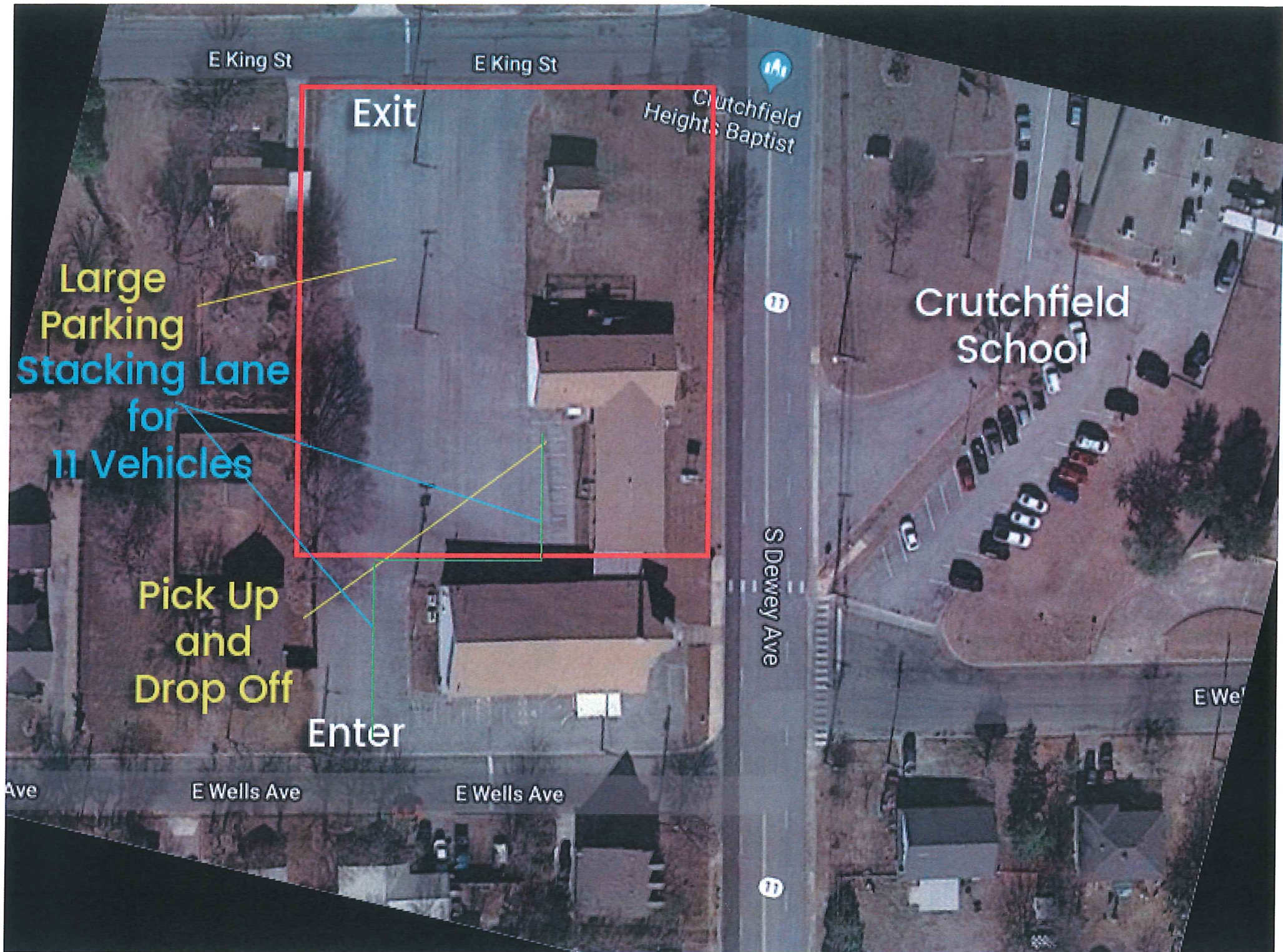
E Wells Ave

E Wells Ave

S Dewey Ave

Crutchfield
School

E Wells Ave





STAFF REVIEW LETTER

May 10, 2018

Crutchfield Heights Baptist Church
Dennis Stewart
600 S. Dewey Avenue
Sherman, TX 75090

Julie Rickey
209 S. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Preschool in an R-1 (One Family Residential) District for the property located at 600 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Dewey Avenue, King Street or Wells Avenue right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Screening shall be provided abutting any residentially zoning property.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

MAY 16 2018

Developmental Services

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

May 4, 2018 Michael Moore
1715 E. King
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 22, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition

The request is as follows:

Planning and Zoning Commission

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

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

~~We are in a position of regarding about traffic. There should be entrance and exit signs and signage. There is already issues with Crutchfield~~

~~~~

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

We reside at 1715 E King St right across from this location. We have major concerns with traffic flow if there is to be a preschool or day care at this location. There is already issues which are of high concern with the traffic flow at this location as is, during school let out, there is speeding up and down King st, and no marked parking spaces or traffic lights. This location has posted signs stating no thru traffic or parking allowed, and it happens anyway. I have seen some close calls in this parking lot and on the street. It is a miracle there has been no injuries or fatalities. I have seen children dart out from behind cars and nearly struck by on coming traffic. This location in my opinion would at a minimum need exit and entrance signs with striping to help out with traffic flow.

Moore Family

1715 E King St

Sherman, TX 75090

RECEIVED

MAY 16 2018



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

401 E. TAYLOR STREET

The request of First United Bank (Owners), Taylor Coleman (Representative), CaliChi Design Group (Civil Engineers), DCI Engineers (Structural Engineering), Gensler (Architect) and LaTerra Studio (Landscape Architect) concerning the property located at 401 East Taylor Street, being part of Block 1, Independence Square, Section 1 and Lots 1 & 2, Block 2 of the Second Replat of Independence Square Section 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow wood siding and timber beams and columns in lieu of the required masonry in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Site plan approval for First United Bank.

Background:

The property is located at 401 East Taylor Street, the northeast corner of Taylor and Highway 75 and is zoned a C-1 (Retail Business) District. First United Bank would like to construct a new two-story bank with spaces for retail/commercial banking and corporate offices. The project is approximately 35,000 square foot and will be built from exposed heavy timber beams and columns, pitched metal roof, cut limestone, rain water collection cisterns and native landscaping. Parking will be provided for 144 spaces. The site to the east will be utilized for temporary buildings while the current structure is demolished and the new structure is being erected.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First United Bank (Owners)
Taylor Coleman (Representative)
CaliChi Design Group (Civil Engineers)
DCI Engineers (Structural Engineering)
Gensler (Architect)
LaTerra Studio (Landscape Architect)

Master Plan Designation:

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

Number of notices mailed:

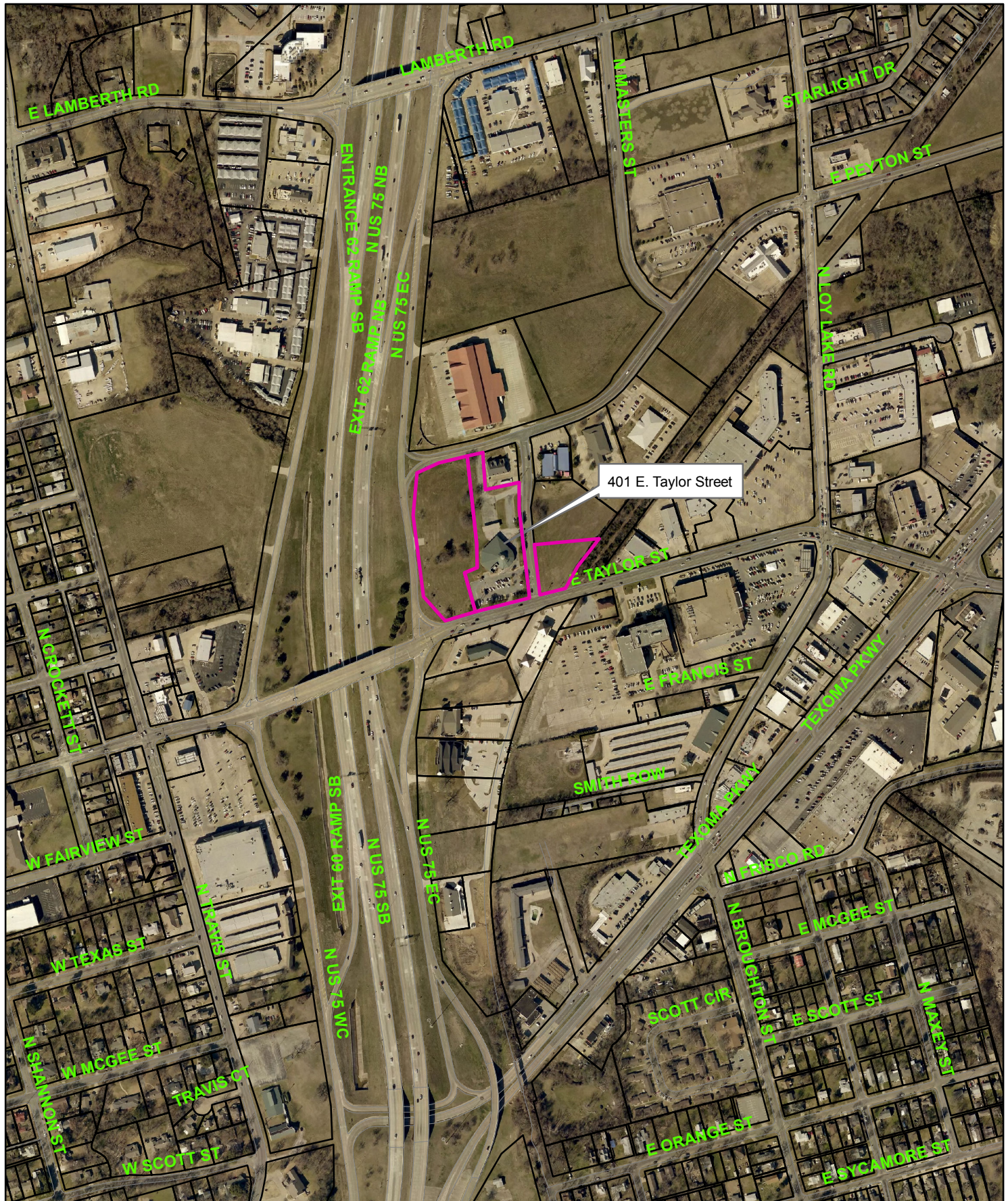
11

Objections Received:

0

Attachments

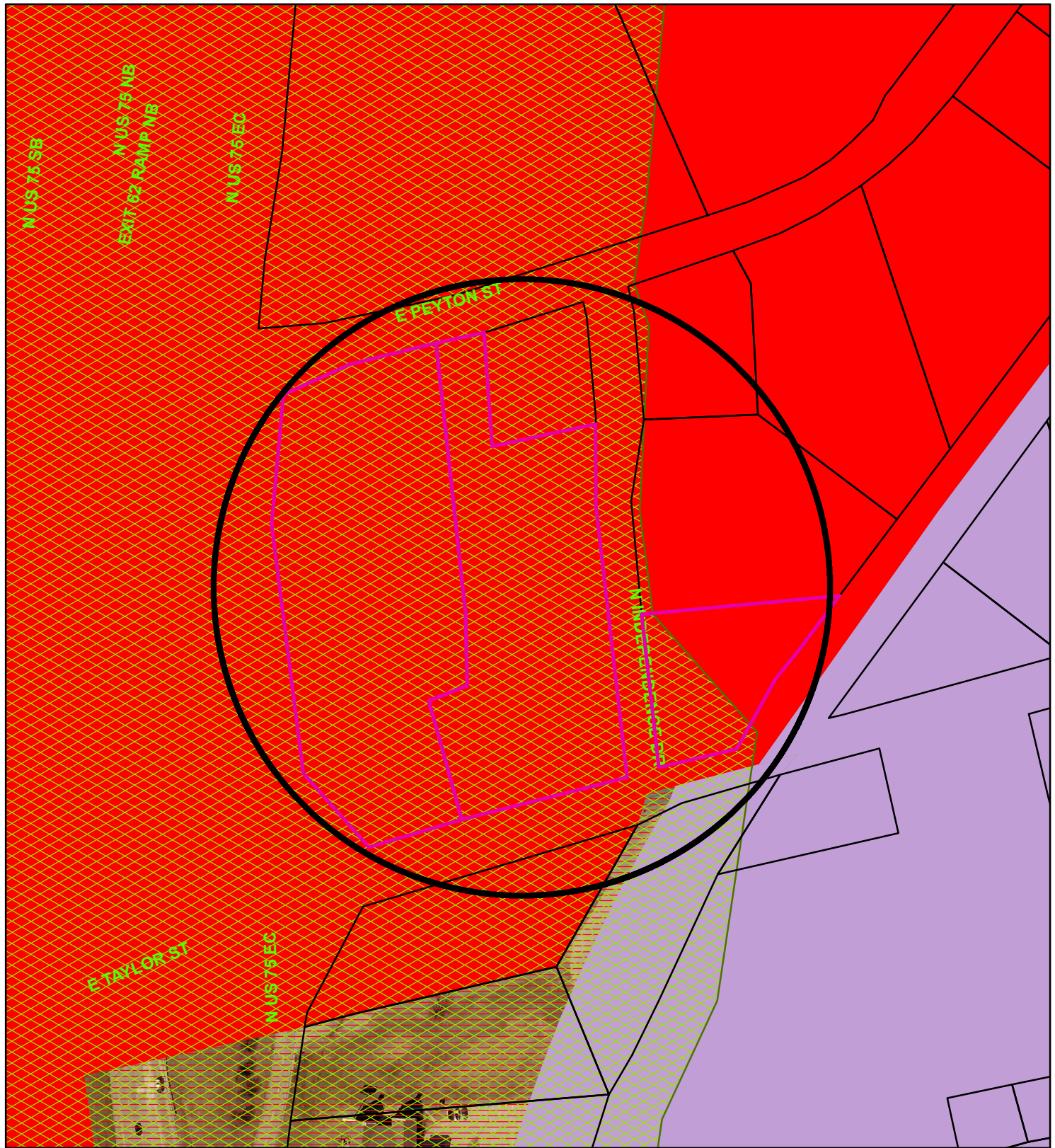
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



401 E. Taylor



1 in = 541 ft



Zoning - 401 East Taylor 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: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.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



NOT TO SCALE

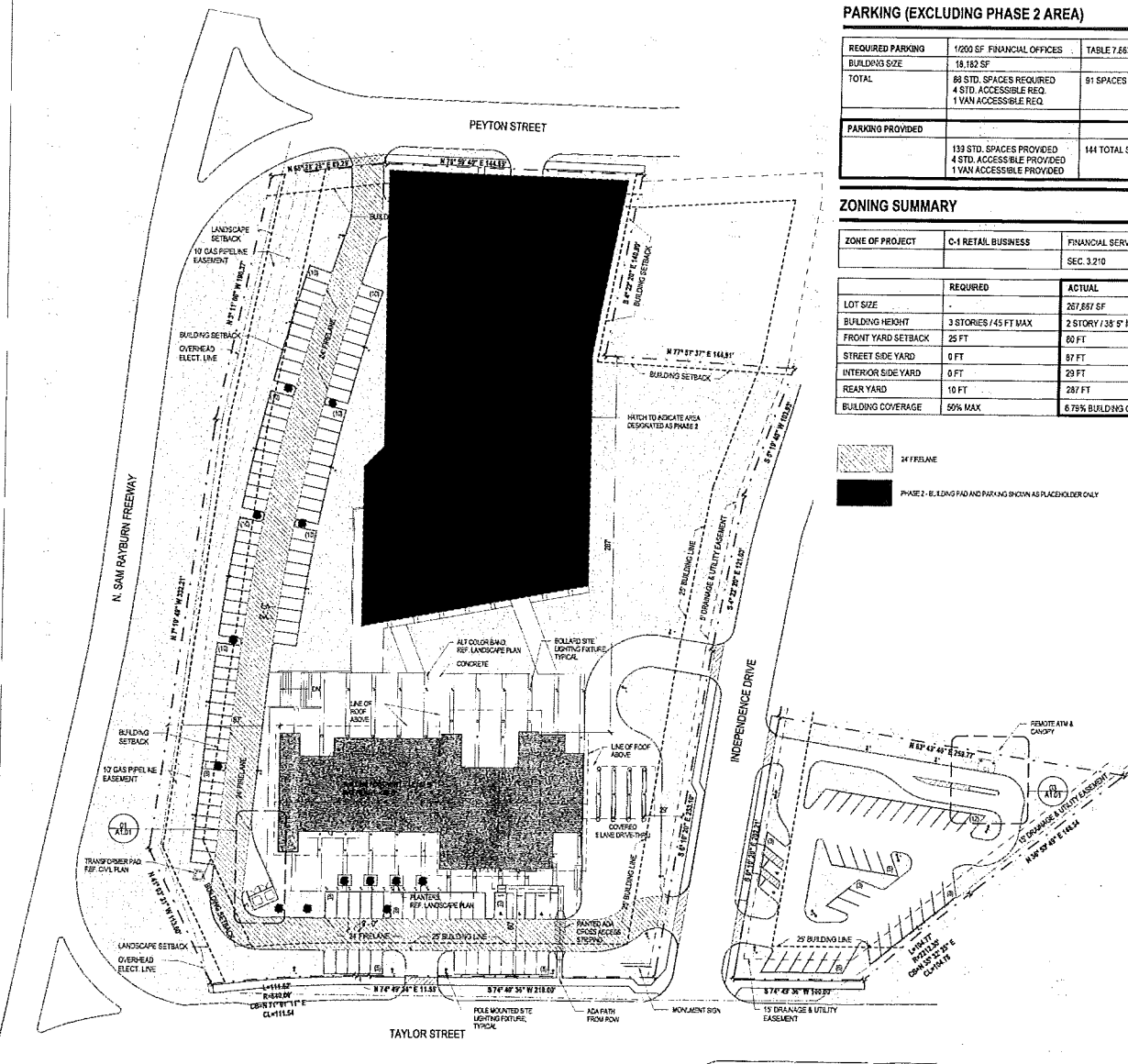
1 in = 185 ft

401 E. Taylor Street



04 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

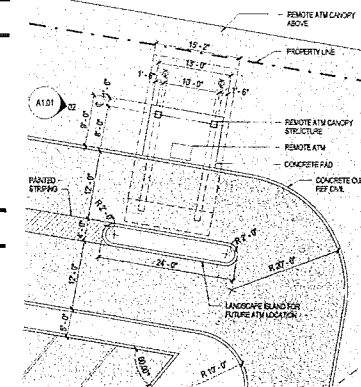


PARKING (EXCLUDING PHASE 2 AREA)

REQUIRED PARKING	1/200 SF FINANCIAL OFFICES	TABLE 7.653
BUILDING SIZE	18,182 SF	
TOTAL	80 STD. SPACES REQUIRED 4 STD. ACCESSIBLE REQ. 1 VAN ACCESSIBLE REQ.	91 SPACES REQUIRED
PARKING PROVIDED	133 STD. SPACES PROVIDED 4 STD. ACCESSIBLE PROVIDED 1 VAN ACCESSIBLE PROVIDED	141 TOTAL SPACES

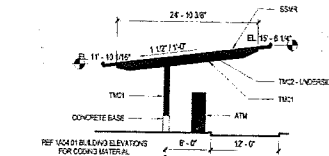
ZONING SUMMARY

ZONE OF PROJECT	C-1 RETAIL BUSINESS	FINANCIAL SERVICES
		SEC. 3.210
LOT SIZE	REQUIRED	ACTUAL
BUILDING HEIGHT	3 STORIES / 45 FT MAX	2 STORY / 35 FT MAX
FRONT YARD SETBACK	25 FT	60 FT
STREET SIDE YARD	0 FT	87 FT
INTERIOR SIDE YARD	0 FT	29 FT
REAR YARD	10 FT	287 FT
BUILDING COVERAGE	50% MAX	6.75% BUILDING COVERAGE



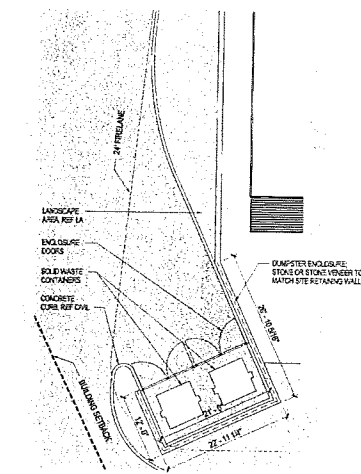
03 ENLARGED SITE PLAN - ATM CANOPY

SCALE: 1" = 10'-0"



02 ATM CANOPY - WEST ELEVATION

SCALE: 1" = 10'-0"



01 ENLARGED SITE PLAN - TRASH ENCLOSURE

SCALE: 1" = 10'-0"

First United Bank
SHERMAN, OK

Gensler

For this information
by opening the book in
the family editor
then use the type selector
to set your office location

**FIRST
UNITED
BANK**

**PLANNING
SUBMISSION**

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

First United Bank - HQ
Sherman TX

Project Number

27.6813.220

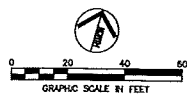
Description

OVERALL SITE PLAN

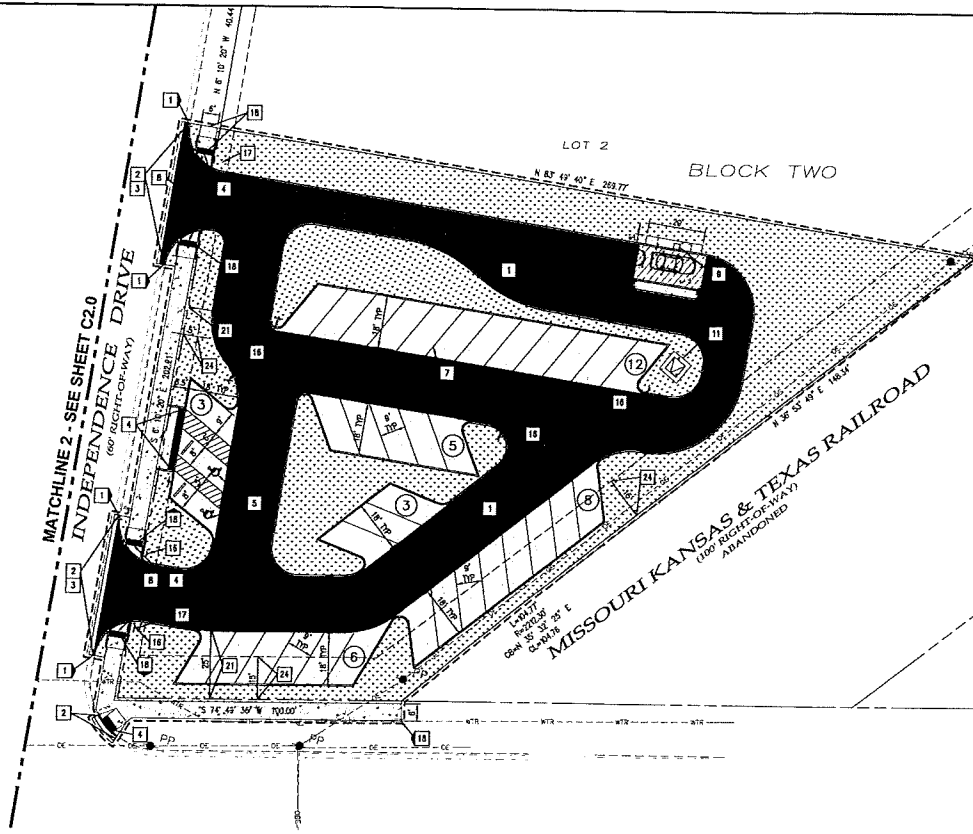
Scale

As indicated

A1.01



ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTING AND LOCATED OF ANY UNDERGROUND UTILITY PIPES
AND/OR CABLES SHOWN ON THESE PLANS ARE BASED ON A
SURVEY OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE,
THERE ARE NO EXISTING UTILITIES DEEPLY BURIED IN THESE
PLANS. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND
CABLES, LOCATIONS AND DEPTHS OF ANY UNDERGROUND UTILITIES AND
CABLES BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES
SHOWN OR NOT SHOWN HEREIN.



PROPOSED

- 10' - 10'
- 5' - 5'
- WTR - WATER LINE
- FP - FIRE PROTECTION WATER LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN LINE
- OE - OVERHEAD ELECTRIC
- UE - UNDERGROUND ELECTRIC
- G - GAS LINE
- F - FENCE
- T - TREE
- SON - FIRE HYDRANT
- WM - WATER METER/VALVE
- CB - CATCH BASIN/VEHICLE
- GM - GAS METER/VALVE
- EM - ELECTRIC METER/PEDESTAL/MANHOLE
- ET - ELECTRIC TRANSFORMER
- TP - TELEPHONE METER/PEDESTAL/MANHOLE
- LP - LIGHT POLE, UTILITY POLE
- SM - STORM MANHOLE/INLET/CLEANOUT
- AL - APPROXIMATE LIMIT OF DISTURBANCE
- SP - SAWCUT PAVEMENT
- LS - LANDSCAPE SNAKE
- ST - STANDARD POC PAVEMENT
- HD - HEAVY DUTY POC PAVEMENT
- SA - STANDARD AC PAVEMENT
- HD - HEAVY DUTY AC PAVEMENT
- NP - NATURAL STONE PLAZA, SEE LANDSCAPE PLANS FOR DETAILS
- PL - PROPOSED LANDSCAPED AREA, SEE LANDSCAPE PLANS FOR DETAILS

EXISTING

- 10' - 10'
- 5' - 5'
- WTR - WATER LINE
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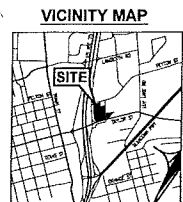
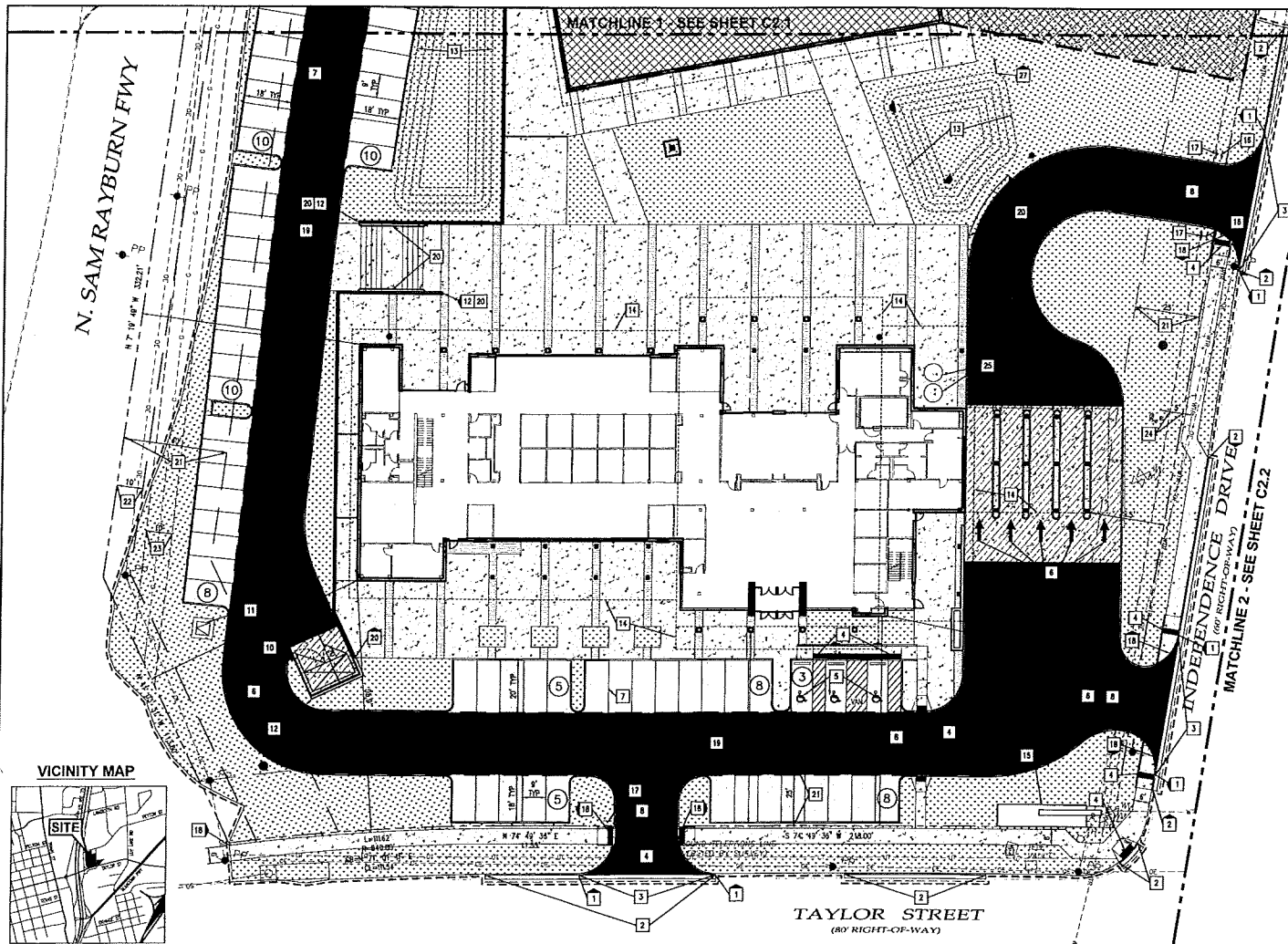
- SITE PLAN KEY NOTES**
1. PROPOSED 6" TALL POC BARRIER CURB
 2. PROPOSED 8" TALL POC COVERED CURB & GUTTER
 3. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF SHERMAN STANDARD DETAIL SD-P21
 4. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOWNS, PER CITY OF SHERMAN STANDARD DETAIL PED-13A
 5. PROPOSED ACCESSIBLE PARKING SPALL WITH POC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PRECAST MANHOLE, AND SLOPE
 6. PROPOSED DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS, DIMENSIONS PER MUTCD STANDARD (11P)
 7. PROPOSED 4" WIDE PARKING STALL STOPPING, TRAFFIC WHITE PAINT, MINIMUM TWO COATS TO MATCH EXISTING STOPPING
 8. PROPOSED 4" WIDE CROSSWALK STOPPING, TRAFFIC WHITE PAINT, MINIMUM TWO COATS
 9. PROPOSED POC PAD AND DRIVE-UP LAM
 10. PROPOSED POC PAD AND TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
 11. PROPOSED POC PAD AND ELECTRICAL TRANSFORMER (SEE ELECTRICAL PLANS)
 12. PROPOSED CONCRETE RETAINING WALL WITH DEGRADATIVE FACE (SEE ARCHITECTURAL AND STRUCTURAL PLANS)
 13. PROPOSED DRY DETENTION BASIN
 14. PROPOSED CANOPY/OVERHANG (SEE ARCHITECTURAL PLANS)
 15. PROPOSED MOUNTAIN SIGN (SEE ARCHITECTURAL PLANS)
 16. PROPOSED "DO NOT ENTER" RS-1 SIGN
 17. PROPOSED "STOP" R1-1 SIGN
 18. PROPOSED POC SIDEWALK, PER CITY OF SHERMAN STANDARD DETAIL SD-P21
 19. PROPOSED 24" WIDE RED STRIPED FIRE LANE, PER TEXAS FIRE CODE, SECTION 503.3
 20. PROPOSED HYDRANT/CLEANOUT
 21. VARIABLE WIDTH BUILDING SETBACK LINE
 22. LANDSCAPING SETBACK LINE
 23. EXISTING 10' WIDE EASEMENT TO THE BENEFIT OF SON PIPELINE
 24. EXISTING VARIABLE WIDTH DAMAGE AND UTILITY EASEMENT TO THE BENEFIT OF CITY OF SHERMAN
 25. PROPOSED RAINWATER DETENTION OVERFLOW TO DISCHARGE AT GRADE TO THE NORTH OR EAST
 26. PROPOSED POC WHEELSTOP
 27. PROPOSED LANDSCAPE SNAKE

PREPARED BY:
CALICHI DESIGN GROUP
1 N. LASALLE, SUITE 3950
CHICAGO, IL 60602
(312) 946-4394

1	04/26/18	PLANNING SUBMISSION	REVISION
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UFirstUnited
FIRST UNITED BANK OF SHERMAN
401 EAST TAYLOR STREET
SHERMAN, TEXAS 75050

PROJECT # 2017-138-002
DRAWN BY: AJH/MRJ
CHECKED BY: RVP
DATE: 04/26/2018
SHEET TITLE
SITE PLAN
SHEET NO.
C2.2



GRAPHIC SCALE IN FEET

0 20 40 60

Tavac

Know what's below.
Call before you dig.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTING AND PROPOSED UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SHERMAN, OKLAHOMA, AND THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DETAILS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (MAJOR OR MINOR) SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL OBTAIN A CURRENT COPY OF ALL CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE COMPLETED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER CONFIGURATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING TIES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SOILS REPORT NOTE:

A GEOTECHNICAL EVALUATION REPORT WAS NOT FURNISHED FOR THIS PROJECT.

ACCESSIBILITY NOTES:

1. ALL ON-SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT TEXAS ACCESSIBILITY CODE AND WITH THE AMERICAN WITH DISABILITIES ACT (ADA).
2. PAVEMENT SHALL NOT EXCEED A FINISH SLOPE OF 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MINIMUM CROSS-SLOPE OF 2% (2.08%) EXCEPT WHERE SHOWN OTHERWISE.
3. SIDEWALK RAMP AREAS SHALL BE FINISHED WITH A FINISH SLOPE OF 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MINIMUM CROSS-SLOPE OF 2% (2.08%) EXCEPT WHERE SHOWN OTHERWISE.
4. ALL RAMP AREAS SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MINIMUM CROSS-SLOPE OF 2% (2.08%) EXCEPT WHERE SHOWN OTHERWISE.
5. ALL RAMP AREAS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

SURVEY NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY UNDERWOOD DRAUGHTING & SURVEYING, INC. RECEIVED OCTOBER 6, 2017. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. BASES OF RECORDING: GROUND MODELS AND ALL TEXAS STATE PLANE COORDINATE SYSTEM, NORTH DATUM, ZONE 14.
3. SITE BENCHMARK: PINE ISLAND IN POWER POLE APPROX. 130' S OF SE CORNER OF PETERSON ST. AND SAM RAYBURN Fwy. ELEV. 730.55.

SITE INFORMATION:

TOTAL AREA (3 PARCELS)		15,555.58 SQ. FT. (0.355 ACRES)
TOTAL DISTURBED AREA		15,555.58 SQ. FT. (0.355 ACRES)
ON-SITE AREA (3 PARCELS)		15,555.58 SQ. FT. (0.355 ACRES)
ON-SITE AREA (3 PARCELS)		15,555.58 SQ. FT. (0.355 ACRES)
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ON-SITE AREA (3 PARCELS)		15,555.58 SQ. FT. (0.355 ACRES)

PROPOSED

9' - 10' - 12' - 14' - 16' - 18' - 20' - 22' - 24' - 26' - 28' - 30' - 32' - 34' - 36' - 38' - 40' - 42' - 44' - 46' - 48' - 50' - 52' - 54' - 56' - 58' - 60' - 62' - 64' - 66' - 68' - 70' - 72' - 74' - 76' - 78' - 80' - 82' - 84' - 86' - 88' - 90' - 92' - 94' - 96' - 98' - 100'

LEGEND

EXISTING

PROPERTY LINE
1-FOOT CONTOUR
5-FOOT CONTOUR
WATER LINE
FIRE PROTECTION WATER LINE
SEWAGE LINE
STORM DRAIN LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
GAS LINE
FENCE
TREE
SIGN
FIRE HYDRANT
WATER METER/VALVE
SEWAGE METER/VALVE
ELECTRIC METER/VALVE
TELEPHONE METER/VALVE
LIGHT POLE, UTILITY POLE
STORM METER/VALVE
APPROXIMATE LIMIT OF DISTURBANCE
SHOULDER PAVEMENT
LANDSCAPE SHALE
STANDARD PCC PAVEMENT
HEAVY DUTY PCC PAVEMENT
STANDARD AC PAVEMENT
HEAVY DUTY AC PAVEMENT
NATURAL STONE PLAZA, SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB
2. PROPOSED 6" TALL PCC COMBINED CURB & GUTTER
3. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF SHERMAN STANDARD DETAIL SD-P25
4. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOWNS, PER 1007 STANDARD DETAIL PFD-13A
5. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS AND SIGNAGE
6. PROPOSED DIRECTIONAL, ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS, EMERGENCY FOR MAINT. SIGNATURE (TYP)
7. PROPOSED 4" WIDE PARKING STALL STOPPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STOPPING
8. PROPOSED 4" WIDE CROSSWALK STOPPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
9. PROPOSED PCC PAD AND DRIVE-UP ATM
10. PROPOSED PCC PAD AND TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
11. PROPOSED PCC PAD AND ELECTRICAL TRANSFORMER (SEE ELECTRICAL PLANS)
12. PROPOSED CONCRETE RETAINING WALL WITH DECORATIVE FACE (SEE ARCHITECTURAL AND STRUCTURAL PLANS)
13. PROPOSED DRY DETENTION BASIN
14. PROPOSED CANOPY/OVERHANG (SEE ARCHITECTURAL PLANS)
15. PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
16. PROPOSED "DO NOT ENTER" RS-1 SIGN
17. PROPOSED "STOP" R1-1 SIGN
18. PROPOSED PCC SIDEWALK, PER CITY OF SHERMAN STANDARD DETAIL SD-P25
19. PROPOSED 24" WIDE RED STRIPED FIVE LANE, PER TEXAS FIVE CODE, SECTION 50.3
20. PROPOSED MANHOLE/COVERT
21. VARIABLE WIDTH BUILDING SETBACK LINE
22. LANDSCAPE SETBACK LINE
23. EXISTING 12" WIDE EASEMENT TO THE BENEFIT OF BOW PIPELINE
24. EXISTING VARIABLE WIDTH EASEMENT AND UTILITY EASEMENT TO THE BENEFIT OF CITY OF SHERMAN
25. PROPOSED RAINWATER CISTERNS, OVERLAY TO DISCHARGE AT GRADE TO THE NORTH OR EAST
26. PROPOSED PCC WHEELSTOP
27. PROPOSED LANDSCAPE SHALE

PREPARED BY: CALICHI DESIGN GROUP
1. N. LASALLE, SUITE 3850
CHICAGO, IL 60602
(312) 940-4394

DATE: 04/26/2018

PROJECT: #2017-138-002

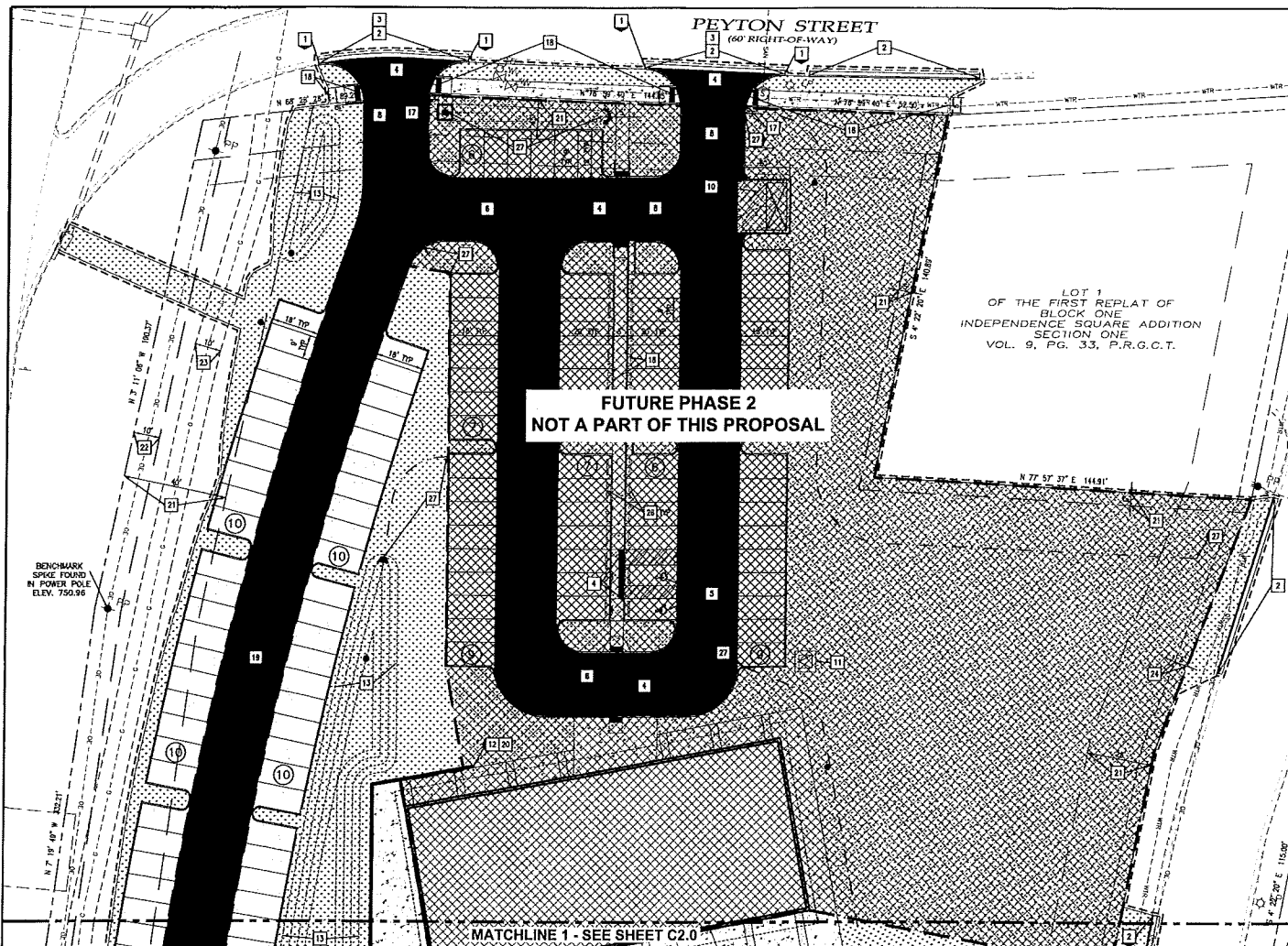
DRAWN BY: AJN/ARJ

CHECKED BY: RVP

DATE: 04/26/2018

SHEET TITLE: SITE PLAN

SHEET NO.: C2.0



PROPOSED	LEGEND	EXISTING
PROPERTY LINE	1-FOOT CONTOUR	8
5-FOOT CONTOUR	10	
WTR	WATER LINE	WTR
FP	FIRE PROTECTION WATER LINE	FP
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN LINE	SD
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
G	GAS LINE	G
X	FENCE	X
	TREE	
SON	FIRE HYDRANT	
	WATER METER/VALVE	
	SANITARY MANHOLE/CATCH BASIN/VE	
	GAS METER/VALVE	
	ELECTRIC METER/PEDESTAL/MANHOLE	
	ELECTRIC TRANSFORMER	
	TELEPHONE PEDESTAL/MANHOLE	
	UTILITY POLE, UTILITY POLE	
	STORM MANHOLE/VEHICLE/OUTLET	
	APPROXIMATE LIMIT OF DISTURBANCE	
	SHOULDER PAVEMENT	
	LANDSCAPE SWALE	
	STANDARD PCC PAVEMENT	
	HEAVY DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	HEAVY DUTY AC PAVEMENT	
	NATURAL STONE PAVEMENT, SEE LANDSCAPE PLANS FOR DETAILS	
	PROPOSED LANDSCAPED AREA, SEE LANDSCAPE PLANS FOR DETAILS	

SITE PLAN KEY NOTES

- PROPOSED 6" TALL PCC BARRIER CURB
- PROPOSED 6" TALL PCC COMBINED CURB & GUTTER
- PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF SHERMAN STANDARD DETAIL SD-P25
- PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER TLOOT STANDARD DETAIL PED-10A
- PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS AND SIGNAGE
- PROPOSED DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS ENDORSED FOR AUTO STRIPING (TYP)
- PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING
- PROPOSED 4" WIDE CROSSWALK STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
- PROPOSED PCC PAD AND DRIVE-UP ATM
- PROPOSED PCC PAD AND TOWER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- PROPOSED PCC PAD AND ELECTRICAL TRANSFORMER (SEE ELECTRICAL PLANS)
- PROPOSED CONCRETE RETAINING WALL WITH DECORATIVE FACE (SEE ARCHITECTURAL AND STRUCTURAL PLANS)
- PROPOSED DRY DETENTION BASIN
- PROPOSED CANOPY/OVERHANG (SEE ARCHITECTURAL PLANS)
- PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- PROPOSED "DO NOT ENTER" RS-1 SIGN
- PROPOSED "STOP" R1-1 SIGN
- PROPOSED PCC SIDEWALK, PER CITY OF SHERMAN STANDARD DETAIL SD-P25
- PROPOSED 24" WIDE RED STRIPED FIRE LANE, PER TEXAS FIRE CODE, SECTION 503.1
- PROPOSED HANDICAP/RAMPWALK
- WALKWAY WITH BUILDING SETBACK LINE
- LANDSCAPING SETBACK LINE
- EXISTING 10' WIDE EASEMENT TO THE BENEFIT OF BOW PIPELINE
- EXISTING VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT TO THE BENEFIT OF CITY OF SHERMAN
- EXISTING BANAMETER CUSTOMER OVERFLOW TO DISCHARGE AT GRADE TO THE NORTH OR EAST
- PROPOSED PCC WHEELSTOP
- PROPOSED LANDSCAPE SWALE

0 20 40 60
GRAPHIC SCALE IN FEET

Towac
Know what's below.
Call before you dig.

ENGINEER'S NOTE TO CONTRACTOR:
THE TOWAC RECORDS OF ANY UNDERGROUND UTILITIES (RUTS) ARE THE PROPERTY OF TOWAC AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CONTRACTOR SHALL PROTECT THE TOWAC RECORDS AND UTILITIES LOCATED AND SET OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES DONE OR NOT DONE THEREIN.

CALICHI

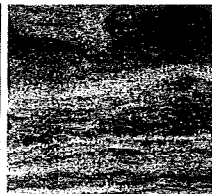
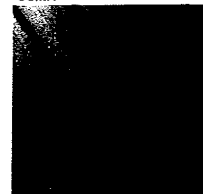
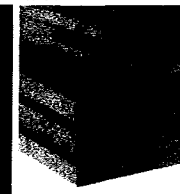
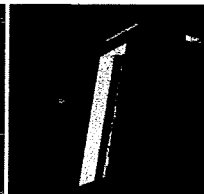
PREPARED BY:
CALICHI DESIGN GROUP
1 N. LASALLE, SUITE 3950
CHICAGO, IL 60602
(312) 940-4394

NO.	DATE	REVISION
1	04/26/18	PLANNING SUBMISSION

U First United
FIRST UNITED BANK OF SHERMAN
401 EAST TAYLOR STREET
SHERMAN, TEXAS 75050

PROJECT #2017-138-002
DRAWN BY: A.H./M.R.
CHECKED BY: R.M.P.
DATE: 04/26/2018
SHEET TITLE
SITE PLAN
SHEET NO.
C2.1

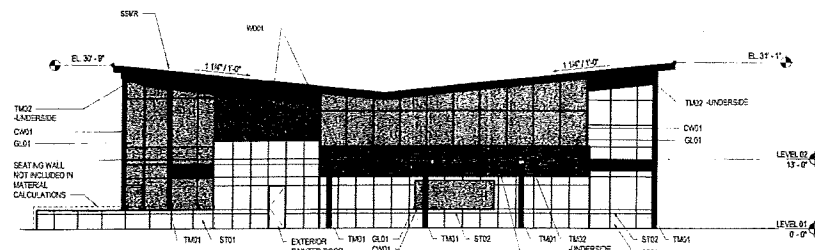
	MATERIAL	COLOR	SIZE
ST01	HONED AND FILLED LIMESTONE	CREAM	VARIES
ST02	LARGE FORMAT LIMESTONE	BUFF	VARIES
SSMR	STANDING SEAM METAL ROOF	SLATE GRAY	
TM01	ENGINEERED GLULAM	NATURAL STAINED	VARIES
TM02	ENGINEERED CROSS LAMINATED TIMBER	CONTRASTING NATURAL STAINED	
WD01	TONGUE AND GROOVE WOOD SIDING	CHARRED CYPRESS	6" WIDE PANELS
CW01	CURTAIN WALL / STOREFRONT SYSTEM	BRUSHED BLACK MULLIONS	VARIES
GL01	EXTERIOR GLAZING	11% REFLECTANCE	VARIES

[illegible][illegible]

Edit this information
 by opening the Webblock in
 the family editor,
 then use the type selector
 to set your office location.

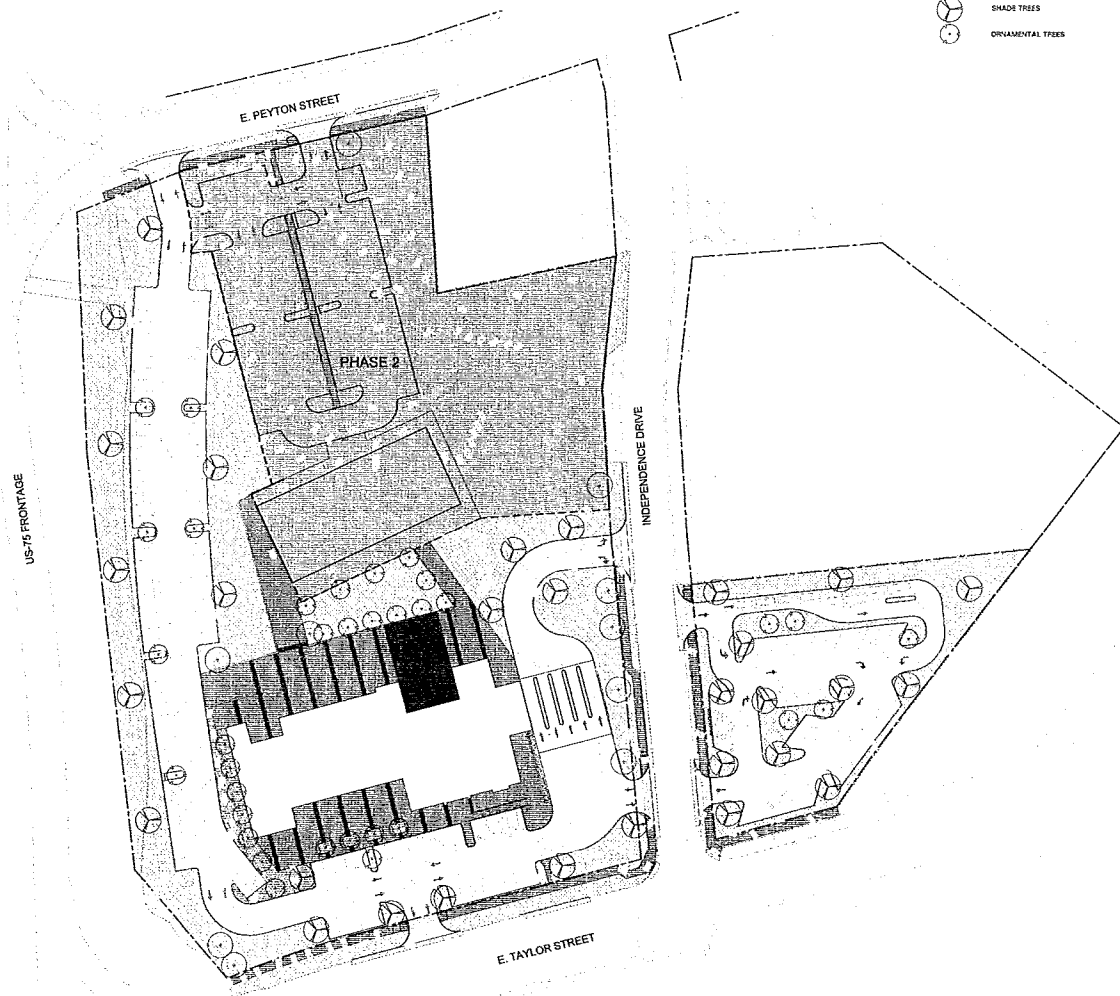


TOTAL NORTH FAÇADE (REAR)	7,251.09 SF
TOTAL NORTH FAÇADE GLAZING AND DOORS	4,754.91 SF
TOTAL NORTH FAÇADE MINUS GLAZING AND DOORS	2,496.18 SF
MASONRY REQ'D (60%)	1,497.71 SF
SF PROPOSED	1,799.61 SF
% PROPOSED	72.09%
NON-MASONRY REQ'D (40%)	998.47 SF
SF PROPOSED	696.57 SF
% PROPOSED	27.91%
N/A	



TOTAL EAST FAÇADE (SIDE)	2,699.74 SF
TOTAL EAST FAÇADE GLAZING AND DOORS	1,133.34 SF
TOTAL EAST FAÇADE MINUS GLAZING AND DOORS	1,566.40 SF
MASONRY REQ'D (60% MIN.)	939.84 SF
SF PROPOSED	1,116.05 SF
% PROPOSED	71.25%
NON-MASONRY REQ'D (40% MAX.)	626.56 SF
SF PROPOSED	450.35 SF
% PROPOSED	28.75%
*N/A	

A2.02



LEGEND:

- AREAS TO PRESERVE LANDSCAPE ENHANCEMENTS
- TURF AREAS
- EXISTING TREES
- SHADE TREES
- ORNAMENTAL TREES

First United Bank
SHERMAN, OK

Gensler

4400 N. MacArthur
Suite 2000, Dallas, TX 75246
214.760.1000
www.gensler.com



2110 DOWS ROAD
SUITE 100
OKLAHOMA CITY, OK 73104
TELEPHONE: 405.764.1222

**FIRST
UNITED
BANK**

**PLANNING
SUBMISSION**

Scale Description

**NOT FOR
CONSTRUCTION**

Notes:

PRELIMINARY
These documents are preliminary and not
intended for construction, or permit purposes.
They were prepared for, or under the
supervision of,
Brenda M. Hines, P.E.
Texas License # 2182

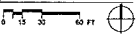
Project Name

First United Bank - HQ
Sherman TX
Project Number 27.6813.220

Description

LANDSCAPE PLAN

Scale



0/11/10

STAFF REVIEW LETTER

May 10, 2018

First United Bank
1400 W. Main St.
Durant, OK 74701

Gensler
Taylor Coleman
5420 LBJ Freeway, Suite 1100
Dallas, TX 75240

CaliChi Design Group
1 N LaSalle Street
Suite 3950
Chicago, IL 60602

DCI Engineers
106 E. 6th Street
Suite 200
Austin, TX 78701

LaTerra Studio
2712 Swiss Ave., Studio A
Dallas, TX 74204

Dear Applicants,

The request for site plan approval for First United Bank for the property located at 401 East Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road, Taylor Street or Independence Drive right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. The monument sign along Taylor Street and Independence Drive shall have a 25' setback from the front and side property lines and out of the utility easement.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Platting of the property is required.
10. Drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. The location of the trash receptors must be approved by the Public Works Department.
12. Verify fire lane requirements with Fire Marshall.

13. Verify parking requirements with Building & Zoning Department.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

19.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

200 W. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Economic Development Corporation and GlobiTech Inc. (Owners), Justin Walton, Teague, Nall and Perkins (Engineers/Representative) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park and 2.002 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan and variance approval to Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Globitech Power Generation Facility and chain link fence with a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park.

Background:

The property is located at 200 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park. This project is to improve the quality and reliability of the power system serving the GlobiTech Facility. During 2017, GlobiTech experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. The proposed layout has chain link fencing and a small portion of the spare transformer located within the setback area requiring a variance.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Sherman Economic Development Corporation and GlobiTech Inc. (Owners)
Justin Walton, Teague, Nall and Perkins (Engineers/Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

40

Objections Received:

0

Attachments

Location Map

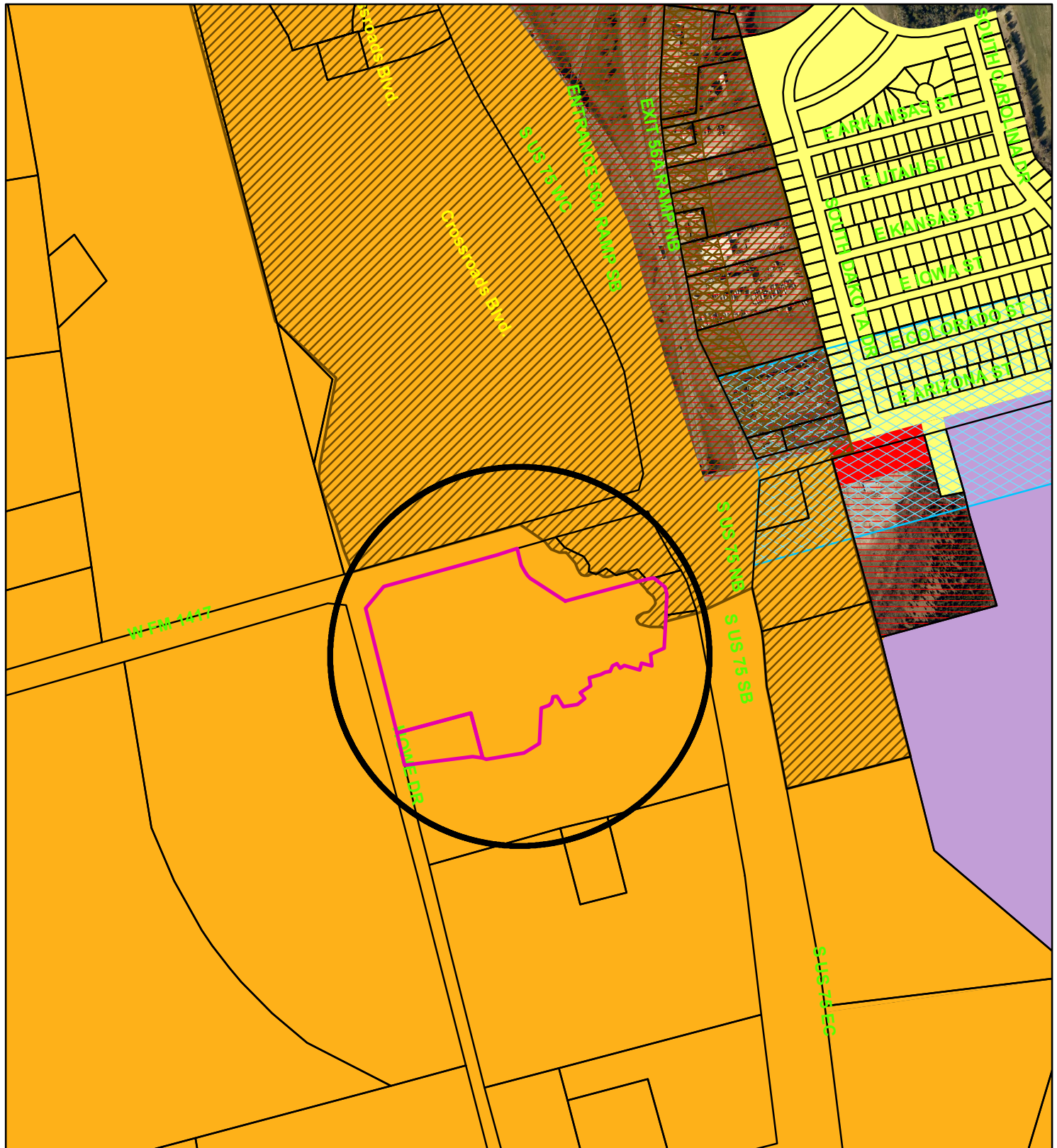
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



Zoning - 200 West FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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



NOT TO SCALE

1 in = 718 ft



200 W. FM 1417 (Heritage Parkway)



F. M. HIGHWAY NO. 1417

LEGEND

EXISTING STORM DRAIN LINE

EXISTING UNDERGROUND ELECTRIC LINE

EXISTING OVERHEAD ELECTRIC LINE

EXISTING SAN SEWER LINE

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING SAN SEWER MANHOLE

PROPOSED PROPERTY BOUNDARY

SETBACK LINE

PROPOSED CHAINLINK FENCE

PROPOSED LIVING SCREEN
(5' ON CENTER RED CEDARS)

PROPOSED CONCRETE DRIVEWAY

PROPOSED GRAVEL

GLOBITECH
EXISTING BUILDING
FF=728.68

NORTHGATE TECHNOLOGY PARK
BLOCK 1, LOT 1
24.81 ACRES

ACTIOHEM LP
75 & 1417 ADDN, LOT 1
2.34 ACRES

SHERMAN ECONOMIC DEV CORP
G-0329 DUNHAM SHEROD A-G0329
1.31 ACRES

SITE DATA SUMMARY

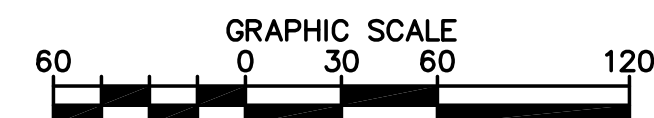
ZONING: BLALOCK INDUSTRIAL PARK, TRACT 2
PROPOSED USE: INDUSTRIAL MANUFACTURING
CURRENT LOT AREA: 24.81 ACRES
PROPOSED LOT AREA: 26.63 ACRES (BY REPLAT)
TOTAL PARKING REQUIRED: N/A FOR POWER GENERATION

OWNER:

SEDCO
CONTACT: FRANK GADEX
903.868.2566 PH
307 W. WASHINGTON ST, SUITE 102
SHERMAN, TEXAS 75090

ENGINEER:

TEAGUE NALL & PERKINS
CONTACT: JUSTIN WALTON, P.E.
214.461.9867 PH / 214.461.9864 FX
825 WATERS CREEK BLVD, SUITE M300
ALLEN, TEXAS 75013



no.	revision	by	date



scale when bar is 1 inch long
horiz 1"=60'
vert N/A
APR 2018



teague nall & perkins
825 Waters Creek Blvd, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

Justin N. Walton, P.E. Date: APRIL 2018

Tx. Reg. # 97267

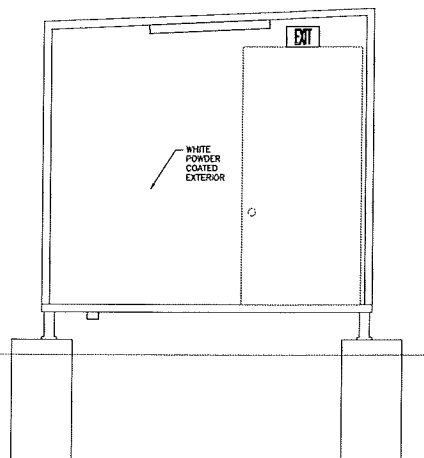
City of Sherman, Texas

Globitech Power Generation

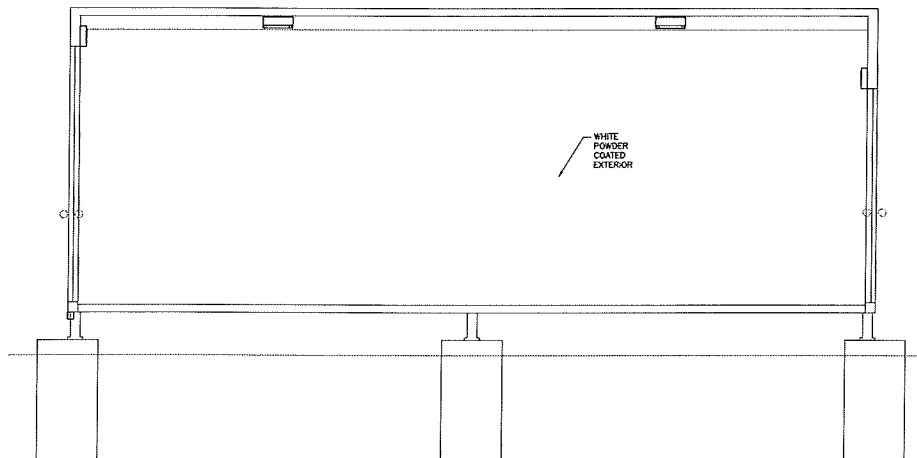
SITE PLAN

tnp project
GLB18157
sheet
1

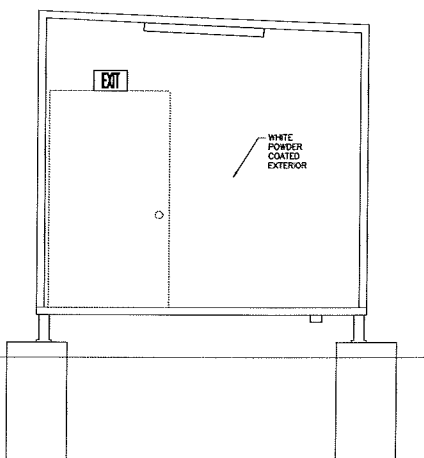
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Layout: SITE PLAN Xrefs: GLB18157 P-BASE.dwg - GLB18157 X-BASE.dwg - E-20-001.dwg



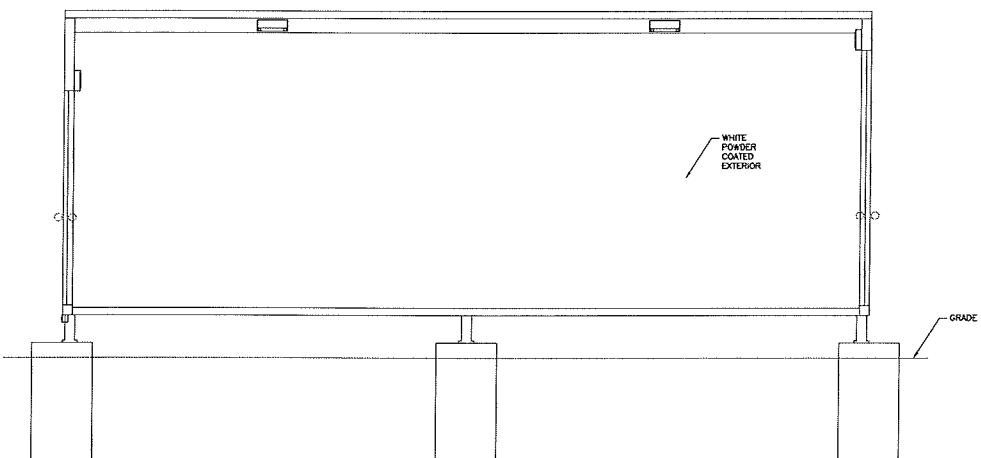
SUBSTATION CONTROL BUILDING
 ELEVATION
 1/2" = 1'-0"



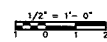
SUBSTATION CONTROL BUILDING
ELEVATION
 $1/2" = 1'-0"$



SUBSTATION CONTROL BUILDING
 ELEVATION
 $1/2" = 1'-0"$



SUBSTATION CONTROL BUILDING
ELEVATION
 $1/2" = 1'-0"$



TX REG. #10822

13th GENERATION
ENGINEERING
7920 BELT LINE ROAD, SUITE 591
DALLAS, TX 75254, (972) 397-8784
TX REG. #10822

REVISION

DATE _____

No.	
-----	--

POWER RELIABILITY

GLOBALTECH

DATE: 00/00/0000

DESIGNED BY:

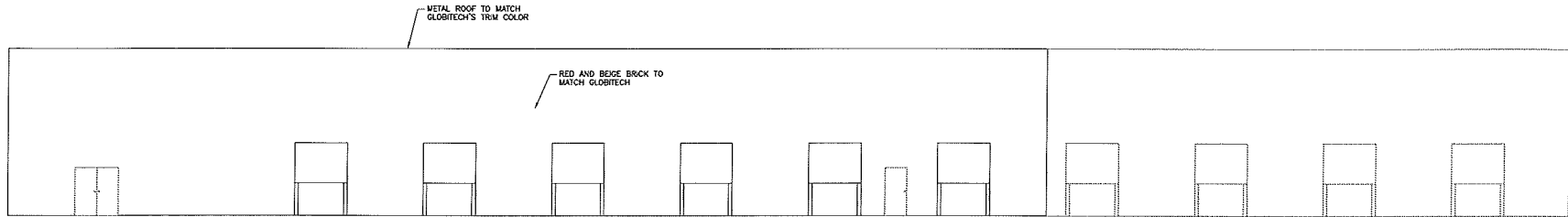
Drawn by:

118 NINOMIA

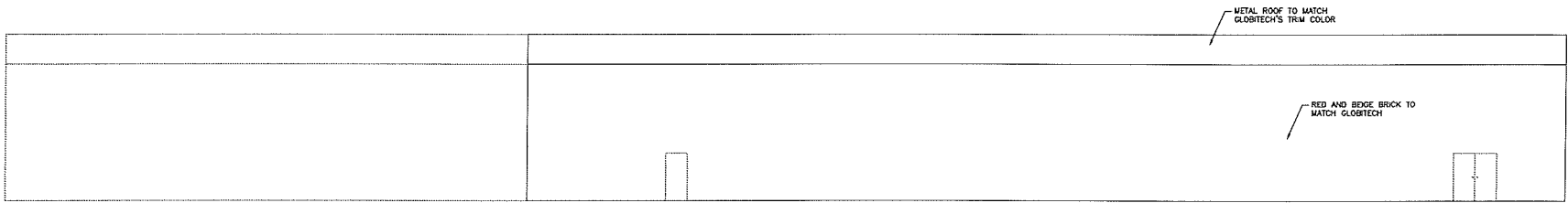
APPROVED BY:

100 MILLERS, 074001

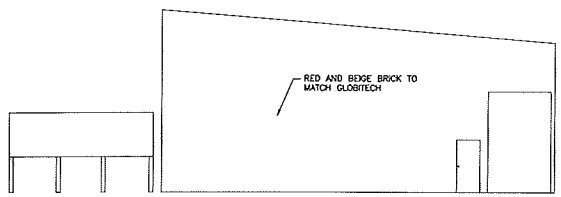
E-23-003



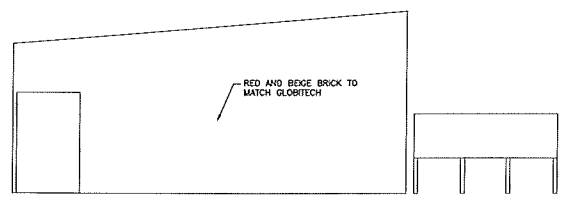
GENERATOR BUILDING
ELEVATION C
1/16" = 1'-0"



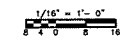
GENERATOR BUILDING
ELEVATION D
1/16" = 1'-0"



GENERATOR BUILDING
ELEVATION E
1/16" = 1'-0"



GENERATOR BUILDING
ELEVATION F
1/16" = 1'-0"



TX REG. #0822

3rd GENERATION ENGINEERING

7920 BELT LINE ROAD, SUITE 591
DALLAS, TX 75254 (972) 387-5784

POWER RELIABILITY IMPROVEMENTS
GENERATOR BUILDING ELEVATIONS

JOB NUMBER: 076001

NO.	DATE	REVISION

DATE: 06/09/2006
DESIGNED BY:
DRAWN BY:
APPROVED BY:
SHEET 006 OF 006

E-23-006

STAFF REVIEW LETTER

May 10, 2018

SEDCO
307 W. Washington, Ste. 102
Sherman, TX 75090

GlobiTech
200 W. FM 1417 (Heritage Parkway)
Sherman, TX 75092

TNP
Justin Walton, P.E.
825 Watters Creek Blvd., Ste. M300
Allen, TX 75013

Dear Applicants,

The request for site plan and variance approval for a Globitech Power Generation Facility and chain link fence with a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park for the property located at 200 West FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Howe Drive or FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Platting of the property is required.
10. New drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Privately owned and maintained detention in accordance with city criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden", with a long horizontal flourish extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

20.

Meeting Date: 05/22/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 710 & 742 E HIGHWAY 82**

The request of Douglass Distributing LTD (Owners), Blair Weaver (Representative), and NBS Drafting & Design (Designer) concerning the property located at 710 and 742 East Highway 82, being Lot 2, Block 1, 82-75 Addition, as follows:

Planning and Zoning Commission

Site plan approval for Comet Cleaners and a Convenience Store.

Background:

The property is located at 710 and 742 East Highway 82, between Highway 75 and Loy Lake Road. The property is zoned a C-1 (Retail Business) District and is also located in the O-1 (75 & 82 Overlay) District. Comet Cleaners is currently located at 710 East Highway 82 and they would like to relocate to a new lease space to be built at 742 East Highway 82; the east end of the strip center. Once the lease space has been completed, Comet Cleaners will move to their new location and the former space will be renovated and an addition will be added for a convenience store. The additions will match the existing building which is a stucco finish.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Douglass Distributing LTD (Owners)

Blair Weaver (Representative)

NBS Drafting & Design (Designer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Building Elevations

Staff Review Letter



Zoning - 710 & 742 East Highway 82

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- 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

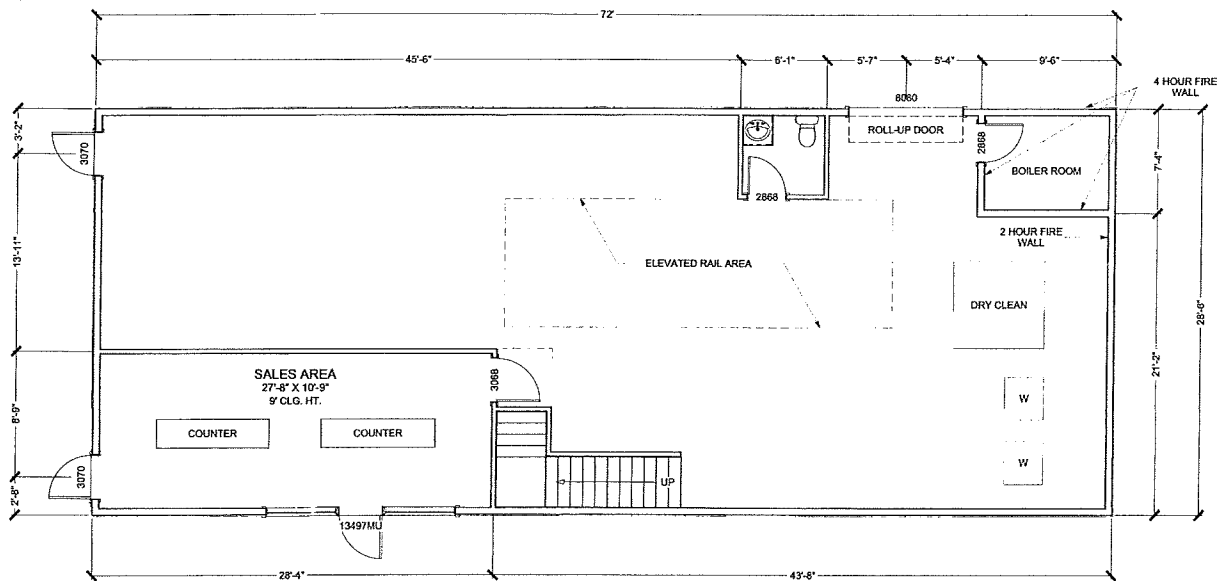


NOT TO SCALE

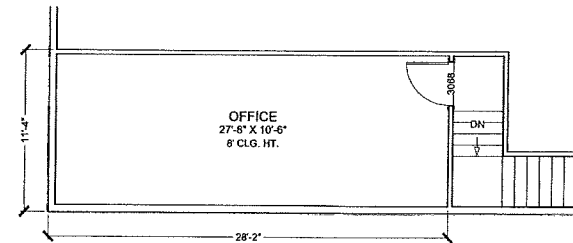
1 in = 200 ft



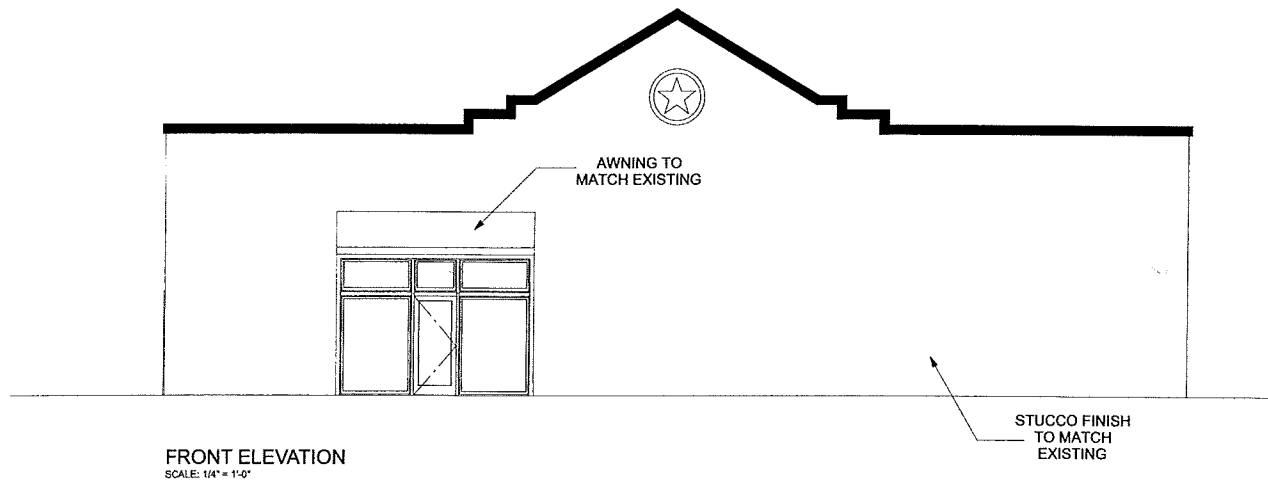
City of Sherman, Texas
Developmental Services Department



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



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



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

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

A New Facility For
COMET CLEANERS
411 E. HWY 82
SUITE 742
SHERMAN, TX 75090

DRAWINGS PROVIDED BY:
NBS DRAFTING & DESIGN
303 W. HOUSTON
SHERMAN, TX 75090
903.892.5620

DATE:
4/26/2018
SCALE:
SHEET:

A-1

STAFF REVIEW LETTER

May 10, 2018

Douglass Distributing LTD
325 E. Forest Ave.
Sherman, TX 75090

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

Blair Weaver
244 E. Evergreen
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for Comet Cleaners and a Convenience Store for the property located at 710 and 742 East Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 82 access road right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Parking ratio required for convenience store and cleaners: 1 space per 200 square foot.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Verify parking requirements with Building & Zoning Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

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Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

22.

Meeting Date: 05/22/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

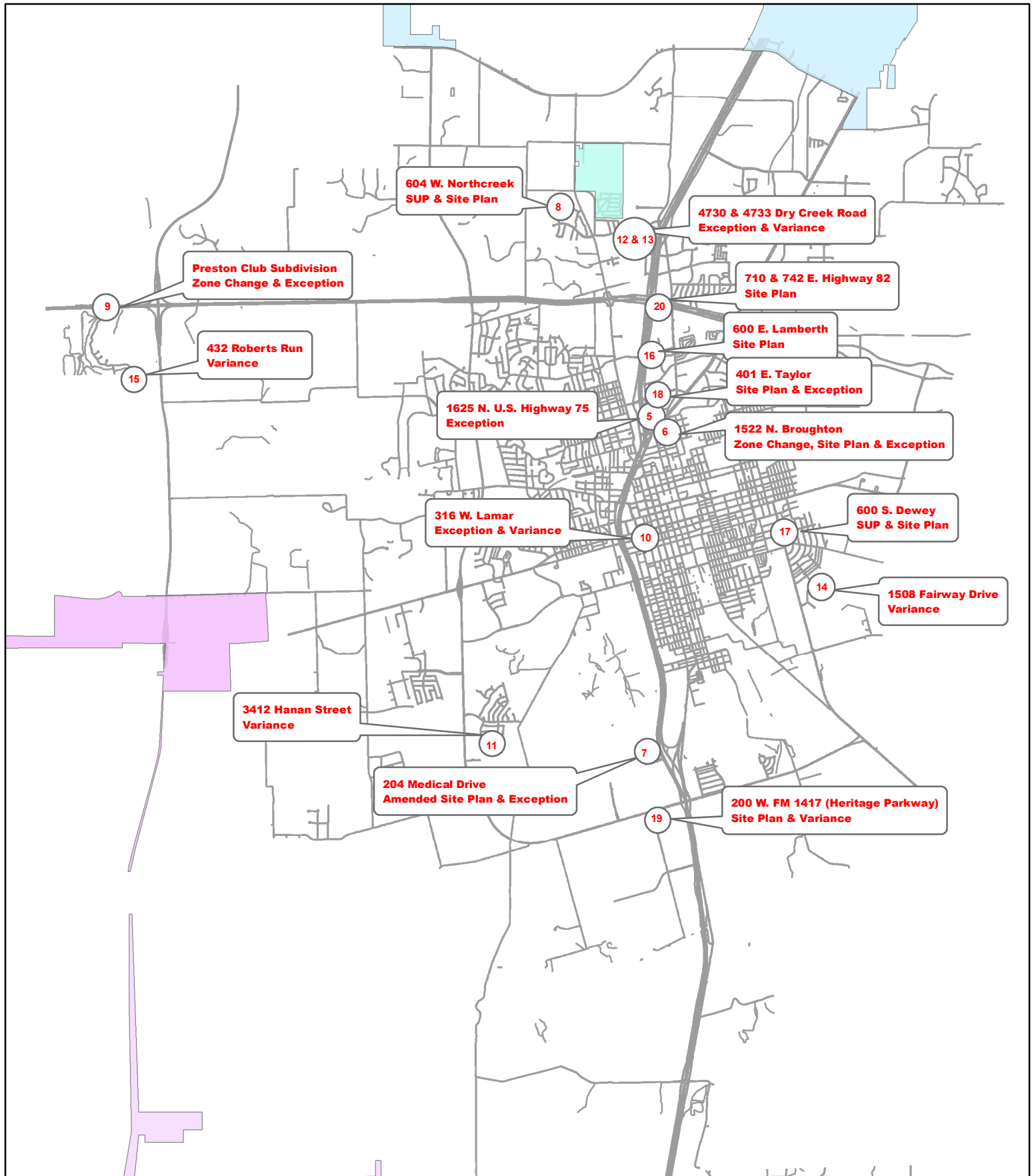
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting May 22, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet