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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 16, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR APRIL 18, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

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

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

6. * **3600 BLOCK CROSSROADS BOULEVARD (Project No. 23-002206)**
The request of William Harkinson, Sherman Crossroads, LTD (Owner), Alek Strimple, P.E. (Representative), David Lapp, LEVEL 5 (Developer) and Quiddity (Engineer/Land Surveyor) concerning the property located in the 3600 Block Crossroads Boulevard, consisting of 1.00 acre in the Preston Kitchen Survey, Abstract No. 667, and is currently located in the Blalock Industrial Park/Blalock Commercial Overlay District/PD (Planned Development), as follows:
Planning and Zoning Commission
Final Plat of Sherman Crossroads Commercial Addition

7. * **1411 EAST CHAFFIN STREET (Project No. 23-002207)**

The request of James and Leah Harrison (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1411 East Chaffin Street, consisting of 0.273 acres in the G.B. Pilant Survey, Abstract No. 963, and is currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of 1411 East Chaffin Addition

8. * **5100 LIBERTY HILL TRAIL(Project No. 23-002233)**

The request of Gouri Joshi, Manova Properties, LLC (Owner), Greg Guerin, East Star Design (Representative/Architect) and L-R Surveying, LLC (Surveyor) concerning the property located in the 5100 Liberty Hill Trail, consisting of 2.153 acres, being all of Lot 1, Block G Austin Landing, Phase One in the Alexander & Richards Survey, Abstract No. 42, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for a Fuel Station

9. * **592 LUELLA ROAD**

The request of Michael Bell, Darryl Johnson, HMI – Sherman 592, LLC and Terri Ann Johnson (Owners), RLG Engineering (Engineer) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 174.85 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning & Zoning Commission

Preliminary Plat of HMI – Sherman No. 1

10. * **50 HIGH COUNTRY ROAD (Project No. 23-002235)**

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

Planning & Zoning Commission

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

11. * **601-701 BLOCK GRAHAM DRIVE**

The request of A-S 71 Sherman-Phase III, LP and Panina, Inc. (Owners), Greystar Development Central, LLC (Developer) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 601-701 Block Graham Drive, consisting of 20.196 acres in the James H. Clark Survey, Abstract 273 and the T.J. Shannon Survey, Abstract No. 1137, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Sherman Town Center 3

12. * **3320-3550 BLOCK CROSSROADS BOULEVARD**

The request of Sherman Crossroads, LTD (Owners) and A&W Surveyors (Surveyor) concerning the property located at 3320-3550 Block Crossroads Boulevard, consisting of 5.65 acres in the Preston Kitchen Survey, Abstract No. 667, and being Lot 6R, Block 2, of Sherman Crossroads, Phase II, and is currently zoned PD (Planned Development)/ Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning & Zoning Commission

Replat of Sherman Crossroads, Phase IV, Lots 28, 29, 30, & 31, Block 2

13. * **1622 SOUTH FIRST STREET**

The request of Douglas Lamb, Sherman Machine, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1622 South First Street, consisting of 1.355 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently zoned M-1 (Light Manufacturing) District, as follows:

Planning & Zoning Commission

Preliminary Plat of Sherman Machine Addition

14. **1325 NORTH TRAVIS STREET**

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.003(5)(a) to allow a 11'4" side yard setback for the existing structure line in lieu of the required 15'.

Planning and Zoning Commission

B. Site Plan for Vein Center of North Texas

15. **921 SOUTH WILLOW STREET**

The request of Javier Montano, JDM Builderz, LLC (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 921 South Willow Street, consisting of 0.173 acres, being a part of Lot 3 and Lot 4, Block 5 of the Eppstein Addition, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 94.20' lot depth in lieu of the required 100 lot depth.

Planning and Zoning Commission

B. Public Hearing and Replat of Montano Addition

16. **211 AND 215 NORTH RICKETTS STREET**

The request of Jose Luis Hernandez and David Baca (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 211 and 215 North Ricketts Street, consisting of 0.311 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 50’ lot width in lieu of the required 60’ lot width for Lot 14R-2.

Planning and Zoning Commission

B. Public Hearing and Replat of Lot 14 Parkview Addition, being a replat of Lot 14 and the adjacent 15’ alley, in the Parkview Addition.

17. **1901-2501 EAST PECAN ROAD AND 4801-4901 PARK VISTA BOULEVARD**

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

Planning and Zoning Commission

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

18. **108 NORTH TRAVIS STREET**

Therequest of Gary Corley (Owner) concerning the property located at 108 North Travis Street in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.013 to allow a wall sign that is 726 square feet in lieu of the allowed 300 square feet and 52% of the wall space in lieu of allowed 20%.

19. **1407 SOUTH TRAVIS STREET**

The request of Jermaine Clarke (Owners) and CBG Surveying Texas, LLC (Surveyor) concerning the property located at 1407 South Travis Street, consisting of 0.21 acres, being a portion of Lot 12, of the M.B. Moore Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

20. **1826 NORTH RICKETTS STREET**

The request of Martin and Linda Javor (Owners) and David Fite Surveying (Surveyor) concerning the property located at 1826 North Ricketts Street, being Lot 1, Block G of Maxey’s Second Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 (1) to allow a 5’ front setback in lieu of the required 20’front setback and an 8’ side setback in lieu of the required 25’ side setback for a carport.

21. **301 BLOCK WEST TRAVIS STREET**

The request of Jeff Harkinson (Owners), Jim Riley (Representative), TEKMAK Development Company (Developer), Type Six Design & Development Services (Architect), Brockette/Davis/Drake, Inc. (Engineers), SMR Landscape Architects, Inc. (Landscape Architect) and Votex Surveying Company (Surveyor) concerning the property located in the 301 Block West Travis Street, consisting of 44.83 acres, being a tract of land situated in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District.
B. Preliminary Plat of Crossroads – Springhill Suites, Lots 1 & 2, Block 1
C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District, being Lot 1, Block 1 of the Preliminary Plat, Crossroads Springhill Suites, consisting of 3.024 acres.

22. **5101 BLOCK NORTH TRAVIS**

The request of Haribabu Kancharla & Gayatri Gouni (Owner), Carlos Casas, PE, STRAND (Architect/Engineer), Corinthian Design Associates, LLC (Designer) and STRAND (Land Surveyor) concerning the property located in the 5101 Block North Travis Street, consisting of 3.812 acres in the Alexander Richards Survey, Abstract No.42, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-6 (Single-Family Residential) District to a C-N (Neighborhood Commercial) District.

23. **4800 TEXOMA PARKWAY**

The request of Star Midway, LLC (Owner), David Petree, Blue Sky Surveying and Mapping (Surveyor) and Old Republic (Site Management Services) concerning the property located at 4800 Texoma Parkway, consisting of 43.9389 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136 and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, consisting of 43.9389 acres, Tract One, being 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall and Tract Two, consisting of 1.1255 acres in the John Hendrix Survey, Abstract No. 503 and the W.F. Patterson Survey, Abstract No. 969, Lots 5 and 7, Block 1, Midway Mall
B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-2 (General Commercial) District.
C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Warehousing in a C-2 (General Commercial) District.

24. **820 NORTH SAM RAYBURN FREEWAY**

The request of Ray Jean Hankey, Trustee (Owner), Stacey Olmstead (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 820 North Sam Rayburn Freeway, consisting of 3.648 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.012 to allow a lot area of 3.648 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District/Sam Rayburn Overlay District.

Planning and Zoning Commission

B. Final Plat of Concord Village Addition.

25. **1804 NORTH LOY LAKE ROAD**

The request of Touraj Shadman (Owner), Ghassem Ganji (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1804 North Loy Lake Road, consisting of 0.274 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.003(e)(1) for a clinic, medical and dental to allow 11 parking spaces in lieu of the required 12 parking spaces in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.02.017 to allow a 10’ side setback in lieu of the required 15’ side setback in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Zone Change from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District

26. **301-401 BLOCKS EAST SHEPHERD ROAD & 7001-7201 BLOCK SOUTH HIGHWAY 75**

The request of Merrill Kaliser and Dosti Partners (Owners), Investwell Architects, LLC (Architect) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Sherman Gateway Addition, Lots 1-6, Block 1
B. Public Hearing and Zone Change, Lot 1 consisting of 17.284 acres in the Sherman Gateway Addition Lots 1-6, Block 1 in the Benjamin Lindsey Survey, Abstract No. 733 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
C. Public Hearing and Zone Change, Lot 6, Block 1 consisting of 39.775 acres in the Sherman Gateway Addition Lots 1-6, Block 1in the Benjamin Lindsey Survey, Abstract No. 733 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District/75 & 82 Overlay District.
D. Site Plan of Sherman Gateway, Phase 1

27. **3600 BLOCK STEEPLE CHASE DRIVE**

The request of Jeff Harkinson, Bearcat Crossing, LTD. (Owners), Jeremy Gray (Representative), Vortex Surveying Company (Surveyor), A&W Surveyors, Inc (Land Surveyor) and Mauldin Architects (Architect) concerning the property located in the 3600 Block Steeple Chase Drive consisting of 3.002 acres, in the Elizabeth Jones Survey, Abstract No. 625 and being Lot 5, Block 1 of Bearcat Crossing Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 5' side yard setback on the West side property line in lieu of the required 15' side yard setback in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.

28. **304 PROGRESS DRIVE**

The request of Sapphire Stockhome, LLC (Owner), Bluestone Partners, LLC (Representative) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 304 Progress Drive, consisting of 9.023 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 4, of the Replat of Sherman Industrial Development Addition, and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 2.3.2 to allow 2.582 acres in Lot 4R-1 in lieu of the required 5 acres in the Blalock Industrial Park/PD (Planned Development).
B. Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas.
C. Public Hearing and Variance under Section 2.3.5(b)(5) to allow 1' ¾" side setback for the existing structure in lieu of the required 25'.

Planning and Zoning Commission

D. Site Plan for Sherman Industrial Development Addition
E. Replat of Lot 4, Sherman Industrial Development Addition (Replat)

29. **200 SOUTH CROCKETT STREET**

The request of Grayson County, Texas (Owner), Myron Dornic, Jackson Walker, LLP (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, consisting of 1.767 acres in the Samuel Blagg Survey, Abstract No. 56 and being a part of Grayson County Justice Center, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, Block 9 of Original Town Plat consisting of 1.767 acres in the Grayson County Justice Center from a MF-30 (Multi-Family Residential) District to a C-1 (Retail Business) District.
B. Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay.
C. Public Hearing and Zoning Text Amendment to add regulations for a new Subarea A of

the Central Business District Overlay (CBD-A).

30. **CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY**

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

31. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment 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 11, 2023 at 4:00 p.m.. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of May
City of Sherman, Texas

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 05/16/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR APRIL 18, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

2023-04-18 Minutes

STATE OF TEXAS §

April 18, 2023

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on April 18, 2023.

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

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the March 21, 2023, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA (ITEMS 6, 7, 9, 10, 12, 13, 14, 15, 16, 17 AND 18)

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

Item 8 was removed from the Consent Agenda per Staff.

Item 11 was removed from the Consent Agenda per Citizen request.

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Items 6, 7, 9, 10, 12, 13, 14, 15, 16, 17 AND 18 on the Consent Agenda as presented

subject to the Staff Review Letter. Second by Commission Member Davis. All present voted AYE.

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

SITE PLAN – CHICK FIL A 3500 NORTH U.S. HIGHWAY 75 (JMCR SHERMAN, LLC)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF JMCR SHERMAN, LLC (OWNER), BRYAN BURGER, P.E. (REPRESENTATIVE), BLUE SKY SURVEYING & MAPPING CORPORATION (SURVEYOR), MAYSE & ASSOCIATES, INC. (ARCHITECT), SMR LANDSCAPE ARCHITECTS, INC. (LANDSCAPE ARCHITECT) AND BURGER ENGINEERING (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3500 N U.S. HIGHWAY 75, CONSISTING OF 1.0459 ACRES, BEING ALL OF LOT 6B, BLOCK 3, SHERMAN TOWN CENTER, AND IS CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR CHICK-FIL-A RESTAURANT.

The property is located at 3500 North U.S. Highway 75 in the Sherman Town Center between East Northcreek Drive and U.S. Highway 82. The owner is requesting Site Plan approval for a Chick-Fil-A Restaurant. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – FIRST TEXAS NATIONAL BANK 3730 NORTH LOY LAKE ROAD (TK FARRIS)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF TK FARRIS (OWNER), SEAN NEAL (REPRESENTATIVE), TGS ARCHITECTS (ARCHITECT) AND RLG CONSULTING ENGINEERS (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3730 NORTH LOY LAKE ROAD, CONSISTING OF 1.02 ACRES, LOT 7, BLOCK C, OF AMENDED REPLAT OF BLOCK "C" OF SHERMAN COMMONS ADDITION, AND IS CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR FIRST TEXAS NATIONAL BANK.

The property is located at 3730 North Loy Lake Road in the Sherman Commons Addition between East Pecan Grove Road and North U.S. Highway 75. The owner is requesting Site Plan approval for First Texas National Bank. 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 – GOINS ADDITION
122 NORTH LEE STREET
(CHARLES AND BRENDA GOINS)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF CHARLES AND BRENDA GOINS (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 122 NORTH LEE STREET, CONSISTING OF 0.293 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT 963, AS FOLLOWS:
PLANNING & ZONING COMMISSION
FINAL PLAT OF GOINS ADDITION.

The property is located at 122 North Lee Street between East Chaffin Street and East Houston Street. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – RETAIL DEVELOPMENT
514 SOUTH DEWEY AVENUE
(NAVEED OWAIS, EMAAR TX, LLC)

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF NAVEED OWAIS, EMAAR TX, LLC (OWNER),GREG GUERIN (REPRESENTATIVE), UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) AND EAST STAR DESIGN (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 514 SOUTH DEWEY AVENUE, CONSISTING OF 0.317 ACRES, BEING A PART OF GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AND BEING ALL OF LOT 4 AND PART OF LOT 5 IN BLOCK 2 OF J.C. LINNSTEAD ADDITION, AND IS CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR RETAIL DEVELOPMENT.

The property is located at 514 South Dewey Avenue at the intersection of South Dewey Avenue and East King Street. The owner is requesting Site Plan approval for Retail 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 – SONOMA ACRES, LOTS 1, 2, 3, 4, BLOCK A
801 PLEASANT HOME ROAD
(GERARDO SOLIS, SONOMA CONSTRUCTION, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GERARDO SOLIS, SONOMA CONSTRUCTION, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 801 PLEASANT HOME ROAD, CONSISTING OF 5.001 ACRES IN THE ELIJAH N. DEAVER SURVEY, ABSTRACT 358, AS FOLLOWS:
PLANNING & ZONING COMMISSION
FINAL PLAT OF SONOMA ACRES, LOTS 1, 2, 3, 4, BLOCK A.

The property is located at 801 Pleasant Home Road at the corner of Riddels Road and Pleasant Home Road. The owner would like to plat the property into four 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 – SHERMAN PARK APARTMENTS 1300-1500 WEST TAYLOR STREET (JUSTIN WEBB, SHERMAN PARKS APARTMENTS, LP)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JUSTIN WEBB, SHERMAN PARKS APARTMENTS, LP (OWNER), CALEB JONES, KIMLEY-HORN AND ASSOCIATES (REPRESENTATIVE/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1300-1500 WEST TAYLOR STREET, CONSISTING OF 32.580 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF SHERMAN PARK APARTMENTS.

The property is located at 1300-1500 West Taylor Street between Westside Drive and Park Place. The owner would like to plat the property into two lots for a multi-family development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – SHERMAN FIRE STATION #1 ADDITION 318 SOUTH TRAVIS STREET (CITY OF SHERMAN)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF CITY OF SHERMAN (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 318 SOUTH TRAVIS STREET, CONSISTING OF 1.137 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT 56, BEING A PART OF LOTS 1 AND 3, AND ALL OF LOTS 2, 4, AND 6, IN BLOCK 10 OF THE ORIGINAL TOWN PLAT, AS FOLLOWS:
PLANNING & ZONING COMMISSION
REPLAT FOR SHERMAN FIRE STATION #1 ADDITION.

The property is located at 318 South Travis Street between West Cherry Street and West Jones Street. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – GLOBALWAFERS AMERICA, LLC 3200 BLOCK NORTHGATE DRIVE

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF GLOBALWAFERS AMERICA, LLC (OWNER) AND KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3200 BLOCK NORTHGATE DRIVE, CONSISTING OF 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO.

625, AND LOCATED IN THE BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING & ZONING COMMISSION
REPLAT FOR GLOBALWAFERS AMERICA, LLC.

(GLOBALWAFERS AMERICA, LLC)

The property is located at 3200 Block Northgate Drive between West Travis Street and West FM Highway 1417. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF AVANT CAPITAL, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC.
(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3012 TEXOMA PARKWAY, CONSISTING OF 6.558 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT 504 AND BEING LOT 2, BLOCK 1, OF AARON'S ADDITION, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR AARON'S ADDITION.

PUBLIC HEARING AND REPLAT – AARON'S ADDITION 3012 TEXOMA PARKWAY (AVANT CAPITAL, LLC)

The property is located at 3012 Texoma Parkway between Gallagher Drive and East US Highway 82. The owner would like to plat the property into two lots; one for residential development (Lot 2R-A) and the other for commercial development (Lot 2R-B). 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 M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, CONSISTING OF 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF MORA ON FIRST ADDITION.

FINAL PLAT – MORA ON FIRST ADDITION 620 AND 622 SOUTH FIRST STREET (M & G HOMEBUILDERS)

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned R-4 (Patio Home Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – REDDY ADDITION 6000 BLOCK NORTH HIGHWAY 75 (HIMABINDU GOLLA, TERRAIN LOT, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HIMABINDU GOLLA, TERRAIN LOT, LLC (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 6000 BLOCK NORTH HIGHWAY 75, CONSISTING OF 14.644 ACRES OUT OF THE DAVID HARRISON SURVEY, ABSTRACT NO. 581, A.C. SMITH SURVEY, ABSTRACT 1561, W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875, AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF REDDY ADDITION

The property is located at 6000 Block North Highway 75 between North Highway 75 and Swamy Drive. The owner would like to plat the property into six lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – LANGE VETERINARY CLINIC 2103 WEST HOUSTON STREET (G AND S INVESTING, LLC)

PRELIMINARY PLAT

THE REQUEST OF G AND S INVESTING, LLC (OWNER), SAMANTHA RIDDELS (REPRESENTATIVE), VILBIG & ASSOCIATES, INC., (CONSULTING ENGINEERS & SURVEYORS) AND PRESTON TRAIL LAND SURVEYING (LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2103 WEST HOUSTON STREET, CONSISTING OF 1.010 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT 763, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PRELIMINARY PLAT OF LANGE VETERINARY CLINIC.

The property is located at 2103 West Houston Street between Arapaho East Trail and Archer Drive.

Mr. Rae explained, "Staff is requesting this be changed to a Final Plat. The applicant requested a Final Plat and we would like to act on this as a Final Plat so that it can move forward to City Council."

Chairman Mahone asked Mr. Rae, "Did they submit a plat that is actually titled Final Plat?"

Mr. Rae replied to Chairman Mahone, "Yes, it states Final Plat on their submittal."

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

ACTION TAKEN.

Planning and Zoning Commission

Motion by Commission Member Davis to approve the Final Plat located at 2103 West Houston Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND REPLAT – STONEWOOD ESTATES BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23 320 ARAPAHO WEST TRAIL (BEN CROUSE, LLC)

PUBLIC HEARING AND REPLAT
THE REQUEST OF BEN CROUSE, LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 320 ARAPAHO WEST TRAIL, CONSISTING OF 1.136 ACRES IN THE K.B. MCANAIR SURVEY, ABSTRACT 763, BEING PART OF LOT 23, ALL OF LOTS 21 AND 22, AND A PORTION OF LOT 20 IN BLOCK ONE OF THE REPLAT OF LOTS 20 THROUGH 29, BLOCK ONE AND ALL OF BLOCK FOUR STONEWOOD ESTATES AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR STONEWOOD ESTATES BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23.

The property is located at 320 Arapaho West Trail between Taho Drive and Archer Drive.

Ben Crouse, 920 Brown Road, Sherman, TX 75090
Mr. Crouse explained, "The owner would like to plat the property into three lots for residential development keeping a single-family dwelling located on the far-left side."

WaaDee Hudson, 313 Arapaho East Trail, Sherman, TX 75092
Mr. Hudson explained, "I have an objection to the two lots that would be very small and adversely affect the value of the property around the corner on both streets."

Chairman Mahone stated, "Are these currently three lots?"

Mr. Rae replied to Chairman Mahone, "They are proposing to replat them into three lots."

Chris Noah, Preston Trail Land Surveying, 787 West FM 996, Pottsboro, TX 75076
Mr. Noah explained, "It is going from one full lot, a second full lot and part of two other lots into three lots. It is currently all of Lot 22, all of Lot 21, a portion of Lot 20 and a very small portion of Lot 23. These lots are 60 feet wide and meet the minimum zoning requirements."

Colleen Barnes, 317 Arapaho East Trail, Sherman, TX 75092

Ms. Barnes explained, "This is going to affect the value of our homes. These lots are in the flood zone and when it starts raining it becomes a force of nature and we lose a lot of dirt. Our streets have had water and sewage issues."

Alanna Tadlock, 325 Arapaho East Trail, Sherman, TX 75092
Ms. Tadlock explained, "For the last year we have had major sewage issues. I have had the city come in and rebuild up my curb. I would like this house redone but not broken up into three lots. It needs to be on one family home dwelling to match the rest of the homes."

Mitzi Wineinger, 216 Arapaho West Trail, Sherman, TX 75092
Ms. Wineinger explained, "We have had sewage problems and very concerned about this creating more problems. We have new development across from Arapaho West. The construction of it is causing issues with the storm drain."

Commission Member Davis, "When you say sewer do you actually mean storm water?"

Ms. Wineinger replied to Commission Member Davis, "I actually mean storm water."

Commission Member Davis replied to Ms. Wineinger, "There is no sewer running open in Arapaho, right?"

Ms. Wineinger replied to Commission Member Davis, "Right, although when it floods it smells like sewer."

Chairman Mahone stated, "The way this property is currently zoned outlines how these lots can be drawn, what minimum widths they have to have, and this conforms with the Ordinances."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Sims to approve the Replat located at 320 Arapaho West Trail subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND TEMPORARY USE PERMIT

PUBLIC HEARING, TEMPORARY USE PERMIT –

THE REQUEST OF MOHAMMED JETPURI (OWNER) AND JACOB HOUT (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1821 TEXOMA PARKWAY IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS: PLANNING & ZONING COMMISSION PUBLIC HEARING AND TEMPORARY USE PERMIT UNDER SECTION 14.06.008 TO ALLOW TENTS, SEASONAL RETAIL (TEMPORARY) IN A C-2 (GENERAL COMMERCIAL) DISTRICT

TENTS, SEASONAL RETAIL (TEMPORARY) 1821 TEXOMA PARKWAY (MOHAMMED JETPURI)

The property is located at 1821 Texoma Parkway between North Grand Avenue and North Frisco Road.

Jack Hout, 1821 Texoma Drive, Sherman, TX 75090
Mr. Hout explained, "We are requesting a Temporary Use Permit to allow a tent for paintless dent repair from hail damage."

Chairman Mahone asked Mr. Rae, "The Temporary Use Permit has a standard expiration on it of six months, right?"

Mr. Rae replied to Chairman Mahone, "That is correct."

Chairman Mahone asked Mr. Rae, "They need this permit to put up tents?"

Mr. Rae replied to Chairman Mahone, "They have installed tents and the tents have been installed longer than two weeks. If the tents are installed for less than two weeks, they don't require a Temporary Use Permit just a building permit, but they are wanting one for longer than two weeks."

Chairman Mahone replied to Mr. Rae, 'So they have already gotten a building permit?"

Mr. Rae replied to Chairman Mahone, "That is correct."

Commission Member Davis stated, "That is how we are getting tents up in town already?"

Mr. Rae replied to Commission Member Davis, "That is correct."

Chairman Mahone asked Mr. Hout, "You understand it is a six-month Temporary Use Permit?"

Mr. Hout replied to Mr. Hout, "Yes sir and we probably have about another 45 days give or take."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Temporary Use Permit located at 1821 Texoma Parkway subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

PUBLIC HEARING, TEMPORARY USE PERMIT – TENTS, SEASONAL RETAIL (TEMPORARY) 1741 TEXOMA PARKWAY (JOHN MUNSON, EISENHOWER TEXOMA)

PUBLIC HEARING AND TEMPORARY USE PERMIT
THE REQUEST OF JOHN MUNSON, EISENHOWER TEXOMA (OWNER) AND JAMES HART, DFW DENTS & DINGS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1741 TEXOMA PARKWAY BEING A PART OF LOTS NO. 24 AND 25 OF THE J.B. SHANNON DIVISION OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND TEMPORARY USE PERMIT UNDER SECTION 14.06.008 TO ALLOW TENTS, SEASONAL RETAIL (TEMPORARY) IN A C-2 (GENERAL COMMERCIAL) DISTRICT

The property is located at 1741 Texoma Parkway between North Grand Avenue and North Loy Lake Road.

Jeff Doleshal, 1741 Texoma Parkway, Sherman, TX 75090
Mr. Doleshal explained, "We are requesting a Temporary Use Permit to allow a tent for paintless dent repair from hail damage."

Chairman Mahone stated, "Sounds like the similar request for a tent. You are doing repairs as well?"

Mr. Doleshal replied to Chairman Mahone, "Yes sir."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission

Motion by Commission Member Davis to approve the Temporary Use Permit located at 1741 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

PUBLIC HEARING, TEMPORARY USE PERMIT – TENTS, SEASONAL RETAIL (TEMPORARY) 4800 TEXOMA PARKWAY (MATTHEW PARRINELLO, STAR MIDWAY, LLC)

PUBLIC HEARING AND TEMPORARY USE PERMIT
THE REQUEST OF MATTHEW PARRINELLO, STAR MIDWAY, LLC (OWNER) AND RYAN BRIGHT (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY BEING IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATERSON SURVEY, ABSTRACT NO. 969, THE DANIEL SHELP SURVEY, ABSTRACT NO. 1097, AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136 BEING A PORTION OF BLOCKS 1, 2 AND 4 AND ALL OF BLOCK 5, OF MIDWAY MALL, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND TEMPORARY USE PERMIT UNDER SECTION 14.06.008 TO ALLOW TENTS, SEASONAL RETAIL (TEMPORARY) IN A C-2 (GENERAL COMMERCIAL) DISTRICT

The property is located at 4800 Texoma Parkway between Fallon Drive and North Frisco Road.

Christian Allen, 4800 Texoma Parkway, Sherman, TX 75090
Mr. Allen explained, "We are requesting a similar Temporary Use Permit to allow a tent for paintless dent repair from hail damage."

Chairman Mahone asked Mr. Allen, "You expect to be done in six months?"

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

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Temporary Use Permit located at 4800 Texoma Parkway

subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING, ZONE CHANGE R-6 TO R-5 FINAL PLAT EARNHARTBUILT'S 12TH ADDITION 1013 SOUTH FIRST STREET (JASON EARNHART, EARNHARBUILT, LLC)

PUBLIC HEARING, ZONE CHANGE AND FINAL PLAT
THE REQUEST OF JASON EARNHART, EARNHARBUILT, LLC (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1013 SOUTH FIRST STREET, CONSISTING OF 0.169 ACRES, BEING A PART OF THE GEORGE PILANT SURVEY, ABSTRACT NO. 963 AND BEING THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET OF LOT 4, BLOCK 2 OF W.D FITCH ADDITION, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. **PUBLIC HEARING AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.**
B. **PUBLIC HEARING AND FINAL PLAT OF EARNHARTBUILT'S 12TH ADDITION, BEING A REPLAT OF THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET OF LOT 4, BLOCK 2 OF W.D FITCH ADDITION.**

The property is located at 1013 South First Street between East Spring Street and East Epstein Street.

Jonathan Earnhart, 110 South Houston Avenue, Denison, TX 75021
Mr. Earnhart explained, "The owner is requesting a Zone Change to an R-5 (Single-Family Residential) District to meet the minimum lot width requirements and to plat the property into one lot for residential development."

Vice Chairman Downtain asked Mr. Rae, "Why the Zone Change rather than a Variance?"

Mr. Rae replied to Vice Chairman Downtain, "If they request a Zone Change it is more permanent and doesn't involve Board of Adjustment action, but it does involve going to City Council. At this point with the new Zoning Ordinance update we prefer to get the Zoning District to match up."

Vice Chairman Downtain asked Mr. Rae, "Will the setbacks be consistent with what is in the neighborhood?"

Mr. Rae replied to Vice Chairman Downtain, "I believe it would be, I don't think these are larger lot developments along First Street, they are more on the narrow side."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zone Change and Final Plat located at 1013 South First Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, ZONE CHANGE R-6 TO R-2F FINAL PLAT – POLANI ADDITION 208 WEST MCLAIN STREET (MUHAMMED POLANI, LOXDON GROUP, INC.)

PUBLIC HEARING, ZONE CHANGE AND FINAL PLAT
THE REQUEST OF MUHAMMED POLANI, LOXDON GROUP, INC. (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 208 WEST MCLAIN STREET, CONSISTING OF 0.824 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 1 OF BEALL AND STANLEY ADDITION AND PART OF LOT 5, BLOCK 2, J.B. MOORMAN'S SUBDIVISION, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. **PUBLIC HEARING AND ZONE CHANGE, CONSISTING OF 0.233 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 1 OF BEALL AND STANLEY ADDITION ALSO BEING LOT 2, POLANI ADDITION FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.**
B. **PUBLIC HEARING AND FINAL PLAT OF POLANI ADDITION**

The property is located at 208 West McLain Drive between North Hickory Street and North Travis Street.

Shahid Polani, 908 Hunter Glen, Murphy, TX 75094

Mr. Polani explained, "We are requesting to plat the property into two lots, one being an existing single-family home and the second lot being a duplex."

Chairman Mahone stated, "Are we just moving a lot line?"

Mr. Rae replied to Chairman Mahone, "Yes, Lot 1 will remain an R-6 (Single Family Residential) District. The proposal is for Lot 2 to rezone to an R-2F (Duplex Residential) District so they can build a duplex a two-unit property on that lot."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change and Final Plat located at 208 West McLain Drive subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

PUBLIC HEARING AND ZONE CHANGE

PUBLIC HEARING AND ZONE CHANGE R-6 TO R-2F 2000 BLOCK NORTH DUKE DRIVE AND NORTH DUCHESS DRIVE (BRIDGESTON CONSTRUCTION)

THE REQUEST OF BRIDGESTON CONSTRUCTION (OWNERS), FINCHER LAND SURVEYING, PLLC (LAND SURVEYOR) AND VILBIG & ASSOCIATES, INC., (CONSULTING ENGINEERS & SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2000 BLOCK NORTH DUKE DRIVE AND NORTH DUCHESS DRIVE, CONSISTING OF 8.934 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827 AND BEING PARTS OF LOT 2, 3 AND 4 IN BLOCK 3 OF THE HILL-SMITH ESTATES, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.

(DENIED)

The property is located at 2000 Block North Duke Drive and North Duchess Drive between Princess Drive and East Alma Avenue.

David Vilbig, 517 West Woodard, Denison, TX 75021
Mr. Vilbig explained, "We are requesting a Zone Change to allow for duplexes to be built on this interesting piece of land that has oil lines all over. There is one oil line that has been abandoned and another one that we will have relocated."

Chairman Mahone asked Mr. Vilbig, "Are there other duplexes nearby?"

Mr. Vilbig replied to Chairman Mahone, "I am not aware of any."

Commission Member Davis stated, "This is one hundred percent R-6 (Single Family Residential) District surrounded. Other than just wanting to maximize profit and build houses, what was the thinking?"

Mr. Vilbig replied to Commission Member Davis, "Exactly that."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 2000 Block North Duke Drive and North Duchess Drive subject to the Staff Review letter. Second by Commission Member Blagg.

VOTING AYE: MANLEY AND BLAGG
VOTING NAY: SIMS, DAVIS, DOWNTAIN AND WHITAKER

Chairman Mahone stated, "This fails."

Planning and Zoning Commission
Motion by Commission Member Davis to deny the Zone Change located at 2000 Block North Duke Drive and North Duchess Drive. Second by Commission Member Sims.

VOTING AYE: SIMS, DAVIS, DOWNTAIN AND WHITAKER
VOTING NAY: MANLEY AND BLAGG

Chairman Mahone stated, "That is four to three and we just need a majority."

THIS ITEM WAS DENIED.

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF WASHINGTON BEND, LLC (OWNERS), CARLOS CASAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3001 BLOCK WEST WASHINGTON STREET, CONSISTING OF 22.553

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-5 3001 BLOCK WEST WASHINGTON STREET

ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS: (WASHINGTON BEND, LLC)

PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT. (DENIED)

The property is located at 3001 Block West Washington Street between Wellington Drive and Timbercreek Road.

Blake Vaughn, 10601 Clarence Drive, Suite 250, Frisco, TX 75033

Mr. Vaughn explained, "It is about 75 lots, every lot we are planning to build here will be over 6,000 square feet, there were a couple that may have been shy of 6,000 square feet but we can adjust some boarders and still get them over 6,000 square feet and the reason I say that is we are currently zoned for 6,000 square foot lots. R-6 (Single Family Residential) District zoning is already in place we don't have to change a single thing in fact if we wanted to we could probably get closer to 100 lots on this particular piece with the current zoning that is in place. I am not doing that and the reason I am not doing that is because as a builder, I am not just a developer, we build a specific product called Epcon Communities. They built over 30,000 homes, it is an active adult community kind of a retirement community these are smaller homes that are meant to age in place, they have a HOA [Homeowners Association] community that takes care of all the exterior landscaping for the entire property. The type of home we build is a longer product. With the current zoning in place it is a 60 foot wide lot but we don't build a wide home we build a long home. The reason we build that is because our typical home has a side courtyard."

Commission Member Davis asked Mr. Vaughn, "Do people own these homes or are they a lease/rental?"

Mr. Vaughn replied to Commission Member Davis, "No, they own them. We are not doing a build to rent. We would sell the individual lots, now we would not build a home until someone buys it."

Commission Member Davis asked Mr. Vaughn, "They can't buy the lot and build their home, they have to use you?"

Mr. Vaughn replied to Commission Member Davis, "Correct. The only thing I build is Epcon. If I was to not get this particular zone change then the more feasible project would be to sell the lots and bring in a builder like Highland Homes or some other builder that can fit within the constraints the way it is."

The following opposition emails and letters have been received for 3001 Block West Washington Street Zoning request:

#25

Monday, April 17, 2023

Sherman Planning and Zoning
Board of Directors
220 W. Mulberry Street
Sherman, TX 75090

To Whom It May Concern:

I am writing you this letter in regard to the requested zone change at the 3001 Block West Washington Street location.

This property is currently zoned R-6 (Single-Family Residential). The request is to change this property to R-5 (Single Family Residential).

I think Sherman has done a great job with offering R-5 and R-4 lots throughout the city. In fact, I believe the majority of the new development in Sherman fits these categories. However, that does not mean that all available land should be changed to R-5.

This particular request is looking to change the zoning to R-5 to maximize the land usage for the profitability of the developer. Of course, they all want to do that. In this case it would be a dramatic change to the existing character of the surrounding neighborhoods and I do not believe it would increase the aesthetic appeal of the community. The avg. sized lot adjoining this zone change request is around 1 acre. The average value house touching this land (not to mention all the surrounding neighborhoods which only bumps the value up) is in the $850,000 + range.

We understand growth is here and is continuing to come. We hope that there can be a vision for Sherman to maintain some of the neighborhood areas to continue to represent what they are.

Thank you for what you do for the City. I am asking to keep the R-6 zoning to hopefully maintain the existing aesthetic appeal of this neighborhood and the overall community.

Sincerely,

Amber Dobbs

Amber Dobbs
2905 Wellington Dr.
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Gary Marlow
Subject: RE: Zoning Request Change 3001 Block West Washington Street

From: Gary Marlow
Sent: Wednesday, April 12, 2023 7:14 PM
To: Planning
Subject: Zoning Request Change 3001 Block West Washington Street

Dear Commissioners,

I am writing this email to express my opposition to the proposed zoning request change for the property located at 3001 Block West Washington St.

The surrounding neighborhoods are composed of homes on larger lots of land. Each property on Timbercreek has at least 2.5 acres. Having a subdivision just north of Timbercreek with 50 foot lots would be out of place for both my neighborhood, as well as the nearby Wellington neighborhood. In addition to this issue, a high-density subdivision would increase the traffic on an already busy Washington.
This concept just has the look of a crammed-in subdivision like you might see in an overcrowded suburb like Frisco. And we don't want Sherman to be just another Frisco.

Sincerely,
Gary Marlow MD
18 Timbercreek Rd.

Marlow, Lauren

From: Planning
To: Luke Motley
Subject: RE: Objection to Zoning Change Request for 3001 Block West Washington Street

From: Luke Motley
Sent: Friday, April 14, 2023 8:32 PM
To: Planning
Cc: Rosalind Motley
Subject: Objection to Zoning Change Request for 3001 Block West Washington Street

Honorable P&Z Board,

Please accept this objection to the Zoning Change Request for 3001 Block West Washington Street. My wife, Rosalind Motley and I live at 600 Cinrose Lane, just west of the proposed development. The original proposed plat for the property was shown to us some time ago by a couple of the investors in Washington Bend, LLC presumably in conformance with R-6. If I recall correctly, it had a total density of approximately 24 - 30 homes with several homes having large lots which blended in somewhat with the current density of the surrounding neighborhoods, a requirement of the Core Neighborhood category of the Master Development Plan. Our subdivision requires at least 3 acre lots and was developed back in the 80's. Timbercreek and Wellington also require larger lots and homes. There are maybe 8 to 10 homes in our neighborhood; maybe 15 or so in Timbercreek and maybe 8 to 10 in Wellington.

When we began our investigation in preparation for our objection, Lauren Marlow, Development Services Coordinator, was kind enough to tell us that the developer is intending to build 70 homes and reduce the lot sizes and setback lines etc. which would severely change the character and aesthetic appeal of the surrounding community. The rezoning plan **is not in compliance** with the Core Neighborhood category as I read the designation in the agenda Item 25. That category **"encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community."** Folks, squeezing 70 homes on the property in the manner planned does not maintain the existing character of the neighborhood (8 to 15 homes) and certainly does not increase the aesthetic appeal of the community (larger style homes with at least an acre or so of space). It does the opposite. In fact, I'm not sure the original plat we saw of 24-30 homes would comply.

Currently, there are a number of higher density subdivisions planned or currently underway which have the approval of the surrounding neighborhoods. Those are in areas where the higher density is not an issue or in areas where higher density is already established. Our investigation thus far seems to indicate that the property is subject to a projected sale conditioned upon this rezoning request. If so, notwithstanding that the planned development does not comply with the Core Neighborhood category, a zoning change would be improper and result in damage to the surrounding property owners, my wife and I included.

We certainly understand the need for housing in Sherman, but based on what we have uncovered thus far, a change to higher density is unwarranted in this area, doesn't comply with the current Core Neighborhood category of the Master Development Plan and would legally damage surrounding neighbors. We respectfully ask that the zoning change be denied.

Luke Motley IV
Law Offices of Luke Motley, IV PC
111 S. Travis Street
Sherman, Texas 75090

This is an E-mail from Luke Motley, IV PC. The contents of this E-mail are confidential to the ordinary user of the E-mail address to which it was sent and may be privileged. No one else may place any reliance on it or copy, disclose or forward all or any of it in any form. Our postal address is at 111 S. Travis Street, Sherman, Texas 75090. If you receive this E-mail in error, please notify us immediately.

Luke Motley, IV PC does not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments.

Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: 3001 W Washington St

From: Kiki Osterman
Sent: Monday, April 17, 2023 8:43 AM
To: Rae, Rob
Subject: 3001 W Washington St

Dear Mr Rae,

I oppose the zone change from R-6 to R-5 for the 22+ acres located on West Washington St.

Having lived in the neighborhood for 36 years, I have witnessed many changes including the building of several subdivisions. While each subdivision is unique they all offer large spacious lots. The proposed 50 foot lot size is not cohesive with the rest of the area. I was happy to read in the documentation posted on the P&Z website explaining a Core Neighborhood is intended to protect and enhance the existing residential areas. My question is how can the City consider a subdivision with 50 ft wide lots in this area? This does not follow their own Master Plan.

I purchased the property adjoining this 22 acres knowing this would be a subdivision but the owners said they were building 35 houses with the pond and green space. This sounded like a great fit with the surrounding area. Unfortunately they could not get financing so they are forced to sell. It is hard to fantom 70+ houses in that area as that type of a development would probably decrease the home value in the surrounding area.

Obviously, the traffic 70 homes would add to W Washington adds another concern. This road has not been resurfaced in 20 years. The neglect of this road has resulted in the sides chipping off, potholes and over grown tree limbs. I have spoken with Clint Philpot and Phyllis James regarding this issue but nothing is ever done. Until roads become a priority in Sherman housing construction should be slowed.

This plan shows the retention pond being filled in and houses built on top. I am unable to find the elevation plan on your website. Will the back of this property be built up? Where will the water go? If your reply is "City engineers will design/approve the site plan" then I have a major concern my land will be flooded causing erosion. The City engineering department approved the Wilder Trail neighborhood that boarders the south side of my property and I just discovered the last two house built have caused constant water drainage and erosion on my property. I don't have a lot of faith in the city engineering department. There are laws regarding changing water flow then causing erosion and depreciation to your neighbor's property. Please explain where the water will be directed or contained if the City allows this retention pond to be filled.

Thank you for your time.

Kiki Osterman

Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: P & Z 04/18/23 meeting - Agenda 25

On Apr 16, 2023, at 6:43 PM, John Papaila wrote:

Dear Rob Rae ,

Please be informed that we are in opposition to agenda 25 in the upcoming P & Z meeting scheduled 04/18/23. The request from Washington bend LLC et al (3100 block West Washington st) for a zone change from R-6 to R-5 fails to comply with the spirit of the city's Master Plan Designation for a Core Neighborhood in two important ways.

"This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community." An R-5 designation would: 1) fail to maintain the existing character and 2) would not increase the aesthetician appeal of the community.

Sincerely,
John Papaila
2909 Wellington Drive
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Byron Smith
Subject: RE: opposition email for Agenda Item #25 04/18/23 P&Z meeting

From: Byron Smith
Sent: Tuesday, April 18, 2023 1:46 PM
To: Planning
Subject: opposition email for Agenda Item #25 04/18/23 P&Z meeting

Regarding item #25 on the P&Z Agenda for April 18,2023, I would like to concur with the other opposition letters currently posted that I would oppose the zoning change to allow higher density development for this property. There is absolutely nothing like it on Washington once you get off 1417 and it would simply not fit in well with the surrounding developments in the area. I would oppose the change from R-6 to R-5 as the current zoning is dense enough for this part of town.

Sincerely,

Byron Smith
1402 Bentbrook Lane
Sherman, TX 75092

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Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: Agenda Item No. 25

From: John and Patty Spears
Sent: Monday, April 17, 2023 8:29 AM
To: Rae, Rob
Subject: Agenda Item No. 25
Importance: High

We are opposed to the passing of Agenda Item No. 25. The requested zone change would violate the Master Plan designation of the "Core Neighborhood" category which is intended to "protect and enhance the **existing residential areas** of Sherman." The Core Neighborhood category encourages development that "maintains the existing character, while increasing the aesthetic appeal of the community," neither of which this zone change would do. The zone change requested is not in line with the established Master Plan; therefore, we oppose it.

John and Patty Spears
500 Cinrose Lane

LETTER OF OPPOSITION

To Proposed Rezoning From R-6 to R-5 at 3001 Block West Washington Street

To Whom It May Concern:

We are Trina and Rodney Wecker, Sherman residents living at 2912 W. Washington St. We live within two hundred feet of the property located at 3001 West Washington Street. We are writing to express our opposition to the proposed rezoning from R-6 to R-5 at this property.

We have lived in Sherman for 16 years. Our first house was located in a historical neighborhood on N. Leslie Ave. After several years, we realized we were outgrowing our back yard. We began the search for a house in Sherman that would fit our family of five and our needs for a larger yard. At that time, the choices were limited. After a few years of not finding a good fit in the real estate market, we decided to build at our West Washington location.

Purchasing a lot in Washington Bend came with a set of covenants, conditions, and restrictions developed and filed by Stephen H. Klas and Phillip A. Klas (also the original owner of the 22 acres). The covenants were developed **"for the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting each subdivision."** Because they cared deeply about the integrity of our neighborhood, they went to the great extent to create a set of covenants.

It is the duty of the city to protect and enhance the existing residential areas of Sherman. The rezoning from R-6 to R-5 will not protect and enhance our West Washington neighborhood. Sadly, it will forever change the character of the neighborhood. We had the opportunity to build in a high-density area, but we specifically chose West Washington.

Please DO NOT rezone this site to R-5.

Sincerely,

Trina and Rodney Wecker

2912 W. Washington St

This attachment was sent in from Trina and Rodney Wecker with their opposition Letter.

#25

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

OF

WASHINGTON BEND PHASE I

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF GRAYSON

Know all men by these present, that we Stephen H. Klas and Phillip A. Klas hereinafter called "Declarant", being the owners of all of the lots in Washington Bend Phase I, an addition to the City of Sherman, Grayson County, Texas, do hereby make and file the following restrictive covenants, for the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such subdivision. Declarant hereby declares that all of the property described above and each part thereof shall be held, sold, and conveyed subject to the following covenants, conditions, and restrictions which shall be binding on all parties having any right, title, or interest in the property described in the plat of said addition recorded in Volume 22, Page 153, Grayson County, Plat Records, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. The covenants and restrictions of this Declaration shall run with the land and shall inure to the benefit of and be enforceable by Stephen H. Klas and Phillip A. Klas or the owner of any lot subject to this declaration, their respective legal representative, heirs, successors and assigns for a term of twenty-five (25) years from the date this declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless set aside by recorded instrument executed by 75% of the owners. The covenants, restrictions and other provisions of this declaration may be amended, and/or added restrictions may be placed upon the property by instrument executed by not less than 75% of the owners.

2. Architectural Control Committee Membership:

Stephen H. Klas	Phillip A. Klas
3071 W. Washington	3071 W. Washington
Sherman, Texas 75092	Sherman, Texas 75092

The initial Architectural Control Committee shall be composed of Stephen H. Klas, and Phillip A. Klas, upon death or resignation of any of the initial Architectural Control Members the succeeding member shall be a lot owner within the addition. The majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining member(s) shall have full authority to designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The membership of the committee may be reconstituted by a seventy-five percent (75%) majority vote of the lot owners.

3. Architectural Control. No building shall be erected, placed or altered on any lot unless construction plans, specifications, and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to the location with respect to topography and finished grade elevation. No fence or walls shall be erected, placed or altered on any lot nearer to the street than the minimum building setback lines unless similarly approved. Approval shall be as provided in Paragraph 4 below.

Marlow, Lauren

From: Planning
To: Mike Wynne
Subject: RE: Objection to zoning request

From: Mike Wynne
Sent: Sunday, April 16, 2023 7:52 AM
To: Planning
Cc: Luke Motley
Subject: Objection to zoning request

Dear P&Z Board,

I would like to join Mr. Motley in objecting to the requested zone change for 3001 Block West Washington Street, and echo his insightful thoughts and well- reasoned email to you. My wife and I own property on Cinrose Lane (Four acres) which is located just west of the property in question. We are not anti-development but if our understanding is correct that a zone change would permit the developer to place 60-70 homes on the Property, we respectfully object to the requested zone change. We purchased our property in reliance on the zoning regulations then in effect in the area and with the understanding that those zoning regulations would be honored absent some essential need not to do so. The requested zone change would allow a development to exist that would be inconsistent with the character of the surrounding neighborhoods and less aesthetically appealing. c . We can see no legitimate reason to approve the requested zone change and respectfully request that it be denied. Thank you.

Michael C. Wynne
Wynne & Smith
707 W. Washington
Sherman, Texas 75092

Marlow, Lauren

From: Planning
To: Brian Gary
Subject: RE: Proposed subdivision on West Washington

From: Brian Gary
Sent: Monday, April 17, 2023 2:45 PM
To: Planning
Subject: Proposed subdivision on West Washington

To whom it may concern:

Please let this email register the objection my wife and I have to a request to rezone property located at 3001 West Washington. We currently live in Timbercreek. We moved there ten years ago. I can assure you, we would not have purchased that property if there was a 70 retirement community across Washington from Timbercreek. That is in essence a fundamental change to the entire neighborhood, and surrounding neighborhoods. Certainly the look and feel of the entire neighborhood will change, market values will decline, and the corresponding significant increase in traffic.

We certainly understand people have a right to develop their property. However, my understanding is new developments are not to undermine the current character and feel of a neighborhood. It cannot be argued there will be no change to our neighborhood and surrounding neighborhoods if a development like this is permitted at that location. If a subdivision is to be put at that location, it should be required to complement the current neighborhoods, not fundamentally change them for the worse.

Growth is coming to Sherman. Certainly there will be a market for larger lots and homes in that area. There should not be a deviation from standards to force a large number of smaller lots and homes on this neighborhood.

Thank you for your consideration.

Respectfully,

Brian and Cheryl Gary

Mike Wynne, 707 West Washington Street, Sherman, TX 75092
Mr. Wynne explained, "If this Zone Change is granted we believe it will deviate from the existing neighborhoods and the aesthetic appeal of the neighborhood. There are approximately 50 people from Wellington Street, Cambridge Way, Creekbend Circle, West Washington Street and Timbercreek Road who have all signed a petition opposing this Zone Change. There are certain factors that you consider in determining whether or not to approve a Zone Change request like this and one of the first factors I read when I looked at the City's Codes was, is the requested change consistent with the Comprehensive Plan and when you look at it the zoning map it is abundantly clear that the answer to that is no because all of the surrounding areas is R-6 (Single Family Residential) District. The second factor that I understand that you look at is the character of the surrounding or near by properties. The Master Plan designates the area where the subject property is as a Core Neighborhood. The purpose of the Core Neighborhood category is to protect and enhance the existing residential areas secondly it is to encourage development that maintains the existing character while increasing the aesthetic appeal. The proposed change does neither of those things. These are established surrounding neighborhoods that consist of lots and homes that are much larger than what would be required of a Developer in a R-5 (Single Family Residential) District situation. Placing 75 homes here on 22 acres we don't believe would maintain the character of the neighborhood. The density would be too much and certainly we believe it would be less aesthetically appealing. Another factor the Commissioners may want to consider is the extent in which traffic problems might be created by this. If you are looking at 75 lots and an average of two licensed drivers per household you are at least 150 vehicles going up and down Washington Street in addition to the traffic that you already have. What we are merely asking this Board to do is to follow the Comprehensive, Zoning and Future Land Use Plan that has been adopted by the City and to give consideration to the vested interest of these folks that reside in the surrounding neighborhood and core neighborhood. This property is going to be developed at some point of time, there is little doubt of that, but we respectfully request that we do it the right way and adhere to the land use and zoning regulations that are in place and ask that you deny this request."

Adrienne Fife, 3712 Delta Drive, McKinney, TX 75071
Mrs. Fife explained, "My husband and I own a lot on Cinrose but for the last several years we have lived in McKinney. We have been looking for the right property to bring us back to Sherman. We finally found that property on Cinrose Lane across the street from the proposed development. As you

drive down Washington it is easy to see the unique characteristics that drew us to the neighborhood, its large green lots, houses setback from the road and overall cohesive flow of the neighborhoods that blend well together. The proposed Zone Change would diminish and take away from the characteristics mentioned and would disrupt the natural transition of development that currently exists. This neighborhood offers something that can't be found anywhere else in Sherman, McKinney or any other surrounding communities nearby. Sherman needs neighborhoods like this one to retain their distinct characteristics so that we can draw out new members to the community that are seeking these rare opportunities. According to Sherman's Comprehensive Plan, the City has a duty to regulate density which is achieved by promoting and encouraging defined density in the appropriate locations."

Larry Morriss, 1404 Bentbrook Lane, Sherman, TX 75092
Mr. Morris explained, "I am representing the 30 residents that are in Bentbrook. Our main concern is density and the traffic. Long ago in the 90s when I was on the City Council we went through a revamping of our Master Plan for that area and Washington at one time was designated as a major thoroughfare that was moved over to McGee Street. As far as the traffic that is there now, I don't know what the development agreement is in place but at a minimum when Bentbrook went in we had to put in escrow to improve Washington Street that is adjacent to our subdivision. If this is developed I would ask for you to consider and to make sure that policy is still in place. Rob is that policy still in place as far as requiring development to put in escrow?"

Mr. Rae replied to Mr. Morriss, "Sort of, it depends. The requirement for traffic impact improvements is a minimum of 100 homes. They would fall under requiring a TIA (Traffic Impact Analysis) to be completed and subject to impact fees."

Mr. Morris stated, "I would just concur with what you have already heard, we are definitely opposed."

Bill Magers, 4 Timbercreek Road, Sherman, TX 75092
Mr. Magers explained, "I along with support of my neighbors are in support of the current R-6 (Single Family Residential) District zoning on this development. This is not about lot sizes; the difference is the character, and the key thing is in this neighborhood a 60-foot lot is a small lot. The area we are in is called the Fairway; it has historically been where Sherman has had larger homes. In Washington Place the average lot size is 0.36 acres with a depth of 310 feet, Bentbrook has an average lot size of 1.4 acres and a depth of 1,200 foot. Creekbend is a little smaller with 0.39 acres, Wellington has lots from 0.6 acres and Timbercreek Road has lot sizes of 3.22 acres and the lot depth is 2,800 feet. If you were to take all our averages, the average lot size is 61,000 square feet and this proposed development is 6,400 square feet, which is ten times the size. We are going to have 25

percent of developed lots on 7 percent of the land, that is not the character of this neighborhood."

Mr. Vaughn stated, "As far as matching the character, this is a luxury product. Our starting home price will probably be around $450,000 which I know is a lot less than the homes around here, but it is a smaller home. Most of the complaints seem to be around density and I am not changing the density. We can already build 70 lots; I don't need to change. I can still build what I build at 70 lots, I am just trying to get to 75 lots to maximize the use of the land. If I don't build what I am building I can get more than that, I can get up to 100 lots with the current zoning that is in place. I am not asking for you to change anything that is impacting the density, some builder is going to build 70 homes here or more rather it is me or not. I am asking you to make an adjustment so I can build a courtyard home for a retirement community."

Chairman Mahone stated, "I understand what you are saying about what you would propose to build but the communities main concern is the change to an R-5 (Single Family Residential) District then allows potentially a lot more if it wasn't you that stays there."

Mr. Vaughn replied to Chairman Mahone, "If it was an R-5 (Single Family Residential) District and didn't build ours but maximized it would be 120 lots. I am fine if we did a Planned Development to define lot sizes."

Chairman Mahone replied to Mr. Vaughn, "I feel that would be a totally different application."

Mr. Rae stated, "It would, and we don't allow for any Planned Developments less than 200 acres."

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

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to deny the Zone Change located 3001 Block West Washington Street. Second by Commission Member Davis.

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

THIS ITEM WAS DENIED.

<u>PUBLIC HEARING, VARIANCE, ZONE CHANGE, SITE PLAN AND REPLAT</u>
THE REQUEST OF USOW, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE/ARCHITECT) AND HELVEY-WAGNER

PUBLIC HEARING, VARIANCE – SIDE SETBACK SOUTH AND WEST

SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2450 NORTH FRISCO ROAD, CONSISTING OF 3.896 ACRES BEING PART OF THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. MCGLOTHLIN SURVEY, ABSTRACT NO. 808 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

PROPERTY LINE AND SIDE SETBACK ON NORTH PROPERTY LINE

ZONE CHANGE – C-2 AND R-6 TO C-2

SITE PLAN – OFFICE/WAREHOUSE /FACILITY

REPLAT – USOW SHERMAN ADDITION, PHASE TWO 2450 AND 2522 NORTH FRISCO ROAD (USOW, LLC)

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A SIDE SETBACK OF 15' IN LIEU OF THE REQUIRED 60' FROM THE SOUTH AND WEST PROPERTY LINES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A SIDE SETBACK OF 5' IN LIEU OF THE REQUIRED 15' FROM THE NORTH PROPERTY LINES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. PUBLIC HEARING AND ZONE CHANGE FROM A C-2 (GENERAL COMMERCIAL) DISTRICT AND R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.
D. PUBLIC HEARING AND SITE PLAN FOR AN OFFICE/WAREHOUSE FACILITY.
E. PUBLIC HEARING AND REPLAT OF USOW SHERMAN ADDITION, PHASE TWO

The property is located at 2450 Frisco Road between East James Street and Baker Drive.

<u>Kent Hughlett, 177 Timberbrook Circle, Denison, TX 75021</u>
Mr. Hughlett explained, "We are requesting a Variance on the required side setback for a wood fence along the South and West side of the property and a Variance for the North side of the property to discourage tenants from storing items behind the building. The residential property is not platted, and we have decided to plat the whole property. We are also requesting a Zone Change for the residential lot to a C-2 (General Commercial) District and Site Plan approval for an office/warehouse facility to match the adjoining property on the South."

Chairman Mahone asked Mr. Hughlett, "On the north side of the property it looks like there is some commercial building already there and the south side is residential?"

Mr. Hughlett replied to Chairman Mahone, "Correct. There is one house behind the building."

Vice Chairman Downtain asked Mr. Hughlett, "How long has that been there? It changed in December, right?"

Mr. Rae replied to Vice Chairman Downtain, "They got their Building Permit. They had platted and got Site Plan approval for Building 1, 2 and then there was a 3 and a 4 earlier so they

had vested rights to be able to start the construction of that first building, so they do have a building permit for that, and they are allowed to fall under the old rules. As soon as they Replat it all as one, request a Zone Change and present a new Site Plan the vested rights that they have on the other buildings go away. They would have to follow the new ordinance on these new proposed buildings."

Mr. Hughlett stated, "These buildings are going to be climate-controlled office warehouses, primary target market is for small businesses like t-shirt shops and small contractors. The reason for the Zone Change was for a noisy type of business-like automobile/mechanic shop that would be close to someone's back yard. There is a detention pond that we have put in to control the drainage from the neighborhood."

Chairman Mahone asked Mr. Lee, "Is he saying that Nall Street drains towards his property?"

Mr. Lee replied to Chairman Mahone, "It drains to and across his property."

Chairman Mahone asked Mr. Lee, "So the work he is doing is actually going to retain that?"

Mr. Lee replied to Chairman Mahone, "He has it directed to his detention pond."

Vice Chairman Downtain asked Mr. Rae, "Was the building permit only issued for Building 1 or Building 1 and 2?"

Mr. Rae replied to Vice Chairman Downtain, "No just Building 1."

Commission Member Blagg asked Mr. Hughlett, "Is there pavement behind Building 3?"

Mr. Hughlett replied to Commission Member Blagg, "Yes. I did that mainly to keep the drainage flowing behind there."

Commission Member Blagg replied to Mr. Hughlett, "Can you pull Building 3 in if it is all pavement? On Building 2 your old plan was six bays, and it stops short and now it went to seven and pushing it right to the property line."

Mr. Hughlett replied to Commission Member Blagg, "Just trying to maximize the area."

Chairman Mahone stated, "It looks like the Future Land Use Map shows this is Regional Commercial, there is a lot of residential there now. I don't see that on the list as compatible."

Mr. Rae replied to Chairman Mahone, "It is likely those residential properties won't redevelop."

Commission Member Blagg asked Mr. Rae, "Refresh my memory on the Ordinances, this looks like a metal building but no exposed metal façade?"

Mr. Rae replied to Commission Member Blagg, "We can't regulate the building materials in this area. Only in our Overlay Districts can we regulate the architectural style."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to approve the Variance located at 2450 Frisco Road subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Zone Change, Site Plan and Replat located at 2450 Frisco Road subject to the Staff Review letter. Second by Commission Member Whitaker.

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

MOTION CARRIED.

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

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE

THE REQUEST OF HARIBABU KANCHARLA & GAYATRI GOUNI (OWNER), CARLOS CASAS, PE, STRAND (ARCHITECT/ENGINEER), CORINTHIAN DESIGN ASSOCIATES, LLC (DESIGNER) AND STRAND (LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5101 BLOCK NORTH TRAVIS STREET, CONSISTING OF 3.812 ACRES IN THE ALEXANDER RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE – R-6 TO C-1 5101 BLOCK NORTH TRAVIS STREET (HARIBABU KANCHARLA & GAYATRI GOUNI)

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

(WITHDRAWN)

The property is located at 5101 Block North Travis Street between Kreager Road and Liberty Hill Trail. The owner is requesting a Zone Change from a R-6 (Single-Family Residential) District to a C-1 (Retail Business) District and Site Plan approval for a retail development.

An email was received from Seth Bishop on Friday, March 31, 2023, at 1:35 p.m., requesting to withdraw Item #27, 5101 Block North Travis Street.

THIS ITEM WAS WITHDRAWN.

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT

THE REQUEST OF KELSON COMMERCIAL PROPERTIES (OWNER), ANNIE BURDETTE, CLEAR EDGE AUTO & MARINE (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4613 NORTH FM 1417, BUILDING #200 AND #300 (HERITAGE PARKWAY) CONSISTING OF 20.45 ACRES, BEING A PART OF THE ALFRED HUME SURVEY, ABSTRACT NO. 522, THE BENJAMIN J. HUTSON SURVEY, ABSTRACT NO. 496 AND THE JAMES L. ATCHISON SURVEY, ABSTRACT NO. 21, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING AND BOAT/RECREATIONAL VEHICLE (RV) RENTAL, STORAGE, AND REPAIR IN A C-2 (RETAIL BUSINESS) DISTRICT.

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT - AUTO & MARINE MECHANIC SHOP
4613 N FM 1417, BUILDING #200 AND #300 (HERITAGE PKWY)
(KELSON COMMERCIAL PROPERTIES)

The property is located at 4613 North FM 1417 (Heritage Parkway), Building #200 and #300 near the intersection of Plainview Road and North Heritage Parkway.

Bret Burdette, 4613 North FM 1417 (Heritage Parkway), Building #200 and #300, Sherman, TX 75092
Mr. Burdette explained, "We are requesting a Specific Use Permit and Site Plan for an auto and marine mechanic shop in an existing building."

Chairman Mahone asked Mr. Burdette, "Is this a business that is currently operating somewhere else or is this a new business?"

Mr. Burdette replied to Chairman Mahone, "It is a new business."

Chairman Mahone asked Mr. Burdette, "Have you been in this industry?"

Mr. Burdette replied to Chairman Mahone, "I have partnered with a mechanic. I am more of a shadetree mechanic, so I have knowledge of mechanics in general."

Chairman Mahone asked Mr. Burdette, "How many employees do you expect to have?"

Mr. Burdette replied to Chairman Mahone, "A maximum of eight to ten employees."

Commission Member Davis asked Mr. Rae, "For the façade is this something that changes or is it out of the zoning?"

Mr. Rae replied to Commission Member Davis, "There may be some legal responses on that, at some point with the agenda item there has been Variances and some Exceptions granted for this property such as Exceptions to allow a parking surface that is not concrete, an Exception to allow existing metal buildings in lieu of the required masonry, these are all things that have been granted at some point. Ultimately this is still in the 1417 Overlay, the desire of the City is for that corridor to have a consistent look to it but I don't believe we are required to make them bring those up to standards because of those Variances."

Chairman Mahone replied to Mr. Rae, "The one I am thinking of is the January 17, 2017, it says there was an Exception for the metal buildings with a condition of five years."

Mr. Rae replied to Chairman Mahone, "That is correct. That is one that did have the condition of five years."

Chairman Mahone asked Mr. Burdette, "These are still metal buildings, right?"

Mr. Burdette replied to Chairman Mahone, "They are, yes."

Chairman Mahone asked Mr. Burdette, "Do you know if there are any plans to comply with that?"

Mr. Burdette replied to Chairman Mahone, "Not that I am aware of, I am a tenant to the property owner."

Chairman Mahone requested an Executive Session and stated, "The Planning & Zoning Commission will now hold a closed executive session pursuant to the Texas open meetings act at section 551.001 to consult with the city attorney."

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 6:35 p.m. **ADJOURNMENT**

RECONVENE

The Executive Session closed, and the meeting reconvened at 6:41 p.m. **RECONVENE**

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Specific Use Permit located at 4613 North FM 1417 (Heritage Parkway), Building #200 and #300 subject to the Staff Review letter and subject to the Specific Use Permit being tied to Clear Edge Auto and Marine for a term of one year for compliance review of building. Second by Commission Member Sims.

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

MOTION CARRIED.

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

PUBLIC HEARING AND REPLAT

PUBLIC HEARING AND REPLAT 601-701 BLOCK GRAHAM DRIVE (GREYSTAR DEVELOPMENT CENTRAL, LLC)

THE REQUEST OF GREYSTAR DEVELOPMENT CENTRAL, LLC (OWNER) AND KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 601-701 BLOCK GRAHAM DRIVE, CONSISTING OF 20.196 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT 273 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1137, BEING ALL OF LOT 1A, BLOCK 1 OF SHERMAN TOWN CENTER SECTION TWO, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR SHERMAN TOWN CENTER 3

(WITHDRAWN)

The property is located at 601-701 Block Graham Drive at the corner of Graham Drive and Town Center Street. The owner would like to plat the property into two lots for commercial development.

An email was received from Michael Carlisle on Thursday, April 6, 2023, at 8:13 a.m., requesting to withdraw Item #29, 601-701 Block Graham Drive.

THIS ITEM WAS WITHDRAWN.

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:43 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 05/16/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

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

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

List of Agenda Items:

6. * 3600 BLOCK CROSSROADS BOULEVARD (Project No. 23-002206)

The request of William Harkinson, Sherman Crossroads, LTD (Owner), Alek Strimple, P.E. (Representative), David Lapp, LEVEL 5 (Developer) and Quiddity (Engineer/Land Surveyor) concerning the property located in the 3600 Block Crossroads Boulevard, consisting of 1.00 acre in the Preston Kitchen Survey, Abstract No. 667, and is currently located in the Blalock Industrial Park/Blalock Commercial Overlay District/PD (Planned Development), as follows:

Planning and Zoning

Final Plat of Sherman Crossroads Commercial Addition

7. * 1411 EAST CHAFFIN STREET (Project No. 23-002207)

The request of James and Leah Harrison (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1411 East Chaffin Street, consisting of 0.273 acres in the G.B. Pilant Survey, Abstract No. 963, and is currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of 1411 East Chaffin Addition

8. * 5100 LIBERTY HILL TRAIL (Project No. 23-002233)

The request of Gouri Joshi, Manova Properties, LLC (Owner), Greg Guerin, East Star Design (Representative/Architect) and L-R Surveying, LLC (Surveyor) concerning the property located in the 5100 Liberty Hill Trail, consisting of 2.153 acres, being all of Lot 1, Block G Austin Landing, Phase One in the Alexander & Richards Survey, Abstract No. 42, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for a Fuel Station

9. * 592 LUELLA ROAD (Project No. 23-002234)

The request of Michael Bell, Darryl Johnson, HMI – Sherman 592, LLC and Terri Ann Johnson (Owners), RLG Engineering (Engineer) and Walker, Warren & Jordan Surveying & Mapping (Surveyor)

concerning the property located at 592 Luella Road, consisting of 174.85 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Preliminary Plat of HMI – Sherman No. 1

10. * <u>50 HIGH COUNTRY ROAD (Project No. 23-002235)</u>

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

Planning and Zoning Commission

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

11. * <u>601-701 BLOCK GRAHAM DRIVE(Project No. 23-001142)</u>

The request of A-S 71 Sherman-Phase III, LP and Panina, Inc. (Owners), Greystar Development Central, LLC (Developer) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 601-701 Block Graham Drive, consisting of 20.196 acres in the James H. Clark Survey, Abstract 273 and the T.J. Shannon Survey, Abstract No. 1137, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Sherman Town Center 3.

12. * <u>3320-3550 BLOCK CROSSROADS BOULEVARD (Project No. 23-002236)</u>

The request of Sherman Crossroads, LTD (Owners) and A&W Surveyors (Surveyor) concerning the property located at 3320-3550 Block Crossroads Boulevard, consisting of 5.65 acres in the Preston Kitchen Survey, Abstract No. 667, and being Lot 6R, Block 2, of Sherman Crossroads, Phase II, and is currently zoned PD (Planned Development)/ Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Replat of Sherman Crossroads, Phase IV, Lots 28, 29, 30, & 31, Block 2

13. * <u>1622 SOUTH FIRST STREET (Project No. 23-002204)</u>

The request of Douglas Lamb, Sherman Machine, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1622 South First Street, consisting of 1.355 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Sherman Machine Addition

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **3600 BLOCK CROSSROADS BOULEVARD (Project No. 23-002206)**

The request of William Harkinson, Sherman Crossroads, LTD (Owner), Alek Strimple, P.E. (Representative), David Lapp, LEVEL 5 (Developer) and Quiddity (Engineer/Land Surveyor) concerning the property located in the 3600 Block Crossroads Boulevard, consisting of 1.00 acre in the Preston Kitchen Survey, Abstract No. 667, and is currently located in the Blalock Industrial Park/Blalock Commercial Overlay District/PD (Planned Development), as follows:

Planning and Zoning Commission

Final Plat of Sherman Crossroads Commercial Addition

Background:

The property is located at 3600 Block Crossroads Boulevard between West Travis Street and West FM 1417 and located in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District. The owner is requesting to plat the property into one lot for commercial development.

The following has been approved for this location:

- March 21, 2023 - Public Hearing and Variance under Section 14.03.007(7) to allow a 25’ front setback in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
- March 21, 2023 - Public Hearing and Variance under Section 14.03.007(7) to allow a 15’ side setback in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
- March 21, 2023 - Public Hearing and Variance under Section 14.03.007(7) to allow a 15’ rear setback in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
- March 21, 2023 - Site Plan of Neighborhood Credit Union
- March 21, 2023 - Preliminary Plat of Sherman Crossroads Commercial Addition

Adjacent Zoning:

Blalock Industrial Park/Blalock Commercial Overlay District
PD (Planned Development)

Origination:

William Harkinson, Sherman Crossroads, LTD (Owner)
Alek Strimple, P.E. (Representative)
David Lapp, LEVEL 5 (Developer)
Quiddity (Engineer/Land Surveyor)
GAHL Architecture, Inc. (Architect)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3600 BLK CROSSROADS BLVD

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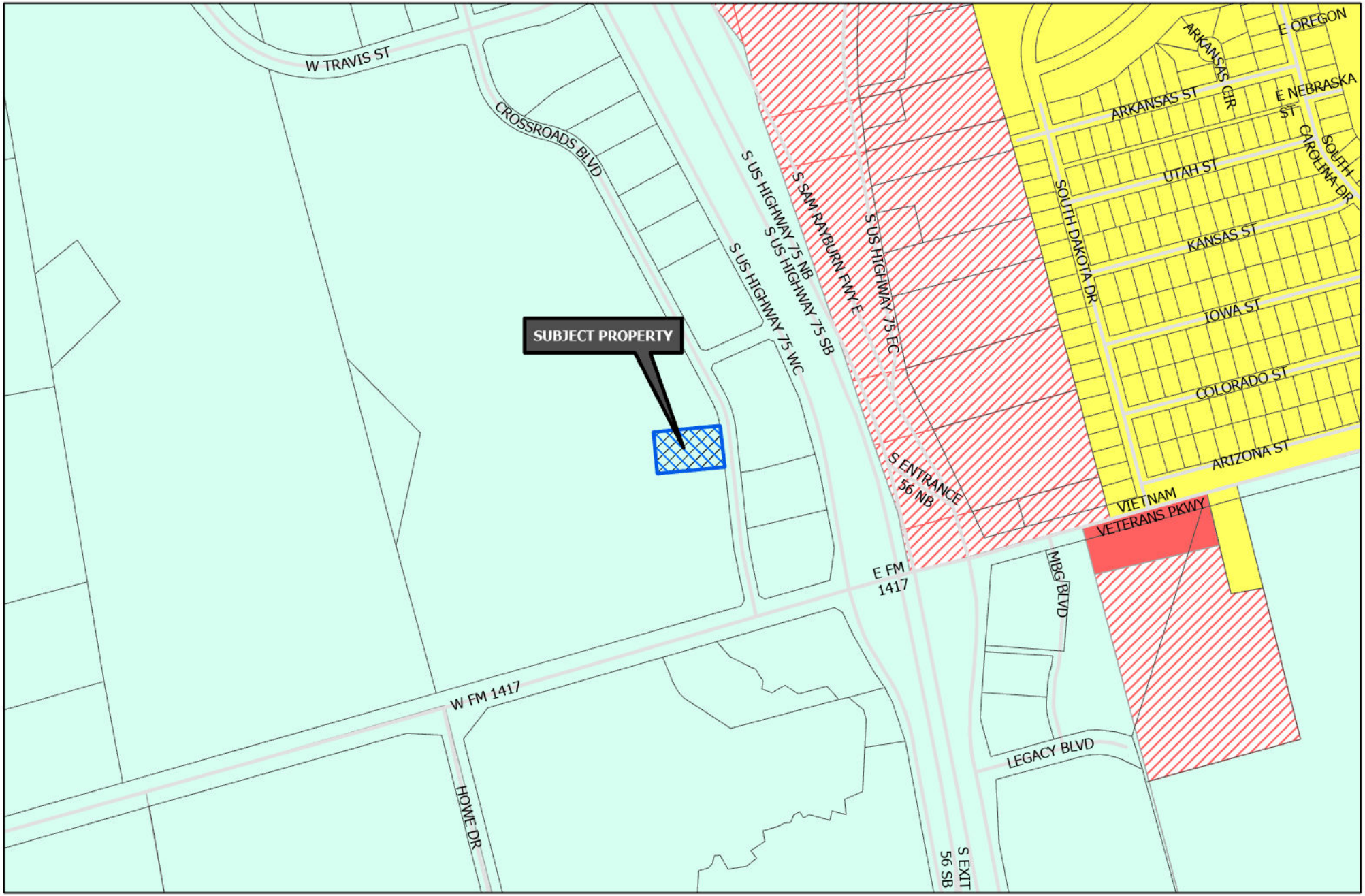
Date: 2/27/2023 3:05 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
3600 BLK CROSSROADS BLVD

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GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 83.

2. According to Map No. 48181C0405G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Sherman dated September 01, 2022 the subject tract is situated within: Unshaded Zone "X", defined as areas outside of the 0.2% annual chance flood (500–year flood).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

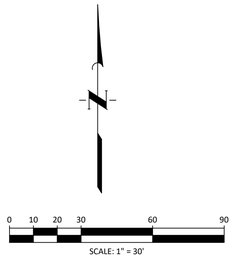
3. The gross land area is 1.00 acre.

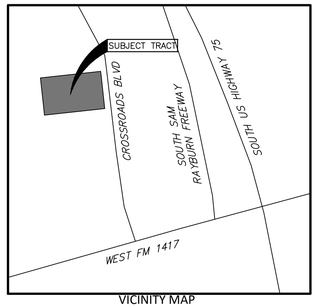
4. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Quiddity", unless noted otherwise.

5. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the city's paving standards for fire lans, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limits to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes,I stating "Fire Lane, No Parking or Standing." The local low enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "QUIDDITY ENG" SET FOR CORNER
D.R.G.C.T	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

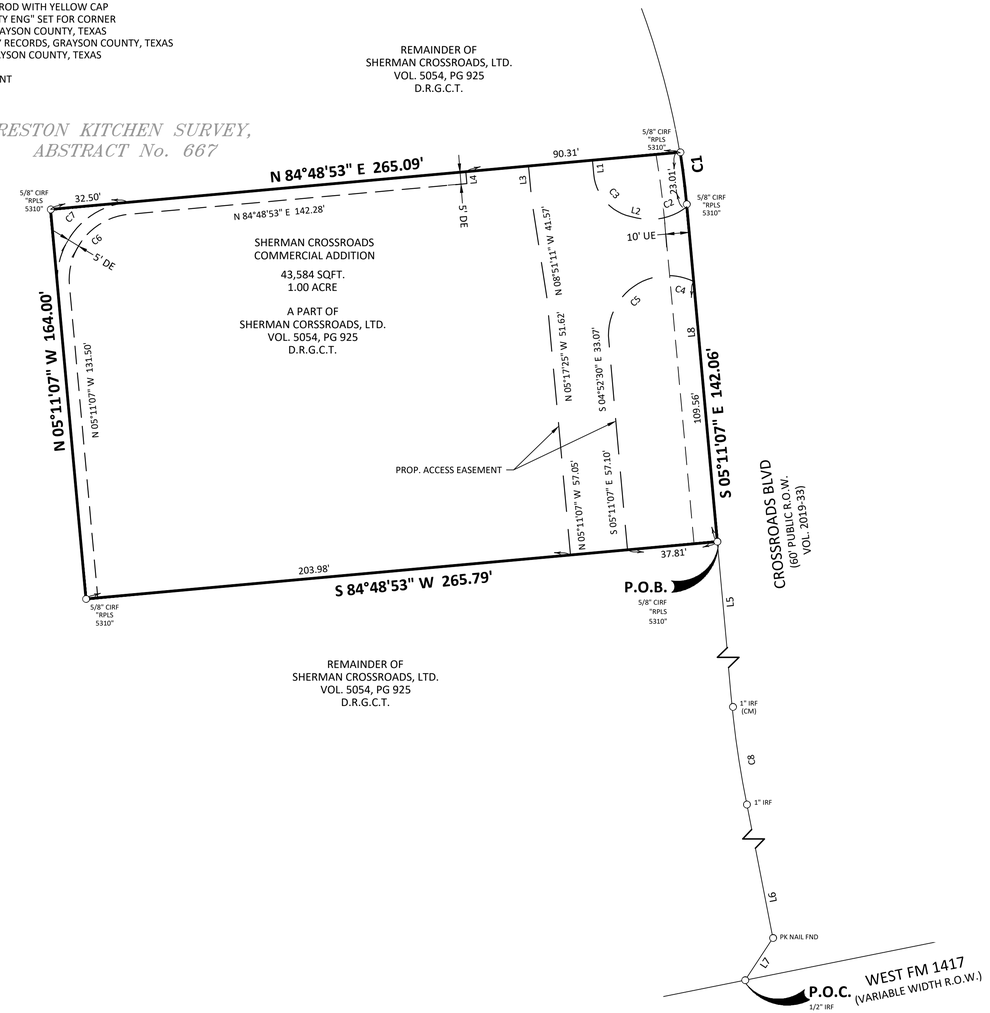




VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	21.95'	345.00'	3°38'45"	S7° 00' 29"E	21.95'
C2	22.36'	25.00'	51°13'51"	N77° 29' 42"E	21.62'
C3	25.09'	20.00'	71°52'12"	S41° 07' 13"E	23.47'
C4	13.42'	25.00'	30°45'28"	N79° 48' 23"W	13.26'
C5	37.11'	25.00'	85°02'53"	S42° 07' 51"W	33.80'
C6	43.20'	27.50'	90°00'00"	N39° 48' 53"E	38.89'
C7	51.05'	32.50'	90°00'00"	N39° 48' 53"E	45.96'
C8	46.65'	410.24'	6°30'56"	S8° 15' 36"E	46.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S5° 11' 07"E	5.94
L2	S77° 03' 19"E	2.57
L3	N5° 11' 07"W	13.85
L4	N5° 11' 07"W	5.00
L5	S5° 11' 07"E	310.29
L6	S11° 01' 53"E	161.03
L7	S33° 23' 54"W	21.18



OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF GRAYSON :

WHEREAS, SHERMAN CROSSROADS, LTS., is the owner(s) of a 1.00 acre tract of land situated in the Preston Kitchen Survey, Abstract 667 in Grayson County, Texas, being a part of a tract of land described in deed to Sherman Crossroads, LTD, recorded in Volume 5054, Page 925, Deed Records, Grayson County, Texas, said 1.00 acre tract being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod found along the North line of West Farm-to-Market Road 1417, (variable width right-of-way);

THENCE North 33 Degrees 23 Minutes 54 Seconds East, a distance of 21.18 feet to a PK Nail found;

THENCE North 11 Degrees 04 Minutes 16 Seconds West, a distance of 165.94 feet to a 1 inch iron rod found at the beginning of a curve to the right, having a radius of 405.00 feet, an arc length of 41.68 feet, and a central angle of 05 Degrees 53 Minutes 48 Seconds;

THENCE along said curve to the right, a chord bearing and distance of North 07 Degrees 55 Minutes 46 Seconds West, 41.66 feet to a 1 inch iron rod found;

THENCE North 05 Degrees 11 Minutes 07 Seconds West, a distance of 310.29 feet to a 5/8 inch capped iron rod found stamped "RPLS 5310" for the POINT OF BEGINNING;

THENCE South 84 Degrees 48 Minutes 53 Seconds West, a distance of 265.79 feet to a 5/8 inch capped iron rod found stamped "RPLS 5310";

THENCE North 05 Degrees 11 Minutes 07 Seconds West, a distance of 164.00 feet to a 5/8 inch capped iron rod found stamped "RPLS 5310";

THENCE North 84 Degrees 44 Minutes 53 Seconds East, a distance of 265.09 feet to a 5/8 inch capped iron rod found stamped "RPLS 5310" at the beginning of a non-tangent curve to the right;

THENCE Southeasterly along said non-tangent curve to the right, having a central angle of 03 Degrees 38 Minutes 45 Seconds, a radius of 345.00 feet, an arc length of 21.95 feet and a chord bearing and distance of South 07 Degrees 00 Minutes 29 Seconds East, 21.95 feet to a 5/8 inch capped iron rod found stamped "RPLS 5310";

THENCE South 05 Degrees 11 Minutes 07 Seconds East, a distance of 142.06 feet to the POINT OF BEGINNING and containing 1.00 acre of land, more or less.

Approved this _____day of _____, 20____, by the City Planning and Zoning Commision of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the forgoing, LOT 1, BLOCK 1 SHERMAN CROSSROADS COMMERCIAL ADDITION, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat. and said City Council further authorized the Mayor to note the acceptence thereof by signing his name as herein above described.

Witness my hand this _____ day of _____, 20_____.

_____
Clerk City of Sherman, Texas

STATE OF TEXAS:
COUNTY OF GRAYSON:

WHEREAS, _____, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.
This Release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, , and shall be a covenant running with the land.
Executed this _____ day of _____, AD, 20 ___.

_____
Owner

STATE OF TEXAS :
COUNTY OF GRAYSON :

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____, do hereby adopt this plat designating the hereinabove property as the LOT 1, BLOCK 1 SHERMAN CROSSROADS COMMERCIAL ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strip(s and any public or private utility shall, at all times, have a right of ingress or egress to and from and upon the said easements stripes 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 ot all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____,20___.

Sherman Crossroads LTD

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF GRAYSON :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared_____, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

given my hand and seal of office, this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

My Commission expires :_____

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

PRELIMINARY - FOR REVIEW
Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS:
COUNTY OF GRAYSON :

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this date personally appeared Eduardo Martinez, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

given my hand and seal of office, this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

DEVELOPER / OWNER:
SHERMAN CROSSROADS LTD
4560 BELT LINE RD
SUITE 400
ADDISON, TEXAS 75001
PHONE: (972) 934-8414

ENGINEER / SURVEYOR:
QUIDDITY
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGISTRATION NO. F-23290 & 10046100
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
PHONE: (972) 488-3880
CONTACT: EDUARDO MARTINEZ, RPLS

FINAL PLAT
OF
SHERMAN CROSSROADS COMMERCIAL ADDITION

BEING 1.00 ACRE OUT OF THE
PRESTON KITCHEN SURVEY
ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

APRIL 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Sherman Crossroads, LTD
4560 Belt Line Rd., Ste. 400
Addison, TX 75001

Quiddity
Attn: Eduardo Martinez
2805 Dallas Parkway, Ste. 600
Plano, TX 75093

Dear Applicants,

The request for approval of the Final Plat of Sherman Crossroads Commercial Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Site unable to gravity wastewater to wastewater main on Crossroads Blvd. Must extend gravity wastewater to site or install privately owned and maintained lift station and force main to a new man hole installed over public wastewater main on Crossroads Blvd.
2. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
3. The width of the pavement for streets shall be shown on the plat.
4. Remove "Prop." from Access Easement on plat.
5. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Correct spelling and grammatical errors in dedication block and notary blocks.
7. 5' Drainage Easement on western portion of property to show as a "5' Private Drainage Easement."
8. Developer must obtain off-site storm sewer easement from adjacent property owner via separate instrument. Easement to be shown on plat with instrument information.
9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **1411 EAST CHAFFIN STREET (Project No. 23-002207)**

The request of James and Leah Harrison (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1411 East Chaffin Street, consisting of 0.273 acres in the G.B. Pilant Survey, Abstract No. 963, and is currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of 1411 East Chaffin Addition

Background:

The property is located at 1411 East Chaffin between North Lee Street and North Grand Avenue. The owner is requesting to plat the property into one lot for residential development.

Adjacent Zoning:

R-6 (Single Family Residential) District

Origination:

James and Leah Harrison (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

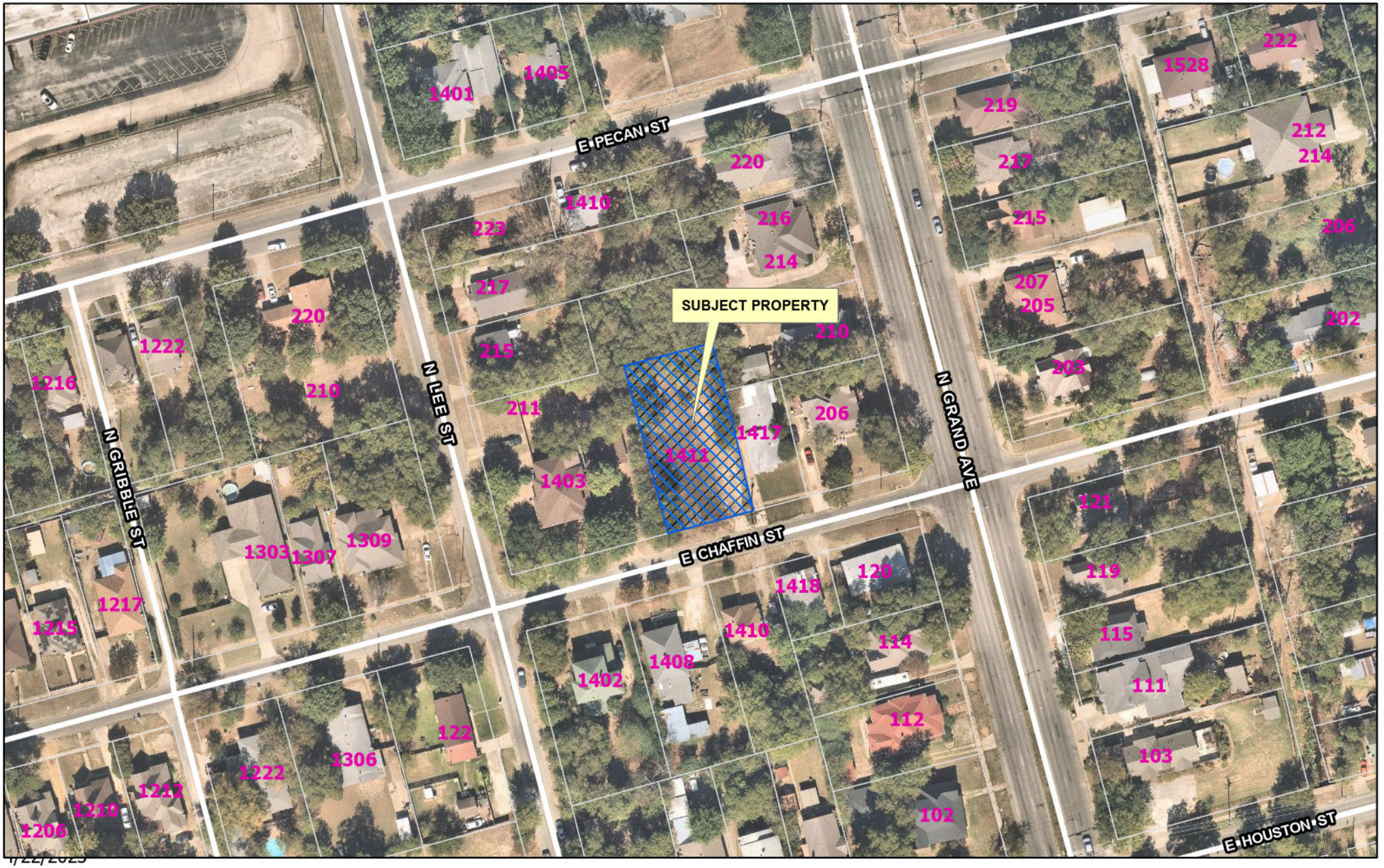
Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



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1/22/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1411 E CHAFFIN ST

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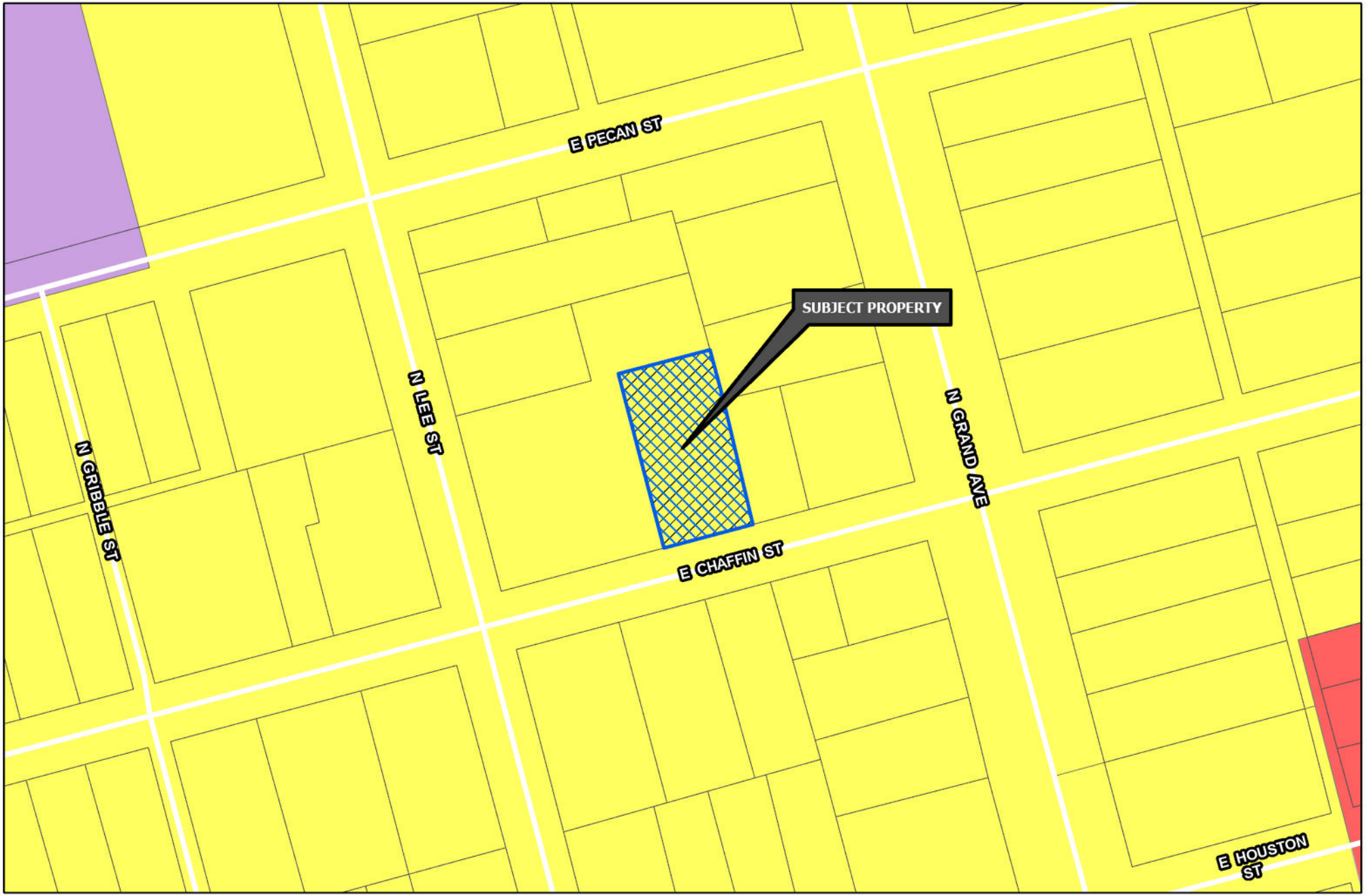

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 1411 E CHAFFIN ST

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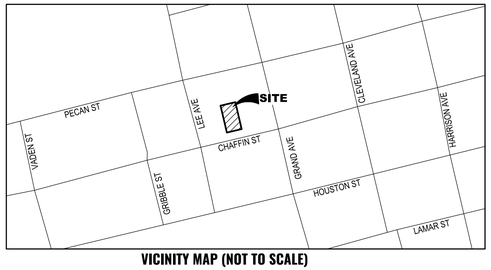
G.B PILANT SURVEY
ABSTRACT NO. 963

0 10 20
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



VICINITY MAP (NOT TO SCALE)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT	R.O.W.	RIGHT-OF-WAY
○	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND W/PLASTIC CAP		
IRF	IRON ROD FOUND	VOL., PG.	VOLUME, PAGE
IPF	IRON PIPE FOUND	INST. NO.	INSTRUMENT NO.
MFCP	METAL FENCE CORNER POST	———	BOUNDARY LINE
BRS	BEARS	— — —	ADJOINER LINE
CM	CONTROLLING MONUMENT	//////	ASPHALT
( )	DEED OR PLAT CALL		

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS James and Leah Harrison are the owners of all of that certain tract or parcel of land situated in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 79-feet by 150-feet tract of land described in the deed to James Harrison and Leah Harrison, recorded in Instrument No. 2022-24261, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for the northwest corner of said 79-foot by 150-foot tract, common to the northeast corner of a called 11 foot wide strip of land described in the deed to Foy Simmons Smith, recorded in Volume 993, Page 140, Deed Records, Grayson County, Texas, and on the southerly line of a called 57-foot by 105-foot tract of land described as Tract One in the deed to James J. Harrison and Leah N. Harrison, recorded in Volume 4276, Page 198, said Official Records, and from which a 1/2-inch iron rod found for the northwest corner of a called 50-foot by 100-foot tract of land described as Tract Two in the deed to James J. Harrison and Leah H. Harrison, recorded in Volume 3947, Page 716, said Official Records bears South 74°51'30" West, a distance of 127.65 feet;

THENCE North 74°51'30" East, with the northerly line of said 79-foot by 150-foot tract, and with the southerly line of said 57-foot by 105-foot tract, a distance of 78.61 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Hereinafter referred to as Capped Iron Rod) set for the northeast corner of said 79-foot by 105-foot tract, common to the southeast corner of said 57-foot by 105-foot tract, and on the westerly line of a tract of land described in the deed to Michael Brooks, recorded in Instrument No. 2019-1307, said Official Records, and on the westerly line of Lot 2, in Block 31, of College Park Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 81, Page 440, said Deed Records, and from which a 1/2-iron rod found for the northwest corner of said Brooks Tract bears North 14°47'40" West, a distance of 27.47 feet;

THENCE South 14°47'40" East, with the easterly line of said 79-foot by 150-foot tract, and with the westerly line of said Brooks Tract, and with the westerly line of said Lot 2, passing en route at a distance of 48.47 feet a metal fence corner post found for the occupied southwest corner of said Brooks Tract, common to the southwest corner of said Lot 2, and common to the northwest corner of a tract of land described in the deed to Dean Bosse, recorded in Volume 5841, Page 162, said Official Records, and common to the northwest corner of Lot 3, in said Block 31, and continuing on said course, with the westerly line of said Bosse Tract, and with the westerly line of said Lot 3 part of the way, and with the westerly line of Lot 4, in said Block 31, a total distance of 150.97 feet to a Capped Iron Rod set for the southeast corner of said 79-foot by 150-foot tract, common to the southwest corner of said Bosse Tract, and common to the southwest corner of said Lot 4, and on the northerly line of East Chaffin Street, and from which a 1/2-inch iron pipe found for the southeast corner of said Bosse Tract bears North 75°04'54" East, a distance of 48.00 feet;

THENCE South 75°04'54" West, with the southerly line of said 79-foot by 150-foot tract, and with the northerly line of said East Chaffin Street, a distance of 79.00 feet to a Capped Iron Rod set for the southwest corner of said 79-foot by 150-foot tract, common to the southeast corner of aforesaid Smith Tract;

THENCE North 14°38'44" West, with the westerly line of said of said 79-foot by 150-foot tract, and with the easterly line of said Smith Tract, a distance of 150.67 feet to the POINT OF BEGINNING and enclosing 0.273 of an acre (11,885 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **James and Leah Harrison**, do hereby adopt this plat designating the hereinbefore described property as **1411 EAST CHAFFIN ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: _____
James Harrison

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 **James Harrison**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

BY: _____
Leah Harrison

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 **Leah Harrison**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **1411 EAST CHAFFIN ADDITION**, to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **James and Leah Harrison**, hereinafter called OWNERS (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **1411 EAST CHAFFIN ADDITION**, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNERS, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **1411 EAST CHAFFIN ADDITION**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

By: _____
James Harrison

By: _____
Leah Harrison

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER/DEVELOPER:
James and Leah Harrison
1403 East Chaffin Street
Sherman, TX 75090
Ph: 903-818-0753

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
1411 EAST CHAFFIN ADDITION
0.273 OF AN ACRE
G.B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT	Scale: 1"=20'	Project No. 23-0140
	Checked by: CRN	Date: 04/06/2023	Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

James and Leah Harrison
1403 East Chaffin St.
Sherman, TX 75090

Preston Trail Land Surveying LLC
Attn: Chris Noah
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of 1411 East Chaffin Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 10' Utility Easement is only necessary along street frontage. Remove 5' Utility Easements from Northern, Eastern, and Western boundary lines. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **5100 LIBERTY HILL TRAIL(Project No. 23-002233)**

The request of Gouri Joshi, Manova Properties, LLC (Owner), Greg Guerin, East Star Design (Representative/Architect) and L-R Surveying, LLC (Surveyor) concerning the property located in the 5100 Liberty Hill Trail, consisting of 2.153 acres, being all of Lot 1, Block G Austin Landing, Phase One in the Alexander & Richards Survey, Abstract No. 42, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for a Fuel Station

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District
R-6 (Single Family Residential) District
MF-30 (Multi-Family Residential) District

Origination:

Gouri Joshi, Manova Properties, LLC (Owner)
Greg Guerin, East Star Design (Representative/Architect)
L-R Surveying, LLC (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

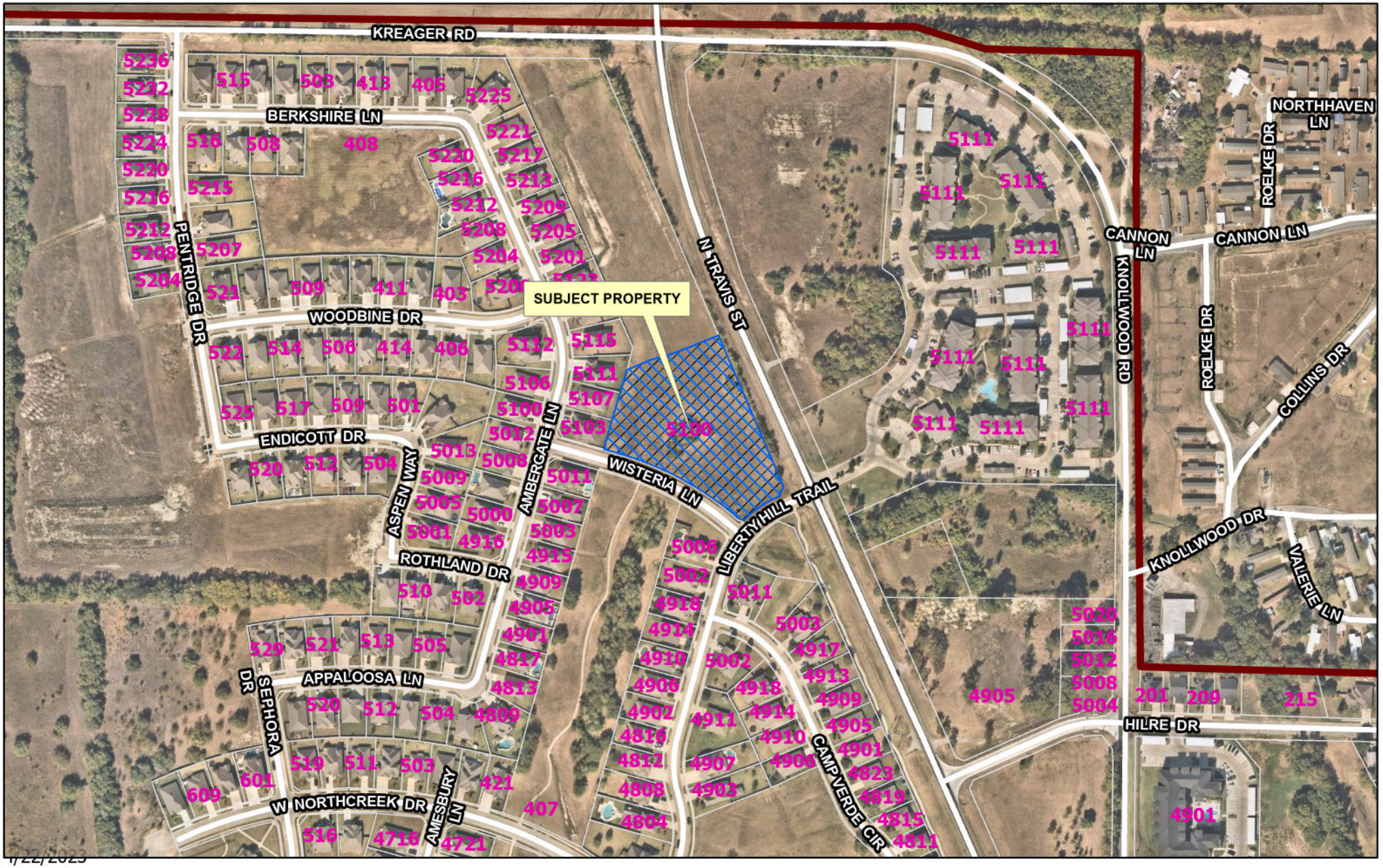
Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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



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4/22/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5100 LIBERTY HILL TRAIL

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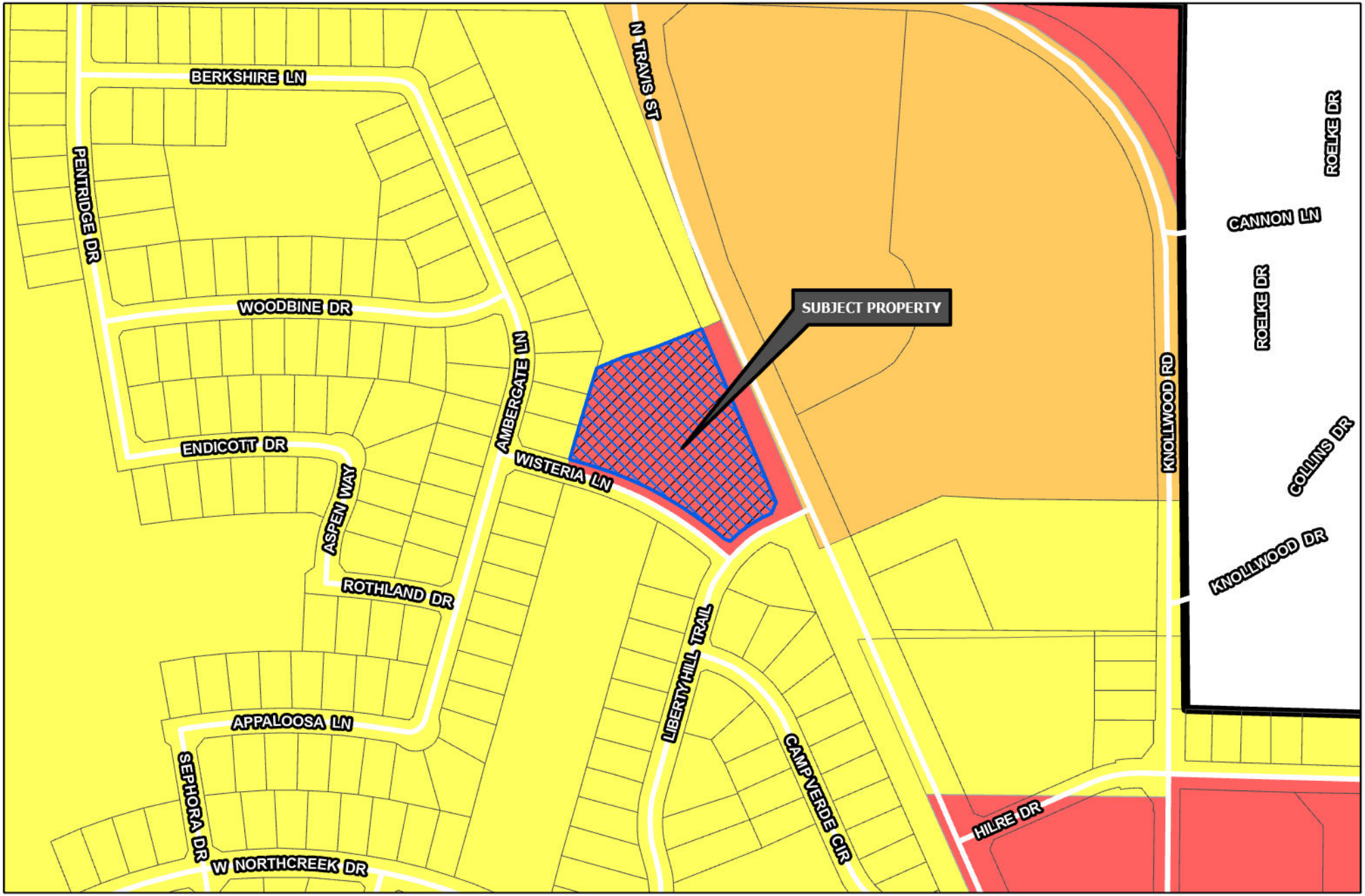

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
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- R-5 Single Family Residential
- R-4 Patio Home Residential
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- C-2 General Commercial
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- M-2 Heavy Manufacturing
- PD Planned Development
- Subject Locations
- Road Names All

CITY OF SHERMAN
ZONING MAP
5100 LIBERTY HILL TRAIL

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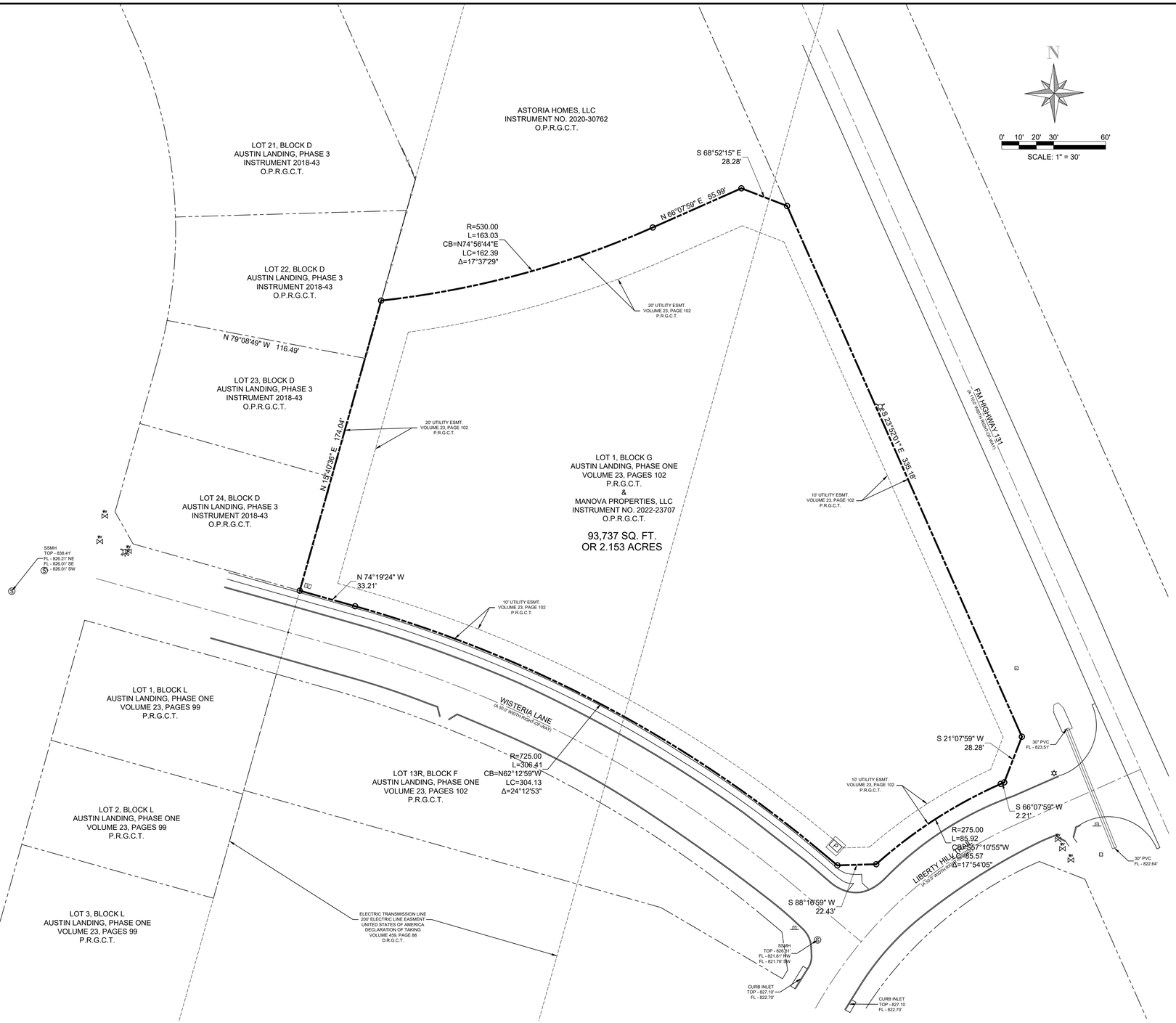


This is to certify that I have, this date, made an on the ground survey of the property located on 5100 Liberty Hill Trail in the City of Sherman, Grayson County, Texas, described as follows:

STATE OF TEXAS ~
COUNTY OF GRAYSON~

Being a 2.153 acre tract of land out of the Alexander & Richards Survey, Abstract No. 42 in the City of Sherman, Grayson County, Texas, being a all of Lot 1, Block G, Austin Landing, Phase One, an addition to Grayson County, Texas, according to the plat thereof recorded in Volume 23, Page 102, Official Public Records, Grayson County, Texas.

NOTES:
1. IRF - Iron Rod Found
2. IRS-Iron Rod Set
3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 03-21-2019 Community Panel No. 48439C0315 L subject lot is located in Zone X. Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

TO: MANOVA PROPERTIES, LLC, BUYER, LENDER AND TITLE COMPANY

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown. The survey meets the requirements of a Catagory 1A, Condition II Survey. The field work was completed on August 5, 2022.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS
REGISTERED
Larry Turman
1740
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF
2.153 ACRE TRACT
BEING ALL OF
LOT 1, BLOCK G
AUSTIN LANDING, PHASE ONE
VOLUME 23, PAGE 102
PLAT RECORDS RECORDS, GRAYSON COUNTY, TEXAS
SITUATED IN
ALEXANDER& RICHARDS SURVEY, ABSTRACT NO 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

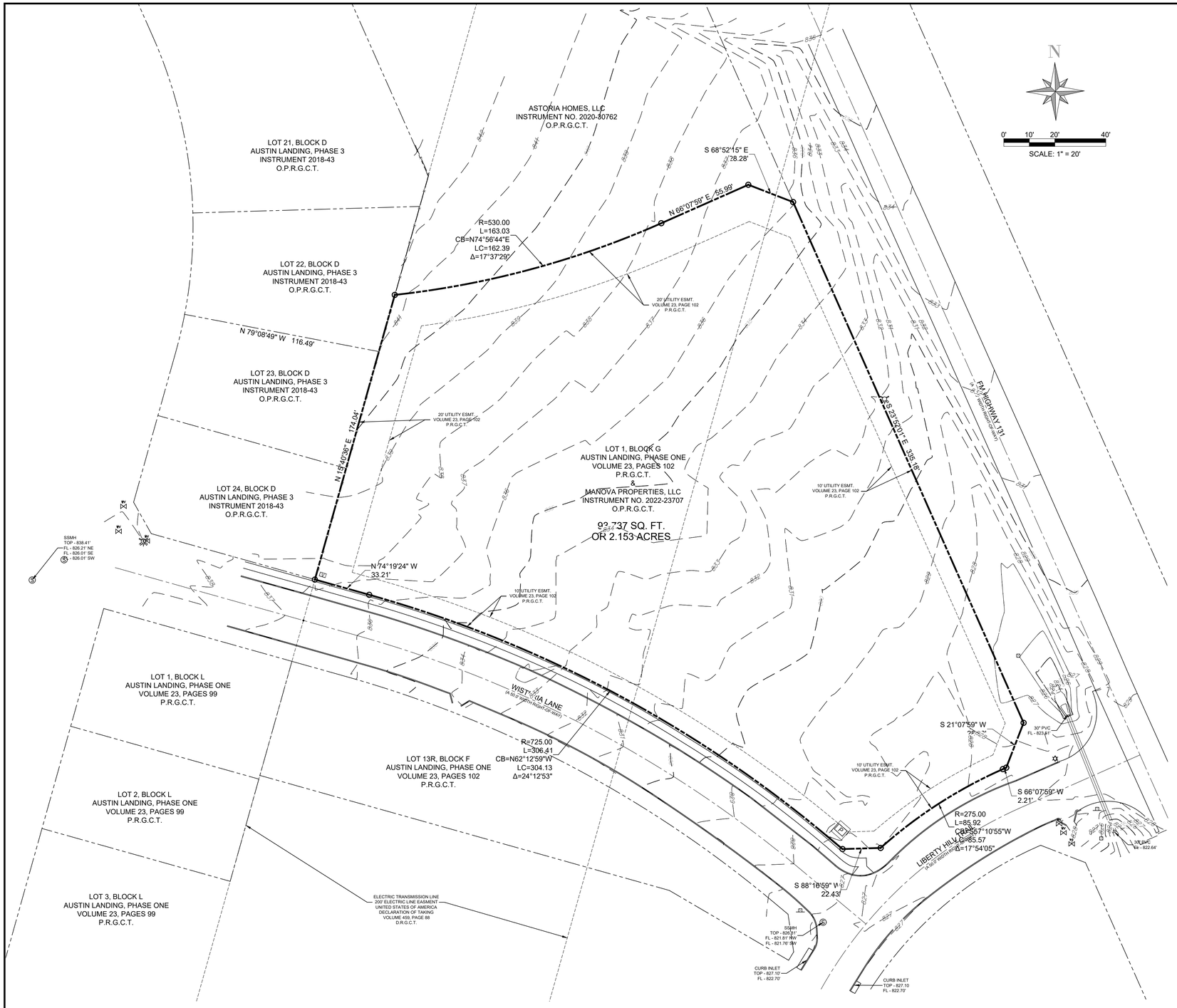
LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS LINE MARKER	TREE
S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	22-078
DATE:	AUGUST 19, 2022
SCALE:	1" - 30'
DRAWN BY:	RP



This is to certify that I have, this date, made an on the ground survey of the property located on 5100 Liberty Hill Trail in the City of Sherman, Grayson County, Texas, described as follows:

STATE OF TEXAS ~
COUNTY OF GRAYSON~

Being a 2.153 acre tract of land out of the Alexander & Richards Survey, Abstract No. 42 in the City of Sherman, Grayson County, Texas, being a all of Lot 1, Block G, Austin Landing, Phase One, an addition to Grayson County, Texas, according to the plat thereof recorded in Volume 23, Page 102, Official Public Records, Grayson County, Texas.

NOTES:
1. IRF - Iron Rod Found
2. IRS-Iron Rod Set
3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 03-21-2019 Community Panel No. 48439C0315 L subject lot is located in Zone X. Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

TO: DHANANI SHEHZAD, BUYER, LENDER AND TITLE COMPANY

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown. The survey meets the requirements of a Catagory 1A, Condition II Survey. The field work was completed on August 5, 2022.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS
REGISTERED
Larry Turman
1740
PROFESSIONAL
LAND SURVEYOR

TOPOGRAPHIC SURVEY
OF
2.153 ACRE TRACT
BEING ALL OF
LOT 1, BLOCK G
AUSTIN LANDING, PHASE ONE
VOLUME 23, PAGE 102
PLAT RECORDS RECORDS, GRAYSON COUNTY, TEXAS
SITUATED IN
ALEXANDER& RICHARDS SURVEY, ABSTRACT NO 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET: 1 OF 1

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
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S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
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NO.	DATE	REVISION
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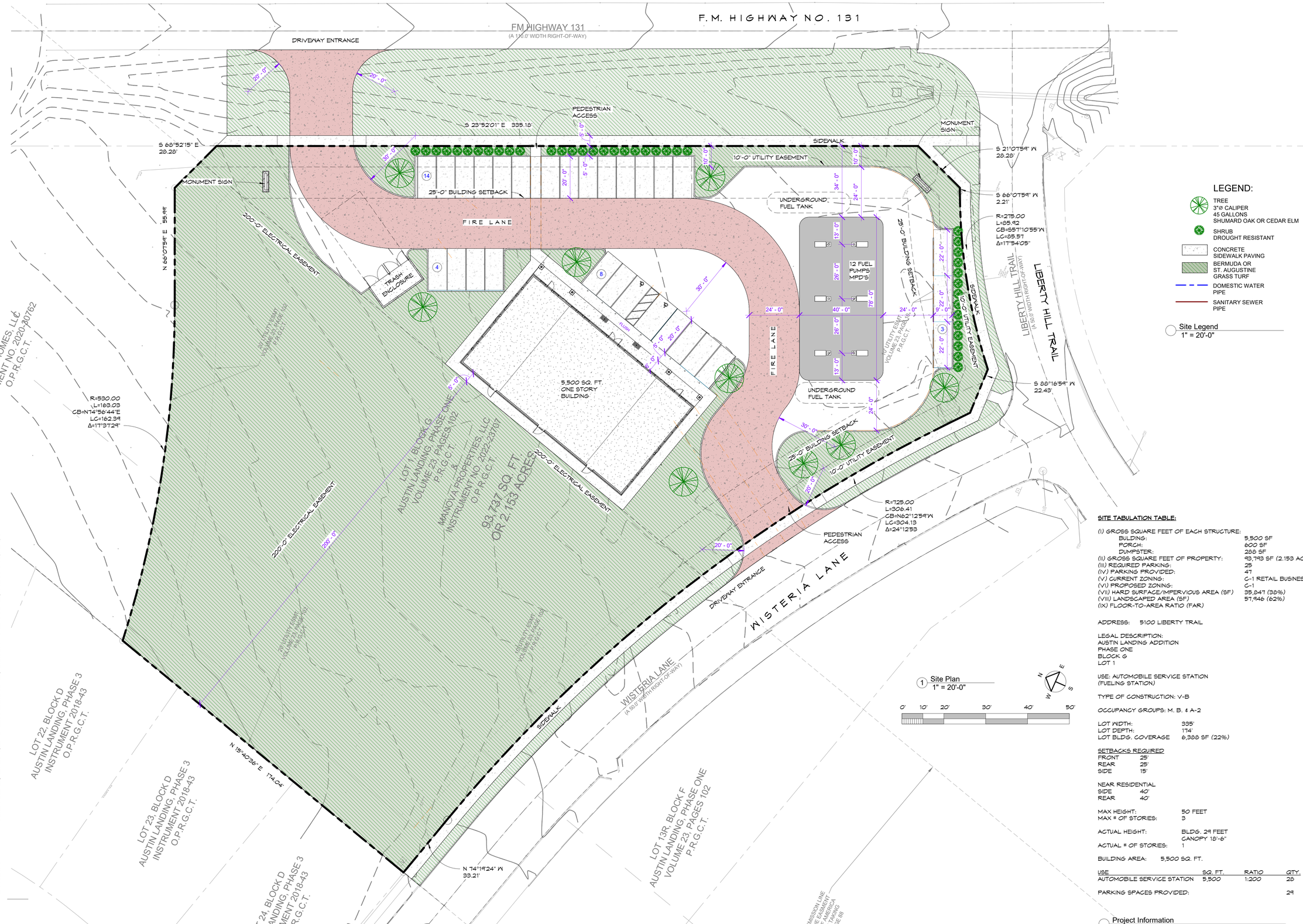

LEGEND:

- TREE
  3"Ø CALIPER
  45 GALLONS
  SHUMARD OAK OR CEDAR ELM
- SHRUB
  DROUGHT RESISTANT
- CONCRETE
  SIDEWALK PAVING
- BERMUDA OR
  ST. AUGUSTINE
  GRASS TURF
- DOMESTIC WATER
  PIPE
- SANITARY SEWER
  PIPE

Site Legend
1" = 20'-0"

1 Site Plan
1" = 20'-0"

0' 10' 20' 30' 40' 50'

SITE TABULATION TABLE:

(I) GROSS SQUARE FEET OF EACH STRUCTURE:	
BUILDING:	5,500 SF
PORCH:	600 SF
DUMPSTER:	288 SF
(II) GROSS SQUARE FEET OF PROPERTY:	93,793 SF (2.153 ACRES)
(III) REQUIRED PARKING:	25
(IV) PARKING PROVIDED:	41
(V) CURRENT ZONING:	C-1 RETAIL BUSINESS DISTRICT
(VI) PROPOSED ZONING:	C-1
(VII) HARD SURFACE/IMPERVIOUS AREA (SF)	35,847 (38%)
(VIII) LANDSCAPED AREA (SF)	57,946 (62%)
(IX) FLOOR-TO-AREA RATIO (FAR)	

ADDRESS: 5100 LIBERTY TRAIL

LEGAL DESCRIPTION:
AUSTIN LANDING ADDITION
PHASE ONE
BLOCK G
LOT 1

USE: AUTOMOBILE SERVICE STATION
(FUELING STATION)

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUPS: M, B, & A-2

LOT WIDTH:	335'
LOT DEPTH:	174'
LOT BLDG. COVERAGE	6,388 SF (22%)

SETBACKS REQUIRED

FRONT	25'
REAR	25'
SIDE	15'

NEAR RESIDENTIAL

SIDE	40'
REAR	40'

MAX HEIGHT:	50 FEET
MAX # OF STORIES:	3
ACTUAL HEIGHT:	BLDG. 29 FEET CANOPY 18'-6"
ACTUAL # OF STORIES:	1

BUILDING AREA: 5,500 SQ. FT.

USE	SQ. FT.	RATIO	QTY.
AUTOMOBILE SERVICE STATION	5,500	1:200	28
PARKING SPACES PROVIDED:			29

Project Information
1/4" = 1'-0"

Seal:

NOT FOR CONSTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin
Architect
TX License # 22011

Architect:

EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@
EastStarDesign.com
TX Firm # BR 1785

Engineer / Design Consultant:

Owner:

GOURI JOSHI

Revisions:

No.	Description	Date

Retail and Fuel Station

5100 Liberty Hill Trail,
Sherman, TX 75092

Site Plan

Project number:	22-031
Date:	5/3/2023 9:04:43 PM
Drawn by:	GG
Checked by:	-

A006

Scale: As indicated

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5/3/2023 9:05:43 PM

2 Front Elevation
1/4" = 1'-0"

1 Rear Elevation
1/4" = 1'-0"

BR1 BRICK RUNNING BOND
ACME BRICK
MODULAR BRICK
ROYAL OAK
FEP250 553262

CS CAST STONE CAP
BUFF COLOR
CMU CAP ALTERNATE

CMU-1 CMU-1
CONCRETE MASONRY UNIT
4x8x16
STACK BOND
COLOR #1
SPLIT FACE, TAN

FCB-1 FIBER CEMENT BOARD #1
LAP SIDING
JAMES HARDIE
SHOJI WHITE (SW7042)

FCB-2 FIBER CEMENT BOARD #2
SHAKE SIDING
JAMES HARDIE
SHOJI WHITE (SW7042)

GLA GLASS
SOLARBAN OPTIBLUE
VITRO PPG

MTL-1 METAL COPPING
BERRIDGE
ZINC COAT

MUL MULLIONS
ANODIZED ALUMINUM
CLEAR
YKK

P1 PAINT COLOR #1
SHERWIN WILLIAMS
SHOJI WHITE (SW7042)

RF-1 ROOF #1
COMPOSITION SHINGLE
ARCHITECTURAL
GAF TIMBERLINE
COLOR: DRIFTWOOD

RF-2 ROOF #2
STANDING SEAM METAL
ZINC COAT
BERRIDGE

Material Legend
1/4" = 1'-0"

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Engineer / Design Consultant:

Owner:

GOURI JOSHI

Revisions:

No.	Description	Date

Retail and Fuel Station

5100 Liberty Hill Trail,
Sherman, TX 75092

Elevations

Project number:	22-031
Date:	5/3/2023 9:27:32 PM
Drawn by:	GG
Checked by:	-

A201

Scale 1/4" = 1'-0"

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1 Left Side Elevation
1/4" = 1'-0"

2 Right Side Elevation
1/4" = 1'-0"

BR1	BRICK RUNNING BOND ACME BRICK MODULAR BRICK ROYAL OAK PEP250 553262
CS	CAST STONE CAP BUFF COLOR CMU CAP ALTERNATE
CMU-1	CMU-1 CONCRETE MASONRY UNIT 4x8x16 STACK BOND COLOR #1 SPLIT FACE, TAN
FCB-1	FIBER CEMENT BOARD #1 LAP SIDING JAMES HARDIE SHOJI WHITE (SW7042)
FCB-2	FIBER CEMENT BOARD #2 SHAKE SIDING JAMES HARDIE SHOJI WHITE (SW7042)
GLA	GLASS SOLARBAN OPTIBLUE VITRO PPG
MTL-1	METAL COPPING BERRIDGE ZINC COAT
MUL	MULLIONS ANODIZED ALUMINUM CLEAR YKK
P1	PAINT COLOR #1 SHERWIN WILLIAMS SHOJI WHITE (SW7042)
RF-1	ROOF #1 COMPOSITION SHINGLE ARCHITECTURAL GAF TIMBERLINE COLOR: DRIFTWOOD
RF-2	ROOF #2 STANDING SEAM METAL ZINC COAT BERRIDGE

Material Legend
1/4" = 1'-0"

Seal:

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Architect@
EastStarDesign.com
TX Firm # BR 1785

Engineer / Design Consultant:

Owner:

GOURI JOSHI

Revisions:

No.	Description	Date

Retail and Fuel Station

5100 Liberty Hill Trail,
Sherman, TX 75092

Elevations

Project number:	22-031
Date:	5/3/2023 9:27:34 PM
Drawn by:	GG
Checked by:	-

A202

Scale 1/4" = 1'-0"

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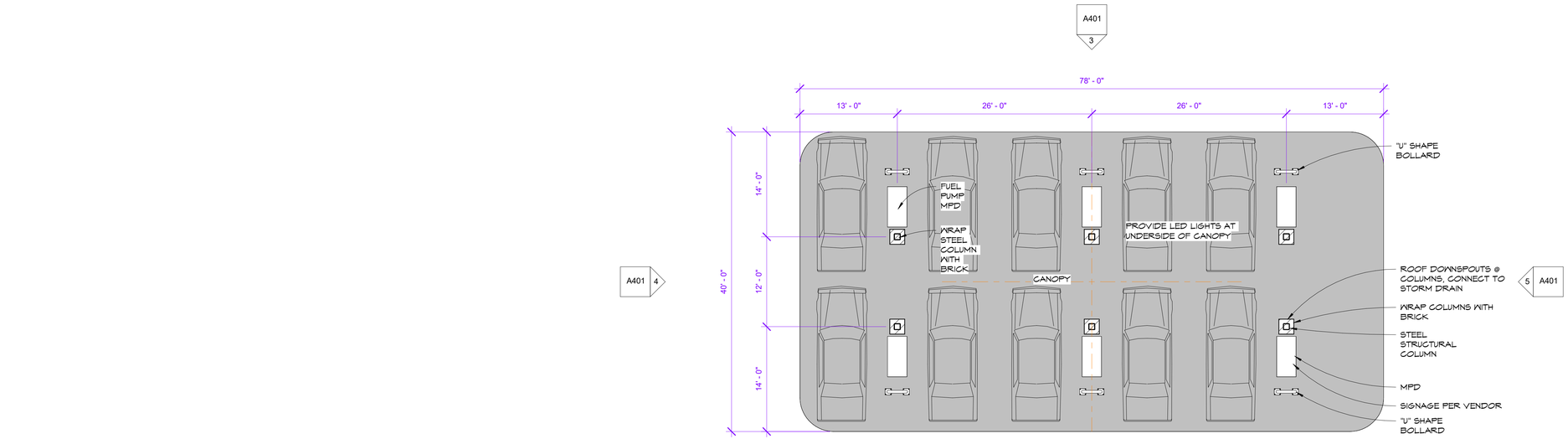
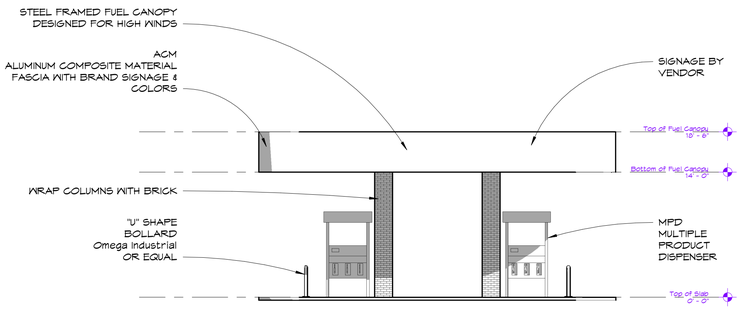
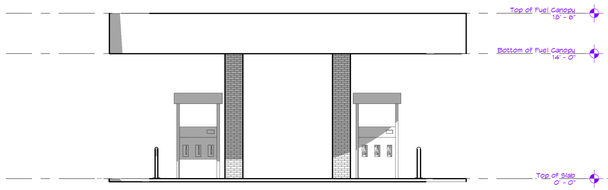


1 Fuel Canopy Floor Plan
1/8" = 1'-0"

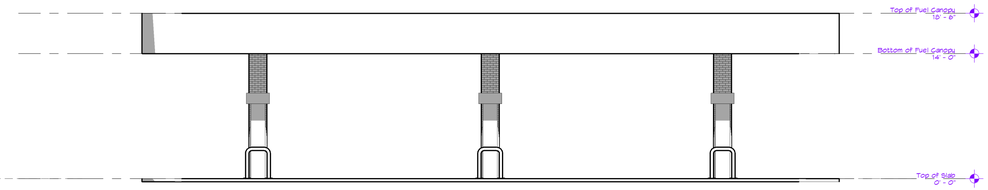


4 Fuel Canopy Left Elevation
1/8" = 1'-0"

2 Fuel Canopy Front Elevation
1/8" = 1'-0"



5 Fuel Canopy Right Elevation
1/8" = 1'-0"



3 Fuel Canopy Rear Elevation
1/8" = 1'-0"

Seal:

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Engineer / Design Consultant:

Owner:

GOURI JOSHI

Revisions:

No.	Description	Date

Retail and Fuel Station

5100 Liberty Hill Trail,
Sherman, TX 75092

Fuel Canopy

Project number:	22-031
Date:	5/3/2023 9:09:45 PM
Drawn by:	GG
Checked by:	-

A401

Scale 1/8" = 1'-0"

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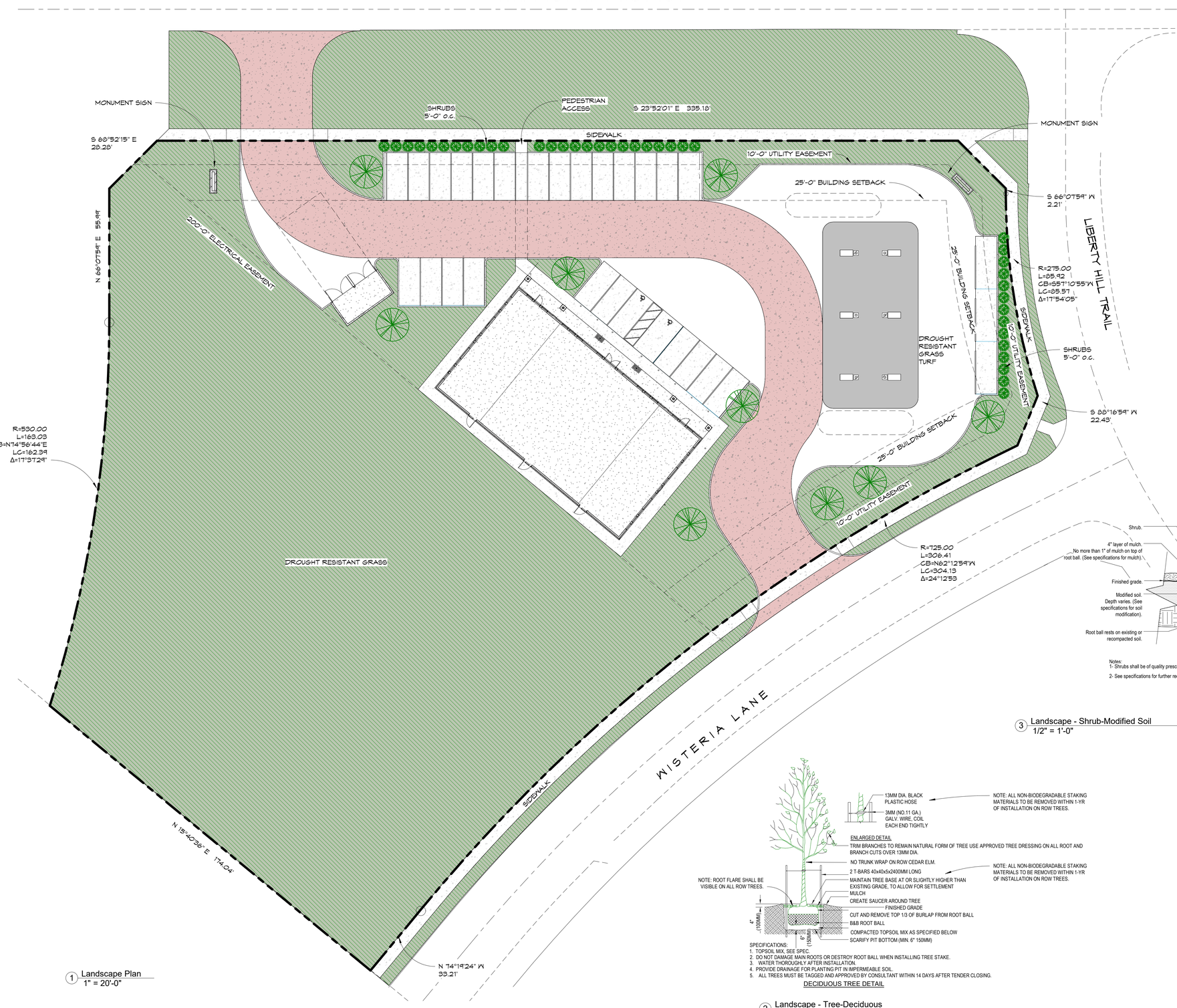
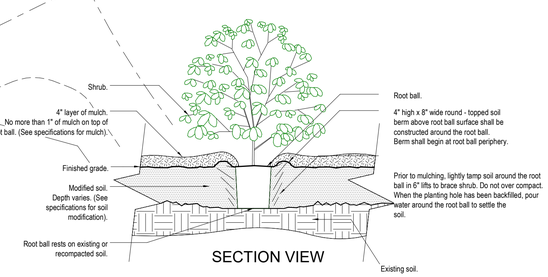


1 Landscape Plan
1" = 20'-0"

(b) Commercial tree and landscaping.
(1) All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.
(2) Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Grasses and ground cover alone shall not constitute adequate landscaping.
(3) Definitions.Refer to subsection (c) below for the approved list of trees to choose from for planting.
(4) Visibility at intersections.On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section 14.04.004(b)(1).
(c) Approved tree list.



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

URBAN TREE FOUNDATION
© 2014
OPEN SOURCE FREE TO USE
pdet_shrub_modified soil

SHRUB - MODIFIED SOIL

3 Landscape - Shrub-Modified Soil
1/2" = 1'-0"

SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

DECIDUOUS TREE DETAIL

2 Landscape - Tree-Deciduous
3/8" = 1'-0"

LEGEND:

- TREE 3"ø CALIPER 45 GALLONS SHUMARD OAK OR CEDAR ELM
- SHRUB DROUGHT RESISTANT
- CONCRETE SIDEWALK PAVING
- BERMUDA OR ST. AUGUSTINE GRASS TURF
- DOMESTIC WATER PIPE
- SANITARY SEWER PIPE

Site Legend
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Engineer / Design Consultant:

Owner:
GOURI JOSHI

Revisions:

No.	Description	Date

Retail and Fuel Station
5100 Liberty Hill Trail,
Sherman, TX 75092

Landscape Plan

Project number:	22-031
Date:	5/3/2023 9:09:46 PM
Drawn by:	GG
Checked by:	-

L1

Scale: As indicated

5/3/2023 9:09:46 PM
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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Manova Properties, LLC
Gouri Joshi
515 Poplar Ln
Irving, TX 75063

L-R Surveying, LLC
1475 Heritage Pkwy., Ste 217
Mansfield, TX 76063

East Star Design
Greg Guerin
P.O. Box 53
Forney, TX 75126

Dear Applicants,

The request of Site Plan for a Fuel Station located at 5100 Liberty Hill Trail has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Please include a site tabulation including (14.06.004(H)):
   (i) Gross square feet of each structure.
   (ii) Gross square feet of property.
   (iii) Required parking.
   (iv) Parking provided.
   (v) Current zoning.
   (vi) Proposed zoning.
   (vii) Hard surface/impervious area (square feet).
   (viii) Landscaped area (square feet).
   (ix) Floor-to-area ratio (FAR)
   FAR not to exceed 0.5 square feet (14.02.016(4)(B))
6. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering

9. Confirm capacity of detention pond along Liberty Hill and Travis Street. Upgrade of detention by developer may be required to serve subject property. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)

10. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.
11. Verify fire lane requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. Shared Access may be required to access lot North of subject property to access Travis Street.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
14. The location of the trash receptors must be approved by the Public Works Department.
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

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

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

Respectfully,

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

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

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **592 LUELLA ROAD**

The request of Michael Bell, Darryl Johnson, HMI – Sherman 592, LLC and Terri Ann Johnson (Owners), RLG Engineering (Engineer) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 174.85 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning & Zoning Commission

Preliminary Plat of HMI – Sherman No. 1

Background:

The property is located at 592 Luella Road in the ETJ (Extra Territorial Jurisdiction) at the intersection of Cliff Hestand Rd and Luella Road. The property owner would like to plat the property into three lots for commercial development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)
R-6 (Single-Family Residential) District

Origination:

G and S Investing, LLC (Owner)
Samantha Riddels (Representative)
Vilbig & Associates, Inc., (Consulting Engineers & Surveyors)
Preston Trail Land Surveying (Land Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

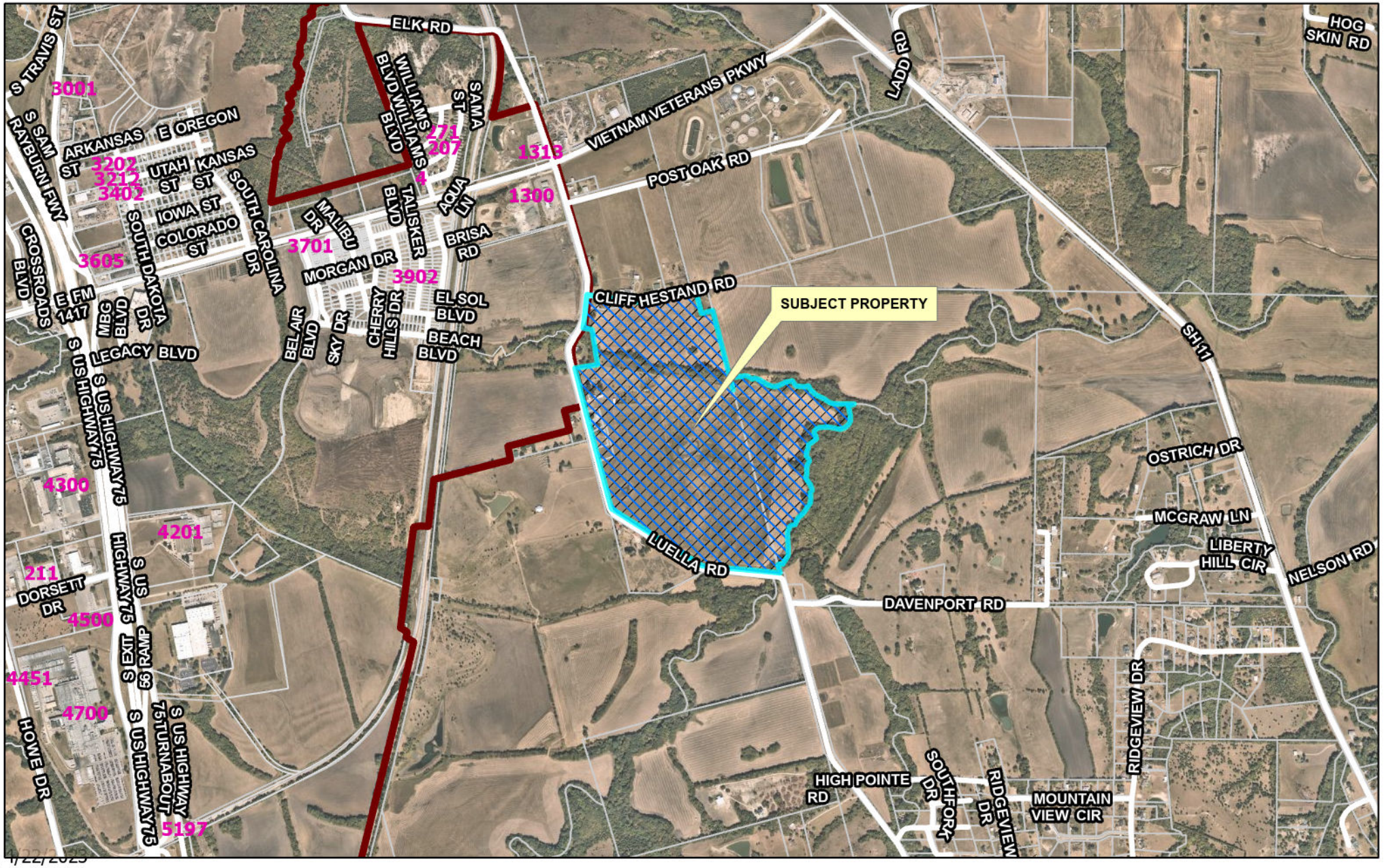
Yes

Attachments

Location Map

Preliminary Plat

STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

4/22/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
592 LUELLA ROAD

N
W E
S

Date: 4/22/2023 3:47 PM

STATE OF TEXAS :
COUNTY OF GRAYSON :

OWNER'S STATEMENT

THAT WE, HMI SHERMAN 592, LLC, MICHAEL L. BELL, SHARON BELL AND DARRYL JOHNSON ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND DO HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY, DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVIDING INTO LOTS AS SHOWN AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: _____
PRESIDENT

STATE OF TEXAS :
COUNTY OF GRAYSON :

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

BY: _____
MICHAEL L. BELL

STATE OF TEXAS :
COUNTY OF GRAYSON :

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

BY: _____
SHARON BELL

STATE OF TEXAS :
COUNTY OF GRAYSON :

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

BY: _____
DARRYL JOHNSON

STATE OF TEXAS :
COUNTY OF GRAYSON :

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

_____ DATE _____, 2023.
MAYOR

THE UNDERSIGNED, CITY CLERK OF THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF HMI SHERMAN NO. 1 TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2022 AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS AND PUBLIC PLACES AS SHOWN AND SET FORTH IN SAID MAP OR PLAT AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

_____,
CLERK, CITY OF SHERMAN, TEXAS

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

ACCEPTED THIS_____ DAY OF _____, 2023, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

_____, _____
CHAIRMAN SECRETARY

SURVEYOR'S STATEMENT:

I, CRUSE B. SUDDUTH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF _____, 2023.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , 2023.

_____
CRUSE B. SUDDUTH, R.P.L.S. NO. 5308

STATE OF TEXAS · REGISTERED · CRUSE B. SUDDUTH · 5308 · PROFESSIONAL · LAND SURVEYOR

GENERAL NOTES:

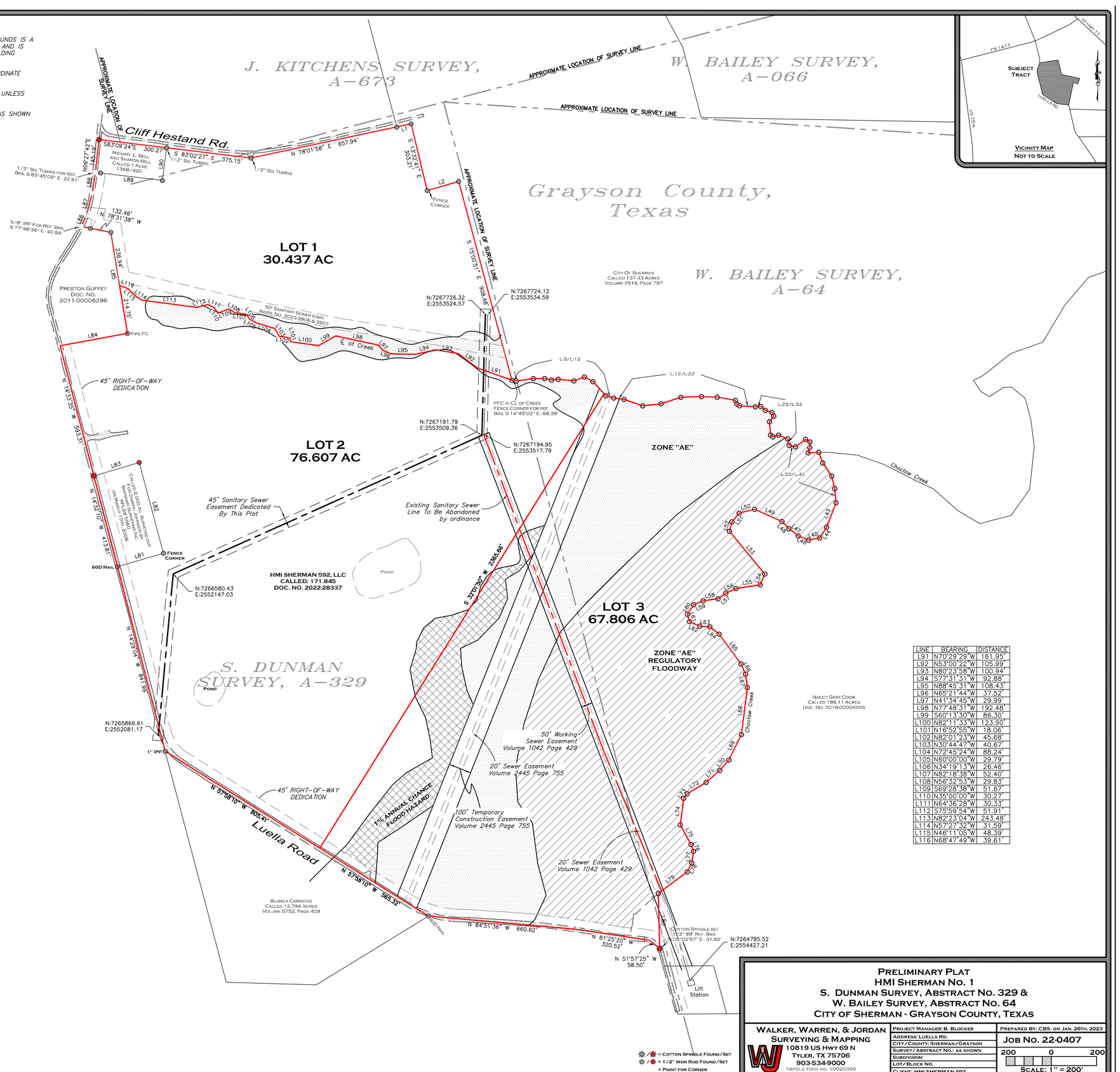
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

3. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS TRACT LIES IN ZONE "A" AND "AE" AS SHOWN ON FIRM PANEL 48181C0405F, DATED 09/28/2010.

LINE	BEARING	DISTANCE
L1	N 76°59'28" E	64.70'
L2	N 73°43'54" E	144.56'
L3	S 80°17'32" E	19.23'
L4	N 82°08'59" E	76.15'
L5	N 89°28'55" E	50.22'
L6	S 77°49'20" E	30.48'
L7	N 83°30'18" E	29.68'
L8	S 83°51'51" E	69.78'
L9	N 69°37'38" E	49.78'
L10	S 61°21'15" E	42.74'
L11	S 42°41'27" E	84.59'
L12	S 73°29'39" E	35.70'
L13	S 82°37'31" E	46.21'
L14	S 70°39'25" E	86.97'
L15	N 83°24'22" E	81.90'
L16	N 71°41'05" E	91.44'
L17	N 88°04'59" E	91.49'
L18	S 87°50'44" E	69.31'
L19	S 80°18'17" E	81.60'
L20	S 20°47'49" E	17.96'
L21	S 57°37'26" E	14.02'
L22	S 86°14'18" E	69.78'
L23	N 87°49'37" E	24.50'
L24	S 50°13'23" E	25.77'
L25	S 72°49'56" E	30.30'
L26	S 26°27'55" E	18.50'
L27	S 37°12'31" W	31.12'
L28	S 04°33'03" E	58.90'
L29	S 55°26'57" E	13.09'
L30	N 74°10'12" E	25.60'
L31	S 67°39'25" E	43.09'
L32	S 13°01'33" E	28.93'
L33	S 76°29'39" E	28.77'
L34	N 53°27'06" E	55.36'
L35	S 58°33'12" E	22.73'
L36	S 01°18'29" W	24.31'
L37	S 17°31'15" W	24.98'
L38	N 86°33'06" E	47.09'
L39	S 20°51'02" E	50.90'
L40	S 34°14'32" E	69.62'
L41	S 13°34'59" E	56.70'
L42	S 05°14'20" E	63.40'
L43	S 21°05'18" W	115.20'
L44	S 33°05'23" W	56.31'
L45	S 78°31'41" W	50.28'
L46	N 67°42'26" W	49.32'
L47	N 52°02'15" W	52.03'
L48	N 44°12'48" W	44.19'
L49	N 65°52'57" W	132.03'
L50	S 75°58'34" W	70.40'
L51	S 39°27'22" W	49.76'
L52	S 14°41'16" W	43.17'
L53	S 39°35'37" E	244.55'
L54	S 22°50'43" W	51.89'
L55	S 81°15'56" W	108.37'
L56	S 65°39'02" W	49.00'
L57	S 53°58'27" W	42.86'
L58	S 82°35'41" W	65.96'
L59	S 67°19'51" W	45.06'
L60	S 33°38'12" W	50.50'
L61	S 15°38'53" E	33.49'
L62	S 65°45'41" E	49.80'
L63	S 86°11'58" E	44.94'
L64	S 51°51'57" E	51.85'
L65	S 36°14'29" E	163.03'
L66	S 24°04'43" E	49.41'
L67	S 07°37'02" E	59.76'
L68	S 07°12'06" W	209.29'
L69	S 26°10'26" W	124.99'
L70	S 41°17'02" W	61.08'
L71	S 48°43'23" W	80.28'
L72	S 58°46'14" W	97.45'
L73	S 38°41'46" W	25.12'
L74	S 07°19'55" W	117.96'
L75	S 28°34'08" E	99.30'
L76	S 19°15'46" E	32.21'
L77	S 07°50'46" W	51.37'
L78	S 27°07'36" W	44.03'
L79	S 53°21'41" W	159.78'
L80	S 01°32'16" E	242.86'
L81	N 73°47'51" E	211.99'
L82	N 14°58'57" W	414.71'
L83	S 73°31'48" W	208.79
L84	N 79°35'45" E	302.24'
L85	N 09°21'03" W	451.69'
L86	N 24°40'22" E	52.32'
L87	N 14°38'35" E	102.17'
L88	N 08°40'26" E	93.43'
L89	N 83°06'29" W	297.97'
L90	S 07°22'07" W	145.45'



LINE	BEARING	DISTANCE
L91	N70°29'29"W	161.95'
L92	N53°00'22"W	105.99'
L93	N80°23'58"W	100.94'
L94	S77°31'31"W	92.88'
L95	N88°45'31"W	108.43'
L96	N65°21'44"W	37.52'
L97	N41°34'45"W	29.99'
L98	N77°48'31"W	192.48'
L99	S60°13'30"W	86.30'
L100	N82°11'33"W	123.90'
L101	N16°52'55"W	18.06'
L102	N82°01'23"W	45.68'
L103	N30°44'47"W	40.67'
L104	N72°45'24"W	88.24'
L105	N60°00'00"W	29.79'
L106	N34°19'13"W	26.46'
L107	N82°18'38"W	52.40'
L108	N56°32'53"W	29.83'
L109	S69°28'38"W	51.67'
L110	N35°00'00"W	30.27'
L111	N64°36'28"W	30.33'
L112	S75°59'54"W	51.91'
L113	N82°23'04"W	243.48'
L114	N57°27'32"W	31.59'
L115	N46°11'05"W	48.39'
L116	N68°47'49"W	39.61'

● / ● = COTTON SPINDLE FOUND/SET
○ / ○ = 1/2" IRON ROD FOUND/SET
= POINT FOR CORNER

PRELIMINARY PLAT
HMI SHERMAN NO. 1
S. DUNMAN SURVEY, ABSTRACT NO. 329 & W. BAILEY SURVEY, ABSTRACT NO. 64
CITY OF SHERMAN - GRAYSON COUNTY, TEXAS

WALKER, WARREN, & JORDAN SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

PROJECT MANAGER: B. BLOCKER	PREPARED BY: CBS. ON JAN. 26TH, 2023
ADDRESS: LUELLA RD.	JOB NO. 22-0407
CITY/COUNTY: SHERMAN/GRAYSON	
SURVEY/ABSTRACT NO.: AS SHOWN	200 0 200
SUBDIVISION:	SCALE: 1" = 200'
LOT/BLOCK NO.	
CLIENT: HMI SHERMAN 592	

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

HMI Sherman 592
P.O. Box 822044
North Richland Hills, TX 76137

Walker, Warren, & Jordan
Surveying & Mapping
Attn: Brooke Blocker
10819 US Hwy. 69
Tyler, TX 75706

Dear Applicants,

The request for approval of the Preliminary Plat of HMI Sherman No. 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
2. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
3. Residential drive approaches will not be permitted off of Minor Thoroughfare roads. Luella Road is a Minor Arterial on the City of Sherman Master Thoroughfare plan. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*
4. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Dedicate a 15' Utility Easement along Luella Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Linework for Right of Way Dedication to show as a new property line on drawing.
7. 20' Sewer Easement in Volume 1042, Pg. 429, DRGCT has been abandoned by Ordinance No. 6583 and filed of record in Instrument No. 2023-10199, OPRGCT. Remove graphic from drawing and add Abandonment information in General Notes. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. 45' Sanitary Sewer Easement dedication running east and west has been filed via separate instrument. Update drawing to reflect separate instrument information. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Remove centerline from easements on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. All property owners of properties within the plat must join in plat and sign final document. Michael L. Bell and Sharon Bell, Vol. 1368, Pg. 420, DRGCT and Darryl Johnson to be included dedication signature blocks on plat. Properties owned by separate parties to be dedicated as individual lots. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(1)*

11. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
12. Traffic Impact Analysis required to be submitted to Engineering Department for review and approval prior to Civil Engineering submittals. Coordinate with Development Department for approved Traffic Consultant.
13. Improvements to Luella Road to create a minimum of 24' asphalt road is required.
14. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
15. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 3. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
17. Ownership block to be shown on Final Plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(1)*
18. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **50 HIGH COUNTRY ROAD (Project No. 23-002235)**

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

Planning & Zoning Commission

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

Background:

The property is located at 50 High Country Road in the ETJ (Extra Territorial Jurisdiction) between Plainview Road and Mountain Climb Road. The property owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Jose Menjivar (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

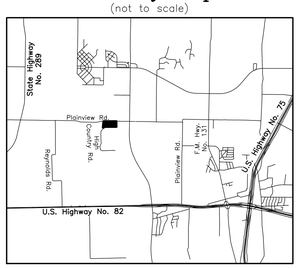
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
50 HIGH COUNTRY RD

N
W E
S

Date: 5/3/2023 3:10 PM

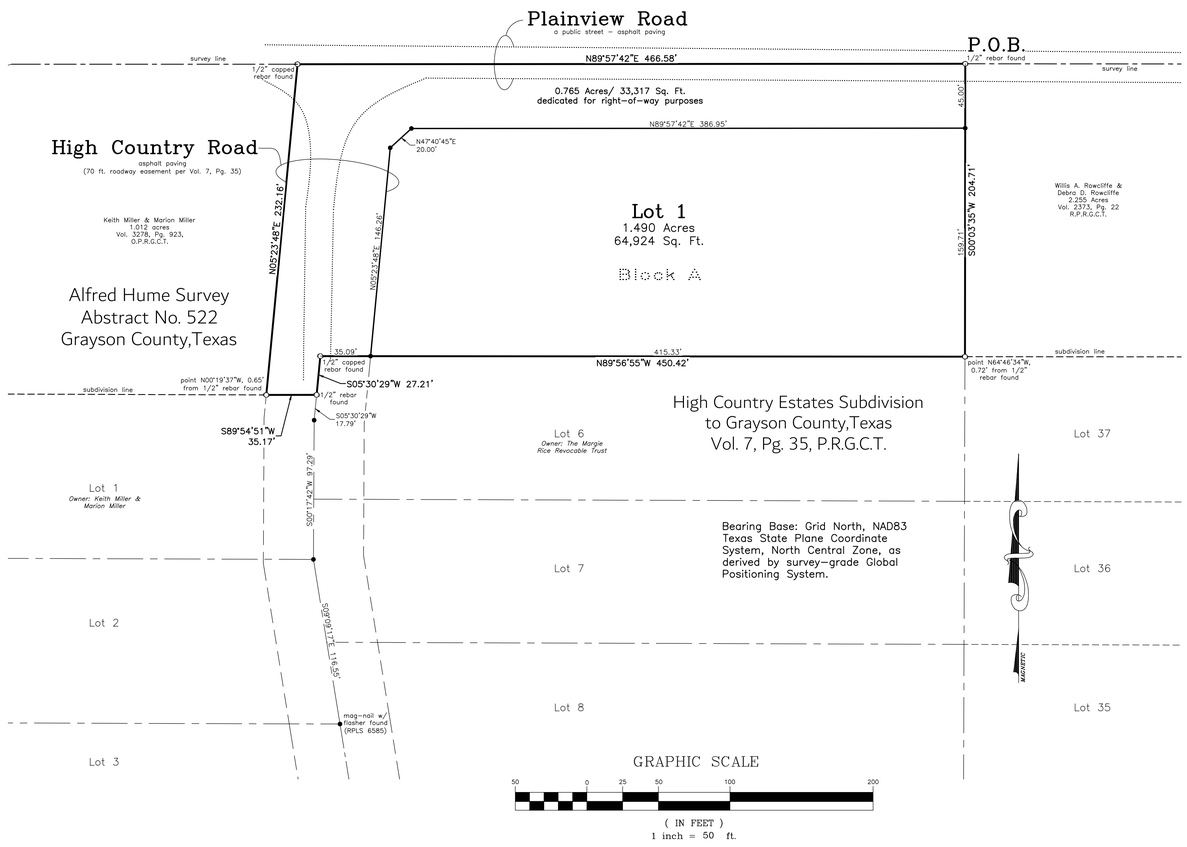
Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by on-site sewage facility.
3. Electrical service is provided by Grayson-Collin Electric.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

W.M. Dunning Survey
Abstract No. 371
Grayson County,Texas



LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, being all of the 2.256 acres conveyed by General Warranty Deed from Willis A. Rowcliffe and Debra Rowcliffe to Jose Menjivar on September 15, 2022, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found lying in or near the centerline of Plainview Road, a public street, in the South line of the W.M. Dunning Survey, Abstract No. 371 and the North line of said Alfred Hume Survey, being the Northwest corner of 2.255 acres conveyed to Willis A. Rowcliffe and Debra Rowcliffe, as recorded in Vol. 2373, Pg. 22, Real Property Records, Grayson County, Texas and being the Northeast corner of said Menjivar 2.256 ac.;

THENCE South 00 deg. 03 min. 35 sec. West, with the West line of said Rowcliffe 2.255 ac. and the East line of said Menjivar 2.256 ac., a distance of 204.71 ft. to the Southwest corner of said Rowcliffe 2.255 ac., the Northwest corner of Lot 37 of High Country Estates Subdivision to Grayson County, Texas, as per plat of record in Vol. 7, Pg. 35, Plat Records, Grayson County, Texas, being the Northeast corner of Lot 6 of said High Country Estates Subdivision and being the most Easterly Southeast corner of said Menjivar 2.256 ac.;

THENCE North 89 deg. 56 min. 55 sec. West, with the North line of said Lot 6 and the South lien of said Menjivar 2.256 ac., a distance of 450.42 ft. to a 1/2 inch capped rebar found lying in or near the centerline of High Country Road, a 70 ft. roadway easement per Vol. 7, Pg. 35, at the Northwest corner of said Lot 6 and being an Ell corner of said Menjivar 2.256 ac.;

THENCE South 05 deg. 30 min. 29 sec. West, with or near the centerline of said High Country Road, along the West line of said Lot 6, a distance of 27.21 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 1 of said High Country Estates Subdivision and being the most Southerly Southeast corner of said Menjivar 2.256;

THENCE South 89 deg. 54 min. 51 sec. West, with the North line of said Lot 1 and the South line of said Menjivar 2.256 ac., a distance of 35.17 ft. to a point in the West line of said High Country Road, at the Southeast corner of 1.012 ac. conveyed to Keith Miller and Marion Miller, as recorded in Vol. 3278, Pg. 923, said Official Public Records, and being the Southwest corner of said Menjivar 2.256 ac., from which point bears North 00 deg. 19 min. 37 sec. West, 0.65 ft. from a 1/2 inch rebar found;

THENCE North 05 deg. 23 min. 48 sec. East, with the East line of both said High Country Road and Miller 1.012 ac. and the West line of said Menjivar 2.256 ac., a distance of 232.16 ft. to a 1/2 inch capped rebar found in or near the centerline of said Plainview Road, in the South line of said W.M. Dunning Survey and the North line of said Alfred Hume Survey, and being the Northwest corner of said Menjivar 2.256 ac.

THENCE North 89 deg. 57 min. 42 sec. East, with or near the centerline of said Plainview Road, along the South line of said W.M. Dunning Survey and the North line of both said Menjivar 2.256 ac. and Alfred Hume Survey, a distance of 466.58 ft. to the **PLACE OF BEGINNING** and containing **2.255 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

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

I, Jose Menjivar, sole owner of Menjivar High Country Addition to Grayson County, Texas do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Jose Menjivar

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

Given under my hand and seal of office this _____ day of _____, 2023.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary plat of Menjivar High Country Addition to Grayson County, Texas is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary plat of Menjivar High Country Addition to Grayson County, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing preliminary plat of Menjivar High Country Addition to Grayson County, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Preliminary Plat
Lot 1, Block A
Menjivar High Country Addition
to
Grayson County, Texas
City of Sherman ETJ
2.255 Acres
in the
Alfred Hume Survey
Abstract No. 522
Date of Preperation: April 13, 2023

Job No. CGS290423

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

Owner:
Jose Menjivar
PO Box 272
Sherman, Texas, 75091

P:\Land Projects R2\Plat-2.256-Acres-Alfred-Hume-Survey-522\Civil 3D\Plat.dwg 4/14/2023 8:27 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Jose Menjivar
P.O. Box 272
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Preliminary Plat of Menjivar High Country Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for Plainview Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. New residential drive approaches will not be permitted off of Minor Thoroughfare roads. Plainview Road is a Minor Arterial on the City of Sherman Master Thoroughfare Plan. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*
3. Dedicate a 20'x20' Right of Way corner clip on northwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along Plainview Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Utility Easement along High Country Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Modify 15' Utility Easement on Northwest corner of proposed Lot 1 to parallel new right of way created by corner clip.
7. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **601-701 BLOCK GRAHAM DRIVE**

The request of A-S 71 Sherman-Phase III, LP and Panina, Inc. (Owners), Greystar Development Central, LLC (Developer) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 601-701 Block Graham Drive, consisting of 20.196 acres in the James H. Clark Survey, Abstract 273 and the T.J. Shannon Survey, Abstract No. 1137, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Sherman Town Center 3

Background:

The property is located at 601-701 Block Graham Drive at the corner of Graham Drive and Town Center Street. The owner would like to plat the property into two lots for multi-family residential development.

Adjacent Zoning:

C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

A-S 71 Sherman-Phase III, LP and Panina, Inc. (Owners)
Greystar Development Central, LLC (Developer)
Kimley-Horn and Associates, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

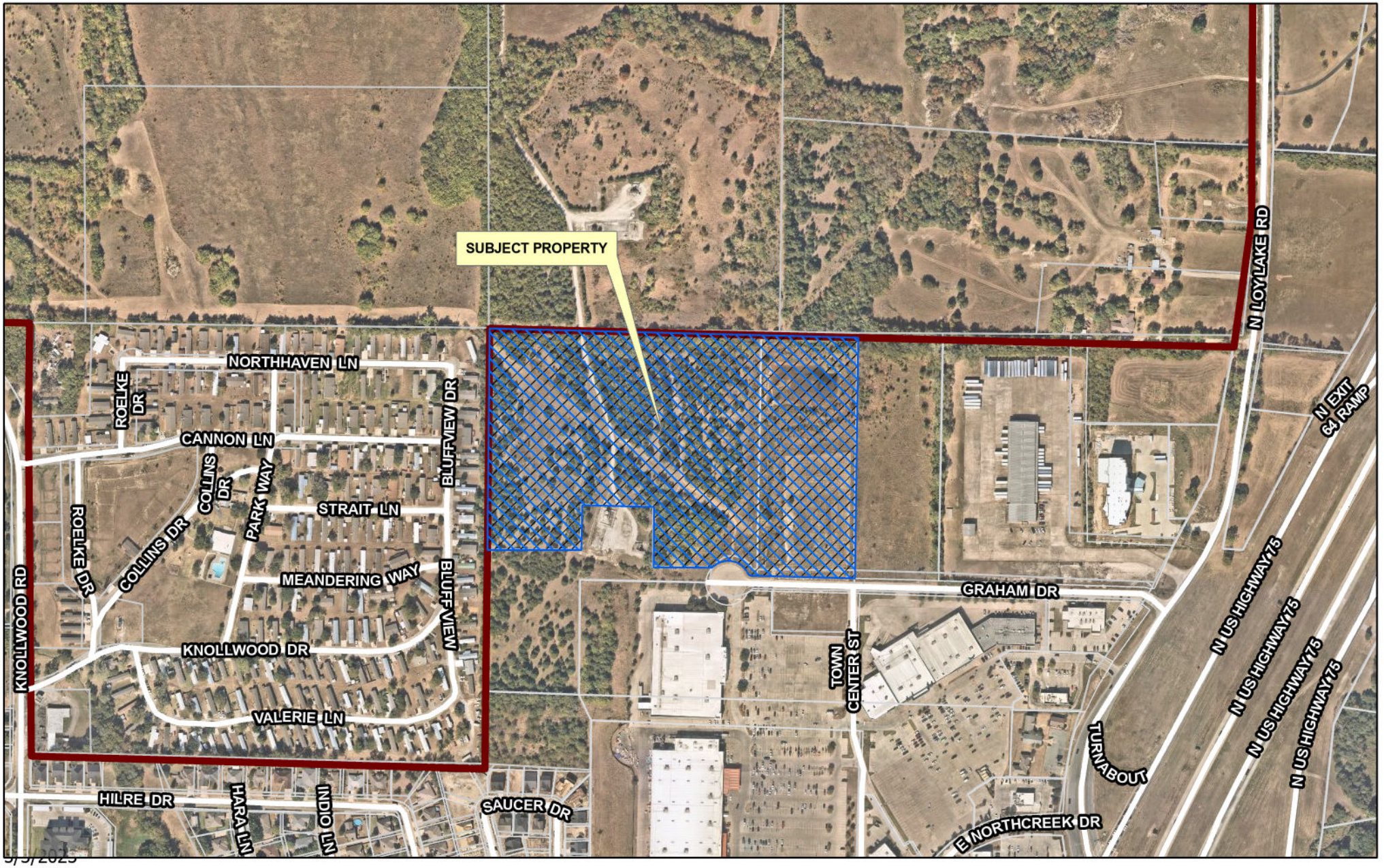
6

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

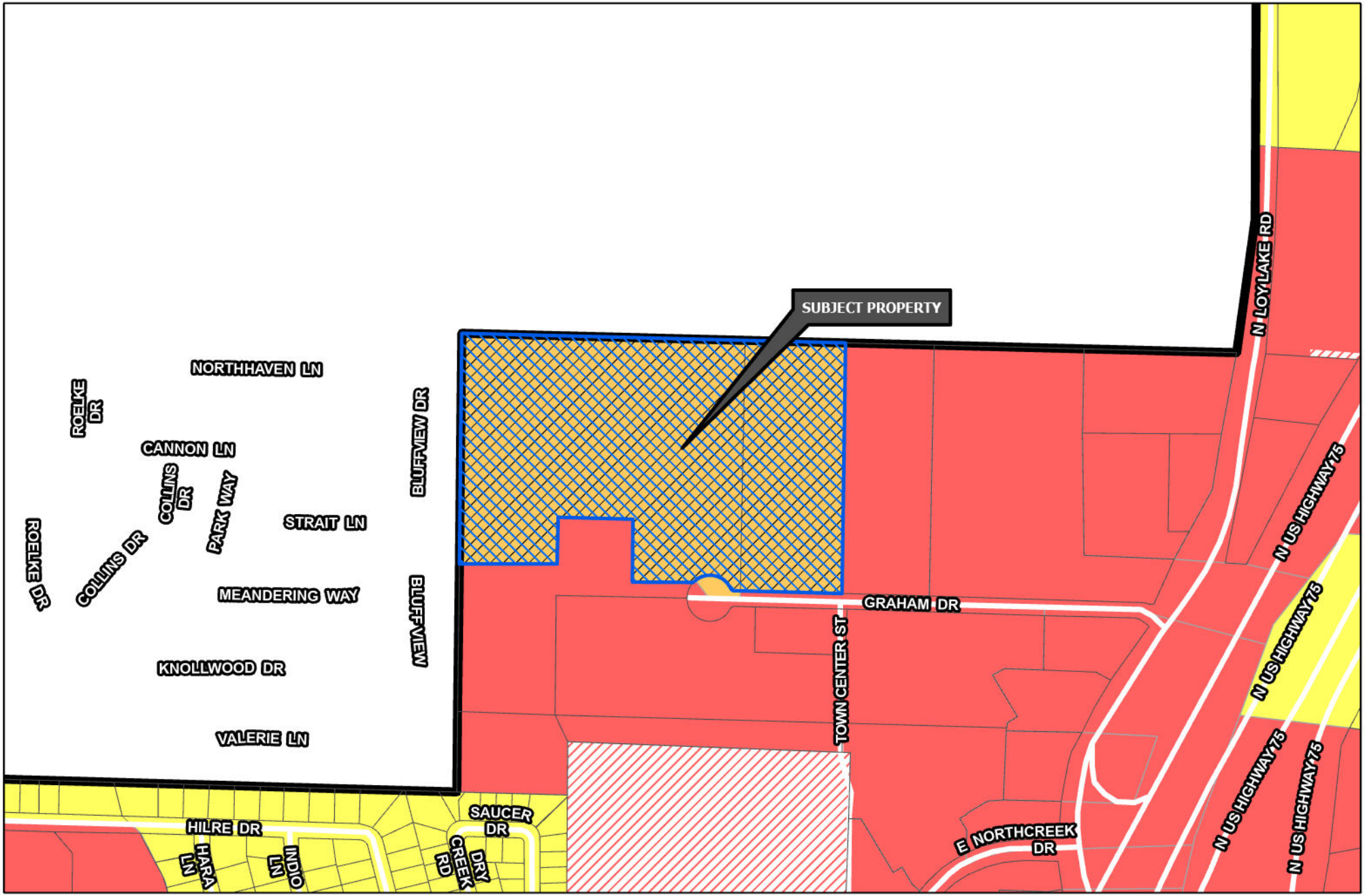
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
601-701 BLOCKS GRAHAM DR

N
W E
S

Date: 5/3/2023 3:14 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
601-701 BLKS GRAHAM DR

N
W E
S

Date: 5/3/2023 3:14 PM

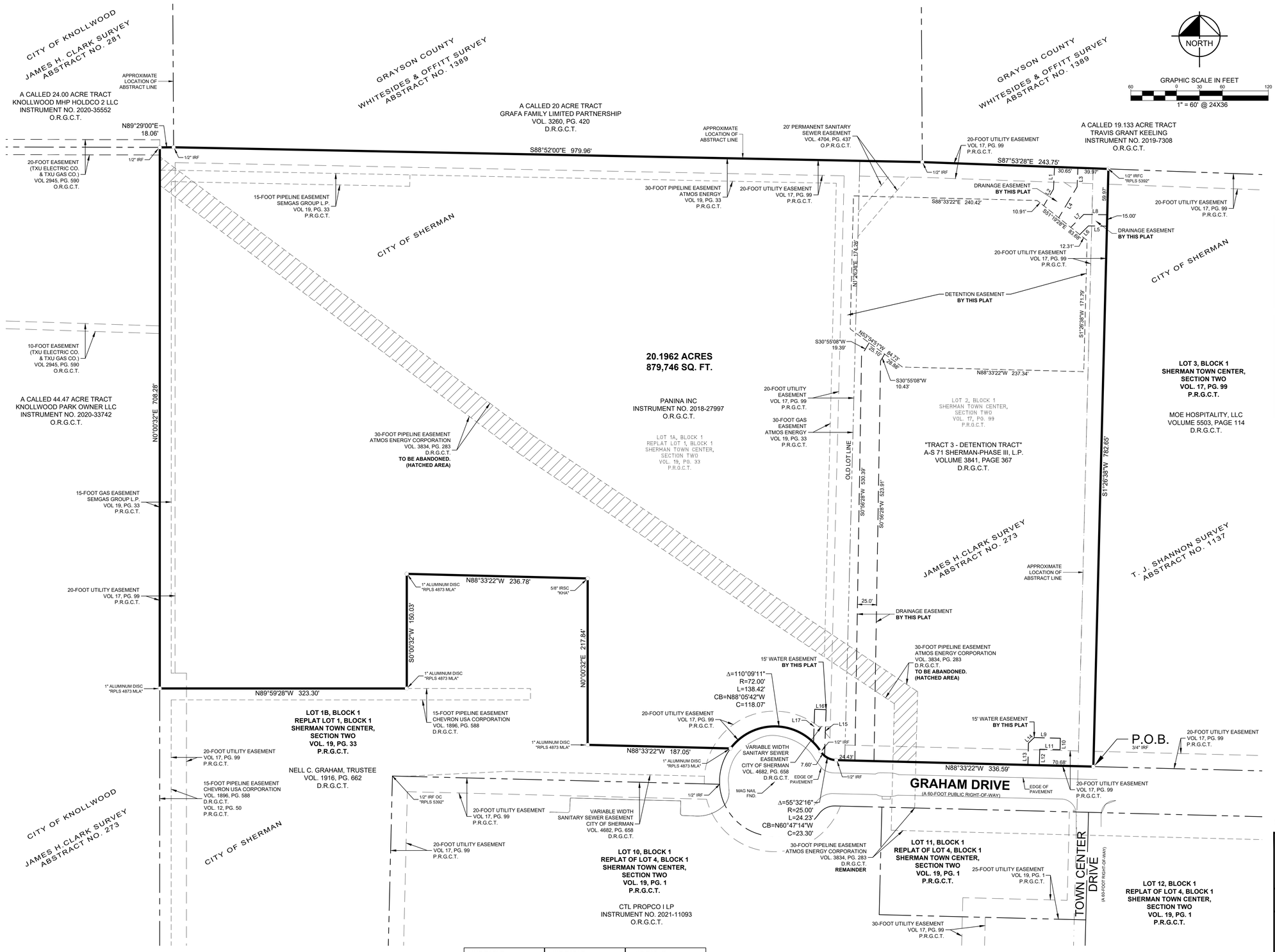
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-001142

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

May 02,2023 12:19:30 PM



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S02°28'48"W	29.08'	L7	S45°02'01"W	24.03'	L13	N01°26'38"E	28.61'
L2	S30°39'51"W	25.23'	L8	N89°12'57"W	30.77'	L14	N46°26'38"E	10.46'
L3	N02°28'48"E	25.00'	L9	S88°33'22"E	34.21'	L15	N01°57'59"E	60.35'
L4	N30°39'51"E	46.99'	L10	S01°26'38"W	15.00'	L16	N88°02'01"W	15.00'
L5	S89°12'57"E	24.27'	L11	N88°33'22"W	26.60'	L17	S01°57'59"W	43.61'
L6	N45°02'01"E	16.03'	L12	S01°26'38"W	21.00'			

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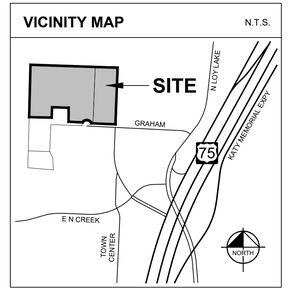
VICINITY MAP

N.T.S.



FLOOD STATEMENT:

According to the Federal Emergency Management Agency's, Flood Insurance Rate Map No. 48181C0290F, dated September 29, 2010 for Grayson County, Texas and incorporated areas, the subject tract of land lies within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. The purpose of this plat is to combine two lots into one, and abandon/dedicate easements for development.
2. Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

For Inspection Purposes Only.
In No Way Official or Approved for Record Purposes.

LINE TYPE LEGEND

———	OVERALL BOUNDARY LINE
— — —	INTERIOR BOUNDARY/LOT/R.O.W. LINE
- - - - -	EASEMENT LINE
ZZZZZZ	PIPELINE EASEMENT TO BE ABANDONED

ABBREVIATION LEGEND

P.O.B.	= POINT OF BEGINNING
R.O.W.	= RIGHT-OF-WAY
VOL. PG.	= VOLUME PAGE
INST. NO.	= INSTRUMENT NUMBER
N.T.S.	= NOT TO SCALE
IRFC	= 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF	= IRON ROD FOUND
D.R.G.C.T.	= DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	= OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	= PLAT RECORDS, GRAYSON COUNTY, TEXAS

SHERMAN TOWN CENTER 3

BEING A REPLAT OF
LOT 1A AND LOT 2, BLOCK 1,
SHERMAN TOWN CENTER, SECTION TWO
20.196 ACRES SITUATED IN
JAMES H. CLARK SURVEY, ABSTRACT NO. 273,
T. J. SHANNON SURVEY, ABSTRACT NO. 1137,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	MAR. 2023	067771705	1 OF 2

OWNERS:
PANINA, INC.
P.O. BOX 794205
DALLAS, TX 75379
AND
A-S 71 SHERMAN-PHASE III, L.P.
8827 W SAM HOUSTON PKWY. N., SUITE 200
HOUSTON, TX 77040

DEVELOPER:
GREYSTAR DEVELOPMENT CENTRAL, LLC
600 EAST LAS COLINAS BLVD., SUITE 2100
IRVING, TEXAS 75039
CONTACT: CANNON CLARK
PHONE: 214-451-5707
EMAIL: cannon.clark@greystar.com

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 E. DAVIS STREET, SUITE 100
MCKINNEY, TX 75069
ENGINEER: MICHAEL CARLISLE, P.E.
PHONE: 972-335-3580
EMAIL: michael.carlisle@kimley-horn.com
SURVEYOR: DAVID J. DE WEIRDT , R.P.L.S.
PHONE: 972-770-1300
EMAIL: dave.deweirdt@kimley-horn.com

DWG NAME: K:\DAL_SURVEY\067771705-SS_SHERMANDW\067771705-SS-SHERMAN_FP_ST1.DWG | DWG PLOTTED BY: PATRICK, DAVID | 4/20/2023 5:17 AM LAST SAVED: 4/19/2023 5:09 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, PANINA, INC. and **A-S 71 SHERMAN-PHASE III, L.P.,** are the owners of the following tract of land:

BEING a tract of land situated in the James H. Clark Survey, Abstract No. 273 and the T. J. Shannon Survey, Abstract No. 1137, City of Sherman, Grayson County, Texas, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 19, Page 33, Plat Records, Grayson County, Texas, being all of Lot 2, Block 1 of said Sherman Town Center Section Two, according to the plat thereof recorded in Volume 17, Page 99, Plat Records, Grayson County, Texas, being all of that tract of land described in the Special Warranty Deed to Panina, Inc., recorded in Instrument Number 2018-27997, Official Records Grayson County, Texas, being all of that tract of land designated as "Tract 3 (5.8608 acres-Detention Tract)" as described in the Special Warranty Deed with Vendor's Lien to A-S 71 Sherman-Phase III, L.P., recorded in Volume 3841, Page 367, Deed Records Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said Lot 2, and being the southwest of Lot 3, Block 1 of said Sherman Town Center Section Two, and being on the north right-of-way line of Graham Drive (a 60' wide public right of way);

THENCE with said north right-of-way line Graham Drive, the following courses and distances:

North 88°33'22" West, a distance of 336.59 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the right with a radius of 25.00 feet, a central angle of 55°32'16", and a chord bearing and distance of North 60°47'14" West, 23.30 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 24.23 feet to a 1/2-inch iron rod found for corner at the beginning of a reverse curve to the left with a radius of 72.00 feet, a central angle of 110°09'11", and a chord bearing and distance of North 88°05'42" West, 118.07 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 138.42 feet to a 1-inch aluminum disc stamped "RPLS 4873 MLA" found for the easternmost northeast corner of Lot 1B, Block 1 of said Sherman Town Center Section Two;

THENCE with the north line of said Lot 1B, the following courses and distances:

North 88°33'22" West, a distance of 187.05 feet to a 1-inch aluminum disc stamped "RPLS 4873 MLA" found for corner;

North 00°00'32" East, a distance of 217.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°33'22" West, a distance of 236.78 feet to a 1-inch aluminum disc stamped "RPLS 4873 MLA" found for corner;

South 00°00'32" West, a distance of 150.03 feet to a 1-inch aluminum disc stamped "RPLS 4873 MLA" found for corner;

North 89°59'28" West, a distance of 323.30 feet to a 1-inch aluminum disc stamped "RPLS 4873 MLA" found for the southwest corner of said Lot 1A, the northwest corner of said Lot 1B, and being on the east line of a called 44.47 acre tract of land described in the Special Warranty Deed to Knollwood Park Owner, LLC, recorded in Instrument Number 2020-33742, Official Records, Grayson County, Texas;

THENCE North 00°00'32" East, with the common line of said Lot 1A and 44.47 acre tract, a distance of 708.28 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1A, and being the northeast corner of said called 44.47 acre tract, and being on the south line of a called 24.00 acre tract of land described in the Special Warranty Deed to Knollwood MHP HOLDCO 2 LLC, recorded in Instrument Number 2020-35552, Official Records, Grayson County, Texas;

THENCE North 89°29'00" East, with the common line of said Lot 1A and said 24.00 acre tract, a distance of 18.06 feet to a 1/2-inch iron rod found for the southeast corner of said 24.00 acre tract, and the southwest corner of a called 20.00 acre tract of land described in the Warranty Deed with Vendor's Lien to Grafa Family Limited Partnership recorded in Volume 3260, Page 420, Deed Records, Grayson County, Texas;

THENCE South 88°52'00" East, with the common line of said Lot 1A and Lot 2 and said 20.00 acre tract, a distance of 979.96 feet to a 1/2-inch iron rod found for the southeast corner of said 20.00 acre tract, and being the southwest corner of a called 19.133 acre tract of land described in the Warranty Deed to Travis Grant Keeling recorded in Instrument Number 2019-7308, Official Records, Grayson County, Texas;

THENCE South 87°53'28" East, with the common line of said Lot 2 and said 19.133 acre tract, a distance of 243.75 feet to a 1/2-inch iron with plastic cap stamped "RPLS 5392" found for the northeast corner of said Lot 2, and being the northwest corner of said Lot 3;

THENCE South 01°26'38" West, with the west line of the aforementioned Lot 3, a distance of 782.65 feet to the **POINT OF BEGINNING** and containing a computed area of 879,746 square feet or 20.196 acres of land.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PANINA, INC. and **A-S 71 SHERMAN-PHASE III, L.P.,** being the sole owners of the above described tract of land do hereby adopt this plat as **SHERMAN TOWN CENTER 3,** and do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said map or plat; do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed. This replat substantially complies with the platting regulations of the City of Sherman, Texas.

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

BY: PANINA, INC.

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

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

BY: A-S 71 SHERMAN-PHASE III, L.P.

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

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

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ 04/20/2023
David J. De Weirdt DATE
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweirdt@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

_____ _____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman, Texas.

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **SHERMAN TOWN CENTER 3,** a Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed,

Witness my hand this _____ day of _____, A.D. 20____.

_____
City Clerk, City of Sherman, Texas

SHERMAN TOWN CENTER 3

BEING A REPLAT OF
LOT 1A AND LOT 2, BLOCK 1,
SHERMAN TOWN CENTER, SECTION TWO
20.196 ACRES SITUATED IN
JAMES H. CLARK SURVEY, ABSTRACT NO. 273,
T. J. SHANNON SURVEY, ABSTRACT NO. 1137,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

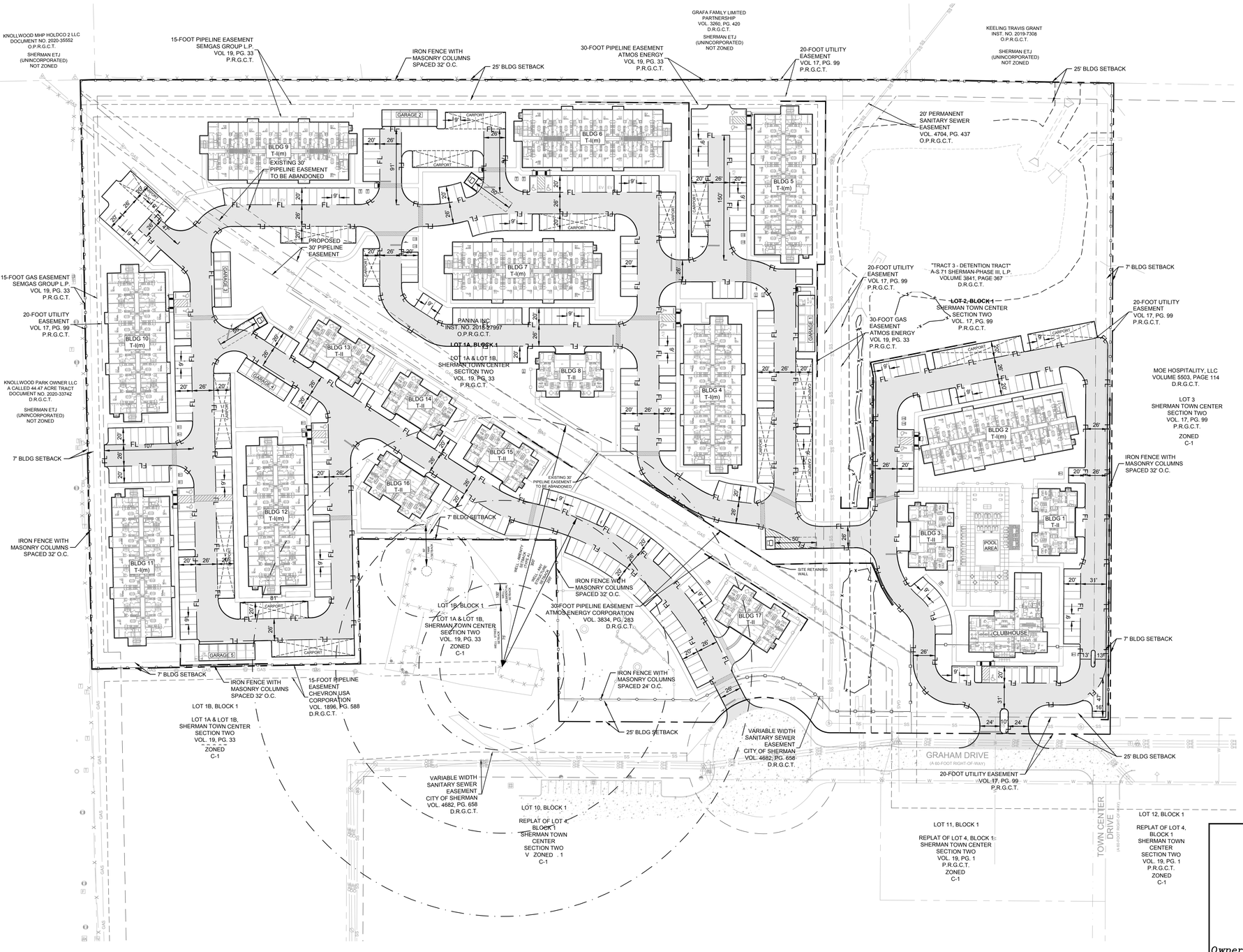
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MSM	DJD	MAR. 2023	067771705	2 OF 2

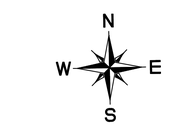
OWNERS:
PANINA, INC.
P.O. BOX 794205
DALLAS, TX 75379
AND
A-S 71 SHERMAN-PHASE III, L.P.
8827 W SAM HOUSTON PKWY. N., SUITE 200
HOUSTON, TX 77040

DEVELOPER:
GREYSTAR DEVELOPMENT CENTRAL, LLC
600 EAST LAS COLINAS BLVD., SUITE 2100
IRVING, TEXAS 75039
CONTACT: CANNON CLARK
PHONE: 214-451-5707
EMAIL: cannon.clark@greystar.com

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 E. DAVIS STREET, SUITE 100
MCKINNEY, TX 75069
ENGINEER: MICHAEL CARLISLE, P.E.
PHONE: 972-335-3580
EMAIL: michael.carlisle@kimley-horn.com
SURVEYOR: DAVID J. DE WEIRDT , R.P.L.S.
PHONE: 972-770-1300
EMAIL: dave.deweirdt@kimley-horn.com

DWG NAME: K:\DAL_SURVEY\067771705-GS_SHERMAN\DWG\067771705-GS-SHERMAN_FP_STC3_DWP.DWG PLOTTED BY: PATRICK, DAVID 4/20/2023 9:17 AM LAST SAVED: 4/19/2023 5:09 PM





LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
	LOT 1A 14.34 AC (624,456 SF)
	LOT 2 5.86 AC (255,298 SF)
CURRENT ZONING	R-2 (LOT 1A)
	C-1 (LOT 2)
PROPOSED ZONING	R-2 (LOT 1A)
	R-2 (LOT 2)
MAXIMUM UNITS BY CODE (R-2)	703 UNITS
PROPOSED UNITS*	340 UNITS
REQUIRED PARKING (RATIO)*	580 SPACES (1.70)
PROPOSED PARKING (RATIO)*	598 SPACES (1.75)
FLOOR AREA RATIO	(469,368 SF) 53%
BUILDING AREA RATIO	(156,456) 18%
MAX BUILDING HEIGHT BY CODE (R-2)	60 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT	44 FEET (3 STORIES)
* REF PARKING CALCUATIONS FOR DETAILS	

PARKING CALCUATIONS			
	NUMBER OF UNITS	REQUIRED PARKING (RATIO)	PROPOSED PARKING (RATIO)
1 BEDROOM	216	324 (1.5)	333 (1.5)
2 BEDROOM	108	216 (2.0)	223 (2.0)
3 BEDROOM	16	40 (2.5)	42 (2.5)
TOTAL	340	580 (1.70)	598 (1.75)

PARKING DETAILS	
OPEN (REGULAR)	369
OPEN (ACCESSIBLE)	15
GARAGE (ATTACHED)	32
GARAGE (DETACHED)	29
CARPORT	153
TOTAL	598

SITE PLAN

SHERMAN TOWN CENTER 3, BEING A REPLAT OF LOT 1A AND LOT 2, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO BEING 20.196 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, T.J. SHANNON SURVEY, ABSTRACT NO. 1137

City of Sherman,
Grayson County, Texas
SUBMITTED: SEPTEMBER 21, 2022

Owner:
A-S 71 Sherman Phase III
8827 W Sam Houston Pkwy N
Suite 200
Houston, TX 770440

Owner:
Panina Inc
PO Box 794205
Dallas, TX 75379

DEVELOPER:
Greystar
600 E Las Colinas Blvd
Suite 2100
Irving, Texas 75039
Phone: (469) 417-6507
Contact: Laird Sparks

ARCHITECT:
Meeks Partners
16000 Memorial Drive
Suite 100
Houston, Texas 77079
Phone: (281) 558-8787
Contact: Ryan Meeks, AIA, LEED AP

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 03/15/2023

KHA PROJECT 067771705
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY MNB
DRAWN BY MNB
CHECKED BY MJC

SHERMAN TOWN CENTER 3
BEING A REPLAT OF LOT 1A AND LOT 2, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO
PREPARED FOR GREYSTAR
SHERMAN, TEXAS

Sherman
CLASSIC HOME AMENITIES

SITE PLAN

SHEET NUMBER
1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUANCE
XREFS
LAST SAVED BY
PLOT DATE
DWG PATH
DWG NAME
PLOT SCALE

Sherman.ctb ;1
dBar ; xRef ; xRefSetbackCircles ; xHard ; xBldg ; xHtch ; xSurv
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SITE PLAN.dwg
1" = 120.0000'

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Panina, Inc.
P.O. Box 794205
Dallas, TX 75379

A-S 71 Sherman-Phase III, LP
8827 W. Sam Houston Pkwy. N
Suite 200
Houston, TX 77040

Greystar Development Central, LLC
Attn: Cannon Clark
600 East Las Colinas Blvd., Ste. 2100
Irving, TX 75039

Dear Applicants,

The request for approval of the Plat of Sherman Town Center 3 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 30' Pipeline Easement established in Vol. 3834, Pg. 283, OPRGCT to be abandoned by separate instrument. Instrument information of filed abandonment to be shown in notes section of plat.
2. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **12.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **3320-3550 BLOCK CROSSROADS BOULEVARD**

The request of Sherman Crossroads, LTD (Owners) and A&W Surveyors (Surveyor) concerning the property located at 3320-3550 Block Crossroads Boulevard, consisting of 5.65 acres in the Preston Kitchen Survey, Abstract No. 667, and being Lot 6R, Block 2, of Sherman Crossroads, Phase II, and is currently zoned PD (Planned Development)/ Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning & Zoning Commission

Replat of Sherman Crossroads, Phase IV, Lots 28, 29, 30, & 31, Block 2

Background:

The property is located at 3320-3550 Block Crossroads Boulevard between West FM 1417 and West Travis Street. The owner would like to plat the property into four lots for commercial development.

Adjacent Zoning:

PD (Planned Development)
Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)
A&W Surveyors (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Replat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3320-3550 BLKS CROSSROADS BLVD

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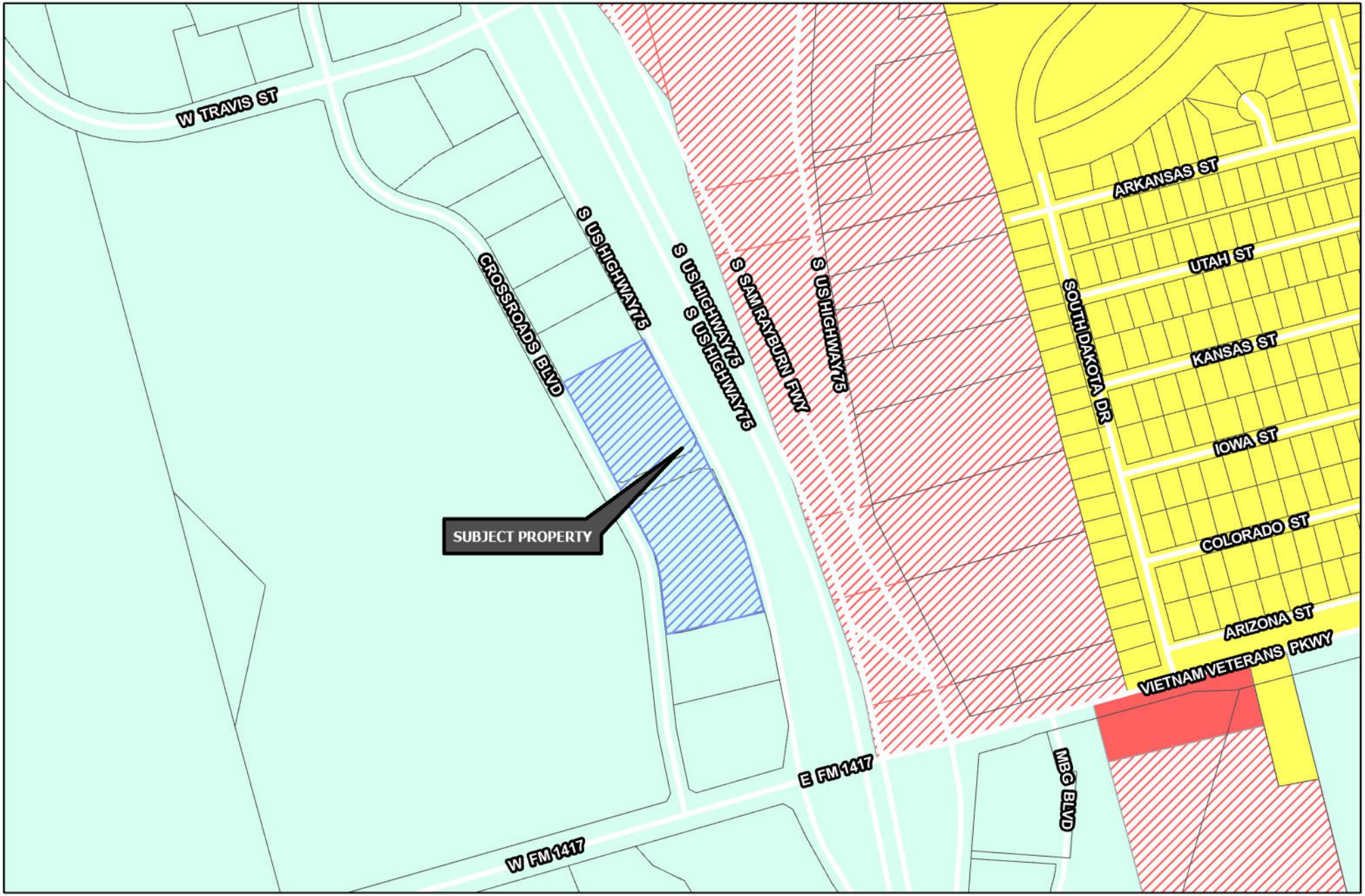
Date: 5/3/2023 4:35 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Subject Locations

Road Names All

CITY OF SHERMAN
ZONING MAP
3320-3550 BLKS CROSSROADS BLVD

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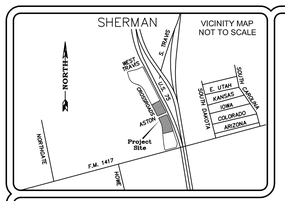

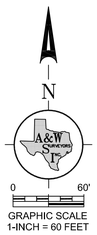

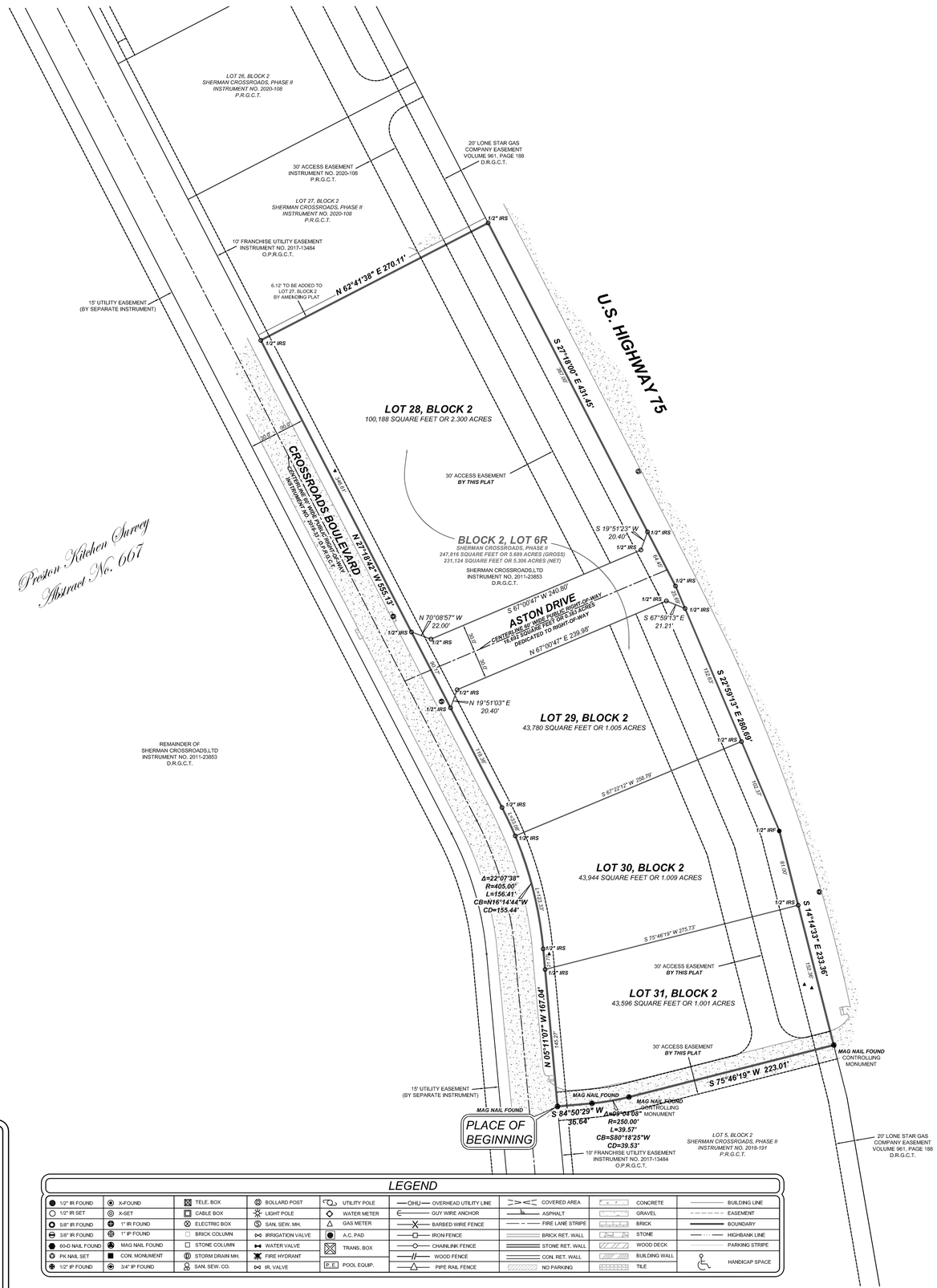

SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310".

2. BEARINGS ARE BASED UPON TEXAS STATE PLAIN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF 100-YEAR FLOOD, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485509 0405 F, DATED SEPTEMBER 29, 2010. PROPERTY IS IN ZONE X.

4. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR PLATTED LOTS FROM ONE TRACT OF LAND.

6. NO STRCTURES ARE LOCATED ON THE SUBJECT PROPERTY.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	GAS METER	SAN. SEW. MH.	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	MAG NAIL FOUND	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	P.E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE		PIPE RAIL FENCE	NO PARKING	TILE	

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS Sherman Crossroads, LTD is the sole owner of a tract of land located in the PRESTON KITCHEN SURVEY, Abstract No. 667, City of Sherman, Grayson County, Texas, and being Lot 6R, Block 2, of Sherman Crossroads, Phase II, an Addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Document No. 2021-10, Plat Records, Grayson County, Texas, and being a part of the same tract of land described in deed to Sherman Crossroads, LTD, recorded in Instrument No. 2011-23853, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail Found in the East line of Crossroads Boulevard, a 60' wide public right-of-way, at the Northwest corner of Lot 5, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Document Number 2019-191, Plat Records, Grayson County, Texas;

Thence North 05°11'07" West, along said East line, a distance of 167.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the left having a central angle of 22°07'38", a radius of 405.00' and a chord bearing and distance of North 16°14'44" West, 155.44';

Thence Northwesterly along said East line and said curve to the left, an arc distance of 156.41' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 27°18'42" West, along said East line, a distance of 555.13' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 27, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2020-108, Plat Records, Grayson County, Texas;

Thence North 62°41'38" East, a distance of 270.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Westerly line of U.S. Highway 75, at the Southeast corner of said Lot 27;

Thence South 27°18'00" East, along said Westerly line, a distance of 431.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 22°59'13" East, along said Westerly line, a distance of 280.69' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 14°14'33" East, along said Westerly lIne, a distance of 233.36' to a Mag Nail Found for corner in concrete paving at the Northeast corner of said Lot 5, Block 2, Sherman Crossroads, Phase II;

Thence South 75°46'19" West, a distance of 223.01' to a Mag Nail Found for corner in concrete paving, at the beginning of a tangent curve to the right having a central angle of 09°04'08", a radius of 250.00' and a chord bearing and distance of South 80°18'25" West, 39.53';

Thence Westerly along said curve to the right, an arc distance of 39.57' to a Mag Nail Found for corner In concrete paving;

Thence South 84°50'29" West, a distance of 36.64' to the PLACE OF BEGIINNING and containing 247,816 square feet or 5.689 acres.

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this Replat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

PRELIMINARY, RELEASED 3-12-2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor, No. 5310

Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John S. Turner, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHERMAN CROSSROADS LTD, acting by and through its duly authorized agent, does hereby adopt this Replat designating the herein described real property as ***REPLAT SHERMAN CROSSROADS, PHASE IV, LOTS 28, 29, 30 & 31, BLOCK 2***, an addition to the City of Sherman, Grayson County, Texas, Being 5.689 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, _____ County, Texas, this ___ day of _____, 20___.

SHERMAN CROSSROADS, LTD
A Texas Limited Parternership
By: Sherman Crossroads GP, LLC
Its General Partner

By: _____
William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William J. Harkinson, the Manager of Sherman Crossroads GP, LLC, a Texas limited liability company, the general partner of Sherman Crossroads, Ltd., a Texas limited partnership, 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 purposes therein expressed, and in the capacity therein stated, and as the act and deed of said limited liability company acting as general partner of said Limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this ____ day of _____, 20___, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of ***REPLAT SHERMAN CROSSROADS, PHASE IV, LOTS 28, 29, 30 & 31, BLOCK 2***, to the City of Sherman was submitted to the City Council on the ___ day of _____, 20___, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 20____.

_____
City Clerk, City of Sherman, Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Crossroads Boulevard ~

Owner: SHERMAN CROSSROADS, LTD
~ 4650 BELTLINE ROAD, STE. 400, ADDISON, TX 75001 ~
~ 972-934-8414, ext. 3202 ~

Job No. 22-2003	Drawn by: 543	Date:03-11-2023	Revised:

"A professional company operating in your best interest"

REPLAT

SHERMAN CROSSROADS, PHASE IV
LOTS 28, 29, 30 & 31, BLOCK 2

AN ADDITION TO THE CITY SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF SHERMAN CROSSROADS, PHASE II, LOT 6R, BLOCK 2
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Sherman Crossroads, LTD
4650 Beltline Rd., Ste. 400
Addison, TX 75001

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, TX 75187

Dear Applicants,

The request for approval of the Plat of Sherman Crossroads, Phase IV has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Lot 27 to be included in this plat. Remainder lots will not be permitted.
2. Plat Title, Dedication block, and Ownership block to read "Sherman Crossroads, Phase IV, being a replat of..."
3. Mutual Access Easement on Lot 5, Block 2, Sherman Crossroads, Phase II to be dedicated as a separate instrument with instrument information shown on this plat drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Graphically show 30' Access Easement along eastern portion of subject property as established in Instrument No. 2021-113, Plat Records, Grayson County, Texas. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. 30' Access Easement along eastern portion of subject property to show as established in Instrument No. 2021-113, Plat Records, Grayson County, Texas. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Mutual Access Easement to show distances and calls from Right of Way on drawing.
7. 15' Utility Easement on west side of Crossroads Boulevard to show separate instrument information. If no separate instrument has not been filed of record, remove from plat drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Indicate size, type, and instrument information of easements, i.e. Lone Star Gas Company, City of Sherman, shown on easternmost portion of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Addition Name, Lot and Block numbers, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
10. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*

11. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
12. Water main must be extended across Crossroads Boulevard in accordance with City criteria to serve proposed Lots 29 & 30. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
16. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **13.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

* **1622 SOUTH FIRST STREET**

The request of Douglas Lamb, Sherman Machine, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1622 South First Street, consisting of 1.355 acres, being a part of Preston Kitchen Survey, Abstract No. 667, and is currently zoned M-1 (Light Manufacturing) District, as follows:

Planning & Zoning Commission

Preliminary Plat of Sherman Machine Addition

Background:

The property is located at 1622 South First Street between East Lake Street and East Centennial Street. The property owner would like to plat the property into one lot for commercial development.

The following has been approved for this location:

- March 8, 1994 - Zone Change from a R-1 (One Family Residential) District to a M-1 (Light Manufacturing) District
- March 8, 1994 - Exception to eliminate the requirement for a screening device between residential and manufacturing property.

Adjacent Zoning:

M-1 (Light Manufacturing) District
R-6 (Single-Family Residential) District
MF-30 (Multi-Family Residential) District

Origination:

Douglas Lamb, Sherman Machine, Inc. (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:
Not Required.

Number of notices mailed:
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

5/4/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1622 S FIRST ST

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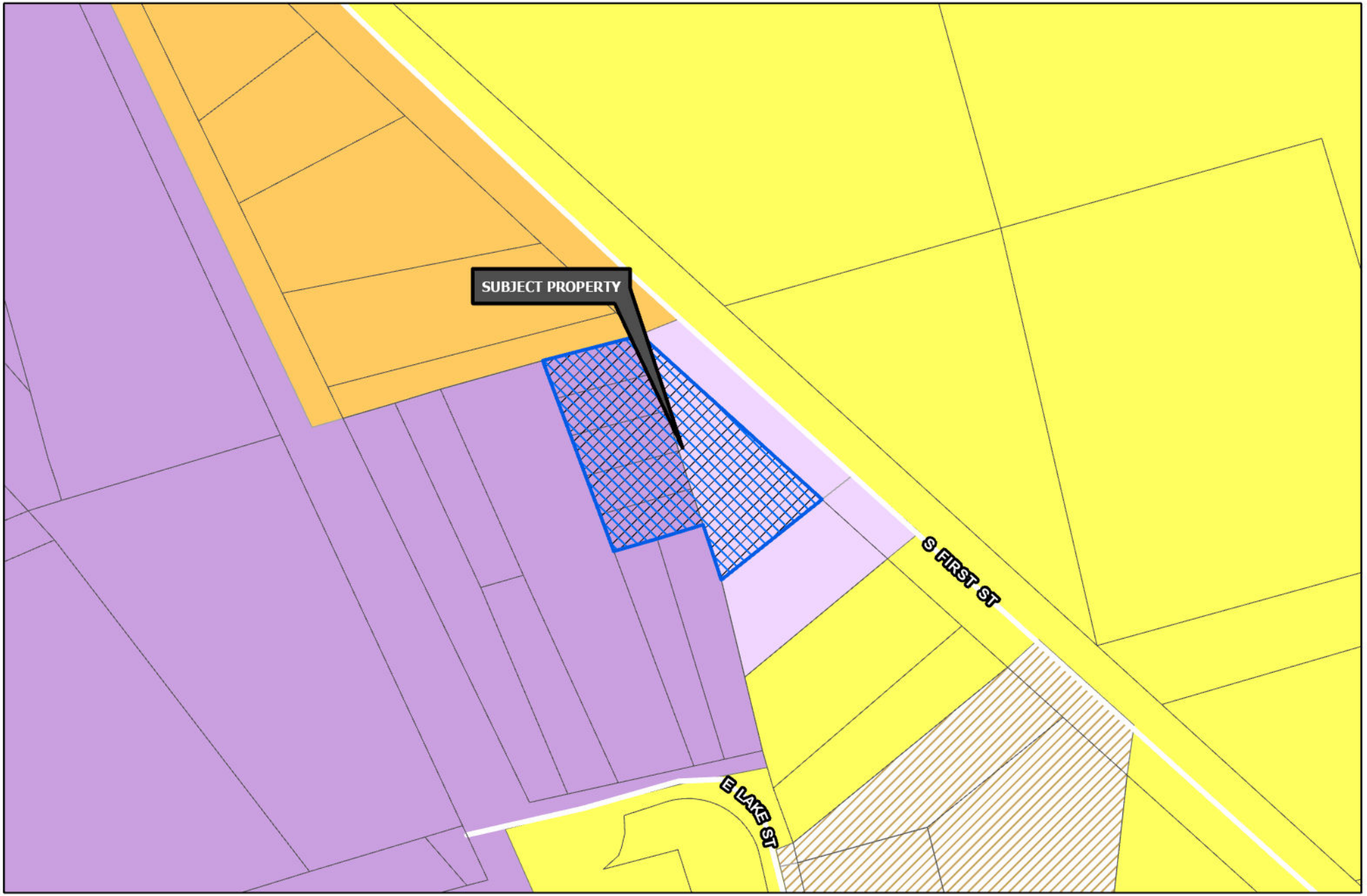
Date: 5/4/2023 3:55 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1622 S FIRST ST

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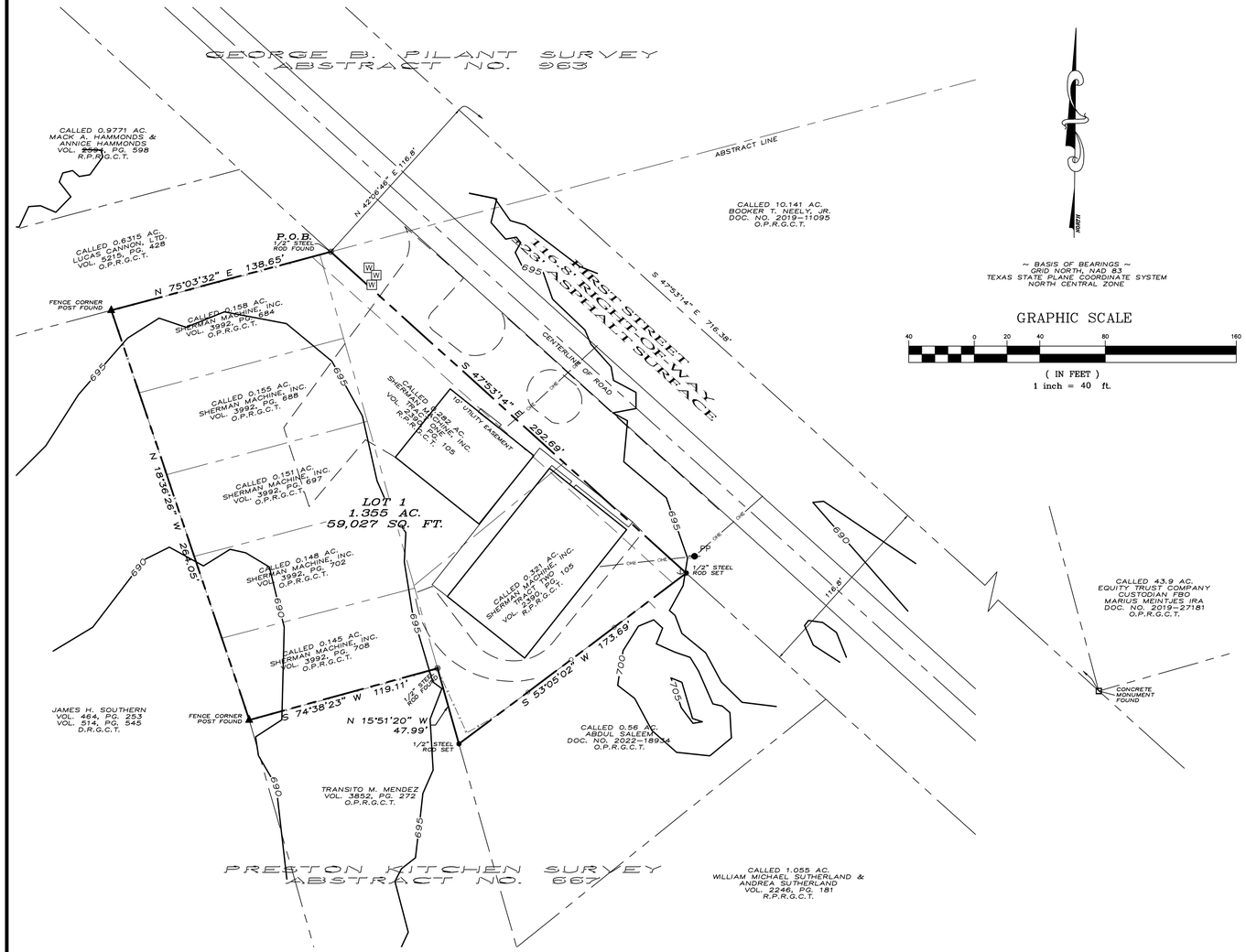
W E
S

Date: 5/4/2023 3:58 PM

JOB NO. 23040364



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Preston Kitchen Survey, Abstract No. 667, and being all of a called 0.158 acre tract of land described in the deed to Sherman Machine, Inc., recorded in Volume 3992, Page 684, Official Public Records, Grayson County, Texas, and all of a called 0.155 acre tract of land described in the deed to Sherman Machine, Inc., recorded in Volume 3992, Page 688, said Official Public Records, and all of a called 0.151 acre tract of land described in the deed to Sherman Machine, Inc., recorded in Volume 3992, Page 697, said Official Public Records, and all of a called 0.148 acre tract of land described in the deed to Sherman Machine, Inc., recorded in Volume 3992, Page 702, said Official Public Records, and all of a called 0.145 acre tract of land described in the deed to Sherman Machine, Inc., recorded in Volume 3992, Page 708, said Official Public Records, and all of a called 0.282 acre tract of land described as Tract One in the deed to Sherman Machine, Inc., recorded in Volume 2390, Page 105, Real Property Records, Grayson County, Texas, and all of a called 0.321 acre tract of land described as Tract Two in said deed to Sherman Machines, (Volume 2390, Page 105), and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said Sherman Machine Tract, common to the southeast corner of a called 0.6315 acre tract of land described in the deed to Lucas Cannon, LTD., recorded in Volume 5215, Page 428, said Official Public Records, and on the southwesterly right-of-way line of First Street;

Thence South 47°53'14" East, with the northeasterly line of said Sherman Machine Tract, and with the southwesterly right-of-way line of said First Street, a distance of 292.69 feet to a 1/2" steel rod set for the southeast corner of said Sherman Machine Tract, common to the northeast corner of a called 0.56 acre tract of land described in the deed to Abdul Saleem, recorded in Document No. 2022-18934, said Official Public Records;

Thence South 53°05'02" West, with the southeasterly line of said Sherman Machine Tract, and with the northwesterly line of said 0.56 acre tract, a distance of 173.69 feet to a 1/2" steel rod set for the southern-most southwest corner of said Sherman Machine Tract, common to the northwest corner of said 0.56 acre tract, and on the easterly line of a tract of land described in the deed to Transito M. Mendez, recorded in Volume 3852, Page 272, said Official Public Records;

Thence North 15°51'20" West, with a westerly line of said Sherman Machine Tract, and with the easterly line of said Mendez Tract, a distance of 47.99 feet to a 1/2" steel rod found for a reentrant corner on the southerly line of said Sherman Machine Tract, common to the northeast corner of said Mendez Tract;

Thence South 74°38'23" West, with a southerly line of said Sherman Machine Tract, and with the northerly line of said Mendez Tract, a distance of 119.11 feet to a fence corner post found for the western-most southeast corner of said Sherman Machine Tract, common to the northwest corner of said Mendez Tract, and on the easterly line of a tract of land described in the deed to James H. Southern, recorded in Volume 464, Page 253, and in Volume 514, Page 545, said Deed Records;

Thence North 18°36'26" West, with a westerly line of said Sherman Machine Tract, and with the easterly line of said Southern Tract, a distance of 264.05 feet to a fence corner post found for the northwest corner of said Sherman Machine Tract, and on the southerly line of aforesaid 0.6315 acre tract;

Thence North 75°03'32" East, with the northerly line of said Sherman Machine Tract, and with the southerly line of said 0.6315 acre tract, a distance of 138.65 feet to the Point of Beginning and containing 1.355 acres (59,027 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN MACHINE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

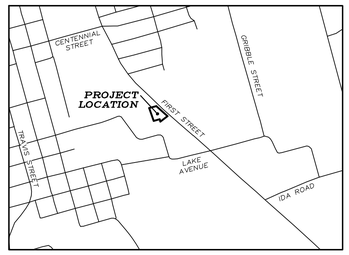
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

DOUGLAS LAMB, OWNER
SHERMAN MACHINE, INC.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__day of_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

EXECUTED THIS_____DAY OF_____, 2023

DOUGLAS LAMB, OWNER
SHERMAN MACHINES, INC.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0405 G, effective date September 1, 2022.

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	FENCE CORNER POST FOUND
□	CONC. MON. FOUND
———	BOUNDARY LINE
— — —	PROPERTY LINE
— — —	EASEMENT LINE

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNERS/DEVELOPER
SHERMAN MACHINE, INC.
P.O. BOX 102
SHERMAN, TX 75091
CONTACT: DOUGLAS LAMB

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

PRELIMINARY PLAT
SHERMAN MACHINE ADDITION

Being a part of the Preston Kitchen Survey,
Abstract Number 667
Being in the City of Sherman
Grayson County, Texas
Containing 1.355 acres of land

04/19/2023

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

SHEET 1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Sherman Machine, Inc.
Attn: Douglas Lamb
P.O. Box 102
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Machine Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 10' Utility Easement along First Street is optional. If 10' Utility Easement is to be dedicated via this plat, an Encroachment Agreement is required for existing building that would encroach into said easement.
2. Existing building does not meet building setbacks of M-1(Light Manufacturing) District. Improvements survey to be provided to Planning Department. Variance may be required. *Code of Ordinances, Chapter 14, Sec. 14.02.018*
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Remove graphics of drive-lanes from final plat.
5. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

1325 NORTH TRAVIS STREET

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.003(5)(a) to allow a 11'4" side yard setback for the existing structure line in lieu of the required 15'.

Planning and Zoning Commission

B. Site Plan for Vein Center of North Texas

Background:

The property is located at 1325 North Travis Street at the intersection of West Belden Street and North Travis Street. The property owner is requesting a Variance for a side yard setback for the existing structure. They are also requesting Site Plan approval for Vein Center of North Texas.

Adjacent Zoning:

C-O (Office) District
R-6 (Single-Family Residential) District

Origination:

Vein Center of North Texas Properties, LLC (Owner)
David Baca (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:
13

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Narrative
Site Plan/Landscape
Elevations
STAFF REVIEW LETTER

---

dlagrone H:\PLANNING\Public Notification KT.aprx

5/3/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1325 N TRAVIS ST

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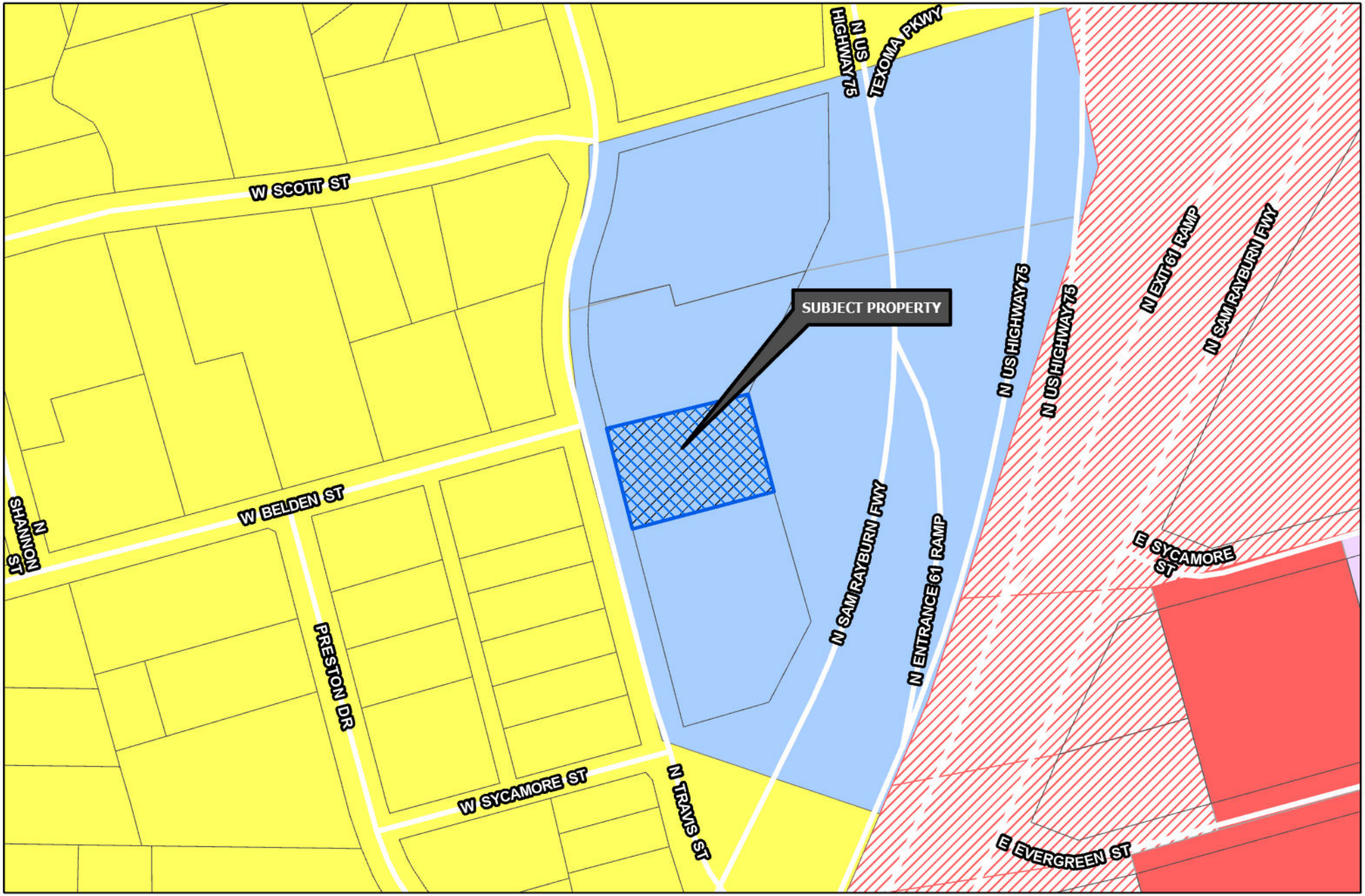
Date: 5/3/2023 4:23 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN ZONING MAP 1325 N TRAVIS ST

N
W E
S

Date: 5/3/2023 4:25 PM

Add a Caption

Monday • May 1, 2023 • 12:08 PM Adjust

IMG_0218

Apple iPhone 13 Pro HEIF

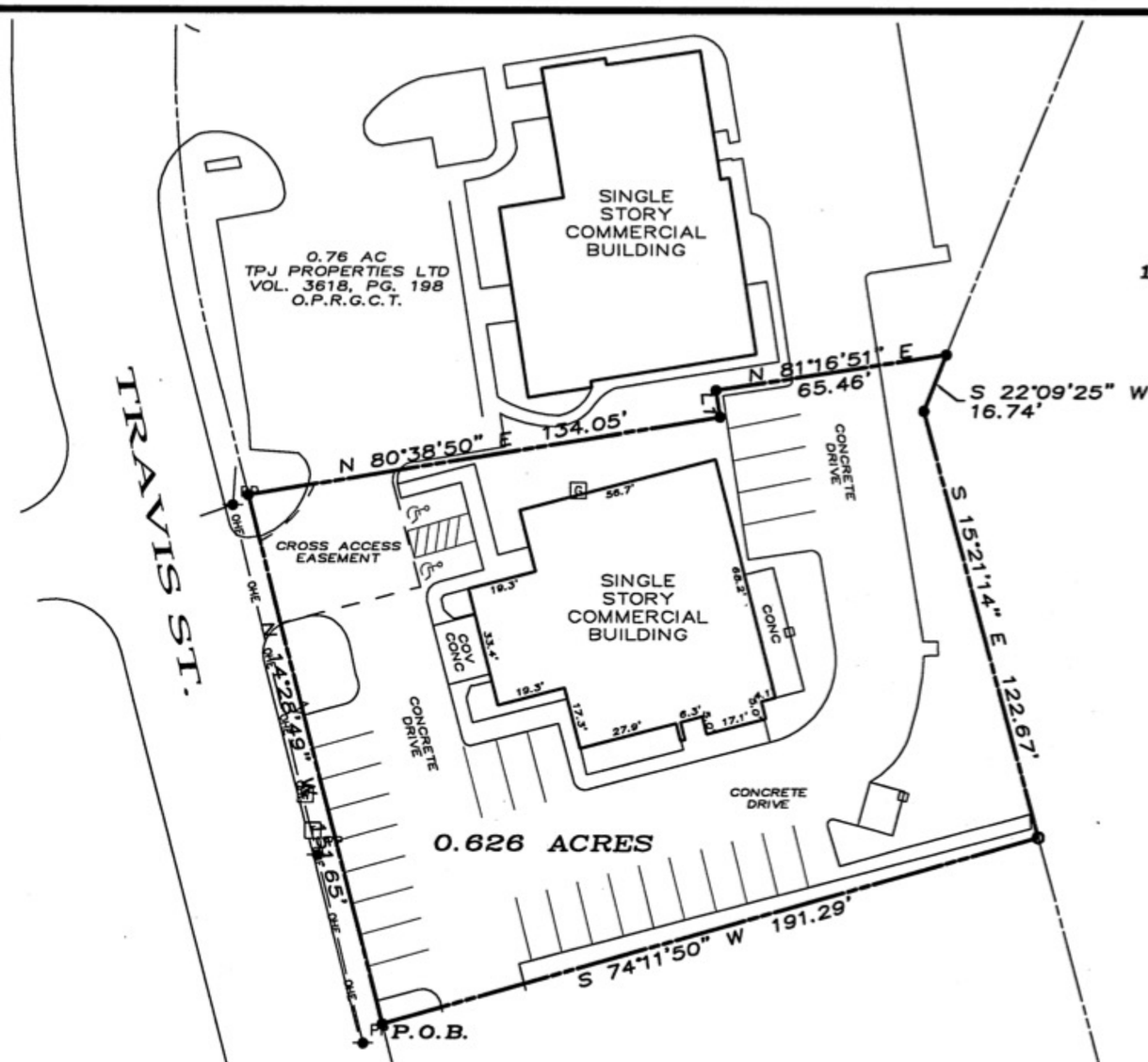
Wide Camera — 26 mm ƒ1.5

12 MP • 3024 × 4032 • 4.1 MB

ISO 50	26 mm	0 ev	ƒ1.5	1/6579 s

Add a location...

JOB NO. 22020163
FW: HC – DFT: CG



SCALE
1" = 40'

LEGEND
- 1/2" STEEL ROD FOUND
- 1/2" STEEL ROD SET
- PP POWER POLE
- W WATER METER
- G GAS METER
- T TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- STOCKADE FENCE
- OHE OVERHEAD ELECTRIC LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°58'31" W	7.43'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763 and being a part of that 1.39 acre tract of land conveyed to TPJ Properties LTD as recorded in Volume 3618, Page 198, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southwest corner of said 1.39 acre tract in the east Right-of-Way of Travis Street;
Thence North 14°28'49" West, with the east Right-of-Way line of said Travis Street a distance of 151.65 feet to a set 1/2" steel rod;

Thence over and across said 1.39 acre tract the following calls and distances:
North 80°38'50" East, a distance of 134.05 feet to a set 1/2" steel rod;
North 08°58'31" West, a distance of 7.43 feet to a set 1/2" steel rod;
North 81°16'51" East, a distance of 65.46 feet to a set 1/2" steel rod;
Thence South 22°09'25" West, with the east line of said 1.39 acre tract a distance of 16.74 feet to a set 1/2" steel rod;
Thence South 15°21'14" East, with the east line of said 1.39 acre tract a distance of 122.67 feet to a found 1/2" steel rod at the southeast corner of said 1.39 acre tract;
Thence South 74°11'50" West, a distance of 191.29 feet to the Point-of-Beginning and containing 0.626 acres of land.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 2/22/2022

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

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

X Clint A. Hayes

X Sunni M. Hayes

BACA

24 April 2023

City of Sherman, Planning Department
220 W. Mulberry Street
Sherman, Texas 75090

Re: **1125 N. Travis Street Variance/Special Exception Request**

Baca architecture is requesting a variance for an existing building located within the side yard on the north side of the property at 1125 N. Travis Street, Sherman, TX. The existing building was constructed with its northeast corner projecting into the northern side yard at a distance of 3'-8" past the building setback line and located 11'-4" from the northern property line. Please consider this site for a variance/special exception.

Sincerely,

David Baca AIA
Architect + Principal

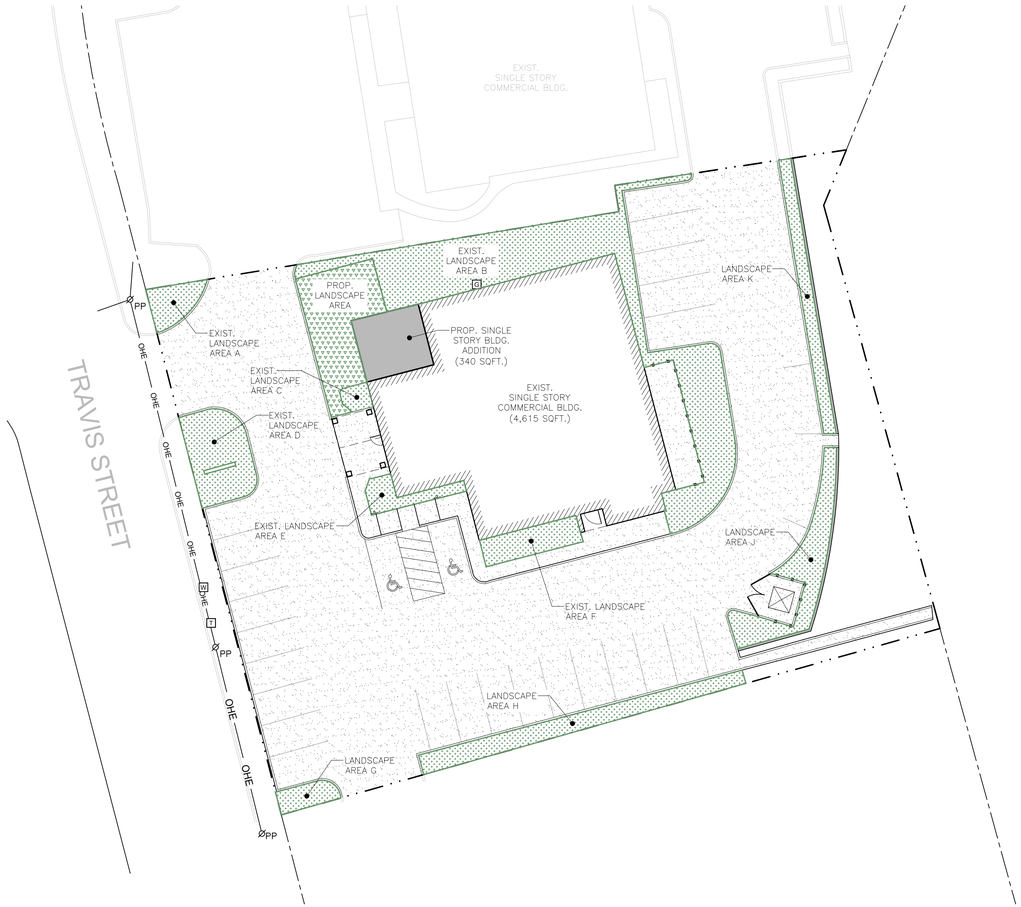
T 903 893 5800 | F 903 893 5866 | 100 NORTH TRAVIS STREET, NO. 500A | SHERMAN, TEXAS 75090

LANDSCAPE PLAN STATISTICS:	
LOT AREA:	27, 280 S.F.
LOT LANDSCAPE AREAS:	
EXIST. LANDSCAPE AREA A:	145 S.F.
EXIST. LANDSCAPE AREA B:	1,852 S.F.
EXIST. LANDSCAPE AREA C:	54 S.F.
EXIST. LANDSCAPE AREA D:	415 S.F.
EXIST. LANDSCAPE AREA E:	136 S.F.
EXIST. LANDSCAPE AREA F:	213 S.F.
EXIST. LANDSCAPE AREA G:	106 S.F.
EXIST. LANDSCAPE AREA H:	445 S.F.
EXIST. LANDSCAPE AREA J:	416 S.F.
EXIST. LANDSCAPE AREA K:	265 S.F.
PROP. LANDSCAPE AREA:	589 S.F.
LANDSCAPE AREA TOTAL:	4,636 S.F.
LOT LANDSCAPE COVERAGE:	17%

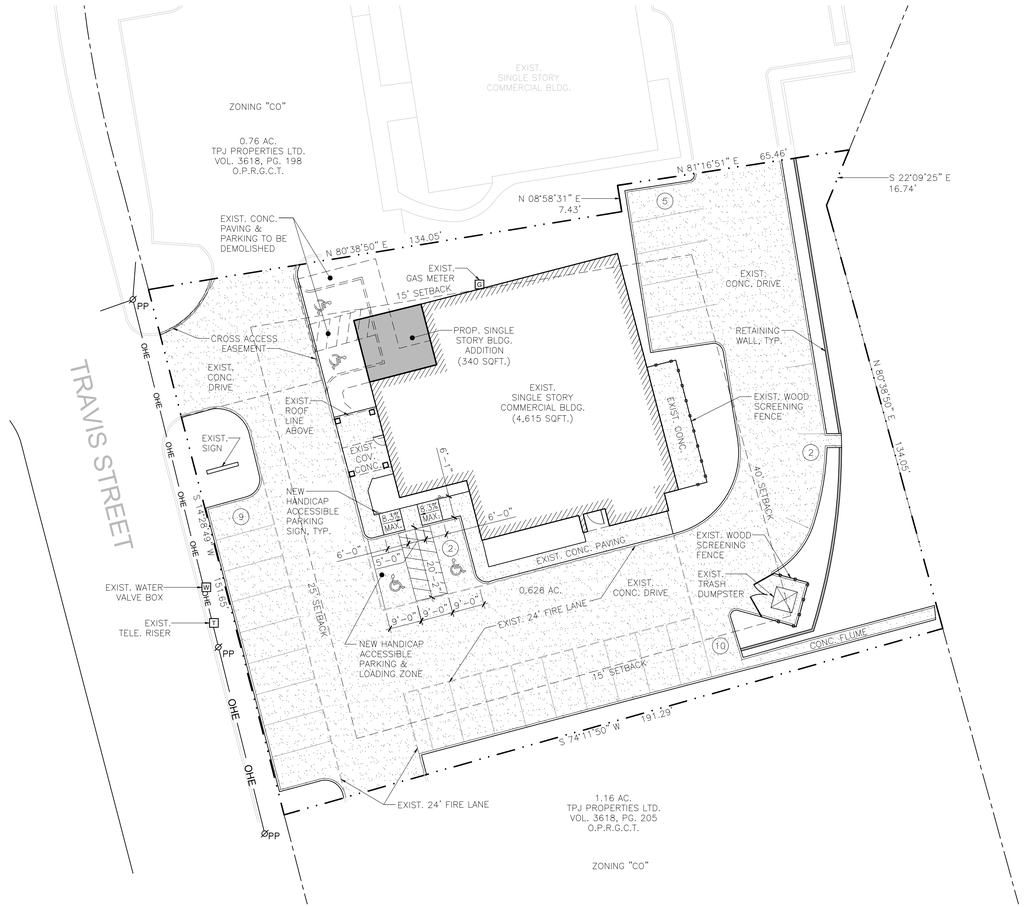
GENERAL SITE PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SITE CONDITIONS BEFORE MANUFACTURING GATES AND FENCE.
2. BUILDING ENTRANCE PATH SHALL COMPLY WITH TAS ACCESSIBILITY REQUIREMENTS.
3. ACCESSIBLE PARKING SIGNAGE SHALL BE INSTALLED PER TEXAS ACCESSIBILITY REQUIREMENTS.

SITE PLAN STATISTICS:	
ZONING:	CO, COMMERCIAL – OFFICE;
GROSS PROPERTY AREA:	0.626 ACRES (27,269 S.F.)
BUILDING AREAS:	
EXIST. BLDG. ADDITION AREA:	4,615 S.F.
PROP. BLDG. ADDITION AREA:	340 S.F.
TOTAL BLDG. AREA:	4,955 S.F.
FLOOR TO AREA RATIO:	18%
PAVED AREA:	15,333 S.F.
IMPERVIOUS AREA:	20,288 S.F.
PARKING / DRIVE PAVED AREA:	13,883 S.F.
LANDSCAPED AREA:	4,641 S.F. (1,388 S.F. REQ.)
PARKING REQUIRED: 1 SPACE/200 S.F.=	25 SPACES (2 H.C. SPACE)
PARKING PROVIDED:	28 SPACES (2 H.C. SPACE)



2 LANDSCAPE PLAN
SCALE: 1" = 20'



1 SITE PLAN
SCALE: 1" = 20'

site & landscape plan

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS
04.20.23

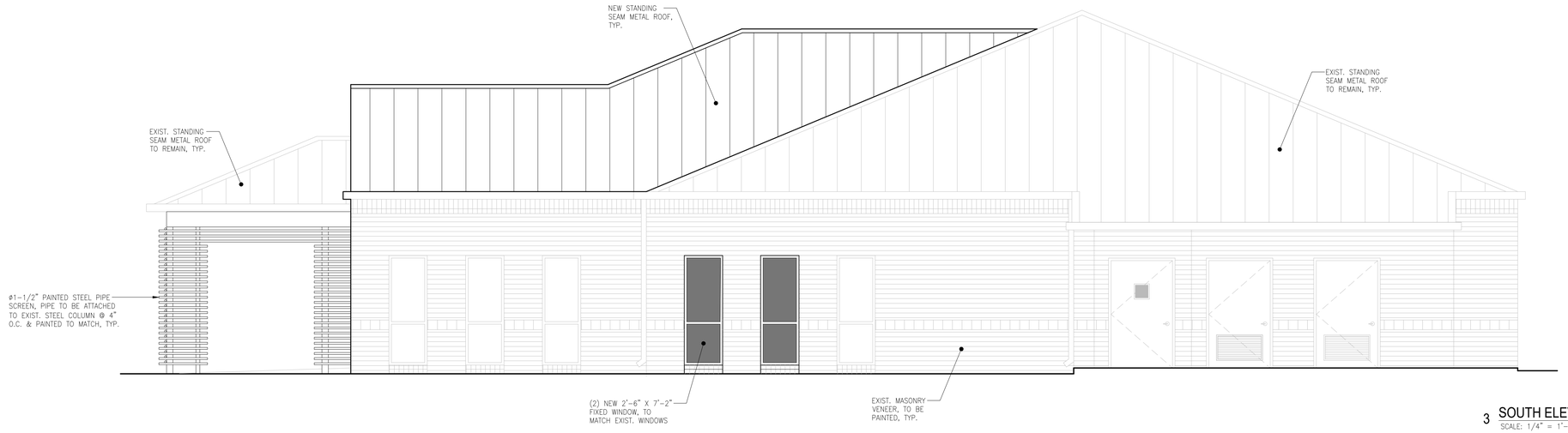
REVISIONS

NO.	DESCRIPTION	DATE

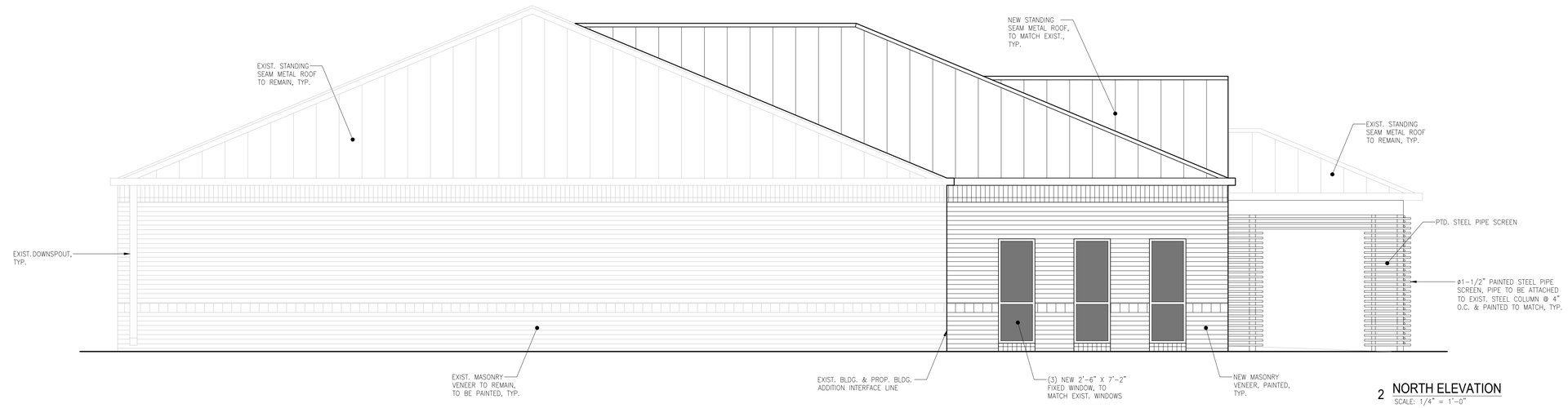
VEIN CENTER OF NORTH TEXAS

1325 N. TRAVIS STREET
SHERMAN, TEXAS, 75090

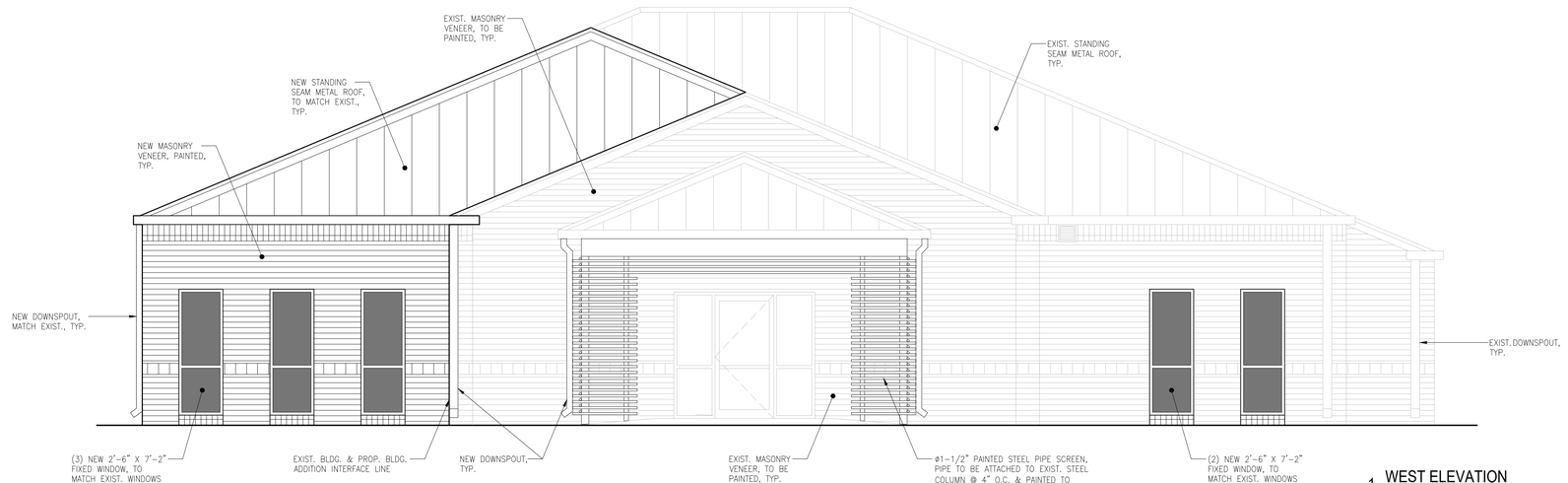
PROJECT NUMBER
2227
DATE
04.20.23
SHEET NUMBER
A1.0



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

exterior elevations

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS
04.20.23

REVISIONS

NO.	DESCRIPTION	DATE

VEIN CENTER OF NORTH TEXAS

1325 N. TRAVIS STREET
SHERMAN, TEXAS, 75090

PROJECT NUMBER
2227
DATE
04.20.23
SHEET NUMBER
A2.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Vein Center of North Texas Properties, LLC
1701 N US Hwy 75 #100
Sherman, TX 75090

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

David Baca
100 N. Travis, Suite 500
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.03.003(5)(a) to allow a 11'4" side yard setback for the existing structure line in lieu of the required 15' and Site Plan for Vein Center of North Texas located at 1325 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.003(g)))*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07and 14.03.003(e))*
5. General Standards of a Site Plan must be included. This includes the distance of the north side of the building to the property line:
    a. The location and arrangement of building on subject property. *(14.06.004(A))*
    b. Building setbacks and yards *(14.06.004(B))*
6. Building Elevations must comply the Sam Rayburn Overlay District building design. *(14.03.003 (d)(1))*
7. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
11. Additional right of way may be required upon platting. Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)
12. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

921 SOUTH WILLOW STREET

The request of Javier Montano, JDM Builderz, LLC (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 921 South Willow Street, consisting of 0.173 acres, being a part of Lot 3 and Lot 4, Block 5 of the Eppstein Addition, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 94.20' lot depth in lieu of the required 100 lot depth.

Planning and Zoning Commission

B. Public Hearing and Replat of Montano Addition

Background:

The property is located at 921 South Willow Street between East Epstein Street and East Thomas Street. The property owner is requesting a Variance for the lot depth for a new structure. The owner would also like to plat the property into one lot for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Javier Montano, JDM Builderz, LLC (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

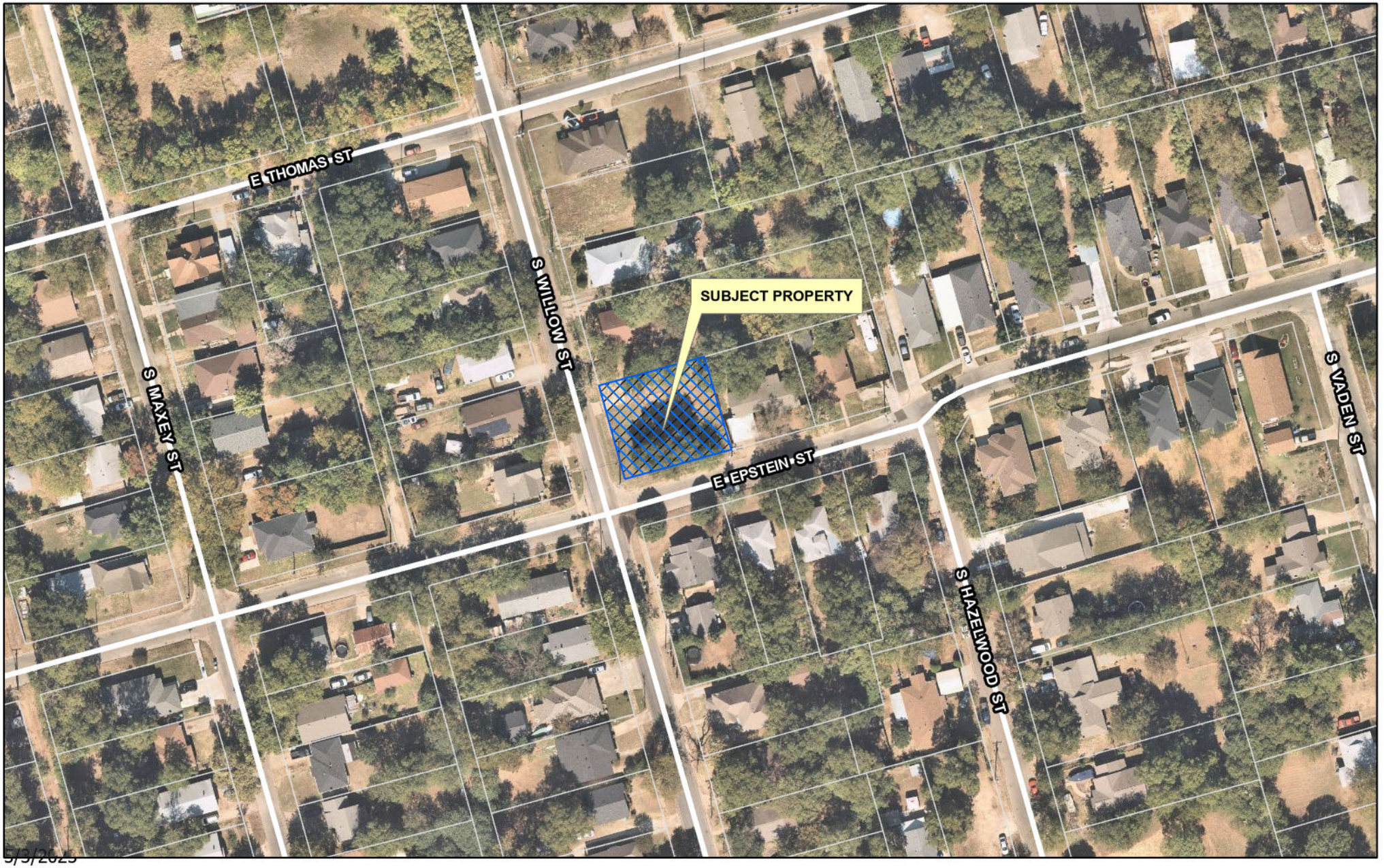
Number of notices mailed:
202

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Final Plat
Narrative
Staff Review Letter - Plat
Staff Review Letter - Zoning



5/3/2023

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
921 S WILLOW ST

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Date: 5/3/2023 4:57 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 921 S WILLOW ST

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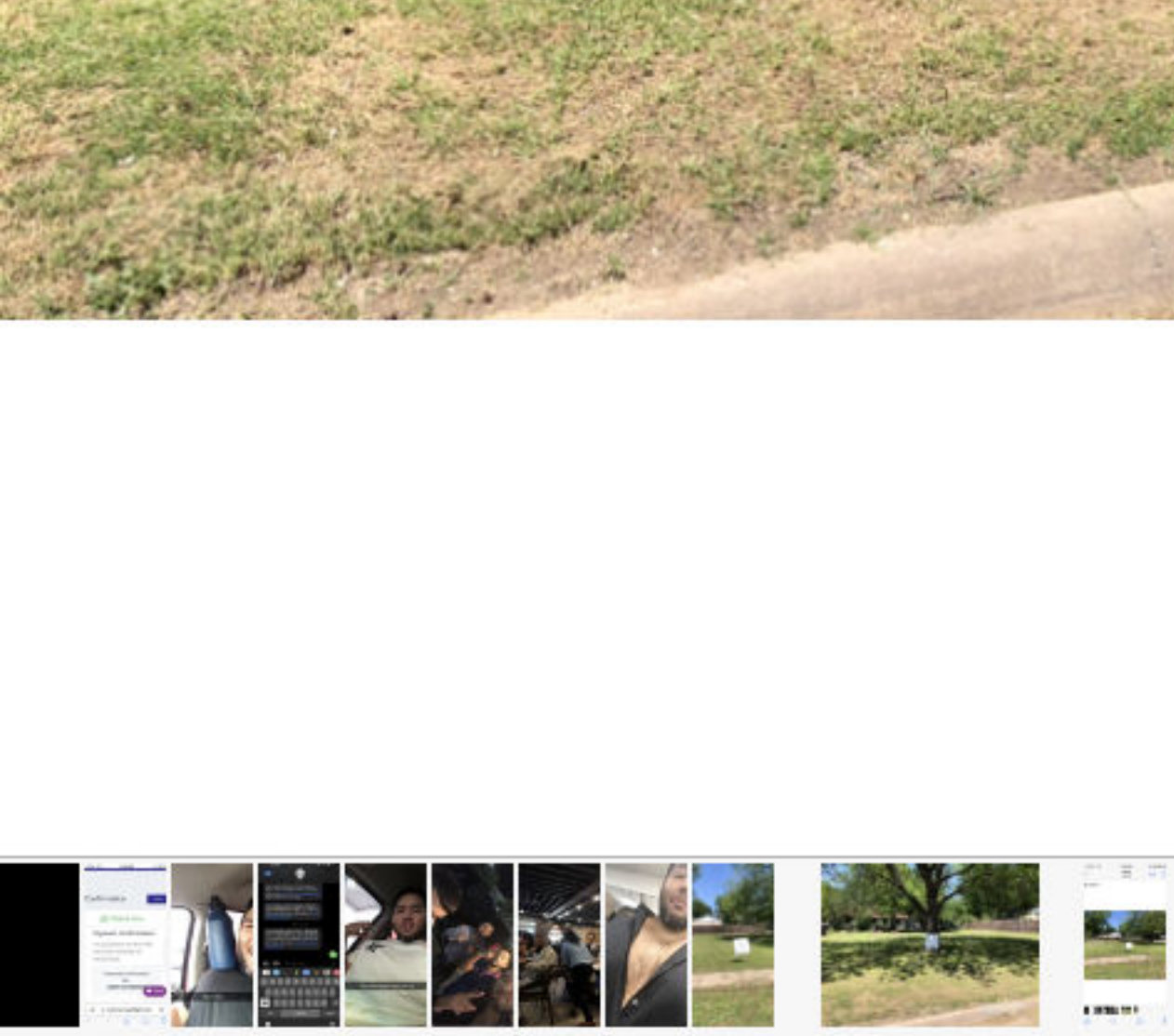
Date: 5/3/2023 4:58 PM

NOTICE OF
PROPOSED
REPLAT



JOB NO. 23030290

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

GRAPHIC SCALE

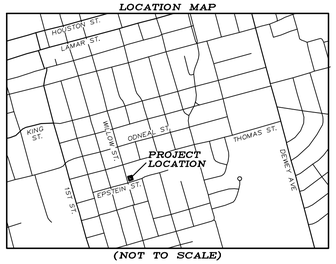
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

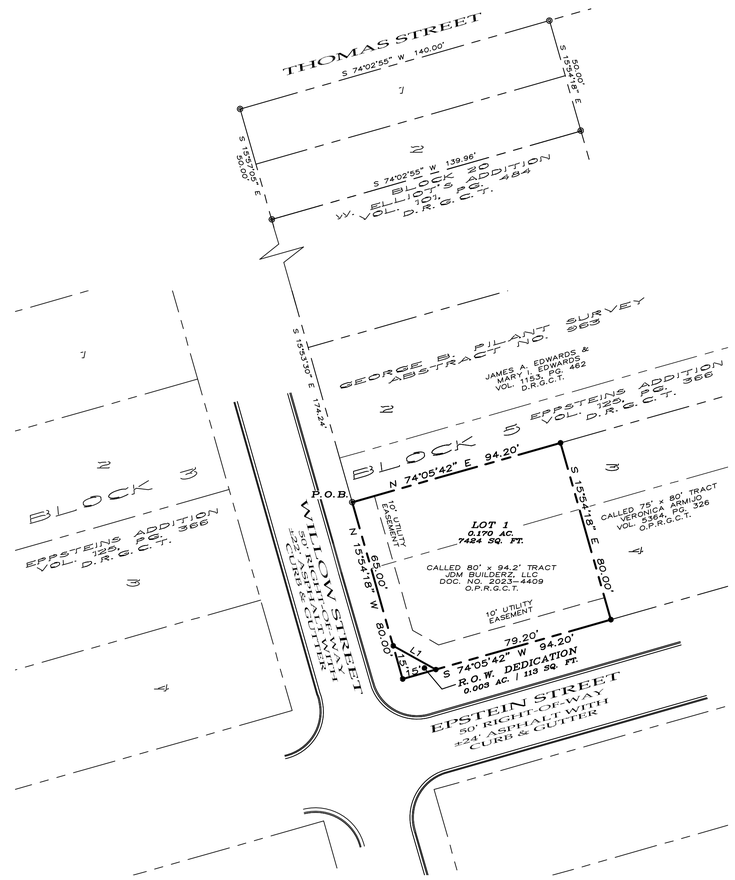
~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0 290 G, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°54'18" W	21.21'

LEGEND

●	1/2" STEEL ROD SET
@	1/2" STEEL ROD FOUND
— — —	BOUNDARY LINE
— — —	PROPERTY LINE
— — —	EASEMENT LINE

FINAL PLAT
MONTANO ADDITION
Being a Replat of Lots 3 & 4 in Block 5
Epsteins Addition, Vol. 125, Pg. 366, D.R.G.C.T.
Being a part of the George B. Pilant Survey
Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.173 acres of land

04/13/2023

OWNERS/DEVELOPER
JDM BUILDERZ, LLC
914 EAST SPRING STREET
SHERMAN, TX 75090
CONTACT: JAVIER MONTANO

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

UNDERWOOD
DRAFTING & SURVEYING

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

JOB NO. 23030290

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part Lot 3 and Lot 4, Block 5, of the Eppstein Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 125, Page 366, Deed Records, Grayson County, Texas, and also being the same tract of a called 80 feet x 94.2 feet tract of land described in the deed to JDM Builderz, LLC, recorded In Document No. 2023-4409, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said JDM Builderz Tract;

Thence North 74°05'42" East, with the northerly line of said JDM Builderz Tract, a distance of 94.20 feet to a 1/2" steel rod set for the northeast corner of said JDM Builderz Tract;

Thence South 15°54'18" East, with the easterly line of said JDM Builderz Tract, a distance of 80.00 feet to a 1/2" steel rod set for the southeast corner of said JDM Builderz Tract;

Thence South 74°05'42" West, with the southerly line of said JDM Builderz Tract, and with the southerly line of said Lot 4, a distance of 94.20 feet to a 1/2" steel rod set for the southwest corner of said JDM Builderz Tract, common to the southwest corner of said Lot 4;

Thence North 15°54'18" West, with the westerly line of said JDM Builderz Tract, and with the westerly line of said Lot 3 and Lot 4, a distance of 800 feet to the Point of Beginning and containing 0.173 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MONTANO ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

_____
JAVIER MONTANO
JDM BUILDERZ, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, JAVIER MONTANO known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, JDM BUILDERZ, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as MONTANO ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____DAY OF_____, 2023

_____
JAVIER MONTANO
JDM BUILDERZ, LLC

FINAL PLAT
MONTANO ADDITION
Being a Replat of Lots 3 & 4 in Block 5
Epsteins Addition, Vol. 125, Pg. 366, D.R.G.C.T.
Being a part of the George B. Pilant Survey
Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.173 acres of land

04/13/2023

OWNERS/DEVELOPER
JDM BUILDERZ, LLC
914 EAST SPRING STREET
SHERMAN, TX 75090
CONTACT: JAVIER MONTANO

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

UNDERWOOD
DRAFTING & SURVEYING

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

I am requesting a variance for Lot Depth of 94.20' in lieu of 100'. For ~~Residential~~ Residential

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

JDM Builderz, LLC
Attn: Javier Montano
914 E. Spring St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Montano Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

JDM Builderz, LLC
Javier Montano
914 E. Spring St
Sherman, TX 75090

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

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.006 to allow a 94.20' lot depth in lieu of the required 100 lot depth and a Public Hearing located at 921 South Willow Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

211 AND 215 NORTH RICKETTS STREET

The request of Jose Luis Hernandez and David Baca (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 211 and 215 North Ricketts Street, consisting of 0.311 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and is currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 50' lot width in lieu of the required 60' lot width for Lot 14R-2.

Planning and Zoning Commission

B. Public Hearing and Replat of Lot 14 Parkview Addition, being a replat of Lot 14 and the adjacent 15' alley, in the Parkview Addition.

Background:

The property is located at 211 and 215 North Ricketts Street between West Laurel Street and West Pecan Street. The property owner is requesting a Variance for the lot width and would also like to plat the property into two lots for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Jose Luis Hernandez and David Baca (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:
19

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter - Plat
Staff Review Letter - Zoning

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
211 & 215 N RICKETTS ST

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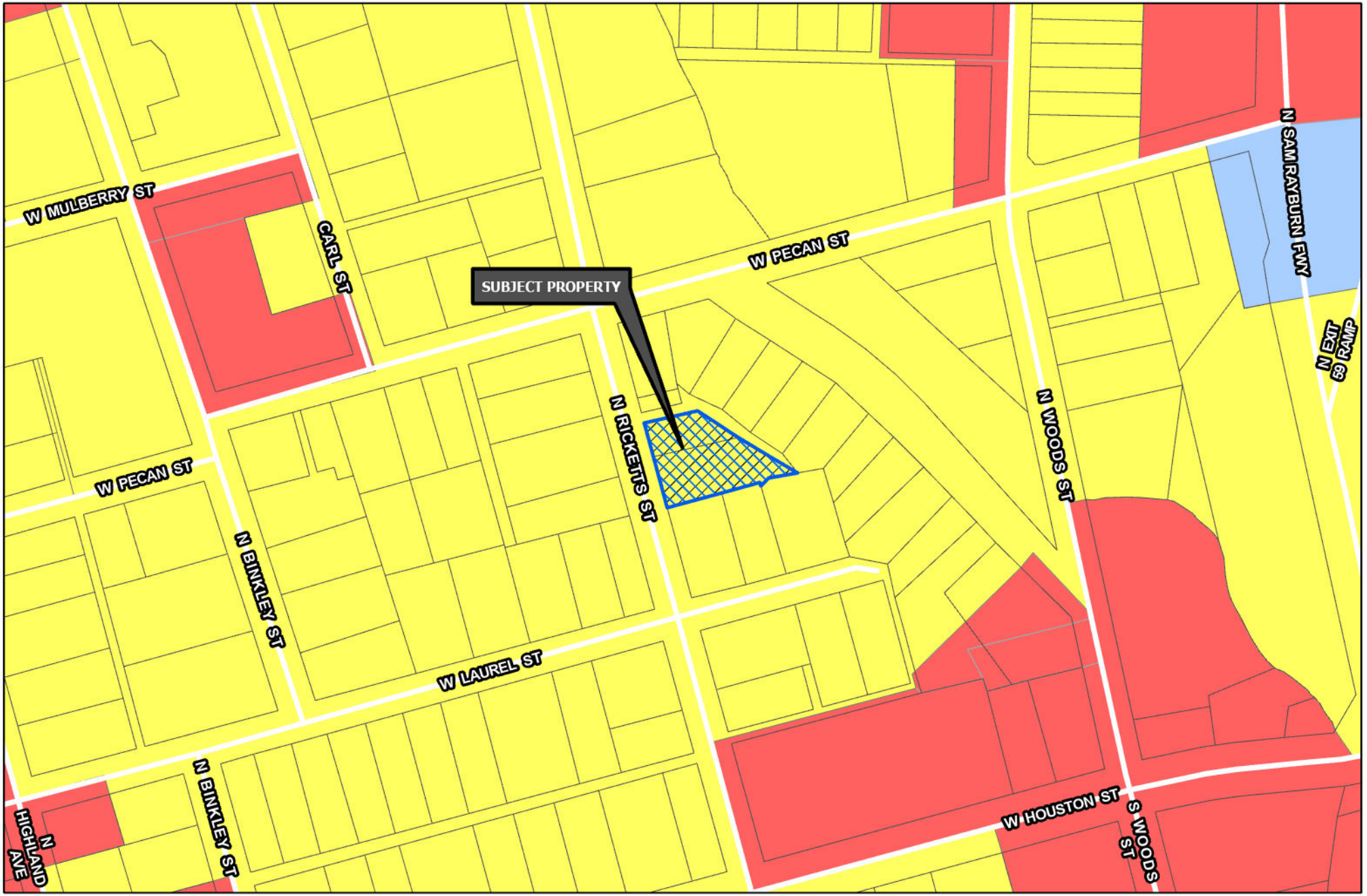
Date: 5/5/2023 7:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
211 & 215 N RICKETTS ST

N
W E
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Date: 5/5/2023 8:07 AM

Details

May 1, 2023 5:28 PM

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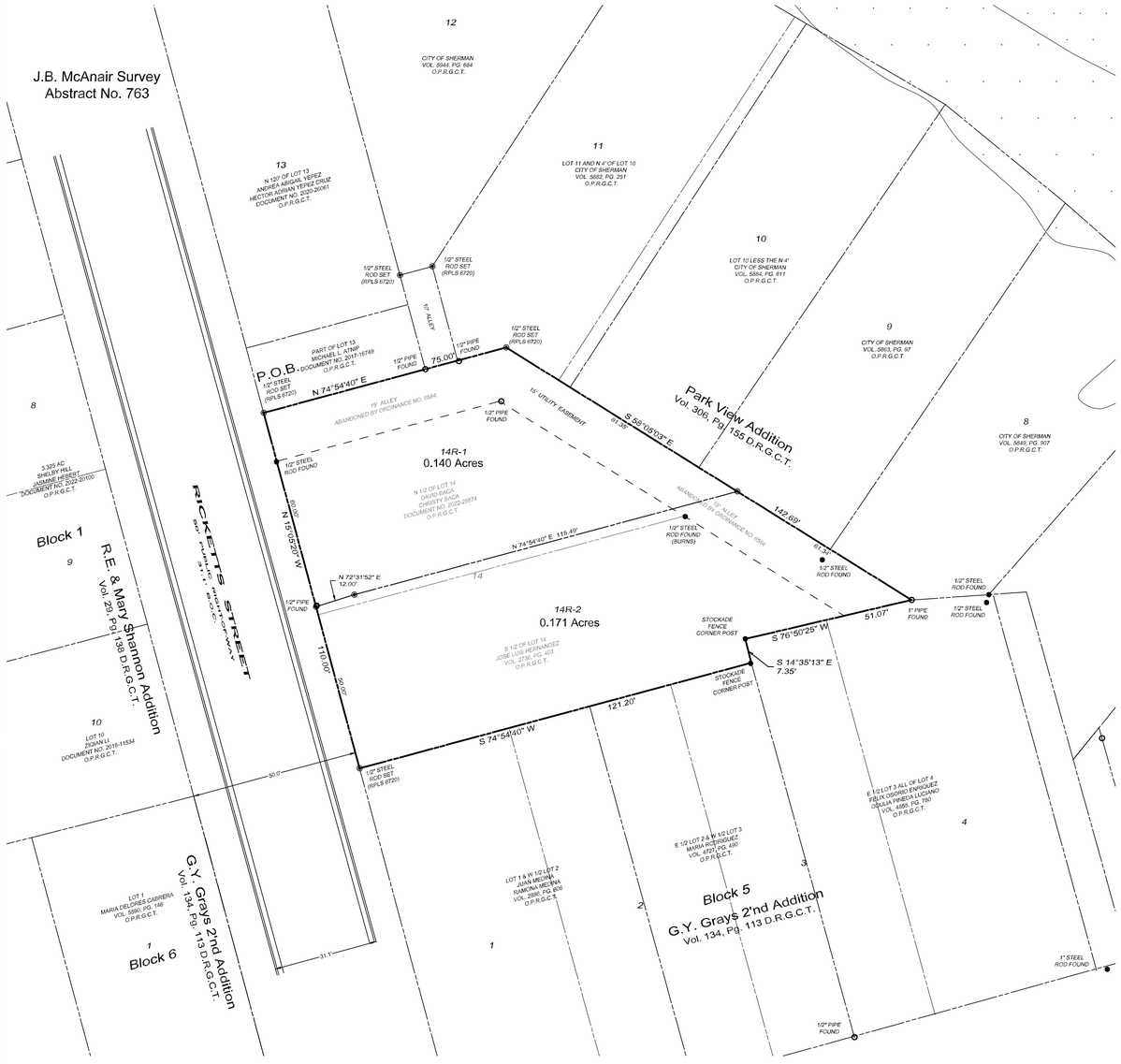
/Internal storage/DCIM/Camera

7.25 MB 4608x2592

To see where this picture was taken, turn on Show location info in **Gallery settings**.

Samsung SM-A600AZ

F1.7 1/2825 s 3.93mm ISO 40



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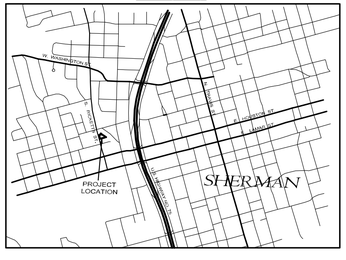
SCALE ~ 1" = 20'

Vicinity Map



N W E S

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this is to Replat an alley and 1 Lot into 2 Lots.

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0043, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
DAVID BACA
CHRISTY BACA
1237 JP. CAVE ROAD
SHERMAN, TEXAS 75090

OWNERS/DEVELOPER
JOSE LUIS HERNANDEZ
211 N. RICKETS
SHERMAN, TEXAS 75092

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 14 and an adjacent 15' alley abandon by Ordinance No. 6584, in the Parkview Addition to Sherman Texas, as shown by plat of record in Volume 306, Page 155, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of Lot 13, of said Parkview Addition, and the intersection of the north line of said 15' alley and the east line of Ricketts Street;*

Thence ***North 74°54'40" East****, along the south line of said Lot 13, Parkview Addition and the north line of said 15' alley, passing a 1/2" pipe found maintaining the southeast corner of said Lot 14, Parkview Addition, at a distances of 50.00 feet, passing a 1/2" pipe found maintaining an angle point in the south line of Lot 11, of said Parkview Addition, at a distance of 60.00 feet, continuing along the south line of said Lot 11, Parkview Addition for a total distance of* ***75.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the north line of said 15' alley and an ell corner in the south line of Lot 11, of said Parkview Addition;*

Thence ***South 58°05'03" East****, along the north line of said 15' alley and the south line of Lots 8, 9, 10, and 11 of said Parkview Addition, a distance of* ***142.69 feet*** *to a 1" pipe found maintaining the an angle point in the south line of said Lot 8, Parkview Addition, the southeast corner of said 15' alley and the north line of Block 5, G.Y. Grays 2'nd Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 134, Page 113 of said Deed Records;*

Thence along the south line of said Parkview Addition the following calls and distances:
South 76°50'25" West*, a distance of* ***51.07 feet*** *to a stockade fence corner post;*
South 14°35'13" East*, a distance of* ***7.35 feet*** *to a stockade fence corner post;*
South 74°54'40" West*, a distance of* ***121.20 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 14, Parkview Addition, the northwest corner of Block 5, G.Y. Grays 2'nd Addition and the east line of said Ricketts Street;*

Thence ***North 15°05'20" West****, along the west line of said Parkview Addition, and the east line of said Ricketts Street, passing a 1/2" steel rod found at a distance of 94.87, continuing for a total distance of* ***110.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.311 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

Notary Public in and for
the State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, DAVID BACA, CHRISTY BACA, AND JOSE LUIS HERNANDEZ, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Lot 14 Parkview Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Lot 14 Parkview Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By:_____ *By:_____*
DAVID BACA *CHRISTY BACA*

By:_____
JOSE LUIS HERNANDEZ

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, DAVID BACA, CHRISTY BACA AND JOSE LUIS HERNANDEZ Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of Lot 14 PARKVIEW ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____ _____, 2023.

DAVID BACA *CHRISTY BACA*
Owner of N/2 Lot 14 *Owner of N/2 Lot 14*

JOSE LUIS HERNANDEZ
Owner of S/2 Lot 14

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared CHRISTY BACA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of Lot 14 PARKVIEW ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____, _____ ,2023.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2023, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Replat of
Lot 14
Parkview Addition
an addition to the City of Sherman Grayson County, Texas Being a replat of Lot 14 and the adjacent 15' alley, in the Parkview Addition to Sherman, Texas

4/24/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

David Baca
Christy Baca
1237 JP Cave Road
Sherman, TX 75090

Jose Luis Hernandez
211 N. Ricketts
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lot 14, Parkview Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All of alley abandoned in Ordinance No. 6584, Instrument No. 2023-10200, OPRGCT, to be included in the plat. Portion of abandoned alley to be included to be shown as a Utility Easement.
2. Dedicate a 10' Utility Easement along Ricketts Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Jose Luis Hernandez
211 N Ricketts St.
Sherman, TX 75092

David Baca
1237 JP Cave Rd
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.006 to allow a 50' lot width in lieu of the required 60' lot width for Lot 14R-2 located at 211 and 215 North Ricketts Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

1901-2501 EAST PECAN ROAD AND 4801-4901 PARK VISTA BOULEVARD

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

Planning and Zoning Commission

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

Background:

The property is located at 1901-2501 East Pecan Road and 4801-4901 Park Vista Boulevard between North Highway 75 and Texoma Parkway. The owner is requesting a Zone Change for Planned Development of Pecan Grove Estates.

The developer hosted a neighborhood meeting on May 4, 2023 in City Council Chambers to discuss the proposed master planned community with the Pecan Grove Village and the Vista Norte neighborhoods.

Adjacent Zoning:

R-6 (Single-Family Residential) District
C-2 (General Commercial) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

Kevin Eldridge, Investment Catalyst, LLC (Owners)
David Kalhoefer, Pelton Land Solutions (Representative)
Peloton Land Solutions (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

66

Objections Received:

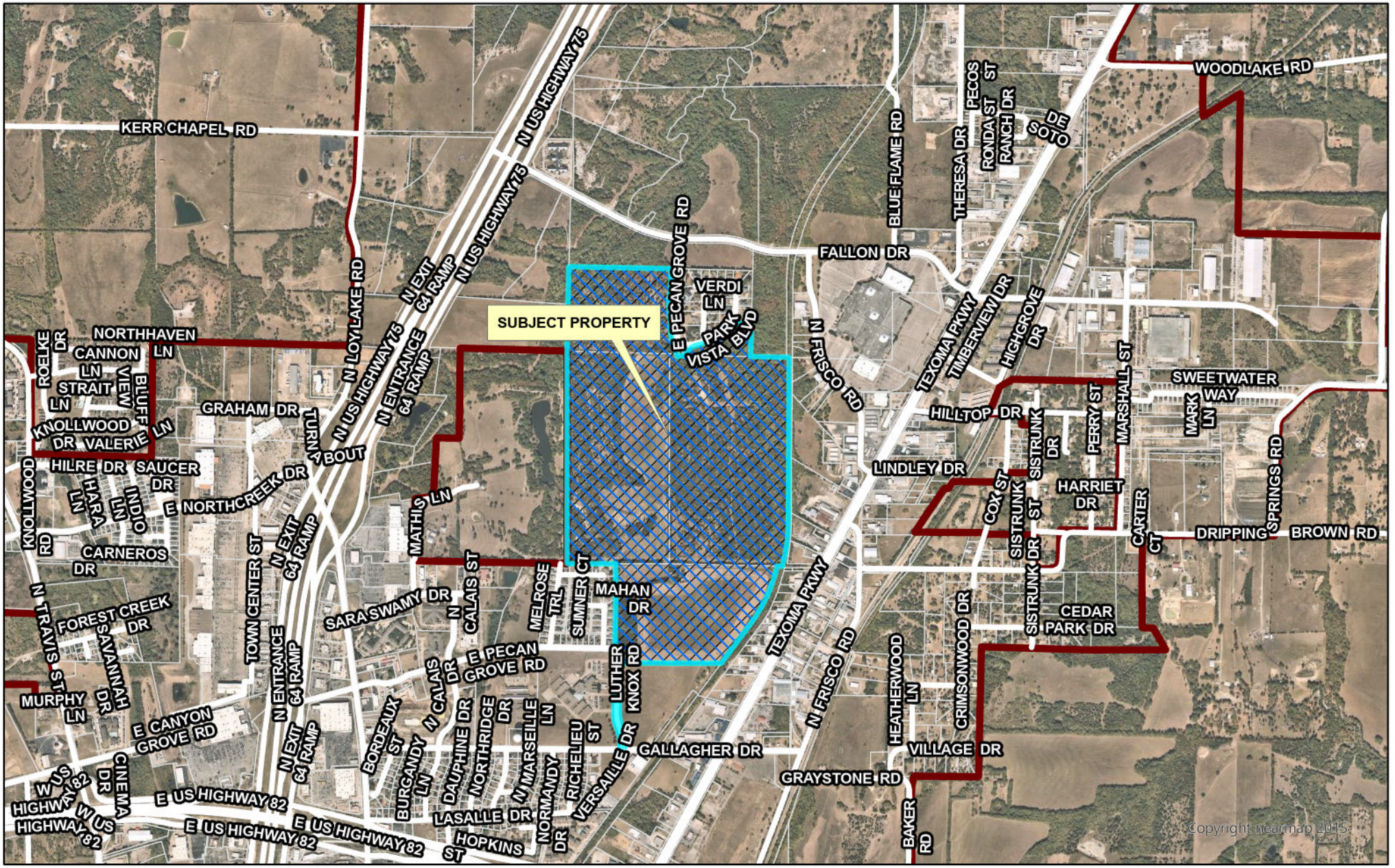
7

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Survey
Zoning Plans
Development Plan
Opposition Email
Opposition Email
Opposition Email
Opposition Letter
Opposition Email
Opposition Email
Opposition Email
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
PECAN GROVE ESTATES
1901-2501 E PECAN RD & 4801-4901 PARK VISTA BLVD

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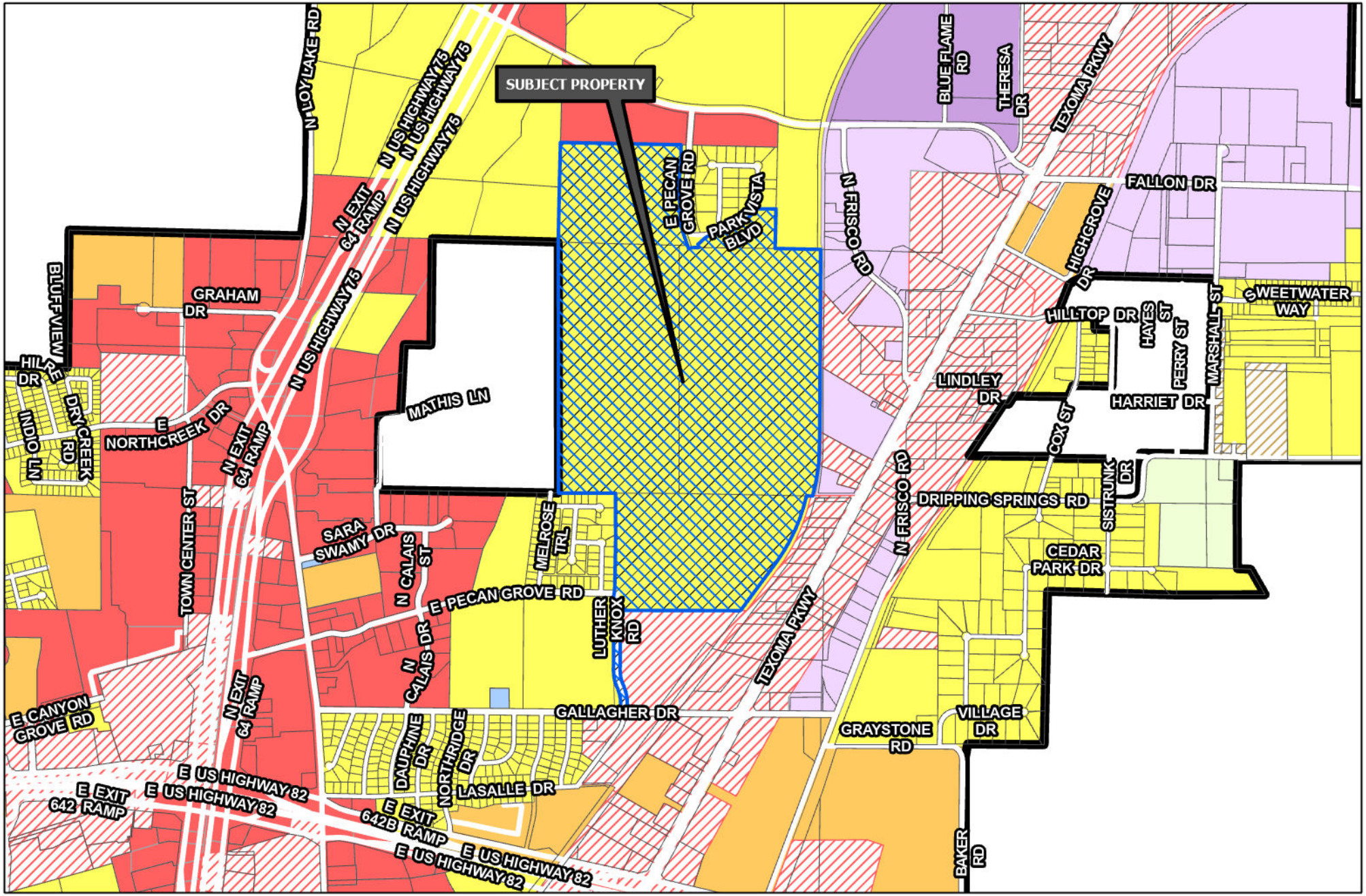
Date: 5/5/2023 4:26 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1901-2501 E PECAN RD & 4801-4901 PARK VISTA BLVD

N
W E
S

Date: 5/11/2023 2:19 PM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: David Kalhoefer
Subject: RE: View recent photos

From: David Kalhoefer
Sent: Tuesday, May 2, 2023 2:48 PM
To: David Kalhoefer
Subject: View recent photos

Add a Caption

Tuesday • May 2, 2023 • 12:16 PM Adjust

IMG_1904

Marlow, Lauren

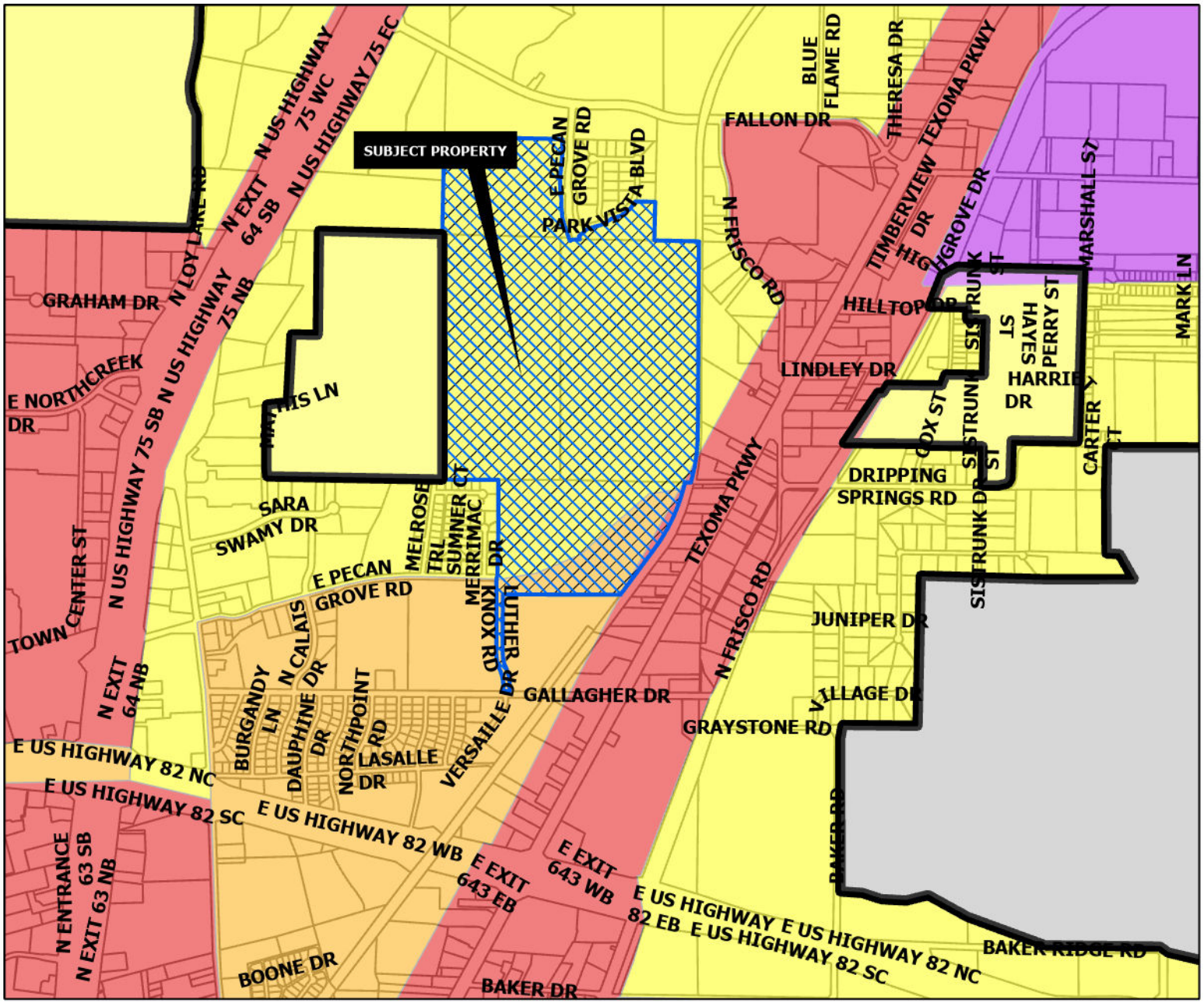
From: laurenm@cityofsherman.com
To: David Kalhoefer
Subject: RE: Zoning Sign Verification Photo

From: David Kalhoefer
Sent: Tuesday, May 2, 2023 2:49 PM
To: David Kalhoefer
Subject: View recent photos

Add a Caption

Tuesday • May 2, 2023 • 12:40 PM Adjust

IMG_1906



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
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Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
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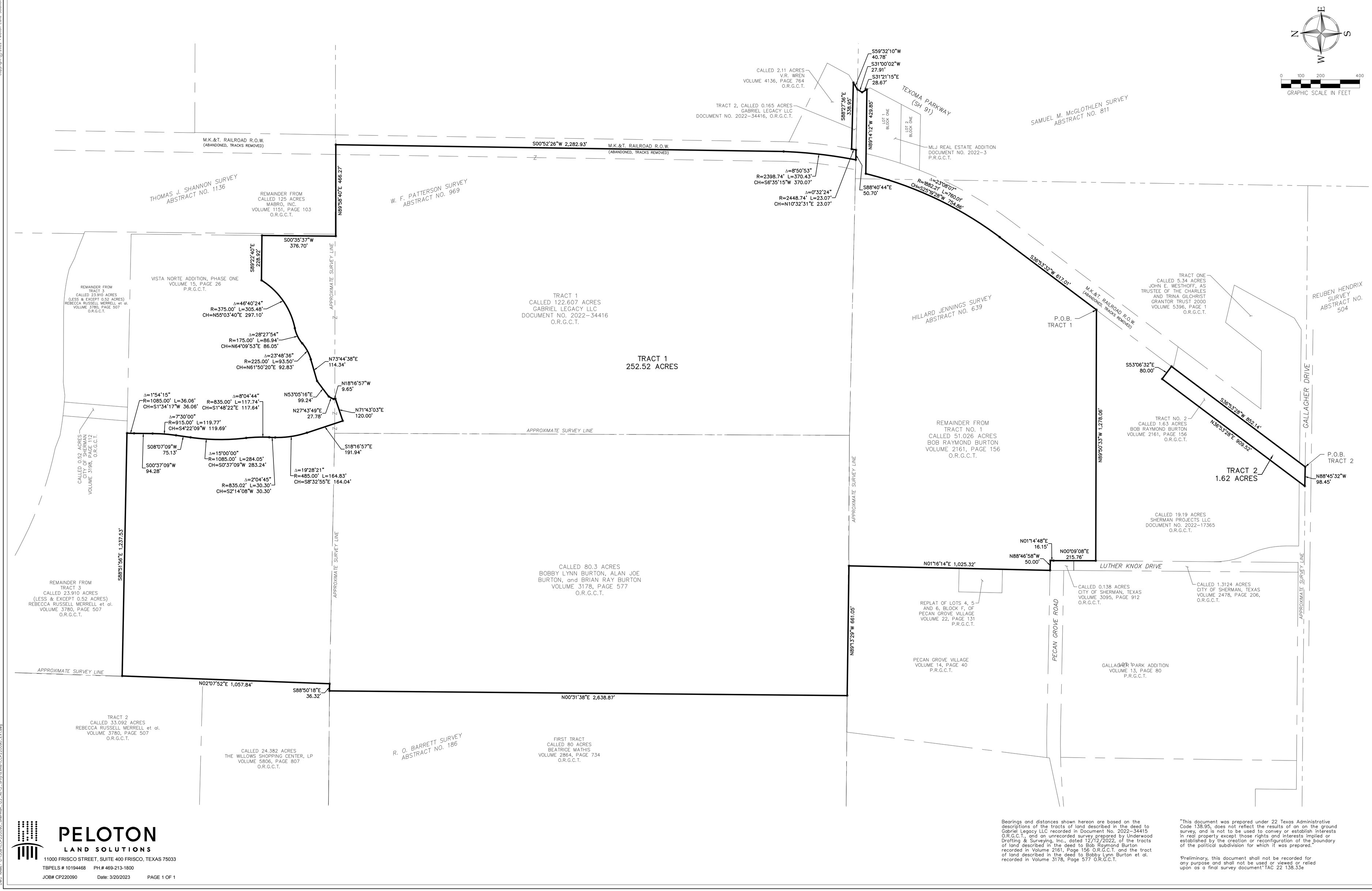
CITY OF SHERMAN
FUTURE LAND USE MAP
PECAN GROVE ESTATES
1901-2501 E PECAN RD & 4801-4901 PARK VISTA BLVD

Date: 5/5/2023 4:35 PM

Copyright © 2022 Peloton Land Solutions, Inc.



PELOTON
LAND SOLUTIONS
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10194468 PH.# 469-213-1800

JOB# CP220090 Date: 3/20/2023 PAGE 1 OF 1

Bearings and distances shown hereon are based on the descriptions of the tracts of land described in the deed to Gabriel Legacy LLC recorded in Document No. 2022-34415 O.R.G.C.T., and an unrecorded survey prepared by Underwood Drafting & Surveying, Inc., dated 12/12/2022, of the tracts of land described in the deed to Bob Raymond Burton recorded in Volume 2161, Page 156 O.R.G.C.T. and the tract of land described in the deed to Bobby Lynn Burton et al. recorded in Volume 3178, Page 577 O.R.G.C.T.

"This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" TAC 22 138.33e

DWG NAME: G:\JOB\CP220090_Sherman_122_Ac\2_Survey\Exhibit\CP220090_EX1.dwg

LAND DESCRIPTION
TRACT 1

BEING a tract of land situated in the Thomas J. Shannon Survey, Abstract No. 1136, the R. O. Barrett Survey, Abstract No. 186, the W. F. Patterson Survey, Abstract No. 969, the Hillard Jennings Survey, Abstract No. 639, and the Samuel M. McGlothlen Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, and being all of a called 122.607 acre Tract 1 and all of a called 0.165 acre Tract 2 described in the deed to Gabriel Legacy LLC, recorded in Document No. 2022-34416 of the Official Records of Grayson County, Texas (O.R.G.C.T.), all of a called 80.3 acre tract described in the deed to Bobby Lyn Burton, Alan Joe Burton, and Brian Ray Burton, recorded in Volume 3178, Page 577 O.R.G.C.T., and part of a called 51.026 acre Tract No. 1 described in the deed to Bob Raymond Burton recorded in Volume 2161, Page 156 O.R.G.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of a called 19.19 acre tract described in the deed to Sherman Projects LLC recorded in Document No. 2022-17365 O.R.G.C.T. and the northerly southeast corner of said 51.026 acre tract;

THENCE North 89° 50' 33" West, along the north line of said 19.19 acre tract and a northerly south line of said 51.026 acre tract, a distance of 1278.06 feet to the east margin of Luther Knox Drive, in the east line of a called 1.3124 acre tract described in the deed to the City of Sherman, Texas, recorded in Volume 2478, Page 206 O.R.G.C.T., for the northwest corner of said 19.19 acre tract;

THENCE along the east margin of Luther Knox Drive, the east line of said 1.3124 acre tract and the east line of a called 0.138 acre tract described in the deed to the City of Sherman, Texas, recorded in Volume 3095, Page 912 O.R.G.C.T., the following courses and distances:

North 00° 09' 08" East, a distance of 215.76 feet;

North 01° 14' 48" East, a distance of 16.15 feet the northeast corner of said 0.138 acre tract, in the north margin of Pecan Grove Road;

THENCE North 88° 46' 58" West, along the north margin of Pecan Grove Road and the north line of said 0.138 acre tract, a distance of 50.00 feet to the northwest corner of said 0.138 acre tract, for the southeast corner of Pecan Grove Village, an addition to the City of Sherman as shown on the plat recorded in Volume 14, Page 40 of the Plat Records of Grayson County, Texas (P.R.G.C.T.), in the west line of said 51.026 acre tract;

THENCE North 01° 16' 14" East, departing the north margin of Pecan Grove Road, along the west line of said 51.026 acre tract, the east line of Pecan Grove Village and the east line of Replat of Lots 4, 5 and 6, Block F, of Pecan Grove Village, an addition to the City of Sherman as shown on the plat recorded in Volume 22, Page 131 P.R.G.C.T., a distance of 1025.32 feet to the northeast corner of Pecan Grove Village, the northwest corner of said 51.026 acre tract, in the south line of said 80.3 acre tract;

THENCE North 89° 13' 29" West, along the north line of Pecan Grove Village and the south line of said 80.3 acre tract, a distance of 661.05 feet, to the southeast corner of a called 80 acre First Tract described in the deed to Beatrice Mathis recorded in Volume 2864, Page 734 O.R.G.C.T. and the southwest corner of said 80.3 acre tract;

THENCE North 00° 31' 38" East, departing the north line of Pecan Grove Village, along the east line of said 80 acre tract and the west line of said 80.3 acre tract, a distance of 2638.87 feet, to the northeast corner of said 80 acre tract and the northwest corner of said 80.3 acre tract, in the easterly south line of a called 24.382 acre tract described in the deed to The Willows Shopping Center, LP, recorded in Volume 5806, Page 807 O.R.G.C.T.;

THENCE South 88° 50' 18" East, along the north line of said 80.3 acre tract and the easterly south line of said 24.382 acre tract, a distance of 36.32 feet to the northerly southwest corner of said 122.607 acre tract and the southeast corner of said 24.382 acre tract;

THENCE North 02° 07' 52" East, along the northerly west line of said 122.607 acre tract, the east line of said 24.382 acre tract and the east line of a called 33.092 acre Tract 2 described in the deed to Rebecca Russell Merrell et al. recorded in Volume 3780, Page 507 O.R.G.C.T., a distance of 1057.84 feet to the northwest corner of said 122.607 acre tract, the westerly southwest corner of a called 23.910 acre Tract 3 described in the deed to Rebecca Russell Merrell et al. recorded in Volume 3780, Page 507 O.R.G.C.T.;

THENCE South 88° 51' 56" East, departing the east line of said 33.092 acre tract, along the westerly south line of said 23.910 acre tract and the westerly north line of said 122.607 acre tract, a distance of 1237.53 feet to the northwest corner of Vista Norte Addition, Phase One, an addition to the City of Sherman as shown on the plat recorded in Volume 15, Page 26 O.R.G.C.T. and the northernmost northeast corner of said 122.607 acre tract, at the beginning of a non-tangent curve to the left;

THENCE along westerly and southerly lines of Vista Norte Addition, Phase One, and easterly and northerly lines of said 122.607 acre tract, the following courses and distances:

With said curve to the left, an arc distance of 36.06 feet, through a central angle of 01° 54' 15", having a radius of 1085.00 feet, and a long chord which bears South 01° 34' 17" West, 36.06 feet;

South 00° 37' 09" West, a distance of 94.28 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 119.77 feet, through a central angle of 07° 30' 00", having a radius of 915.00 feet, and a long chord which bears South 04° 22' 09" West, 119.69 feet;

South 08° 07' 09" West, a distance of 75.13 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 284.05 feet, through a central angle of 15° 00' 00", having a radius of 1085.00 feet, and a long chord which bears South 00° 37' 09" West, 283.24 feet to the beginning of a non-tangent curve to the right;

With said curve to the right, an arc distance of 117.74 feet, through a central angle of 08° 04' 44", having a radius of 835.00 feet, and a long chord which bears South 01° 48' 22" East, 117.64 feet to the beginning of a non-tangent curve to the left;

With said curve to the left, an arc distance of 30.30 feet, through a central angle of 02° 04' 45", having a radius of 835.02 feet, and a long chord which bears South 02° 14' 08" West, 30.30 feet to the beginning of a non-tangent curve to the left;

With said curve to the left, an arc distance of 164.83 feet, through a central angle of 19° 28' 21", having a radius of 485.00 feet, and a long chord which bears South 08° 32' 55" East, 164.04 feet;

South 18° 16' 57" East, a distance of 191.94 feet;

North 71° 43' 03" East, a distance of 120.00 feet;

North 18° 16' 57" West, a distance of 9.65 feet;

North 27° 43' 49" East, a distance of 27.78 feet;

North 53° 05' 16" East, a distance of 99.24 feet;

North 73° 44' 38" East, a distance of 114.34 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 93.50 feet, through a central angle of 23° 48' 36", having a radius of 225.00 feet, and a long chord which bears North 61° 50' 20" East, 92.83 feet to the beginning of a non-tangent curve to the right;

With said curve to the right, an arc distance of 86.94 feet, through a central angle of 28° 27' 54", having a radius of 175.00 feet, and a long chord which bears North 64° 09' 53" East, 86.05 feet to the beginning of a non-tangent curve to the left;

With said curve to the left, an arc distance of 305.48 feet, through a central angle of 46° 40' 24", having a radius of 375.00 feet, and a long chord which bears North 55° 03' 40" East, 297.10 feet;

South 89° 22' 40" East, a distance of 228.92 feet to the southeast corner of Vista Norte Addition, Phase One, and a northeast corner of said 122.607 acre tract;

THENCE South 00° 35' 37" West, along a northerly east line of said 122.607 acre tract, a distance of 376.70 feet to an interior corner of said 122.607 acre tract;

THENCE North 89° 58' 40" East, along the easterly north line of said 122.607 acre tract, and a southerly line of a called 125 acre tract described in the deed to Mabro, Inc., recorded in Volume 1151, Page 103 O.R.G.C.T., a distance of 466.27 feet to the easterly northeast corner of said 122.607 acre tract, on the centerline of the M. K. & T. Railroad right-of-way (abandoned, tracks removed);

THENCE along the centerline of said railroad right-of-way and the easterly lines of said 122.607 acre tract, the following courses and distances:

South 00° 52' 26" West, a distance of 2282.93 feet to the beginning of a non-tangent curve to the right;

with said curve to the right, an arc distance of 370.43 feet, through a central angle of 08° 50' 53", having a radius of 2398.74 feet, and a long chord which bears South 06° 35' 15" West, 370.07 feet to the southeast corner of said 122.607 acre tract, in the north line of said 51.026 acre tract;

THENCE South 88° 40' 44" East, across said railroad right-of-way, along the north line of said 51.026 acre tract, 50.70 feet to the southwest corner of said 0.165 acre tract, in the easterly line of said railroad right-of-way, at the beginning of a non-tangent curve to the left;

THENCE with said curve to the left, along the west line of said 0.165 acre tract and the easterly line of said railroad right-of-way, an arc distance of 23.07 feet, through a central angle of 00° 32' 24", having a radius of 2448.74 feet, and a long chord which bears North 10° 32' 31" East, 23.07 feet, to the northwest corner of said 0.165 acre tract and the southwest corner of a called 2.11 acre tract described in the deed to V. R. Wren recorded in Volume 4136, Page 764 O.R.G.C.T.;

THENCE South 88° 27' 36" East, departing the easterly line of said railroad right-of-way, along the south line of said 2.11 acre tract and the north line of said 0.165 acre tract, a distance of 338.95 feet to the southerly southeast corner of said 2.11 acre tract and the northeast corner of said 0.165 acre tract, in the westerly right-of-way line of Tahoma Parkway (State Highway 91);

THENCE South 59° 32' 10" West, along the westerly right-of-way line of Tahoma Parkway and the southeast line of said 0.165 acre tract, a distance of 40.78 feet to the southeast corner of said 0.165 acre tract, in the north line of said 51.026 acre tract;

THENCE across said 51.026 acre tract, along the westerly right-of-way line of Tahoma Parkway, the following courses and distances:

South 31° 00' 02" West, a distance of 27.91 feet;

South 31° 21' 15" East, a distance of 28.67 feet to the northerly northeast corner of MLJ Real Estate Addition, an addition to the City of Sherman as shown on the plat recorded in Document No. 2022-3 P.R.G.C.T., in the northerly south line of said 51.026 acre tract;

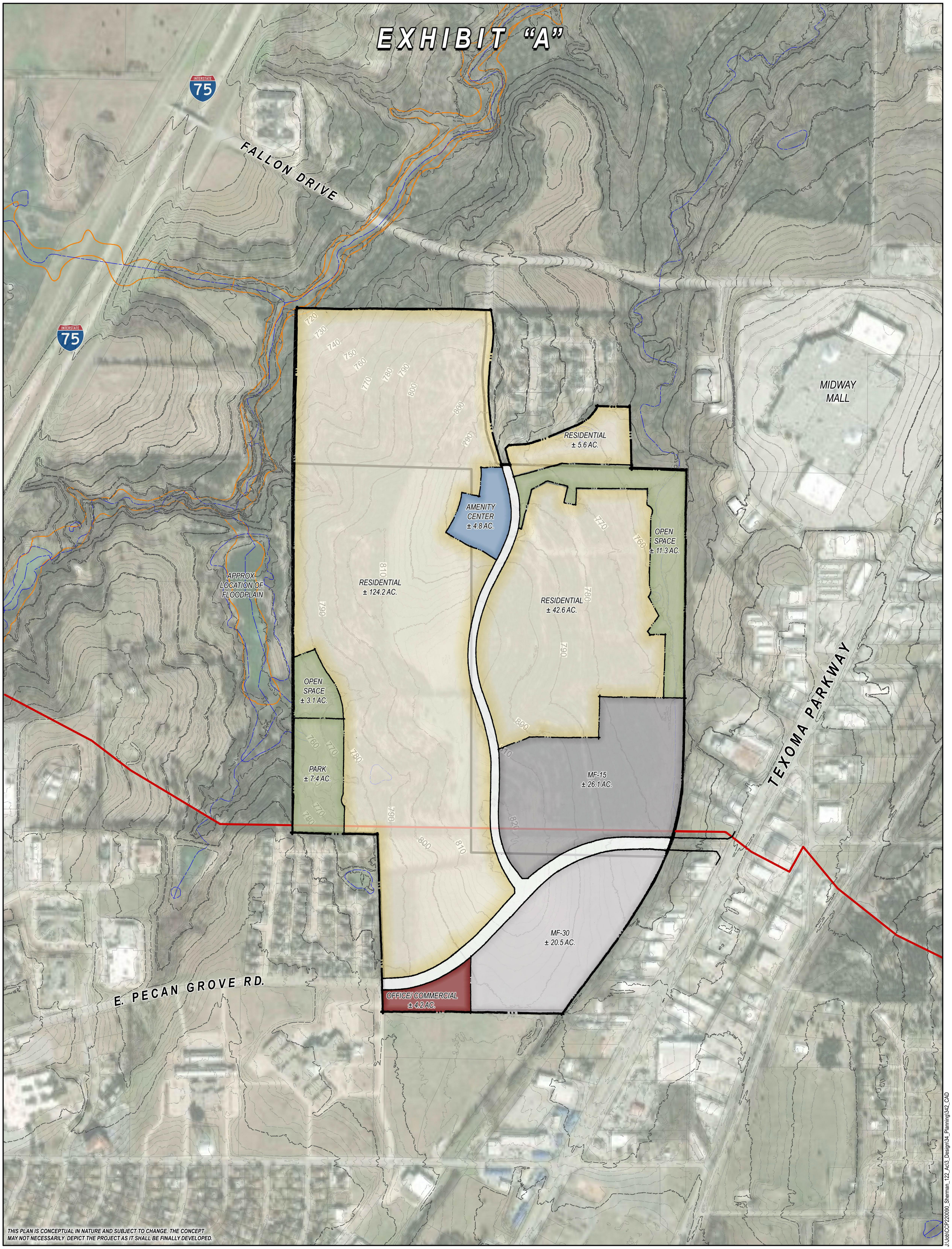
THENCE North 89° 14' 12" West, along the north line of MLJ Real Estate Addition and the northerly south line of said 51.026 acre tract, across said railroad right-of-way, a distance of 429.85 feet to an interior corner of said 51.026 acre tract, in the westerly line of said railroad right-of-way, at the beginning of a non-tangent curve to the right;

THENCE along the northerly east lines of said 51.026 acre tract and the westerly line of said railroad right-of-way, the following courses and distances:

With said curve to the right, an arc distance of 760.01 feet, through a central angle of 23° 08' 07", having a radius of 1882.21 feet, and a long chord which bears South 25° 19' 28" West, 754.86 feet;

South 36° 53' 32" West, 617.01 feet to the **POINT OF BEGINNING** and containing 252.52 acres of land, more or less.

EXHIBIT "A"



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

CONCEPTUAL MASTER PLAN

SHERMAN, TEXAS | ± 248.19 AC.

N

0 200' 400' 600'

GRAPHIC SCALE

MAY 2023

J:\Job\CCP220090_Sherman_122_Act3_Design\34_Planning\342_CAD

EXHIBIT "B"

INTERSTATE 75

FALLON DRIVE

DETENTION

OPEN SPACE ± 11.3 AC.

EX. STREAM

MIDWAY MALL

APPROX. LOCATION OF FLOODPLAIN

OPEN SPACE ± 9.8 AC.

EX. PIPELINE

TEXOMA PARKWAY

E. PECAN GROVE RD.

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

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PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

OPEN SPACE EXHIBIT

SHERMAN, TEXAS | ± 248.19 AC.

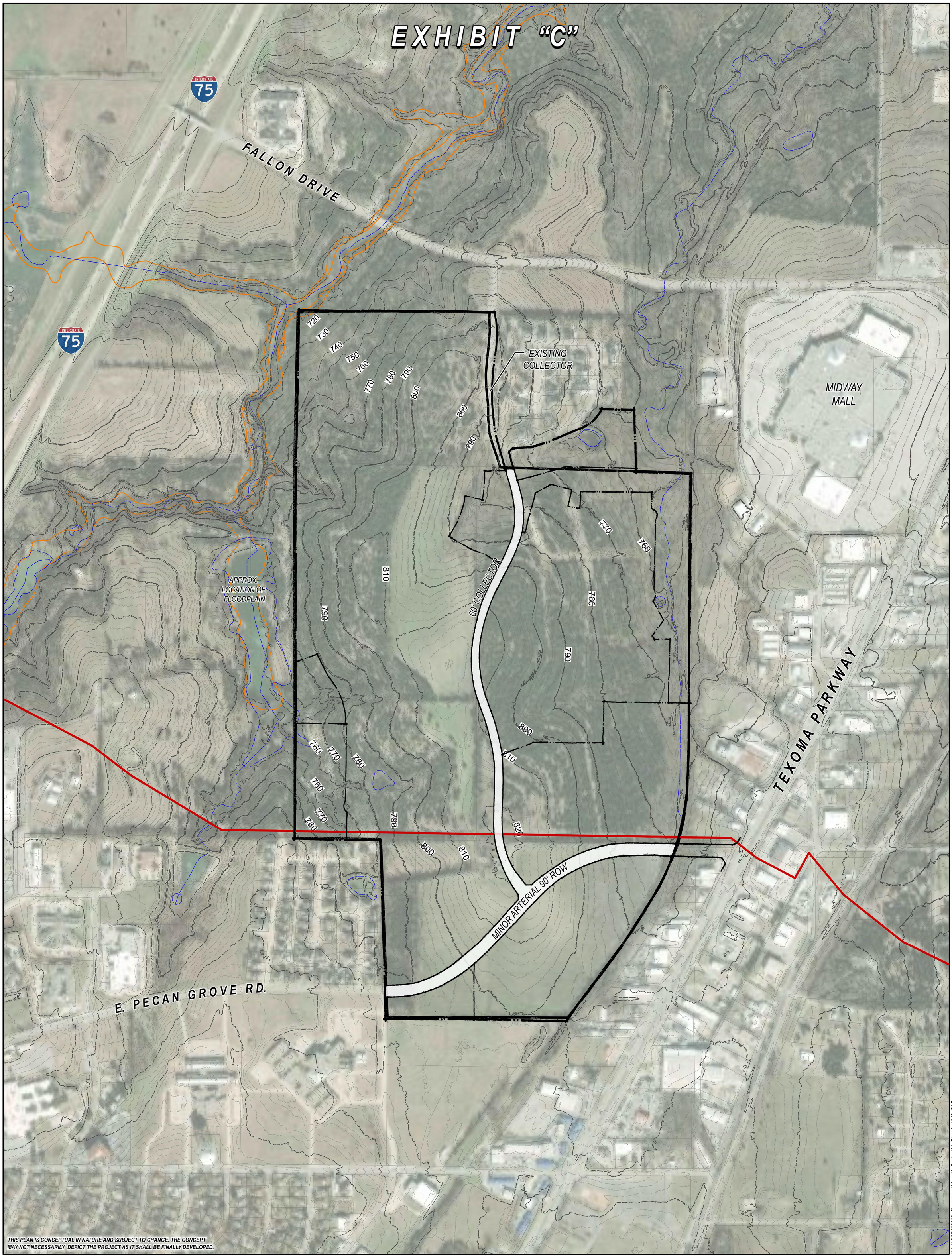
N

0 200' 400' 600'

GRAPHIC SCALE

MAY 2023

EXHIBIT "C"



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

MASTER THOROUGHFARE PLAN

SHERMAN, TEXAS | ± 248.19 AC.

N

0 200' 400' 600'

GRAPHIC SCALE

MARCH 2023

J:\Job\CCP220090_Sherman_122_Act3_Design\34_Planning\342_CAD

EXHIBIT "D"

INTERSTATE 75

FALLON DRIVE

DETENTION

DETENTION

DETENTION

APPROX. LOCATION OF FLOODPLAIN

MIDWAY MALL

EX. PIPELINE

TEXOMA PARKWAY

E. PECAN GROVE RD.

FUTURE KATY TRAIL

FUTURE

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

LEGEND

- 12' KATY TRAIL
- 6' HIKE & BIKE TRAIL

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PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

PROPOSED TRAIL EXHIBIT

SHERMAN, TEXAS | ± 248.19 AC.

0 200' 400' 600'

GRAPHIC SCALE

MAY 2023

PECAN GROVE ESTATES

A PLANNED DEVELOPMENT DISTRICT

SHERMAN, TEXAS
MARCH 23, 2023

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VI.	LANDSCAPE STANDARDS	Page 6
VII.	PARKS and OPEN SPACE STANDARDS	Page 8
VIII.	DEFINITIONS	Page 9

EXHIBIT 'A' – CONCEPT PLAN

EXHIBIT 'B' – OPEN SPACE PLAN

EXHIBIT 'C' – TRANSPORTATION MASTER PLAN

EXHIBIT 'D'- HIKE and BIKE TRAIL PLAN

I. INTRODUCTION

A. PURPOSE AND INTENT OF THE PLANNED DEVELOPMENT

The Pecan Grove Estates Planned Development District is a mixed-use development consisting of approximately 254 acres. The property is located between US Highway 75 and Texoma Parkway and south of Fallon Drive. Characteristics of the site include wooded areas, small tributaries, and creeks, falling topography and adjacency to the abandoned railway that runs the entire length of the eastern boundary.

The primary land use will be a variety of residential uses, including multiple variations of single family detached units and two distinctive multi-family options. The remainder of the district will be comprised of Neighborhood Commercial and Public Park /Open Spaces, which are distributed throughout the site and take advantage of the natural features listed above. The use and development regulations set forth in the Pecan Grove Estates PD provides for and encourages a mix of housing types unique to a well-balanced master planned community.

Should a conflict arise between the City of Sherman Code of Ordinances and the development regulations and standards established within this document, this document shall have control. Where this document is silent regarding certain development regulations or standards, the City of Sherman Code of Ordinances shall have control.

B. DEVELOPMENT OBJECTIVES

The Pecan Grove Estates Planned Development will address several issues concerning this area of Sherman through the following objectives:

- Provide quality development for future homeowners.
- Provide a variety of housing options.
- Utilize the natural characteristics and features within the district to provide meaningful and usable open spaces.
- Potentially solve traffic issues relating to current off-site land uses through road extensions and connections.

C. COMPONENTS OF THE PLANNED DEVELOPMENT

1. Concept Plan

The Concept Plan, attached as Exhibit 'A', is an overview of the proposed development and illustrates general land use locations to be used as a guide as the property develops. These uses, specifically the types of single-family units to be developed, shall have the ability to fluctuate in their location(s) based on market needs or trends.

2. Open Space Plan

The Open Space Plan, attached as Exhibit 'B', outlines areas to be preserved due to the natural characteristics contained within the boundaries of the PD and to provide public park and open space opportunities within a desired distance from each of the residential units. Two significant open spaces that are either identified as a park or will have a direct connection to the city's future Katy Trail are also illustrated and shall contain additional trail facilities for the residents.

3. Transportation Master Plan

The Transportation Master Plan, attached as Exhibit 'C', identifies the roadway infrastructure included on their Master Thoroughfare Plan for the city. The extension of E. Pecan Grove will provide direct, east/west access from N. Loy Lake Road to Texoma Parkway and assist in alleviating traffic congestion in and around Dillingham Elementary School. The completion of the current Pecan Grove Road (to be renamed later) as a local collector will provide a connection from E. Pecan Grove to Fallon Drive and further assist in the disbursement of vehicular traffic.

4. Trail Plan

The Trail Plan, Exhibit 'D', identifies the Katy Trail within the abandoned railroad right-of-way and proposed trailways within the development. These are intended to provide an internal network of pedestrian and bicycle passageways as well as provide connections to the Katy Trail.

5. Land Use Requirements

The Land Use Requirements section shall outline the types of uses, based from the City of Sherman's Zoning Ordinance with noted exceptions to lot and building standards as well as prohibited uses within each district.

6. Architectural Requirements

The Architectural Standards section shall regulate the Residential, Commercial and Park and Open Space for elements and treatments related to the façade materials, roofs, and other building standards.

7. Landscape Requirements

The Landscape Standards section shall help guide development of private and public areas of green space and landscape elements such as screening, lighting, parking, and signage.

II. LAND USE REQUIREMENTS

This PD is comprised of multiple types of land uses as illustrated on the Concept Plan (Exhibit A), containing Residential that may consist of single-family, single-family attached and multi-family, Neighborhood Commercial and Park land. Each of these uses provides opportunities to live, work and play within the confines of the development.

Residential and Multi-Family

These areas will generally consist of R-12, R-6, R-5, R-4, R-TH for the single-family, MF-30 and MF-15 for the multi-family, and C-N for the commercial. These districts shall allow the permitted uses in Article 14.10 of the Sherman Zoning Ordinance except for the following:

PROHIBITED USES – ALL LAND USE AREAS

Community Home

Halfway House

Electric Plant

Municipal Waste-Water Treatment Plant

Sexually Oriented Businesses

Tattoo Parlor

III. SITE DEVELOPMENT STANDARDS

The Site Development Standards section establishes the standards for public improvements, streets, amenities, and public spaces.

A. PUBLIC STREETS

Within the Planned Development District, three classifications of roads and streets shall be constructed per the city's design and construction standards. The first road is the E. Pecan Grove Minor Arterial extension to Texoma Parkway and will consist of a right-of-way width of ninety (90) feet.

The second type of road is a Residential Collector and will be the extension of Pecan Grove Road from Fallon Drive and will consist of a minimum right-of-way width of sixty (60) feet. Lastly, all remaining streets within the district shall be local streets having a minimum right-of-way width of fifty (50) feet. Wider right-of ways at intersections may be permitted to allow for entry medians.

B. PARKS and OPEN SPACES

Parks and Open Spaces are generally located where the natural characteristics of the site wish to be preserved. These areas may include significant stands of trees, creeks or minor tributaries, and areas where detention may occur but could provide opportunities to amenitize with trails or benches.

C. TRAILS and SIDEWALKS

Trails within the Planned Development have been located to connect parks and open spaces and to provide access to the future Katy Trail. Hike and bike trails shall be eight (8) feet in width. Sidewalks adjacent to local streets shall be five (5) feet. The Katy Trail, per the city's Trails Master Plan shall have a minimum width of twelve (12) feet.

IV. BUILDING DESIGN STANDARDS

The Building Design Standards section provides basic parameters for permitted uses, building placement, lot widths, heigh, stories and densities. Building types for uses permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Planned Development.

For each standard identified below, the following building height, building line, lot area and special regulations shall apply, provided that minor deviations to these regulations do not exceed 10% greater or lessor may be approved by the Development Services Director if the minor deviation(s) is warranted in order to meet the intent of this PD or there is undue hardship which prevents full compliance with these standards. Building heights shall be measured from the ground immediately adjacent to the foundation to the eave line of the building. In the event that a permitted use in any standard set does not have a corresponding height or area regulation specified herein, the height and area regulation for such use shall be those for uses most similar to such permitted use.

A. RESIDENTIAL STANDARDS

1. **Single Family Homes**
    - These units are encouraged to be in a variety and range of sizes to promote a diversity of housing options.
    - These units shall follow the base districts of R-12, R-6, R-5 and R-4 of the Sherman Zoning Ordinance, dated 12/05/2022, except as noted below, and

- shall have the ability to mix throughout the areas designated for residential on the Concept Plan; Single family attached units shall also be permitted.
- using the R-TH district as a base district and shall be limited to no more than 15 acres of the parent tract.
- Single Family homes, detached or attached, may be front entry or alley served.
- Minimum Requirements for Lot Area, Width and Setback:

  R-12 Front Setback (front/rear loaded garage): 40'
- Requirements for Floor Area:

R-12	1,800 sf
R-6	1,500 sf
R-5	1,400 sf min., 3,200 sf max.
R-4	1,200 sf min., 2,700 sf max.
R-TH	1,000 sf

- Maximum Number of Single-Family Dwelling Units:

R-5	360 units
R-4	200 units

- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Parking requirements shall adhere to Section 14.04.03 of the Zoning Ordinance dated December 5, 2022.
- Minimum two car garage spaces shall be provided; The elimination of a garage space to allow for a habitable purpose, shall not be allowed.
- Accessory Dwellings my be permitted in the R-12 single-family district.

2. Multi-Family

- These units shall have a base district of MF-30 and MF-15 as identified on the Concept Plan.
- R-TH dwellings shall be permitted as "for sale" or "for rent" units.
- Cottage style units are permitted within either multi-family designation, consisting of one or two dwelling unit structure. These structures may have attached or unattached garages or uncovered parking spaces.
- Parking requirements shall adhere to Section 14.04.03 of the Zoning Ordinance dated December 5, 2022.
- Recreational vehicles (ATV's, Boats, Jet Skis), travel trailers or motor homes may not be used for on-site dwellings nor stored within the parking areas.

3. Non-residential Uses

- Detailed Site Plan approval shall be required by the Planning and Zoning Commission and City Council to establish building height, building

- setbacks, lot areas and special regulations for any non-residential use listed as a permitted use.

B. COMMERCIAL STANDARDS

- The commercial area illustrated on the Concept Plan shall follow the C-N, Neighborhood Commercial District as a base zoning district. Permitted uses shall follow the development standards established in the City of Sherman Zoning Ordinance dated December 5, 2022. This area reflects the minimum amount of commercial areas to be developed within the Planned Development District.
- Parking requirements shall adhere to Section 14.04.03 of the Zoning Ordinance dated December 5, 2022.
- There shall be no minimum lot area.

V. ARCHITECTURAL STANDARDS

- The following materials shall be prohibited in the construction of Residential structures:
  Metal Siding
  Vinyl Siding
  Wood Siding

- The following materials shall be prohibited in the construction of Commercial structures:
  Vinyl siding
  Wood Siding

VI. LANDSCAPE STANDARDS

Landscaping Standards are used to promote a framework for the design and implementation of the landscape plan for the community. These areas are identified on the Open Space Plan as landscape buffers and parks. The preservation of existing vegetation shall also be considered upon approval of any landscape plans submitted as part of the development.

A. LANDSCAPE

1. Definition: Landscaping shall be defined for the purposes of these requirements, as plant material including, but not limited to, grass, ornamental grasses, trees, shrubs, flowers, vines and other ground cover. Materials such as decorative stone, boulders or decomposed granite shall also be included as part of the landscaping definition.

2. Compliance: Landscaping shall conform to the following:
    - Landscaping shall be required on all developments and shall be completed prior to the issuance of a certificate of occupancy.
    - The Director of Development Services may authorize a reasonable delay of landscape installation and issue a certificate of occupancy due to certain circumstances, conditions, or hardships.
    - All landscaping should be installed to avoid hazards.
    - A Landscape Plan is required at the time of Detailed site Plan approval.
    - This document shall apply to new residential and commercial construction and their respective permitted accessory uses.
3. Parking Lots and Streets:
    - Screening of non-residential parking lots over twenty-five (25) spaces shall be landscaped.
    - All areas that are used for parking shall conform to the minimum landscaping requirements with the city for such use.
    - Landscaping shall consist of a combination of such plant materials as follows: ground cover, ornamental grasses, shrubs, vines, hedges, trees, or other such materials.
    - Required street trees will be planted within the streetscape areas adjacent to designated rights-of-way.
    - Required street trees may be clustered to facilitate a creative design, for safety reasons or to provide visibility.
    - For Minor Arterial or Collector Street sections, street trees will be provided for every two hundred (200) linear feet.
    - Street trees shall be at least three (3) caliper inches in diameter.

B. SCREENING

1. Landscaping may be used as a screening method.
2. If landscaping is used as a screen, the minimum height at installation shall be three (3) feet.
3. Masonry walls shall be a permitted screening option.
4. Wood opaque fencing shall be permitted as a screening option.
5. Decorative Metal opaque fencing shall be permitted as a screening option.
6. Privacy fences in the residential areas shall consist of wood, ornamental metal with a consistent design and finished in black, or masonry fence materials.
7. Fence and wall locations and materials will be approved as part of the detailed site plan approval.
8. Fences and walls consisting of materials or locations not addressed in this section, may be approved as part of the detailed site plan approval.

9. Site features noted below shall be screened in accordance with the above requirements:
    - Rear Yards for Non-Residential uses, to include Multi-Family.
    - Loading Docks.
    - Solid Waste Réceptacles/Trash Bins.
    - Ground Mounted Equipment.

10. Fences and Walls:
    - For residential areas, no fence, wall or enclosure wall shall exceed a height of eight (8) feet.
    - For commercial, no fence, wall or wall enclosure shall be less than six (6) feet nor greater than ten (10) feet for security purposes.

VII. PARKS and OPEN SPACE STANDARDS

The Parks and Open Space Plan is attached as Exhibit 'B' and shall generally serve as the guiding document for locations and types of open spaces, trails and recreational opportunities provided in the Pecan Grove Estates PD. The final locations of these amenities shall be determined at the time of detailed site plan.

A. PARKS

Final designs consistent with typical park designs shall be produced as a final alignment and engineering are performed for each detailed site plan submittal.

B. LAKES and OPEN SPACE

Final designs consistent with these lake and open space typical designs shall be produced as final alignment and engineering are performed for each detailed site plan submittal.

C. TRAILS

Connected pedestrian access shall be provided throughout much of the development and shall include internal neighborhood trails constructed in phases concurrent with the construction of such neighborhoods that ultimately connect to the master trail system identified during the detailed site plan.

Final designs consistent with these typical trail designs shall be produced as final alignment and engineering are performed for each detailed site plan submittal. Materials for trail construction are permitted to be concrete, decomposed granite, or other durable and applicable material suitable for trails as submitted by developer and approved by the Director of Development Services.

Right-of-way for the Katy Trail, as identified in the City of Sherman Trails Master Plan, shall be dedicated at the time of platting for the phase of development directly adjacent to the proposed trail.

VIII. DEFINITIONS

For purposes of this PD Document, certain words and terms are to be used and interpreted as defined hereinafter unless the context of such use clearly indicates otherwise. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. Refer to Article 14.08 Definitions of the City of Sherman Zoning Ordinance for definitions.

The word "shall" is mandatory and not directory. For any term or use not defined herein, Webster's Dictionary (latest edition) shall be used.

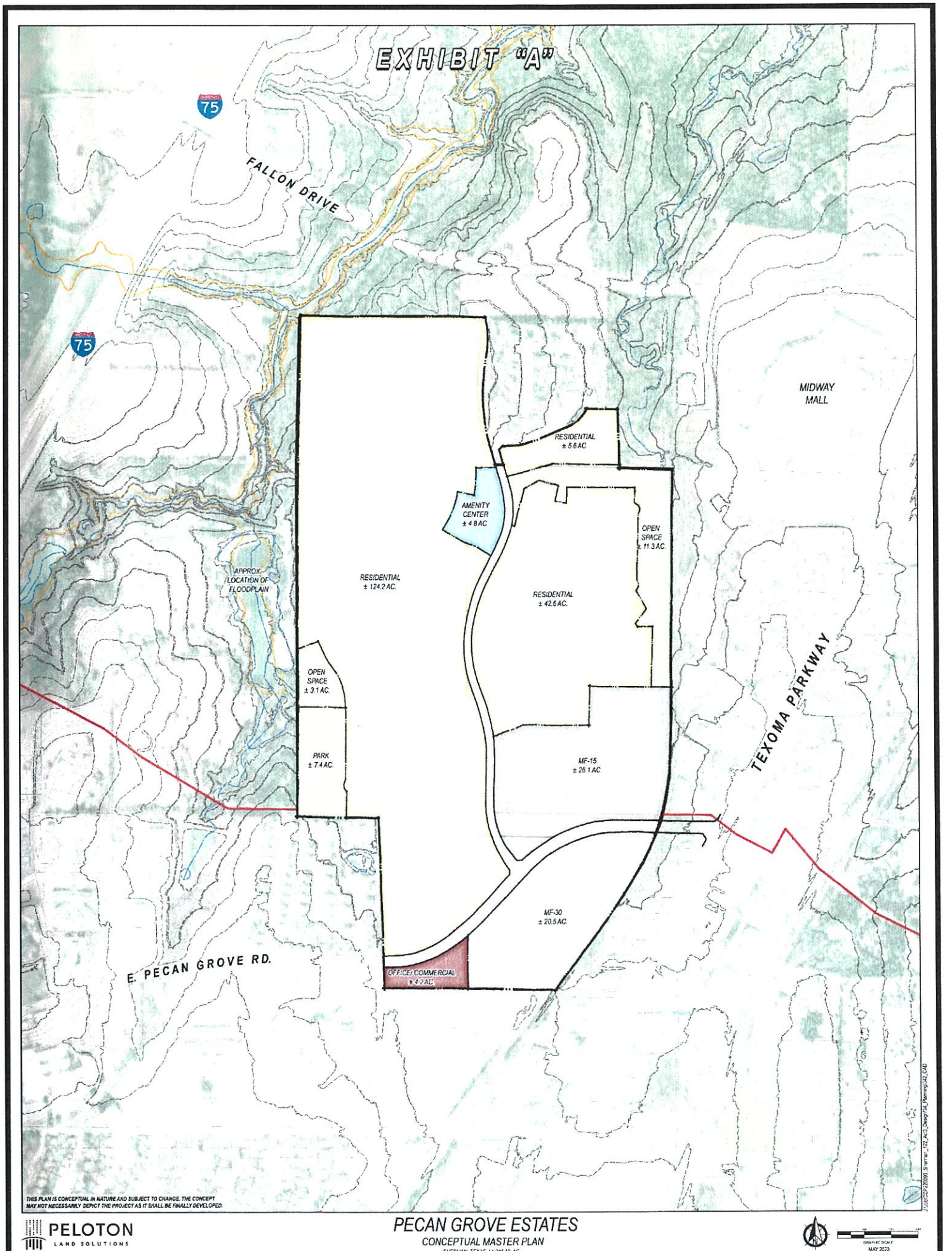
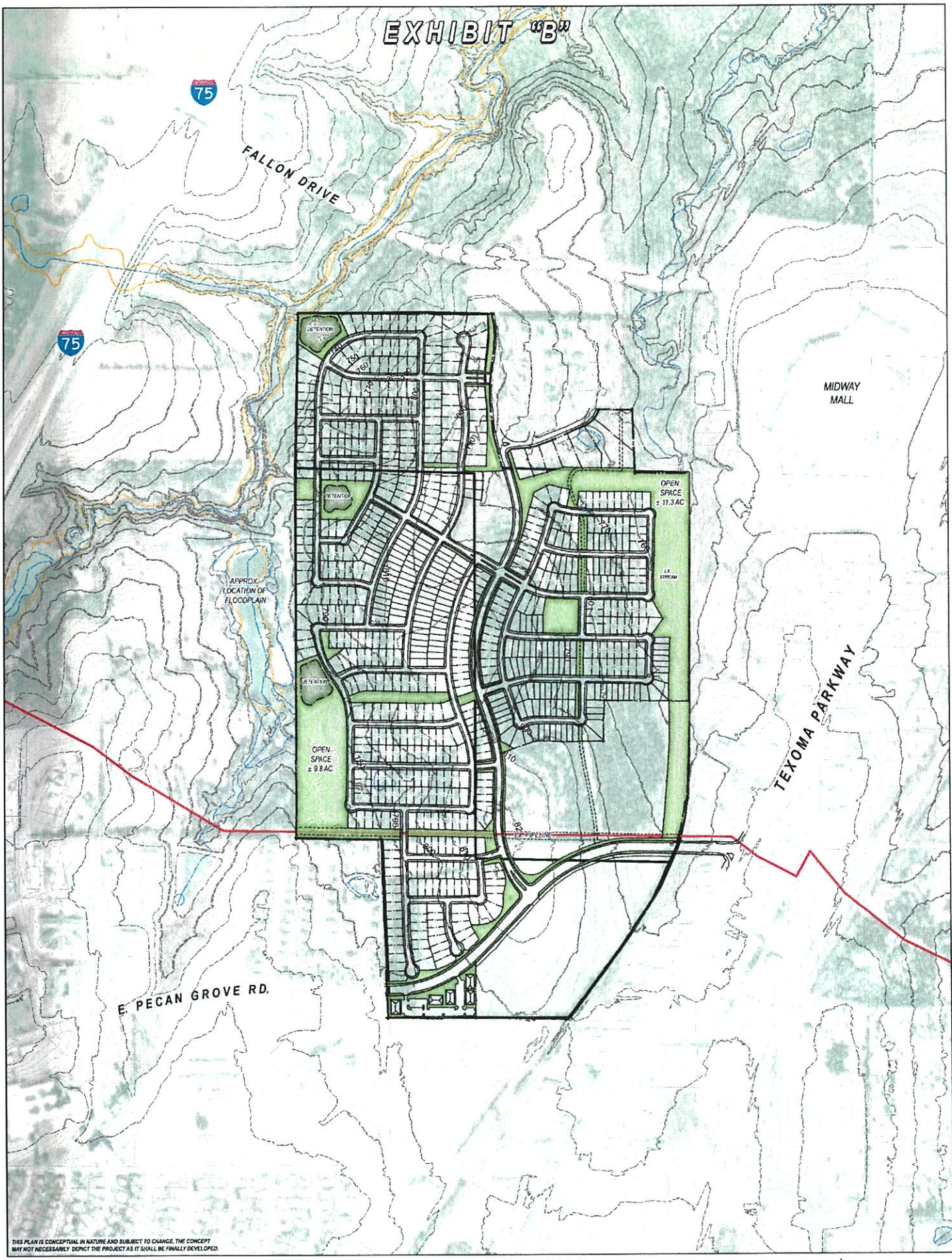


EXHIBIT "A"
75
FALLON DRIVE
75
MIDWAY MALL
RESIDENTIAL ± 5.6 AC
AMENITY CENTER ± 4.8 AC
OPEN SPACE ± 11.3 AC.
APPROX. LOCATION OF FLOODPLAIN
RESIDENTIAL ± 124.2 AC.
RESIDENTIAL ± 42.6 AC.
OPEN SPACE ± 3.1 AC.
PARK ± 7.4 AC.
MF-15 ± 26.1 AC.
TEXOMA PARKWAY
MF-30 ± 20.5 AC.
E. PECAN GROVE RD.
OFFICE/ COMMERCIAL ± 4.2 AC.
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.
PELOTON LAND SOLUTIONS
PECAN GROVE ESTATES
CONCEPTUAL MASTER PLAN
SHERMAN, TEXAS | ± 248.10 AC.
GRAPHIC SCALE
MAY 2023

EXHIBIT "B"



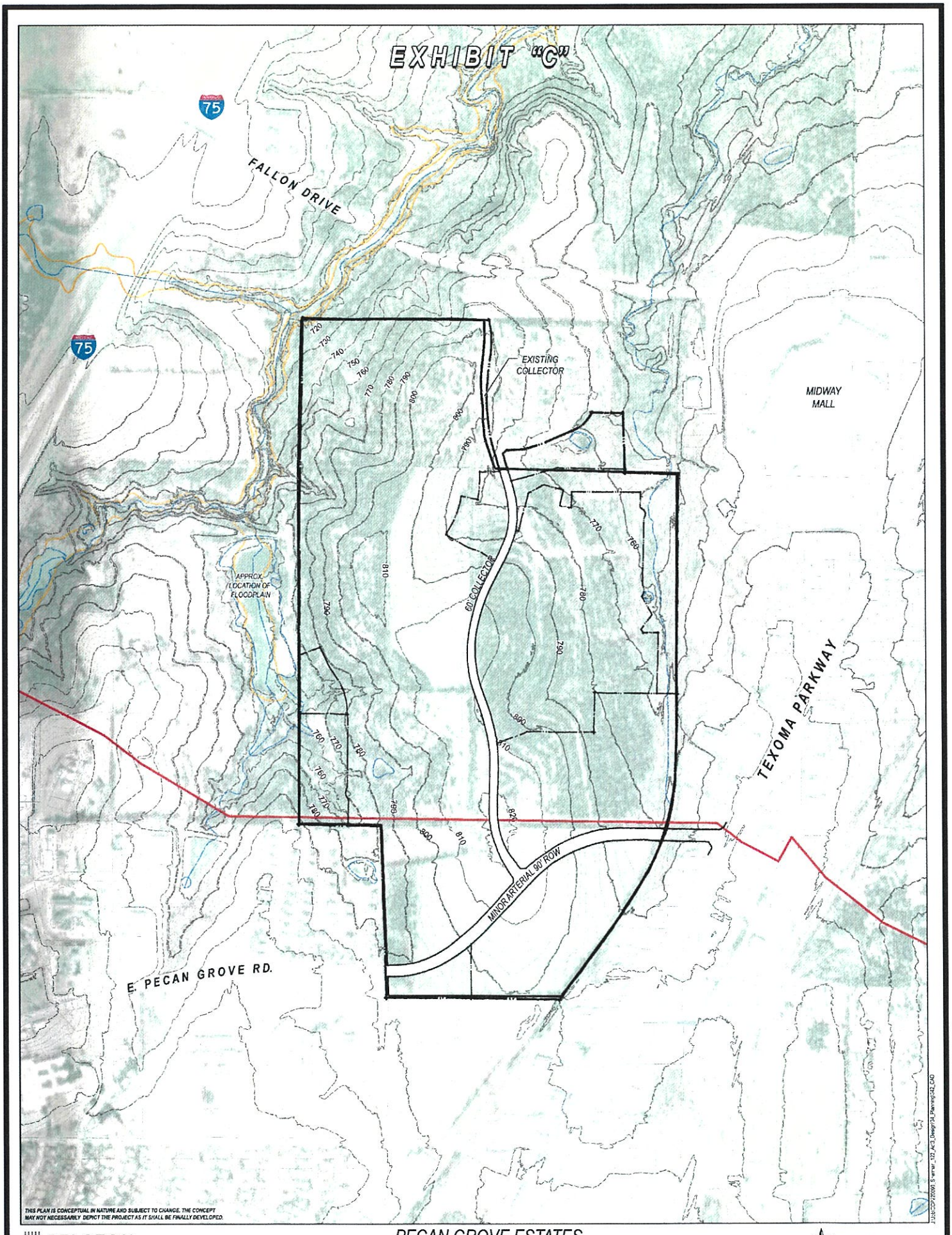
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

OPEN SPACE EXHIBIT

SHERMAN, TEXAS | ± 248.19 AC



PELOTON LAND SOLUTIONS

PECAN GROVE ESTATES

MASTER THOROUGHFARE PLAN

SHERMAN, TEXAS | ± 248.19 AC.

GRAPHIC SCALE

MARCH 2023

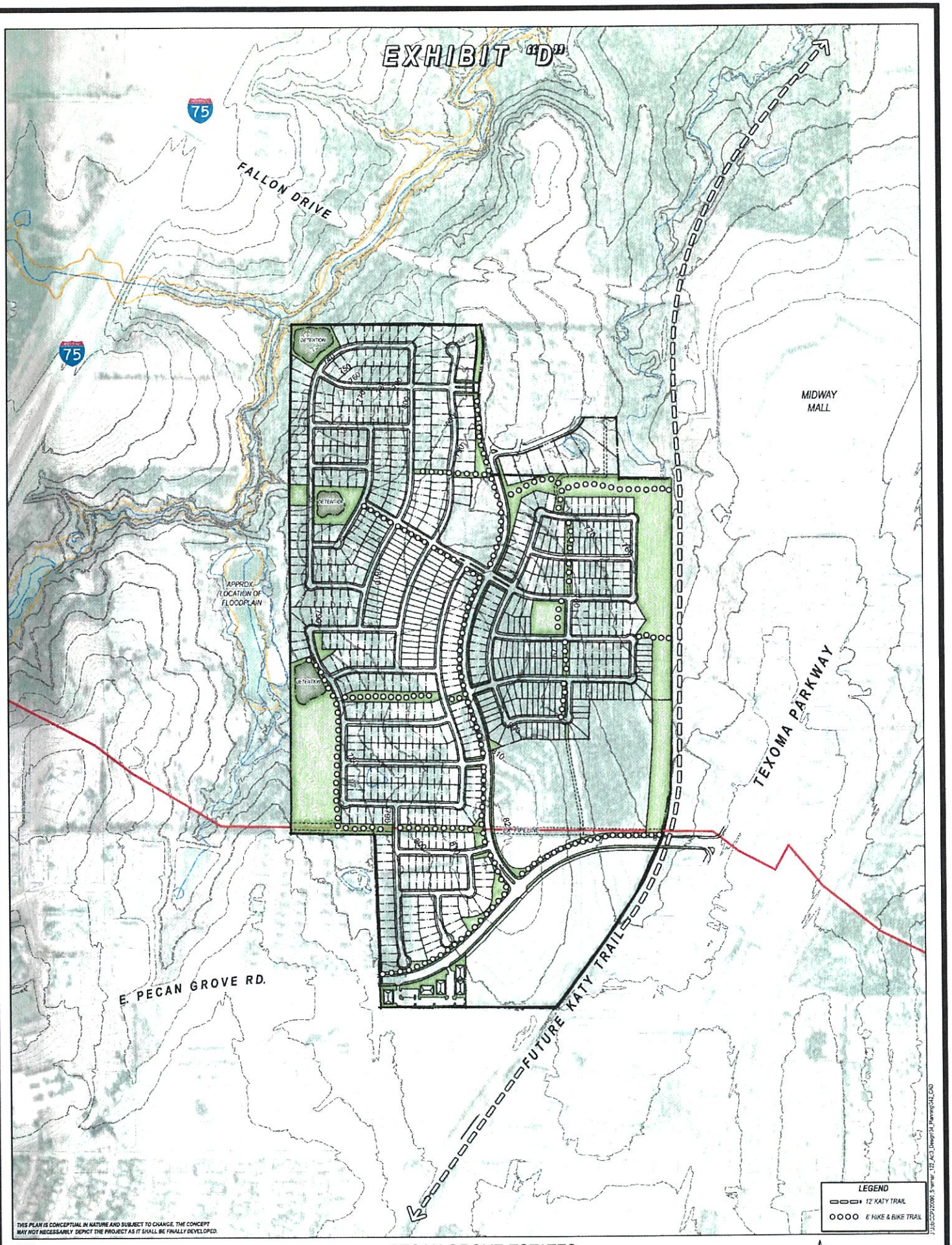


EXHIBIT "D"
75
75
FALLON DRIVE
MIDWAY MALL
DETENTION
DETENTION
DETENTION
APPROX. LOCATION OF FLOODPLAIN
TEXOMA PARKWAY
E. PECAN GROVE RD.
FUTURE KATY TRAIL
LEGEND
12' KATY TRAIL
6' HIKE & BIKE TRAIL
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.
PELOTON
LAND SOLUTIONS
PECAN GROVE ESTATES
PROPOSED TRAIL EXHIBIT
SHERMAN, TEXAS | ± 248.19 AC.
GRAPHIC SCALE
MAY 2023

Marlow, Lauren

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

---

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

Dear City Officials,

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

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

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

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

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

Sincerely,

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

Marlow, Lauren

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

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

Planning and Zoning Commissioners City of Sherman:

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

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

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

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

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

Respectfully submitted, Russell Spears

Marlow, Lauren

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

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

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

Thank you,

Phyllis A. Shaw, PhD

Sherman
CLASSIC TOWN. BROAD HORIZON.

received
5-8-23 @ 2:13p

Development Services

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

SMITH PATRICIA
3908 MELROSE TRAIL
SHERMAN, TX 75090

April 27, 2023

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

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

The request is as follows:

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

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

Acting Secretary, Planning & Zoning Commission

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

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

Marlow, Lauren

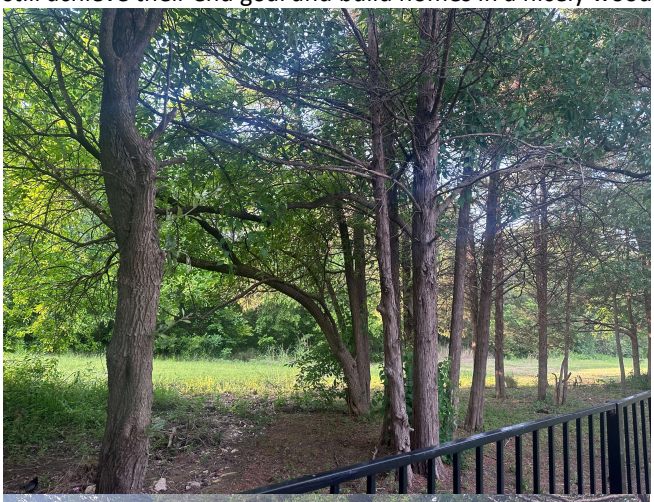
From: Planning
To: m candy
Subject: RE: Planning concerns

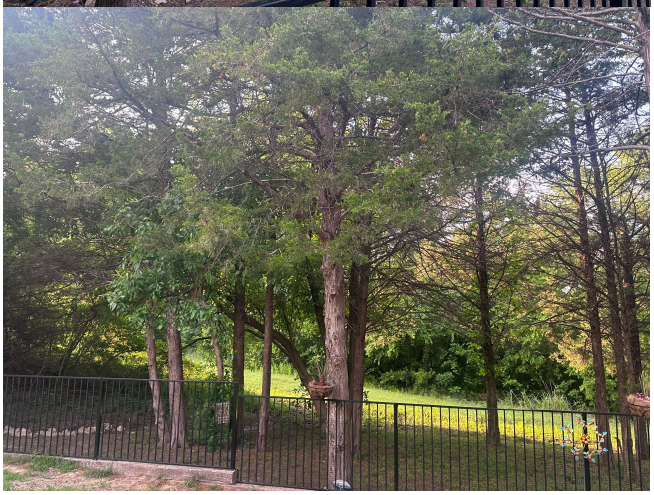
From: m candy
Sent: Monday, May 8, 2023 7:07 PM
To: Planning
Subject: Planning concerns

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

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

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





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

Marlow, Lauren

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

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

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

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

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

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

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

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

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

Thank you,
Chantal Gage

Marlow, Lauren

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

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

Dear City Officials,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Kind regards,
Bob & Lisa Hague

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Investment Catalyst, LLC
Kevin Eldridge
410 N. Carroll Avenue, Suite 180
Southlake, TX 76092

Pelton Land Solutions
David Kalhoefer
11000 Frisco Street, Suite 400
Frisco, TX 75033

Dear Applicants,

The request of a Public Hearing and Zone Change for a PD (Planned Development) of Pecan Grove Estates located in the 1901-2501 Blocks East Pecan Road and the 4801-4901 Blocks Park Vista Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
9. A Traffic Impact Analysis required to be submitted to Engineering Department for review and approval prior to Site Plan submittals. Coordinate with Development Services Department for approved Traffic Consultant.
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

108 NORTH TRAVIS STREET

Therequest of Gary Corley (Owner) concerning the property located at 108 North Travis Street in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.013 to allow a wall sign that is 726 square feet in lieu of the allowed 300 square feet and 52% of the wall space in lieu of allowed 20%.

Background:

The property is located at 108 North Travis Street between West Laurel Street and West Houston Street. The property owner is requesting a wall size that is 726 square feet and being 52% of the wall size.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Gary Corley (Owner)

Master Plan Designation:

Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Number of notices mailed:

12

Objections Received:

0

Development Review Meeting:
No

Staff Recommendation:
The City of Sherman does not currently regulate art or murals, however it is staff's interpretation that this mural would be classified as a sign due to the reference to the "Corley Law Firm" in the mural. According to Section 14.08.001 of the Zoning Ordinance, Signs are defined as "Any structure or part thereof, or any device attached to, painted on or represented on a building or other structure, upon which is displayed or included any letter, word, model, banner, decoration, device, or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device." Staff recommends that this variance request be denied due to its lack of conformity to current sign ordinance regulations and its lack of evidence of any hardship for the proposed request.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Violation Letter
STAFF REVIEW LETTER

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diagrone H:\PLANNING\Public Notification KT.aprx

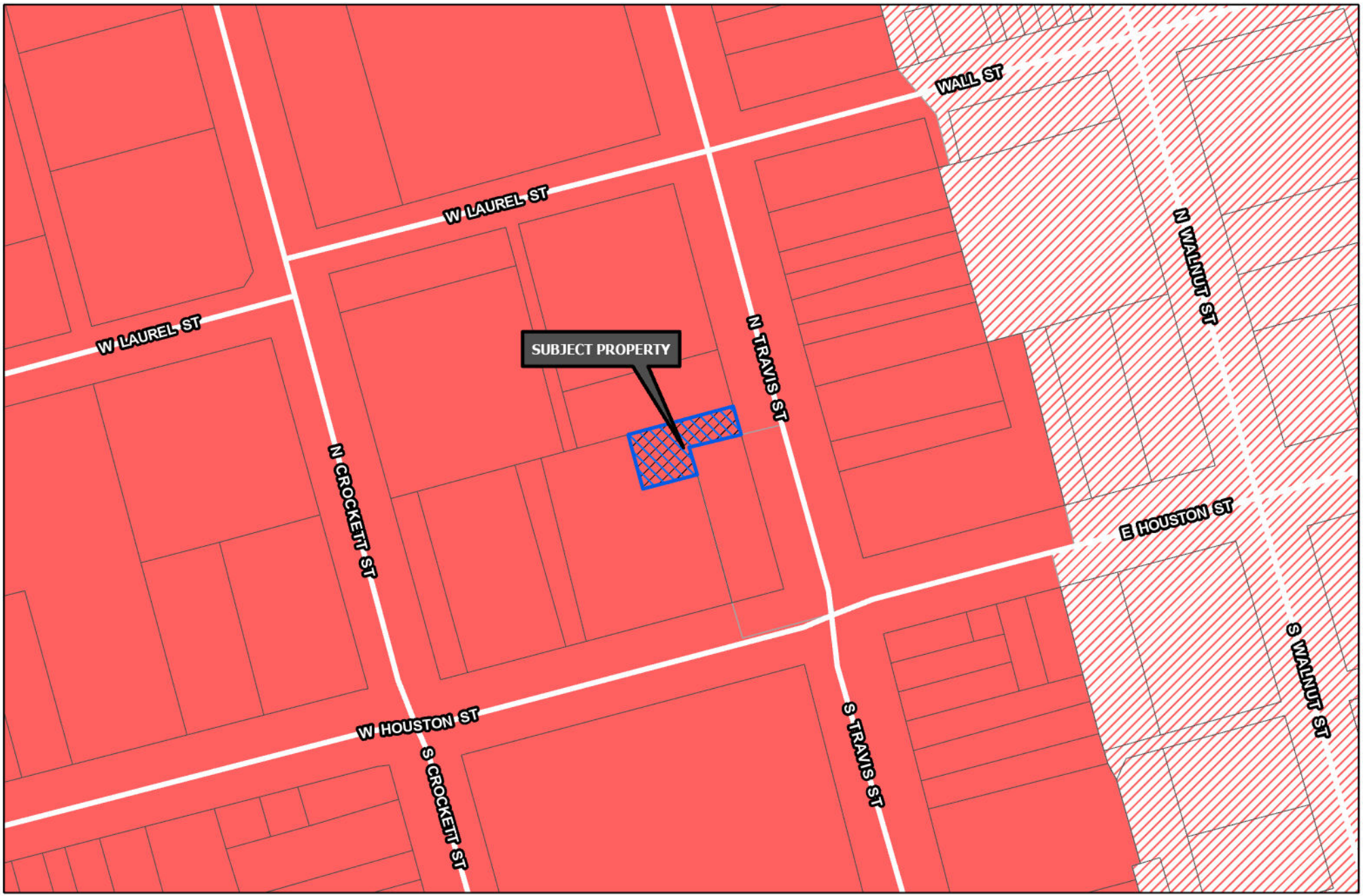
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
108 N TRAVIS ST

N
W E
S

Date: 5/6/2023 9:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 108 N TRAVIS ST

N
W E
S

Date: 5/6/2023 9:32 AM

Gary D. Corley
Attorney at Law

Thomas A. Redwine
Attorney at Law

108

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE OR SPECIAL EXCEPTION

PROJECT #: 23-002214

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

5/1/2023 at 1:17 P.M.

Corley Law Firm

108 North Travis Street
Sherman, Texas 75090
Main: 903-892-1048
Fax: 214-260-4925
garycorley@gcorleylaw.com

CORLEY LAW FIRM, PLLC

March 6, 2023

City of Sherman
Planning & Zoning

Re: Mural

To Whom It May Concern:

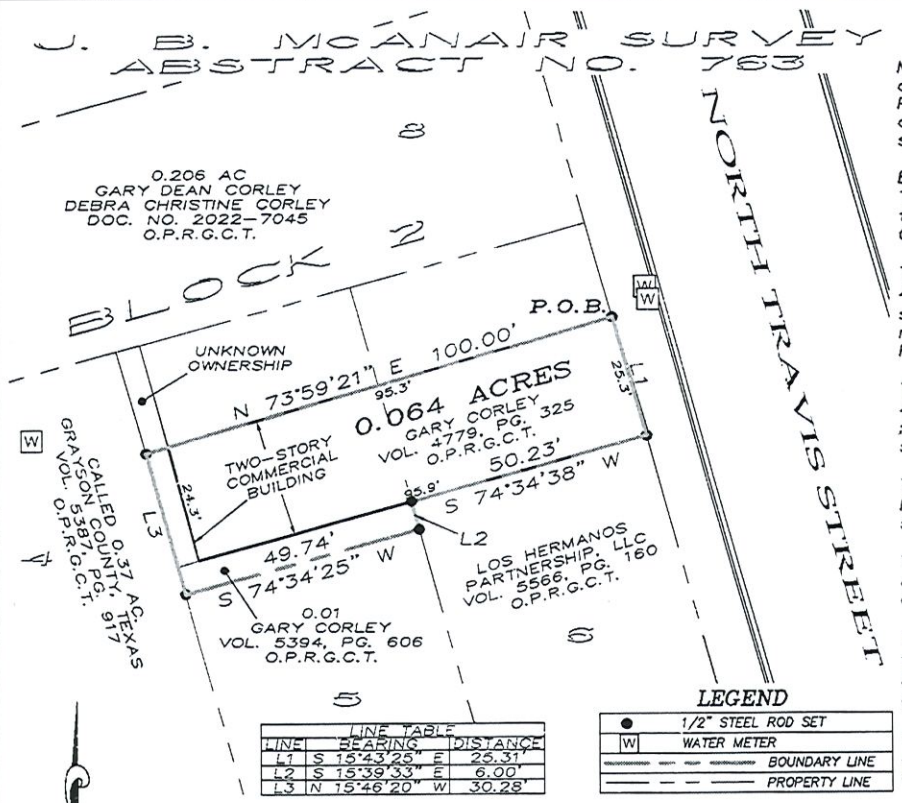
I write to express my reasons for having the Mural painted on the south wall of my building at 108 North Travis Street, Sherman, TX. It seemed to me that the City's development should bear in mind its formation and what the settlers here were like. The image of the mural is intended to depict the typical cowboy who landed here in the late 1800s. I know the size of the mural is rather large, but it was felt that to draw peoples attention to it, then it would have to be overwhelming large. Enclosed is a copy of the painting. I am requesting the City to permit and issue a variance for the present mural. Please feel free to call upon me for further explanation, if need be.

I look forward to speaking with you.

Sincerely,

Gary D. Corley

enclosure: as stated



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

SCALE
1" = 30'

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LEGAL DESCRIPTION

JOB NO. 23020142
FW: HC – DFT: EB

Situated in the County of Grayson, State of Texas, being a part of J. B. McAnair Survey, Abstract No. 763 and being a retracement survey of that tract of land conveyed to Gary Corley as recorded in Volume 4779, Page 325, Official Public Records, Grayson County, Texas and being all of a 0.01 acre tract of land described in the deed to Gary Corley as recorded in Volume 5394, Page 606, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a building corner found for the northeast corner of said Corley Tract (Vol. 4779, Pg. 325), common to the southeast corner of a 0.206 acre tract of land described in the deed to Gary Dean Corley and Debra Christine Corley, recorded in Document Number 2022-7045, said Official Public Records;

Thence South 15°43'25" East, with the easterly line of said Corley Tract (Vol. 4779, Pg. 325), a distance of 25.31 feet to a building corner found for the southeast corner of said Corley Tract (Vol. 4779, Pg. 325), common to the northeast corner of a tract of land described in the deed to Los Hermanos Partnership, LLC, recorded in Volume 5566, Page 160, said Official Public Records;

Thence South 74°34'38" West, with the southerly line of said Corley Tract (Vol. 4779, Pg. 325), a distance of 50.23 feet to a 1/2" steel rod set for the northeast corner of said 0.01 acre tract, common to the northwest corner of said Los Hermanos Partnership, LLC Tract;

Thence South 15°39'33" East, with the westerly line of said Los Hermanos Partnership, LLC Tract, a distance of 6.00 feet to a 1/2" steel rod set for the southeast corner of said 0.01 acre tract;

Thence South 74°34'25" West, with the southerly line of said 0.01 acre tract, a distance of 49.74 feet to a 1/2" steel rod set for the southwest corner of said 0.01 acre tract;

Thence North 15°46'20" West, with the westerly line of said 0.01 acre tract, and with the westerly line of said Corley Tract (Vol. 4779, Pg. 325), a distance of 30.28 feet to a 1/2" steel rod set for the northwest corner of said Corley Tract (Vol. 4779, Pg. 325);

Thence North 73°59'21" East, with the northerly line of said Corley Tract (Vol. 4779, Pg. 325), a distance of 100.00 feet to a point to the Point-of-Beginning and containing 0.064 acres of land, more or less.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 02/21/23

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

February 8, 2023

Gary Corley
108 N Travis Street
Sherman, TX 75090

Certified Mail:
7022 0410 0001 4756 0225

NOTICE OF VIOLATION

Dear Owner/Occupant,

It has come to the attention of the City of Sherman and verified that a wall sign has been installed at 108 N Travis, Sherman, TX without the acquiring the appropriate permits.

Wall signs are allowed in the City of Sherman with a sign permit. The sign must not exceed 20% of the wall size and the sign may not exceed 300 square feet in size. (Code of Ordinances, Chapter 14, Zoning Ordinance, Section 14.07.013 (1))

In the City of Sherman, Signs are defined as: "Any structure or part thereof, or any device attached to, painted on or represented on a building or other structure, upon which is displayed or included any letter, word, model, banner, decoration, device, or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device." (Code of Ordinances, Chapter 14, Zoning Ordinance, Article 14.08, Sign)

This letter is official notice to immediately cease the sign violation at 108 N Travis, so as to be in conformance with the ordinances of the City of Sherman. Should you fail to respond as required and/or the Code violations be permitted to continue on the Property, the City may begin issuing citations for each day such you or other persons continue to violate the City Code. Violation of the City Code constitutes a misdemeanor, and an entity or person convicted may be fined up to $2,000 for each offense. A violation of any provision of the Code shall constitute a separate violation for each calendar day in which it occurs. In addition, the City may bring a civil action for enforcement of the Code and seek the following relief: (i) an injunction; (ii) a civil penalty of up to $1,000.00 per day; (iii) the repair or demolition of structure(s) on the Property; (iv) an action in rem against the Property, meaning that the City will seek to foreclose on the Property to collect expenses associated with bringing the structure(s) and Property into compliance with the Code; and (v) any other relief to which the City may be entitled. *See* TEX. LOC. GOV'T CODE §§ 54.012, 54.016, 54.017, 54.018.

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229

Respectfully,

Rob Rae, AICP
Director of Development Services

Cc: Robby Hefton, City Manager
Clint Philpott, Assistant City Manager
Ryan Pittman, City Attorney, Abernathy Roeder & Hullett, P.C.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Gary Corley
108 North Travis Street
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.07.013 to allow a wall sign that is 726 square feet in lieu of the allowed 300 square feet and 52% of the wall space in lieu of allowed 20% located at 108 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

1407 SOUTH TRAVIS STREET

The request of Jermaine Clarke (Owners) and CBG Surveying Texas, LLC (Surveyor) concerning the property located at 1407 South Travis Street, consisting of 0.21 acres, being a portion of Lot 12, of the M.B. Moore Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

Background:

The property is located at 1407 South Travis Street between East Martin Lane and East Olive Street. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Jermaine Clarke (Owners)
CBG Surveying Texas, LLC (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

32

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Survey
Site Plan
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

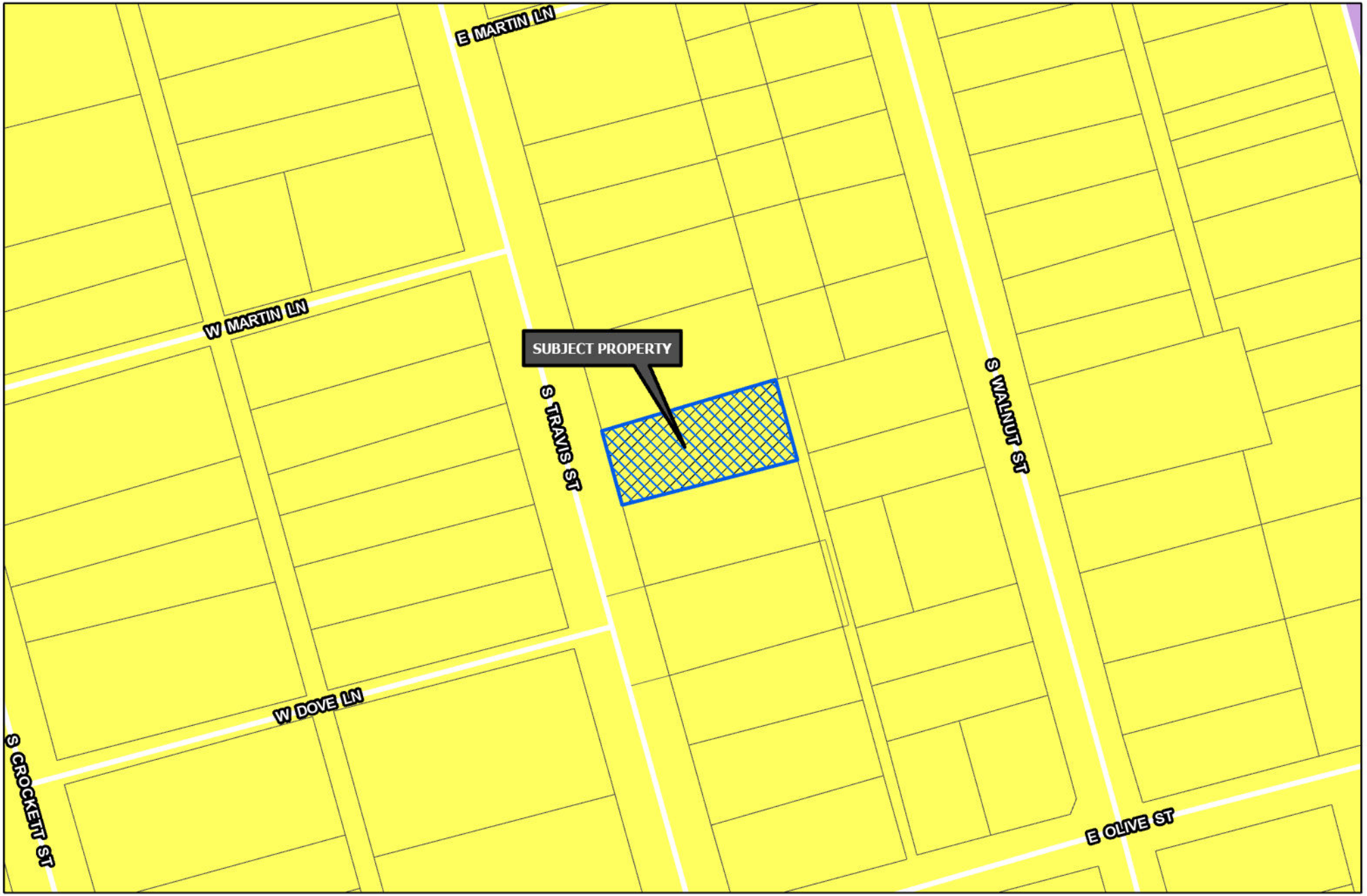
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1407 S TRAVIS ST

N
W E
S

Date: 5/6/2023 9:34 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1407 S TRAVIS ST

N
W E
S

Date: 5/6/2023 9:37 AM

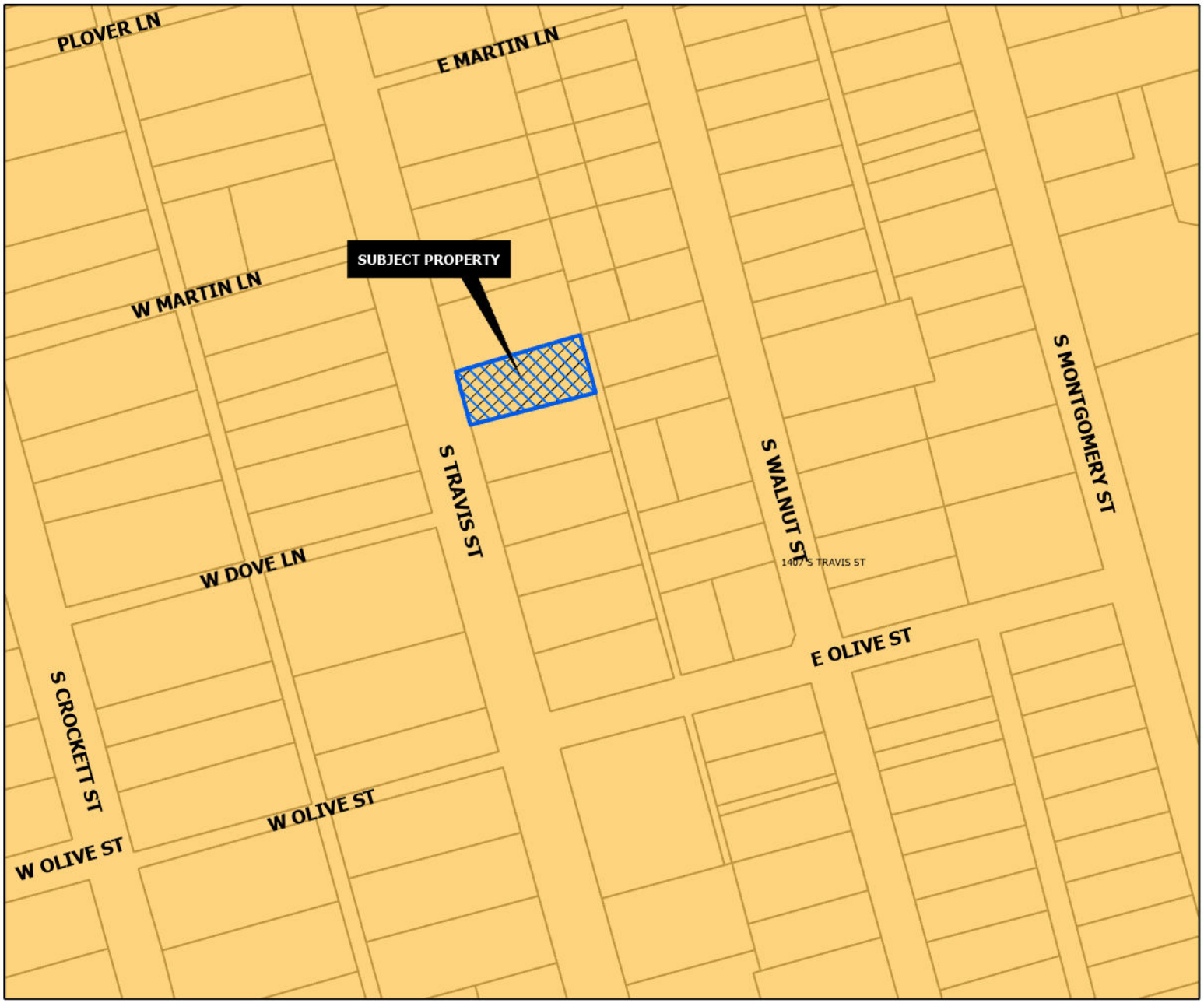
Marlow, Lauren

From: laurenm@cityofsherman.com
To: Jermaine Clarke
Subject: RE: 1407 S Travis

From: Jermaine Clarke
Sent: Wednesday, May 3, 2023 2:08 PM
To: Marlow, Lauren
Subject: 1407 S Travis

Done.
Jermaine Clarke

Sent from my iPhone



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
1407 S TRAVIS ST

Date: 5/6/2023 9:42 AM

TO Whom it may concern (City of Sherman)

I recently aqured 1407 S. Travis Street. Home which was being utilized as a Duplex, however I found that the home was not in compliance with the City ordinance. I would like to bring the property into compliance w/ the City. I plan on adding a second concrete 2 car parking space to meet the requirements. all others have been met.

Clarke

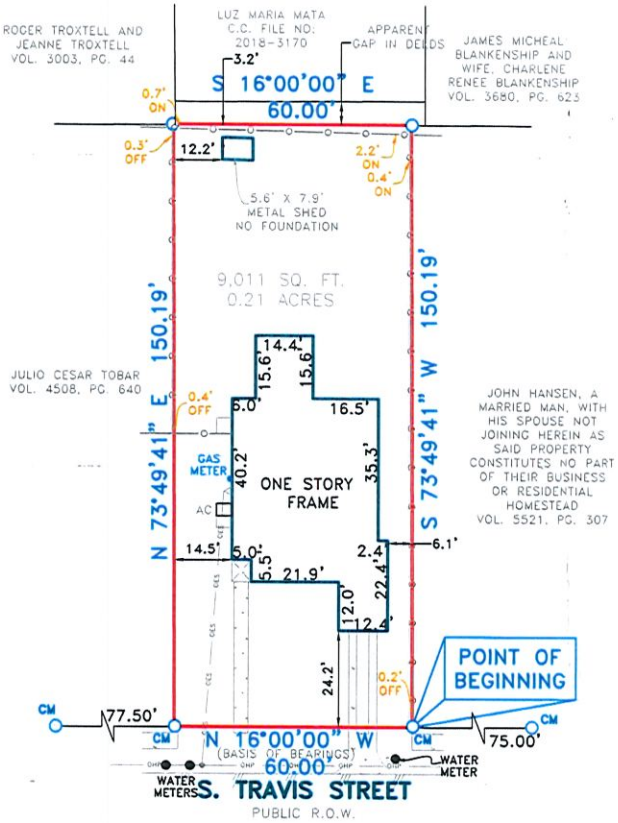
CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW · Houston · East Texas · Austin · San Antonio

REPUBLIC TITLE

LEGEND

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

EXCEPTIONS:



1407 S. Travis Street

Being a portion of Lot 12, of the M.B. Moore Addition, an addition to Grayson County, Texas, according to the plat thereof, recorded in Volume 33, Page 89, Map Records of Grayson County, Texas, same being that tract of land conveyed to Mario R. Almanza and wife, Yuridia Cruz, by deed recorded in Volume 4150, Page 491, Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to John Hansen, a married man, with his spouse not joining herein as said property constitutes no part of their business or residential homestead, by deed recorded in Volume 5521, Page 307, Deed Records of Grayson County, Texas and lying along the East line of S. Travis Street (public right-of-way);

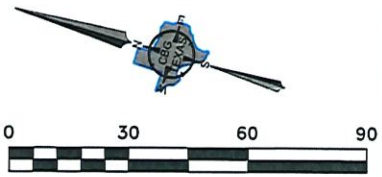
THENCE North 16 degrees 00 minutes 00 seconds West, along the East line of S. Travis Street, a distance of 60.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Julio Cesar Tobar, by deed recorded in Volume 4508, Page 640, Deed Records of Grayson County, Texas, from which a 1/2 inch iron rod found online bears at a distance of 77.50 feet for reference;

THENCE North 73 degrees 49 minutes 41 seconds East, along the South line of said Tobar tract, a distance of 150.19 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Tobar tract and lying along the West line of a tract of land conveyed to Roger Troxtell and Jeanne Troxtell, by deed recorded in Volume 3003, Page 44, Deed Records of Grayson County, Texas;

THENCE South 16 degrees 00 minutes 00 seconds East, along the West line of said Troxtell tract, a distance of 60.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Hansen tract;

THENCE South 73 degrees 49 minutes 41 seconds West, along the North line of said Hansen tract, a distance of 150.19 feet to the POINT OF BEGINNING and containing 9,011 square feet or 0.21 acres of land.

1005-257365



NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 4508, PAGE 640.

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

FLOOD NOTE: According to the F.I.R.M. No. 48181C0405F, this property does lie in Zone X and does not lie within the 100 year flood zone.

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

Date: _____ Accepted by: _____ Purchaser

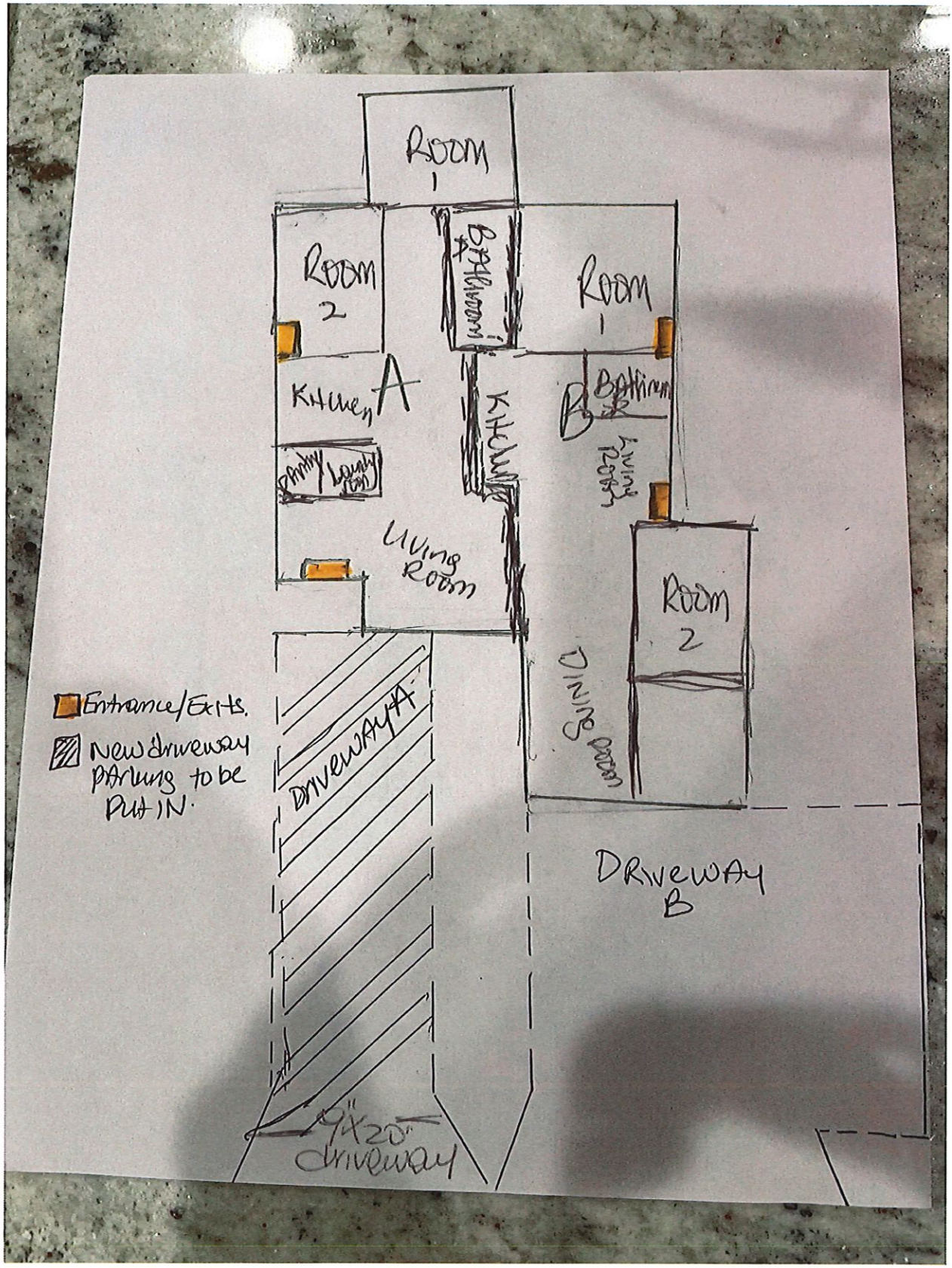
_____ Purchaser

Drawn By: MARIA
Scale: 1" = 30'
Date: 07/16/18
GF NO.: 313200
Job No. 1815228

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxtx.com

STATE OF TEXAS REGISTERED J.T. THOMPSON 4604 LICENSED SURVEYOR

THOMPSON
R.P.L.S. NO. 4604


Room 1
Room 2
Bathroom
Room 1
A
Kitchen
Pantry
Laundry Room
Kitchen
B
Bathroom
Living Room
Living Room
Room 2
Dining Room
Entrance/Exits.
New driveway parking to be put in.
Driveway A
Driveway B
9" x 20" Driveway

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Jermaine Clarke
502 Cotten Lake Ct
Van Alstyne, TX 75495

CBG Surveying Texas, LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228

Dear Applicants,

The request of a Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District located at 1407 South Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. There shall be one (1) parking space per bedroom up to four (4) parking spaces provided behind the front property line, including garage parking. *(Code of Ordinances Chapter 14, section 14.04.003(B))*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

1826 NORTH RICKETTS STREET

The request of Martin and Linda Javor (Owners) and David Fite Surveying (Surveyor) concerning the property located at 1826 North Ricketts Street, being Lot 1, Block G of Maxey's Second Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 (1) to allow a 5' front setback in lieu of the required 20'front setback and an 8' side setback in lieu of the required 25' side setback for a carport.

Background:

The property is located at 1826 North Ricketts Street at the corner of West Taylor Street and North Ricketts Street. The property owner is requesting a 5' front setback and a 8' side setback for a carport.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Martin and Linda Javor (Owners)
David Fite Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that this variance request be denied because the request does not conform with the variance criteria as demonstrated in the Sherman Zoning Ordinance Section 14.06.006 and section 211.009 of the Texas Local Government Code. Following the notice of violation by city inspectors, the contractor continued to construct the carport. According to the contractor who spoke to city staff following the violation, the property owners advised him to work without permits. In addition, the property owners were rude and disrespectful to City Inspectors when inspecting this violation and other remodel/renovation requests and have been escorted out of the Development Services office for inappropriate conduct.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Survey
Elevations
Violation Letter

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1826 N RICKETTS ST

N
W E
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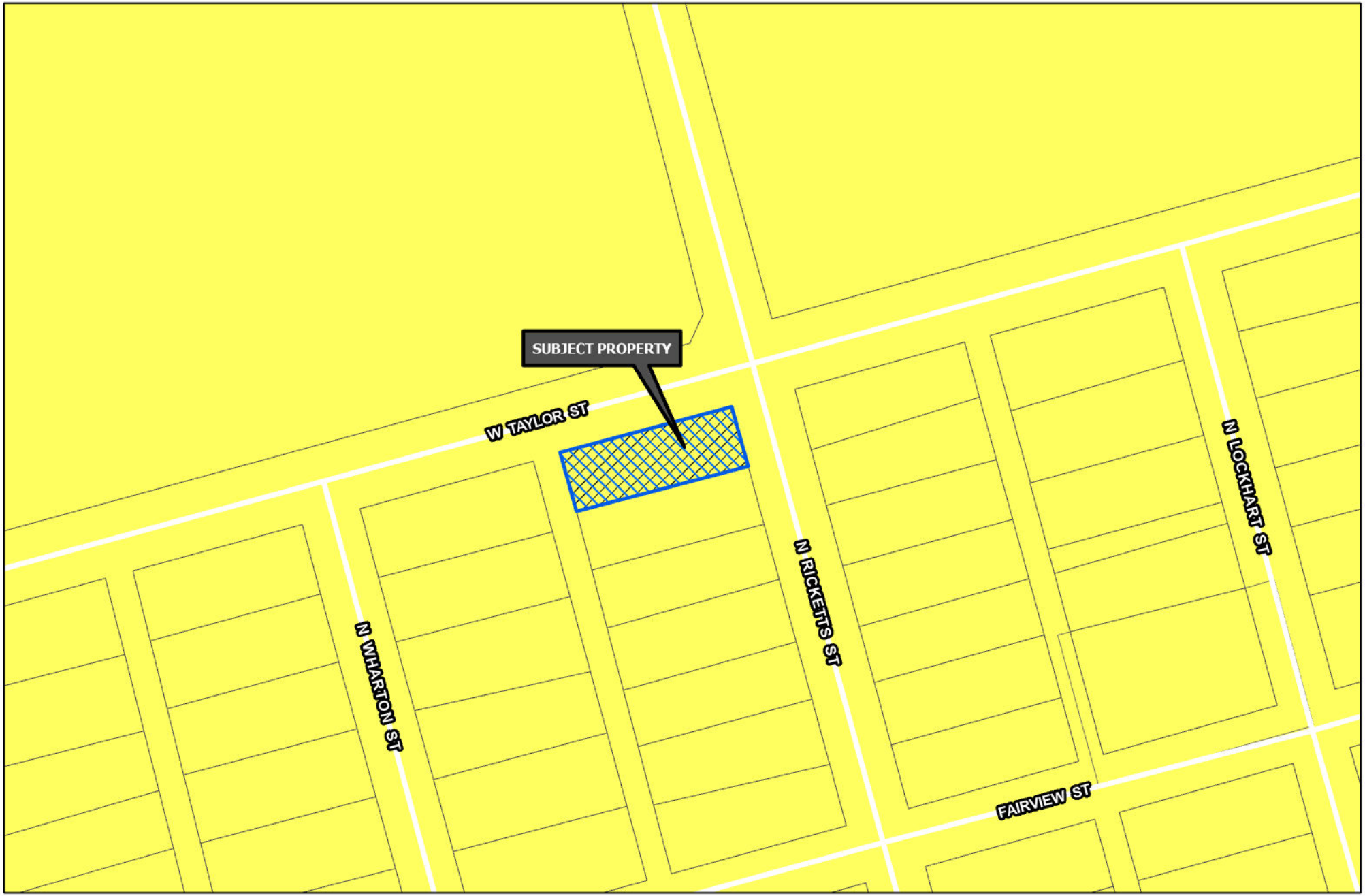
Date: 5/6/2023 9:42 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1826 N RICKETTS ST

N
W E
S

Date: 5/6/2023 9:46 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Linda
Subject: RE: Property Notification Signs

From: Linda
Sent: Monday, May 1, 2023 5:26 PM
To: Marlow, Lauren
Subject: Re: Property Notification Signs

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

I was given one sign. Told to put it in the corner.
Here you go.

Linda Javor
Sent from my iPhone please excuse any spelling errors

Variance of Carport Permit for 1826 N. Ricketts, St Sherman, TX

Elevation. 751 Feet. Above sea level, 536 Feet above the county average of 215 Feet. Tree Coverage. 5%. Tree coverage 14% of the block is covered in trees.

Site plan on separate page

Project Narrative

When we moved to Sherman last August, we were surprised at how many houses didn't have garages, but instead had carports. This was a new concept for us. However, we warmed up to the idea of having a carport as it offered a measure of protection for our cars against bad weather. Also, it would provide protection for our house. By being on an extremely busy traffic intersection (Ricketts & Taylor) there is a possibility of our house being hit by a car. So, when we worked with the City of Sherman on the permits for our driveway and back patio, we asked the same people (Engineering) about a permit for a possible carport. We were told by Tom Pruitt (Utility Engineer) that if the carport is not attached to the house a permit would not be needed. Clearly the information we followed was inaccurate and why we now find ourselves in this situation. Also, we were very recently told that carports are not allowed in Sherman. This statement is a real "head scratcher" for us because of the large volume of carports we see in our neighborhood. A simple Google Earth review of our neighborhood revealed 68 carports. Are all these legal, why is there such a discrepancy between what is defined by the Sherman Development Services group and what is seen in the neighborhood? Also, why is the Engineering group dispensing permit information regarding carports that is in complete contrast to what has been defined by Development Services. We are clearly a victim of these discrepancies and shouldn't be penalized, as such.

We are a couple who chose to retire and buy a house in Sherman. We have used the proceeds of the sale of our previous home to buy an extremely depressed property in what might be described as a depressed neighborhood and turn it into our forever home. Our hope by elevating our home with significant exterior improvements is that it might elevate the neighborhood and encourage other folks to do the same as us.

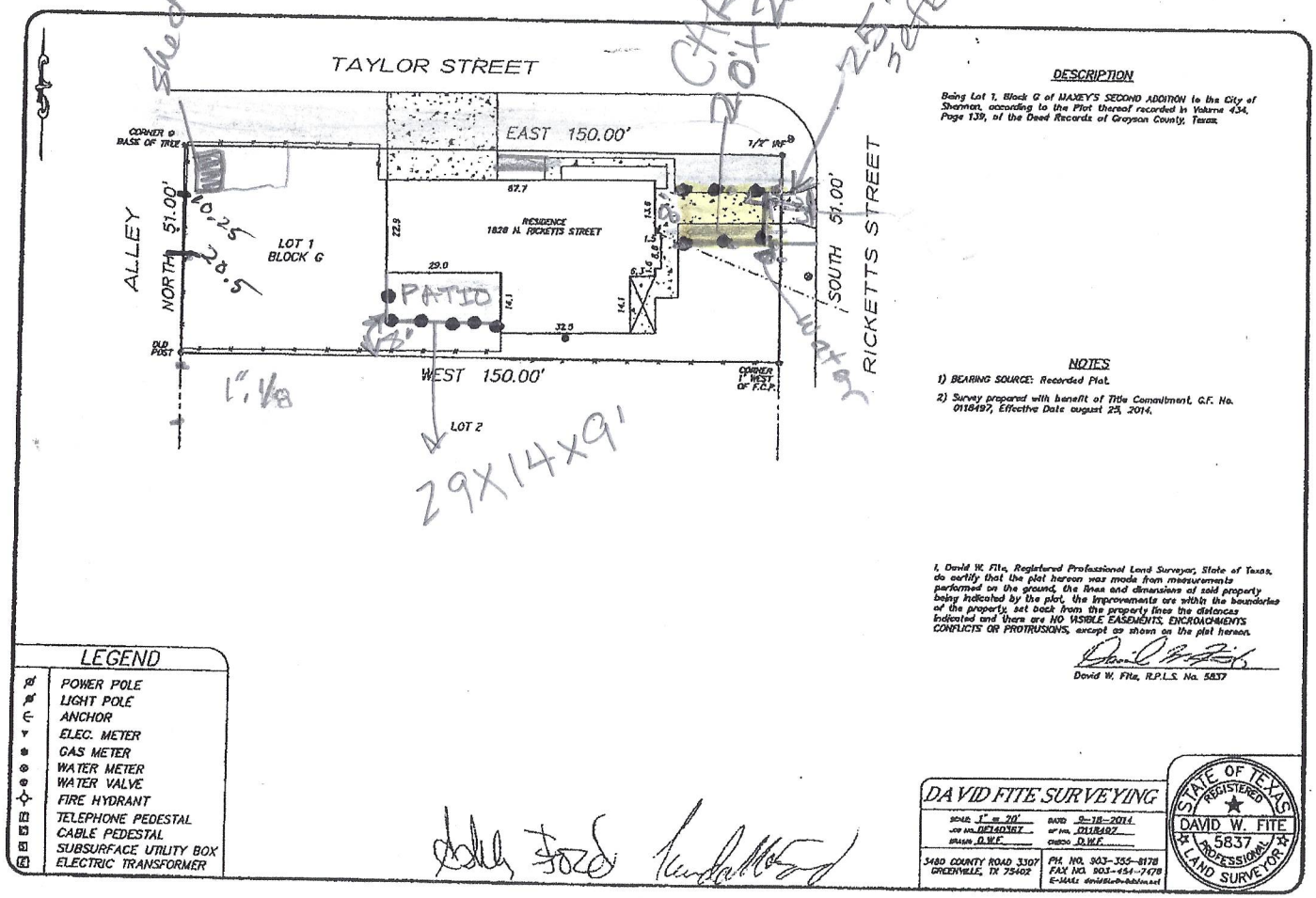
CARPORT WILL BE PAINTED SAME COLOR AS THE HOUSE (smoky blue grey)
AS TO BE UNOBTRUSIVE.

DigiSign Verified:
43579B6C-B185-4A59-B6C7-E6F6A86A2219

shed

CARPORT 20'x20'

25' setback



1", 1/8

29X14X9'

DESCRIPTION

Being Lot 1, Block G of MAXEY'S SECOND ADDITION to the City of Sherman, according to the Plat thereof recorded in Volume 434, Page 139, of the Deed Records of Grayson County, Texas.

NOTES

1) BEARING SOURCE: Recorded Plat.

2) Survey prepared with benefit of Title Commitment, G.F. No. 0118497, Effective Date august 25, 2014.

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

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

LEGEND

- POWER POLE
- LIGHT POLE
- ANCHOR
- ELEC. METER
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SUBSURFACE UTILITY BOX
- ELECTRIC TRANSFORMER

DAVID FITE SURVEYING
SCALE 1" = 20' DATE 9-18-2014
JOB No. DF140367 GF No. 0118497
DRAWN D.W.F. CHECK D.W.F.
3480 COUNTY ROAD 3307
GREENVILLE, TX 75402
PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@sbcglobal.net

STATE OF TEXAS REGISTERED DAVID W. FITE 5837 PROFESSIONAL LAND SURVEYOR

Flat Roof
700 W Taylor St
20'
9'
20'

Sherman
CLASSIC TOWN. BROAD HORIZON.

March 31, 2023

Martin and Linda Javor
1826 N Ricketts Street
Sherman, TX, 75092

Certified Mail: 7022 0410 0001 4756 0270

NOTICE OF CARPORT CONSTRUCTED/INSTALLED WITHOUT PERMITS

Dear Owner/Occupant,

It has come to the attention of the City of Sherman that a carport installation and a patio cover has started without a building permit at 1826 N. Ricketts Street in Sherman, Texas. A City of Sherman building inspector reg-tagged the property and stopped work at 4:01 PM on Monday March 27th, 2023 as is shown on the attached photo. At the time the inspector stopped work, only 3 of the 6 posts were installed for the proposed carport, now all 6 posts have been installed; indicating that work continued after the inspector instructed the work to cease.

Regarding the patio cover, you may continue to address the building code violations as was recorded by the City of Sherman building inspector on March 29, 2023.

As you are aware, you may request a variance for the proposed carport. The next window for variance applications to be accepted is 4/17/2023 – 4/20/2023. Should you fail to apply for a variance during the application window as required, the City will require the violations to be removed and may begin issuing citations for each day such you or other persons continue to violate the City Code.

I will be recommending to the Board of Adjustment that the variance be denied because the request does not conform with the variance criteria as demonstrated in the Sherman Zoning Ordinance, Chapter 14, Section 14.06.006 and section 211.009 of the Texas Local Government Code.

Violation of the City Code constitutes a misdemeanor, and an entity or person convicted may be fined up to $2,000 for each offense. A violation of any provision of the Code shall constitute a separate violation for each calendar day in which it occurs. In addition, the City may bring a civil

action for enforcement of the Code and seek the following relief: (i) an injunction; (ii) a civil penalty of up to $1,000.00 per day; (iii) the repair or demolition of structure(s) on the Property; (iv) an action in rem against the Property, meaning that the City will seek to foreclose on the Property to collect expenses associated with bringing the structure(s) and Property into compliance with the Code; and (v) any other relief to which the City may be entitled. *See* TEX. LOC. GOV'T CODE §§ 54.012, 54.016, 54.017, 54.018.

If you no longer own the Property, you must execute an affidavit, in the form acceptable to the City, stating, among other requirements to be included in a valid affidavit, that you no longer own the Property, the name and address of the person(s) who acquired the Property from you and the document utilized to transfer ownership of the Property. The affidavit must be delivered in person or by certified mail, return receipt request, to my attention at City Hall, 220 W. Mulberry, no later than seven (7) days from the date of this letter. If no affidavit is submitted as provided herein, the City will move forward with the matters set forth herein with you as the apparent legal owner of the Property.

Nothing contained in this letter shall be deemed to be a waiver of any right, remedy or recourse available to the City as a result of your failure to comply with the Code, Zoning Ordinance and any other applicable statute or ordinance.

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229

Respectfully,

Respectfully,

Rob Rae, AICP
Director of Development Services

Cc: Robby Hefton, City Manager
Ryan Pittman, City Attorney, Abernathy Roeder & Hullett, P.C.

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

301 BLOCK WEST TRAVIS STREET

The request of Jeff Harkinson (Owners), Jim Riley (Representative), TEKMAK Development Company (Developer), Type Six Design & Development Services (Architect), Brockette/Davis/Drake, Inc. (Engineers), SMR Landscape Architects, Inc. (Landscape Architect) and Votex Surveying Company (Surveyor) concerning the property located in the 301 Block West Travis Street, consisting of 44.83 acres, being a tract of land situated in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District.
B. Preliminary Plat of Crossroads – Springhill Suites, Lots 1 & 2, Block 1
C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District, being Lot 1, Block 1 of the Preliminary Plat, Crossroads Springhill Suites, consisting of 3.024 acres.

Background:

The property is located at 301 Block West Travis Street between Northgate Drive and Crossroads Boulevard and is in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District. The owner is requesting a Zoning Text Amendment to add regulations with a Specific Use Permit and to plat the property into two lots for commercial development. The owner is also requesting a Site Plan and a Specific Use Permit for a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District.

Adjacent Zoning:

Planned Development District

Origination:

Jeff Harkinson (Owners)
Jim Riley (Representative)
TEKMAK Development Company (Developer)
Type Six Design & Development Services (Architect)
Brockette/Davis/Drake, Inc. (Engineers)
SMR Landscape Architects, Inc. (Landscape Architect)
Votex Surveying Company (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

45

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff recommends approval of zoning text amendment and also the approval of the SUP for a hotel at this location.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Preliminary Plat
Elevations
Staff Review Letter - Plat
Staff Review Letter - Zoning

---

dlagrone H:\PLANNING\Public Notification KT.aprx

4/27/2023

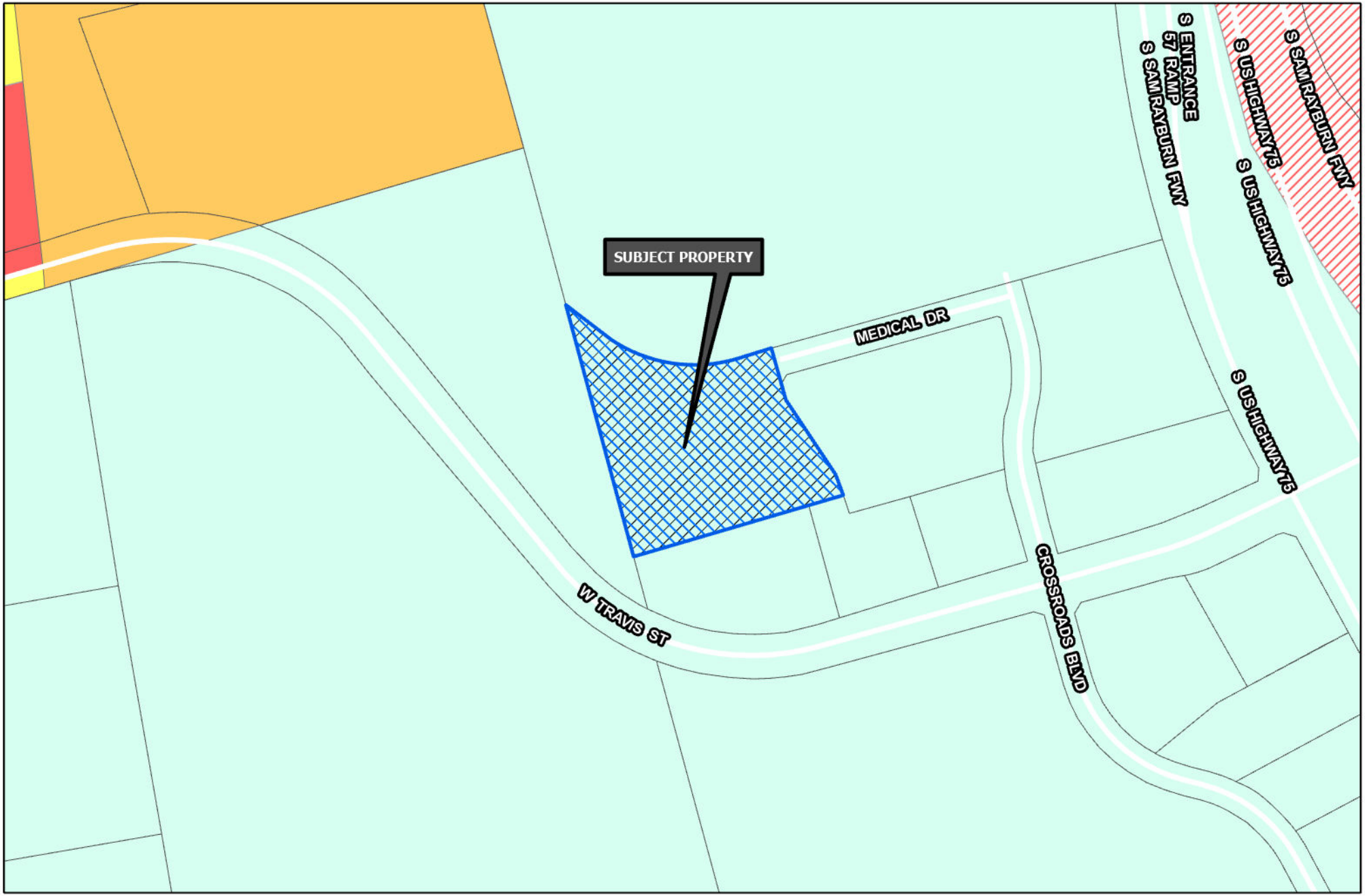
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 BLK W TRAVIS ST

N
W E
S

Date: 4/27/2023 11:48 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
301 BLK W TRAVIS ST

N
W E
S

Date: 5/6/2023 9:50 AM

Marlow, Lauren

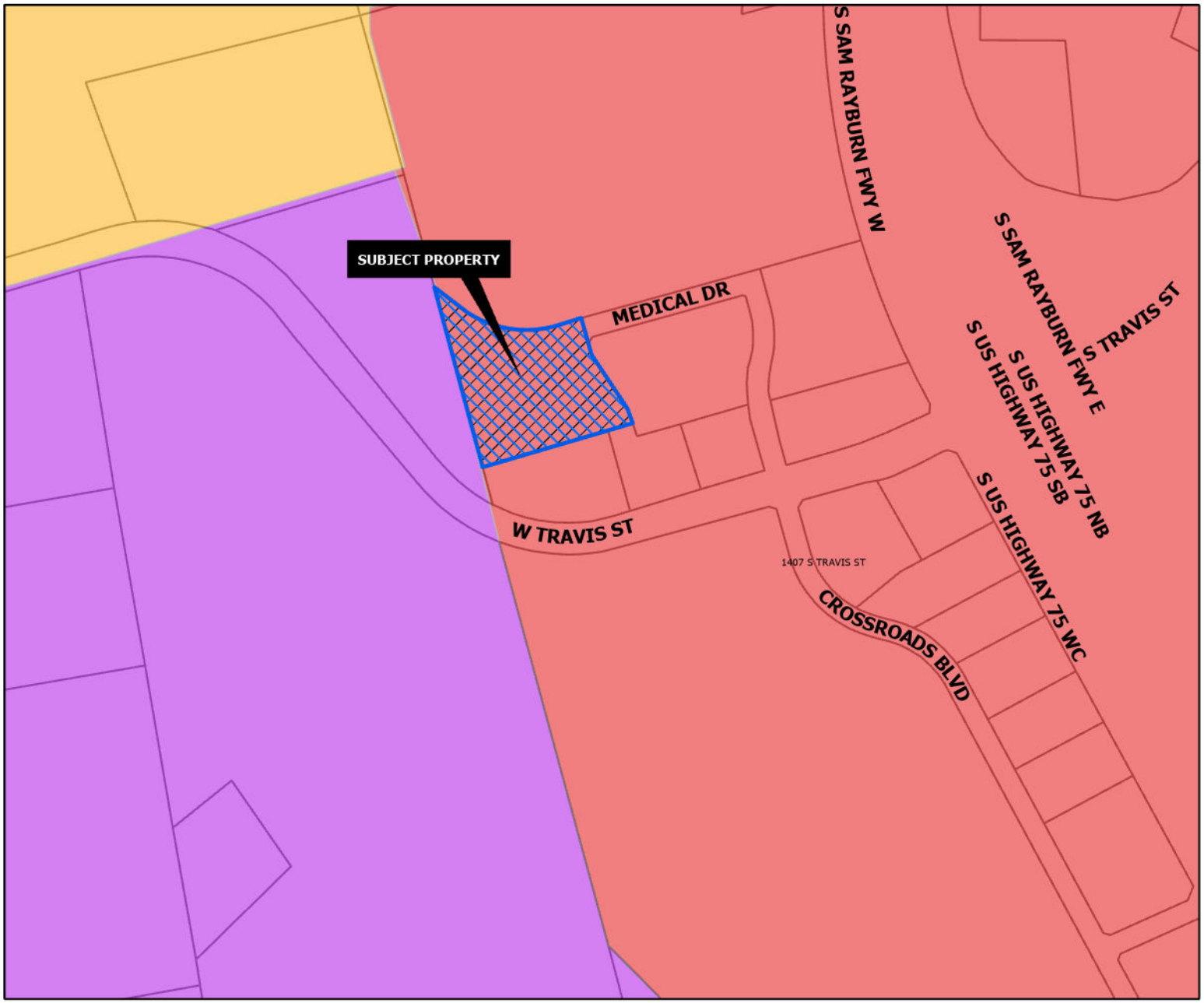
From: Planning
To: Planning
Subject: RE: Springhill suite

From: Jim Riley
Sent: Monday, May 1, 2023 1:15 PM
To: Turner, Kerri
Subject: Springhill suite

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Zoning sign installed

Sent from my iPhoneus



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
301 BLK W TRAVIS ST

Date: 5/6/2023 9:55 AM

April 17, 2023

Mr. Rob Rae
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: Project Narrative
SUP – Springhill Suites Hotel
Sherman, Texas
BDD Project No. C23002

Dear Mr. Rae:

Brockette/Davis/Drake, Inc. is submitting the SUP for a hotel on behalf of the developer. The project will consist of the following:

- Blayloc Overlay District
- 5-Story, 80,650-SF Building
- 125 Rooms
- Restaurant, Community Center
- Extension of Medical Drive

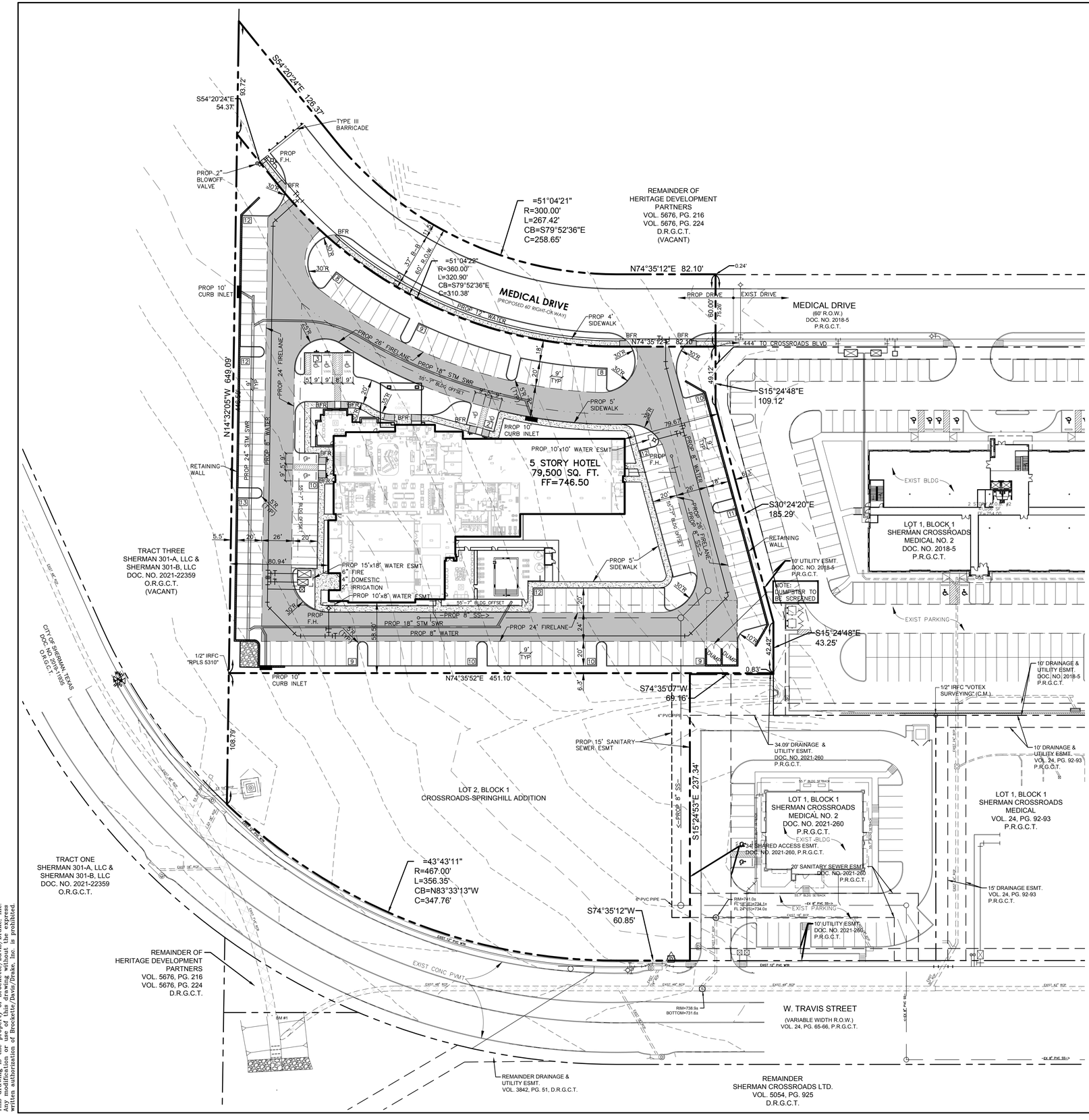
A predevelopment meeting was held on March 16, 2023, with city staff. If you have any questions or need additional information, please contact me at (214) 824-3647 or jriley@bddeng.com.

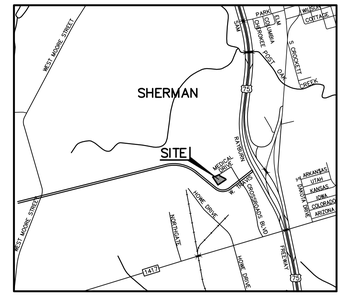
Sincerely,

BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm F-841

James A. Riley, P.E.
Project Manager

JAR/dh





VICINITY MAP
N.T.S.

0 40 80 120
GRAPHIC SCALE
1"=40'

LEGEND

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

SITE CRITERIA

LEGAL DESCRIPTION		LOT 1, BLOCK 1 CROSSROADS–SPRINGHILL ADDITION
ZONING:		GENERAL OFFICE/RETAIL BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:		HOTEL – 125 ROOMS
GROSS LOT AREA		131,720 SQ. FT. 3.024 ACRES
BUILDING AREA	ROOMS	72,150 SQ. FT.
	COMMUNITY CENTER	3,500 SQ. FT.
	OFFICE	1,500 SQ. FT.
	RESTAURANT	2,350 SQ. FT.
	TOTAL	79,500 SQ. FT.
PARKING REQUIRED	125 ROOMS (1 SP/ROOM)	125
	COMMUNITY CENTER	15
	OFFICE (1/400 SF)	4
	RESTAURANT (1/150 SF)	16
	TOTAL	160
FLOOR AREA RATIO (FAR)		0.6:1
LOT COVERAGE		23,957 SQ. FT. – 18.2%
PARKING PROVIDED		160 SPACES (9'x20')
IMPERVIOUS COVER		102,108 SQ. FT. – 77.5%
LANDSCAPE AREA		26,253 SQ. FT.

SUP SITE PLAN

CROSSROADS-SPRINGHILL ADDITION

LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ARCHITECT:
Type Six Design & Development Services
Old Main Place
920 S. Main Street, Suite 150
Grapevine, Texas 76051
Attn: James Lusty
Email: james.lusty@type–six.com
(972) 677–9075

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering
Texas Registered Engineering Firm F–841
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
Attn: James A. Riley, P.E.
Email: jriley@bddeng.com
(214) 824–3647

OWNER:
Heritage Development Partners
4560 Beltline Road, Suite 400
Addison, Texas 75001
Attn: Jeff Harkinson
EMAIL: jharkinson@harkcorp.com
(972) 934–8414

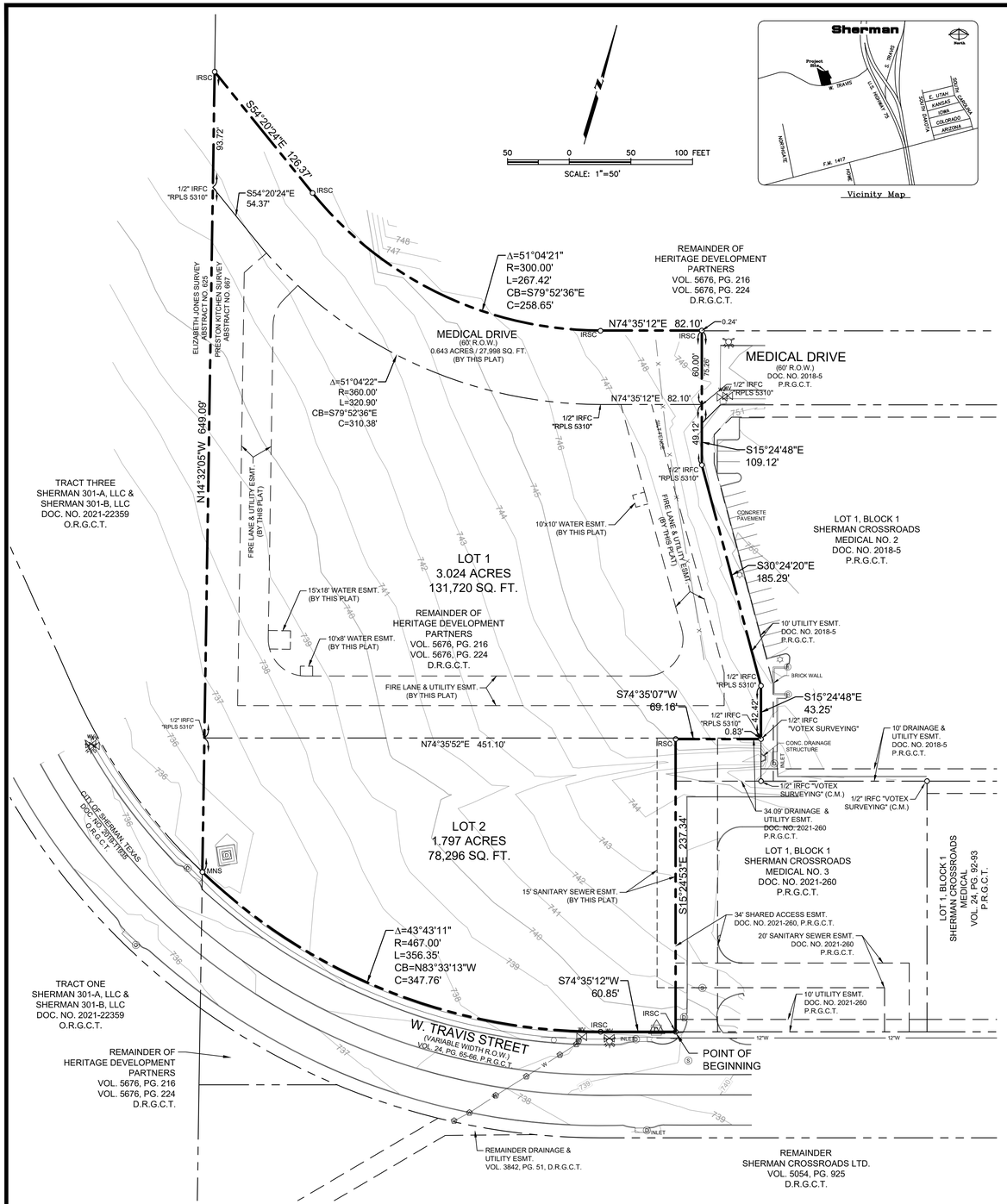
DEVELOPER:
TEKMAK Development Company
3021 Ridge Road, Suite A–120
Rockwall, Texas 75032
Attn: Thomas Kirkland
EMAIL: tom@tekmakdevelopment.com

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
PROFESSIONAL ENGINEER
05/08/23

SCALE: 1"=40'

©Copyright 2023 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

C23002



NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 2 LOTS FROM AN UNPLATTED TRACT.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 485509 0405G, REVISED DATE SEPTEMBER 1, 2022. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Heritage Development Partners, LLC are the owners of a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and being a portion of that 44.83 acre tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed recorded in Volume 5676, Page 216 and Volume 5676, Page 224 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the north right-of-way line of West Travis Street (a variable width right-of-way) at the southwest corner of Lot 1, Block 1, Sherman Crossroads Medical No. 3, an addition to the City of Sherman according to the plat recorded in Document No. 2021-260, Plat Records, Grayson County, Texas;

THENCE with said north right-of-way line of West Travis Street, the following courses and distances:

S 74°35'12" W, a distance of 60.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the beginning of a tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a central angle of 43°43'11", a radius of 467.00 feet, a chord that bears N 83°33'13" W, a distance of 347.76 feet and an arc distance of 356.35 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner in the west line of said Heritage Development Partners tract at the southeast corner of a tract of land conveyed as Tract Three to Sherman 301-A, LLC and Sherman 301-B, LLC tract by deed recorded in Document No. 2021-22359, Official Records, Grayson County, Texas;

THENCE N 14°32'05" W, departing said north right-of-way line of W. Travis Street and along the common line of said Sherman 301-A, LLC et al tract and said Heritage Development Partners tract, a distance of 649.09 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE departing said common line, over and across said Heritage Development Partners tract, the following courses and distances:

S 54°20'24" E, a distance of 126.37 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a central angle of 51°04'21", a radius of 300.00 feet, a chord that bears S 79°52'36" E, a distance of 258.65 feet and an arc distance of 267.42 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the end of said curve;

N 74°35'12" E, a distance of 82.10 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 15°24'48" E, at a distance of 0.24 feet passing the northwest terminus of Medical Drive (a 60-foot wide right-of-way) as dedicated by the plat of Sherman Crossroads Medical No. 2 recorded in Document No. 2018-5, Plat Records, Grayson County, Texas; at a distance of 75.26 feet passing the southeast terminus of said Medical Drive and the southernmost northwest corner of Lot 1, Block 1 of said Sherman Crossroads Medical No. 2, and continuing for a total distance of 109.12 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

THENCE S 30°24'20" E, with the southwest line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 185.29 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

THENCE S 15°24'48" E, continuing with the southwest line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 43.25 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for the northernmost northwest corner of said Lot 1, Block 1, Sherman Crossroads Medical No. 3;

THENCE S 74°35'07" W, with the north line of said Lot 1, Block 1, Sherman Crossroads Medical No. 3, a distance of 69.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the westernmost northwest corner of said Sherman Crossroads Medical No. 3;

THENCE S 15°24'53" E, a distance of 237.34 feet to the **POINT OF BEGINNING** and containing 238,014 square feet or 5.464 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That HERITAGE DEVELOPMENT PARTNERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as CROSSROADS - SPRINGHILL ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 3.0063 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, _____ County, Texas, this __ day of _____, 2023.

HERITAGE DEVELOPMENT PARTNERS, LLC

By: _____
Richard Jelsma, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Richard Jelsma, Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Public, State of Texas

_____
My Commission Expires On:

LEGEND

CATV	CABLE TV MARKER SIGN
C	COMMUNICATIONS BOX
	ELEVATION BENCHMARK
	LIGHT STANDARD
	SIGN
	IRRIGATION VALVE
S	SANITARY SEWER MANHOLE
D	STORM SEWER MANHOLE
B	TRAFFIC BOLLARD
	FIRE HYDRANT
W	WATER MARKER FLAG
	WATER VALVE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Dated this the _____ day of _____, 2023.

PRELIMINARY

RELEASED 4/7/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2023.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF GRAYSON §

Approved this _____ day of _____ , 2023, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____
_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of CROSSROADS - SPRINGHILL ADDITION to the City of Sherman was submitted to the City Council on the ___ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D. 2023.

_____
City Clerk, City of Sherman, Texas

PRELIMINARY PLAT

CROSSROADS-SPRINGHILL ADDITION

LOTS 1 & 2, BLOCK 1

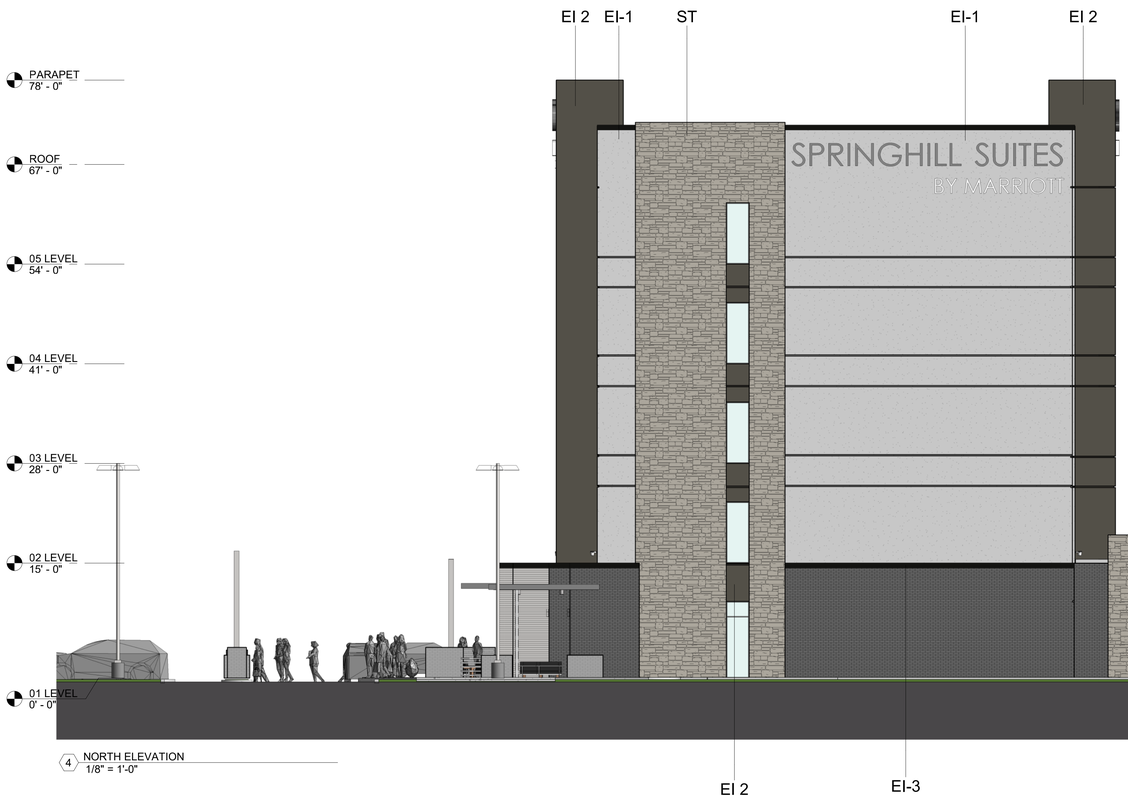
AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-005

ELEVATION GENERAL NOTES

1. CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS AND ALL EXSTING CONDITIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO COORDINATE NEW CONSTRUCTION WITH ALL EXISTING CONDITIONS.
3. CONTRACTOR TO COORDINATE EXISITNG/ NEW MECH UNITS AT THE WINDOW, TYP WHERE APPLICABLE
4. WHERE EXISTING, CONTRACTOR TO COORDINATE AND REPLACE LOUVER AT THE WINDOW, TYP

1 WEST ELEVATION
1/8" = 1'-0"



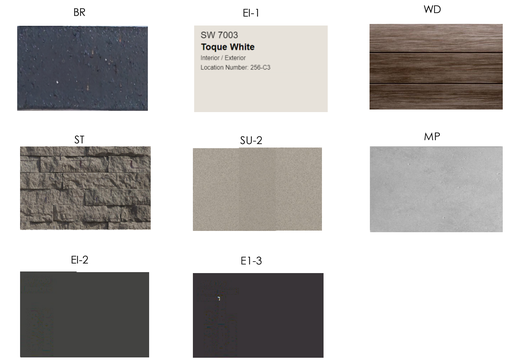
4 NORTH ELEVATION
1/8" = 1'-0"

POINT SCORE PROPOSED	
POINTS	ELEMENT	DESCRIPTION
4	FOUR-SIDED ARCHITECTURE	BUILDING TO BE EQUALLY FINISHED WITH A FRONT DOOR APPEARANCE ON ALL FOUR SIDES. REQUIRED MASONRY PERCENTAGES TO BE MET ON EACH ELEVATION.
3	BUILDING ARTICULATION	BUILDING FACADES OVER 100' IN LENGTH HAVE BUILDING OFFSETS OF AT LEAST 4' FOR A MINIMUM OF 25% OF THE FACADE. NO WALL PLANE EXTENDS MORE THAN 100' WITHOUT HORIZONTAL AND VERTICAL ARTICULATION. BUILDING FACADES BETWEEN 40-100' IN LENGTH HAVE EITHER HORIZONTAL OR VERTICAL ARTICULATION.
2	PORCHES	COVERED AREAS WITH COLUMNS AND SLOPED ROOF ATTACHED TO THE MAIN FACADE OF THE STRUCTURE EXTEND OVER 6 FEET BEYOND THE MAIN FACADE AND ACROSS OVER 15% OF THE FACADE
1	TRELLISES	TRELLIS USED TO ENHANCE AN ENTRY FEATURE AND AS A SHADED WALKWAY.
4	NATURAL MATERIALS	USED STONE, SIMULATED STONE, STUCCO AND BRICK FOR OVER 60 % OF FACADE.
1	CANOPIES/AWNINGS	COVERINGS OF METAL OR OTHER MATERIAL HUNG FROM BUILDING FACADE TO PROTECT WINDOWS OR DOOR OPENINGS.
TOTAL 15 POINTS		

Legend 1 Copy 1
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND	
BR	COMMON BRICK - BLACKSON KBT MAGNANESE KING VELOUR
EI-1	EIFS - SW 6252 - ICE CUBE
EI-2	EIFS - SW 7069 - IRON ORE
ST	EL DORADO WHITECAP STONE - LEDGE CUT33
WD	WOOD LOOK PANEL - NICHIHA - "VINATGEWOOD - SPRUCE"
MP	NICHIHA METAL PANEL
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM
EI -3	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM

ADDITIONAL NOTES:
- ALL SIGNAGE UNDER SEPARATE PERMIT.
- KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT
- CONTRACTOR TO ENSURE NICHIHA PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.



Legend 1
3/8" = 1'-0"

TYPE-SIX

TYPE-SIX
DESIGN AND
DEVELOPMENT SERVICES
300 E. ABRAM ST, #150
ARLINGTON, TX 76010

hayes.hinkle@type-six.com
817-690-2195

SPRINGHILL SUITES
TEKMAK DEVELOPMENT
SHERMAN, TEXAS

PROJECT # 23005

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
04.12.2023

ISSUED FOR
SUP SUBMITTAL

#	Revision	Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A4.00

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

D. HAYES HINKLE - 26067

4/12/2023 11:03:41 AM

1 EAST ELEVATION
1/8" = 1'-0"

POINT SCORE PROPOSED		
POINTS	ELEMENT	DESCRIPTION
4	FOUR-SIDED ARCHITECTURE	BUILDING TO BE EQUALLY FINISHED WITH A FRONT DOOR APPEARANCE ON ALL FOUR SIDES. REQUIRED MASONRY PERCENTAGES TO BE MET ON EACH ELEVATION.
3	BUILDING ARTICULATION	BUILDING FACADES OVER 100' IN LENGTH HAVE BUILDING OFFSETS OF AT LEAST 4' FOR A MINIMUM OF 25% OF THE FACADE. NO WALL PLANE EXTENDS MORE THAN 100' WITHOUT HORIZONTAL AND VERTICAL ARTICULATION. BUILDING FACADES BETWEEN 40-100' IN LENGTH HAVE EITHER HORIZONTAL OR VERTICAL ARTICULATION.
2	PORCHES	COVERED AREAS WITH COLUMNS AND SLOPED ROOF ATTACHED TO THE MAIN FACADE OF THE STRUCTURE EXTEND OVER 6 FEET BEYOND THE MAIN FACADE AND ACROSS OVER 15% OF THE FACADE
1	TRELLISES	TRELLIS USED TO ENHANCE AN ENTRY FEATURE AND AS A SHADED WALKWAY.
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1	CANOPIES/AWNINGS	COVERINGS OF METAL OR OTHER MATERIAL HUNG FROM BUILDING FACADE TO PROTECT WINDOWS OR DOOR OPENINGS.
	TOTAL 15 POINTS	

Legend 1 Copy 1
3/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND	
BR	COMMON BRICK - BLACKSON KBT MAGNANESE KING VELOUR
EI-1	EIFS - SW 6252 - ICE CUBE
EI-2	EIFS - SW 7069 - IRON ORE
ST	EL DORADO WHITECAP STONE - LEDGE CUT33
WD	WOOD LOOK PANEL - NICHIHA - "VINATGEWOOD - SPRUCE"
MP	NICHIHA METAL PANEL
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM
EI -3	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM

ADDITIONAL NOTES:
- ALL SIGNAGE UNDER SEPARATE PERMIT.
- KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT
- CONTRACTOR TO ENSURE NICHIHA PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.

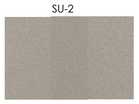
BR

EI-1

WD

ST

SU-2



MP

EI-2

EI-3

Legend 1
3/8" = 1'-0"

TYPE-SIX
TYPE-SIX
DESIGN AND
DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
hayes.hinkle@type-six.com
817-690-2195

SPRINGHILL SUITES
TEKMAK DEVELOPMENT
SHERMAN, TEXAS

PROJECT # 23005

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
04.12.2023

ISSUED FOR
SUP SUBMITTAL

#	Revision	Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A4.01

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

D. HAYES HINKLE - 26067

4/12/2023 11:02:46 AM

SPRINGHILL SUITES
BY MARRIOTT

SPRINGHILL SUITES
BY MARRIOTT

SPRINGHILL SUITES
BY MARRIOTT

SPRINGHILL SUITES
BY MARRIOTT

SPRINGHILL SUITES
BY MARRIOTT
SPRINGHILL SUITES
BY MARRIOTT

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Heritage Development Partners, LLC
2600 N. US Hwy. 75
Sherman, TX 75090

Votex Surveying Company
Attn: Candy Hone
10440 N. Central Expwy., Ste. 800
Dallas, TX 75231

Dear Applicants,

The request for approval of the Preliminary Plat of Crossroads-Springhill Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way for West Travis Street shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Additional Dedication of Right of Way on West Travis Street may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 10' Utility Easement along Medical Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 15' Utility Easement along West Travis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. West Travis Street is dedicated as "West Travis Street." Correct references on drawing and in metes and bounds to remove the abbreviation of "West."
7. Remove Fire Lane and Utility Easement from plat.
8. Water Easements by plat to be relocated per civil plan review.
9. 15' Sanitary Sewer Easement to be renamed 15' Wastewater Easement and may require relocation and resizing upon civil review.
10. Internal water and wastewater lines will be privately owned and maintained.

11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
12. Medical Drive to be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(B)*
13. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
14. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
15. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
17. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Jeff Harkinson
2600 N. US Highway 75
Sherman, TX 75090

TEKMAK Development Co.
3021 Ridge Road, A-120
Rockwall, TX 75032

Type Six Design & Development Services
300 E. Abram St. #150
Arlington, TX 76010

Brockette/Davis/Drake, Inc.
Jim Riley
4144 N. Central Expy, Suite 1100
Dallas, TX 75204

Votex Surveying Company
10440 N. Central Expy, Suite 800
Dallas, TX 75231

SMR Landscape Architects, Inc.
1708 N. Griffin Street
Dallas, TX 75202

Dear Applicants,

The request of a Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District located in the 301 Block West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.007)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and 14.03.007)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
11. Water Easements by plat to be relocated per civil plan review.
12. 15' Sanitary Sewer Easement to be renamed 15' Wastewater Easement and may require relocation and resizing upon civil review.
13. Medical Drive to be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(B)
14. Water main must be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
15. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
16. Internal water and wastewater lines will be privately owned and maintained.
17. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
19. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
20. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

5101 BLOCK NORTH TRAVIS

The request of Haribabu Kancharla & Gayatri Gouni (Owner), Carlos Casas, PE, STRAND (Architect/Engineer), Corinthian Design Associates, LLC (Designer) and STRAND (Land Surveyor) concerning the property located in the 5101 Block North Travis Street, consisting of 3.812 acres in the Alexander Richards Survey, Abstract No.42, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-6 (Single-Family Residential) District to a C-N (Neighborhood Commercial) District.

Background:

The property is located at 5101 Block North Travis Street between Kreager Road and Liberty Hill Trail. The owner is requesting a Zone Change from a R-6 (Single-Family Residential) District to a C-N (Neighborhood Commercial) District and Site Plan approval for a neighborhood commercial building.

Adjacent Zoning:

MF-30 (Multi-Family Residential) District
C-1 (Retail Business) District
R-6 (Single Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Haribabu Kancharla & Gayatri Gouni (Owner)
Carlos Casas, PE, STRAND (Architect/Engineer)
Corinthian Design Associates, LLC (Designer)
STRAND (Land Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

28

Objections Received:

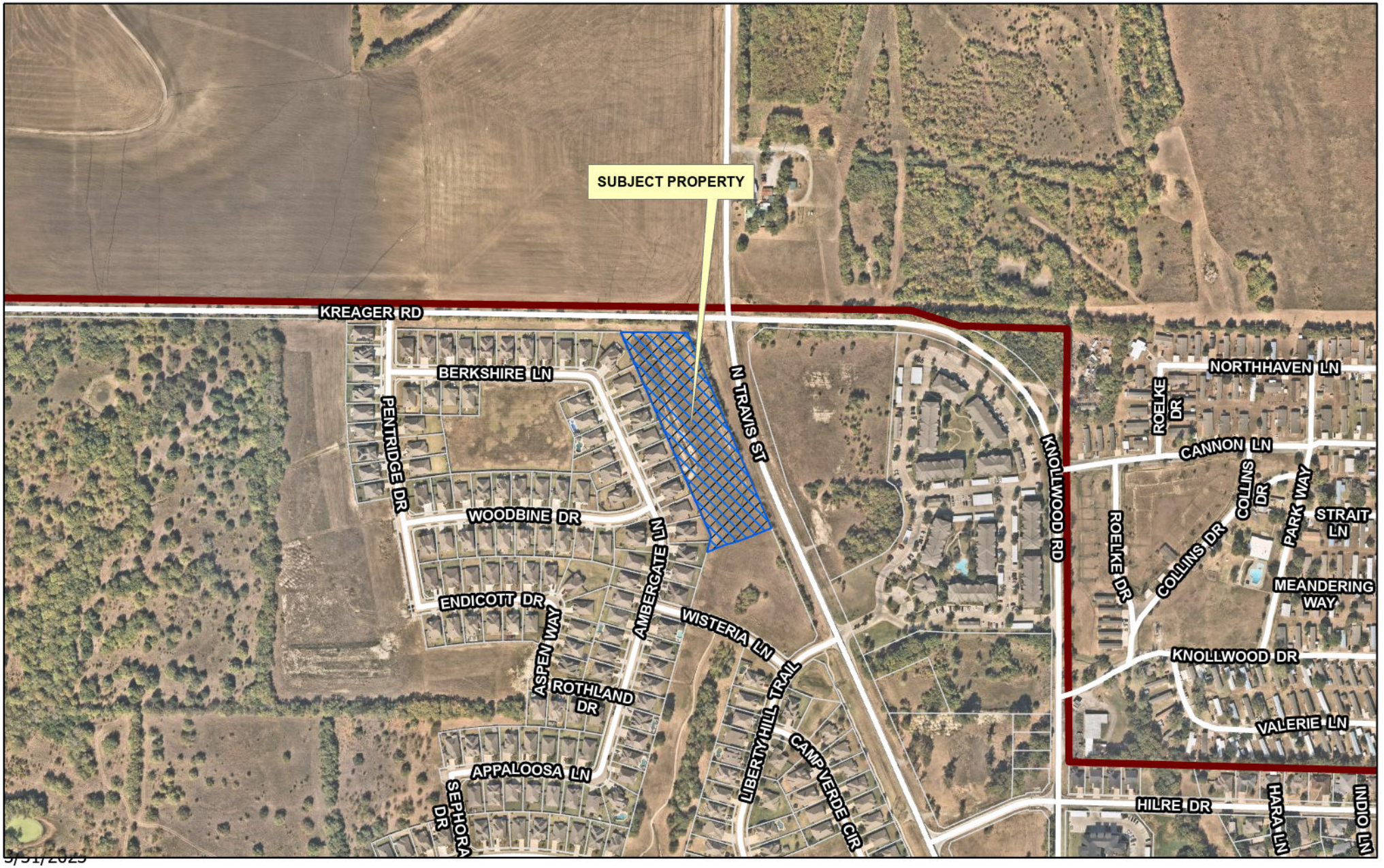
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Survey
Elevations
Traffic Impact Analysis
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

3/31/2023

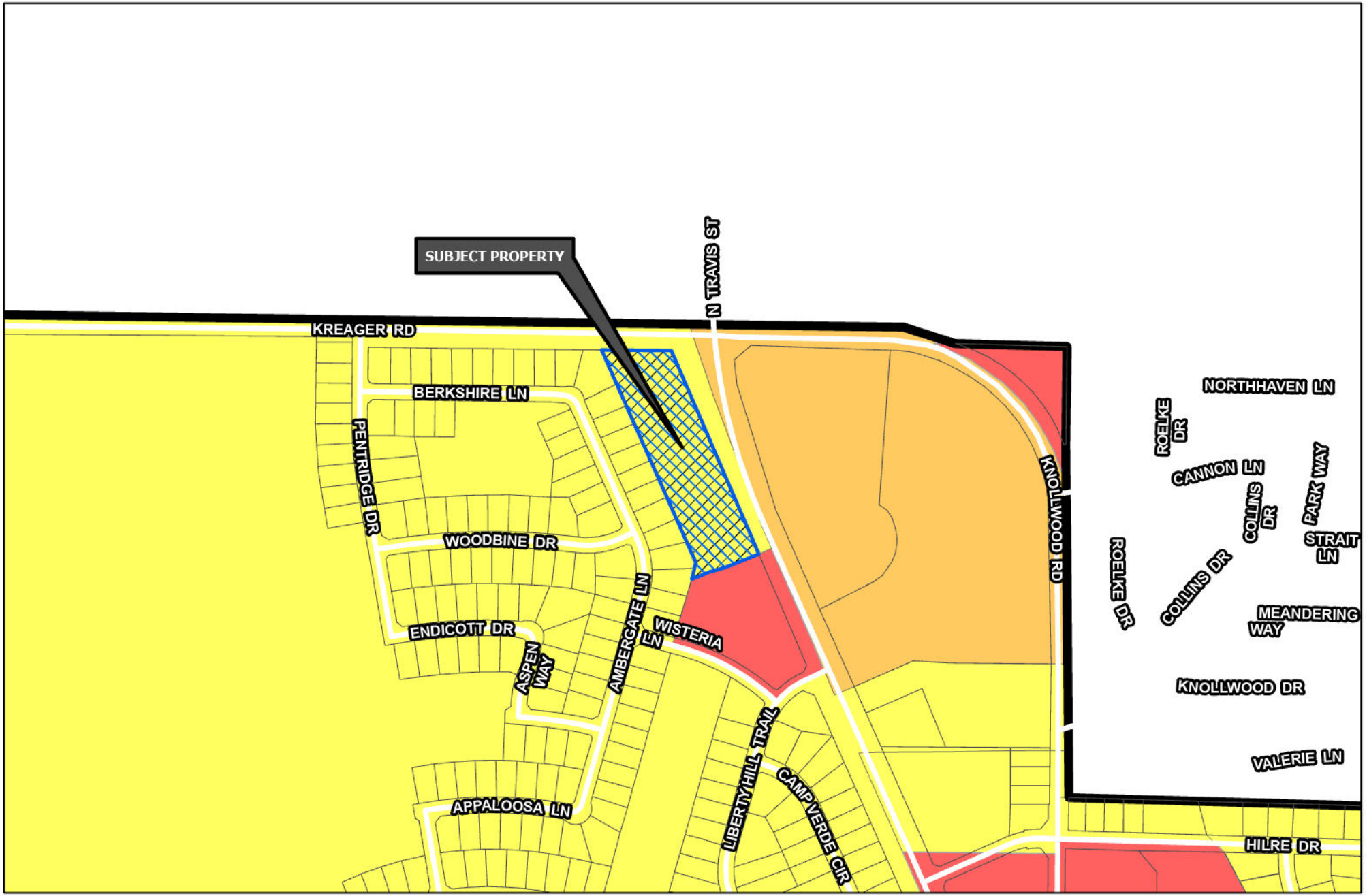
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5101 BLK N TRAVIS ST

N
W E
S

Date: 3/31/2023 9:21 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

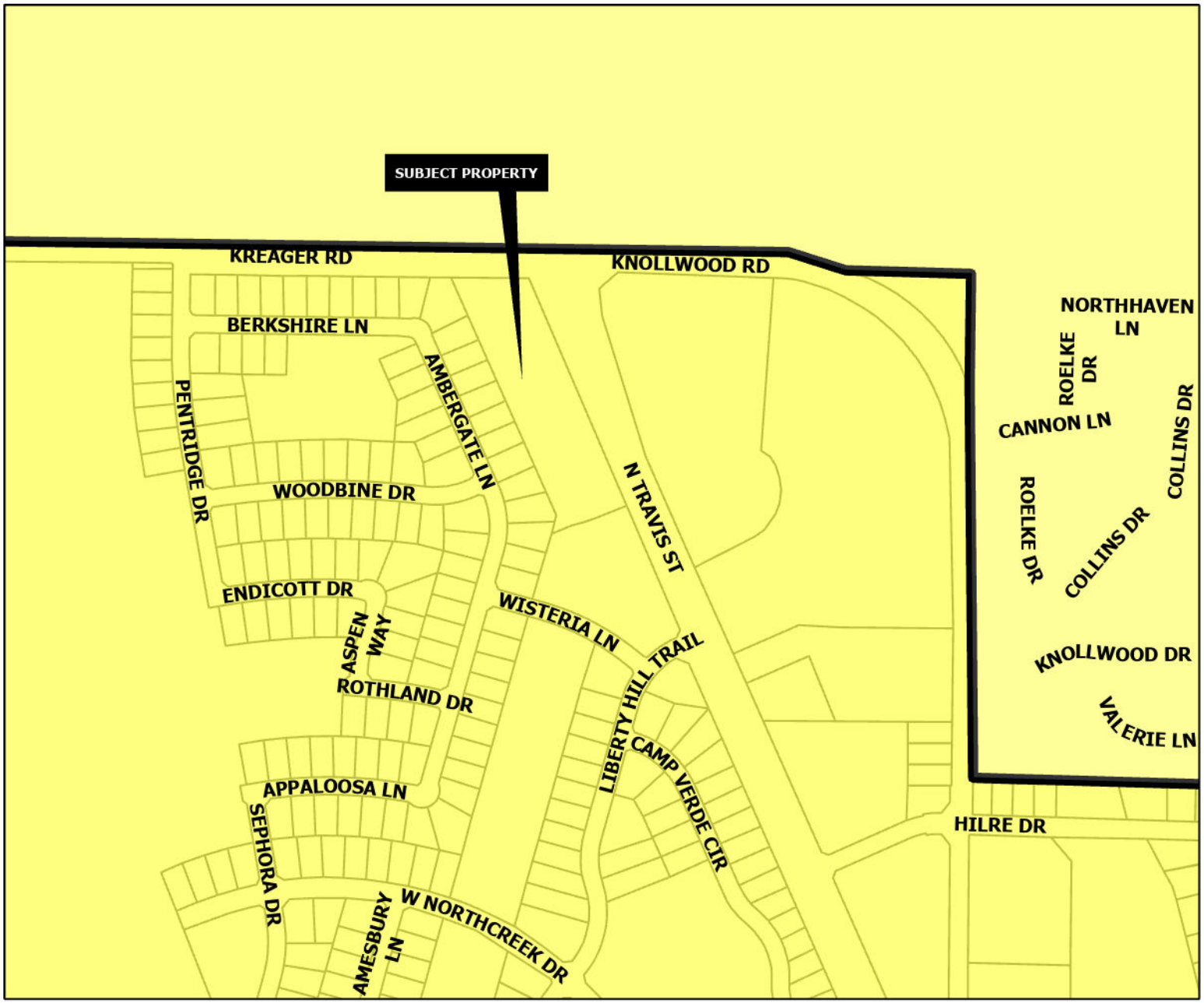
Road Names All

CITY OF SHERMAN
ZONING MAP
5101 N TRAVIS ST

N
W E
S

Date: 3/31/2023 10:52 AM

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-001131
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
5101 BLK N TRAVIS ST

N
W E
S

Date: 3/31/2023 1:29 PM

STRAND

18 April 2023

City of Sherman

220 W Mulberry

Sherman, TX 75090

Re: Sherman Commercial Rezoning Application from R-6 to CN (Commercial Neighborhood)

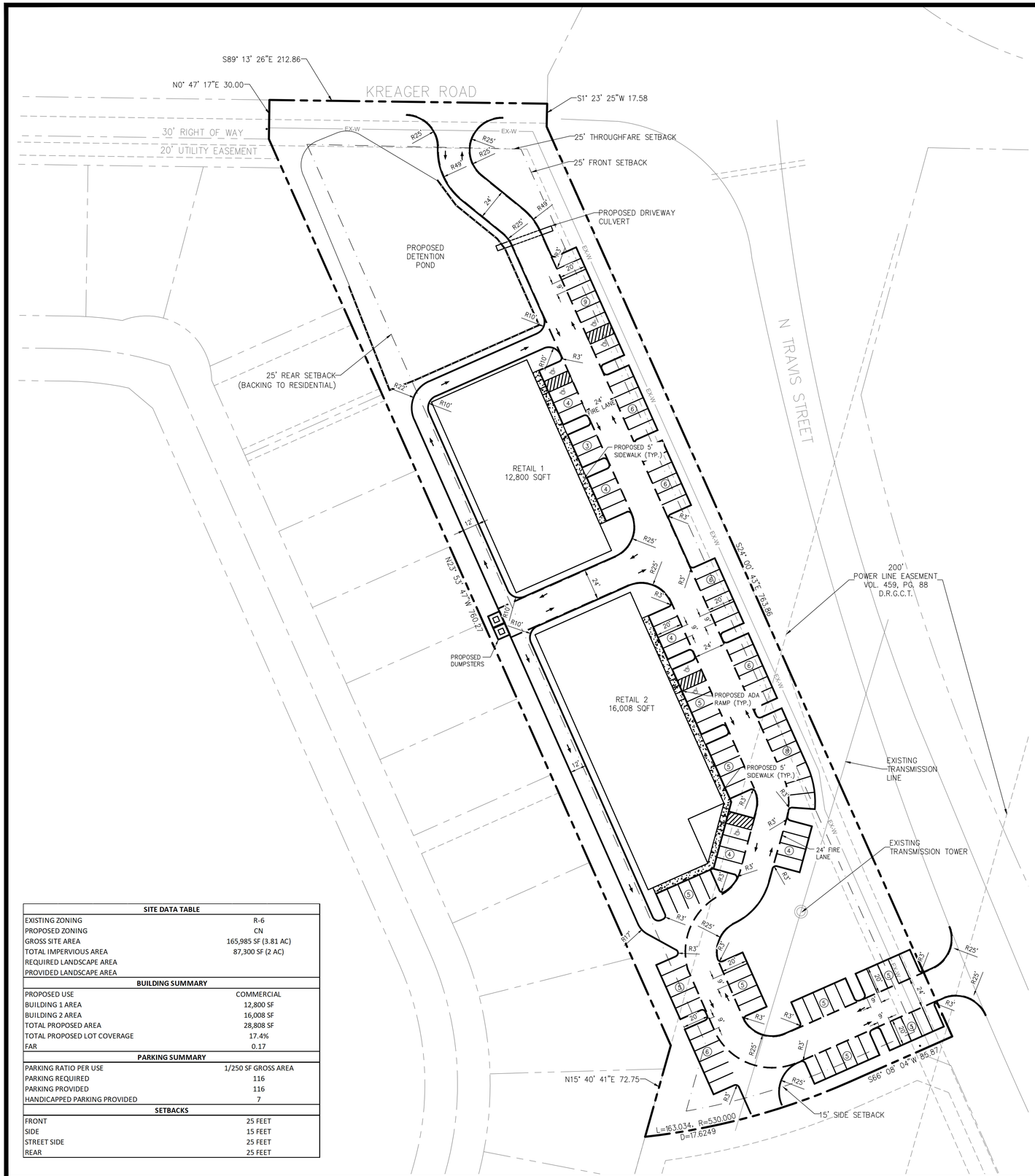
This project is located in Sherman, Texas off of North Travis Street and Kreager Road. Currently, the project site is an undeveloped grassed and lightly forested area, with an existing detention pond located on the northwestern portion of the property.

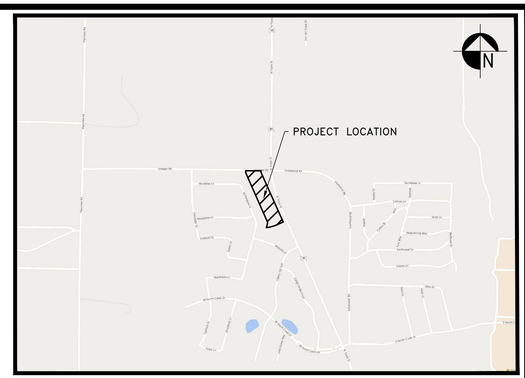
The proposed development includes neighborhood commercial buildings (i.e. laundry mat, nail salon, coffee shop, etc.) as well as the required entrance drives and parking required with these developments. Also included in this project is the extension of the existing sewer main located along Kreager Road, as well as the construction of water and storm sewer utilities to serve the proposed buildings.

Sincerely,

Carlos Casas

Carlos Casas, PE
Civil Engineer
Civil Engineering Department





PROJECT VICINITY MAP

SCALE: 1"=1000'

N

50 0 50 100

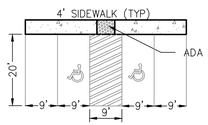
SCALE: 1"=50'

LEGEND	EXISTING	PROPOSED
1' CONTOURS	98 100	
SANITARY SEWER	12" SS	
WATER	EX-W	
WATER METER		
WATER VALVE		
FIRE HYDRANT		
SANITARY SEWER MANHOLE	S	
SANITARY SEWER CLEANOUT		
FDC		
LIGHT POLE		
FENCE		
24' FIRE LANE		
SIDEWALK		
ADA RAMP		
PARKING COUNT		

GENERAL NOTES:

1. UTILITIES
   - A. THE MINIMUM UTILITY EASEMENT SHALL BE 12 FEET WIDE
   - B. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
   - C. PROPOSED LIGHT POLES SHALL MATCH EXISTING LIGHT POLES ON SITE
2. SIDEWALKS
   - A. ALL SIDEWALKS SHALL BE ADA COMPLIANT
3. ALL PLANT MATERIAL INCLUDING TREES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE LEGISLATION.
4. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR COMPRESSORS, PUMPS, EXTERIOR WATER HEATERS, WATER SOFTENERS, PRIVATE GARBAGE CANS (NOT INCLUDING PUBLIC SIDEWALK WASTE BINS), AND STORAGE TANKS MAY NOT BE STORED OR LOCATED WITHIN ANY STREET SPACE. WATER PUMPS NOT VISIBLE ARE NOT INCLUDED IN THE PROHIBITION.
5. ALL STRIPING AND SIGNAGE MUST CONFORM TO THE CITY OF SHERMAN SIGNAGE CRITERIA.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
7. REFER TO LANDSCAPE LIGHTING PLAN FOR PROPOSED STREET LIGHT LOCATIONS.

SITE DATA TABLE	
EXISTING ZONING	R-6
PROPOSED ZONING	CN
GROSS SITE AREA	165,985 SF (3.81 AC)
TOTAL IMPERVIOUS AREA	87,300 SF (2 AC)
REQUIRED LANDSCAPE AREA	
PROVIDED LANDSCAPE AREA	
BUILDING SUMMARY	
PROPOSED USE	COMMERCIAL
BUILDING 1 AREA	12,800 SF
BUILDING 2 AREA	16,008 SF
TOTAL PROPOSED AREA	28,808 SF
TOTAL PROPOSED LOT COVERAGE	17.4%
FAR	0.17
PARKING SUMMARY	
PARKING RATIO PER USE	1/250 SF GROSS AREA
PARKING REQUIRED	116
PARKING PROVIDED	116
HANDICAPPED PARKING PROVIDED	7
SETBACKS	
FRONT	25 FEET
SIDE	15 FEET
STREET SIDE	25 FEET
REAR	25 FEET



TYPICAL PARKING DETAIL

STRAND
10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #117989 APRIL 26, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY SITE PLAN

SHERMAN COMMERCIAL
TWO RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

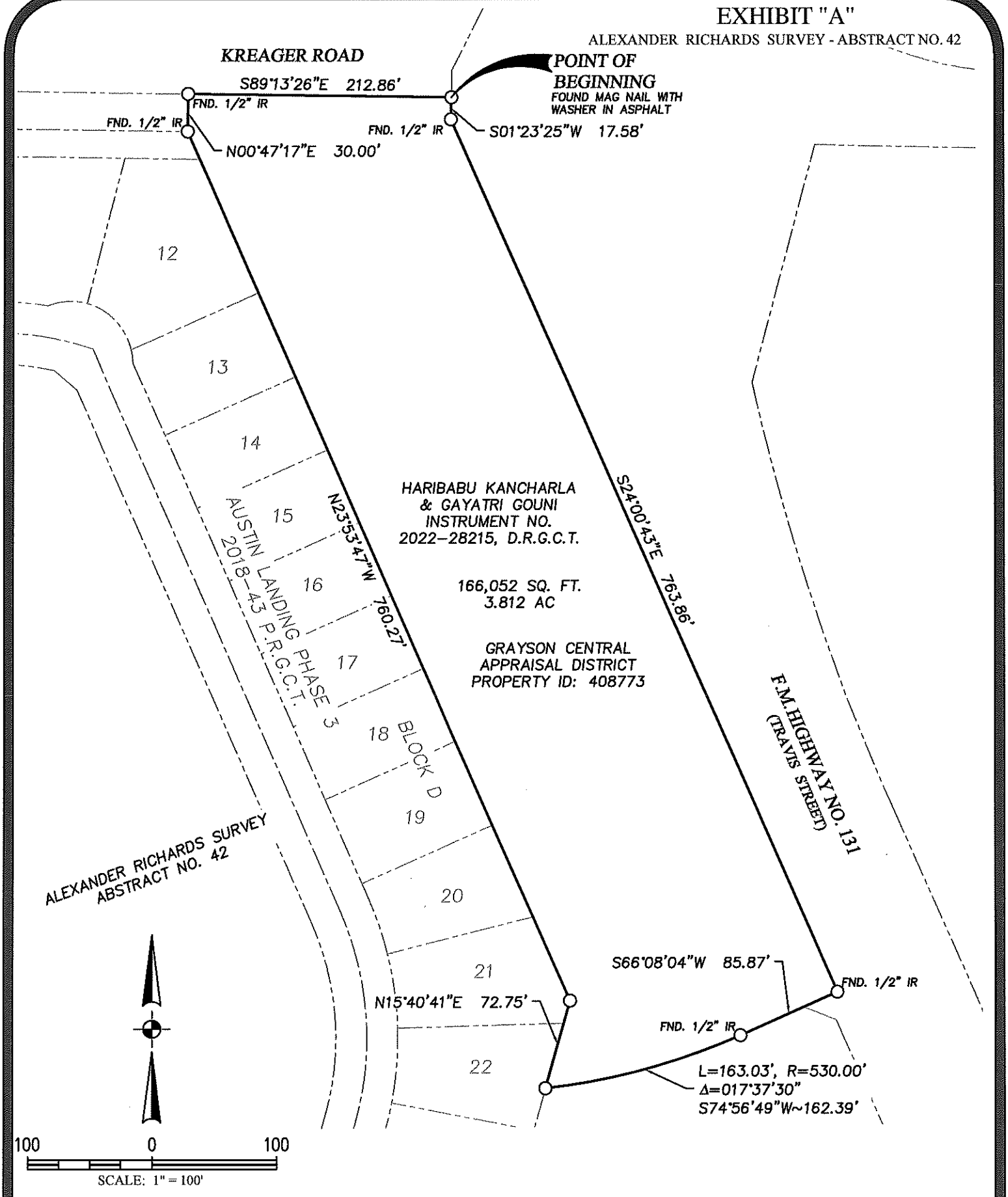
DATE:	4/26/2023
DESIGNED BY:	SB
DRAWN BY:	SB
CHECKED BY:	CC

STRAND

SHEET NUMBER
1

EXHIBIT "A"

ALEXANDER RICHARDS SURVEY - ABSTRACT NO. 42



SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT)

TBPELS FIRM NO: 10194076

STRAND ARCHITECTURE | ENGINEERING

EXHIBIT B

BEING A 3.812 ACRE (166,052 SQ. FT.) TRACT OF LAND
HARIBABU KANCHARLA & GAYATRI GOUNI
DOCUMENT NO. 2022-28215, DEED RECORDS, GRAYSON COUNTY, TEXAS
SITUATED IN THE ALEXANDER RICHARDS SURVEY, ABSTRACT NO. 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BEING a 3.812 acre tract of land situated in the Alexander Richards Survey, Abstract No. 42, City of Sherman, Grayson County, Texas and being all of a tract of land as described in deed to Haribabu Kancharla and Gayatri Gouni recorded in Document No. 2022-28215, Deed Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a found mag nail with washer in an asphalt road, also known as Kreager Road and being in the west right-of-way of Farm to Market Highway No. 131, and being the Northeast corner of the herein described tract;

THENCE South 01°23'25" West a distance of 17.58 feet with said FM 131 right-of-way to a found 1/2 inch iron rod;

THENCE South 24°00'43" East a distance of 763.86 feet with said FM 131 right-of-way to a found 1/2 inch iron rod;

THENCE South 66°08'04" West a distance of 85.87 feet departing said FM 131 right of way to a found 1/2 inch iron rod in the north line of Lot 1, Block G, Austin Landing Addition, Phase One, as recorded in Volume 23, Page 102, Plat Records, Grayson County, Texas for the beginning of a tangent curve to the right having a radius of 530.00 feet, a central angle of 17°37'30", and a long chord which bears South 74°56'49" West, 162.39 feet;

THENCE along said tangent curve to the right, an arc length of 163.03 feet to a point in the East line of Lot 22, Block D, Austin Landing, Phase 3, as recorded in Document Number 2018-43, Plat Records, Grayson County, Texas;

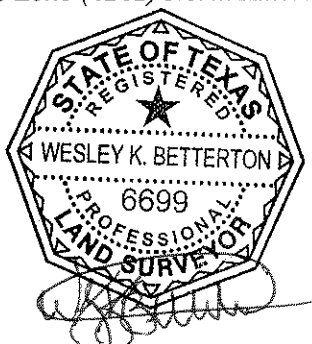
THENCE North 15°40'41" East a distance of 72.75 feet along the East line of Lot 21, Block D, of said Austin Landing, Phase 3 to a point;

THENCE North 23°53'47" West a distance of 760.27 feet to a found 1/2 inch iron rod;

THENCE North 00°47'17" East a distance of 30.00 feet to a found 1/2 inch iron rod;

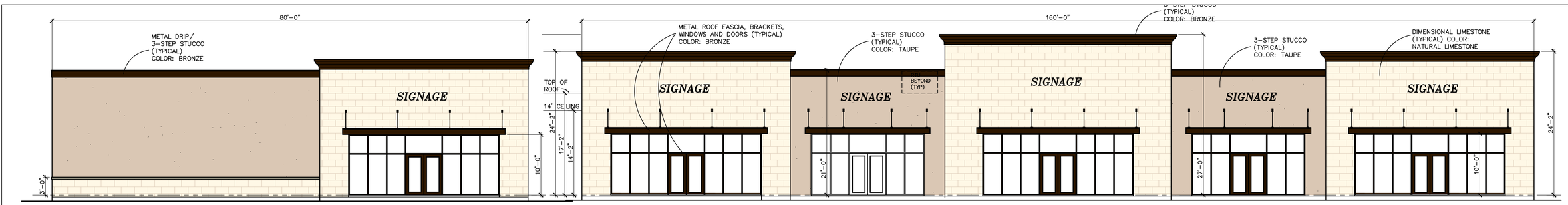
THENCE South 89°13'26" East a distance of 212.86 feet to the **POINT OF BEGINNING** and **CONTAINING** 166,052 square feet, 3.812 acres of land, more or less.

Basis of Bearings is the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83).



3-16-2023

Wesley K. Betterton, RPLS
Registration No. 6699
TBPELS Firm No. 10194076

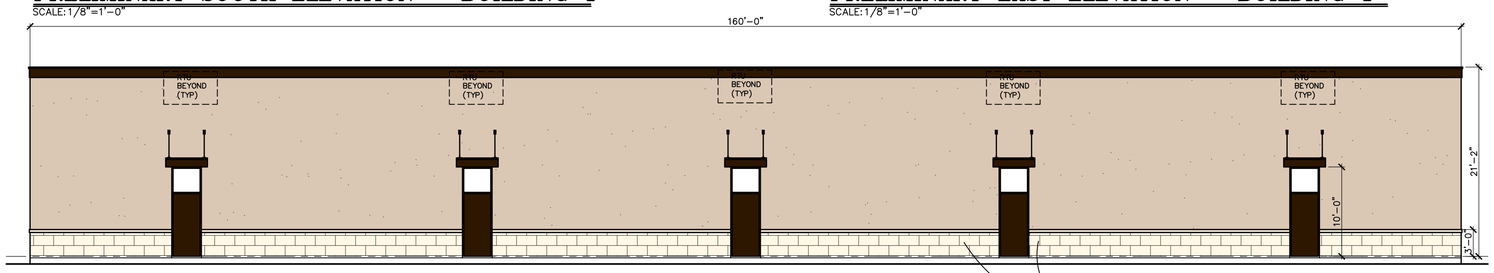


PRELIMINARY SOUTH ELEVATION – BUILDING 1

SCALE: 1/8"=1'-0"

PRELIMINARY EAST ELEVATION – BUILDING 1

SCALE: 1/8"=1'-0"



PRELIMINARY WEST ELEVATION – BUILDING 1

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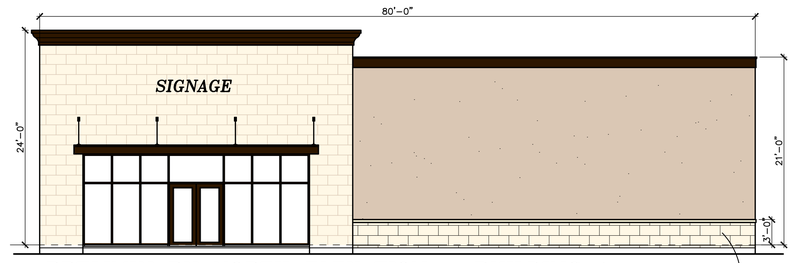

PRELIMINARY NORTH ELEVATION – BUILDING 1

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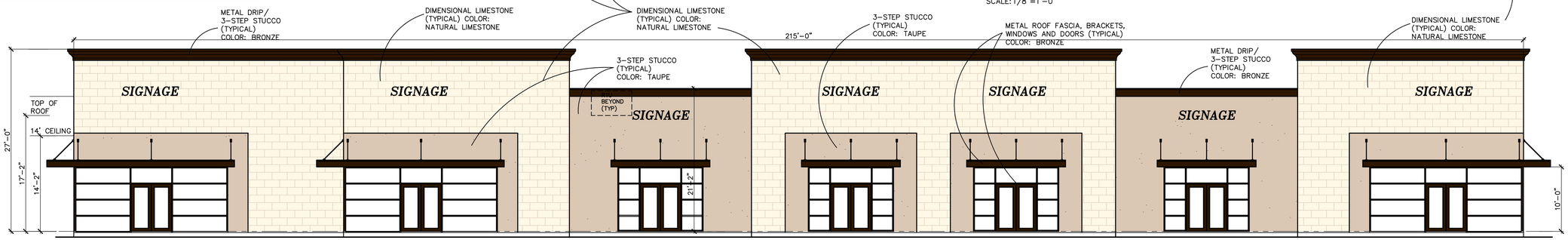

PRELIMINARY EAST ELEVATION – BUILDING 2

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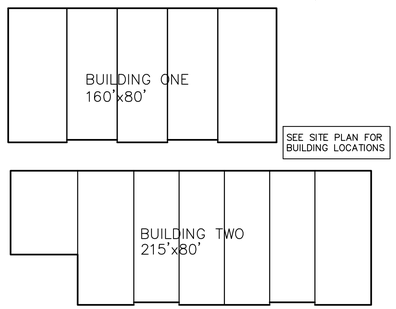
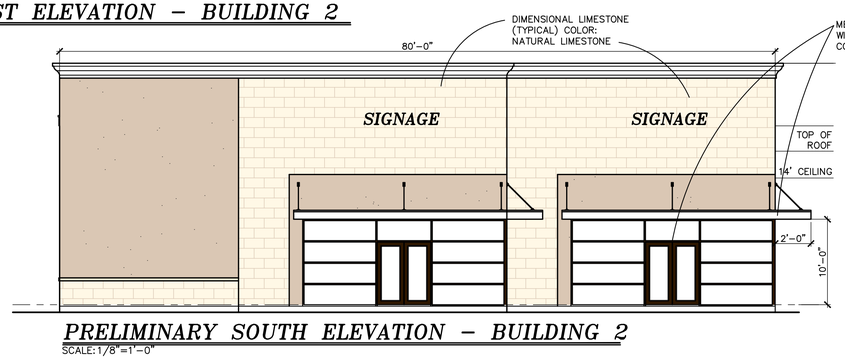


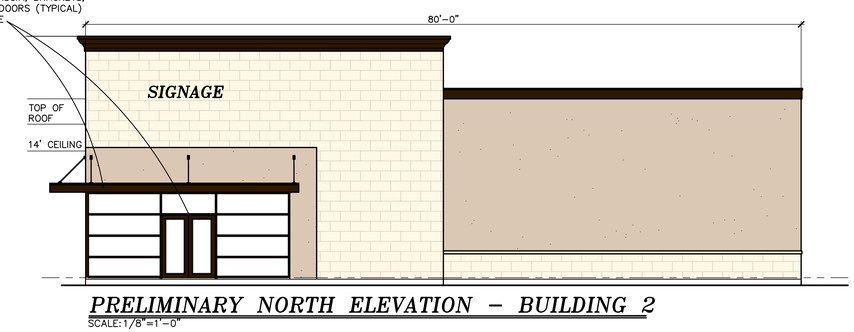
BUILDING FOOTPRINTS

NO SCALE



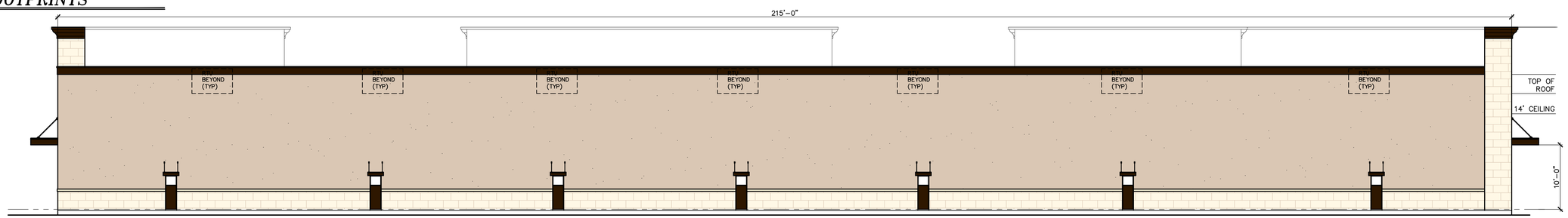
PRELIMINARY SOUTH ELEVATION – BUILDING 2

SCALE: 1/8"=1'-0"



PRELIMINARY NORTH ELEVATION – BUILDING 2

SCALE: 1/8"=1'-0"



PRELIMINARY WEST ELEVATION – BUILDING 2

SCALE: 1/8"=1'-0"

SHERMAN COMMERCIAL
TWO RETAIL SHELL BUILDINGS
SW CORNER of N. TRAVIS ST. & KREAGER ROAD
CITY OF SHERMAN, TEXAS

CORINTHIAN DESIGN ASSOCIATES, LLC
RESIDENTIAL / COMMERCIAL
PLANNING & DESIGN

COPYRIGHT 2023

KENNETH FIELDS
214-223-4501 (DIRECT)
CorinthianDesignAssociates@gmail.com

DATE ISSUED
MARCH 22, 2022

DATE REVISED

JOB NO.
SHERMAN COMMERCIAL

SHEET
A1.1

Traffic Impact Analysis

for

Sherman Commercial

(City of Sherman, TX)

Prepared By:
HAS Engineering, LLC
F-22756
5000 Eldorado Pkwy., #522
Frisco, TX 75033

April 27, 2023

4/27/2023

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I. Executive Summary

The proposed Sherman Commercial project site is located in City of Sherman, on Farm-to-Market 131 (N Travis Street) south of Kreager Road/Knollwood Road. It consists of 28,808 square feet of Strip Retail Plaza to be constructed in one phase in Year 2025. Two access driveways are proposed with one on FM 131 and one on Kreager Road. A total of 68 AM, 190 PM, and 1,569 daily trips are projected.

The study intersections analyzed in this report include:

- FM 131 (N Travis Street) at Kreager Road/Knollwood Road
- FM 131 (N Travis Street) at N Creek Drive
- Kreager Road at Plainview Road
- Site Access Driveways

Intersection turning movement counts were collected on Thursday, April 13, 2023 during the AM period (7-9) and PM period (4-6). 24-hour bi-directional counts were collected during the same day on FM 131 (N Travis Street) and Kreager Road. The calculated weighted growth average is 0% for TxDOT historical counts and 2% for TxDOT traffic projections but 2% is used to be conservative. This is used to grow the existing counts to Buildout in Year 2025.

The study intersections and site access driveways are projected to operate at LOS C or better during the AM and PM peak hours at Buildout.

No right or left-turn deceleration lanes are recommended on Kreager Road at Driveway 1. No right or left-turn deceleration lanes are recommended on FM 131 (N Travis Street) at Driveway 2.

II. Introduction

This Traffic Impact Analysis is prepared by HAS Engineering, LLC for the proposed Sherman Commercial development located in City of Sherman, Grayson County, Texas, see **Figure 1**. The project site is located on Farm-to-Market 131 (N Travis Street) south of Kreager Road/Knollwood Road. It consists of 28,808 square feet of Strip Retail Plaza to be constructed in one phase in Year 2025. The site plan is shown in **Figure 2**. A total of two access driveways are proposed with one on FM 131 (N Travis Street) and one on Kreager Road.

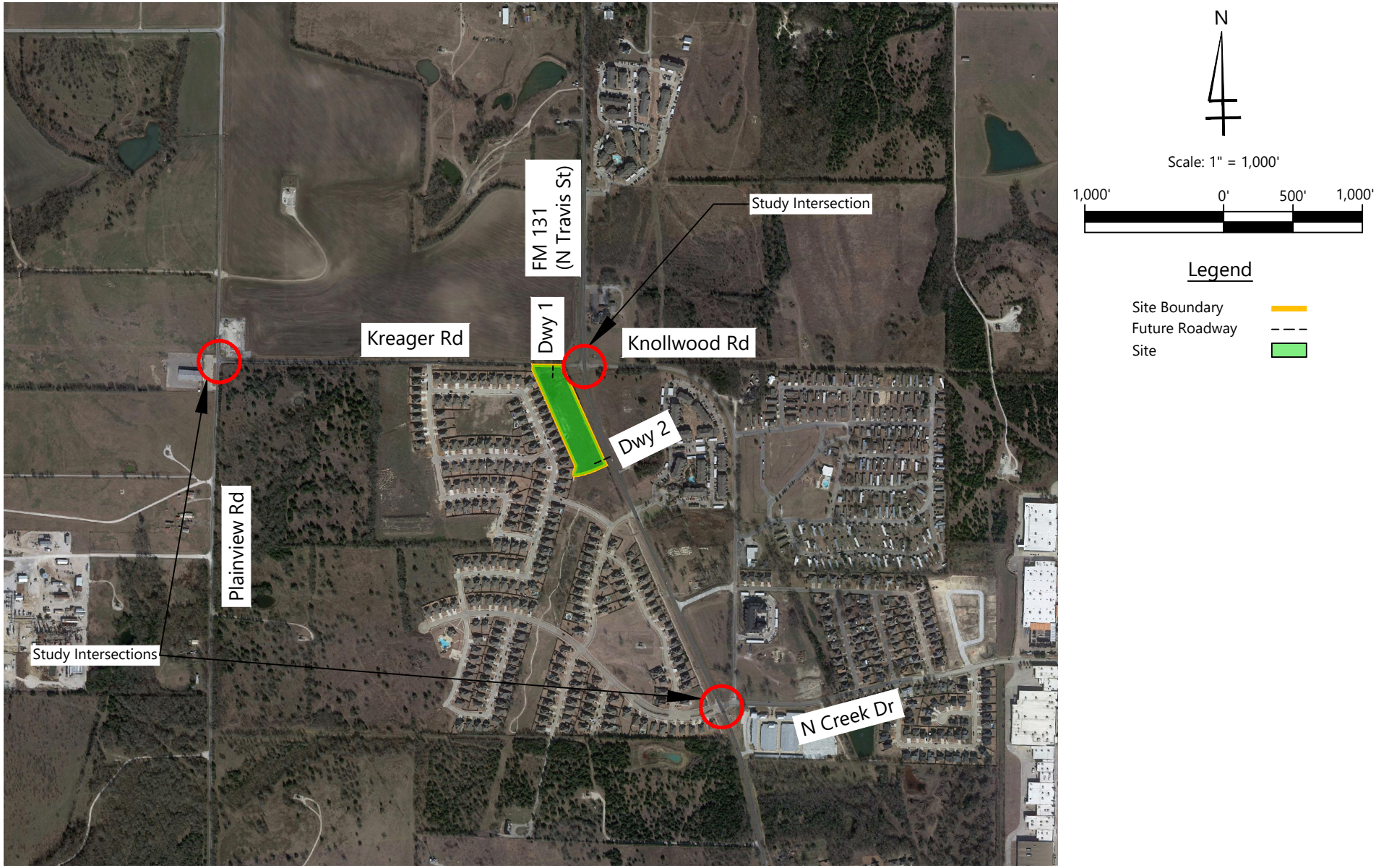
A. Purpose

This analysis is prepared to evaluate the potential impacts of the site generated traffic at the study intersections and site access driveways. If there is a project impact, recommendations for viable mitigation measures are provided.

B. Analysis Methodology

Methodologies for this analysis are summarized below:

1. Obtained turning movement counts at the study intersections on April 13, 2023 (Thursday). Obtained 24-hour bi-directional counts on FM 131 (N Travis Street) and Kreager Road during the same day.
2. Collected existing roadway geometry and traffic control information.
3. Applied 2% growth factor to existing counts to determine the Without Project traffic volumes at Buildout during the AM and PM peak hours of adjacent roadway network.
4. Determined project trip distribution and assignment at the study intersections and site access.



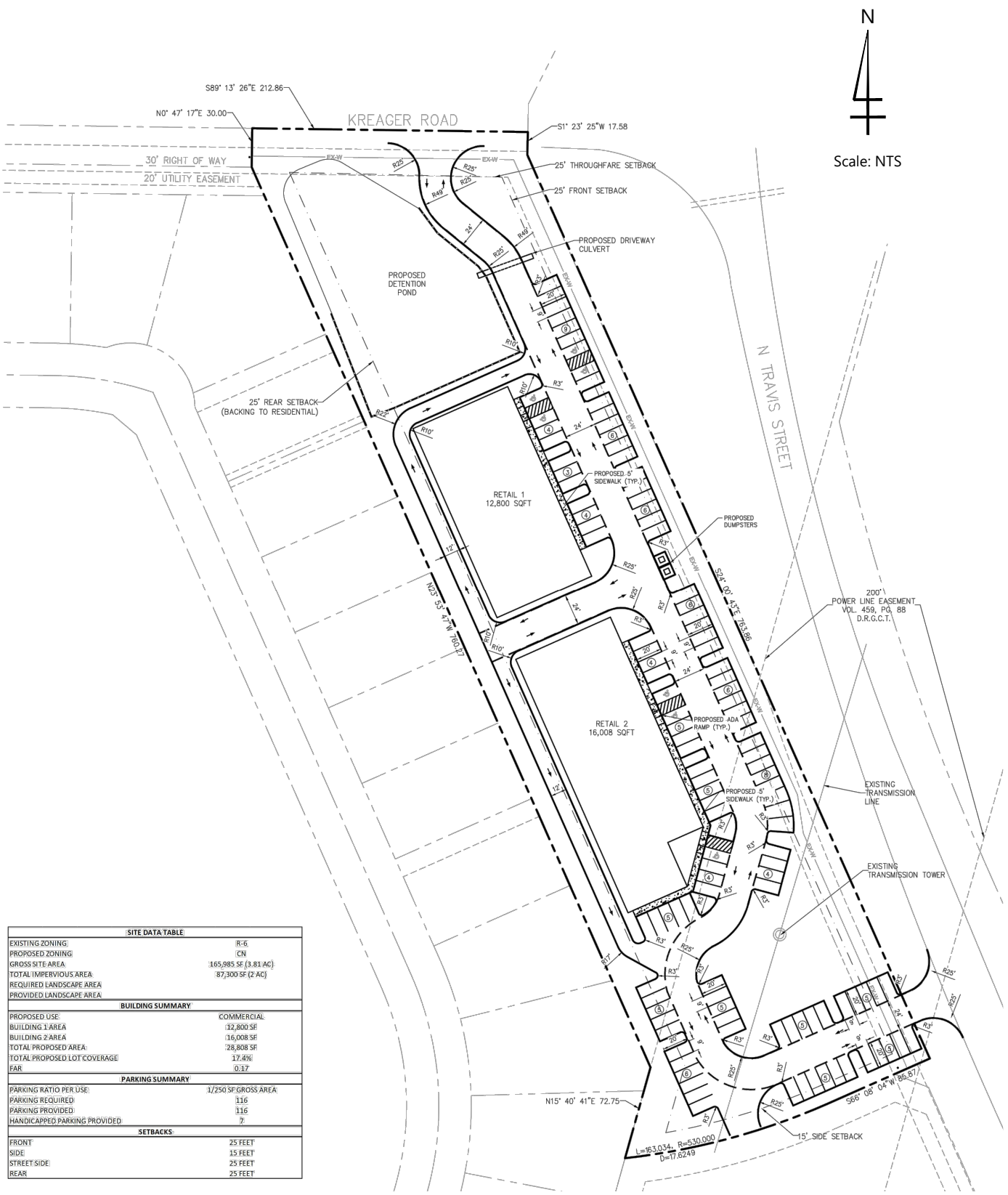
4/27/2023

Figure 1: Location Map

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

HAS Engineering, LLC | F-22756
t: (469) 922-0860
5000 Eldorado Pkwy., #522
Frisco, TX 75033



SITE DATA TABLE	
EXISTING ZONING	R-6
PROPOSED ZONING	CN
GROSS SITE AREA	165,985 SF (3.81 AC)
TOTAL IMPERVIOUS AREA	87,300 SF (2 AC)
REQUIRED LANDSCAPE AREA	
PROVIDED LANDSCAPE AREA	
BUILDING SUMMARY	
PROPOSED USE:	COMMERCIAL
BUILDING 1 AREA	12,800 SF
BUILDING 2 AREA	16,008 SF
TOTAL PROPOSED AREA:	28,808 SF
TOTAL PROPOSED LOT COVERAGE	17.4%
FAR	0.17
PARKING SUMMARY	
PARKING RATIO PER USE:	1/250 SF GROSS AREA
PARKING REQUIRED	116
PARKING PROVIDED	116
HANDICAPPED PARKING PROVIDED	7
SETBACKS	
FRONT	25 FEET
SIDE	15 FEET
STREET SIDE	25 FEET
REAR	25 FEET

4/27/2023 Site Plan Prepared by STRAND

Figure 2: Site Plan

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

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t: (469) 922-0860
5000 Eldorado Pkwy., #522
Frisco, TX 75033

5. Added project trips to the Without Project traffic volumes to determine the With Project traffic volumes at Buildout during the AM and PM peak hours of adjacent roadway network.
6. Performed study intersection analysis for Existing, Buildout Without, and Buildout With Project conditions using Synchro, Version 11.
7. Provided analysis of auxiliary lanes at the site driveways.

III. Existing Condition

A. Site

The approximately 3.81 acre project site is located on FM 131 (N Travis Street) south of Kreager Road/Knollwood Road. The site is currently undeveloped and is bounded by Kreager Road to the north, undeveloped land to the south, FM 131 (N Travis Street) to the east, and existing residential to the west.

B. Roadway Network

FM 131 (N Travis Street) is currently a two-lane undivided roadway in the north-south direction near the project site. It is identified on the City of Sherman Thoroughfare Plan (TP) as a Minor Arterial. The posted speed limit is 55 mph near the site.

Kreager Road/Knollwood Road is currently a two-lane undivided roadway in the east-west direction beginning at Plainview Road. It then curves to the south to terminate at N Creek Drive. The segment west of FM 131 (N Travis Street) is identified on the City TP as a Collector. There is no posted speed limit.

N Creek Drive is currently a two-lane median divided roadway west of FM 131 (N Travis Street) and two-lane undivided roadway east of FM 131 (N Travis Street). It generally travels in the east-west direction beginning inside a residential development that terminates at N Loy Lake Road. It is identified on the City TP as a Collector. The posted speed limit is 30 mph.

Plainview Road is currently a two-lane undivided roadway in the north-south direction beginning at US 82 Frontage Road then curves to the west. It is identified on the City TP as a Minor Arterial that will connect to Rex Cruse Drive in the future. There is no posted speed limit.

C. Study Intersections

Three (3) existing intersections in the vicinity of the site are analyzed. Intersection 1 is FM 131 (N Travis Street) at Kreager Road/Knollwood Road. It is currently a four-legged intersection with two-way stop sign control. The northbound movement has a shared left/through/right-turn lane. The southbound movement has a shared left/through/right-turn lane. The eastbound movement has a shared left/through/right-turn lane. The westbound movement has a shared left/through/right-turn lane.

Intersection 2 is FM 131 (N Travis Street) at N Creek Drive. It is currently a four-legged intersection with traffic signal control. The northbound movement has a shared left/through/right-turn lane. The southbound movement has a shared left/through/right-turn lane. The eastbound movement has a shared left/through/right-turn lane. The westbound movement has a shared left/through/right-turn lane.

Intersection 3 is Kreager Road at Plainview Road. It is currently a T-intersection with two-way stop sign control. The northbound movement has a shared through/right-turn lane. The southbound movement has a shared left/through lane. The westbound movement has a shared left/right-turn lane.

D. Traffic Counts

Intersection turning movement counts were collected on Thursday, April 13, 2023 during the AM period (7 – 9 AM) and PM period (4 – 6 PM) at the study intersections. Bi-directional roadway daily

volumes were also collected on FM 131 (N Travis Street) and Kreager Road during the same day. Based on the data, the AM peak hour occurred at 7:30 AM and PM peak hour occurred at 4:45 PM, **see Figure 3**. The traffic count data are included in **Appendix A**.

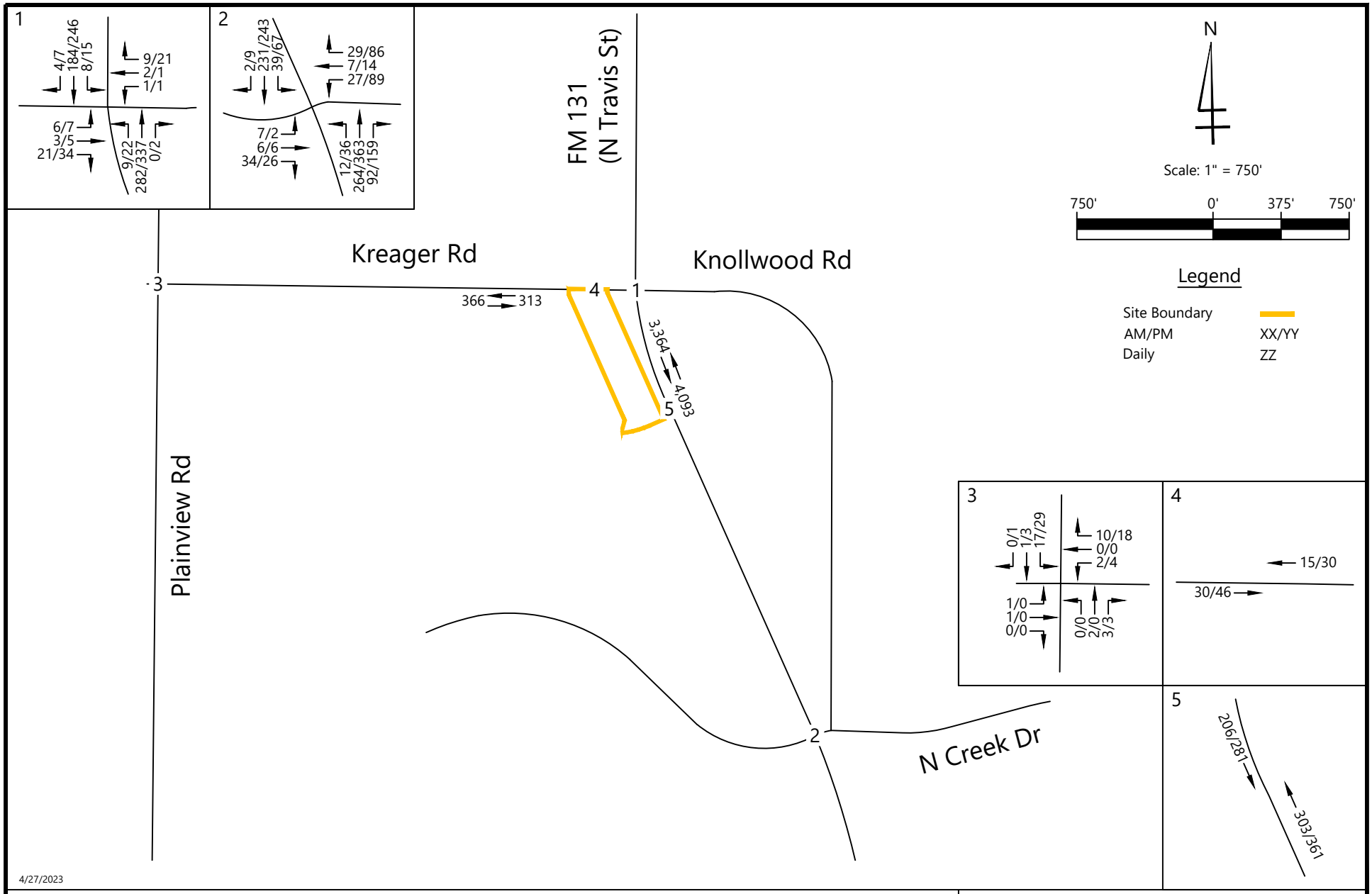

Figure 3: Existing Peak Hour Volumes

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

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Frisco, TX 75033

E. Without Project Traffic Volumes

To determine the Without Project traffic volumes for the development, the collected traffic counts are grown by the area growth rate. This represents the growth of traffic over time without this development. The growth rate is calculated by using TxDOT historical count data and projection of the nearby count stations, **see Table 1**.

Table 1: Area Growth Rate

FM 131 (N Travis Street) north of Kreager Road			FM 691 west of FM 131 (N Travis Street)			US 82 west of FM 131 (N Travis Street)		
TxDOT Count Stations								
Year	ADT	Rate of Growth	Year	ADT	Rate of Growth	Year	ADT	Rate of Growth
2021	4,939	13.0%	2021	5,594	39.8%	2021	30,049	7.1%
2020	4,370	-11.9%	2020	4,001	-26.1%	2020	28,048	-3.9%
2019	4,961	-1.5%	2019	5,415	-0.1%	2019	29,192	12.7%
2018	5,034	10.2%	2018	5,422	-5.2%	2018	25,899	-16.8%
2017	4,570		2017	5,720		2017	31,146	
Growth = 2.5%			Growth = 2.1%			Growth = -0.2%		
Calculated Weighted Growth Average = 0%								
TxDOT Traffic Projections								
2021 AADT	2041 Estimated AADT	Annual Growth Rate	2021 AADT	2041 Estimated AADT	Annual Growth Rate	2021 AADT	2041 Estimated AADT	Annual Growth Rate
4,939	6,915	1.70%	5,594	7,720	1.62%	30,049	42,069	1.70%
Calculated Weighted Growth Average = 2%								

The calculated weighted growth average is 0% for TxDOT historical counts and 2% for TxDOT traffic projections. To be conservative, a growth rate of 2% per year is used. The existing traffic counts were grown by 2% per year to Year 2025 for Buildout to determine the Without Project traffic volumes, see **Figure 4**.

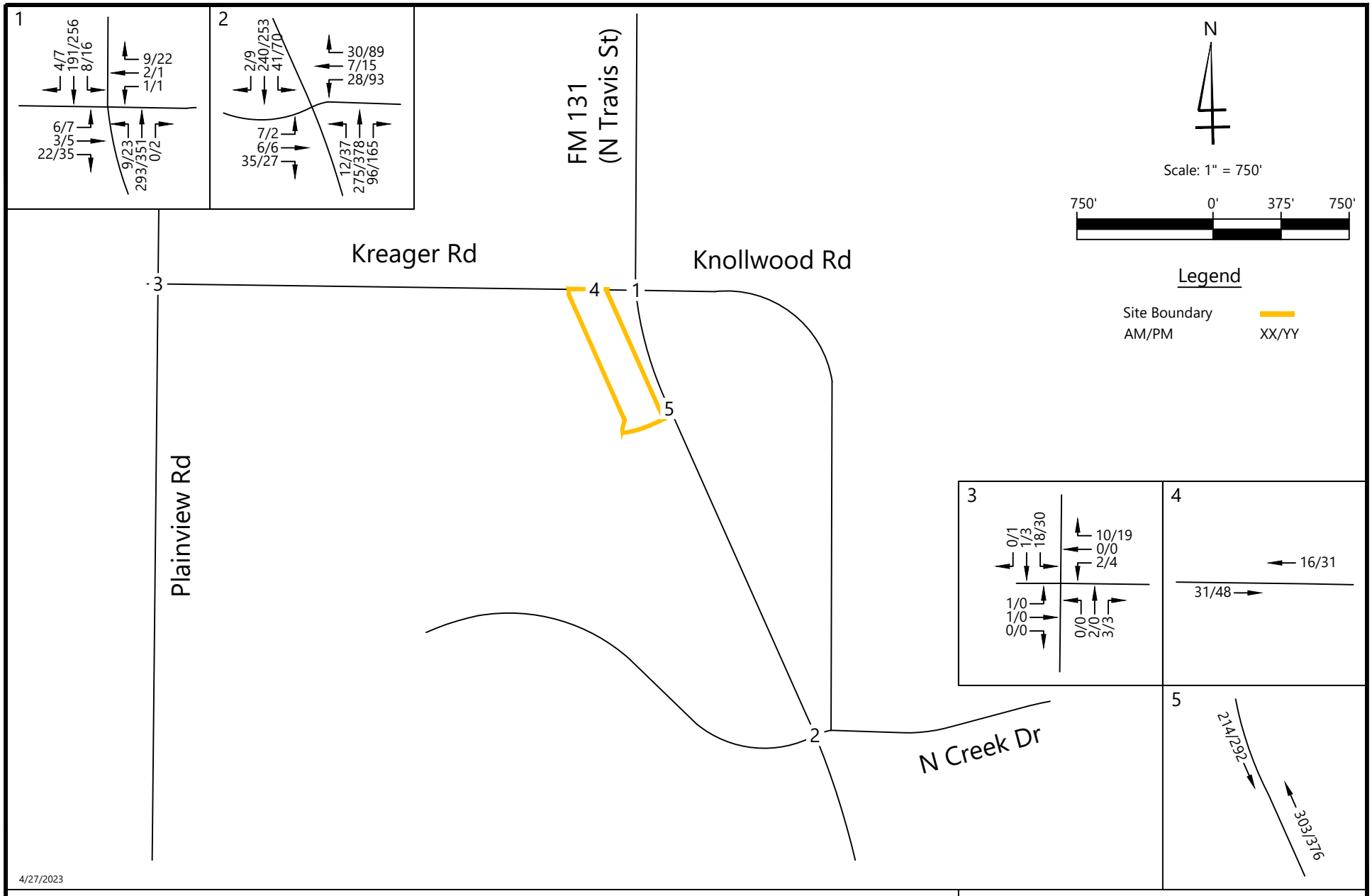

Figure 4: Buildout Without Project Peak Hour Volumes (2025)

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

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5000 Eldorado Pkwy., #522
Frisco, TX 75033

IV. Proposed Project

A. Site Access

A total of two (2) site access locations are proposed. Driveway 1 is located on Kreager Road approximately 200 feet west of FM 131 (N Travis Street). It would add a new south leg to form a T-intersection with full access. There would be a northbound shared left/right-turn lane that is stop sign controlled. The eastbound movement would have shared through/right-turn lane. The westbound movement would have shared left/through lane.

Driveway 2 is located on FM 131 (N Travis Street) approximately 670' south of Kreager Road and 420' north of Liberty Hill Trail. It is slightly less than the recommended TxDOT driveway spacing of 425' for 55 mph roadway. It would add a new west leg to form a T-intersection. There would be an eastbound shared left/right-turn lane that is stop sign controlled with full access. The northbound movement would have a shared left/through lane. The southbound movement would have a shared through/right-turn lane.

B. Trip Generation

To evaluate the potential traffic impacts of the proposed project at the study intersections, it is necessary to determine the amount of traffic that would be generated by the proposed land uses. The ITE Trip Generation Manual, 11th Edition, from Institute of Transportation Engineers is used. The traffic generated by each phase of the site during the AM and PM peak hours of the adjacent roadway network are shown in **Table 2**.

Table 2: Sherman Commercial Site Trip Generation

ITE Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
		Enter	Exit	Total	Enter	Exit	Total	
Buildout – 2025								
Strip Retail Plaza (822)	28.808 TSFGLA	41	27	68	95	95	190	1,569
Total		41	27	68	95	95	190	1,569

TSFGLA = Thousand Square Foot Gross Leasable Area

C. Trip Distribution and Assignment

The project generated traffic was distributed to the roadway network based on the roadway configuration, existing traffic volumes, and surrounding land uses. The trip distribution for each of the phases are shown in **Appendix B**.

D. With Project Traffic Volumes

The Buildout peak hour site trips from Table 2 were assigned using the corresponding trip distributions to determine the site trips at the study intersections. These site trips are then added to the Without Project traffic volumes to determine the With Project traffic volumes. The resulting peak hour volumes are shown in **Figure 5**.

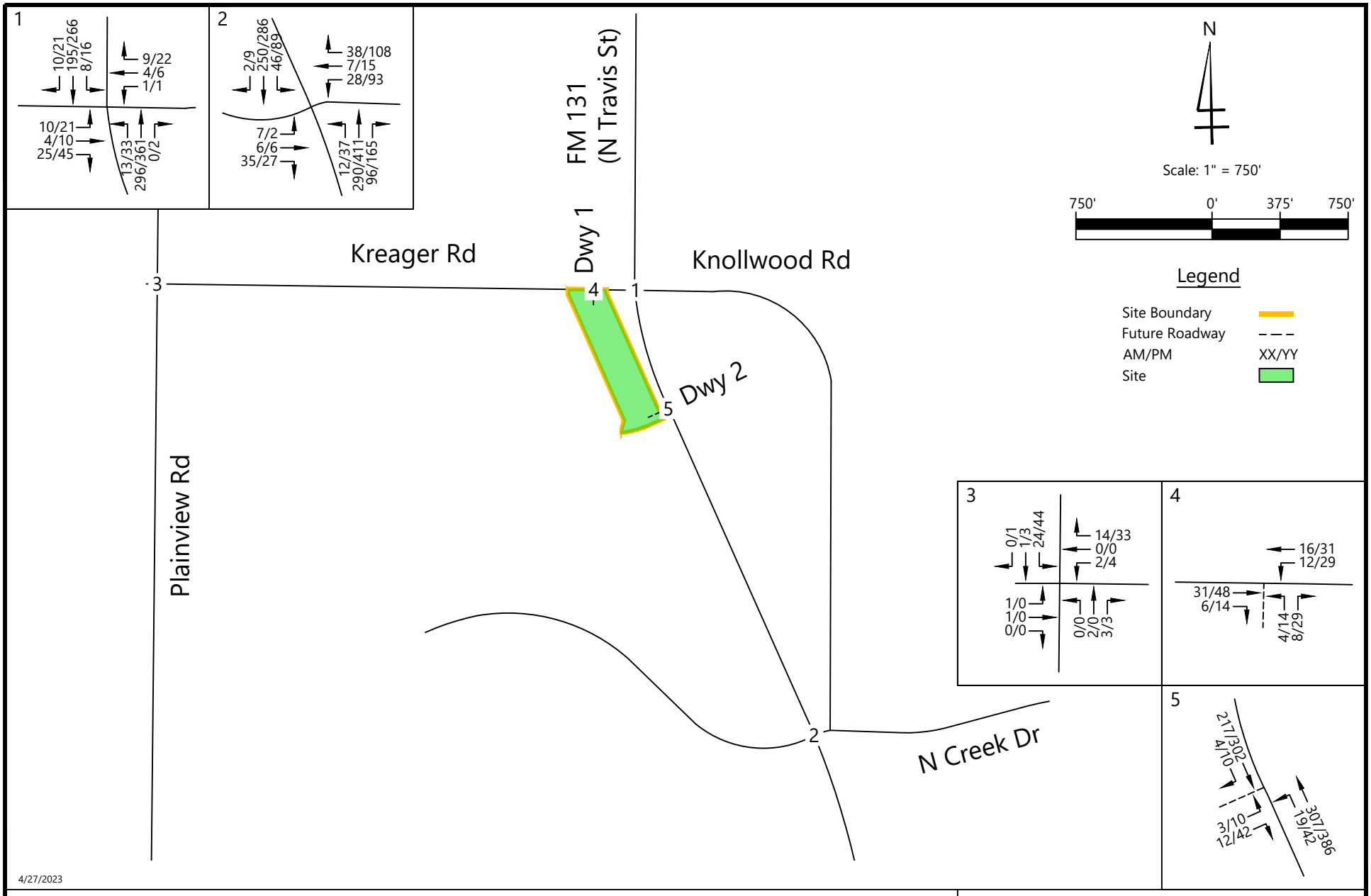

Figure 5: Buildout With Project Peak Hour Volumes (2025)

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

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5000 Eldorado Pkwy., #522
Frisco, TX 75033

V. Intersection Analysis

To quantify and measure the traffic operation at an intersection, the Highway Capacity Manual (HCM) published by Transportation Research Board uses the term "Level of Service" (LOS) and is considered industry standard. There are six levels ranging from A to F with A being the best. Each level is represented by a range of control delay in seconds per vehicle, see **Table 3**.

Table 3: HCM Level of Service and Control Delay

	Control Delay (seconds/vehicle)	
	Signalized Intersection	Unsignalized Intersection
LOS A	≤ 10	≤ 10
LOS B	> 10 and ≤ 20	> 10 and ≤ 15
LOS C	> 20 and ≤ 35	> 15 and ≤ 25
LOS D	> 35 and ≤ 55	> 25 and ≤ 35
LOS E	> 55 and ≤ 80	> 35 and ≤ 50
LOS F	> 80	> 50

In this analysis, the target LOS is D or above. For intersection or approach projected to operate at LOS D or worse, some mitigation measure is required to bring the intersection or approach back to within acceptable LOS.

A. Existing Condition (2023)

Intersection capacity analysis for the study intersections under the Existing condition is based on the traffic volumes in **Figure 3** and the results are summarized in **Table 4**. The Synchro reports are included in **Appendix C**.

Table 4: Existing Condition (2023)

#	Intersection	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
Signalized Intersection						
2	FM 131 (N Travis St) at N Creek Dr		5.5	A	8.7	A
Unsignalized Intersections						
1	FM 131 (N Travis St) at Kreager Rd/Knollwood Rd	NB LTR	0.2	A	0.5	A
		SB LTR	0.3	A	0.5	A
		EB LTR	10.8	B	12.0	B
		WB LTR	10.9	B	11.1	B
3	Kreager Rd at Plainview Rd	NB LTR	0.0	A	0.0	A
		SB LTR	6.9	A	6.4	A
		EB LTR	9.1	A	0.0	A
		WB LTR	8.5	A	8.5	A

The study intersections are currently operating at LOS B or better during the AM and PM peak hours under the Existing condition.

B. Buildout Without and With Project Conditions (2025)

Intersection capacity analysis for the study intersections and site access driveways under the Buildout Without and With Project conditions are based on the Without Project peak hour volumes in **Figure 4** and With Project peak hour volumes in **Figure 5**. The results are summarized in **Table 5**.

Table 5: Buildout Without and With Project Conditions (2025)

#	Intersection	Movement	Without Project Condition				With Project Condition			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Signalized Intersection										
2	FM 131 (N Travis St) at N Creek Dr		5.6	A	9.0	A	5.7	A	9.8	A
Unsignalized Intersections										
1	FM 131 (N Travis St) at Kreager Rd/Knollwood Rd	NB LTR	0.2	A	0.5	A	0.3	A	0.7	A
		SB LTR	0.3	A	0.5	A	0.3	A	0.4	A
		EB LTR	10.9	B	12.2	B	11.5	B	15.0	C
		WB LTR	11.0	B	11.2	B	11.6	B	12.7	B
3	Kreager Rd at Plainview Rd	NB LTR	0.0	A	0.0	A	0.0	A	0.0	A
		SB LTR	6.9	A	6.4	A	7.0	A	6.7	A
		EB LTR	9.1	A	0.0	A	9.2	A	0.0	A
		WB LTR	8.5	A	8.5	A	8.5	A	8.6	A
4	Kreager Rd at Dwy 1	NB LR	-	-	-	-	8.7	A	9.1	A
		WB LT	-	-	-	-	3.1	A	3.6	A
5	FM 131 (N Travis St) at Dwy 2	NB LT	-	-	-	-	0.5	A	0.8	A
		EB LR	-	-	-	-	10.3	B	12.0	B

The study intersections and site access driveways are projected to operate at LOS C or better during the AM and PM peak hours at Buildout.

VI. Site Access

A. Sight Distance

The proposed site driveways should be constructed per the intersection sight distance criteria contained in the latest edition of AASHTO's A Policy on Geometric Design of Highways and Streets.

B. Auxiliary Lane

A review on the need for auxiliary lane at the site access driveways was conducted using TxDOT Access Management Manual and Roadway Design Manual. Per the Access Management Manual, deceleration lane for right turns should be considered when there are more than 50 turning trips per hour on a roadway with posted speed limit of greater than 45 mph; or more than 60 turning trips per hour on a roadway with posted speed limit of 45 mph or less. Left turn deceleration lane should be considered on roadway with raised median or calculated using Table 3-10 and Figure 3-8 in Roadway Design Manual.

The eastbound right-turn volumes on Kreager Road at Driveway 1 are 6 and 14 in the AM and PM peak hours, respectively. They do not exceed the threshold and right-turn lane is not recommended. The southbound right-turn volumes on FM 131 (N Travis Street) at Driveway 2 are 4 and 10 in the AM and PM peak hours, respectively. They do not exceed the threshold and right-turn lane is not recommended.

The westbound left-turn turning volumes on Kreager Road at Driveway 1 are 12 and 29 in the AM and PM peak hours, respectively. The major road volumes are 47 in the AM and 79 in the PM in two lanes. The per lane volumes are 24 in the AM and 40 in the PM. These volumes do not exceed

the threshold and left-turn lane is not recommended. The northbound left-turning volumes on FM 131 (N Travis Street) at Driveway 2 are 19 and 42 in the AM and PM peak hours, respectively. The major road volumes are 524 in the AM and 688 in the PM in two lanes. The per lane volumes are 262 in the AM and 344 in the PM. These volumes exceed the threshold. However, the left-turn volumes and percentage are low. Also, there appears to be adequate visibility to see vehicles waiting to turn left. Therefore, left-turn lane is not recommended.

VII. Conclusions and Recommendations

Based on the analysis provided above in this report, the following are conclusions and recommendations for the proposed Sherman Commercial development:

A. Buildout

The study intersections and site access driveways are projected to operate at LOS C or better during the AM and PM peak hours at Buildout.

No right or left-turn deceleration lanes are recommended on Kreager Road at Driveway 1. The right and left-turn volumes do not exceed the TxDOT threshold. No right or left-turn deceleration lanes are recommended on FM 131 (N Travis Street) at Driveway 2. The right-turn volumes do not exceed the threshold. Although the left-turn volumes exceed the threshold, the left-turn volumes and percentage are low. Also, there appears to be adequate visibility to see vehicles waiting to turn left.

Appendix A: Traffic Count Data

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: FM 131 @ KREAGER RD
Site Code:
Start Date: 04/13/2023

Turning Movement Data

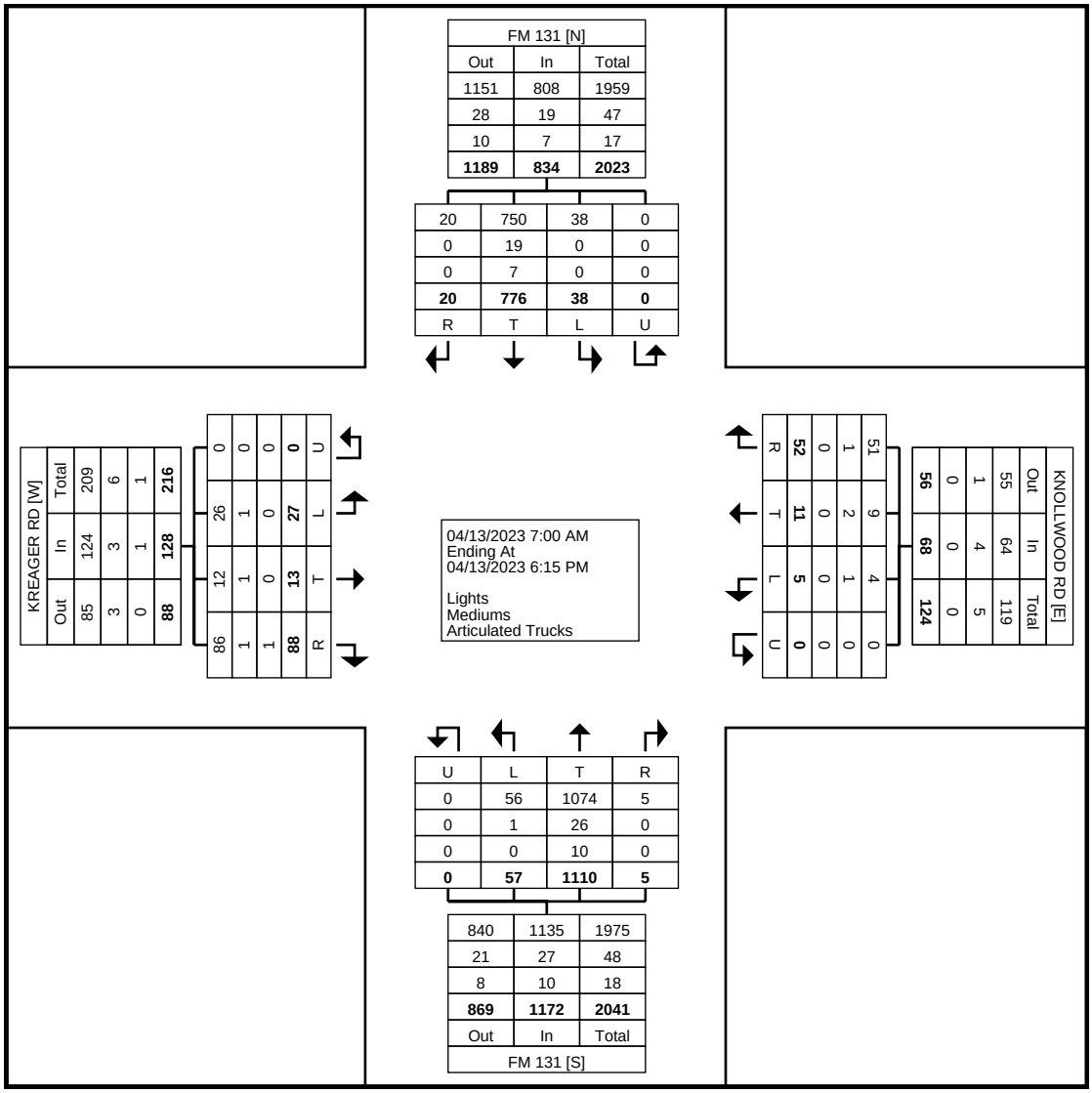
Start Time	FM 131 Southbound					KNOLLWOOD RD Westbound					FM 131 Northbound					KREAGER RD Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	0	26	1	0	27	1	0	1	0	2	0	32	0	0	32	0	0	7	0	7	68
7:15 AM	2	35	0	0	37	0	2	7	0	9	0	54	0	0	54	5	2	5	0	12	112
7:30 AM	1	48	1	0	50	0	0	3	0	3	4	71	0	0	75	4	1	8	0	13	141
7:45 AM	1	51	1	0	53	0	2	2	0	4	2	84	0	0	86	0	0	2	0	2	145
Hourly Total	4	160	3	0	167	1	4	13	0	18	6	241	0	0	247	9	3	22	0	34	466
8:00 AM	2	47	0	0	49	0	0	2	0	2	1	64	0	0	65	2	1	10	0	13	129
8:15 AM	4	38	2	0	44	1	0	2	0	3	2	63	0	0	65	0	1	1	0	2	114
8:30 AM	1	38	3	0	42	0	0	1	0	1	5	72	0	0	77	1	1	3	0	5	125
8:45 AM	0	29	0	0	29	0	1	3	0	4	1	47	0	0	48	4	1	5	0	10	91
Hourly Total	7	152	5	0	164	1	1	8	0	10	9	246	0	0	255	7	4	19	0	30	459
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	4	46	2	0	52	0	0	4	0	4	4	65	2	0	71	1	0	3	0	4	131
4:15 PM	3	56	1	0	60	0	3	2	0	5	9	72	0	0	81	2	1	5	0	8	154
4:30 PM	5	66	0	0	71	0	1	2	0	3	4	74	0	0	78	0	0	3	0	3	155
4:45 PM	2	61	1	0	64	0	0	5	0	5	7	82	0	0	89	1	2	6	0	9	167
Hourly Total	14	229	4	0	247	0	4	13	0	17	24	293	2	0	319	4	3	17	0	24	607
5:00 PM	5	72	1	0	78	1	0	3	0	4	6	82	1	0	89	2	3	14	0	19	190
5:15 PM	5	65	1	0	71	0	1	8	0	9	4	82	0	0	86	1	0	7	0	8	174
5:30 PM	3	48	4	0	55	0	0	5	0	5	5	91	1	0	97	3	0	7	0	10	167
5:45 PM	0	50	2	0	52	2	1	2	0	5	3	75	1	0	79	1	0	2	0	3	139
Hourly Total	13	235	8	0	256	3	2	18	0	23	18	330	3	0	351	7	3	30	0	40	670
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	38	776	20	0	834	5	11	52	0	68	57	1110	5	0	1172	27	13	88	0	128	2202
Approach %	4.6	93.0	2.4	0.0	-	7.4	16.2	76.5	0.0	-	4.9	94.7	0.4	0.0	-	21.1	10.2	68.8	0.0	-	-
Total %	1.7	35.2	0.9	0.0	37.9	0.2	0.5	2.4	0.0	3.1	2.6	50.4	0.2	0.0	53.2	1.2	0.6	4.0	0.0	5.8	-
Lights	38	750	20	0	808	4	9	51	0	64	56	1074	5	0	1135	26	12	86	0	124	2131
% Lights	100.0	96.6	100.0	-	96.9	80.0	81.8	98.1	-	94.1	98.2	96.8	100.0	-	96.8	96.3	92.3	97.7	-	96.9	96.8
Mediums	0	19	0	0	19	1	2	1	0	4	1	26	0	0	27	1	1	1	0	3	53
% Mediums	0.0	2.4	0.0	-	2.3	20.0	18.2	1.9	-	5.9	1.8	2.3	0.0	-	2.3	3.7	7.7	1.1	-	2.3	2.4
Articulated Trucks	0	7	0	0	7	0	0	0	0	0	0	10	0	0	10	0	0	1	0	1	18
% Articulated Trucks	0.0	0.9	0.0	-	0.8	0.0	0.0	0.0	-	0.0	0.0	0.9	0.0	-	0.9	0.0	0.0	1.1	-	0.8	0.8

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: FM 131 @ KREAGER RD
Site Code:
Start Date: 04/13/2023
Page No: 2



Turning Movement Data Plot

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: FM 131 @ W N CREEK DR
Site Code:
Start Date: 04/13/2023

Turning Movement Data

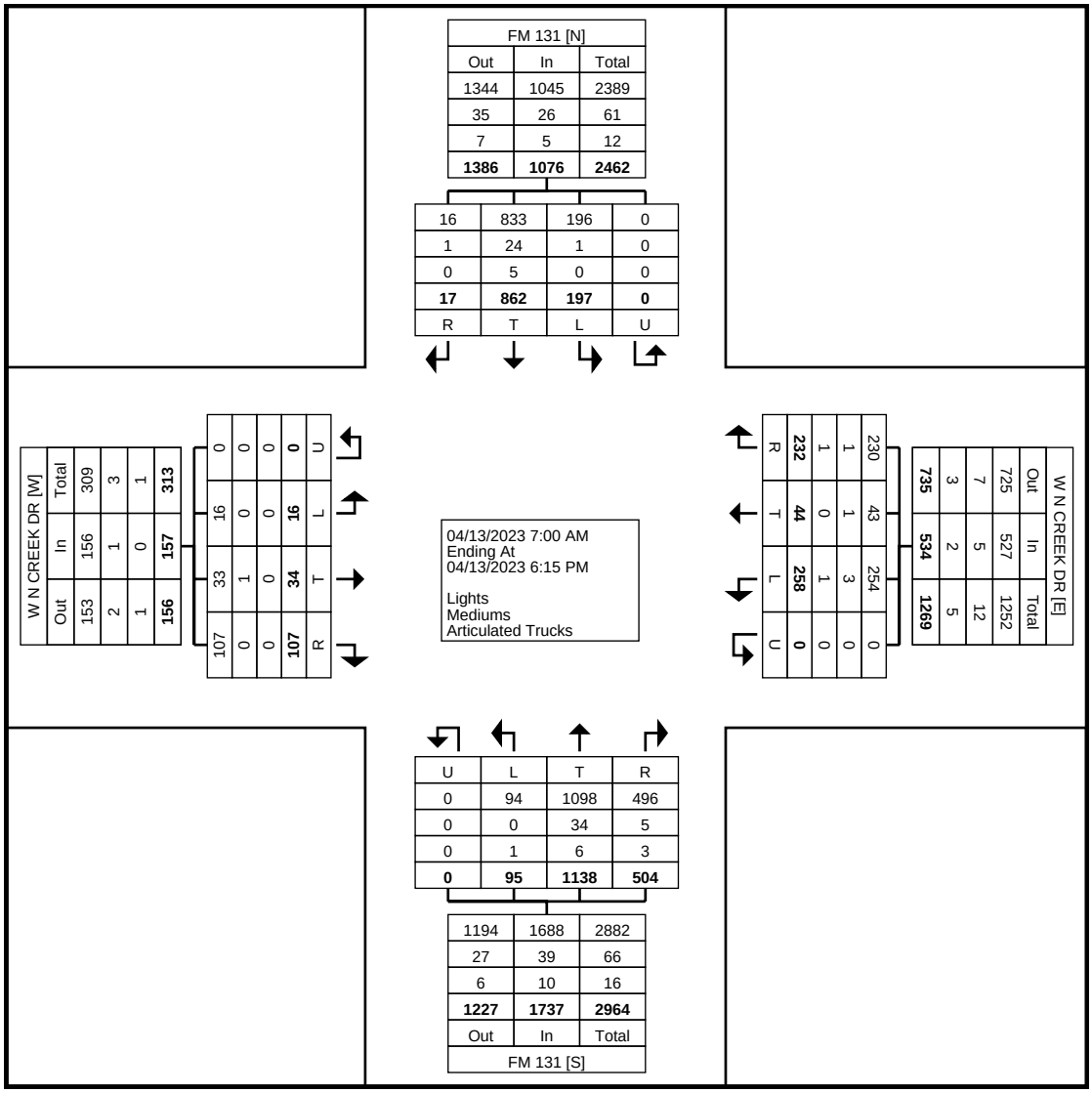
Start Time	FM 131 Southbound					W N CREEK DR Westbound					FM 131 Northbound					W N CREEK DR Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	8	44	0	0	52	5	0	0	0	5	4	35	11	0	50	0	3	6	0	9	116
7:15 AM	12	52	0	0	64	9	2	4	0	15	3	51	15	0	69	0	6	8	0	14	162
7:30 AM	11	68	1	0	80	7	1	8	0	16	3	61	19	0	83	2	2	11	0	15	194
7:45 AM	7	60	1	0	68	5	3	9	0	17	1	67	26	0	94	3	1	13	0	17	196
Hourly Total	38	224	2	0	264	26	6	21	0	53	11	214	71	0	296	5	12	38	0	55	668
8:00 AM	13	61	0	0	74	5	2	6	0	13	1	64	22	0	87	1	0	4	0	5	179
8:15 AM	8	42	0	0	50	10	1	6	0	17	7	72	25	0	104	1	3	6	0	10	181
8:30 AM	10	47	0	0	57	14	1	11	0	26	3	66	25	0	94	1	0	7	0	8	185
8:45 AM	12	35	0	0	47	10	2	11	0	23	4	39	32	0	75	2	3	3	0	8	153
Hourly Total	43	185	0	0	228	39	6	34	0	79	15	241	104	0	360	5	6	20	0	31	698
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	11	47	0	0	58	20	5	18	0	43	7	77	33	0	117	0	0	7	0	7	225
4:15 PM	10	54	3	0	67	31	7	27	0	65	9	87	47	0	143	1	1	9	0	11	286
4:30 PM	15	59	2	0	76	34	2	29	0	65	10	74	39	0	123	1	4	2	0	7	271
4:45 PM	17	67	2	0	86	17	3	20	0	40	12	86	38	0	136	0	3	3	0	6	268
Hourly Total	53	227	7	0	287	102	17	94	0	213	38	324	157	0	519	2	8	21	0	31	1050
5:00 PM	14	72	1	0	87	24	2	24	0	50	5	87	43	0	135	1	0	7	0	8	280
5:15 PM	22	53	3	0	78	26	3	21	0	50	11	89	33	0	133	1	2	6	0	9	270
5:30 PM	14	51	3	0	68	22	6	21	0	49	8	101	45	0	154	0	1	10	0	11	282
5:45 PM	13	50	1	0	64	19	4	17	0	40	7	82	51	0	140	2	5	5	0	12	256
Hourly Total	63	226	8	0	297	91	15	83	0	189	31	359	172	0	562	4	8	28	0	40	1088
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	197	862	17	0	1076	258	44	232	0	534	95	1138	504	0	1737	16	34	107	0	157	3504
Approach %	18.3	80.1	1.6	0.0	-	48.3	8.2	43.4	0.0	-	5.5	65.5	29.0	0.0	-	10.2	21.7	68.2	0.0	-	-
Total %	5.6	24.6	0.5	0.0	30.7	7.4	1.3	6.6	0.0	15.2	2.7	32.5	14.4	0.0	49.6	0.5	1.0	3.1	0.0	4.5	-
Lights	196	833	16	0	1045	254	43	230	0	527	94	1098	496	0	1688	16	33	107	0	156	3416
% Lights	99.5	96.6	94.1	-	97.1	98.4	97.7	99.1	-	98.7	98.9	96.5	98.4	-	97.2	100.0	97.1	100.0	-	99.4	97.5
Mediums	1	24	1	0	26	3	1	1	0	5	0	34	5	0	39	0	1	0	0	1	71
% Mediums	0.5	2.8	5.9	-	2.4	1.2	2.3	0.4	-	0.9	0.0	3.0	1.0	-	2.2	0.0	2.9	0.0	-	0.6	2.0
Articulated Trucks	0	5	0	0	5	1	0	1	0	2	1	6	3	0	10	0	0	0	0	0	17
% Articulated Trucks	0.0	0.6	0.0	-	0.5	0.4	0.0	0.4	-	0.4	1.1	0.5	0.6	-	0.6	0.0	0.0	0.0	-	0.0	0.5

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: FM 131 @ W N CREEK DR
Site Code:
Start Date: 04/13/2023



Turning Movement Data Plot

GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: KREAGER RD @ PLAINVIEW RD
Site Code:
Start Date: 04/13/2023

Turning Movement Data

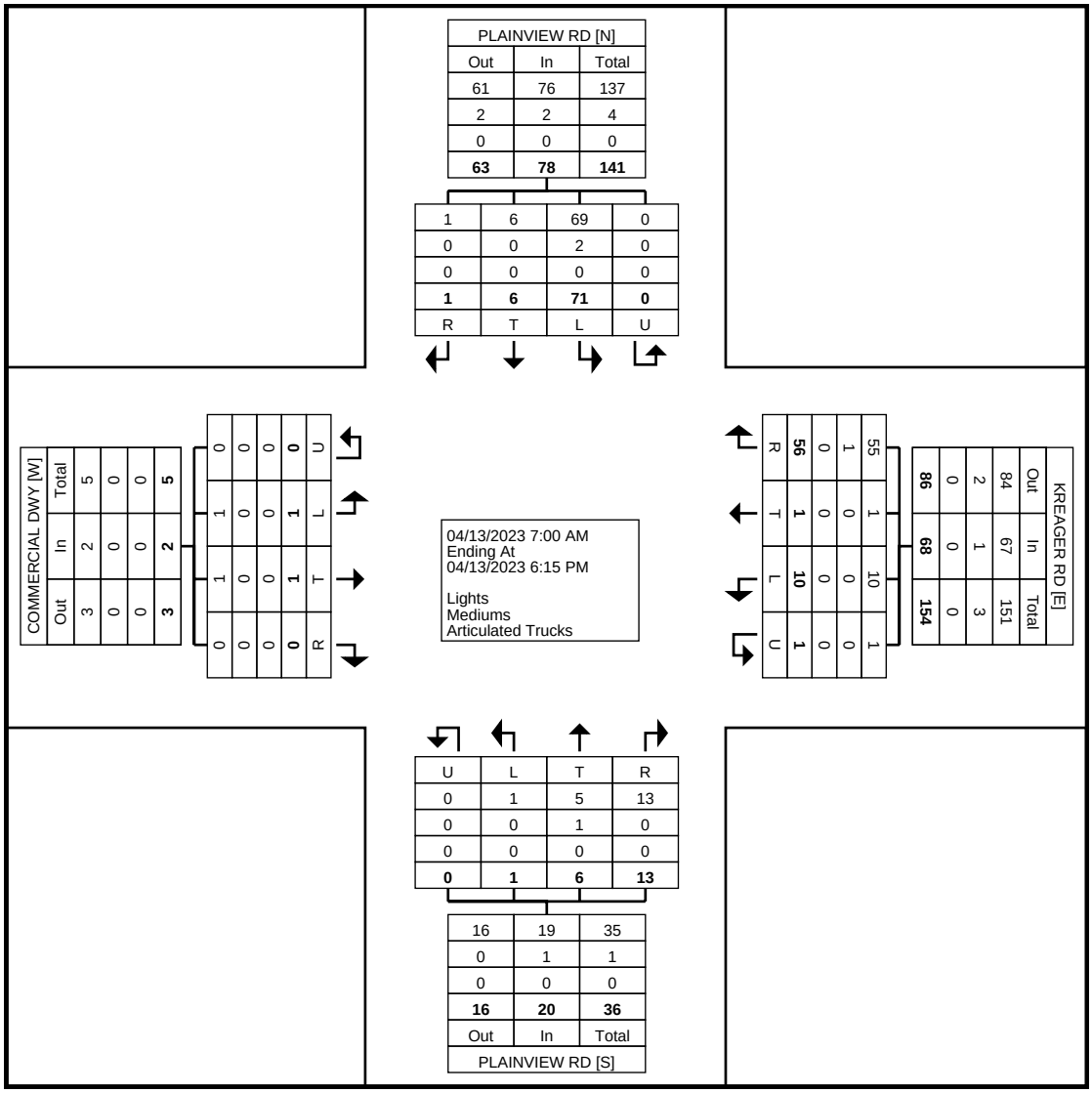
Start Time	PLAINVIEW RD Southbound					KREAGER RD Westbound					PLAINVIEW RD Northbound					COMMERCIAL DWY Eastbound					
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
7:00 AM	3	1	0	0	4	0	0	1	0	1	0	0	2	0	2	0	0	0	0	0	7
7:15 AM	3	0	0	0	3	1	0	1	0	2	0	2	1	0	3	0	0	0	0	0	8
7:30 AM	4	1	0	0	5	0	0	4	0	4	0	1	1	0	2	0	1	0	0	1	12
7:45 AM	3	0	0	0	3	0	0	5	0	5	0	0	0	0	0	0	0	0	0	0	8
Hourly Total	13	2	0	0	15	1	0	11	0	12	0	3	4	0	7	0	1	0	0	1	35
8:00 AM	7	0	0	0	7	1	0	0	0	1	0	1	2	0	3	0	0	0	0	0	11
8:15 AM	3	0	0	0	3	1	0	1	0	2	0	0	0	0	0	1	0	0	0	1	6
8:30 AM	3	0	0	0	3	1	1	4	1	7	0	1	1	0	2	0	0	0	0	0	12
8:45 AM	1	0	0	0	1	0	0	3	0	3	1	0	3	0	4	0	0	0	0	0	8
Hourly Total	14	0	0	0	14	3	1	8	1	13	1	2	6	0	9	1	0	0	0	1	37
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	2	0	0	0	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	4
4:15 PM	6	1	0	0	7	0	0	9	0	9	0	0	0	0	0	0	0	0	0	0	16
4:30 PM	2	0	0	0	2	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	5
4:45 PM	5	2	0	0	7	1	0	6	0	7	0	0	0	0	0	0	0	0	0	0	14
Hourly Total	15	3	0	0	18	1	0	20	0	21	0	0	0	0	0	0	0	0	0	0	39
5:00 PM	14	0	1	0	15	2	0	6	0	8	0	0	1	0	1	0	0	0	0	0	24
5:15 PM	5	1	0	0	6	0	0	5	0	5	0	0	1	0	1	0	0	0	0	0	12
5:30 PM	5	0	0	0	5	1	0	1	0	2	0	0	1	0	1	0	0	0	0	0	8
5:45 PM	5	0	0	0	5	2	0	5	0	7	0	1	0	0	1	0	0	0	0	0	13
Hourly Total	29	1	1	0	31	5	0	17	0	22	0	1	3	0	4	0	0	0	0	0	57
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	71	6	1	0	78	10	1	56	1	68	1	6	13	0	20	1	1	0	0	2	168
Approach %	91.0	7.7	1.3	0.0	-	14.7	1.5	82.4	1.5	-	5.0	30.0	65.0	0.0	-	50.0	50.0	0.0	0.0	-	-
Total %	42.3	3.6	0.6	0.0	46.4	6.0	0.6	33.3	0.6	40.5	0.6	3.6	7.7	0.0	11.9	0.6	0.6	0.0	0.0	1.2	-
Lights	69	6	1	0	76	10	1	55	1	67	1	5	13	0	19	1	1	0	0	2	164
% Lights	97.2	100.0	100.0	-	97.4	100.0	100.0	98.2	100.0	98.5	100.0	83.3	100.0	-	95.0	100.0	100.0	-	-	100.0	97.6
Mediums	2	0	0	0	2	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	4
% Mediums	2.8	0.0	0.0	-	2.6	0.0	0.0	1.8	0.0	1.5	0.0	16.7	0.0	-	5.0	0.0	0.0	-	-	0.0	2.4
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	-	-	0.0	0.0

GRAM Traffic NTX Inc.

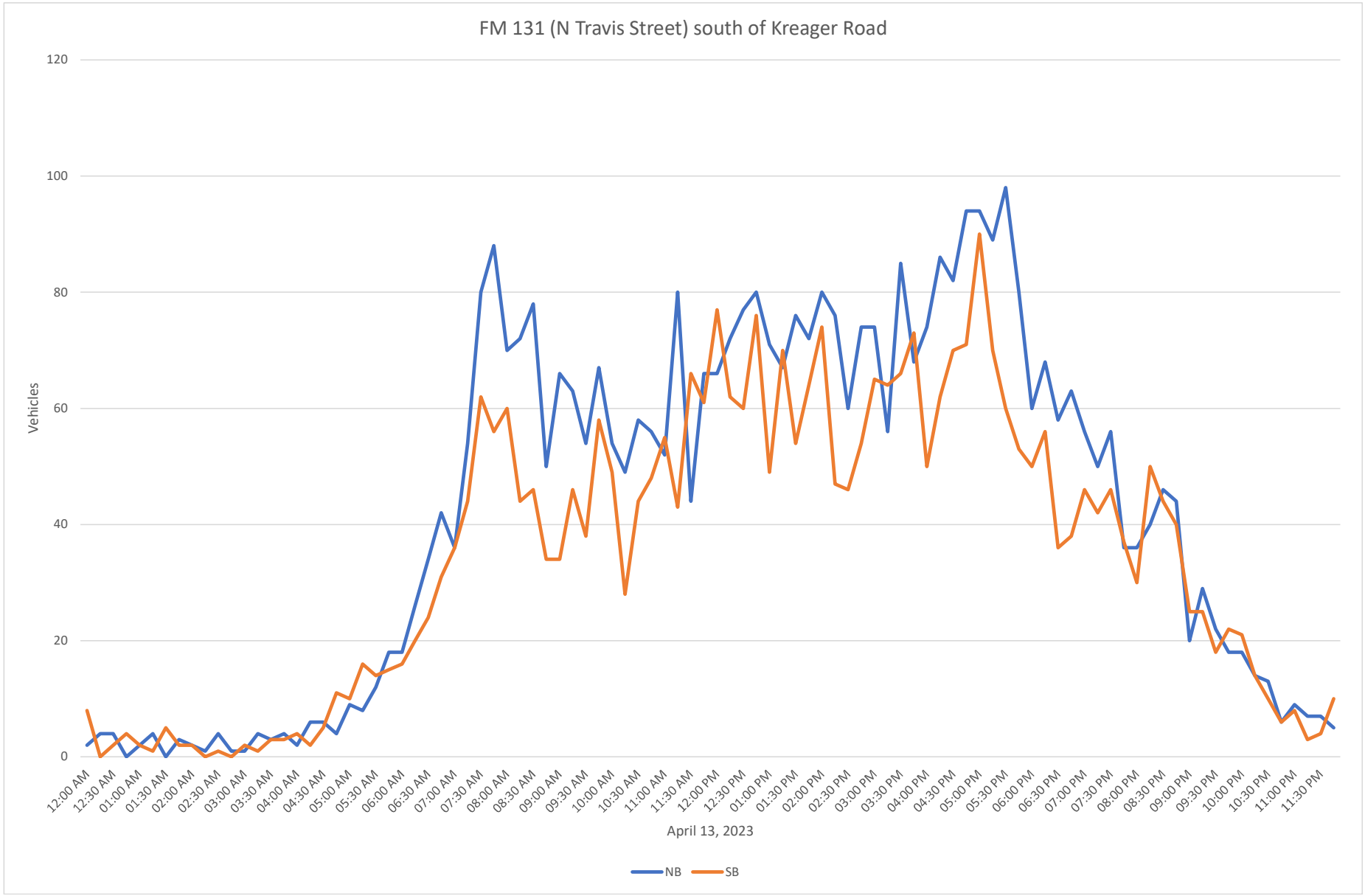
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: KREAGER RD @ PLAINVIEW RD
Site Code:
Start Date: 04/13/2023



Turning Movement Data Plot


FM 131 (N Travis Street) south of Kreager Road
120
100
80
60
40
20
0
Vehicles
12:00 AM
12:30 AM
01:00 AM
01:30 AM
02:00 AM
02:30 AM
03:00 AM
03:30 AM
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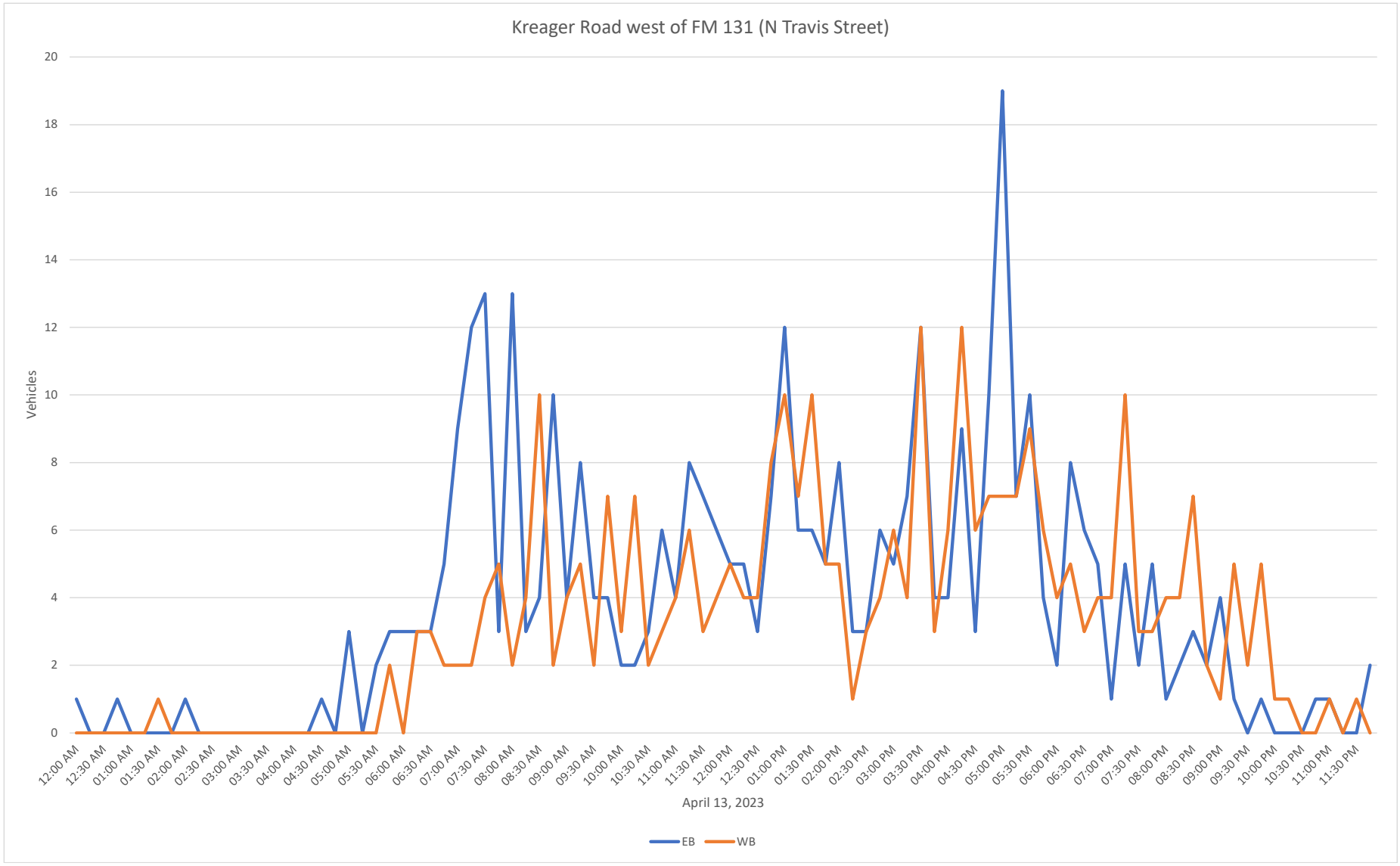
April 13, 2023
NB
SB


Kreager Road west of FM 131 (N Travis Street)
Vehicles
20
18
16
14
12
10
8
6
4
2
0
12:00 AM
12:30 AM
01:00 AM
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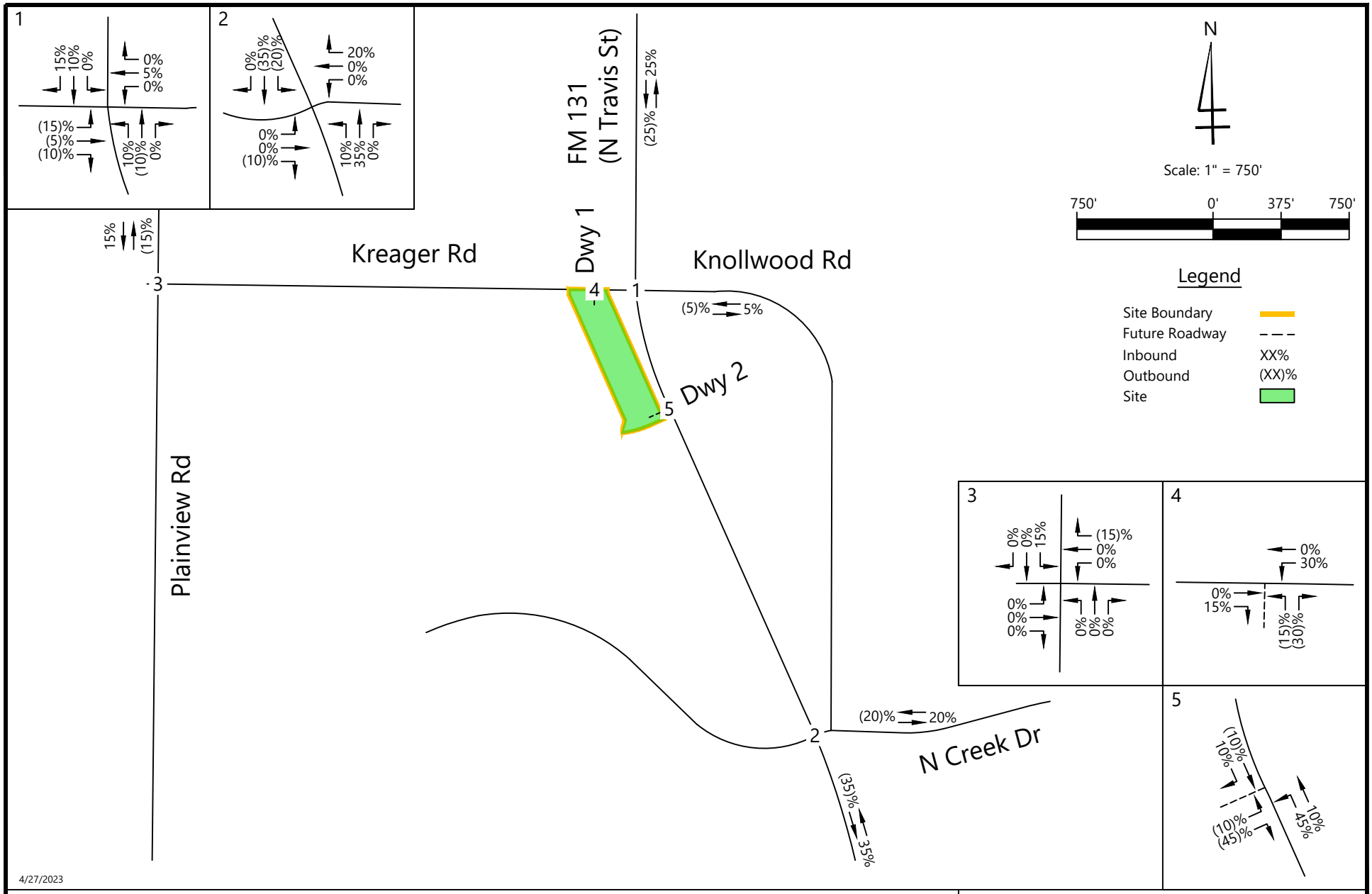
April 13, 2023
EB
WB

Appendix B: Project Trip Distribution

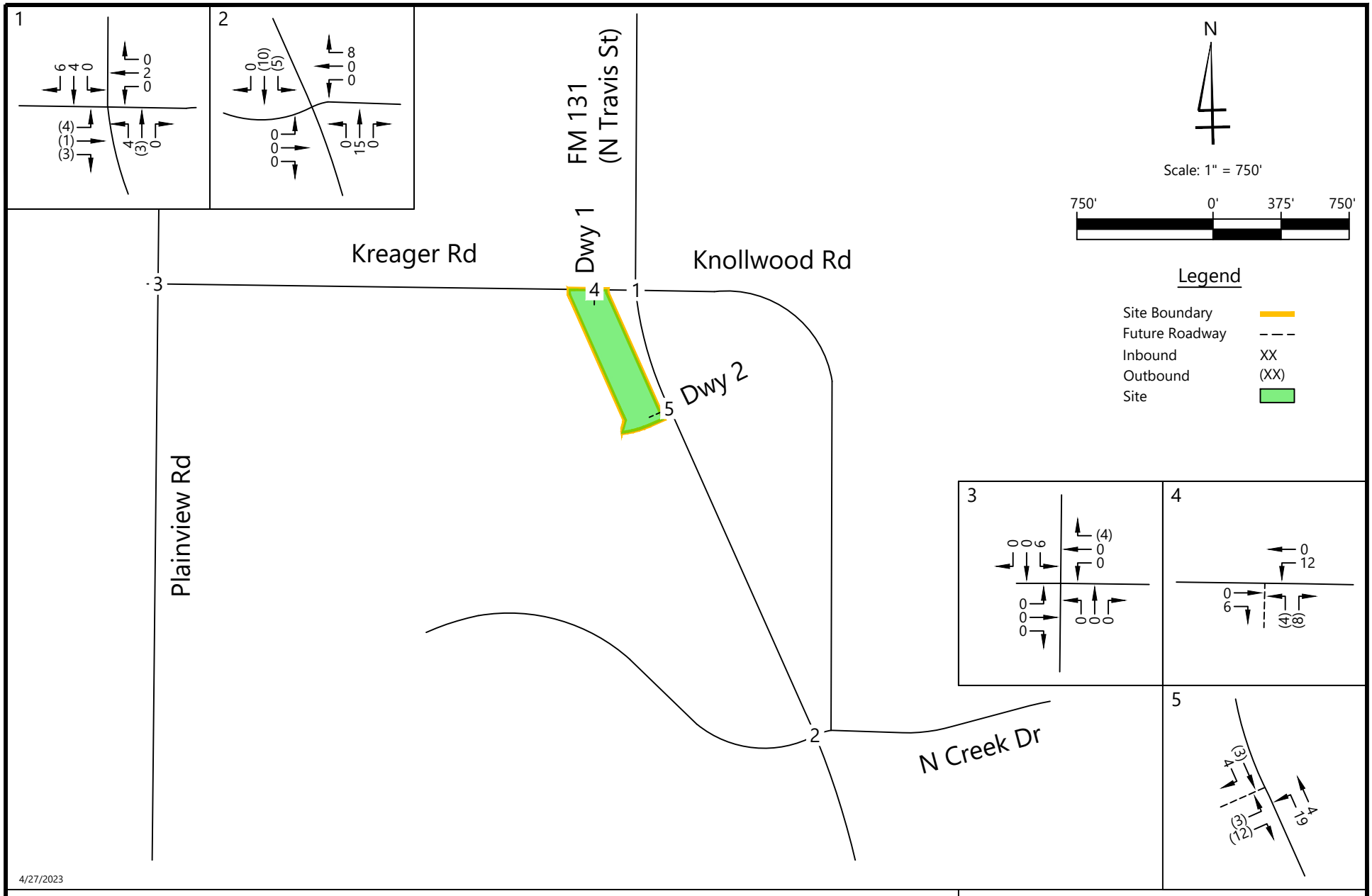


Appendix B-1: Peak Hour Site Trip Distribution

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

HAS Engineering, LLC | F-22756
t: (469) 922-0860
5000 Eldorado Pkwy., #522
Frisco, TX 75033



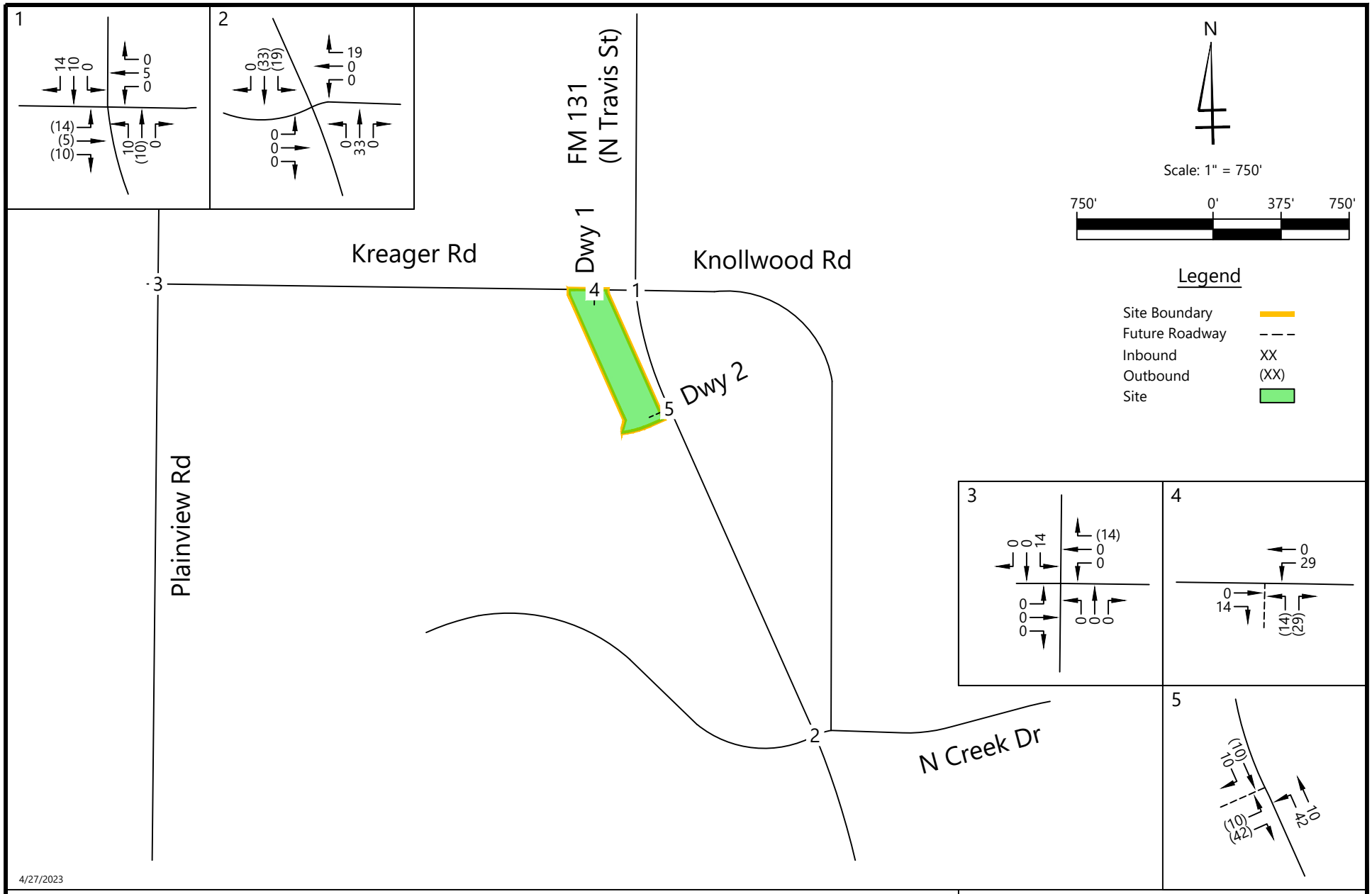
4/27/2023

Appendix B-2: AM Peak Hour Site Trip

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

HAS Engineering, LLC | F-22756
t: (469) 922-0860
5000 Eldorado Pkwy., #522
Frisco, TX 75033



Appendix B-3: PM Peak Hour Site Trip

Sherman Commercial Traffic Impact Analysis

City of Sherman, TX

HAS Engineering, LLC | F-22756
t: (469) 922-0860
5000 Eldorado Pkwy., #522
Frisco, TX 75033

Appendix C: Synchro Reports

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	3	21	1	2	9	9	282	0	8	184	4
Future Vol, veh/h	6	3	21	1	2	9	9	282	0	8	184	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	3	23	1	2	10	10	307	0	9	200	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	553	547	202	560	549	307	204	0	0	307	0	0
Stage 1	220	220	-	327	327	-	-	-	-	-	-	-
Stage 2	333	327	-	233	222	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	444	445	839	439	443	733	1368	-	-	1254	-	-
Stage 1	782	721	-	686	648	-	-	-	-	-	-	-
Stage 2	681	648	-	770	720	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	431	437	839	419	435	733	1368	-	-	1254	-	-
Mov Cap-2 Maneuver	431	437	-	419	435	-	-	-	-	-	-	-
Stage 1	775	715	-	680	642	-	-	-	-	-	-	-
Stage 2	664	642	-	740	714	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.8	10.9	0.2	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1368	-	-	655	623	1254	-	-
HCM Lane V/C Ratio	0.007	-	-	0.05	0.021	0.007	-	-
HCM Control Delay (s)	7.7	0	-	10.8	10.9	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	0	2	0	10	0	2	3	17	1	0
Future Vol, veh/h	1	1	0	2	0	10	0	2	3	17	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	0	2	0	11	0	2	3	18	1	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	46	42	1	42	41	4	1	0	0	5	0	0
Stage 1	37	37	-	4	4	-	-	-	-	-	-	-
Stage 2	9	5	-	38	37	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	955	850	1084	961	851	1080	1622	-	-	1616	-	-
Stage 1	978	864	-	1018	892	-	-	-	-	-	-	-
Stage 2	1012	892	-	977	864	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	938	841	1084	952	842	1080	1622	-	-	1616	-	-
Mov Cap-2 Maneuver	938	841	-	952	842	-	-	-	-	-	-	-
Stage 1	978	854	-	1018	892	-	-	-	-	-	-	-
Stage 2	1002	892	-	965	854	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	8.5	0	6.9
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	887	1056	1616	-	-
HCM Lane V/C Ratio	-	-	-	0.002	0.012	0.011	-	-
HCM Control Delay (s)	0	-	-	9.1	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	7	6	34	27	7	29	12	264	92	39	231	2
Future Volume (veh/h)	7	6	34	27	7	29	12	264	92	39	231	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	7	37	29	8	32	13	287	100	42	251	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	143	29	117	214	25	75	122	789	267	198	972	7
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	187	284	1161	601	252	738	17	1317	445	125	1622	12
Grp Volume(v), veh/h	52	0	0	69	0	0	400	0	0	295	0	0
Grp Sat Flow(s),veh/h/ln	1631	0	0	1590	0	0	1779	0	0	1759	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	1.0	0.0	0.0	1.2	0.0	0.0	3.8	0.0	0.0	2.5	0.0	0.0
Prop In Lane	0.15		0.71	0.42		0.46	0.03		0.25	0.14		0.01
Lane Grp Cap(c), veh/h	289	0	0	314	0	0	1178	0	0	1177	0	0
V/C Ratio(X)	0.18	0.00	0.00	0.22	0.00	0.00	0.34	0.00	0.00	0.25	0.00	0.00
Avail Cap(c_a), veh/h	839	0	0	839	0	0	1178	0	0	1177	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	13.9	0.0	0.0	14.0	0.0	0.0	3.4	0.0	0.0	3.2	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	0.0	0.3	0.0	0.0	0.8	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	0.4	0.0	0.0	0.3	0.0	0.0	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.2	0.0	0.0	14.4	0.0	0.0	4.2	0.0	0.0	3.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		52			69			400			295	
Approach Delay, s/veh		14.2			14.4			4.2			3.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	25.0	8.4	25.0	8.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	15.0	20.0	15.0
Max Q Clear Time (g_c+I1), s	5.8	3.0	4.5	3.2
Green Ext Time (p_c), s	1.8	0.1	1.3	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.5
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	5	34	1	1	21	22	337	2	15	246	7
Future Vol, veh/h	7	5	34	1	1	21	22	337	2	15	246	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	5	37	1	1	23	24	366	2	16	267	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	730	719	271	739	722	367	275	0	0	368	0	0
Stage 1	303	303	-	415	415	-	-	-	-	-	-	-
Stage 2	427	416	-	324	307	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	338	354	768	333	353	678	1288	-	-	1191	-	-
Stage 1	706	664	-	615	592	-	-	-	-	-	-	-
Stage 2	606	592	-	688	661	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	316	340	768	304	339	678	1288	-	-	1191	-	-
Mov Cap-2 Maneuver	316	340	-	304	339	-	-	-	-	-	-	-
Stage 1	690	653	-	601	578	-	-	-	-	-	-	-
Stage 2	571	578	-	639	650	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12	11.1	0.5	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1288	-	-	567	618	1191	-	-
HCM Lane V/C Ratio	0.019	-	-	0.088	0.04	0.014	-	-
HCM Control Delay (s)	7.8	0	-	12	11.1	8.1	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	4	0	18	0	0	3	29	3	1
Future Vol, veh/h	0	0	0	4	0	18	0	0	3	29	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	20	0	0	3	32	3	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	80	71	4	70	70	2	4	0	0	3	0	0
Stage 1	68	68	-	2	2	-	-	-	-	-	-	-
Stage 2	12	3	-	68	68	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	908	819	1080	922	821	1082	1618	-	-	1619	-	-
Stage 1	942	838	-	1021	894	-	-	-	-	-	-	-
Stage 2	1009	893	-	942	838	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	878	803	1080	908	805	1082	1618	-	-	1619	-	-
Mov Cap-2 Maneuver	878	803	-	908	805	-	-	-	-	-	-	-
Stage 1	942	821	-	1021	894	-	-	-	-	-	-	-
Stage 2	991	893	-	923	821	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.5	0	6.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	1046	1619	-	-
HCM Lane V/C Ratio	-	-	-	-	0.023	0.019	-	-
HCM Control Delay (s)	0	-	-	0	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	2	6	26	89	14	86	36	363	159	67	243	9
Future Volume (veh/h)	2	6	26	89	14	86	36	363	159	67	243	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	2	7	28	97	15	93	39	395	173	73	264	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	109	67	228	257	39	126	133	651	271	235	755	26
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.55	0.55	0.55	0.55	0.55	0.55
Sat Flow, veh/h	33	368	1248	617	215	691	53	1194	497	213	1385	47
Grp Volume(v), veh/h	37	0	0	205	0	0	607	0	0	347	0	0
Grp Sat Flow(s),veh/h/ln	1649	0	0	1523	0	0	1744	0	0	1645	0	0
Q Serve(g_s), s	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.7	0.0	0.0	4.6	0.0	0.0	8.6	0.0	0.0	3.8	0.0	0.0
Prop In Lane	0.05		0.76	0.47		0.45	0.06		0.29	0.21		0.03
Lane Grp Cap(c), veh/h	404	0	0	422	0	0	1055	0	0	1016	0	0
V/C Ratio(X)	0.09	0.00	0.00	0.49	0.00	0.00	0.58	0.00	0.00	0.34	0.00	0.00
Avail Cap(c_a), veh/h	769	0	0	760	0	0	1055	0	0	1016	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.5	0.0	0.0	14.1	0.0	0.0	5.8	0.0	0.0	4.7	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.9	0.0	0.0	2.3	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	1.4	0.0	0.0	1.2	0.0	0.0	0.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.6	0.0	0.0	15.0	0.0	0.0	8.0	0.0	0.0	5.6	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		37			205			607			347	
Approach Delay, s/veh		12.6			15.0			8.0			5.6	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		25.0		11.7		25.0		11.7				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		15.0		20.0		15.0				
Max Q Clear Time (g_c+I1), s		10.6		2.7		5.8		6.6				
Green Ext Time (p_c), s		2.5		0.1		1.7		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	8.7
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	3	22	1	2	9	9	293	0	8	191	4
Future Vol, veh/h	6	3	22	1	2	9	9	293	0	8	191	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	3	24	1	2	10	10	318	0	9	208	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	572	566	210	580	568	318	212	0	0	318	0	0
Stage 1	228	228	-	338	338	-	-	-	-	-	-	-
Stage 2	344	338	-	242	230	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	431	434	830	426	432	723	1358	-	-	1242	-	-
Stage 1	775	715	-	676	641	-	-	-	-	-	-	-
Stage 2	671	641	-	762	714	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	418	427	830	406	425	723	1358	-	-	1242	-	-
Mov Cap-2 Maneuver	418	427	-	406	425	-	-	-	-	-	-	-
Stage 1	768	709	-	670	635	-	-	-	-	-	-	-
Stage 2	654	635	-	731	708	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.9	11	0.2	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1358	-	-	647	612	1242	-	-
HCM Lane V/C Ratio	0.007	-	-	0.052	0.021	0.007	-	-
HCM Control Delay (s)	7.7	0	-	10.9	11	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	0	2	0	10	0	2	3	18	1	0
Future Vol, veh/h	1	1	0	2	0	10	0	2	3	18	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	0	2	0	11	0	2	3	20	1	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	50	46	1	46	45	4	1	0	0	5	0	0
Stage 1	41	41	-	4	4	-	-	-	-	-	-	-
Stage 2	9	5	-	42	41	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	950	846	1084	955	847	1080	1622	-	-	1616	-	-
Stage 1	974	861	-	1018	892	-	-	-	-	-	-	-
Stage 2	1012	892	-	972	861	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	932	836	1084	945	837	1080	1622	-	-	1616	-	-
Mov Cap-2 Maneuver	932	836	-	945	837	-	-	-	-	-	-	-
Stage 1	974	851	-	1018	892	-	-	-	-	-	-	-
Stage 2	1002	892	-	959	851	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	8.5	0	6.9
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	881	1055	1616	-	-
HCM Lane V/C Ratio	-	-	-	0.002	0.012	0.012	-	-
HCM Control Delay (s)	0	-	-	9.1	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	7	6	35	28	7	30	12	275	96	41	240	2
Future Volume (veh/h)	7	6	35	28	7	30	12	275	96	41	240	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	7	38	30	8	33	13	299	104	45	261	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	143	29	120	215	25	76	121	789	266	201	964	7
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	181	281	1169	602	249	739	17	1318	445	129	1611	11
Grp Volume(v), veh/h	53	0	0	71	0	0	416	0	0	308	0	0
Grp Sat Flow(s),veh/h/ln	1631	0	0	1589	0	0	1779	0	0	1751	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	1.0	0.0	0.0	1.3	0.0	0.0	4.1	0.0	0.0	2.6	0.0	0.0
Prop In Lane	0.15		0.72	0.42		0.46	0.03		0.25	0.15		0.01
Lane Grp Cap(c), veh/h	291	0	0	316	0	0	1176	0	0	1172	0	0
V/C Ratio(X)	0.18	0.00	0.00	0.22	0.00	0.00	0.35	0.00	0.00	0.26	0.00	0.00
Avail Cap(c_a), veh/h	838	0	0	838	0	0	1176	0	0	1172	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	13.9	0.0	0.0	14.0	0.0	0.0	3.5	0.0	0.0	3.2	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	0.0	0.4	0.0	0.0	0.8	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	0.4	0.0	0.0	0.3	0.0	0.0	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.2	0.0	0.0	14.4	0.0	0.0	4.3	0.0	0.0	3.8	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		53			71			416			308	
Approach Delay, s/veh		14.2			14.4			4.3			3.8	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		25.0		8.4		25.0		8.4				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		15.0		20.0		15.0				
Max Q Clear Time (g_c+I1), s		6.1		3.0		4.6		3.3				
Green Ext Time (p_c), s		1.9		0.1		1.4		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	5.6
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	5	35	1	1	22	23	351	2	16	256	7
Future Vol, veh/h	7	5	35	1	1	22	23	351	2	16	256	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	5	38	1	1	24	25	382	2	17	278	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	762	750	282	771	753	383	286	0	0	384	0	0
Stage 1	316	316	-	433	433	-	-	-	-	-	-	-
Stage 2	446	434	-	338	320	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	322	340	757	317	339	664	1276	-	-	1174	-	-
Stage 1	695	655	-	601	582	-	-	-	-	-	-	-
Stage 2	591	581	-	676	652	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	300	326	757	288	325	664	1276	-	-	1174	-	-
Mov Cap-2 Maneuver	300	326	-	288	325	-	-	-	-	-	-	-
Stage 1	678	644	-	586	567	-	-	-	-	-	-	-
Stage 2	554	566	-	626	641	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.2	11.2	0.5	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1276	-	-	554	605	1174	-	-
HCM Lane V/C Ratio	0.02	-	-	0.092	0.043	0.015	-	-
HCM Control Delay (s)	7.9	0	-	12.2	11.2	8.1	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	4	0	19	0	0	3	30	3	1
Future Vol, veh/h	0	0	0	4	0	19	0	0	3	30	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	21	0	0	3	33	3	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	82	73	4	72	72	2	4	0	0	3	0	0
Stage 1	70	70	-	2	2	-	-	-	-	-	-	-
Stage 2	12	3	-	70	70	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	874	801	1080	905	802	1082	1618	-	-	1619	-	-
Stage 1	940	837	-	1021	894	-	-	-	-	-	-	-
Stage 2	1009	893	-	940	837	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	874	801	1080	905	802	1082	1618	-	-	1619	-	-
Mov Cap-2 Maneuver	874	801	-	905	802	-	-	-	-	-	-	-
Stage 1	940	820	-	1021	894	-	-	-	-	-	-	-
Stage 2	990	893	-	921	820	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.5	0	6.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	1046	1619	-	-
HCM Lane V/C Ratio	-	-	-	-	0.024	0.02	-	-
HCM Control Delay (s)	0	-	-	0	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.1	-	-

HCM 6th Signalized Intersection Summary
2: FM 131 & N Creek Dr

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	2	6	27	93	15	89	37	378	165	70	253	9
Future Volume (veh/h)	2	6	27	93	15	89	37	378	165	70	253	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	2	7	29	101	16	97	40	411	179	76	275	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	108	68	238	259	42	131	132	646	268	234	752	25
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.54	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	31	359	1255	614	219	690	53	1195	495	215	1391	46
Grp Volume(v), veh/h	38	0	0	214	0	0	630	0	0	361	0	0
Grp Sat Flow(s),veh/h/ln	1645	0	0	1523	0	0	1744	0	0	1652	0	0
Q Serve(g_s), s	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.7	0.0	0.0	4.9	0.0	0.0	9.3	0.0	0.0	4.1	0.0	0.0
Prop In Lane	0.05		0.76	0.47		0.45	0.06		0.28	0.21		0.03
Lane Grp Cap(c), veh/h	414	0	0	432	0	0	1046	0	0	1011	0	0
V/C Ratio(X)	0.09	0.00	0.00	0.50	0.00	0.00	0.60	0.00	0.00	0.36	0.00	0.00
Avail Cap(c_a), veh/h	762	0	0	754	0	0	1046	0	0	1011	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.4	0.0	0.0	14.1	0.0	0.0	6.0	0.0	0.0	4.8	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.9	0.0	0.0	2.6	0.0	0.0	1.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	1.4	0.0	0.0	1.4	0.0	0.0	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	0.0	0.0	15.0	0.0	0.0	8.6	0.0	0.0	5.8	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		38			214			630			361	
Approach Delay, s/veh		12.5			15.0			8.6			5.8	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	25.0	12.0	25.0	12.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	15.0	20.0	15.0
Max Q Clear Time (g_c+I1), s	11.3	2.7	6.1	6.9
Green Ext Time (p_c), s	2.5	0.1	1.7	0.7

Intersection Summary	
HCM 6th Ctrl Delay	9.0
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	4	25	1	4	9	13	296	0	8	195	10
Future Vol, veh/h	10	4	25	1	4	9	13	296	0	8	195	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	4	27	1	4	10	14	322	0	9	212	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	593	586	218	601	591	322	223	0	0	322	0	0
Stage 1	236	236	-	350	350	-	-	-	-	-	-	-
Stage 2	357	350	-	251	241	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	417	422	822	412	420	719	1346	-	-	1238	-	-
Stage 1	767	710	-	666	633	-	-	-	-	-	-	-
Stage 2	661	633	-	753	706	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	402	413	822	389	411	719	1346	-	-	1238	-	-
Mov Cap-2 Maneuver	402	413	-	389	411	-	-	-	-	-	-	-
Stage 1	757	704	-	657	625	-	-	-	-	-	-	-
Stage 2	639	625	-	718	700	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.5	11.6	0.3	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1346	-	-	600	564	1238	-	-
HCM Lane V/C Ratio	0.01	-	-	0.071	0.027	0.007	-	-
HCM Control Delay (s)	7.7	0	-	11.5	11.6	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	0	2	0	14	0	2	3	24	1	0
Future Vol, veh/h	1	1	0	2	0	14	0	2	3	24	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	0	2	0	15	0	2	3	26	1	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	64	58	1	58	57	4	1	0	0	5	0	0
Stage 1	53	53	-	4	4	-	-	-	-	-	-	-
Stage 2	11	5	-	54	53	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	930	833	1084	939	834	1080	1622	-	-	1616	-	-
Stage 1	960	851	-	1018	892	-	-	-	-	-	-	-
Stage 2	1010	892	-	958	851	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	906	820	1084	927	821	1080	1622	-	-	1616	-	-
Mov Cap-2 Maneuver	906	820	-	927	821	-	-	-	-	-	-	-
Stage 1	960	837	-	1018	892	-	-	-	-	-	-	-
Stage 2	996	892	-	941	837	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.2	8.5	0	7
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	861	1058	1616	-	-
HCM Lane V/C Ratio	-	-	-	0.003	0.016	0.016	-	-
HCM Control Delay (s)	0	-	-	9.2	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	7	6	35	28	7	38	12	290	96	46	250	2
Future Volume (veh/h)	7	6	35	28	7	38	12	290	96	46	250	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	7	38	30	8	41	13	315	104	50	272	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	142	30	124	204	25	87	120	797	256	207	947	6
Arrive On Green	0.11	0.11	0.11	0.11	0.11	0.11	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	177	286	1173	529	235	825	16	1337	429	140	1588	11
Grp Volume(v), veh/h	53	0	0	79	0	0	432	0	0	324	0	0
Grp Sat Flow(s),veh/h/ln	1636	0	0	1590	0	0	1782	0	0	1738	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	1.0	0.0	0.0	1.5	0.0	0.0	4.3	0.0	0.0	2.8	0.0	0.0
Prop In Lane	0.15		0.72	0.38		0.52	0.03		0.24	0.15		0.01
Lane Grp Cap(c), veh/h	296	0	0	316	0	0	1173	0	0	1160	0	0
V/C Ratio(X)	0.18	0.00	0.00	0.25	0.00	0.00	0.37	0.00	0.00	0.28	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	833	0	0	1173	0	0	1160	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	13.9	0.0	0.0	14.1	0.0	0.0	3.6	0.0	0.0	3.3	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	0.0	0.4	0.0	0.0	0.9	0.0	0.0	0.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	0.5	0.0	0.0	0.3	0.0	0.0	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.1	0.0	0.0	14.5	0.0	0.0	4.5	0.0	0.0	3.9	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		53			79			432			324	
Approach Delay, s/veh		14.1			14.5			4.5			3.9	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		25.0		8.5		25.0		8.5				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		15.0		20.0		15.0				
Max Q Clear Time (g_c+I1), s		6.3		3.0		4.8		3.5				
Green Ext Time (p_c), s		1.9		0.1		1.5		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	5.7
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	2.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	31	6	12	16	4	8
Future Vol, veh/h	31	6	12	16	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	7	13	17	4	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	41	0	81	38
Stage 1	-	-	-	-	38	-
Stage 2	-	-	-	-	43	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1568	-	921	1034
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	979	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1568	-	914	1034
Mov Cap-2 Maneuver	-	-	-	-	914	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	971	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.1	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	991	-	-	1568	-
HCM Lane V/C Ratio	0.013	-	-	0.008	-
HCM Control Delay (s)	8.7	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	12	19	307	217	4
Future Vol, veh/h	3	12	19	307	217	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	13	21	334	236	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	614	238	240	0	-	0
Stage 1	238	-	-	-	-	-
Stage 2	376	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	455	801	1327	-	-	-
Stage 1	802	-	-	-	-	-
Stage 2	694	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	446	801	1327	-	-	-
Mov Cap-2 Maneuver	446	-	-	-	-	-
Stage 1	787	-	-	-	-	-
Stage 2	694	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1327	-	691	-	-
HCM Lane V/C Ratio	0.016	-	0.024	-	-
HCM Control Delay (s)	7.8	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	10	45	1	6	22	33	361	2	16	266	21
Future Vol, veh/h	21	10	45	1	6	22	33	361	2	16	266	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	11	49	1	7	24	36	392	2	17	289	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	816	801	301	830	811	393	312	0	0	394	0	0
Stage 1	335	335	-	465	465	-	-	-	-	-	-	-
Stage 2	481	466	-	365	346	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	296	318	739	289	313	656	1248	-	-	1165	-	-
Stage 1	679	643	-	578	563	-	-	-	-	-	-	-
Stage 2	566	562	-	654	635	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	269	301	739	252	296	656	1248	-	-	1165	-	-
Mov Cap-2 Maneuver	269	301	-	252	296	-	-	-	-	-	-	-
Stage 1	654	631	-	557	542	-	-	-	-	-	-	-
Stage 2	519	541	-	589	624	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15	12.7	0.7	0.4
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1248	-	-	441	502	1165	-	-
HCM Lane V/C Ratio	0.029	-	-	0.187	0.063	0.015	-	-
HCM Control Delay (s)	8	0	-	15	12.7	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.2	0	-	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	4	0	33	0	0	3	44	3	1
Future Vol, veh/h	0	0	0	4	0	33	0	0	3	44	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	36	0	0	3	48	3	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	120	103	4	102	102	2	4	0	0	3	0	0
Stage 1	100	100	-	2	2	-	-	-	-	-	-	-
Stage 2	20	3	-	100	100	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	855	787	1080	879	788	1082	1618	-	-	1619	-	-
Stage 1	906	812	-	1021	894	-	-	-	-	-	-	-
Stage 2	999	893	-	906	812	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	808	763	1080	859	764	1082	1618	-	-	1619	-	-
Mov Cap-2 Maneuver	808	763	-	859	764	-	-	-	-	-	-	-
Stage 1	906	788	-	1021	894	-	-	-	-	-	-	-
Stage 2	966	893	-	879	788	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.6	0	6.7
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	1052	1619	-	-
HCM Lane V/C Ratio	-	-	-	-	0.038	0.03	-	-
HCM Control Delay (s)	0	-	-	0	8.6	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	2	6	27	93	15	108	37	411	165	89	286	9
Future Volume (veh/h)	2	6	27	93	15	108	37	411	165	89	286	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	2	7	29	101	16	117	40	447	179	97	311	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	106	73	255	249	44	156	128	652	249	249	717	21
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.53	0.53	0.53	0.53	0.53	0.53
Sat Flow, veh/h	29	360	1252	551	215	766	50	1227	470	247	1350	39
Grp Volume(v), veh/h	38	0	0	234	0	0	666	0	0	418	0	0
Grp Sat Flow(s),veh/h/ln	1641	0	0	1532	0	0	1747	0	0	1637	0	0
Q Serve(g_s), s	0.0	0.0	0.0	4.2	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.7	0.0	0.0	5.3	0.0	0.0	10.5	0.0	0.0	5.1	0.0	0.0
Prop In Lane	0.05		0.76	0.43		0.50	0.06		0.27	0.23		0.02
Lane Grp Cap(c), veh/h	434	0	0	448	0	0	1029	0	0	987	0	0
V/C Ratio(X)	0.09	0.00	0.00	0.52	0.00	0.00	0.65	0.00	0.00	0.42	0.00	0.00
Avail Cap(c_a), veh/h	748	0	0	741	0	0	1029	0	0	987	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.2	0.0	0.0	14.0	0.0	0.0	6.6	0.0	0.0	5.3	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.9	0.0	0.0	3.1	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	1.6	0.0	0.0	1.8	0.0	0.0	0.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.3	0.0	0.0	15.0	0.0	0.0	9.7	0.0	0.0	6.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		38			234			666			418	
Approach Delay, s/veh		12.3			15.0			9.7			6.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		25.0		12.7		25.0		12.7				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		20.0		15.0		20.0		15.0				
Max Q Clear Time (g_c+I1), s		12.5		2.7		7.1		7.3				
Green Ext Time (p_c), s		2.4		0.1		2.1		0.8				

Intersection Summary	
HCM 6th Ctrl Delay	9.8
HCM 6th LOS	A

Intersection	
Int Delay, s/veh	3.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↕			↕		
Traffic Vol, veh/h	48	14	29	31	14	29
Future Vol, veh/h	48	14	29	31	14	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	52	15	32	34	15	32

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	67	0	158	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	98	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1535	-	833	1005
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	926	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1535	-	816	1005
Mov Cap-2 Maneuver	-	-	-	-	816	-
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	907	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.6	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	935	-	-	1535	-
HCM Lane V/C Ratio	0.05	-	-	0.021	-
HCM Control Delay (s)	9.1	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	42	42	386	302	10
Future Vol, veh/h	10	42	42	386	302	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	46	46	420	328	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	846	334	339	0	-	0
Stage 1	334	-	-	-	-	-
Stage 2	512	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	333	708	1220	-	-	-
Stage 1	725	-	-	-	-	-
Stage 2	602	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	317	708	1220	-	-	-
Mov Cap-2 Maneuver	317	-	-	-	-	-
Stage 1	689	-	-	-	-	-
Stage 2	602	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12	0.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1220	-	572	-	-
HCM Lane V/C Ratio	0.037	-	0.099	-	-
HCM Control Delay (s)	8.1	0	12	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Haribabu Kancharla and Gayatri Gouni
2622 Dames Lane
Irving, TX 75063

Corinthian Design Associates, LLC
10420 Ambergate Lane
Frisco, TX 75035

STRAND
Carlos Casas, PE
10003 Technology Blvd West
Dallas, TX 75220

Dear Applicants,

The request of a Public Hearing, Site Plan and Zone Change from a R-6 (Single-Family Residential) District to a C-N (Neighborhood Commercial) District located in the 5101 Block North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

7. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
8. Encroachment Agreement from ONCOR required for fire lane, required parking, and mutual drive. City Engineering Department to be provided with a filed copy of said easement prior to civil review.
9. Coordinate with property owner to the South for mutual access to Travis Street. Code of Ordinances Chapter 10, Exhibit A, Sec. 12
10. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
11. The location of the trash receptors must be approved by the Public Works Department.
12. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
13. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater

capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)

14. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
16. Upgrade of privately owned and maintained detention may be required to serve proposed Lot. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
17. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY

The request of Star Midway, LLC (Owner), David Petree, Blue Sky Surveying and Mapping (Surveyor) and Old Republic (Site Management Services) concerning the property located at 4800 Texoma Parkway, consisting of 43.9389 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136 and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, consisting of 43.9389 acres, Tract One, being 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall and Tract Two, consisting of 1.1255 acres in the John Hendrix Survey, Abstract No. 503 and the W.F. Patterson Survey, Abstract No. 969, Lots 5 and 7, Block 1, Midway Mall
B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-2 (General Commercial) District.
C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Warehousing in a C-2 (General Commercial) District.

Background:

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

The owner is requesting a Zone Change for Tract One and Tract Two from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to C-2 (General Commercial) District. The owner is also requesting a Site Plan and Specific Use Permit to allow a Mini-warehouse and Warehousing in a C-2 (General Commercial) District.

The following has been approved for this location:

- September 9, 1986 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- September 8, 1987 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- February 13, 1969 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District in Lease Space B-7-4
- February 22, 2022 - Temporary Use Permit to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District
- March 21, 2023 - Public Hearing and Specific Use Permit under Section 14.06.009 to allow a School, commercial or trade in a M-1 (Light Manufacturing) District.
- April 18, 2023 - Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

Star Midway, LLC (Owner)
David Petree, Blue Sky Surveying and Mapping (Surveyor)
Old Republic (Site Management Services)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

20

Objections Received:

0

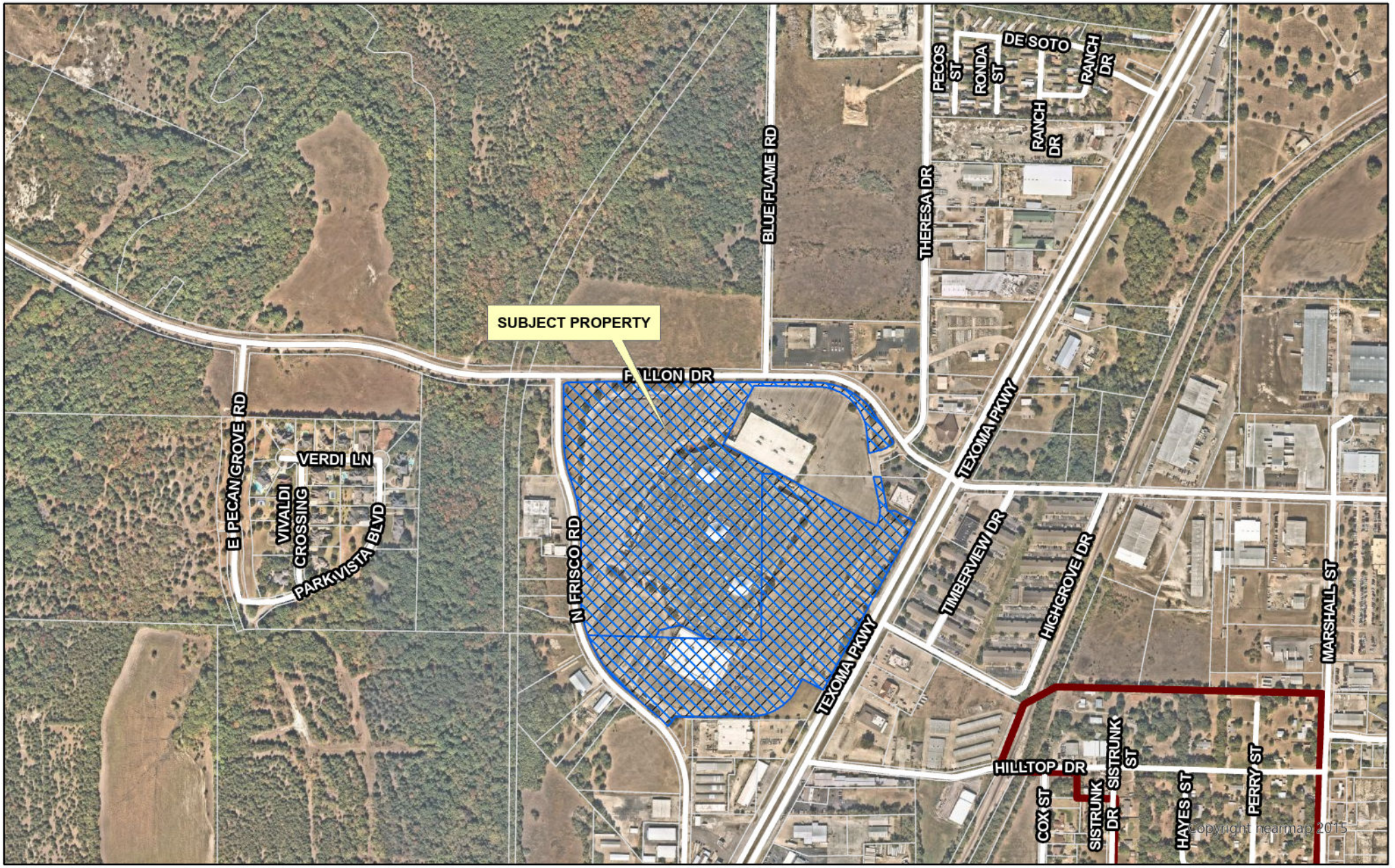
Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan

Survey
Redevelopment Layout
Self Storage Floor Plan
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

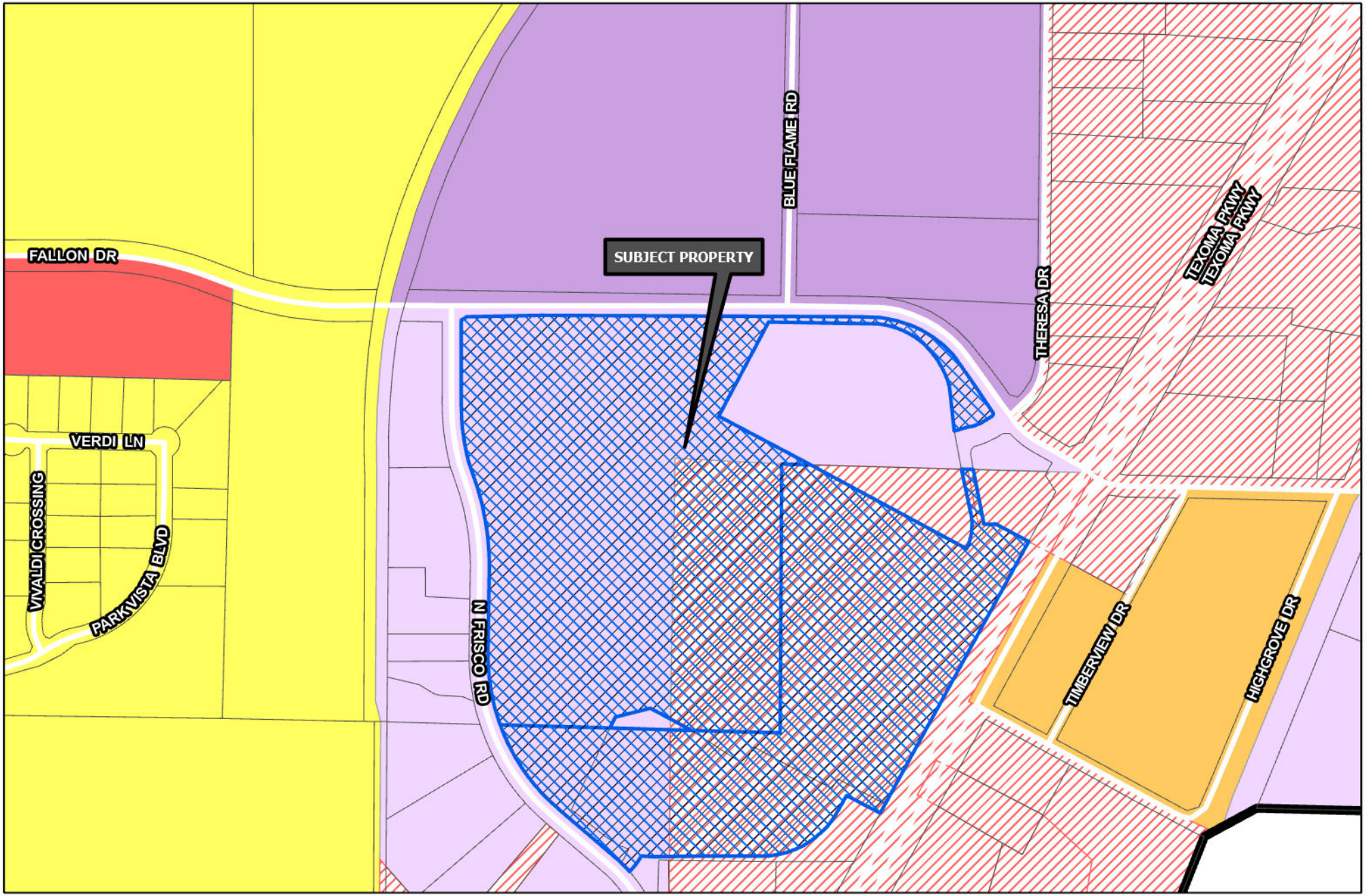
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

N
W E
S

Date: 5/6/2023 9:55 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
4800 TEXOMA PKWY

N
W E
S

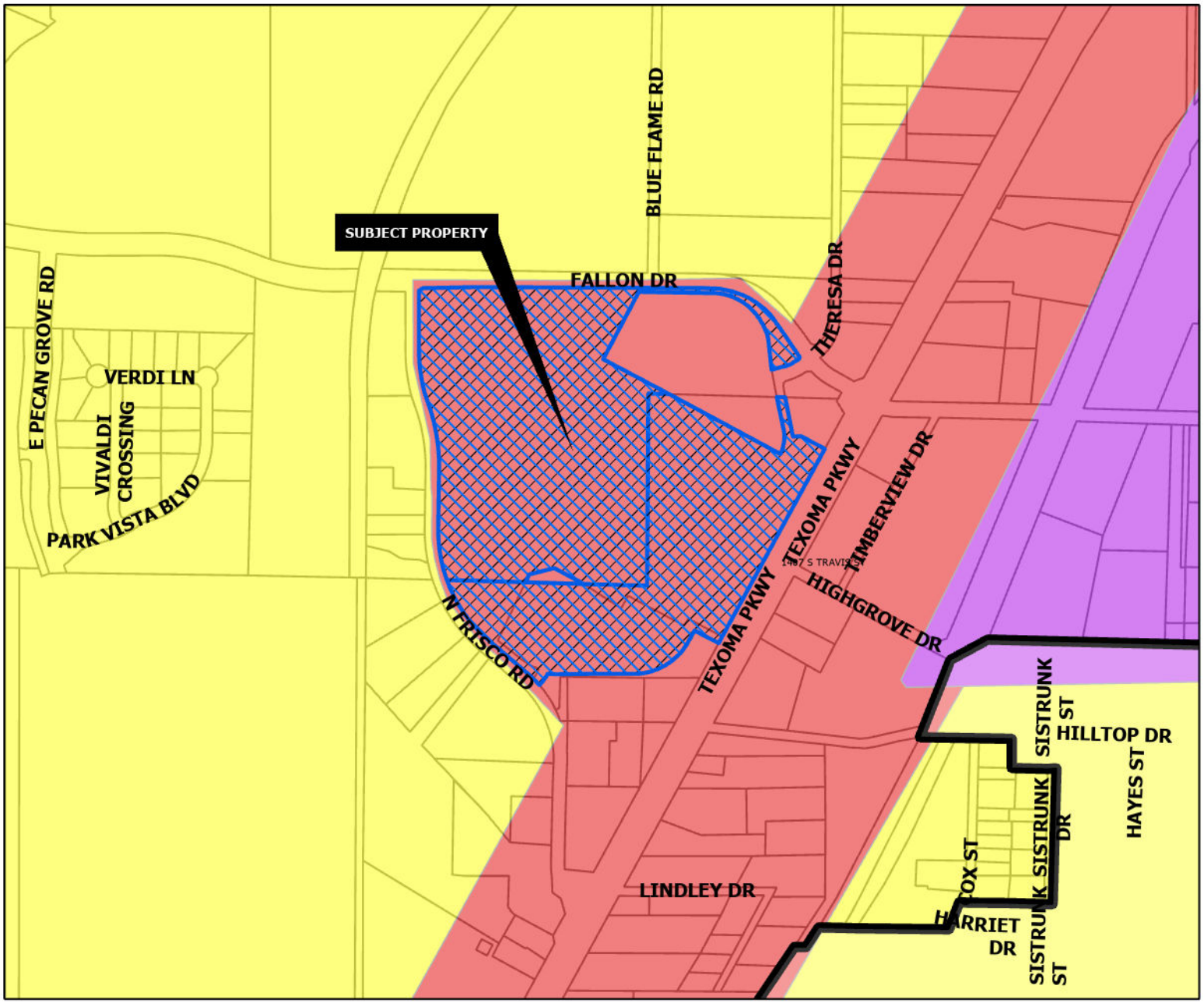
Date: 5/6/2023 10:43 AM

Marlow, Lauren

From: Planning
To: Juan torres
Subject: RE: Midway mall zoning singns

From: Juan torres **Sent:** Tuesday, May 2, 2023 10:42 AM
To: Planning
Subject: Midway mall zoning singns
Zoning signs

Sent from my iPhone



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4800 TEXOMA PKWY

N
W E
S

Date: 5/6/2023 10:46 AM

STAR MIDWAY, LLC

MIDAYWAY MALL PROJECT NARRATIVE

Our self-storage company's vision is to purchase vacated/distressed properties and repurpose them as a modern, efficient and safe place for people and businesses to store their property. In addition to the self-storage at the mall we intend to reintroduce part of the mall as a thriving retail center and part of the mall as a warehouse center. Finally in the vacant outparcel labeled Tract 4 on the survey we intend to fill with a hotel.

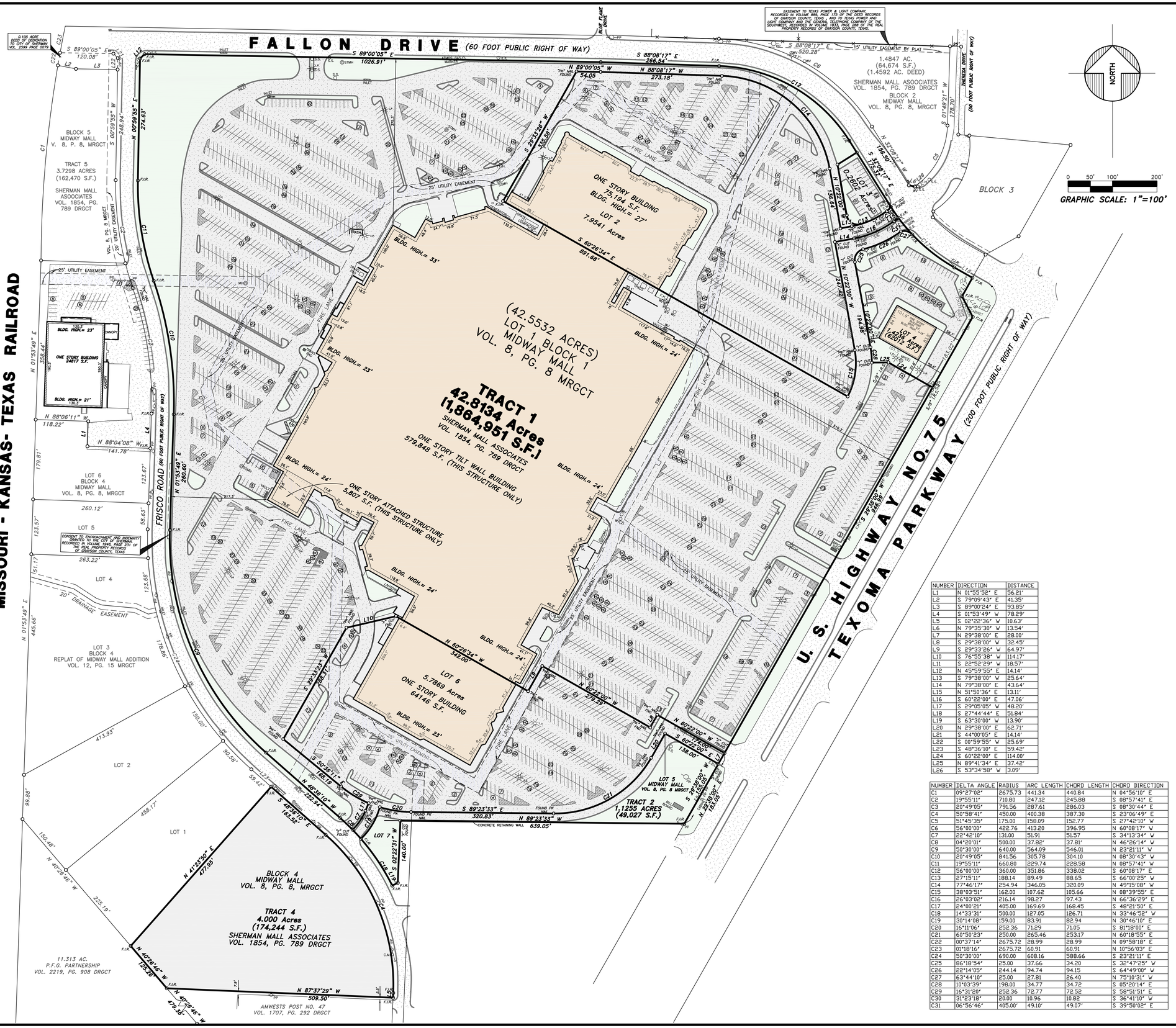
Some of the improvements at the property that we intend on completing are as follows:

Façade: Façade upgrades (new signs and fresh paint) to make the building recognizable as a first-class facility as opposed to a building out of business.

Parking Areas: All potholes are filled and all deteriorating areas are fixed. If needed, we seal coat and stripe areas. Once the defects are corrected and the areas are brought up to a first-class condition, we will maintain said first-class condition year-round.

Exterior Lighting: We will upgrade the exterior lights to new code compliant LED lighting.

Landscaping: Upgrades to landscaping including but not limited to removing all current dead areas, providing new areas, if necessary, and maintaining the landscaping year-round to make sure our outside appearance is as good as our inside appearance.



NUMBER	DIRECTION	DISTANCE
L1	N 01°55'52" E	56.21'
L2	S 79°09'43" E	41.35'
L3	S 89°00'24" E	93.85'
L4	S 01°53'49" W	78.29'
L5	S 02°22'36" W	10.63'
L6	N 79°35'30" W	13.54'
L7	N 29°38'00" E	28.00'
L8	S 29°38'00" W	32.45'
L9	S 29°33'26" W	64.97'
L10	S 76°55'38" W	114.17'
L11	S 22°52'29" W	18.57'
L12	N 45°59'55" E	14.14'
L13	S 79°38'00" W	25.64'
L14	N 79°38'00" E	43.64'
L15	N 51°50'36" E	13.11'
L16	S 60°22'00" E	47.06'
L17	S 29°05'05" W	48.20'
L18	S 27°44'44" E	51.84'
L19	S 63°30'00" W	13.90'
L20	N 29°38'00" E	62.71'
L21	S 44°00'05" E	14.14'
L22	S 00°59'55" W	25.69'
L23	S 48°36'10" E	59.42'
L24	S 60°22'00" E	114.00'
L25	N 89°41'34" E	37.42'
L26	S 53°34'58" W	3.09'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	09°27'02"	2675.73	441.34	440.84	N 04°56'10" E
C2	19°55'11"	710.80	247.12	245.88	S 08°57'41" E
C3	20°49'05"	791.56	287.61	286.03	S 08°30'44" E
C4	50°58'41"	450.00	400.38	387.30	S 23°06'49" E
C5	51°45'35"	175.00	158.09	152.77	S 27°42'10" W
C6	56°00'00"	422.76	413.20	396.95	N 60°08'17" W
C7	22°42'10"	131.00	51.91	51.57	S 34°13'34" W
C8	04°20'01"	500.00	37.82'	37.81'	N 46°26'14" W
C9	50°30'00"	640.00	564.09	546.01	N 23°21'11" W
C10	20°49'05"	841.56	305.78	304.10	N 08°30'43" W
C11	19°55'11"	660.80	229.74	228.58	N 08°57'41" W
C12	56°00'00"	360.00	351.86	338.02	S 60°08'17" E
C13	27°15'11"	188.14	89.49	88.65	S 66°00'25" W
C14	77°46'17"	254.94	346.05	320.09	N 49°15'08" W
C15	38°03'51"	162.00	107.62	105.66	N 08°39'55" E
C16	26°03'02"	216.14	98.27	97.43	N 66°36'29" E
C17	24°00'21"	405.00	169.69	168.45	S 48°21'50" E
C18	14°33'31"	500.00	127.05	126.71	N 23°46'52" W
C19	30°14'08"	159.00	83.91	82.94	N 30°46'10" E
C20	16°11'06"	252.36	71.29	71.05	S 81°18'00" E
C21	60°50'23"	250.00	265.46	253.17	N 60°18'55" E
C22	00°37'14"	2675.72	28.99	28.99	N 09°58'18" E
C23	01°18'16"	2675.72	60.91	60.91	N 10°56'03" E
C24	50°30'00"	690.00	608.16	588.66	S 23°21'11" E
C25	86°18'54"	25.00	37.66	34.20	S 32°47'25" W
C26	22°14'05"	244.14	94.74	94.15	S 64°49'00" W
C27	63°44'10"	25.00	27.81	26.40	N 75°10'31" W
C28	10°03'39"	198.00	34.77	34.72	S 05°20'14" E
C29	16°31'20"	252.36	72.77	72.52	S 58°51'51" E
C30	31°23'18"	20.00	10.96	10.82	S 36°41'10" W
C31	06°56'46"	405.00'	49.10'	49.07'	S 39°50'02" E

PARKING TABULATION

REQUIRED PARKING = N/A
NORMAL PARKING = 3,432
HANDICAP PARKING = 65
TOTAL PARKING = 3,497

PAVING AREAS

PERVIOUS AREA: 322,128 S.F.
IMPERVIOUS AREA: 2,426,674 S.F.

BUILDING AREAS

TOTAL STRUCTURES: 733,625 S.F.

PROPERTY IS ZONED COMMERCIAL, RETAIL AND CENTRAL BUSINESS DISTRICT CONTACT SCOTT SHADDEN (DIRECTOR OF DEVELOPMENT SERVICES) PLANNING AND ZONING DEPARTMENT
P.O. BOX 1106
SHERMAN TEXAS 75091
PHONE: 903-892-7333
FAX: 903-892-7274

According to the General Zoning Ordinance Plan and Map provided by the City Of Sherman, Texas, the property hereon is Zoned for General Commercial Use (C-2 District) and accordingly the following regulations apply to this site:

(1) Floor area. The total floor area of any building or buildings on a lot in the C- 2 District shall not exceed the number of square feet in the lot.

(2) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(3) Minimum requirements for lot area, width and setback:
(i) Lot Area = 5,000 SF
(ii) Lot Width = 50'
(iii) Setback Front = 15'
(iv) Setback Rear = 10'
(v) Setback Side = 0'

(4) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(5) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.

SITE PLAN

MIDWAY MALL SITE

SHERMAN MALL ASSOCIATES, L.P.

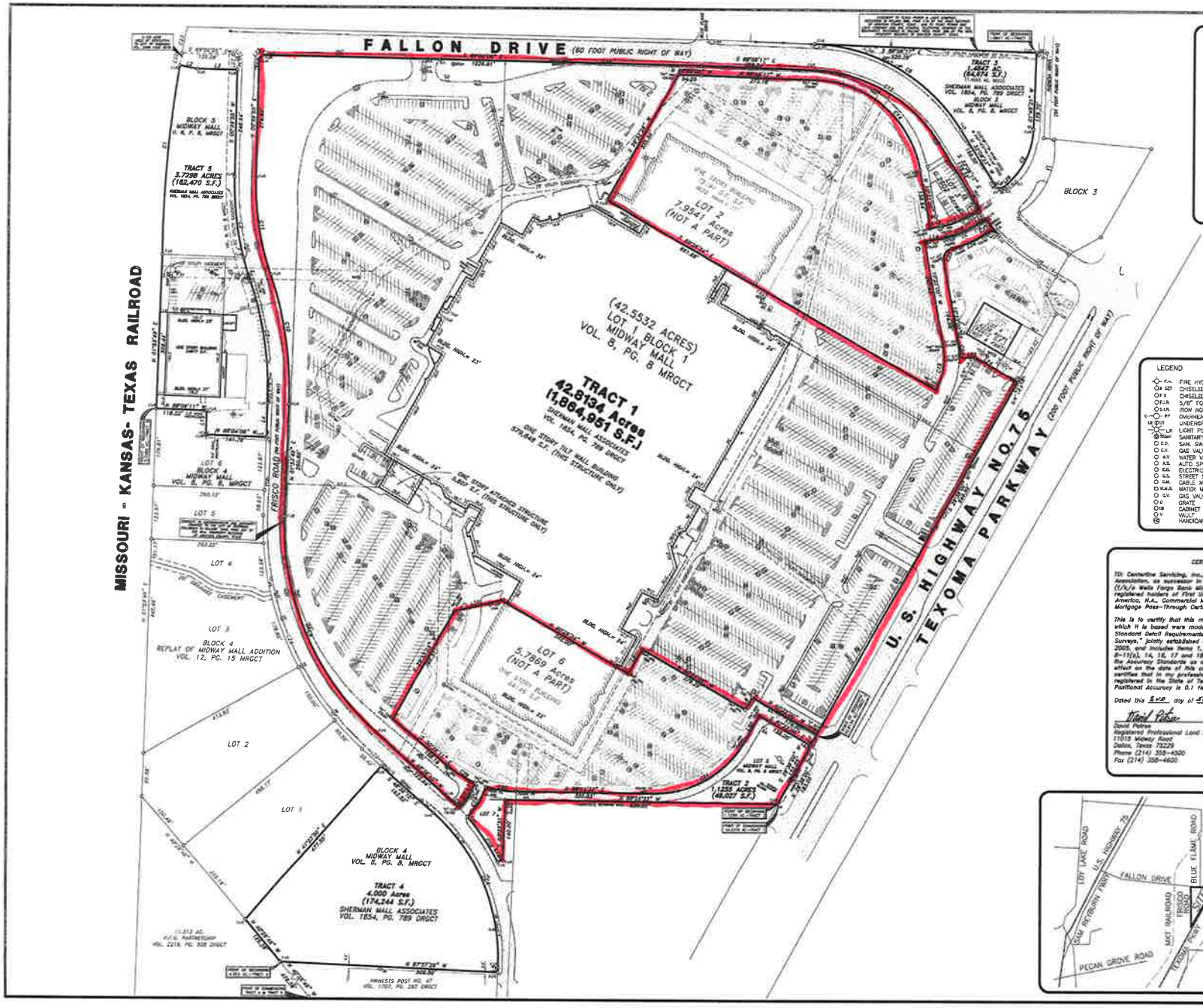
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: APRIL 14, 2023
SCALE: 1" = 100'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

Shermanmall



LEGEND

F.H.	FIRE HYDRANT
SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	5/8" FOUND IRON ROD W/ PLASTIC CAP
S.I.R.	IRON ROD SET (SIZE AS NOTED)
P.P.	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
A.S.	AUTO SPRINKLER
E.B.	ELECTRIC BOX
S.S.	STREET SIGN
C.M.	CABLE MARKER
W.M.B.	WATER METER BOX
G.V.	GAS VALVE
G	GRATE
CB	CABINET
V	VAULT
	HANDICAP PARKING SPACE

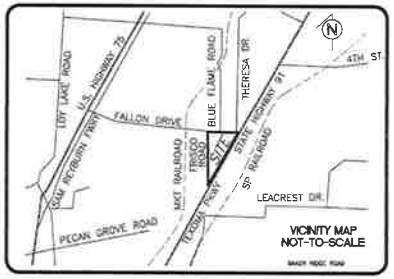
CERTIFICATION

TO: Centerline Servicing, Inc., and U.S. Bank National Association, as successor in interest to Wells Fargo Bank, N.A. (f/k/a Wells Fargo Bank Minnesota, N.A.) as Trustee for the registered holders of First Union National Bank-Bank of America, N.A., Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2001-C-1.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-11(a), 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy is 0.1 feet.

Dated this 2nd day of SEPTEMBER, 2009.

David Petree
Registered Professional Land Surveyor No.1890
11015 Midway Road
Dallas, Texas 75229
Phone (214) 358-4500
Fax (214) 358-4600



DRAWN BY: BVN
CHECKED BY: DRP

REVISION

NO.	DATE	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI REV1/LINE2
1.	7/20/09	ADDED PLAT REFERENCE TO TRACT 5 EASEMENT REV2/LINE2
2.	8/23/09	REV3/LINE1 REMOVE LOT 4 REV3/LINE2
3.	9/02/09	REV4/LINE1 REV4/LINE2
4.	DATE	REV5/LINE1 REV5/LINE2
5.	DATE	

ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

SHEET 1 OF 3

PROJECT NUMBER
OR090362

LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

PARCEL 1

BEING 53.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Sharp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, an addition to the City of Sherman, as recorded in Volume B, Page B, County Records, Grayson County, Texas said 53.1534 acres of land consisting of 5 tracts as described individually by metes and bounds as follows:

TRACT 1 (42.8134 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Sharp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, all of Grayson County, Texas, and being all of Lots 1 and 3 of Block 1, Midway Mall, an addition to the City of Sherman, as recorded in Volume B, Page B, of the Map records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75 (200 foot right of way), said point being the most Easterly Southeast corner of Lot 5 in Block 1 of said Midway Mall;

THENCE North 29° 38' 00" East and following along the Westerly right-of-way line of said U.S. Highway No. 75 for a distance of 183.05 feet to an "x" cut found in the top of a concrete curb for the Northeast corner of Lot 6 in Block 1, same being the Southeast corner of Lot 1, Block 1, said Midway Mall, for the POINT OF BEGINNING for this tract;

THENCE North 60° 22' 00" West and departing the Westerly right-of-way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 174.00 feet to a p.k. nail found in asphalt;

THENCE South 29° 38' 00" West and following the common line of said Lots 1 and 6, for a distance of 32.45 feet to a p.k. nail found in asphalt;

THENCE North 60° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 279.29 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 28" West and following the common line of said Lots 1 and 6, for a distance of 64.87 feet to a p.k. nail found in asphalt;

THENCE North 60° 26' 34" West and following the common line of said Lots 1 and 6, for a distance of 342.00 feet to an x-cut found on the top of a brick wall;

THENCE South 75° 55' 38" West and following the common line of said Lots 1 and 6, for a distance of 114.17 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 23" West and following the common line of said Lots 1 and 6, for a distance of 288.31 feet to a p.k. nail found in asphalt;

THENCE South 50° 36' 11" East and following the common line of said Lots 1 and 6, for a distance of 168.19 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southwesterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 18° 31' 20" with a radius of 252.36 feet an arc length of 72.77 feet and a long chord bearing South 59° 51' 51" East at a distance of 72.52 feet to a p.k. nail found in asphalt, the end of said curve;

THENCE South 22° 52' 29" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 22° 45' 10" with a radius of 131.00 feet an arc length of 51.91 feet and a long chord bearing South 34° 13' 34" West at a distance of 51.57 feet to a x-cut found in the top of a concrete curb at the end of said curve, and being in the Easterly right-of-way line of Frisco Road, said point also being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non-tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 500.00 feet an arc length of 37.82 feet and a long chord bearing North 46° 25' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 36' 10" West for a distance of 222.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 50° 30' 00" with a radius of 640.00 feet an arc length of 564.09 feet and a long chord bearing North 23° 21' 11" West at a distance of 545.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 53' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.80 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 49' 05" with a radius of 841.56 feet an arc length of 305.78 feet and a long chord bearing North 08° 30' 43" West at a distance of 304.10 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road with said reverse curve to the right, through a central angle of 19° 35' 11" with a radius of 660.80 feet an arc length of 225.74 feet and a long chord bearing North 08° 57' 41" West at a distance of 224.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 09' 55" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 59' 55" East and departing the Easterly right-of-way line of said Frisco Road along said cut-back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right-of-way line of said Fallon Drive;

THENCE South 89° 00' 05" East along the Southerly right-of-way line of said Fallon Drive for a distance of 1029.91 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 88° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 266.54 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 58° 00' 00" with a radius of 360.00 feet an arc length of 351.86 feet and a long chord bearing South 81° 08' 17" East at a distance of 338.02 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 32° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 175.32 (174.68) feet to an "x"-cut found in the concrete gutter for the beginning of a non-tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right-of-way line of said Fallon Drive, through a central angle of 31° 23' 18" with a radius of 20.00 feet an arc length of 10.96 feet and a long chord bearing South 36° 41' 10" West at a distance of 10.82 feet to an x-cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 27° 15' 11" with a radius of 188.14 feet an arc length of 89.49 and a long chord bearing South 66° 00' 25" West at a distance of 88.65 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 38' 00" West along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 25.64 feet to a p.k. nail found in asphalt;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 136.64 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall, through a central angle of 77° 46' 17" with a radius of 254.84 feet an arc length of 346.05 feet and a long chord bearing North 49° 15' 08" West at a distance of 320.09 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 86° 08' 17" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 273.18 feet to a p.k. nail found in asphalt;

THENCE North 89° 00' 05" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 54.05 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 335.56 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in an expansion joint between concrete slabs;

THENCE South 60° 26' 34" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 881.68 feet to a p.k. nail found in asphalt for the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 38° 03' 51" with a radius of 162.00 feet an arc length of 107.62 feet and a long chord bearing North 08° 39' 50" East at a distance of 105.66 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 22' 00" West, and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 247.42 feet to a "x"-cut found on the top of a concrete curb;

THENCE North 79° 38' 00" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 43.64 feet to a "y"-cut found on the top of a concrete curb, and the beginning of a curve to the left;

THENCE Northeasterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 28° 03' 02" with a radius of 218.14 feet an arc length of 106.82 feet and a long chord bearing North 66° 36' 29" East at a distance of 97.43 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 51° 30' 36" East for a distance of 13.11 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Southerly right-of-way line of Fallon Drive, and also being the beginning of a non-tangent curve to the left;

THENCE Southeasterly along said non-tangent curve to the left and following along the Southerly right of way line of said Fallon Road through a central angle of 06° 56' 46" with a radius of 405.00 feet an arc length of 49.10 feet and a long chord bearing South 39° 50' 02" East at a distance of 49.07 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, at the end of said curve, also being the beginning of a non-tangent curve to the right, same being the common corner of aforementioned Lot 1 and Lot 4 of Block 1 of Midway Mall Addition, an addition to the City of Sherman, as recorded in Volume B, Page B, of the Map records of Grayson County, Texas

THENCE leaving Southerly right of way line of said Fallon Road, along the common line of said Lot 1 and Lot 4, through a central angle of 03° 44' 10" with a radius of 25.00 feet, an arc length of 27.81 feet and a long chord bearing North 75° 10' 31" West at a distance of 26.40 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the right;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 22° 14' 05" with a radius of 244.14 feet, an arc length of 94.74 feet and a long chord bearing South 64° 43' 00" West at a distance of 94.15 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the left;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 86° 18' 54" with a radius of 25.00 feet, an arc length of 37.66 feet and a long chord bearing South 32° 47' 25" West at a distance of 34.20 feet to a x-cut found at the top of a concrete curb, at the end of said curve;

THENCE South 10° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 194.96 feet to a x-cut found at the top of a concrete curb for corner, also being the beginning of a non-tangent curve to the right,

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 10° 03' 39" with a radius of 198.00 feet, an arc length of 34.77 feet and a long chord bearing South 05° 20' 14" East at a distance of 34.72 feet to a x-cut found at the top of a concrete curb, at the end of said curve;

THENCE North 89° 41' 34" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 37.42 feet to a 5/8" iron rod set for corner;

THENCE South 60° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 114.00 feet to a 5/8" iron rod set corner in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West, along said Westerly right-of-way line for a distance of 946.99 feet to the POINT OF BEGINNING AND CONTAINING 42.8134 ACRES OF LAND, more or less.

TRACT 2 (1.1255 ACRES)

BEING all that certain lot, tractor parcel of land situated in the John Hendrix Survey Abstract Number 503 and the W.F. Patterson Survey, Abstract Number 969, all of Grayson County, Texas, and being all of Lot 7, Block 1, Midway Mall, an addition to the City of Sherman as recorded in Volume B, Page B, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75, said point being the most Easterly Southeast corner of Midway Mall;

THENCE North 89° 23' 33" West for a distance of 639.05 feet to an "x"-cut found on the top of a concrete wall;

THENCE South 02° 22' 31" West for a distance of 140.00 feet to a 5/8" iron rod with plastic cap stamped "Carter &Burgess" found;

THENCE South 63° 30' 00" West for a distance of 13.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Easterly right-of-way line of Frisco Road, said point being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, through a central angle of 14° 33' 31" with a radius of 500.00 feet an arc length of 127.05 feet and a long chord bearing North 33° 46' 32" West at a distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left through a central angle of 30° 14' 08", with a radius of 159.00 feet an arc length of 83.91 feet and a long chord bearing North 30° 46' 10" East at a distance of 82.94, feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Easterly along said non-tangent curve to the left through a central angle of 16° 11' 06" with a radius of 252.36 feet an arc length of 71.29 feet and a long chord bearing South 81° 18' 00" East at a distance of 71.05 feet to a p.k., nail found in asphalt, to the end of said curve;

THENCE South 89° 23' 33" East 320.83 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE, Northeasterly along said curve to the left, through a central angle of 60° 50' 23" with a radius of 250.00 feet an arc length of 265.46 feet and a long chord bearing North 60° 18' 55" East at a distance of 253.17 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 29° 38' 00" East 62.71 feet to a p.k. nail found in asphalt;

THENCE South 60° 22' 00" East for a distance of 138.00 feet to an "x"-cut found on the top of a concrete curb, said being in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West along said Westerly right-of-way line, for a distance of 156.05 feet to the POINT OF BEGINNING AND CONTAINING 1.1255 ACRES OF LAND, more or less.

TRACT 3 (1.4847 ACRES)

BEING all that certain lot, tract or parcel of land situated in the Daniel Sharp Survey, Abstract Number 1097, Grayson County, Texas, and being a portion of Block 2, Midway Mall, an addition to the City of Sherman, as recorded in Volume B, Page B, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Theresa Drive, said point being North 88° 08' 17" West at a distance of 25.00 feet from the most Northerly Northeast corner of said Midway Mall;

THENCE South 01° 49' 21" West along said Westerly right-of-way line of Theresa Drive for a distance of 178.70 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southwesterly along said curve to the right, and continuing along said Westerly right-of-way line of Theresa Drive, through a central angle of 31° 45' 38" (48° 29' 19" per deed) with a radius of 175.00 feet, an arc length of 158.09 feet (151.19 feet per deed) and a long chord bearing South 27° 42' 10" West (South 29° 34' 01" West per deed) at a distance of 152.77 feet (146.50 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line at the intersection of Frisco Road and Fallon Drive;

THENCE South 53° 34' 58" West and continuing along the Westerly right of way line of said Theresa Drive for a distance of 3.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner for cut-back line for Fallon Drive;

THENCE North 79° 35' 30" West along said cut back line for a distance of 13.54 feet (13.52 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly right-of-way line of Fallon Drive;

THENCE North 32° 08' 17" West along said Northerly right-of-way line for a distance of 156.50 feet (45.63 feet and North 31° 19' 37" West for a distance of 110.45 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, and along said Northerly right-of-way line, through a central angle of 24° 00' 00" with a radius of 422.75 feet an arc length of 413.20 feet and a long chord bearing North 60° 08' 17" West at a distance of 396.65 feet to a 5/8" rod with plastic cap stamped "Carter & Burgess found in the Northerly line of the aforementioned Midway Mall;

THENCE South 88° 08' 17" East along the Northerly line of said Midway Mall for a distance of 520.28 feet to the POINT OF BEGINNING AND CONTAINING 1.4847 ACRES OF LAND (1.4592 acres per deed) more or less.

TRACT 4 (4.000 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.R. Patterson Survey, Abstract Number 969, Grayson County, Texas and being a portion of Block 4, Midway Mall, an addition to the City of Sherman as recorded in Volume B, Page B, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of said Midway Mall, said point also being the most Southerly corner of that certain tract of land, as described by deed to Amvets Post #47 as recorded in Volume 1707 at Page 292 of the Deed Records of Grayson County, Texas.

THENCE North 40° 25' 46" West along the Westerly line of said Amvets Tract, and the Westerly line of said Block 4 for a distance of 479.38 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the POINT OF BEGINNING for this description;

THENCE North 40° 25' 46" West and continuing along the Westerly line of said Block 4 for a distance of 125.26 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, and being the most Southerly corner of Lot 1 in Block 4 of the Replat of Midway Mall Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 12 at Page 13 of the Map Records of Grayson County, Texas;

THENCE North 41° 23' 50" East and departing the Westerly line of said Block 4 and following along the Southeasterly line of said Lot 1 in Block 4 of the Replat of Midway Mall Addition for a distance of 477.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Frisco Road;

THENCE South 48° 36' 10" East along said Westerly right-of-way line of Frisco Road for a distance of 163.52 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right, and continuing along said Westerly right-of-way line of Frisco Road through a central angle of 50° 38' 41" with a radius of 490.00 feet an arc length of 400.38 feet and a long chord bearing South 23° 08' 49" East at a distance of 387.30 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 02° 22' 36" West and continuing along said Westerly right-of-way line of Frisco Road for a distance of 10.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Northerly line of the aforementioned Amvets Tract;

THENCE North 87° 37' 29" West along the Northerly line of said Amvets Tract and departing said Westerly right-of-way line for a distance of 509.50 feet to the POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, more or less.

TRACT 5 (3.7298 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.F. Patterson Survey, Abstract Number 969 and the T.J. Shannon Survey, Abstract Number 1136, Grayson County, Texas, and being a portion of Block 4 and Block 5, Midway Mall, an addition to the City of Sherman as recorded in Volume B, Page B, County Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of Midway Mall, said point also being the most Southerly corner of that certain tract of land described by Deed to Amvets Post #47, and recorded in Volume 1707, Page 292, said County Records;

THENCE North 40° 25' 46" West and following along the Westerly line of said Amvets Tract, the Westerly line of Block 4, Midway Mall and the Westerly line of Sherman East Ltd. Tract, as recorded in Volume 1782 at Page 412 of the Deed Records of Grayson County, Texas for a distance of 989.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for a point in the Easterly right-of-way line of Missouri-Kansas-Texas Railroad (M-K-T Railroad);

THENCE North 01° 53' 49" East and following along the Westerly line of said Sherman East Ltd. Tract, also the Westerly line of said Block 4 and the Easterly right-of-way line of said M-K-T Railroad for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of said Sherman East Ltd. Tract and being the POINT OF BEGINNING for this description;

THENCE North 01° 53' 49" East and continuing along the Westerly right-of-way line of said M-K-T Railroad and the Westerly line of said Midway Mall, for a distance of 358.44 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Northerly along said curve to the right, and continuing along the Westerly line of said Midway Mall and the Easterly right-of-way line of said M-K-T Railroad, through a central angle of 09° 27' 02" with a radius of2875.73 feet an arc length of 441.34 feet and a long chord bearing North 04° 36' 10" East at a distance of 440.84 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 28°12' 21" West at a distance of 2.42 feet from a 5/8" found iron rod;

THENCE South 79° 09' 43" East and departing the Easterly right-of-way line of said M-K-T Railroad for a distance of 41.35 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 02° 13' 48" West at a distance of 3.34 feet from a brass monument found in concrete;

THENCE South 89° 00' 24" East for a distance of 93.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of said Frisco Road;

THENCE South 00° 59' 55" West along the Westerly right of way line of Frisco Road for a distance of 248.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Southerly along said curve to the left and continuing along the Westerly line of said Frisco Road through a central angle of 19° 35' 11" with a radius of 710.80 feet an arc length of 247.12 feet and a long chord bearing South 08° 57' 41" East at a distance of 245.88 feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a reverse curve to the right;

THENCE Southerly along said reverse curve to the right and continuing along the Westerly right of way line of said Frisco Road through a central angle of 20° 49' 05" with a radius of 791.56 feet an arc length of 287.61 feet and a long chord bearing South 08° 30' 44" East for a distance of 286.03 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE South 01° 53' 49" West and continuing along the Westerly line of said Frisco Road for a distance of 78.29 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of the aforementioned Sherman East Ltd. Tract;

THENCE North 88° 04' 08" West and departing the Westerly right-of-way line of said Frisco Road and following along the Northerly line of said Sherman East Ltd. Tract, for a distance of 141.78 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 01° 55' 52" East and continuing along the Northerly line of said Sherman tract for a distance of 56.21 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 88° 06' 11" West and continuing along the Northerly line of said Sherman tract for a distance of 118.22 feet to the POINT OF BEGINNING AND CONTAINING 3.7298 ACRES OF LAND, more or less

DRAWN BY: BVN
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/08/08	REVISED PER COMMENTS FOLLOWUP & ADDING EASEMENTS
2.	8/20/08	REVISED FOLLOWING TRACT # DESCRIPTION REVISIONS
3.	8/21/08	REVISED AMENDING MISC DESCRIPTIONS REVISIONS
4.	9/03/08	REVISIONS REMOVE LOT 4 REVISIONS
5.	DATE	REVISIONS REVISIONS

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SETH MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

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SHEET 2 OF 3

PROJECT NUMBER OR090362

NUMBER	DIRECTION	DISTANCE
L1	S 79°59'40" E	96.62'
L2	S 79°59'40" E	40.35'
L3	S 89°20'24" E	93.85'
L4	N 89°20'24" W	79.29'
L5	S 00°00'00" W	12.83'
L6	N 79°59'40" W	133.54'
L7	N 89°20'24" W	119.21'
L8	S 89°59'08" W	132.40'
L9	S 00°00'52" E	44.97'
L10	S 00°00'52" E	19.12'
L11	S 89°59'08" W	18.53'
L12	S 00°00'52" E	14.24'
L13	S 89°59'08" W	25.64'
L14	N 89°59'08" E	43.64'
L15	N 89°59'08" E	13.81'
L16	S 44°59'52" E	28.28'
L17	S 00°00'52" E	47.26'
L18	S 00°00'52" E	48.00'
L19	S 00°00'52" E	20.66'
L20	S 89°59'08" W	13.90'
L21	N 89°59'08" E	13.90'
L22	S 00°00'52" E	14.24'
L23	S 89°59'08" W	25.64'
L24	S 89°59'08" W	43.64'
L25	S 00°00'52" E	13.81'
L26	S 00°00'52" E	28.28'
L27	S 44°59'52" E	47.26'
L28	S 00°00'52" E	48.00'
L29	S 00°00'52" E	20.66'
L30	S 89°59'08" W	13.90'
L31	N 89°59'08" E	13.90'
L32	S 00°00'52" E	14.24'
L33	S 89°59'08" W	25.64'
L34	S 89°59'08" W	43.64'
L35	S 00°00'52" E	13.81'
L36	S 00°00'52" E	28.28'
L37	S 44°59'52" E	47.26'
L38	S 00°00'52" E	48.00'
L39	S 00°00'52" E	20.66'
L40	S 89°59'08" W	13.90'
L41	N 89°59'08" E	13.90'
L42	S 00°00'52" E	14.24'
L43	S 89°59'08" W	25.64'
L44	S 89°59'08" W	43.64'
L45	S 00°00'52" E	13.81'
L46	S 00°00'52" E	28.28'
L47	S 44°59'52" E	47.26'
L48	S 00°00'52" E	48.00'
L49	S 00°00'52" E	20.66'
L50	S 89°59'08" W	13.90'
L51	N 89°59'08" E	13.90'
L52	S 00°00'52" E	14.24'
L53	S 89°59'08" W	25.64'
L54	S 89°59'08" W	43.64'
L55	S 00°00'52" E	13.81'
L56	S 00°00'52" E	28.28'
L57	S 44°59'52" E	47.26'
L58	S 00°00'52" E	48.00'
L59	S 00°00'52" E	20.66'
L60	S 89°59'08" W	13.90'
L61	N 89°59'08" E	13.90'
L62	S 00°00'52" E	14.24'
L63	S 89°59'08" W	25.64'
L64	S 89°59'08" W	43.64'
L65	S 00°00'52" E	13.81'
L66	S 00°00'52" E	28.28'
L67	S 44°59'52" E	47.26'
L68	S 00°00'52" E	48.00'
L69	S 00°00'52" E	20.66'
L70	S 89°59'08" W	13.90'
L71	N 89°59'08" E	13.90'
L72	S 00°00'52" E	14.24'
L73	S 89°59'08" W	25.64'
L74	S 89°59'08" W	43.64'
L75	S 00°00'52" E	13.81'
L76	S 00°00'52" E	28.28'
L77	S 44°59'52" E	47.26'
L78	S 00°00'52" E	48.00'
L79	S 00°00'52" E	20.66'
L80	S 89°59'08" W	13.90'
L81	N 89°59'08" E	13.90'
L82	S 00°00'52" E	14.24'
L83	S 89°59'08" W	25.64'
L84	S 89°59'08" W	43.64'
L85	S 00°00'52" E	13.81'
L86	S 00°00'52" E	28.28'
L87	S 44°59'52" E	47.26'
L88	S 00°00'52" E	48.00'
L89	S 00°00'52" E	20.66'
L90	S 89°59'08" W	13.90'
L91	N 89°59'08" E	13.90'
L92	S 00°00'52" E	14.24'
L93	S 89°59'08" W	25.64'
L94	S 89°59'08" W	43.64'
L95	S 00°00'52" E	13.81'
L96	S 00°00'52" E	28.28'
L97	S 44°59'52" E	47.26'
L98	S 00°00'52" E	48.00'
L99	S 00°00'52" E	20.66'
L100	S 89°59'08" W	13.90'
L101	N 89°59'08" E	13.90'
L102	S 00°00'52" E	14.24'
L103	S 89°59'08" W	25.64'
L104	S 89°59'08" W	43.64'
L105	S 00°00'52" E	13.81'
L106	S 00°00'52" E	28.28'
L107	S 44°59'52" E	47.26'
L108	S 00°00'52" E	48.00'
L109	S 00°00'52" E	20.66'
L110	S 89°59'08" W	13.90'
L111	N 89°59'08" E	13.90'
L112	S 00°00'52" E	14.24'
L113	S 89°59'08" W	25.64'
L114	S 89°59'08" W	43.64'
L115	S 00°00'52" E	13.81'
L116	S 00°00'52" E	28.28'
L117	S 44°59'52" E	47.26'
L118	S 00°00'52" E	48.00'
L119	S 00°00'52" E	20.66'
L120	S 89°59'08" W	13.90'
L121	N 89°59'08" E	13.90'
L122	S 00°00'52" E	14.24'
L123	S 89°59'08" W	25.64'
L124	S 89°59'08" W	43.64'
L125	S 00°00'52" E	13.81'
L126	S 00°00'52" E	28.28'
L127	S 44°59'52" E	47.26'
L128	S 00°00'52" E	48.00'
L129	S 00°00'52" E	20.66'
L130	S 89°59'08" W	13.90'
L131	N 89°59'08" E	13.90'
L132	S 00°00'52" E	14.24'
L133	S 89°59'08" W	25.64'
L134	S 89°59'08" W	43.64'
L135	S 00°00'52" E	13.81'
L136	S 00°00'52" E	28.28'
L137	S 44°59'52" E	47.26'
L138	S 00°00'52" E	48.00'
L139	S 00°00'52" E	20.66'
L140	S 89°59'08" W	13.90'
L141	N 89°59'08" E	13.90'
L142	S 00°00'52" E	14.24'
L143	S 89°59'08" W	25.64'
L144	S 89°59'08" W	43.64'
L145	S 00°00'52" E	13.81'
L146	S 00°00'52" E	28.28'
L147	S 44°59'52" E	47.26'
L148	S 00°00'52" E	48.00'
L149	S 00°00'52" E	20.66'
L150	S 89°59'08" W	13.90'
L151	N 89°59'08" E	13.90'
L152	S 00°00'52" E	14.24'
L153	S 89°59'08" W	25.64'
L154	S 89°59'08" W	43.64'
L155	S 00°00'52" E	13.81'
L156	S 00°00'52" E	28.28'
L157	S 44°59'52" E	47.26'
L158	S 00°00'52" E	48.00'
L159	S 00°00'52" E	20.66'
L160	S 89°59'08" W	13.90'
L161	N 89°59'08" E	13.90'
L162	S 00°00'52" E	14.24'
L163	S 89°59'08" W	25.64'
L164	S 89°59'08" W	43.64'
L165	S 00°00'52" E	13.81'
L166	S 00°00'52" E	28.28'
L167	S 44°59'52" E	47.26'
L168	S 00°00'52" E	48.00'
L169	S 00°00'52" E	20.66'
L170	S 89°59'08" W	13.90'
L171	N 89°59'08" E	13.90'
L172	S 00°00'52" E	14.24'
L173	S 89°59'08" W	25.64'
L174	S 89°59'08" W	43.64'
L175	S 00°00'52" E	13.81'
L176	S 00°00'52" E	28.28'
L177	S 44°59'52" E	47.26'
L178	S 00°00'52" E	48.00'
L179	S 00°00'52" E	20.66'
L180	S 89°59'08" W	13.90'
L181	N 89°59'08" E	13.90'
L182	S 00°00'52" E	14.24'
L183	S 89°59'08" W	25.64'
L184	S 89°59'08" W	43.64'
L185	S 00°00'52" E	13.81'
L186	S 00°00'52" E	28.28'
L187	S 44°59'52" E	47.26'
L188	S 00°00'52" E	48.00'
L189	S 00°00'52" E	20.66'
L190	S 89°59'08" W	13.90'
L191	N 89°59'08" E	13.90'
L192	S 00°00'52" E	14.24'
L193	S 89°59'08" W	25.64'
L194	S 89°59'08" W	43.64'
L195	S 00°00'52" E	13.81'
L196	S 00°00'52" E	28.28'
L197	S 44°59'52" E	47.26'
L198	S 00°00'52" E	48.00'
L199	S 00°00'52" E	20.66'
L200	S 89°59'08" W	13.90'
L201	N 89°59'08" E	13.90'
L202	S 00°00'52" E	14.24'
L203	S 89°59'08" W	25.64'
L204	S 89°59'08" W	43.64'
L205	S 00°00'52" E	13.81'
L206	S 00°00'52" E	28.28'
L207	S 44°59'52" E	47.26'
L208	S 00°00'52" E	48.00'
L209	S 00°00'52" E	20.66'
L210	S 89°59'08" W	13.90'
L211	N 89°59'08" E	13.90'
L212	S 00°00'52" E	14.24'
L213	S 89°59'08" W	25.64'
L214	S 89°59'08" W	43.64'
L215	S 00°00'52" E	13.81'
L216	S 00°00'52" E	28.28'
L217	S 44°59'52" E	47.26'
L218	S 00°00'52" E	48.00'
L219	S 00°00'52" E	20.66'
L220	S 89°59'08" W	13.90'
L221	N 89°59'08" E	13.90'
L222	S 00°00'52" E	14.24'
L223	S 89°59'08" W	25.64'
L224	S 89°59'08" W	43.64'
L225	S 00°00'52" E	13.81'
L226	S 00°00'52" E	28.28'
L227	S 44°59'52" E	47.26'
L228	S 00°00'52" E	48.00'
L229	S 00°00'52" E	20.66'
L230	S 89°59'08" W	13.90'
L231	N 89°59'08" E	13.90'
L232	S 00°00'52" E	14.24'
L233	S 89°59'08" W	25.64'
L234	S 89°59'08" W	43.64'
L235	S 00°00'52" E	13.81'
L236	S 00°00'52" E	28.28'
L237	S 44°59'52" E	47.26'
L238	S 00°00'52" E	48.00'
L239	S 00°00'52" E	20.66'
L240	S 89°59'08" W	13.90'
L241	N 89°59'08" E	13.90'
L242	S 00°00'52" E	14.24'
L243	S 89°59'08" W	25.64'
L244	S 89°59'08" W	43.64'
L245	S 00°00'52" E	13.81'
L246	S 00°00'52" E	28.28'
L247	S 44°59'52" E	47.26'
L248	S 00°00'52" E	48.00'
L249	S 00°00'52" E	20.66'
L250	S 89°59'08" W	13.90'
L251	N 89°59'08" E	13.90'
L252	S 00°00'52" E	14.24'
L253	S 89°59'08" W	25.64'
L254	S 89°59'08" W	43.64'
L255	S 00°00'52" E	13.81'
L256	S 00°00'52" E	28.28'
L257	S 44°59'52" E	47.26'
L258	S 00°00'52" E	48.00'
L259	S 00°00'52" E	20.66'
L260	S 89°59'08" W	13.90'
L261	N 89°59'08" E	13.90'
L262	S 00°00'52" E	14.24'
L263	S 89°59'08" W	25.64'
L264	S 89°59'08" W	43.64'
L265	S 00°00'52" E	13.81'
L266	S 00°00'52" E	28.28'
L267	S 44°59'52" E	47.26'
L268	S 00°00'52" E	48.00'
L269	S 00°00'52" E	20.66'
L270	S 89°59'08" W	13.90'
L271	N 89°59'08" E	13.90'
L272	S 00°00'52" E	14.24'
L273	S 89°59'08" W	25.64'
L274	S 89°59'08" W	43.64'
L275	S 00°00'52" E	13.81'
L276	S 00°00'52" E	28.28'
L277	S 44°59'52" E	47.26'
L278	S 00°00'52" E	48.00'
L279	S 00°00'52" E	20.66'
L280	S 89°59'08" W	13.90'
L281	N 89°59'08" E	13.90'
L282	S 00°00'52" E	14.24'
L283	S 89°59'08" W	25.64'
L284	S 89°59'08" W	43.64'
L285	S 00°00'52" E	13.81'
L286	S 00°00'52" E	28.28'
L287	S 44°59'52" E	47.26'
L288	S 00°00'52" E	48.00'
L289	S 00°00'52" E	20.66'
L290	S 89°59'08" W	13.90'
L291	N 89°59'08" E	13.90'
L292	S 00°00'52" E	14.24'
L293	S 89°59'08" W	25.64'
L294	S 89°59'08" W	43.64'
L295	S 00°00'52" E	13.81'
L296	S 00°00'52" E	28.28'
L297	S 44°59'52" E	47.26'
L298	S 00°00'52" E	48.00'
L299	S 00°00'52" E	20.66'
L300	S 89°59'08" W	13.90'
L301	N 89°59'08" E	13.90'
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L303	S 89°59'08" W	25.64'
L304	S 89°59'08" W	43.64'
L305	S 00°00'52" E	13.81'
L306	S 00°00'52" E	28.28'
L307	S 44°59'52" E	47.26'
L308	S 00°00'52" E	48.00'
L309	S 00°00'52" E	20.66'
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L311	N 89°59'08" E	13.90'
L312	S 00°00'52" E	14.24'
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L314	S 89°59'08" W	43.64'
L315	S 00°00'52" E	13.81'
L316	S 00°00'52" E	28.28'
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L318	S 00°00'52" E	48.00'
L319	S 00°00'52" E	20.66'
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L321	N 89°59'08" E	13.90'
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L324	S 89°59'08" W	43.64'
L325	S 00°00'52" E	13.81'
L326	S 00°00'52" E	28.28'
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L329	S 00°00'52" E	20.66'
L330	S 89°59'08" W	13.90'
L331	N 89°59'08" E	13.90'
L332	S 00°00'52" E	14.24'
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L335	S 00°00'52" E	13.81'
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L349	S 00°00'52" E	20.66'
L350	S 89°59'08" W	13.90'
L351	N 89°59'08" E	13.90'
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L371	N 89°59'08" E	13.90'
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L439	S 00°00'52" E	20.66'
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L441	N 89°59'08" E	13.90'
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L451	N 89°59'08" E	13.90'
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L454	S 89°59'08" W	43.64'
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L461	N 89°59'08" E	13.90'
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L479	S 00°00'52" E	20.66'
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L489	S 00°00'52" E	20.66'
L490	S 89°59'08" W	13.90'
L491	N 89°59'08" E	13.90'
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L498	S 00°00'52" E	48.00'
L499	S 00°00'52" E	20.66'
L500	S 89°59'08" W	13.90'
L501	N 89°59'08" E	13.90'
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L525	S 00°00'52" E	13.81'
L526	S 00°00'52" E	28.28'
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L534	S 89°59'08" W	43.64'
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L539	S 00°00'52" E	20.66'
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L555	S 00°00'52" E	13.81'
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L557	S 44°59'52" E	47.26'
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L565	S 00°00'52" E	13.81'
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L624	S 89°59'08" W	43.64'
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L688	S 00°00'52" E	48.00'
L689	S 00°00'52" E	20.66'
L690	S 89°59'08" W	13.90'
L691	N 89°59'08" E	13.90'
L692	S 00°00'52" E	14.24'
L693	S 89°59'08" W	25.64'
L694	S 89°59'08" W	43.64'
L695	S 00°00'52" E	13.81'
L696	S 00°00'52" E	28.28'
L697	S 44°59'52" E	47.26'
L698	S 00°00'52" E	48.00'
L699	S 00°00'52" E	20.66'
L700	S 89°59'08" W	13.90'
L701	N 89°59'08" E	13.90'
L702	S 00°00'52" E	14.24'
L703	S 89°59'08" W	25.64'
L704	S 89°59'08" W	43.64'
L705	S 00°00'52" E	13.81'
L706	S 00°00'52" E	28.28'
L707	S 44°59'52" E	47.26'
L708	S 00°00'52" E	48.00'
L709	S 00°00'52" E	20.66'
L710	S 89°59'08" W	13.90'
L711	N 89°59'08" E	13.90'
L712	S 00°00'52" E	14.24'
L713	S 89°59'08" W	25.64'
L714	S 89°59'08" W	43.64'
L715	S 00°00'52" E	13.81'
L716	S 00°00'52" E	28.28'
L717	S 44°59'52" E	47.26'
L718	S 00°00'52" E	48.00'
L719	S 00°00'52" E	20.66'
L720	S 89°59'08" W	13.90'
L721	N 89°59'08" E	13.90'
L722	S 00°00'52" E	14.24'
L723	S 89°59'08" W	25.64'
L724	S 89°59'08" W	43.64'
L725	S 00°00'52" E	13.81'
L726	S 00

FALLON DRIVE (60 FOOT PUBLIC RIGHT OF WAY)

MISSOURI - KANSAS- TEXAS RAILROAD

U.S. HIGHWAY 75 TEXOMA PARKWAY (200 FOOT PUBLIC RIGHT OF WAY)

FRISCO ROAD (60 FOOT PUBLIC RIGHT OF WAY)

INDESA DRIVE (60 FOOT PUBLIC RIGHT OF WAY)

BLOCK 5
MIDWAY MALL
V. 8, P. 8, MRGCT

TRACT 5
3.7298 ACRES
(162,470 S.F.)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT

ONE STORY BUILDING
24817 S.F.

BLDG. HIGH.= 23'

BLDG. HIGH.= 21'

CANOPY

LOT 6
BLOCK 4
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

LOT 5

CONSENT TO ENCROACHMENT AND INDEMNITY GRANTED TO THE CITY OF SHERMAN RECORDED IN VOLUME 1946, PAGE 331 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS

LOT 4

20' DRAINAGE EASEMENT

LOT 3
BLOCK 4
REPLAT OF MIDWAY MALL ADDITION
VOL. 12, PG. 15 MRGCT

LOT 2

LOT 1

BLOCK 4
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

TRACT 4
4.000 Acres
(174,244 S.F.)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT

11.313 AC.
P.F.G. PARTNERSHIP
VOL. 2219, PG. 908 DRGCT

AMWESTS POST NO. 47
VOL. 1707, PG. 292 DRGCT

TRACT 1
42.8134 Acres
1,864,951 S.F.
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT

Self-Storage Space

Warehouse Space

Retail Space

ONE STORY TILT WALL BUILDING
579,948 S.F. (THIS STRUCTURE ONLY)

ONE STORY BUILDING
5,807 S.F.

ATTACHED STRUCTURE
(THIS STRUCTURE ONLY)

ONE STORY BUILDING
75194 S.F.
BLDG. HIGH.= 27'

LOT 2
7.9541 Acres
(NOT A PART)

LOT 6
5.7869 Acres
(NOT A PART)
ONE STORY BUILDING
64146 S.F.
BLDG. HIGH.= 23'

(42.5532 ACRES)
LOT 1 BLOCK 1
MIDWAY MALL
VOL. 8, PG. 8 MRGCT

TRACT 2
1.1255 ACRES
(49,027 S.F.)

LOT 7

LOT 5
MIDWAY MALL
VOL. 8, PG. 8 MRGCT

TRACT 3
1.4847 AC.
(64,674 S.F.)
(1.4582 AC. DEED)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT
BLOCK 2
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

LOT 1
0.2502 Acres
(NOT A PART)

LOT 1
0.2502 Acres
(NOT A PART)

BLOCK 3

EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 886, PAGE 179 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS ; AND TO TEXAS POWER AND LIGHT COMPANY AND THE GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, RECORDED IN VOLUME 1003, PAGE 898, OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS.

0.109 ACRE DEED OF DEDICATION TO CITY OF SHERMAN VOL. 2099 PAGE 0078

POINT OF BEGINNING
TRACT 5
LOWER ELECTRIC

POINT OF BEGINNING
1.4847 AC.–TRACT 3

POINT OF BEGINNING
1.1255 AC.–TRACT 2

POINT OF COMMENCING
44.0370 AC.–TRACT 1

POINT OF BEGINNING
4.000 AC.–TRACT 4

POINT OF COMMENCING
TRACT 4 & TRACT 5

25' UTILITY EASEMENT

30' UTILITY EASEMENT

VOL. 65, PG. 5, MRGCT

CONCRETE RETAINING WALL

LANDING

CANOPY

BRICK COLUMN

BRICK WALL

CONCRETE PAVING

CONCRETE CURB

CONCRETE SIDEWALK

CONCRETE RAMP

CONCRETE STEPS

CONCRETE DRIVE

CONCRETE PARKING

CONCRETE ISLAND

CONCRETE FLUME

CONCRETE DRIVE APPROACH

CONCRETE CROSSWALK

CONCRETE VALLEY GUTTER

CONCRETE CURB & GUTTER

CONCRETE HANDICAP RAMP

CONCRETE HANDICAP PARKING

CONCRETE HANDICAP SIGN

CONCRETE HANDICAP SYMBOL

CONCRETE HANDICAP STRIPING

CONCRETE HANDICAP ACCESS

CONCRETE HANDICAP ACCESS AISLE

CONCRETE HANDICAP ACCESS RAMP

CONCRETE HANDICAP ACCESS STEPS

CONCRETE HANDICAP ACCESS DRIVE

CONCRETE HANDICAP ACCESS PARKING

CONCRETE HANDICAP ACCESS SIGN

CONCRETE HANDICAP ACCESS SYMBOL

CONCRETE HANDICAP ACCESS STRIPING

LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

PARCEL 1

BEING 53.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Paterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, County Records, Grayson County, Texas said 53.1534 acres of land consisting of 5 tracts as described individually by metes and bounds as follows:

TRACT 1 (42.8134 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, all of Grayson County, Texas, and being all of Lots 1 and 3 of Block 1, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of U.S. Highway No. 75 (200 foot right of way), said point being the most Easterly Southeast corner of Lot 5 in Block 1 of said Midway Mall;

THENCE North 29° 38' 00" East and following along the Westerly right–of–way line of said U.S. Highway No. 75 for a distance of 183.05 feet to an "x" cut found in the top of a concrete curb for the Northeast corner of Lot 6 in Block 1, same being the Southeast corner of Lot 1, Block 1, said Midway Mall, for the POINT OF BEGINNING for this tract;

THENCE North 60° 22' 00" West and departing the Westerly right–of–way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 174.00 feet to a p.k. nail found in asphalt.

THENCE South 29° 38' 00" West and following the common line of said Lots 1 and 6, for a distance of 32.45 feet to a p.k. nail found in asphalt;

THENCE North 60° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 279.29 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and following the common line of said Lots 1 and 6, for a distance of 64.97 feet to a p.k. nail found in asphalt;

THENCE North 60° 26' 34" West and following the common line of said Lots 1 and 6, for a distance of 342.00 feet to an x–cut found on the top of a brick wall;

THENCE South 76° 55' 38" West and following the common line of said Lots 1 and 6, for a distance of 114.17 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 23" West and following the common line of said Lots 1 and 6, for a distance of 288.31 feet to a p.k. nail found in asphalt;

THENCE South 50° 36' 11" East and following the common line of said Lots 1 and 6, for a distance of 168.19 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southeasterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 16° 31' 20" with a radius of 252.36 feet an arc length of 72.77 feet and a long chord bearing South 58° 51' 51" East at a distance of 72.52 feet to a p.k. nail found in asphalt, the end of said curve;
t
THENCE South 22° 52' 29" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 22° 42' 10" with a radius of 131.00 feet an arc length of 51.91 feet and a long chord bearing South 34° 13' 34" West at a distance of 51.57 feet to a x–cut found in the top of a concrete curb at the end of said curve, and being in the Easterly right–of–way line of Frisco Road, said point also being the beginning of a non–tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non–tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 500.00 feet an arc length of 37.82 feet and a long chord bearing North 46° 26' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 36' 10" West for a distance of 222.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 50° 30' 00" with a radius of 640.00 feet an arc length of 564.09 feet and a long chord bearing North 23° 21' 11" West at a distance of 546.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 53' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.60 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 49' 05" with a radius of 841.56 feet an arc length of 305.78 feet and a long chord bearing North 08° 30' 43" West at a distance of 304.10 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road with said reverse curve to the right, through a central angle of 19° 55' 11" with a radius of 660.80 feet an arc length of 229.74 feet and a long chord bearing North 08° 57' 41" West at a distance of 228.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 59' 55" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 59' 55" East and departing the Easterly right–of–way line of said Frisco Road along said cut–back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right–of–way line of said Fallon Drive;

THENCE South 89° 00' 05" East along the Southerly right–of–way line of said Fallon Drive for a distance of 1026.91 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 88° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 266.54 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 56° 00' 00" with a radius of 360.00 feet an arc length of 351.86 feet and a long chord bearing South 60° 08' 17" East at a distance of 338.02 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 32° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 175.32 (174.68) feet to an "x"–cut found in the concrete gutter for the beginning of a non–tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right–of–way line of said Fallon Drive, through a central angle of 31 ° 23' 18" with a radius of 20.00 feet an arc length of 10.96 feet and a long chord bearing South 36° 41' 10" West at a distance of 10.82 feet to an x–cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 27° 15' 11" with a radius of 188.14 feet an arc length of 89.49 and a long chord bearing South 66 ° 00' 25" West at a distance of 88.65 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 38' 00" West along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 25.64 feet to a p.k. nail found in asphalt;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 136.64 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall, through a central angle of 77° 46' 17" with a radius of 254.94 feet an arc length of 346.05 feet and a long chord bearing North 49° 15' 08" West at a distance of 320.09 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 88° 08' 17" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 273.18 feet to a p.k. nail found in asphalt;

THENCE North 89° 00' 05" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 54.05 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 335.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in an expansion joint between concrete slabs;

THENCE South 60° 26' 34" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 891.68 feet to a p.k. nail found in asphalt for the beginning of a non–tangent curve to the left;

THENCE Northeasterly along said non–tangent curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 38° 03' 51"with a radius of 162.00 feet an arc length of 107.62 feet and a long chord bearing North 08° 39' 55" East at a distance of 105.66 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 247.42 feet to a "x"–cut found on the top of a concrete curb;

THENCE North 79° 38' 00" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 43.64 feet to a "y"–cut found on the top of a concrete curb, and the beginning of a curve to the left;

THENCE Northeasterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 26° 03' 02" with a radius of 216.14 feet an arc length of 98.27 feet and a long chord bearing North 66° 36' 29" East at a distance of 97.43 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 51° 50' 36" East for a distance of 13.11 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Southerly right–of–way line of Fallon Drive, and also being the beginning of a non–tangent curve to the left;

THENCE Southeasterly along said non–tangent curve to the left and following along the Southerly right of way line of said Fallon Road through a central angle of 06° 56' 46" with a radius of 405.00 feet an arc length of 49.10 feet and a long chord bearing South 39° 50' 02" East at a distance of 49.07 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, at the end of said curve, also being the beginning of a non–tangent curve to the right, same being the common corner of aforementioned Lot 1 and Lot 4 of Block 1 of Midway Mall Addition, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas

THENCE leaving Southerly right of way line of said Fallon Road, along the common line of said Lot 1 and Lot 4, through a central angle of 63° 44' 10" with a radius of 25.00 feet, an arc length of 27.81 feet and a long chord bearing North 75° 10' 31" West at a distance of 26.40 feet to a x–cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non–tangent curve to the right;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 22° 14' 05" with a radius of 244.14 feet, an arc length of 94.74 feet and a long chord bearing South 64° 49' 00" West at a distance of 94.15 feet to a x–cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non–tangent curve to the left;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 86° 18' 54" with a radius of 25.00 feet, an arc length of 37.66 feet and a long chord bearing South 32° 47' 25" West at a distance of 34.20 feet to a x–cut found at the top of a concrete curb, at the end of said curve,

THENCE South 10° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 194.98 feet to a x–cut found at the top of a concrete curb for corner, also being the beginning of a non–tangent curve to the right,

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 10° 03' 39" with a radius of 198.00 feet, an arc length of 34.77 feet and a long chord bearing South 05° 20' 14" East at a distance of 34.72 feet to a x–cut found at the top of a concrete curb, at the end of said curve;

THENCE North 89° 41' 34" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 37.42 feet to a 5/8" iron rod set for corner;

THENCE South 60° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 114.00 feet to a 5/8" iron rod set corner in the Westerly right–of–way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West, along said Westerly right–of–way line for a distance of 946.99 feet to the POINT OF BEGINNING AND CONTAINING 42.8134 ACRES OF LAND, more or less.

TRACT 2 (1.1255 ACRES)

BEING all that certain lot, tractor parcel of land situated in the John Hendrix Survey Abstract Number 503 and the W.F. Patterson Survey, Abstract Number 969, all of Grayson County, Texas, and being all of Lots 5 and 7, Block 1, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of U.S. Highway No. 75, said point being the most Easterly Southeast corner of Midway Mall;

THENCE North 89° 23' 33" West for a distance of 639.05 feet to an "x"–cut found on the top of a concrete wall;

THENCE South 02° 22' 31" West for a distance of 140.00 feet to a 5/8" iron rod with plastic cap stamped "Carter &Burgess" found;

THENCE South 63° 30' 00" West for a distance of 13.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Easterly right–of–way line of Frisco Road, said point being the beginning of a non–tangent curve to the left;

THENCE Northwesterly along said non–tangent curve to the left, through a central angle of 14° 33' 31" with a radius of 500.00 feet an arc length of 127.05 feet and a long chord bearing North 33° 46' 52" West at a distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a non–tangent curve to the left;

THENCE Northeasterly along said non–tangent curve to the left through a central angle of 30° 14' 08", with a radius of 159.00 feet an arc length of 83.91 feet and a long chord bearing North 30° 46' 10" East at a distance of 82.94, feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a non–tangent curve to the left;

THENCE Easterly along said non–tangent curve to the left through a central angle of 16° 11' 06" with a radius of 252.36 feet an arc length of 71.29 feet and a long chord bearing South 81 ° 18' 00" East at a distance of 71.05 feet to a p.k.. nail found in asphalt, to the end of said curve;

THENCE South 89° 23' 33" East 320.83 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left, through a central angle of 60° 50' 23" with a radius of 250.00 feet an arc length of 265.46 feet and a long chord bearing North 60° 18' 55" East at a distance of 253.17 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 29° 38' 00" East 62.71 feet to a p.k. nail found in asphalt;

THENCE South 60° 22' 00" East for a distance of 138.00 feet to an "x"–cut found on the top of a concrete curb, said being in the Westerly right–of–way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West along said Westerly right–of–way line, for a distance of 155.05 feet to the POINT OF BEGINNING AND CONTAINING 1.1255 ACRES OF LAND, more or less.

TRACT 3 (1.4847 ACRES)

BEING all that certain lot, tract or parcel of land situated in the Daniel Shelp Survey, Abstract Number 1097, Grayson County, Texas, and being a portion of Block 2, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of Thersea Drive, said point being North 88° 08' 17" West at a distance of 25.00 feet from the most Northerly Northeast corner of said Midway Mall;

THENCE South 01° 49' 21" West along said Westerly right–of–way line of Thersea Drive for a distance of 178.70 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southwesterly along said curve to the right, and continuing along said Westerly right–of–way line of Thersea Drive, through a central angle of 51° 45' 35" (49° 29' 19" per deed) with a radius of 175.00 feet, an arc length of 158.09 feet (151.16 feet per deed) and a long chord bearing South 27° 42' 10" West (South 26° 34' 01" West per deed) at a distance of 152.77 feet (146.50 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line at the intersection of Frisco Road and Fallon Drive;

THENCE South 53° 34' 58" West and continuing along the Westerly right of way line of said Thersea Drive for a distance of 3.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner for cut–back line for Fallon Drive;

THENCE North 79° 35' 30" West along said cut back line for a distance of 13.54 feet (13.52 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly right–of–way line of Fallon Drive;

THENCE North 32° 08' 17" West along said Northerly right–of–way line for a distance of 156.50 feet (45.63 feet and North 31° 19' 57" West for a distance of 110.45 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the beginning of a non–tangent curve to the left;

THENCE Northwesterly along said non–tangent curve to the left, and along said Northerly right–of–way line, through a central angle of 56° 00' 00" with a radius of 422.76 feet an arc length of 413.20 feet and a long chord bearing North 60° 08' 17" West at a distance of 396.95 feet to a 5/8" rod with plastic cap stamped "Carter & Burgess found in the Northerly line of the aforementioned Midway Mall;

THENCE South 88° 08' 17" East along the Northerly line of said Midway Mall for a distance of 520.28 feet to the POINT OF BEGINNING AND CONTAINING 1.4847 ACRES OF LAND (1.4592 acres per deed) more or less.

TRACT 4 (4.000 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.R. Patterson Survey, Abstract Number 969, Grayson County, Texas and being a portion of Block 4, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of said Midway Mall, said point also being the most Southerly corner of that certain tract of land, as described by deed to Amvets Post #47 as recorded in Volume 1707 at Page 292 of the Deed Records of Grayson County, Texas.

THENCE North 40° 26' 46" West along the Westerly line of said Amvets Tract, and the Westerly line of said Block 4 for a distance of 479.36 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the POINT OF BEGINNING for this description;

THENCE North 40° 26' 46" West and continuing along the Westerly line of said Block 4 for a distance of 125.26 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, and being the most Southerly corner of Lot 1 in Block 4 of the Replat of Midway Mall Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 12 at Page 15 of the Map Records of Grayson County, Texas;

THENCE North 41° 23' 50" East and departing the Westerly line of said Block 4 and following along the Southeasterly line of said Lot 1 in Block 4 of the Replat of Midway Mall Addition for a distance of 477.95 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of Frisco Road;

THENCE South 48° 36' 10" East along said Westerly right–of–way line of Frisco Road for a distance of 163.52 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right, and continuing along said Westerly right–of–way line of Frisco Road through a central angle of 50° 58' 41" with a radius of 450.00 feet an arc length of 400.38 feet and a long chord bearing South 23° 06' 49" East at a distance of 387.30 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 02° 22' 36" West and continuing along said Westerly right–of–way line of Frisco Road for a distance of 10.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Northerly line of the aforementioned Amvets Tract;

THENCE North 87° 37' 29" West along the Northerly line of said Amvets Tract and departing said Westerly right–of–way line for a distance of 509.50 feet to the POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, more or less.

TRACT 5 (3.7298 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.F. Patterson Survey, Abstract Number 969 and the T.J. Shannon Survey, Abstract Number 1136, Grayson County, Texas, and being a portion of Block 4 and Block 5, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, County Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of Midway Mall, said point also being the most Southerly corner of that certain tract of land described by Deed to Amvets Post #47, and recorded in Volume 1707, Page 292, said County Records;

THENCE North 40° 26' 46" West and following along the Westerly line of said Amvets Tract, the Westerly line of Block 4, Midway Mall and the Westerly line of Sherman East Ltd. Tract, as recorded in Volume 1792 at Page 410 of the Deed Records of Grayson County, Texas for a distance of 980.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for a point in the Easterly right–of–way line of Missouri–Kansas–Texas Railroad (M–K–T Railroad);

THENCE North 01° 53' 49" East and following along the Westerly line of said Sherman East Ltd. Tract, also the Westerly line of said Block 4 and the Easterly right–of–way line of said M–K–T Railroad for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of said Sherman East Ltd. Tract and being the POINT OF BEGINNING for this description;

THENCE North 01° 53' 49" East and continuing along the Westerly right–of–way line of said M–K–T Railroad and the Westerly line of said Midway Mall, for a distance of 358.44 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Northerly along said curve to the right, and continuing along the Westerly line of said Midway Mall and the Easterly right–of–way line of said M–K–T Railroad, through a central angle of 09° 27' 02" with a radius of2675.73 feet an arc length of 441.34 feet and a long chord bearing North 04° 56' 10" East at a distance of 440.84 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 28°12' 21" West at a distance of 2.42 feet from a 5/8" found iron rod;

THENCE South 79° 09' 43" East and departing the Easterly right–of–way line of said M–K–T Railroad for a distance of 41.35 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 02° 13' 48" West at a distance of 3.34 feet from a brass monument found in concrete;

THENCE South 89° 00' 24" East for a distance of 93.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of said Frisco Road;

THENCE South 00° 59' 55" West along the Westerly right of way line of Frisco Road for a distance of 248.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Southerly along said curve to the left and continuing along the Westerly line of said Frisco Road through a central angle of 19° 55' 11" with a radius of 710.80 feet an arc length of 247.12 feet and a long chord bearing South 08° 57' 41" East at a distance of 245.88 feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a reverse curve to the right;

THENCE Southerly along said reverse curve to the right and continuing along the Westerly right of way line of said Frisco Road through a central angle of 20° 49' 05" with a radius of 791.56 feet an arc length of 287.61 feet and a long chord bearing South 08° 30' 44" East for a distance of 286.03 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE South 01° 53' 49" West and continuing along the Westerly line of said Frisco Road for a distance of 78.29 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of the aforementioned Sherman East Ltd. Tract;

THENCE North 88° 04' 08" West and departing the Westerly right–of–way line of said Frisco Road and following along the Northerly line of said Sherman East Ltd. Tract, for a distance of 141.78 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 01° 55' 52" East and continuing along the Northerly line of said Sherman tract for a distance of 56.21 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 88° 06' 11" West and continuing along the Northerly line of said Sherman tract for a distance of 118.22 feet to the POINT OF BEGINNING AND CONTAINING 3.7298 ACRES OF LAND, more or less.

DRAWN BY: BVN
CHECKED BY: DRP

REVISION

NO.	DATE	
1.	7/09/09	REVISED PER COMMENTS FULBRIGHT & JAWORSKI REV1/LINE2
2.	8/20/09	REVISED AMENDING TRACT 4 DESCRIPTION REV2/LINE2
3.	8/23/09	REVISED AMENDING MISC DESCRIPTIONS REV3/LINE2
4.	9/02/09	REV4/LINE1 REMOVE LOT 4 REV4/LINE2
5.	DATE	REV5/LINE1 REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
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SHEET 2 OF 3

PROJECT NUMBER
OR090362

NUMBER	DIRECTION	DISTANCE
L1	N 01°55'52" E	56.21'
L2	S 79°09'43" E	41.35'
L3	S 89°00'24" E	93.85'
L4	S 01°53'49" W	78.29'
L5	S 02°22'36" W	10.63'
L6	N 79°35'30" W	13.54'
L7	N 29°38'00" E	28.00'
L8	S 29°38'00" W	32.45'
L9	S 29°33'26" W	64.97'
L10	S 76°55'38" W	114.17'
L11	S 22°52'29" W	18.57'
L12	N 45°59'55" E	14.14'
L13	S 79°38'00" W	25.64'
L14	N 79°38'00" E	43.64'
L15	N 51°50'36" E	13.11'
L16	S 60°22'00" E	47.06'
L17	S 29°05'05" W	48.20'
L18	S 27°44'44" E	51.84'
L19	S 63°30'00" W	13.90'
L20	N 29°38'00" E	62.71'
L21	S 44°00'05" E	14.14'
L22	S 00°59'55" W	25.69'
L23	S 48°36'10" E	59.42'
L24	S 60°22'00" E	14.00'
L25	N 89°41'34" E	37.42'
L26	S 53°34'58" W	3.09'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	09°27'02"	2675.73	441.34	440.84	N 04°56'10" E
C2	19°55'11"	710.80	247.12	245.88	S 08°57'41" E
C3	20°49'05"	791.56	287.61	286.03	S 08°30'44" E
C4	50°58'41"	450.00	400.38	387.30	S 23°06'49" E
C5	51°45'35"	175.00	158.09	152.77	S 27°42'10" W
C6	56°00'00"	422.76	413.20	396.95	N 60°08'17" W
C7	22°42'10"	131.00	51.91	51.57	S 34°13'34" W
C8	04°20'01"	500.00	37.82'	37.81'	N 46°26'14" W
C9	50°30'00"	640.00	564.09	546.01	N 23°21'11" W
C10	20°49'05"	841.56	305.78	304.10	N 08°30'43" W
C11	19°55'11"	660.80	229.74	228.59	N 08°57'41" W
C12	56°00'00"	360.00	351.86	338.02	S 60°08'17" E
C13	27°15'11"	188.14	89.49	88.65	S 66°00'25" W
C14	77°46'17"	254.94	346.05	320.09	N 49°15'08" W
C15	38°03'51"	162.00	107.62	105.66	N 08°39'55" E
C16	26°07'02"	216.14	98.27	97.43	N 66°36'29" E
C17	24°00'21"	405.00	169.69	168.45	S 48°21'50" E
C18	14°33'31"	500.00	127.05	126.71	N 33°46'52" W
C19	30°14'08"	159.00	83.91	82.94	N 30°46'10" E
C20	16°11'06"	252.36	71.29	71.05	S 81°18'00" E
C21	60°59'23"	250.00	265.46	253.17	N 60°18'55" E
C22	00°37'14"	2675.72	28.99	28.99	N 09°58'18" E
C23	01°18'16"	2675.72	60.91	60.91	N 10°56'03" E
C24	50°30'00"	690.00	608.16	588.66	S 23°21'11" E
C25	86°18'54"	25.00	37.66	34.20	S 32°47'25" W
C26	22°14'05"	24414	94.74	94.15	S 64°49'00" W
C27	63°44'10"	25.00	27.81	26.40	N 75°10'31" W
C28	10°03'39"	198.00	34.77	34.72	S 05°20'14" E
C29	16°31'20"	252.36	72.77	72.52	S 58°51'51" E
C30	31°23'18"	20.00	10.96	10.82	S 36°41'10" W
C31	06°56'46"	405.00'	49.10'	49.07'	S 39°50'02" E

GENERAL NOTES:

(1) FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND NO EVIDENCE OF CEMETERY OR BURIAL PLOTS ON THIS SITE.

(2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(3) NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT OR SIDEWALK CONSTRUCTION OR REPAIR.

(4) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(5) ALL BUILDINGS TO BE SET BACK A MINIMUM 25' FROM ALL STREET RIGHT OF WAY LINES PER PLAT VOLUME 8, PAGE 8,.

STATEMENT OF ENCROACHMENTS

FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON SUBJECT PROPERTY AS NOTED ON SURVEY:

(1) CONCRETE PAVEMENT PROTRUSION ALONG SOUTH PROPERTY LINE OF TRACT 5.

(2) BUILDING PROTRUSION ALONG WESTERLY PORTION OF TRACT 1 ONTO 25 FOOT UTILITY EASEMENT.

GRAYSON COUNTY TAX PARCELS OWNERSHIP IDENTIFICATION

(1) Sherman Mall Associates– 31.97 acres in Lot 3 and Part of Lots 1 & 2 in Block 1 of Midway Mall Addition. PIDN 167413
(2) Sherman Mall Associates– 11.97 acres in Lot 5 and Part of Lots 7 in Block 1 of Midway Mall Addition. PIDN 167415
(3) Sherman Mall Associates– 1.46 acres in Block 2 of Midway Mall Addition. PIDN 167421
(4) Sherman Mall Associates– 1.78 acres in Block 4 of Midway Mall Addition. PIDN 167423
(5) Sherman Mall Associates– 4.45 acres in Block 4 of Midway Mall Addition. PIDN 167425
(6) Sherman Mall Associates– 1.95 acres in Block 5 of Midway Mall Addition. PIDN 167427

PARKING TABULATION

TRACT 1
NORMAL PARKING = 2429
HANDICAP PARKING = 37
TOTAL PARKING = 2466

TRACT 2
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 3
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 4
NORMAL PARKING = 44
HANDICAP PARKING = 4
TOTAL PARKING = 48

TRACT 5
NORMAL PARKING = 47
HANDICAP PARKING = 0
TOTAL PARKING = 47

LOT 6
NORMAL PARKING = 299
HANDICAP PARKING = 11
TOTAL PARKING = 310

LOT 2
NORMAL PARKING = 613
HANDICAP PARKING = 13
TOTAL PARKING = 626

COMPOSITE TRACTS
NORMAL PARKING = 3,432
HANDICAP PARKING = 65
TOTAL PARKING = 3,497

BASIS OF BEARINGS PER PLAT OF MIDWAY MALL ADDITION RECORDED IN VOLUME 8 AT PAGE 8 OF THE MAP RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA

THE PROPERTY DESCRIBED AS TRACTS 1, 2, 3, 4 & 5 HEREON CONTAINS 53.1534 ACRES OR 2,315,362 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY IS ZONED COMMERCIAL, RETAIL AND CENTRAL BUSINESS DISTRICT

CONTACT SCOTT SHADDEN (DIRECTOR OF DEVELOPMENT SERVICES) PLANNING AND ZONING DEPARTMENT P.O. BOX 1106 SHERMAN TEXAS 75091 PHONE: 903–892–7333 FAX: 903–892–7274

According to the General Zoning Ordinance Plan and Map provided by the City Of Sherman, Texas, the property hereon is Zoned for General Commercial Use (C–2 District) and accordingly the following regulations apply to this site:

(1) Floor area. The total floor area of any building or buildings on a lot in the C– 2 District shall not exceed the number of square feet in the lot.

(2) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(3) Minimum requirements for lot area, width and setback:
(i) Lot Area = 5,000 SF
(ii) Lot Width = 50'
(iii) Setback Front = 15'
(iv) Setback Rear = 10'
(v) Setback Side = 0'

(4) Where the side yards of lots in the C–2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(5) Rear yard. Where the rear yards of lots in the C–2 District are abutting a Residential or C–1 District, the rear yard setback shall not be less than 15 feet.

TITLE NOTES

The property hereon was prepared with the benefit of Commitment for Title Insurance issued by Old Republic National Title Insurance Company, GF No. 32996, effective date of May 4, 2009 and issued date of May 14, 2009, the following matters of record are listed as exceptions to title coverage as outlined on Schedule B thereof:

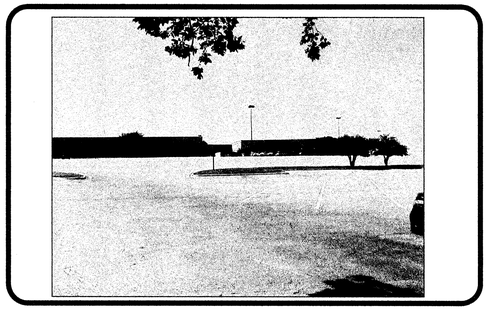
(d) Easements, roadways, setback lines as revealed by plat recorded in Volume 8 at Page 8 of the Plat Records of Grayson County, Texas. (As shown on survey).

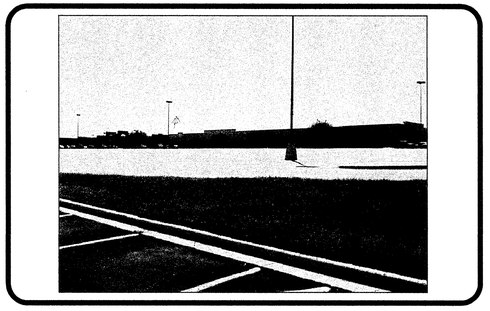
(o) Easement in favor of Texas Power & Light Company, recorded in Volume 889, Page 175 of the Deed Records of Grayson County, Texas, and easement in favor of Texas Power and Light Company and the General Telephone Company of the Southwest, recorded in Volume 1833, Page 288 of the Real Property Records of Grayson County, Texas. (As shown along the North line of Block 2).

(p) Appurtenant easements created by and described in that certain Construction Operation and Reciprocal Easement Agreement by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated January 12, 1985, recorded in Volume 1854, Page 659, Real Property Records of Grayson County, Texas, and First Amendment thereto, by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated February 11, 1985, recorded in Volume 1740, Page 167 of the Real Property Records of Grayson County, Texas, Assignment and Assumption of Reciprocal Easement Agreement to Sherman Mall Associates, an Indiana limited partnership, dated August 25, 1986, recorded in Volume 1854, Page 798, Real Property Records of Grayson County, Texas, Second Amendment to Construction, Operation and Reciprocal Easement Agreement by and between Sherman Mall Associates limited partnership, an Indiana limited partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 6, 1989, recorded in Volume 2072, Page 486, Real Property Records of Grayson County, Texas, Assignment and Assumption of Operating Agreements by and between Construction Developers, Inc., an Arkansas corporation and Dillard Texas Operating Limited Partnership, a Texas limited partnership, dated February 2, 1996, recorded in Volume 2444, Page 366 and Volume 2444, Page 371, Real Property Records of Grayson County, Texas. (Affects subject property and contains some graphically plottable matters within common area of mall)

(q) Consent to Encroachment and Indemnity granted to the City of Sherman, dated November 2, 1987, recorded in Volume 1946, Page 231 of the Real Property Records of Grayson County, Texas. (As shown on survey along East right of way line of Frisco Road).

(r) Deed of Dedication from Sherman Mall Associates, L.P., an Indiana limited partnership, for pubic use, dated December 12, 1997, recorded in Volume 2599, Page 79 of the Real Property Records of Grayson County, Texas. (This is dedication widening for Fallon Road right of way along the North portion of Block 5 (Tract 5) as shown, and does not affect subject property)





FLOOD NOTATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C0135 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1995, DOES NOT LIE WITHIN A SPECIAL FLOOD HAZRD AREA. BY TELEPHONE CALL DATED MAY 20, 2009, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800–638–6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY AGENCY.

DRAWN BY: BVN
CHECKED BY: DRP

REVISION

NO.	DATE	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI
1.	7/20/09	REV1/LINE2
2.	9/02/09	REV2/LINE1 REMOVE LOT 4 REV2/LINE2
3.	DATE	REV3/LINE1 REV3/LINE2
4.	DATE	REV4/LINE1 REV4/LINE2
5.	DATE	REV5/LINE1 REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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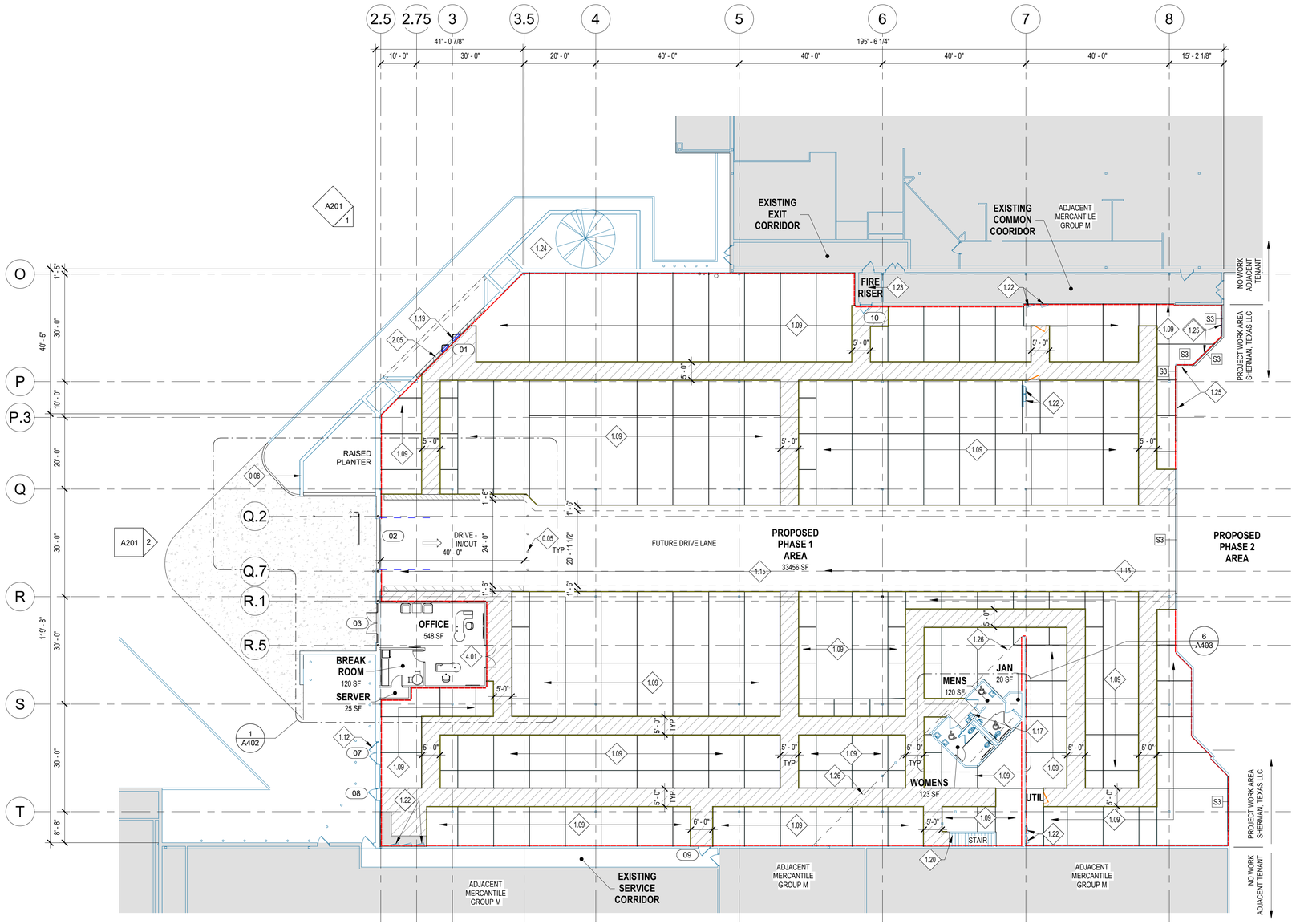
SHEET
3 OF 3

PROJECT NUMBER
0R090362



1 PROPOSED FLOOR PLAN
1/16" = 1'-0"

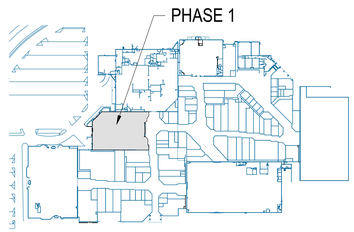
GENERAL NOTES

1. ALL NEW STEEL WALL PANELS TO BE PROVIDED BY STORAGE UNIT VENDOR.
2. STORAGE UNIT PARTITIONS AND ROLL-UP DOORS TO BE PROVIDED BY STORAGE UNIT VENDOR. ALL STORAGE UNITS TO HAVE 8' HIGH PARTITIONS AND NO CEILINGS, TYPICAL.
3. PROVIDE OPENINGS IN EXISTING WALLS AS REQUIRED TO RECEIVE ROLL-UP DOORS BY STORAGE UNIT VENDOR, COORDINATE WITH CONSTRUCTION MANAGER.
4. ALL EXISTING ROOMS TO REMAIN TO RECEIVE MOTION SENSORS P.I.R. SWITCHES PER THE MSM STANDARD MANUAL.
5. SALVAGE AND TURN OVER TO THE CONSTRUCTION MANAGER ALL ABANDONED OR OBSOLETE ELECTRICAL PANELS FROM COLUMNS OR WALLS.
6. PROVIDE 2-A RATED FIRE EXTINGUISHERS AS REQUIRED BY CODE. TRAVEL DISTANCE NOT TO EXCEED 75 FEET. FINAL LOCATION WILL BE DETERMINED BY LOCAL FIRE MARSHAL. REFER TO THE MSM STANDARD MANUAL.
7. GENERAL CONTRACTOR TO ENSURE THAT THE EXISTING LOCK BOX IS IN GOOD OPERABLE CONDITION FOR THE EMPLOYEES. IF ONE IS NOT EXISTING, COORDINATE WITH THE LOCAL FIRE MARSHALS REQUIREMENTS AND FINAL LOCATION. REFER TO THE MSM STANDARD MANUAL.
8. GENERAL CONTRACTOR TO ENSURE THAT THERE IS A KNOX BOX IN GOOD OPERABLE CONDITION WITH THE PROPER KEYS LABELED. IF ONE IS NOT EXISTING, COORDINATE WITH THE LOCAL FIRE MARSHALS REQUIREMENTS AND FINAL LOCATION. REFER TO THE MSM STANDARD MANUAL.
9. STORAGE UNIT VENDOR WILL SUBMIT STAMPED SHOP DRAWINGS BY A LICENSED ENGINEER IN THAT JURISDICTION FOR THE INTEGRATED STORAGE UNIT STRUCTURAL SUPPORT SYSTEM.
10. ALL SUPPLY AND RETURN DIFFUSERS TO REMAIN WHERE POSSIBLE. CLEAN ALL OTHER GRILLES PRIOR TO TURN OVER. (IF APPLICABLE, REWORK DUCTWORK AND USE SALVAGED SUPPLY AND RETURN DIFFUSERS IN OFFICE AND BREAK ROOM).
11. PROVIDE ECOBEE THERMOSTATS ACCESSIBLE BY STAFF W/O NEEDING TO GO ABOVE STORAGE UNITS. FINAL ECOBEE LOCATIONS SHOULD BE MOUNTED AT AN 8'-0" HEIGHT IN CORRIDOR SPACES. PROVIDE REMOTE UNITS IN CENTRALIZED LOCATION. (APPROX RANGE 200', VERIFY W/ MFR SPECIFICATIONS). REFER TO THE MSM STANDARD MANUAL.

    PROVIDE TEMPERATURE MONITOR SYSTEM, HARD-WIRED INTO ALARM SYSTEM FOR SPRINKLER RISER ROOMS ON THE EXTERIOR WALL. REFER TO THE MSM STANDARD MANUAL.
12. OUTSIDE AIR TO THE STORAGE FACILITY SHALL BE 0.12 CFM/SF OF THE FLOOR AREA. DISTRIBUTE THE OUTSIDE AIR EVENLY AMONG ALL RTU'S SERVING THE STORAGE SPACE. NO RTU SHALL HAVE A MINIMUM OUTSIDE DAMPER POSITION OF 25%. REFER TO THE MSM STANDARD MANUAL.
13. OFFICE AREA CALC: (711 SF * 5 PEOPLE/1000 SF * 5 CFM/PPL) + (711 SF * 0.06 CFM/SF) = 60 CFM. DISTRIBUTE THE OUTSIDE AIR EVENLY AMONG RTU'S SERVING THE OFFICE SPACE. NO RTU SHALL HAVE A MINIMUM OUTSIDE DAMPER POSITION OF 25%. REFER TO THE MSM STANDARD MANUAL.

KEYED NOTES

0.05	PROVIDE U-LINE BOLLARD PART #H6291 W/ WEDGE BOLTS. CONFIRM FINAL LOCATIONS WITH CONSTRUCTION MANAGER.
0.08	SALVAGED RAISED PLANTER WALL MATERIAL TO BE CONSTRUCTED INTO A NEW RAISED PLANTER WALL AND TIED INTO EXISTING RAISED PLANTER WALL.
1.09	STORAGE UNITS BY VENDOR.
1.12	DOOR TO BE SEALED SHUT, NOT TO BE USED AS EGRESS. COORDINATE WITH CONSTRUCTION MANAGER.
1.15	CARBON MONOXIDE DETECTOR(S) (CO) TO BE INSTALLED THROUGH THE DRIVE-THRU LANE. CO TO MEET ASHRAE MONITORING MINIMUM PPM AND TO BE HARD WIRED INTO THE FIRE PANEL AS PART OF STANDARD STAR PROCESS INSTALLED THROUGH THE DRIVE-THRU LANE. REFER TO MSM STANDARDS MANUAL, CHAPTERS 10 & 11 FOR SPECIFICATIONS. COORDINATE FINAL QUANTITIES AND LOCATIONS WITH OWNER'S CONSTRUCTION MANAGER. STAR LLC WILL HIRE A CERTIFIED CO DETECTOR SYSTEM ENGINEER INDEPENDENTLY.
1.17	EXISTING DRINKING FOUNTAIN, SERVICE SINK, ELECTRICAL PANELS AND/OR EQUIPMENT TO REMAIN
1.19	NEW RECORD BI-PART AUTOMATIC SLIDING DOOR INSTALLED IN ALL INFILL
1.20	STAIR TO MEZZANINE TO HAVE RESTRICTED ACCESS
1.22	EXISTING ELECTRICAL PANEL(S) TO REMAIN
1.23	EXISTING SPRINKLER RISER TO REMAIN
1.24	EXISTING RAISED PLANTER TO REMAIN
1.25	INFILL MALL ENTRANCE OPENING WITH PARTITION TYPE S3 TO THE BOTTOM OF SOFFIT
1.26	LINE OF MEZZANINE ABOVE
2.05	1-1/4" BETCO METAL PANEL OVER 1/2" (MIN) DENSGLASS GOLD SHEATHING OVER 6" LGMF AT 16" OC. PROVIDE R-21 MINIMUM BATT INSULATION AT STUD CAVITY. PROVIDE 1" JANUS PANEL OVER 6 MIL VAPOR BARRIER AT BUILDING INTERIOR. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING INFORMATION
4.01	LOCATION OF EQUIPMENT TO BE COORDINATED WITH CONSTRUCTION MANAGER PRIOR TO INSTALL. COORDINATE LOCATIONS FOR BRAND & MERCHANDISE WALL, SECURITY AND/OR MARKETING DISPLAY SCREENS, MARKETING POSTERS AND ARTWORK. EQUIPMENT THAT REQUIRES WALL MOUNTING, PROVIDE FT WOOD BLOCKING IN WALL PRIOR TO INSTALLATION. COORDINATE ALL FINISHES WITH CONSTRUCTION MANAGER.



2 KEY PLAN
NOT TO SCALE

0 8 16 24 32 40 48
SCALE: 1/16" = 1'-0" FEET

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> civil consultant:

> structural consultant:

PLACE ENGINEERING, PLLC
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MANLIUS, NY 13104
(315) 256-3723

> MEP consultant:

> project information

> owner agency

STAR MIDWAY LLC
601 N CONGRESS AVE., SUITE 114
DELRAY BEACH, FL 33445

> project

STAR MIDWAY LLC - SELF-STORAGE BUILDING
4800 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

revision schedule		
no.	description	date

> drawing information

project #:	22-019
date:	02/10/2023
drawn by:	TLB
checked by:	EES
scale:	As indicated

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PROPOSED FLOOR PLAN

A102
sheet number

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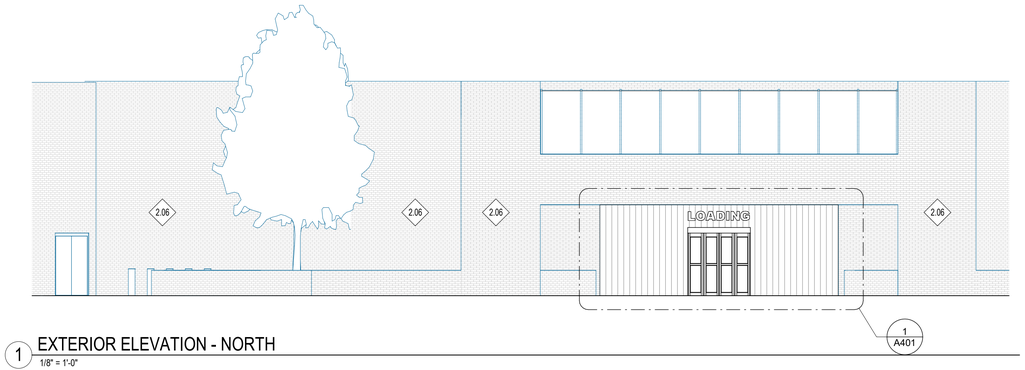
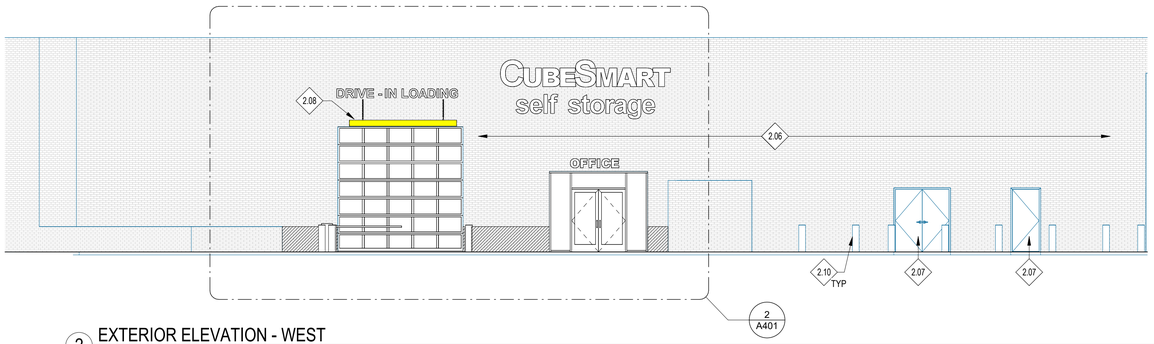
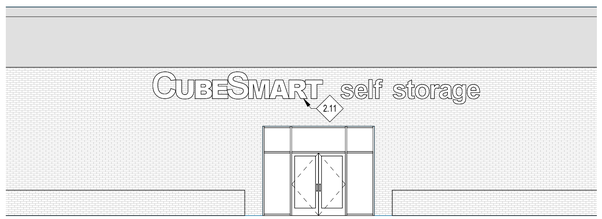


1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 MIDWAY MALL - SOUTH ENTRANCE (SIGNAGE ONLY)
1/8" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR TO THOROUGHLY CLEAN EXTERIOR OF BUILDING. SURROUNDING LANDSCAPE AREAS TO BE TRIMMED AND CLEAN TO A PRESENTABLE CONDITION.
2. GENERAL CONTRACTOR TO COORDINATE GENERAL STRUCTURAL DESIGN AND LOADING. REQUIREMENTS FOR ALL OVERHEAD DOORS, STOREFRONT WINDOW SYSTEMS AND MAN DOORS AT NEW AND EXISTING CONDITIONS AS REQUIRED.
3. ALL GLAZING TO BE SPECIFIED BY CONSTRUCTION MANAGER. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A602 IN DRAWING SET.
4. COORDINATE SIGNAGE LOCATIONS AND ATTACHMENTS WITH SIGN VENDOR BASED ON SIGN TYPE BEING INSTALLED. DETAILS ENLARGED SIGNAGE ELEVATIONS ON A403 FOR REFERENCE; COORDINATE SIGNAGE & AWNINGS WITH SIGN VENDOR.
5. PROVIDE WOOD BLOCKING FOR LIGHTING AND OTHER EXTERIOR ELEMENTS. REFER TO REFLECTED CEILING PLAN & EXTERIOR ELEVATIONS FOR LIGHTING LOCATIONS. REFER TO MSM STANDARD MANUAL.

KEYED NOTES

2.06	THOROUGHLY CLEAN BRICK VENEER. REPLACE, REPAIR AND/OR REPOINT ANY DAMAGED EXTERIOR BRICK VENEER AS REQUIRED. COORDINATE WITH CONSTRUCTION MANAGER.
2.07	PREPARE, PRIME AND PAINT EXISTING METAL DOOR. COORDINATE WITH CONSTRUCTION MANAGER.
2.08	CRASH BAR BY U-LINE OR EQUAL - CONFIRM LOCATION, HEIGHT AND/OR MAX CAUTION HEIGHT WITH OWNER'S REP. INSTALL AS RECOMMENDED BY MANUFACTURER.
2.10	EXISTING UTILITY ENCLOSURE TO REMAIN
2.11	EXTERIOR SIGNAGE BY SIGNAGE VENDOR. (COLOR TO MATCH 'CUBESMART RED')

0 4 8 12 16 20 24
SCALE: 1/8" = 1'-0" FEET

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EXTERIOR ELEVATIONS

A201
sheet number

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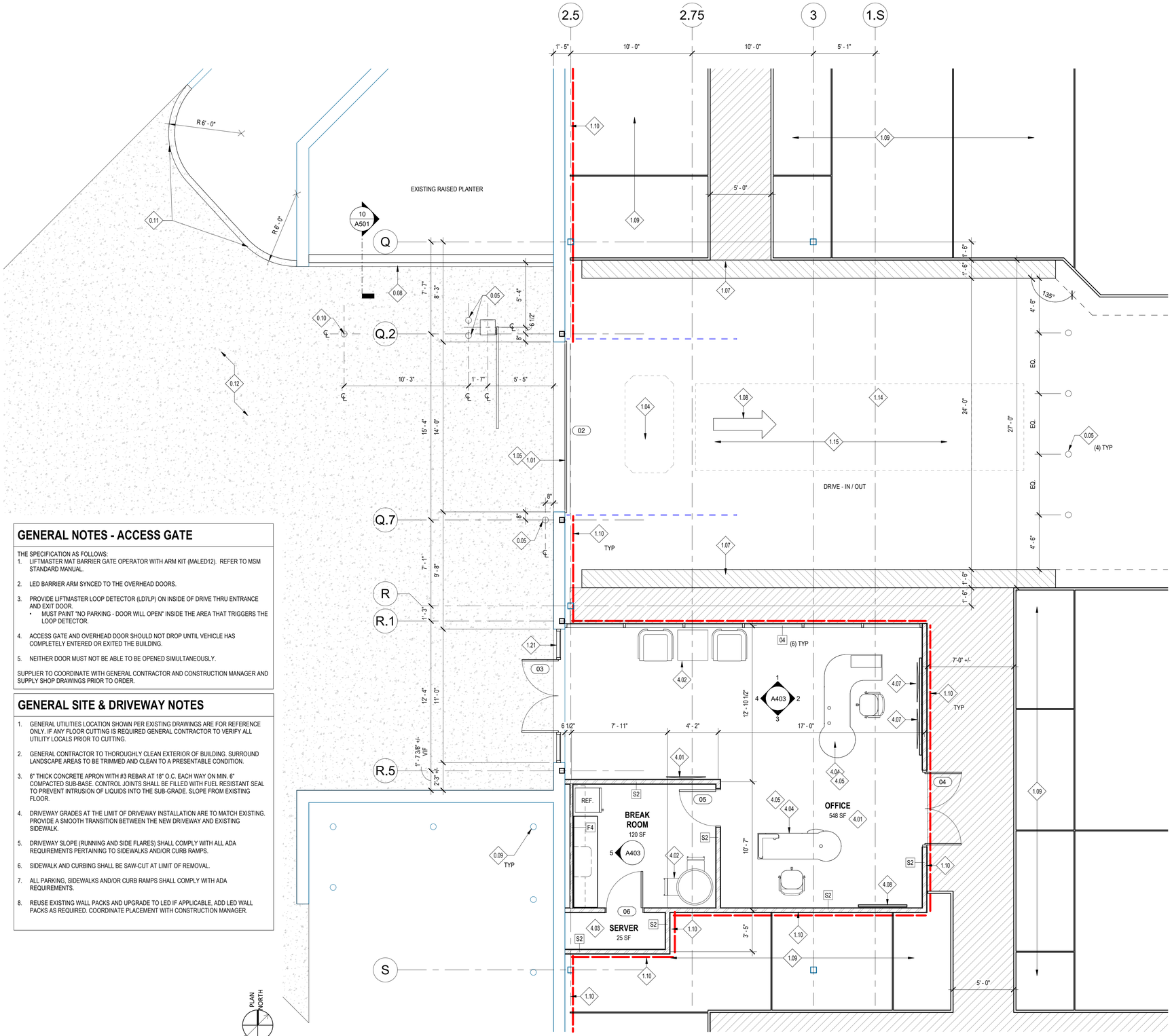

GENERAL NOTES - ACCESS GATE

THE SPECIFICATION AS FOLLOWS:

1. LIFTMASTER MAT BARRIER GATE OPERATOR WITH ARM KIT (MALED12). REFER TO MSM STANDARD MANUAL.
2. LED BARRIER ARM SYNCED TO THE OVERHEAD DOORS.
3. PROVIDE LIFTMASTER LOOP DETECTOR (LD7LP) ON INSIDE OF DRIVE THRU ENTRANCE AND EXIT DOOR.
   - MUST PAINT "NO PARKING - DOOR WILL OPEN" INSIDE THE AREA THAT TRIGGERS THE LOOP DETECTOR.
4. ACCESS GATE AND OVERHEAD DOOR SHOULD NOT DROP UNTIL VEHICLE HAS COMPLETELY ENTERED OR EXITED THE BUILDING.
5. NEITHER DOOR MUST NOT BE ABLE TO BE OPENED SIMULTANEOUSLY.

SUPPLIER TO COORDINATE WITH GENERAL CONTRACTOR AND CONSTRUCTION MANAGER AND SUPPLY SHOP DRAWINGS PRIOR TO ORDER.

GENERAL SITE & DRIVEWAY NOTES

1. GENERAL UTILITIES LOCATION SHOWN PER EXISTING DRAWINGS ARE FOR REFERENCE ONLY. IF ANY FLOOR CUTTING IS REQUIRED GENERAL CONTRACTOR TO VERIFY ALL UTILITY LOCALS PRIOR TO CUTTING.
2. GENERAL CONTRACTOR TO THOROUGHLY CLEAN EXTERIOR OF BUILDING. SURROUND LANDSCAPE AREAS TO BE TRIMMED AND CLEAN TO A PRESENTABLE CONDITION.
3. 6" THICK CONCRETE APRON WITH #3 REBAR AT 18" O.C. EACH WAY ON MIN. 6" COMPACTED SUB-BASE. CONTROL JOINTS SHALL BE FILLED WITH FUEL RESISTANT SEAL TO PREVENT INTRUSION OF LIQUIDS INTO THE SUB-GRADE. SLOPE FROM EXISTING FLOOR.
4. DRIVEWAY GRADES AT THE LIMIT OF DRIVEWAY INSTALLATION ARE TO MATCH EXISTING. PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW DRIVEWAY AND EXISTING SIDEWALK.
5. DRIVEWAY SLOPE (RUNNING AND SIDE FLARES) SHALL COMPLY WITH ALL ADA REQUIREMENTS PERTAINING TO SIDEWALKS AND/OR CURB RAMPS.
6. SIDEWALK AND CURBING SHALL BE SAW-CUT AT LIMIT OF REMOVAL.
7. ALL PARKING, SIDEWALKS AND/OR CURB RAMPS SHALL COMPLY WITH ADA REQUIREMENTS.
8. REUSE EXISTING WALL PACKS AND UPGRADE TO LED IF APPLICABLE, ADD LED WALL PACKS AS REQUIRED. COORDINATE PLACEMENT WITH CONSTRUCTION MANAGER.

PLAN NORTH
TRUE N

1 PROPOSED FIRST FLOOR - ENLARGED
1/4" = 1'-0"

KEYED NOTES

0.05	PROVIDE U-LINE BOLLARD PART #H6291 W/ WEDGE BOLTS. CONFIRM FINAL LOCATIONS WITH CONSTRUCTION MANAGER.
0.08	SALVAGED RAISED PLANTER WALL MATERIAL TO BE CONSTRUCTED INTO A NEW RAISED PLANTER WALL AND TIED INTO EXISTING RAISED PLANTER WALL.
0.09	EXISTING BOLLARDS TO BE CLEANED / PAINTED. CONFIRM COLOR WITH CONSTRUCTION MANAGER
0.10	KEY PAD MOUNTED ON BOLLARD, LOCATION TO BE VERIFIED WITH THE CONSTRUCTION MANAGER.
0.11	NEW GRANITE OR CONCRETE CURBING. CONFIRM MATERIAL WITH CONSTRUCTION MANAGER.
0.12	6" CONCRETE DRIVEWAY TO MATCH EXISTING. PROVIDE PROPER SLOPES FOR POSITIVE WATER DRAINAGE - SLOPE AWAY FROM BUILDING. COORDINATE WITH CONSTRUCTION MANAGER.
1.01	PROVIDE A 14'-0"W X 14'-0"H ACCESS CONTROLLED SECTIONAL OVERHEAD DOOR W/ STEEL CHANNEL FRAMED OPENING AND VISION PANELS. (DESIGN BASIS: OVERHEAD DOOR COMPANY, ALUMINUM GLASS DOOR MODEL 521 SERIES SECTIONAL ALUMINUM OVERHEAD DOOR OR APPROVED EQUAL). W/ 4 DOOR SENSORS. SEE PROPOSED FLOOR PLAN AND DETAILS.
1.04	PROVIDE LIFT MASTER LOOP DETECTOR (LD7LP) ON INSIDE OF DRIVE-THRU ENTRANCE AND EXIT DOOR. MUST PAINT "NO PARKING - DOOR WILL OPEN" INSIDE THE AREA THAT TRIGGERS THE LOOP DETECTOR. COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
1.05	PROVIDE (4) FOUR REFLECTIVE PHOTO EYE SENSORS ON THE INSIDE OF THE OVERHEAD DOOR. PLACE (2) TWO AT STANDARD HEIGHT AND THE OTHER (2) TWO AT 4'-0" AFF. COORDINATE WITH CONSTRUCTION MANAGER.
1.07	1'-6" BUFFER LANE (6" SINGLE LINE PAINTED STRIPING). REFER TO MSM STANDARDS AND COORDINATE WITH CONSTRUCTION MANAGER.
1.08	PAINT DIRECTIONAL ARROWS IN CENTER OF DRIVE-THRU LANE. REFER TO MSM STANDARDS AND COORDINATE WITH CONSTRUCTION MANAGER.
1.09	STORAGE UNITS BY VENDOR.
1.10	PROVIDE WALL LINER PANELS THROUGH THE STORAGE UNIT VENDOR. COORDINATE WITH STORAGE UNIT VENDOR AND CONSTRUCTION MANAGER.
1.14	PROVIDE NEW INTERIOR LED LIGHT FIXTURES. SHOWN FOR REFERENCE ONLY. SEE LIGHTING VENDOR DRAWINGS FOR LOCATIONS AND MOUNTING HEIGHT. COORDINATE WITH LIGHTING VENDOR AND CONSTRUCTION MANAGER.
1.15	CARBON MONOXIDE DETECTOR(S) (CO) TO BE INSTALLED THROUGH THE DRIVE-THRU LANE. CO TO MEET ASHRAE MONITORING MINIMUM PPM AND TO BE HARD WIRED INTO THE FIRE PANEL AS PART OF STANDARD STAR PROCESS INSTALLED THROUGH THE DRIVE-THRU LANE. REFER TO MSM STANDARDS MANUAL, CHAPTERS 10 & 11 FOR SPECIFICATIONS. COORDINATE FINAL QUANTITIES AND LOCATIONS WITH OWNER'S CONSTRUCTION MANAGER. STAR LLC WILL HIRE A CERTIFIED CO DETECTOR SYSTEM ENGINEER INDEPENDENTLY.
1.21	NEW STOREFRONT GLAZING KAWNEER, 451T OR APPROVED EQUAL WITH TEMPERED GLAZING
4.01	LOCATION OF EQUIPMENT TO BE COORDINATED WITH CONSTRUCTION MANAGER PRIOR TO INSTALL. COORDINATE LOCATIONS FOR BRAND & MERCHANDISE WALL, SECURITY AND/OR MARKETING DISPLAY SCREENS, MARKETING POSTERS AND ARTWORK. EQUIPMENT THAT REQUIRES WALL MOUNTING, PROVIDE FT WOOD BLOCKING IN WALL PRIOR TO INSTALLATION. COORDINATE ALL FINISHES WITH CONSTRUCTION MANAGER.
4.02	FREESTANDING FURNITURE. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.
4.03	PROVIDE A 18" DEEP X 24" WIDE SHELF WITH SUPPORT BRACKETS, 42" A.F.F. IN THE SERVER ROOM CLOSET. COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
4.04	CUBE SMART STORAGE SALES DESK; REFER TO 'CUBE SMART STORAGE DESIGN GUIDELINES' AND COORDINATE WITH CONSTRUCTION MANAGER.
4.05	PROVIDE (2) QUAD RECEPTACLES AT EACH DESK (6 OUTLETS MIN). PROVIDE PHONE AND DATA AT EACH DESK. WIRES TO COME FROM ABOVE AND BROUGHT DOWN USING A POWER POLE TO CONCEAL WIRES. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.
4.07	PROVIDE (2) CAMERA SCREENS; PROVIDE FT WOOD BLOCKING IN WALL PRIOR TO INSTALLATION. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.
4.08	CUBE SMART STORAGE WIRE DISPLAY: COORDINATE WITH CUBE SMART STORAGE DESIGN GUIDELINES.

GENERAL NOTES

1. ALL NEW STEEL WALL PANELS TO BE PROVIDED BY STORAGE UNIT VENDOR.
2. STORAGE UNIT PARTITIONS AND ROLL-UP DOORS TO BE PROVIDED BY STORAGE UNIT VENDOR. ALL STORAGE UNITS TO HAVE 8' HIGH PARTITIONS AND NO CEILINGS, TYPICAL.
3. PROVIDE OPENINGS IN EXISTING WALLS AS REQUIRED TO RECEIVE ROLL-UP DOORS BY STORAGE UNIT VENDOR, COORDINATE WITH CONSTRUCTION MANAGER.
4. ALL EXISTING ROOMS TO REMAIN TO RECEIVE MOTION SENSORS P.I.R. SWITCHES PER THE MSM STANDARD MANUAL.
5. SALVAGE AND TURN OVER TO THE CONSTRUCTION MANAGER ALL ABANDONED OR OBSOLETE ELECTRICAL PANELS FROM COLUMNS OR WALLS.
6. PROVIDE 2-A RATED FIRE EXTINGUISHERS AS REQUIRED BY CODE. TRAVEL DISTANCE NOT TO EXCEED 75 FEET. FINAL LOCATION WILL BE DETERMINED BY LOCAL FIRE MARSHAL. REFER TO THE MSM STANDARD MANUAL.
7. GENERAL CONTRACTOR TO ENSURE THAT THE EXISTING LOCK BOX IS IN GOOD OPERABLE CONDITION FOR THE EMPLOYEES. IF ONE IS NOT EXISTING, COORDINATE WITH THE LOCAL FIRE MARSHALS REQUIREMENTS AND FINAL LOCATION. REFER TO THE MSM STANDARD MANUAL.
8. GENERAL CONTRACTOR TO ENSURE THAT THERE IS A KNOX BOX IN GOOD OPERABLE CONDITION WITH THE PROPER KEYS LABELED. IF ONE IS NOT EXISTING, COORDINATE WITH THE LOCAL FIRE MARSHALS REQUIREMENTS AND FINAL LOCATION. REFER TO THE MSM STANDARD MANUAL.
9. STORAGE UNIT VENDER WILL SUBMIT STAMPED SHOP DRAWINGS BY AN LICENSED ENGINEER IN THAT JURISDICTION FOR THE INTEGRATED STORAGE UNIT STRUCTURAL SUPPORT SYSTEM.
10. ALL SUPPLY AND RETURN DIFFUSERS TO REMAIN WHERE POSSIBLE. CLEAN ALL OTHER GRILLES PRIOR TO TURN OVER. (IF APPLICABLE, REWORK DUCTWORK AND USE SALVAGED SUPPLY AND RETURN DIFFUSERS IN OFFICE AND BREAK ROOM).
11. PROVIDE ECOBEE THERMOSTATS ACCESSIBLE BY STAFF W/O NEEDING TO GO ABOVE STORAGE UNITS. FINAL ECOBEE LOCATIONS SHOULD BE MOUNTED AT AN 8'-0" HEIGHT IN CORRIDOR SPACES. PROVIDE REMOTE UNITS IN CENTRALIZED LOCATION. (APPROX RANGE 200', VERIFY W/ MFR SPECIFICATIONS.) REFER TO THE MSM STANDARD MANUAL.

    PROVIDE TEMPERATURE MONITOR SYSTEM, HARD-WIRED INTO ALARM SYSTEM FOR SPRINKLER RISER ROOMS ON THE EXTERIOR WALL. REFER TO THE MSM STANDARD MANUAL.
12. OUTSIDE AIR TO THE STORAGE FACILITY SHALL BE 0.12 CFM/SF OF THE FLOOR AREA. DISTRIBUTE THE OUTSIDE AIR EVENLY AMONG ALL RTU'S SERVING THE STORAGE SPACE. NO RTU SHALL HAVE A MINIMUM OUTSIDE DAMPER POSITION OF 25%. REFER TO THE MSM STANDARD MANUAL.
13. OFFICE AREA CALC: (688 SF * 5 PEOPLE/1000 SF * 5 CFM/PPL) + (688 SF * 0.06 CFM/SF) = 60 CFM. DISTRIBUTE THE OUTSIDE AIR EVENLY AMONG RTU'S SERVING THE OFFICE SPACE. NO RTU SHALL HAVE A MINIMUM OUTSIDE DAMPER POSITION OF 25%. REFER TO THE MSM STANDARD MANUAL.

0 2 4 6 8 10 12
SCALE: 1/4" = 1'-0" FEET

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ENLARGED FLOOR PLANS

A402
sheet number

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Star Midway, LLC
900 Linden Ave., Suite 100
Rochester, NY 14625

Old Republic
17330 Preston Road, Suite 150A
Dallas, TX 75252

Blue Sky Surveying and Mapping
David Petree
11015 Midway Road
Dallas, TX 75229

Dear Applicants,

The request of a Public Hearing and Zone Change, consisting of 43.9389 acres, Tract One, being 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall and Tract Two, consisting of 1.1255 acres in the John Hendrix Survey, Abstract No. 503 and the W.F. Patterson Survey, Abstract No. 969, Lots 5 and 7, Block 1, Midway Mall; a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-2 (General Commercial) District; and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Warehousing in a C-2 (General Commercial) District.located at 4800 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering (SUP Mini-warehouse)

8. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
9. Drive Lane shall have two (2) points of ingress/egress or sufficient turn capabilities.

Engineering (SUP Warehouse)

10. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
11. Provided site plan is not sufficient for review purposes. Additional requirements may be made upon plan review.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

820 NORTH SAM RAYBURN FREEWAY

The request of Ray Jean Hankey, Trustee (Owner), Stacey Olmstead (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 820 North Sam Rayburn Freeway, consisting of 3.648 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.012 to allow a lot area of 3.648 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District/Sam Rayburn Overlay District.

Planning and Zoning Commission

B. Final Plat of Concord Village Addition.

Background:

The property is located at 820 North Sam Rayburn Freeway between West Brockett Street and West Birge Street. The owner would like to plat the property into one lot for commercial development. The owner is also requesting Variances for the lot area of the existing structure.

The following has been approved for this location:

- June 14, 1966 - Zone Change from a R-1 (Single Family Residential) District to a R-2 (Multi-Family Residential) District
- July 12, 1966 - Exception to use a lot for apartment complex with less than the required 85' abutting a 50' dedicated street
- April 18, 2017 - Zone Change from a R-1 (Single Family Residential) District to a R-2 (Multi-Family Residential) District
- April 18, 2017 - Exception to allow an extension of a 6’ wood privacy fence, in lieu of the required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District. P&Z Condition: Providing an iron bar inside the privacy fence adjacent to the residential properties.

Adjacent Zoning:

MF-30 (Multi-Family Residential) District
R-6 (Single Family Residential) District
C-1 (Retail Business) District

Origination:

Ray Jean Hankey, Trustee (Owner)
Stacey Olmstead (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

34

Objections Received:

0

Development Review Meeting:

No

Staff Recommendation:

Staff recommends approval of this variance and plat. The current owner is under contract to sell the property and the lender is requiring that certain non-conforming items be resolved. Since the property is not currently platted, staff has recommended the property owner to plat the property, however since the existing property is less than 5 acres, it does not conform to the current zoning regulations for MF-30. This multi-famiy development has been in good standing with the City of Sherman and has no other of other non-conforming items or code violations that staff is aware of.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Final Plat
Staff Review Letter - Plat
Staff Review Letter - Zoning

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diagrone H:\PLANNING\Public Notification KT.aprx

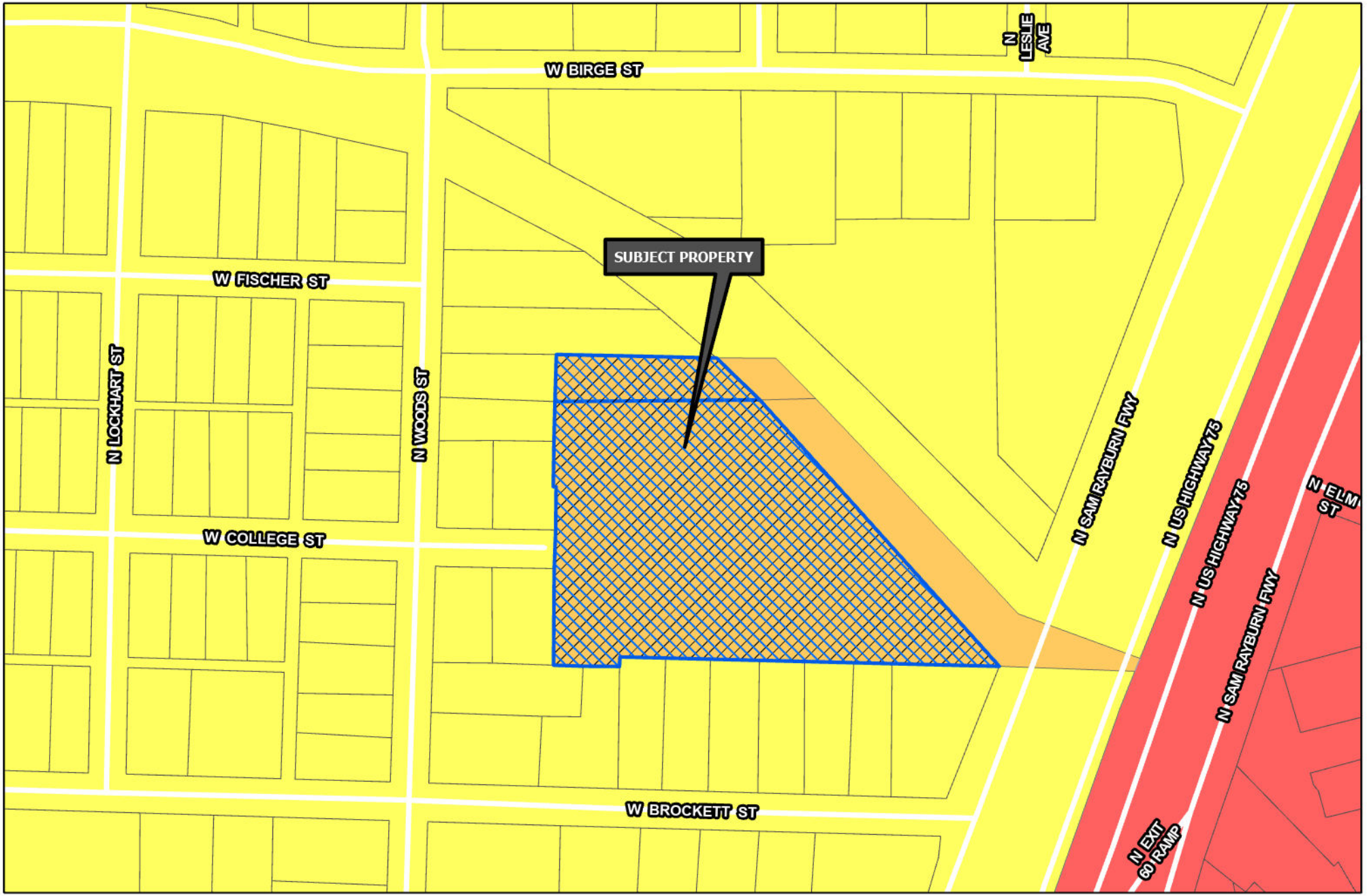
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
820 N SAM RAYBURN FWY

N
W E
S

Date: 5/6/2023 10:46 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
820 N SAM RAYBURN FWY

N
W E
S

Date: 5/6/2023 10:53 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Stacey Olmstead
Subject: RE: Concord apartments sign

From: Stacey Olmstead
Sent: Tuesday, May 2, 2023 11:58 AM
To: Marlow, Lauren
Subject: Concord apartments sign

Lauren
Here is the sign placed at 820 N. Sam Rayburn Frwy.

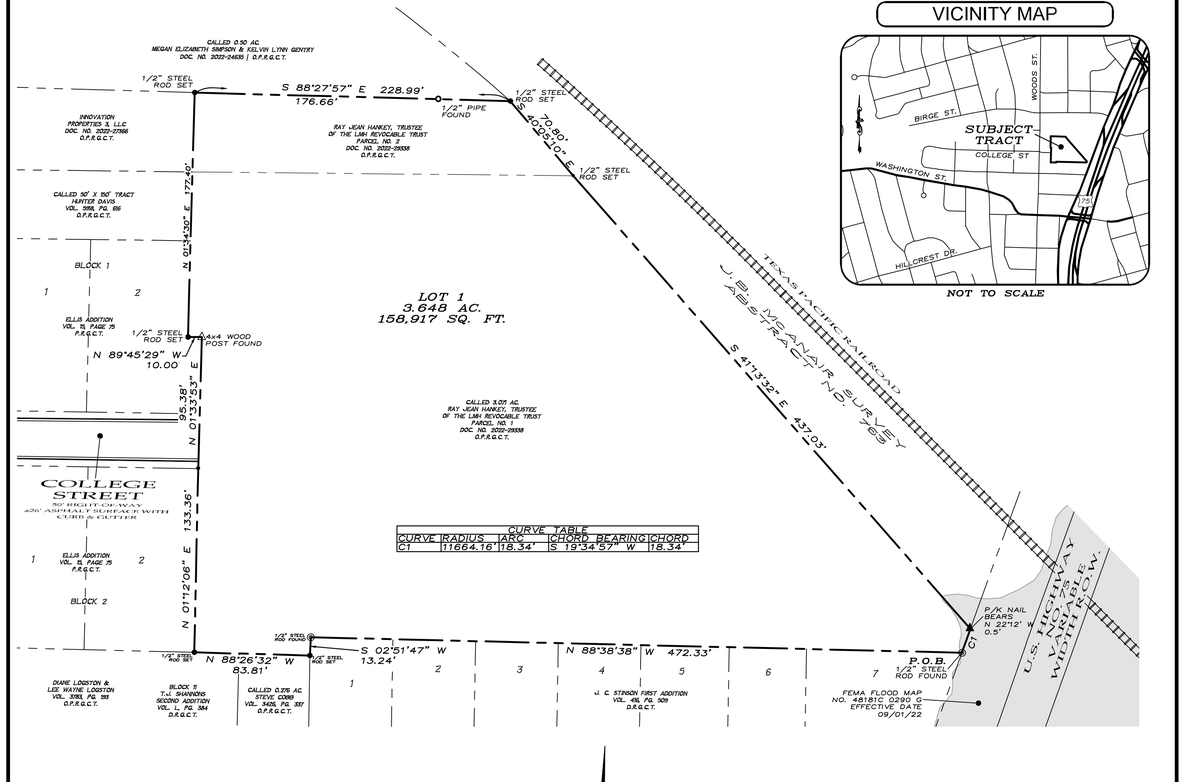
Thank you,

Stacey Olmstead
Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.

Project Narrative

Property is currently zoned MF-30. Applicant requests variance regarding multi-family lot size of 3.648 acres in lieu of the current 5.0 acre requirement.

JOB NO. 23030265



CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	11664.16'	18.34'	S 19°34'57" W	18.34'

VICINITY MAP

NOT TO SCALE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provide by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjoint to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. A portion of the subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

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

Legend

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
△	4x4 WOOD POST FOUND
———	BOUNDARY LINE
— — —	PROPERTY LINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FINAL PLAT
CONCORD VILLAGE ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas Containing 3.648 acres of land

04/12/2023

OWNERS/DEVELOPER
RAY JEAN HANKEY
P.O. BOX 728
DURANT, OK 74702

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

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

JOB NO. 23030265

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of a called 3.071 acre tract of land described as Parcel No. 1 in the deed to Ray Jean Hankey, Trustee of the LMH Revocable Trust, recorded in Document No. 2022-29338, Official Public Records, Grayson County, Texas, and all of a tract of land described as Parcel No. 2 in said deed to Ray Jean Hankey, Trustee of the LMH Revocable Trust, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the eastern-most southeast corner of said 3.071 acre tract, common to the northeast corner of J.C. Stinson First Addition, according to the plat thereof recorded in Volume 416, Page 509, Deed Records, Grayson County, Texas, and on the northwesterly right-of-way line of U.S. Highway No. 75;

Thence North 88°38'38" West, with a southerly line of said 3.071 acre tract, and with the northerly line of said J.C. Stinson First Addition, a distance of 472.33 feet to a 1/2" steel rod found for the northwest corner of said J.C. Stinson Addition;

Thence South 02°51'47" West, with an easterly line of said 3.071 acre tract, and with the westerly line of said J.C. Stinson First Addition, a distance of 13.24 feet to a 1/2" steel rod set for the southern-most southeast corner of said 3.071 acre tract, common to the northeast corner of a called 0.276 acre tract of land described in the deed to Steve Cobb, recorded in Volume 3426, Page 337, said Official Public Records;

Thence North 88°26'32" West, with a southerly line of said 3.071 acre tract, and with the northerly line of said 0.276 acre tract, and with the northerly line of a tract of land described in the deed to Diane Logston and Lee Wayne Logston, recorded in Volume 3783, Page 193, said Official Public Records, a distance of 83.81 feet to a 1/2" steel rod set for the southern-most southwest corner of said 3.071 acre tract, common to the southeast corner of Lot 2 in Block 2 of Ellis Addition, according to the plat thereof recorded in Volume 15, Page 75, Plat Records, Grayson County, Texas;

Thence North 01°12'06" East, with a westerly line of said 3.071 acre tract, and with the easterly line of said Lot 2 in Block 2, a distance of 133.36 feet to a 1/2" steel rod found for the northeast corner of said Lot 2, and on the southeast right-of-way corner of College Street;

Thence North 01°33'53" East, continuing with a westerly line of said 3.071 acre tract, and with the easterly right-of-way line of said College Street, and with an easterly line of Lot 2 in Block 1 of aforesaid Ellis Addition, a distance of 95.38 feet to a 4x4 wood post found for the eastern-most northeast corner of said Lot 1;

Thence North 89°45'29" West, with a southerly line of said 3.071 acre tract, and with a northerly line of said Lot 2 in Block 1, a distance of 10.00 feet to a 1/2" steel rod set for the western-most southwest corner of said 3.071 acre tract;

Thence North 01°34'30" East, with a westerly line of said 3.071 acre tract, and with the westerly line of aforesaid Parcel No. 2, and with an easterly line of said Lot 2 in Block 1, and with the easterly line of a tract of land described in the deed to Hunter Davis, recorded in Volume 5918, Page 616, said Official Public Records, and with the easterly line of a tract of land described in the deed to Innovation Propperties 3, LLC, recorded in Document No. 2022-27366, said Official Public Records, a distance of 177.40 feet to a 1/2" steel rod set for the northwest corner of said Parcel No. 2, common to the northeast corner of said Innovation Propperties 3 Tract, and on the southerly line of a called 0.50 acre tract of land described in the deed to Megan Elizabeth Simpson and Kelvin Lynn Gentry, recorded in Document No. 2022-24635, said Official Public Records;

Thence South 88°27'57" East, with the northerly line of said Parcel No. 2, and with the southerly line of said 0.50 acre tract, passing en route at a distance of 176.66 feet a found 1/2" pipe, and continuing on said course a total distance of 228.99 feet to a 1/2" steel rod set for the northeast corner of said Parcel No. 2, common to the southeast corner of said 0.50 acre tract, and on the southwesterly right-of-way line of Texas Pacific Railroad;

Thence South 40°05'10" East, with the northeasterly line of said Parcel No. 2, and with the southwesterly right-of-way line of said Texas Pacific Railroad, a distance of 70.80 feet to a 1/2" steel rod set for the southeast corner of said Parcel No. 2, common to the northeast corner of aforesaid 3.071 acre tract;

Thence South 41°13'32" East, with the northeasterly line of said 3.071 acre tract, and with the southwesterly right-of-way line of said Texas Pacific Railroad, a distance of 437.03 feet to the eastern-most southeast corner of said 3.071 acre tract, and at the intersection of the southwesterly right-of-way line of said Texas Pacific Railroad and the northwesterly right-of-way line of aforesaid U.S. Highway No. 75, and from which a found P/K nail bears North 22°12' West, a distance of 0.5 feet;

Thence with the southeasterly line of said 3.071 acre tract, and with the northwesterly right-of-way line of said U.S. Highway No. 75, and with a curve to the left having a radius of 11664.16 feet, (chord bears South 19°34'57" West, 18.34 feet) an arc length of 18.34 feet to the Point of Beginning and containing 3.648 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, CONCORD VILLAGE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____ 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____ , 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2023.

_____
RAY JEAN HANKEY
TRUSTEE OF THE LMH REVOCABLE TRUST

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, RAY JEAN HANKEY known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2023.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, RAY JEAN HANKEY, TRUSTEE OF THE LMH REVOCABLE TRUST, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as CONCORD VILLAGE ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2023

_____
RAY JEAN HANKEY
TRUSTEE OF THE LMH REVOCABLE TRUST

FINAL PLAT
CONCORD VILLAGE ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas Containing 3.648 acres of land

04/12/2023

OWNERS/DEVELOPER
RAY JEAN HANKEY
P.O. BOX 728
DURANT, OK 74702

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Ray Jean Hankey
P.O. Box 728
Durant, OK 74702

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Concord Village Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 25' Utility Easement along Sam Rayburn Freeway service road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Dedicate a 15' Water Line Easement on centerline of existing water main along south boundary line and southern west boundary line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Ray Jean Hankey, Trustee
P.O. Box 728
Durant, OK 74702

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

Stacey Olmstead
614 E Lamberth Road
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.012 to allow a lot area of 3.648 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District/Sam Rayburn Overlay District located at 820 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

1804 NORTH LOY LAKE ROAD

The request of Touraj Shadman (Owner), Ghassem Ganji (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1804 North Loy Lake Road, consisting of 0.274 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.003(e)(1) for a clinic, medical and dental to allow 11 parking spaces in lieu of the required 12 parking spaces in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.02.017 to allow a 10' side setback in lieu of the required 15' side setback in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Zone Change from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District

Background:

The property is located at 1804 North Loy Lake Road between East Francis Street and East Taylor Street. The owner is requesting a Variance for the parking spaces and side setback. The owner is also requesting a Site Plan and Zone Change from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District.

Adjacent Zoning:

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

Origination:

Touraj Shadman (Owner)
Ghassem Ganji (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff does not recommend approval of the parking variance and site plan due to the inadequate ingress and egress of a number of parking spaces. Staff has consulted with the applicant and made them aware of these parking challenges.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Survey
STAFF REVIEW LETTER

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1804 N LOY LAKE RD

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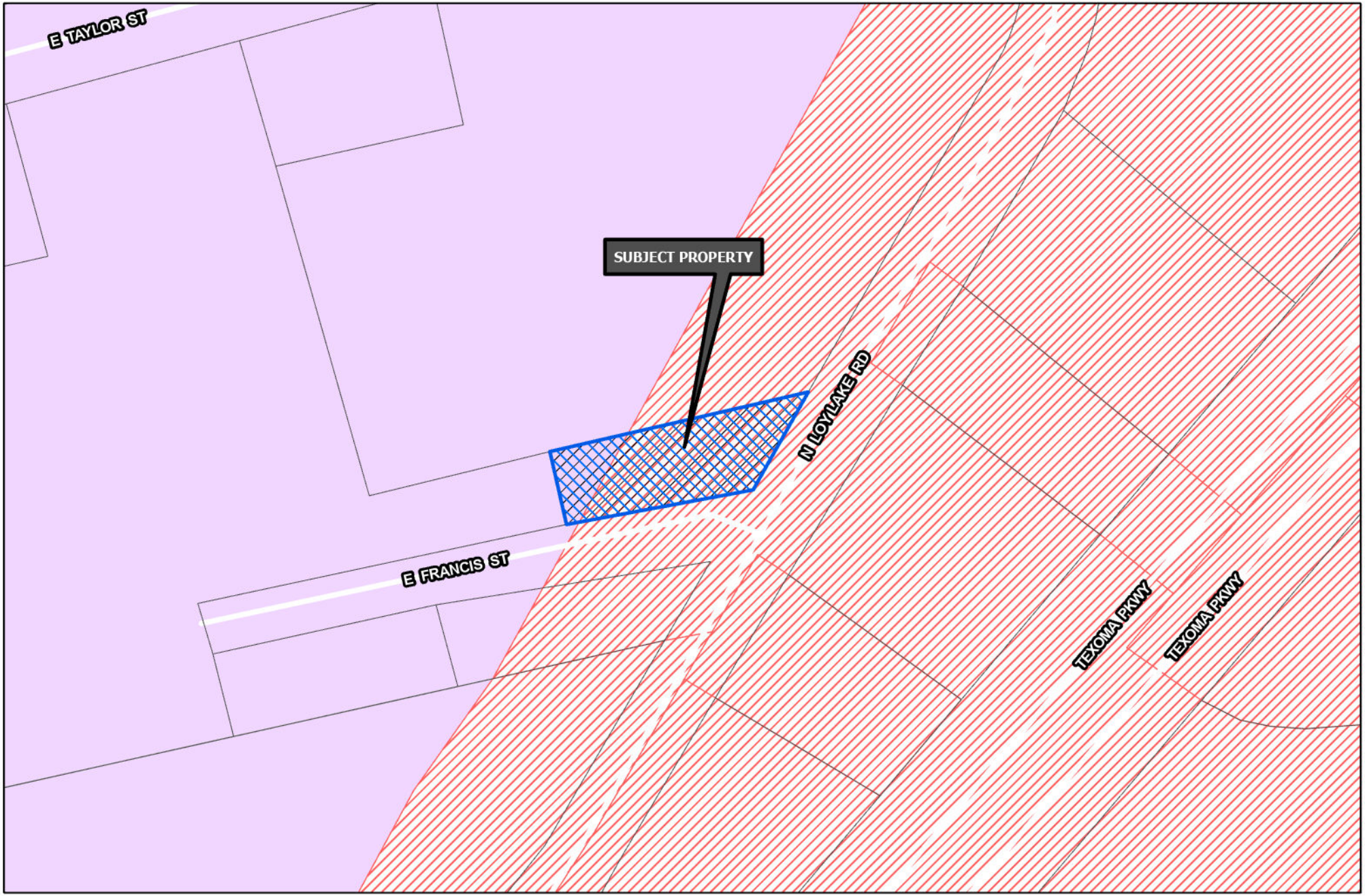
Date: 5/6/2023 10:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1804 N LOY LAKE RD

N
W E
S

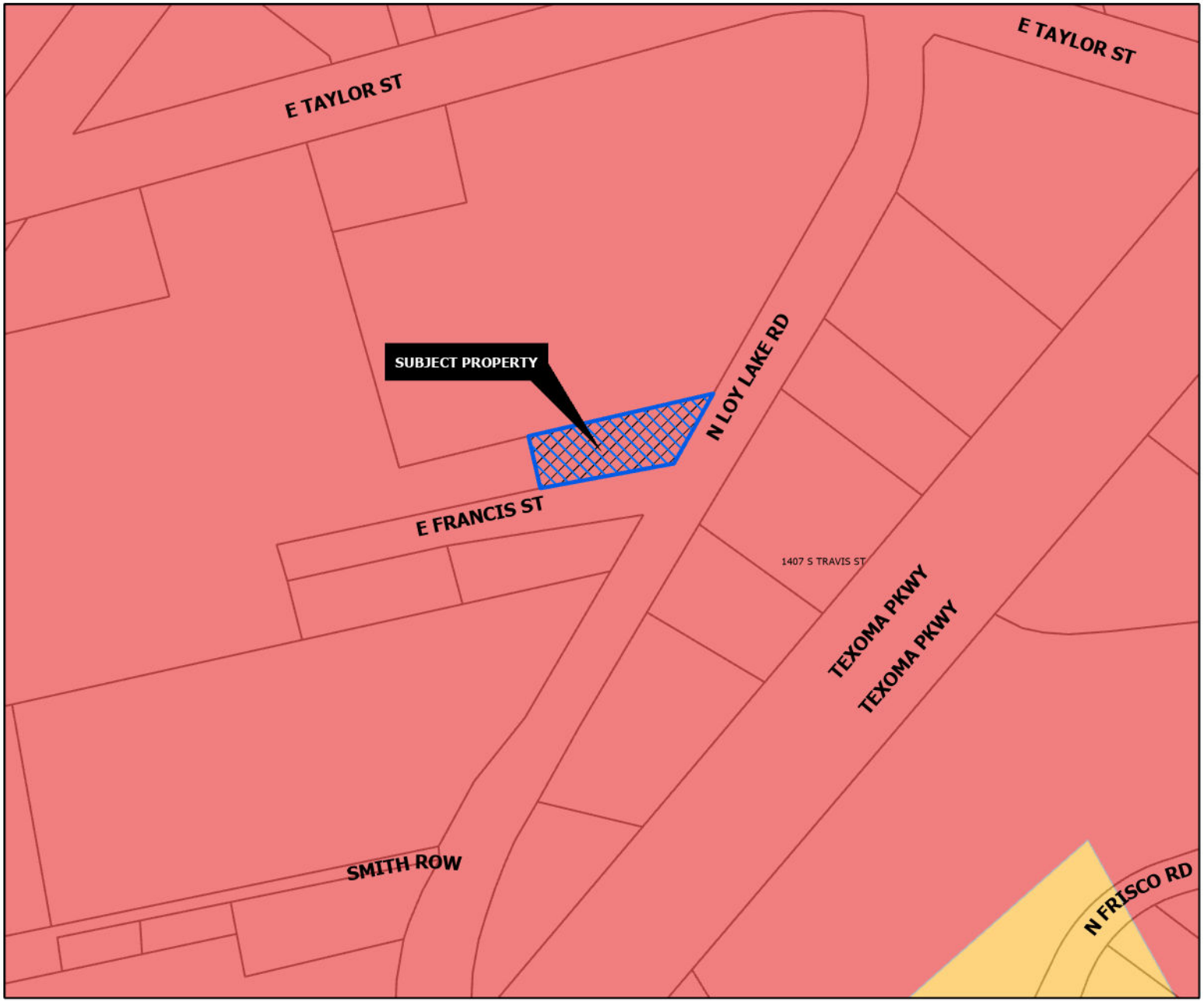
Date: 5/6/2023 10:53 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Gus Ganji
Subject: RE: Sign

From: Gus Ganji
Sent: Wednesday, May 3, 2023 9:26 AM
To: Planning
Cc: Marlow, Lauren
Subject: Sign

Sent from my iPhone



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
1804 N LOY LAKE RD

Date: 5/6/2023 11:00 AM

GHASSEM GANJI
P.O.BOX 3493
SHERMAN, TEXAS 75091

City of Sherman
220 W. Mulberry Street
Sherman, TEXAS 75090

Date: 04/19/23

Re: Medical Office (Dentist)
1804 N. Loy Lake
Sherman, TEXAS

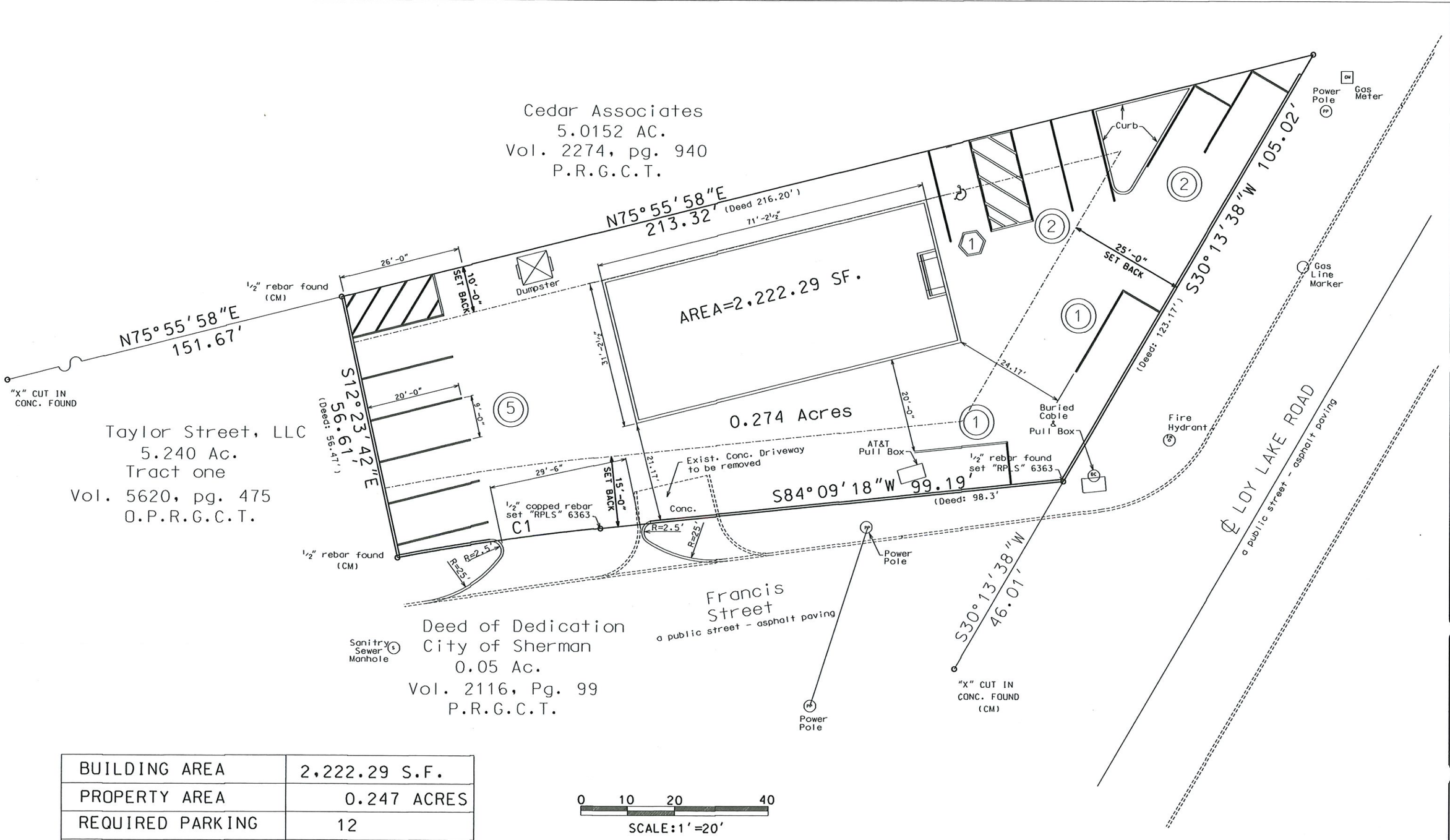
To whom it may concern:

I am the engineer for the project to the above referenced Medical office.
The current zoning of the property is M1 & C2 according to the city of Sherman and the required zoning is C2, The required parking lot for this project is 12 and parking lot provided is 11

I am requesting variance for :

a. Change zoning from M1 & C2 to C2
b. The number of parking lot from 12 to 11
c. The rear setback from 15' to 10'

Sincerely,
Ghassem Ganji, PE.
Ghassem Ganji



BUILDING AREA	2,222.29 S.F.
PROPERTY AREA	0.247 ACRES
REQUIRED PARKING	12
PARKING PROVIDED	11
CURRENT ZONING	M1 & C-2
REQUIRED ZONING	C-2
*HARD SURFACE AREA	11,935.44 S.F.
DRIVEWAY AREA	428.93 S.F.

*INCLUDING BUILDING AREA

0 10 20 40

SCALE:1'=20'

Curve Table				
Curve #	Lenght	Radius	Delta	Cord
C1	43.70'	509.90'	4°54'37"	S81°42'18"W 43.69'

N

SCALE:1'=20'

SITE PLAN

Medical Office
1804 N. LOY LAKE
Sherman, TX 75090

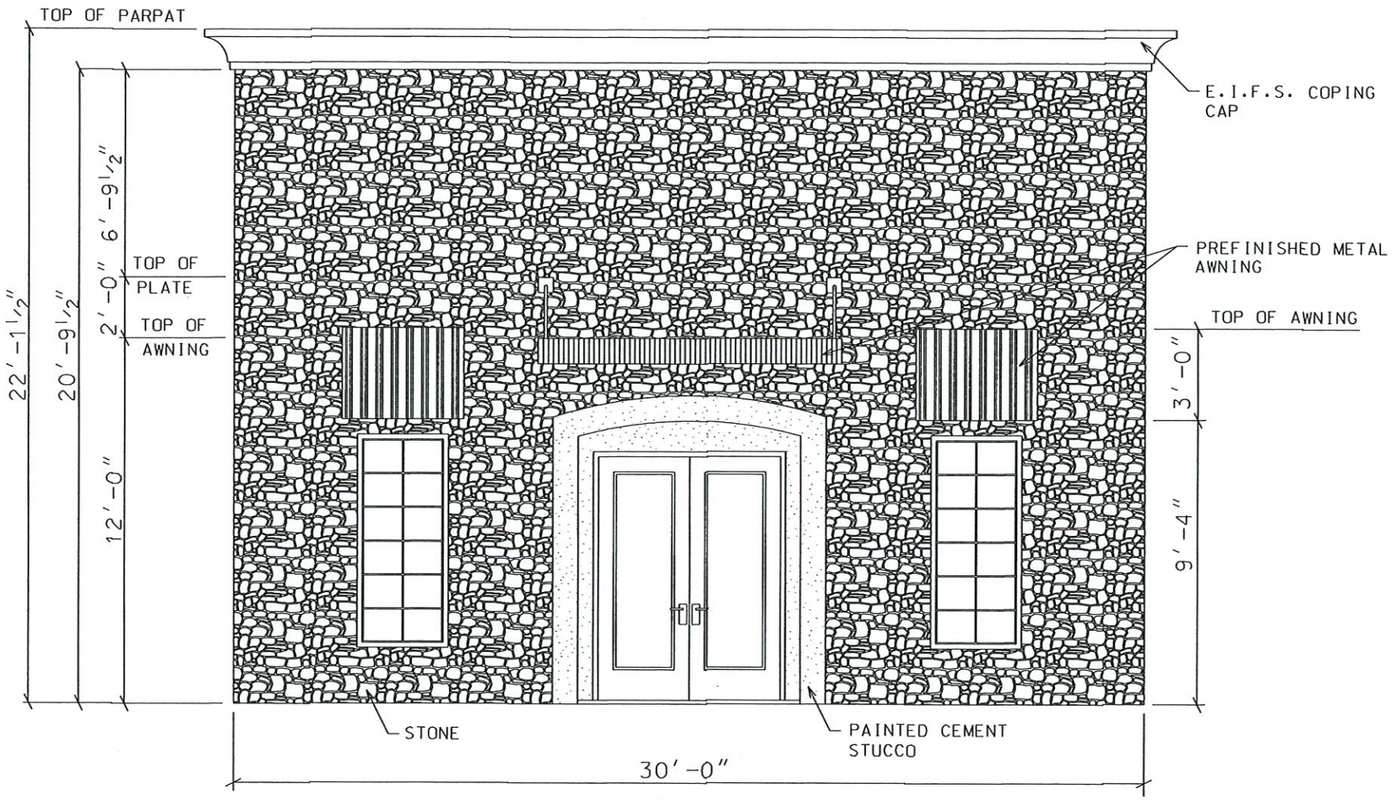
DATE: 04/04/23
JOB NO:
DRAWN: P.G.
CHECK:
PRIMARY CONTACT:
GUS GANJI
903-815-1238

REVISIONS:

NO.	DISCRIPTION	BY	PG

DATE

A1.01



FRONT (EAST) ELEVATION

SCALE: 1'=50'

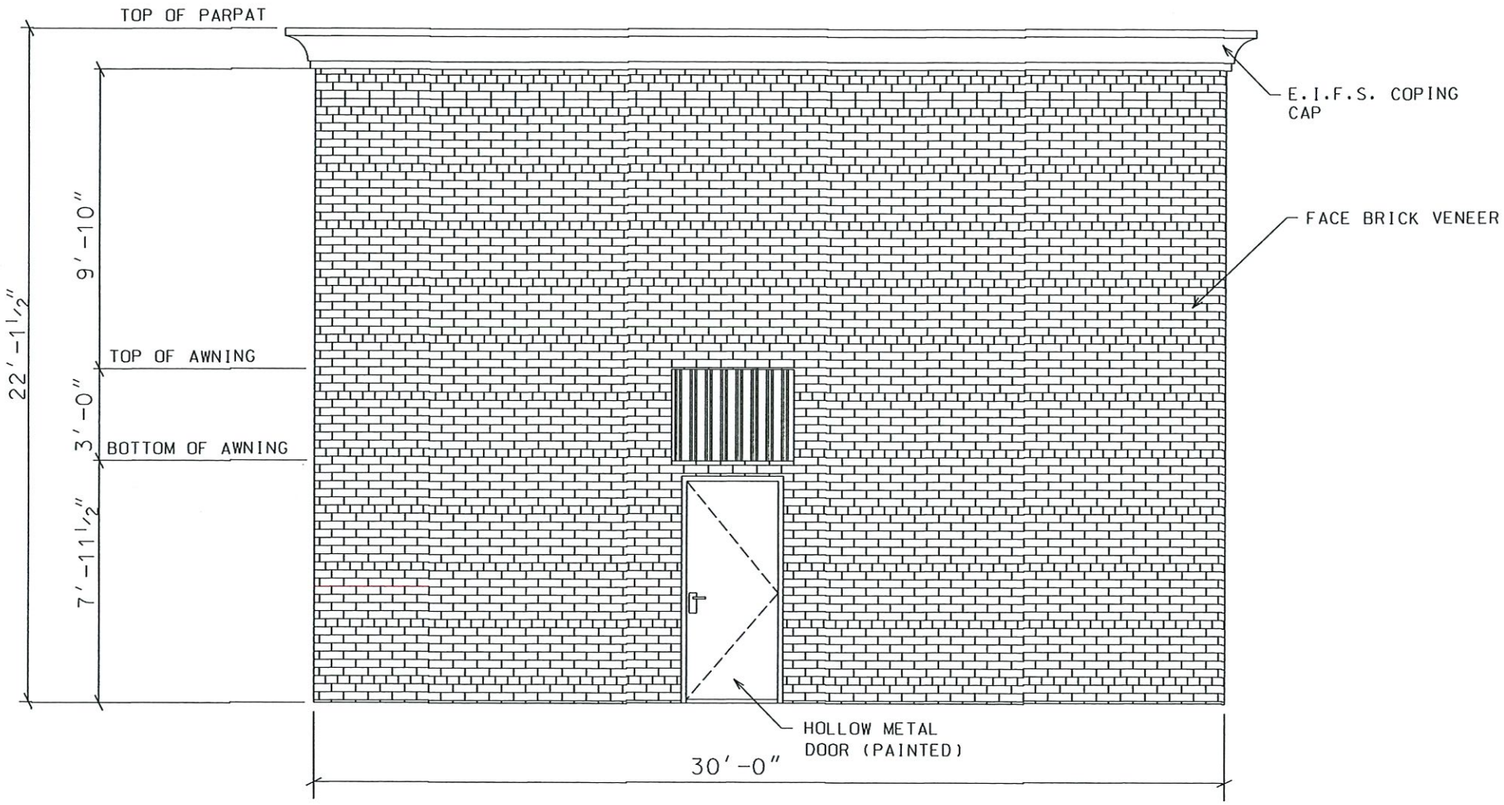
FRONT & REAR (EAST & WEST) ELEVATION

Medical Office
1804 N. LOY LAKE
Sherman. TX 75090

DATE: 07/07/22
JOB NO:
DRAWN: P.G.
CHECK:
PRIMARY CONTACT:
GUS GANJI
903-815-1238

REVISIONS:			
DATE	NO.	DISCRIPTION	BY
			PG

A3.01



REAR (WEST) ELEVATION

N

SCALE: 1'=50'

DRAINAGE AREA & PONDING WITH LAYOUT

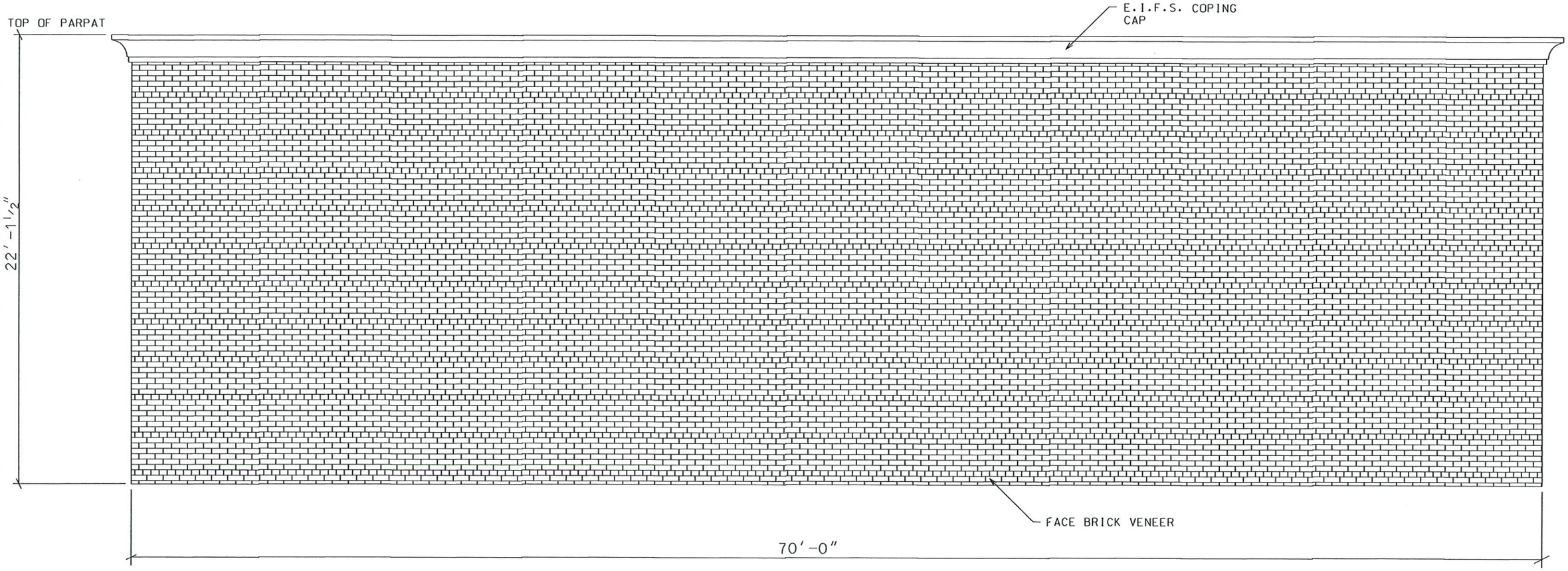
Medicaveoffice
18642N. LOVSLAKE
Sherman, TX 75090

DATE: 07/07/22
JOB NO:
DRAWN: P.G.
CHECK:
PRIMARY CONTACT:
GUS GANJI
903-815-1238

REVISIONS:

DATE	NO.	DISCRIPTION	BY
			PG

A3.02



SIDE (NORTH) ELEVATION

SCALE: 1'=50'

SIDES (NORTH & SOUTH) ELEVATION

Medical Office
1804 N. LOY LAKE
Sherman, Tx 75090

DATE: 07/07/22
JOB NO:
DRAWN: P.G.
CHECK:
PRIMARY CONTACT:
GUS GANJI
903-815-1238

REVISIONS:				
DATE	NO.	DISCRIPTION	BY	PG

A3.04

SIDE (SOUTH) ELEVATION

N

SCALE: 1'=50'

SIDES
(NORTH & SOUTH)
ELEVATION

Medical Office
1804 N. LOY LAKE
Sherman, TX 75090

DATE: 07/07/22
JOB NO:
DRAWN: P.G.
CHECK:

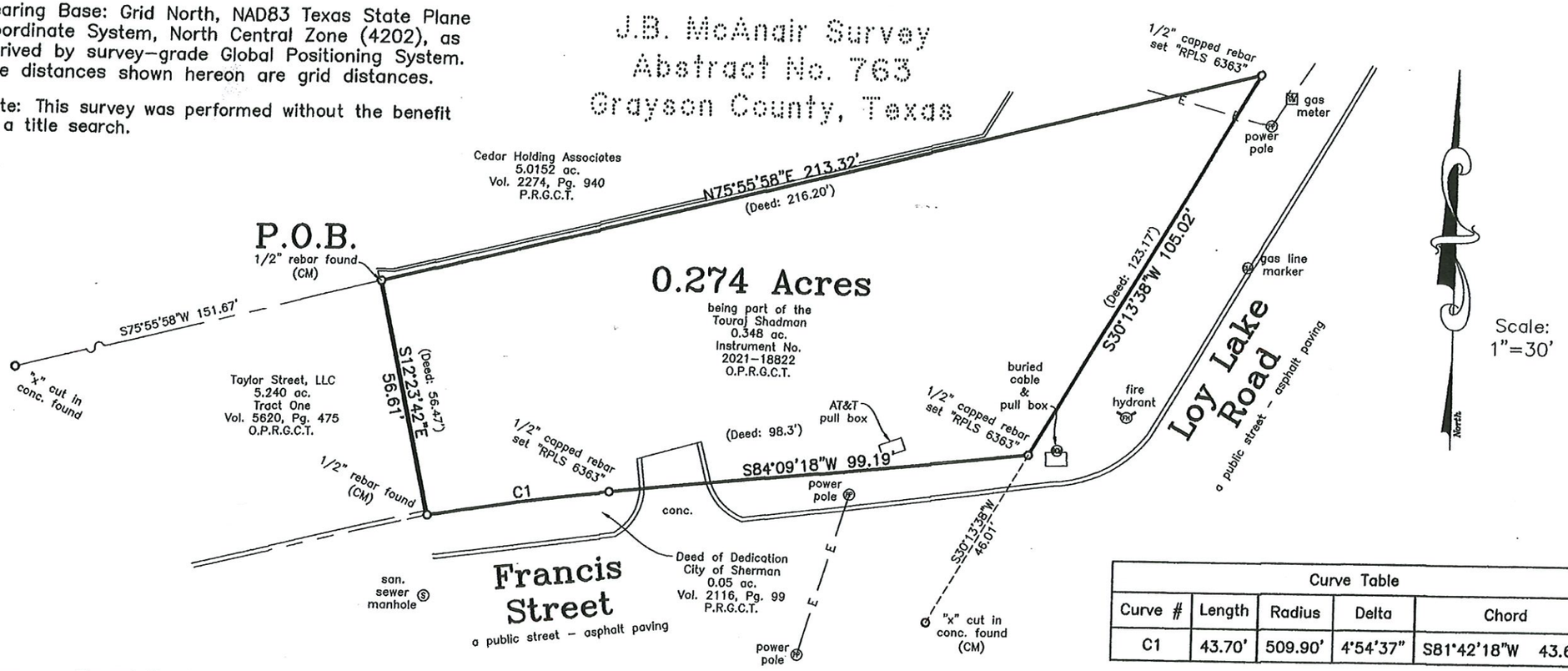
PRIMARY CONTACT:
GUS GANJI
903-815-1238

REVISIONS:				
DATE	NO.	DISCRIPTION	BY	PG

A3.05

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone (4202), as derived by survey–grade Global Positioning System. The distances shown hereon are grid distances.

Note: This survey was performed without the benefit of a title search.



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	43.70'	509.90'	4°54'37"	S81°42'18"W 43.69'

Owner: Touraj Shadman

Address: 1804 Loy Lake Road
Sherman, Texas

Job No. BGS440921

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

I, Adam L. Stephens, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2 TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of these statutes will be aggressively pursued.

STATE OF TEXAS
REGISTERED
ADAM L. STEPHENS
6363
PROFESSIONAL
LAND SURVEYOR

Adam L. Stephens, R.P.L.S. No. 6363
Copyright Date: September 17, 2021

Z:\Shared Projects\Land Projects R2\1804–Loy–Lake–Rd–Sherman\Civil 3D\1804–Loy–Lake–Rd–Sherman.dwg Layout: Legal–Landscape Plot Date Sep 17 21 Time: 8:58 AM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Adam L. Stephens, RPLS No.6363

FIELD NOTES
0.274 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of the 0.348 acre tract of land conveyed by General Warranty Deed from Barbara Holder, Judy Blakey, Martha Rogers and Carol Morris to Touraj Shadman on May 13, 2021 and recorded in Instrument No. 2021-18822, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found (controlling monu.) for the Northwest corner of said 0.348 ac., the Northeast corner of a called 5.240 ac. tract conveyed to Taylor Street, LLC (Tract One) in Vol. 5620, Pg. 475, of said Official Public Records, and being in the South line of a called 5.0152 ac. tract conveyed to Cedar Holding Associates in Vol 2274, Pg. 940, of the Public Records, Grayson County, Texas, and **FROM** which a "x" cut in concrete found bears South 75 deg. 55 sec. 58 min. West a distance of 151.67 ft., said rebar being the northwest corner of the herein described tract;

THENCE North 75 deg. 55 min. 58 sec. East with the North line of said Touraj Shadman 0.348 ac., and the South line of said Cedar Holding Associates 5.0152 ac., a distance of 213.32 ft. to a 1/2 inch capped rebar set with plastic cap (RPLS 6363), in the West Right-of-Way of Loy Lake Road, the Southeast corner of said Cedar Holding Associates 5.0152 ac., the Northeast corner of said Touraj Shadman 0.348 ac., the Northeast corner of herein described tract;

THENCE South 30 deg. 13 min. 38 sec. West with the West Right-of-Way line of Loy Lake Road a distance of 105.02 ft. to a 1/2 inch capped rebar set with plastic cap (RPLS 6363), the Northeast corner of a called 0.05 ac. tract deed of dedication conveyed to the City of Sherman in Vol 2116, Pg. 99, of said Public Records, the intersection of the North Right-of-Way line of Francis Street and West Right-of-Way line of Loy Lake Road, **FROM** which a "x" cut in concrete bears South 30 deg. 13 min. 38 sec. West a distance of 46.01 ft., said capped rebar set for the Southeast corner of the herein described tract;

THENCE South 84 deg. 09 min. 18 sec. West with the North Right-of-Way line of said Francis Street, and the North line of City of Sherman 0.05 ac. a distance of 99.19 ft., to a 1/2 inch capped rebar set with plastic cap (RPLS 6363) for an angle corner and the beginning of a curve to the left, being an angle corner for herein described tract;

THENCE with the North Right-of-Way line of said Francis Street and the North line of said City of Sherman 0.05 ac., a curve to the left having a central angle of 4 deg. 54 min. 37 sec., a radius 509.90 ft., an arc length of 43.70 ft., and whose long chord bears South 81 deg. 42 min. 18 sec. West a distance of 43.69 ft. to 1/2 inch rebar found (controlling monu.) for the Southeast corner of said Taylor Street, LLC 5.240 ac., the Northwest corner of said City of Sherman 0.05 ac., the Southwest corner of the herein described tract;

THENCE North 12 deg. 23 min. 42 sec. West, with the East line of said Taylor Street, LLC, the West line of said Touraj Shadman 0.348 ac., a distance of 56.61 ft. to the **PLACE OF BEGINNING** and containing **0.274 ACRES** of land.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone,
As derived by survey-grade Global Positioning System.
All Distances are grid distances.

I, Adam L. Stephens, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

STATE OF TEXAS
REGISTERED
ADAM L. STEPHENS
6363
PROFESSIONAL
LAND SURVEYOR

Adam L. Stephens 9-17-21

Adam L. Stephens, R.P.L.S. No. 6363
September 17, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Touraj Shadman
3300 Shadow Ridge Drive
McKinney, TX 75072

Ghassem Ganji
P.O. Box 3493
Sherman, TX 75091

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

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.04.003(e)(1) for a clinic, medical and dental to allow 11 parking spaces in lieu of the required 12 parking spaces in a C-2 (General Commercial) District; a Public Hearing and Variance under Section 14.02.017 to allow a 10' side setback in lieu of the required 15' side setback in a C-2 (General Commercial) District; and a Public Hearing, Site Plan and Zone Change from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District.located at 1804 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
10. Multiple parking spaces do not have adequate ingress/egress.
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

301-401 BLOCKS EAST SHEPHERD ROAD & 7001-7201 BLOCK SOUTH HIGHWAY 75

The request of Merrill Kaliser and Dosti Partners (Owners), Investwell Architects, LLC (Architect) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Sherman Gateway Addition, Lots 1-6, Block 1
B. Public Hearing and Zone Change, Lot 1 consisting of 17.284 acres in the Sherman Gateway Addition Lots 1-6, Block 1 in the Benjamin Lindsey Survey, Abstract No. 733 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
C. Public Hearing and Zone Change, Lot 6, Block 1 consisting of 39.775 acres in the Sherman Gateway Addition Lots 1-6, Block 1in the Benjamin Lindsey Survey, Abstract No. 733 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District/75 & 82 Overlay District.
D. Site Plan of Sherman Gateway, Phase 1

Background:

The property is located at 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75 near the Southeast corner of South Highway 75 and East Shepherd Road in the 75 & 82 Overlay District. The owner would like to plat the property, being Lots 1-6, Block 1 for multi-family and commercial development. The owner is requesting a Zone Change for Lot 1 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District and Lot 6, Block 1 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District. The owner would also like Site Plan approval for Sherman Gateway, Phase 1.

Adjacent Zoning:

PD (Planned Development)
C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District
M-1 (Light Manufacturing) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Merrill Kaliser and Dosti Partners (Owners)
Investwell Architects, LLC (Architect)
BOHLER (Consulting Engineers & Surveyors)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

5

Objections Received:

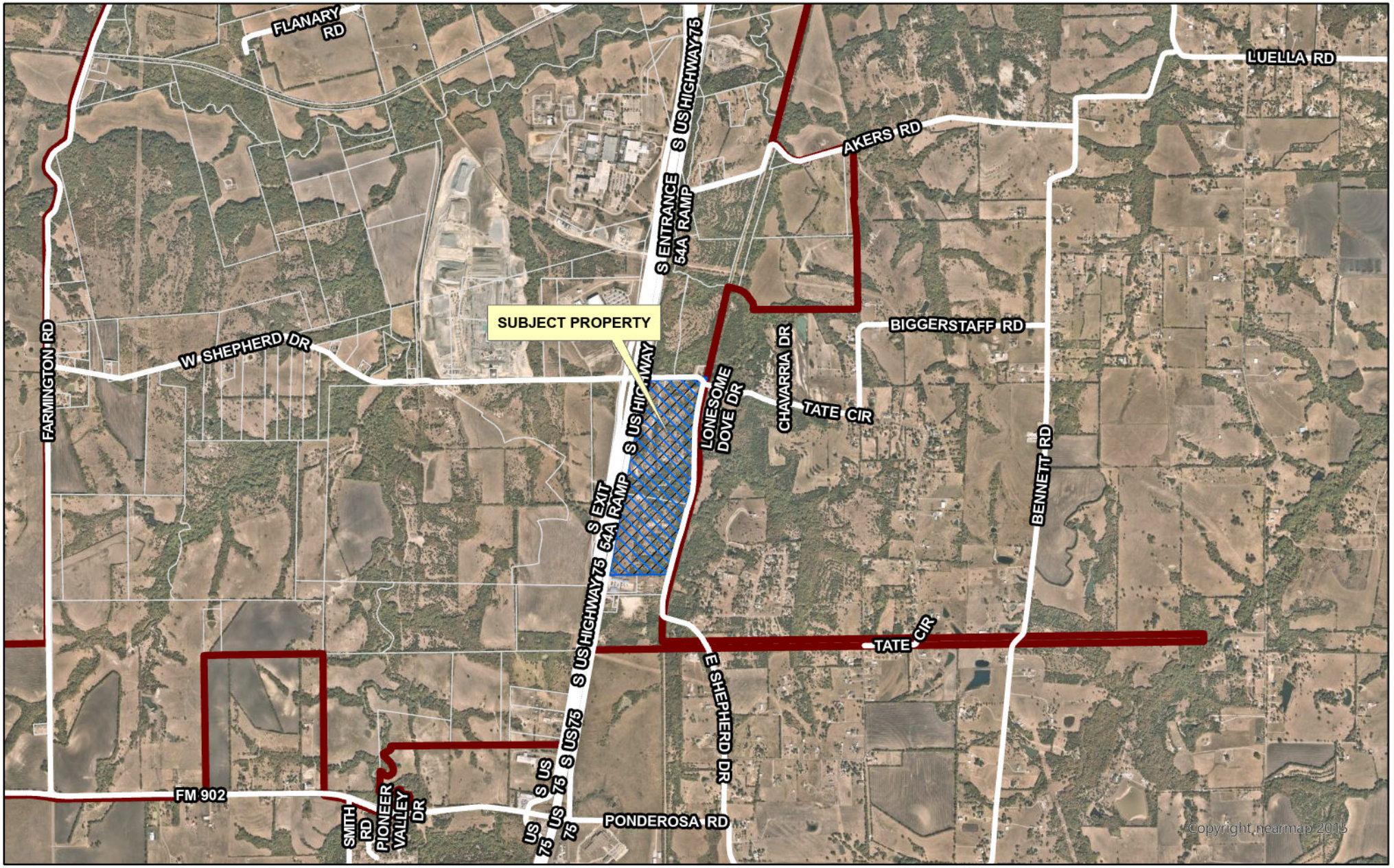
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Preliminary Plat
Elevations
Landscape Plan
Staff Review Letter - Plat
Staff Review Letter - Zoning



dlagrone H:\PLANNING\Public Notification KT.aprx

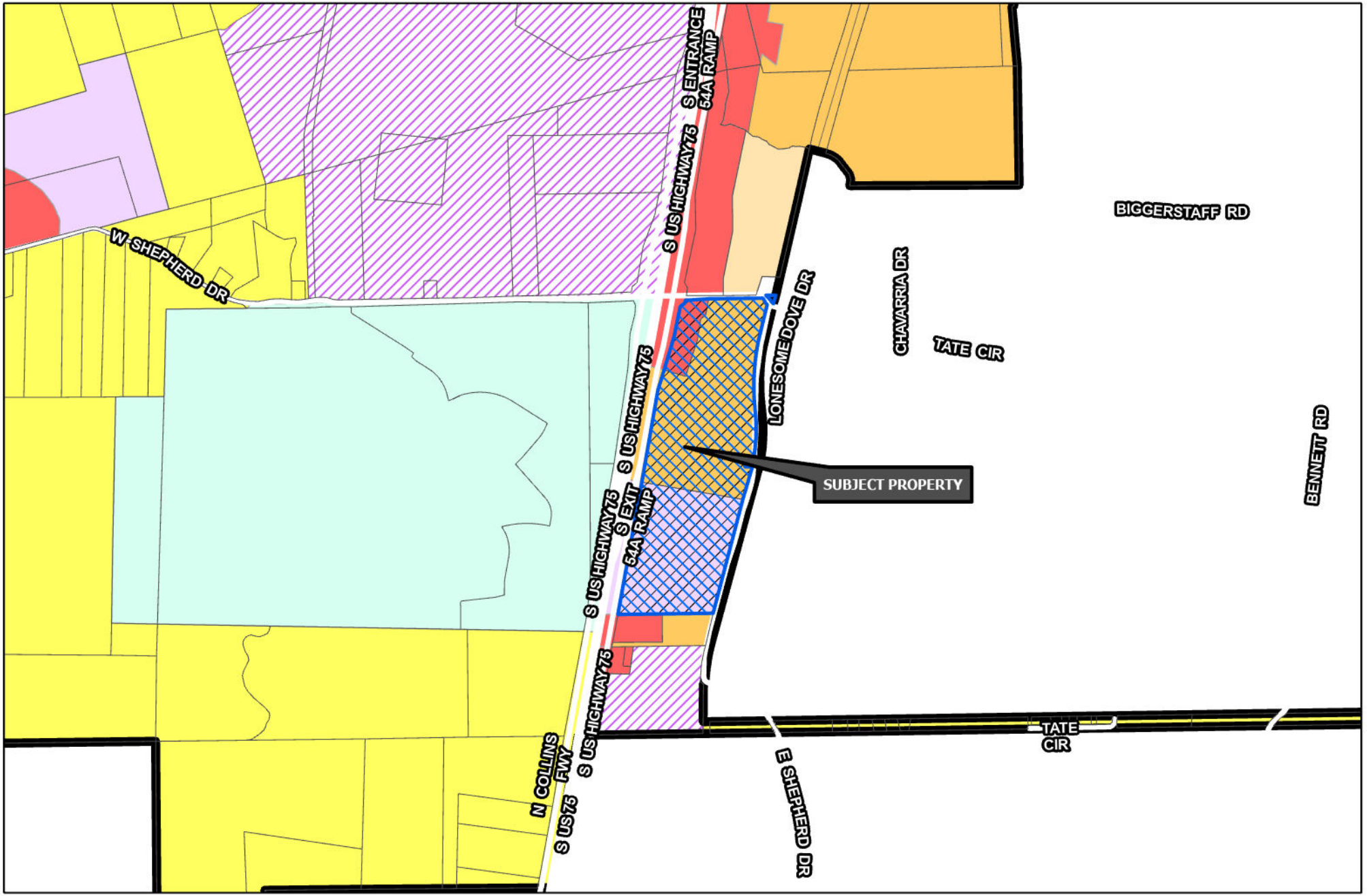
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301-401 BLKS E SHEPHERD RD
& 7001-7201 BLKS S HWY 75

N
W E
S

Date: 5/6/2023 11:04 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
301-401 BLKS E SHEPHERD RD & 7001-7201 BLKS S HWY 75

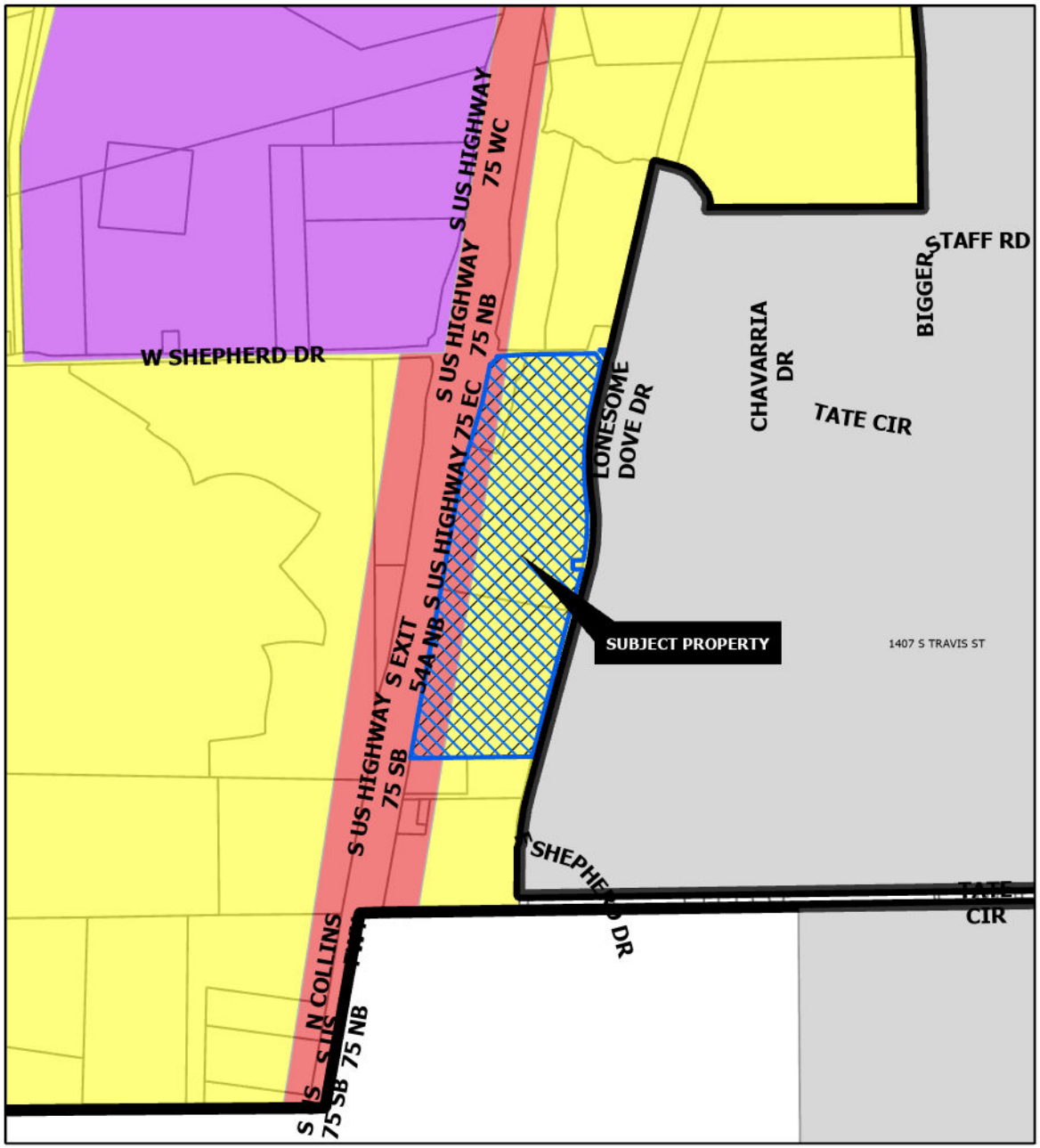
N
W E
S

Date: 5/6/2023 11:08 AM

NOTICE OF
PROPOSED ZONING
CHANGE
05/02/2023 10:00:58 AM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT #: 23-002221
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
05/02/2023 10:01:11 AM

301-401 Blks E Shepherd Rd & 1201-1201 Blks Hwy 75
05/02/2023 10:01:18 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
301-401 BLKS E SHEPHERD RD & 7001-7201 BLKS S HWY 75

N W E S

Date: 5/6/2023 11:15 AM

2600 Network Blvd. Suite 310
Frisco, TX 75034
469.458.7300

Project Narrative
For a
Zoning Application

Submitted on behalf of:
Mr. Merrill Kaliser
17101 Preston Road, Suite 105
Dallas, TX 75248
mkaliser@kaliserlaw.com

Submitted to:

The City of Sherman, Texas
Development Services
220 W Mulberry
PO Box 1106
Sherman, TX 75091

March 24, 2023

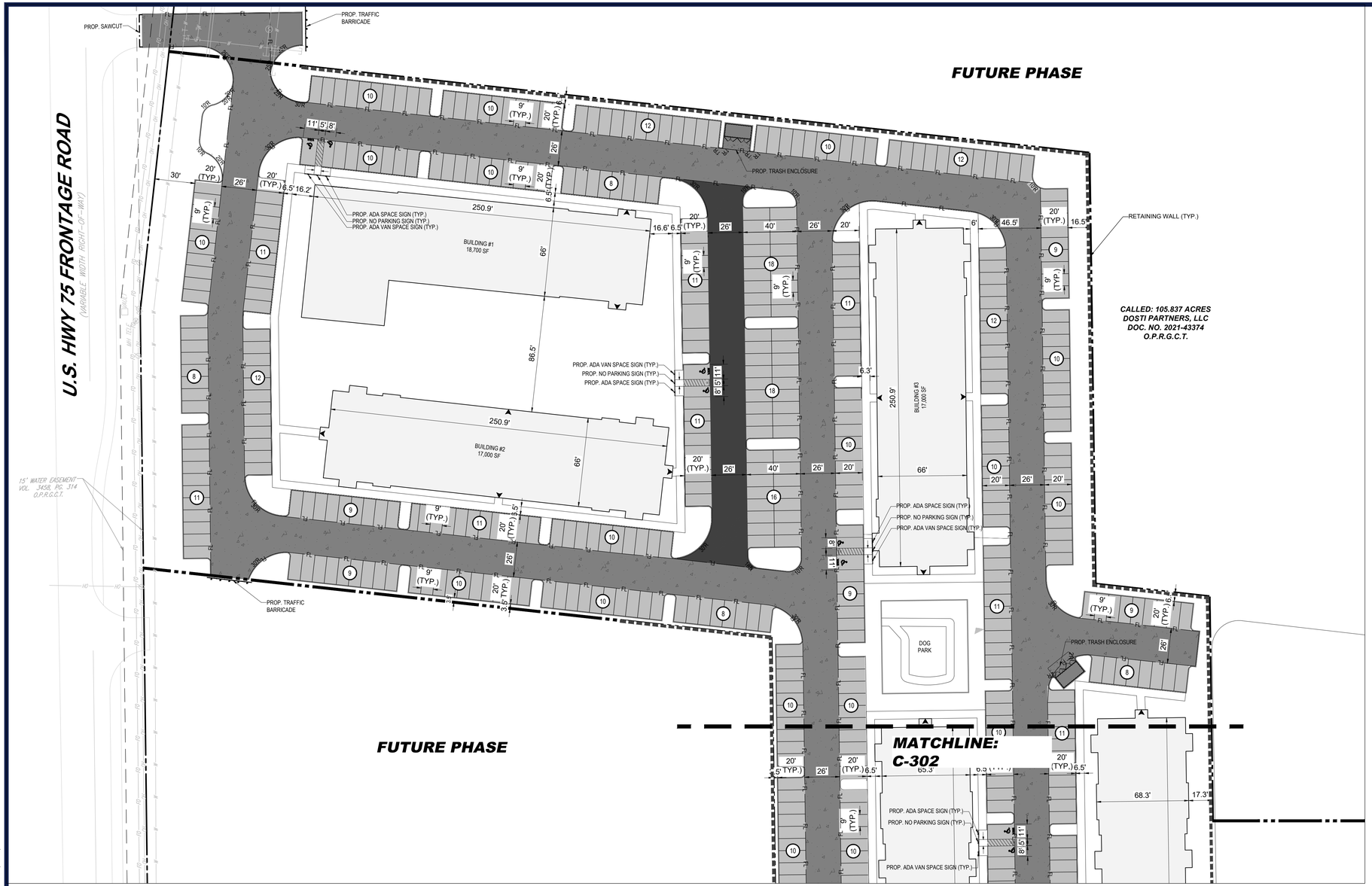
Bohler Engineering is pleased to submit this Project Narrative on behalf of Mr. Merrill Kaliser along with an application to The City of Sherman in support of a Zoning application. This application is in support of a proposed mixed-use development consisting of commercial and residential uses on approximately 64-acres, located in the southeast quadrant of the intersection of US-75 and Shepherd Rd.

The project parcel is currently zoned with a mix of M-30 and C-1 zoning designations. The project is zoned appropriately for the intended uses. The purpose of this application is to divide the project into five separate phases (four multi-family phases and one commercial phase) for future development. The multi-family development accounts for approximately 56-acres of the project. This application proposes that the multi-family development be divided into four separate phases. The commercial portion of the project will be considered the fifth phase.

Our team appreciates the consideration of this zoning application. The entire development team looks forward to working with The City of Sherman to make this vision for the parcel a reality and respectfully request support of this Zoning request.

Respectfully,

Dean Cardwell, P.E.



LOCATION MAP
SCALE: N.T.S.

SITE DATA TABLE

MULTI-FAMILY	
PHASE 1	
DOSTI PARTNERS, LLC DOC. NO. 2021-43374 O.P.R.G.C.T. SHERMAN TEXAS, 75092	
ACREAGE	13.345 ACRES
UNIT-TO-AREA RATIO	1.71
ZONING	
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	MULTI-FAMILY
BUILDING	
MAX. BUILDING HEIGHT	50'
MIN. BUILDING SPACING	15'
MAX. LOT COVERAGE	80%
UNITS	
BUILDING 1	44 UNITS + CLUBHOUSE
BUILDING 2	64 UNITS
BUILDING 3	64 UNITS
BUILDING 4	80 UNITS
BUILDING 5	80 UNITS
BUILDING 6	64 UNITS
PHASE TOTAL	396 UNITS
PARKING	
PROPOSED NON-ADA COMPLIANT PARKING SPACES	665 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	12 SPACES
PROPOSED ADA-COMPLIANT PARKING SPACES	12 SPACES
TOTAL PROPOSED PARKING	677 SPACES
SETBACKS	
FRONT YARD	25'
SIDE YARD	25'
REAR YARD	25'
LOT WIDTH	85'
FIRE REQUIREMENTS	
FIRE LANE WIDTH	26'
HOSE LAY	200'
HYDRANT SPACING	200'
MAX. HYDRANT SPACING FROM FIRE ROOM	100'

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE LEGEND:

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	BUILDING SETBACK
FL FL	PROP. FIRE LANE
	PROP. CURB
	PROP. BACK OF CURB

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (FIRE LANE &TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (DRIVE AISLE)
- 5" CONCRETE PAVEMENT (PARKING)

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	TXA230008.00
DRAWN BY:	SAS
CHECKED BY:	DOC
DATE:	4/20/2023
CAD I.D.:	

PROJECT:

SHERMAN GATEWAY PHASE 1

FOR

KALISER & ASSOCIATES

SEC OF US-75 AND SHEPHERD DR.

GRAYSON COUNTY
SHERMAN, TX

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
DEAN O. CARDWELL
LICENSE NUMBER: 115432

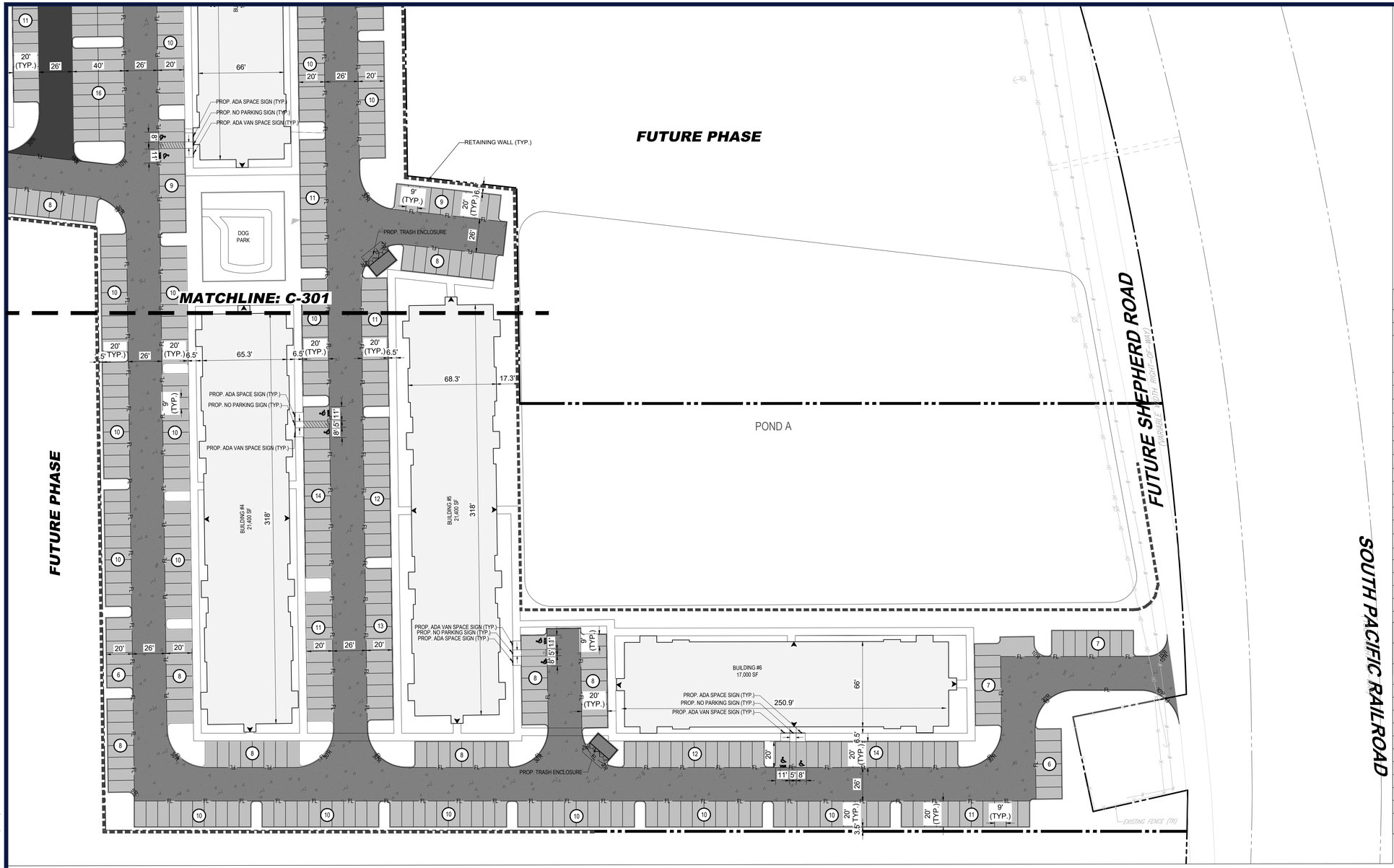
SHEET TITLE:

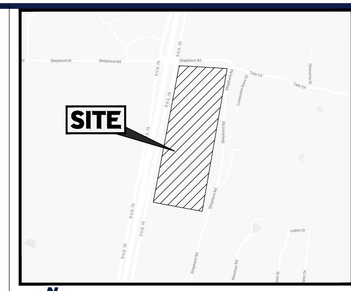
SITE PLAN (1 OF 2)

SHEET NUMBER:

C-301

Apr 20, 2023
H:\2023\TXA230008.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\SITA230008.00 - SITE - I:\---\LAYOUT C-301 SITE PLAN (1 OF 2)





LOCATION MAP
SCALE: N.T.S.

SITE DATA TABLE

MULTI-FAMILY	
PHASE 1	
DOSTI PARTNERS, LLC DOC. NO. 2021-43374 O.P.R.G.C.T. SHERMAN TEXAS, 75092	
ACREAGE	13.345 ACRES
UNIT-TO-AREA RATIO	1.71
ZONING	
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	MULTI-FAMILY
BUILDING	
MAX. BUILDING HEIGHT	50'
MIN. BUILDING SPACING	15'
MAX. LOT COVERAGE	80%
UNITS	
BUILDING 1	44 UNITS + CLUBHOUSE
BUILDING 2	64 UNITS
BUILDING 3	64 UNITS
BUILDING 4	80 UNITS
BUILDING 5	80 UNITS
BUILDING 6	64 UNITS
PHASE TOTAL	396 UNITS
PARKING	
PROPOSED NON-ADA COMPLIANT PARKING SPACES	665 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	12 SPACES
PROPOSED ADA-COMPLIANT PARKING SPACES	12 SPACES
TOTAL PROPOSED PARKING	677 SPACES
SETBACKS	
FRONT YARD	25'
SIDE YARD	25'
REAR YARD	25'
LOT WIDTH	85'
FIRE REQUIREMENTS	
FIRE LANE WIDTH	26'
HOSE LAY	200'
HYDRANT SPACING	200'
MAX. HYDRANT SPACING FROM FIRE ROOM	100'

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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SITE LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
BUILDING SETBACK
PROP. FIRE LANE
PROP. CURB
PROP. BACK OF CURB

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (FIRE LANE &TRASH ENCLOSURE)
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N W E S

40 20 10 0 40
1"= 40'

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT NO.: TXA230008.00
DRAWN BY: SAS
CHECKED BY: DOC
DATE: 4/20/2023
CAD I.D.:

PROJECT:

SHERMAN GATEWAY PHASE 1

FOR

KALISER & ASSOCIATES

SEC OF US-75 AND SHEPHERD DR.

GRAYSON COUNTY
SHERMAN, TX

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
DEAN O. CARDWELL
LICENSE NUMBER: 115432

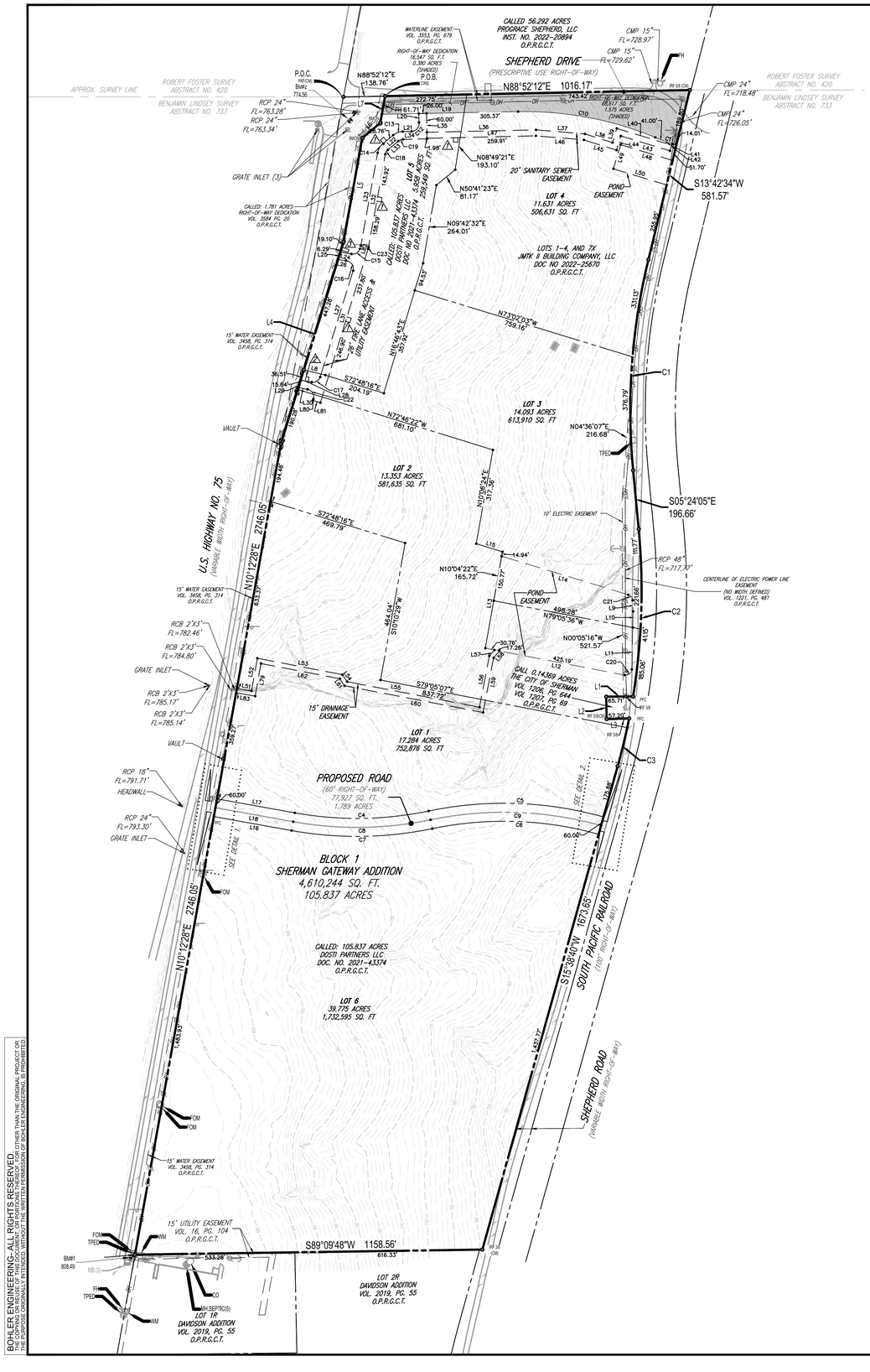
SHEET TITLE:

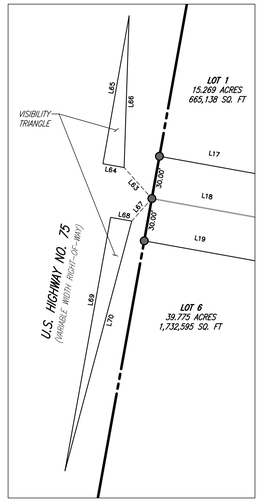
SITE PLAN (2 OF 2)

SHEET NUMBER:

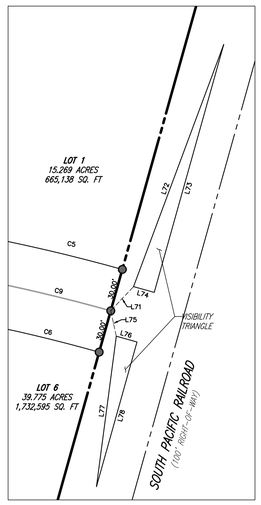
C-302

Apr 20, 2023
H:\2023\TXA230008.00\07-ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230008.00 - SITE - 1 — LAYOUT C-302 SITE PLAN (2 OF 2)





DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE

LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEIOD12A.

2. According to Community Panel No. 48181C0425F dated September 29, 2010 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

3. The zoning of the subject tract is M-1.5 Medium Manufacturing District, according to City of Sherman Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

4. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.

5. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
CIRS	CAPPED IRON ROD SET STAMPED "BOHLER ENG."
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
(CM)	CONTROLLING MONUMENT
FOM	FIBER OPTIC MARKER
EM	ECLECTIC METER
MB	MAIL BOX
GLM	GAS LINE MARKER
	GUY ANCHOR
	ASPHALT PAVEMENT
-x-	EXISTING FENCE LINE
-OH-	OVERHEAD ELECTRIC LINE
-G-	UNDERGROUND GAS LINE
-S-	SIGN
	POWER POLE
TPED	TELEPHONE PEDESTAL
-X-	EXISTING FENCE LINE
-OH-	OVERHEAD ELECTRIC LINE
-E-	UNDERGROUND ELECTRIC LINE
-UFO-	UNDERGROUND FIBER OPTIC
T	TELEPHONE MANHOLE
D	STORM SEWER MANHOLE
CATV	CABLE TV PULL BOX
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
	LIGHT POLE
	15'X15' WATER EASEMENT
	15'X10' WATER EASEMENT
	20'X10' WATER EASEMENT

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

PRELIMINARY PLAT

SHERMAN GATEWAY ADDITION
LOTS 1-6, BLOCK 1

105.837 ACRES OUT OF THE
BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Approved this _____ day of ____, 202_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman

_____
Secretary

JMTK II BUILDING COMPANY, LLC
17101 PRESTON RD, #105
DALLAS, TX 75248
972-567-6099

APPLICANT:	OWNER:	OWNER:	SURVEYOR:
MERRILL KALISER	DOSTI PARTNERS, LLC	JMTK II BUILDING COMPANY, LLC	BOHLER ENGINEERING
17101 PRESTON RD, #105	2504 LOFTSMOOR LANE	17101 PRESTON RD, #105	2600 NETWORK BLVD., STE. 310
DALLAS,TEXAS 75248	PLANO,TEXAS 75025	DALLAS,TEXAS 75248	FRISCO, TX 75034
PHONE: 972-567-6099	PHONE: 214-208-5078	PHONE: 972-567-6099	PHONE: (469) 458-7300
			CONTACT: AARON ANDREE

BOHLER ENGINEERING
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	12/13/2022	JG	ASA	ASA	1" = 200'	1 OF 1

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°32'21"W	89.58'
L2	S01°08'31"E	74.89'
L3	N88°08'33"E	75.05'
L4	N17°13'54"E	705.34'
L5	N10°13'39"E	351.91'
L6	N50°04'14"E	78.04'
L7	N10°13'39"E	90.96'
L8	S76°34'26"E	73.50'
L9	N02°52'22"W	37.40'
L10	N01°19'56"E	53.57'
L11	N01°19'56"E	139.48'
L12	N79°05'36"W	473.21'
L13	S10°04'22"W	311.65'
L14	N73°03'04"W	441.68'
L15	S72°47'25"E	91.68'
L16	N79°47'32"W	263.55'
L17	S79°47'32"E	263.55'
L18	N79°47'32"W	263.55'
L19	N88°52'12"E	454.51'
L20	N01°49'27"W	29.64'
L21	N88°52'12"E	29.49'

LINE TABLE		
NO.	BEARING	LENGTH
L22	N50°04'14"E	43.76'
L23	N10°13'38"E	314.12'
L24	S79°47'32"E	37.34'
L25	S17°13'54"W	25.19'
L26	N79°47'32"W	31.18'
L27	N17°13'54"E	370.82'
L28	S79°47'32"E	37.34'
L29	S17°13'54"W	25.19'
L30	S79°47'32"E	31.18'
L31	N17°13'54"E	537.06'
L32	N10°13'49"E	314.14'
L33	N50°04'14"E	45.18'
L34	N88°52'12"E	80.49'
L35	N01°07'48"W	85.00'
L36	S88°42'36"W	364.03'
L37	N85°14'18"W	163.57'
L38	N72°31'42"W	96.45'
L39	S16°52'04"W	49.30'
L40	N73°07'56"W	171.92'
L41	S20°07'09"W	5.33'
L42	S20°07'09"W	24.22'

LINE TABLE		
NO.	BEARING	LENGTH
L43	N73°07'56"W	170.81'
L44	S16°52'04"W	49.51'
L45	N72°31'42"W	114.43'
L46	N85°14'18"W	160.31'
L47	S88°42'33"W	363.00'
L48	S73°07'56"E	181.03'
L49	N16°52'04"E	84.00'
L50	N73°07'56"W	185.67'
L51	S79°58'31"E	49.50'
L52	N10°12'28"E	110.67'
L53	S79°05'07"E	288.59'
L54	S34°05'07"E	28.28'
L55	S79°05'07"E	449.42'
L56	N10°54'53"E	174.31'
L57	N40°32'41"E	25.72'
L58	N40°32'41"E	30.06'
L59	N10°56'58"E	185.54'
L60	S79°05'07"E	470.64'
L61	S34°05'07"E	28.28'
L62	S79°05'07"E	267.19'
L63	N41°42'01"W	29.10'

LINE TABLE		
NO.	BEARING	LENGTH
L64	S79°59'03"E	15.00'
L65	S10°00'57"W	105.00'
L66	N01°53'08"E	106.07'
L67	S41°38'15"W	21.10'
L68	S79°47'32"E	15.00'
L69	N10°12'28"E	180.00'
L70	S14°58'17"W	180.62'
L71	N20°30'11"E	18.06'
L72	N20°24'29"E	180.62'
L73	S15°38'40"W	180.00'
L74	N74°21'20"W	15.00'
L75	S10°47'10"W	18.06'
L76	N74°21'20"W	15.00'
L77	S07°30'52"W	106.07'
L78	N15°38'40"E	105.00'
L79	N10°12'28"E	110.57'
L80	S17°13'54"W	5.00'
L81	S72°46'06"E	26.00'
L82	S16°16'21"W	11.14'
L83	S79°51'05"E	64.50'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	707.92'	019°06'38"	2122.41'	357.28'	S04°09'15"W	704.64'
C2	559.64'	014°37'41"	2192.01'	281.35'	N01°54'46"E	558.12'
C3	163.67'	004°16'41"	2192.01'	81.87'	N13°30'19"E	163.63'
C4	449.06'	021°59'26"	1170.00'	227.33'	N89°12'45"E	446.30'
C5	589.03'	027°26'17"	1230.00'	300.27'	N88°03'48"W	583.41'
C6	560.30'	027°26'19"	1170.00'	285.63'	N88°03'48"W	554.97'
C7	472.08'	021°59'26"	1230.00'	238.98'	S89°12'45"W	469.19'
C8	460.57'	021°59'26"	1200.00'	233.15'	S89°12'45"W	457.75'
C9	574.67'	027°26'19"	1200.00'	292.96'	N88°03'48"W	569.20'
C10	468.71'	023°34'02"	1139.50'	237.71'	S79°20'47"E	465.41'
C11	75.01'	003°24'34"	1260.50'	37.51'	S69°16'03"E	75.00'
C12	43.80'	096°34'22"	25.99'	29.15'	N39°41'05"E	38.80'
C13	34.54'	038°47'58"	51.00'	17.96'	S69°28'13"W	33.88'
C14	36.92'	041°20'41"	51.16'	19.30'	S30°55'57"W	36.12'
C15	36.21'	082°58'35"	25.00'	22.11'	N58°43'11"E	33.12'
C16	42.33'	097°01'25"	25.00'	28.27'	N31°16'49"W	37.45'
C17	36.21'	082°58'35"	25.00'	22.11'	N58°43'11"E	33.12'
C18	17.38'	039°50'25"	25.00'	9.06'	S30°09'01"W	17.04'
C19	16.93'	038°47'58"	25.00'	8.80'	S69°28'13"W	16.61'
C20	34.76'	099°34'29"	20.00'	23.66'	N51°07'10"E	30.55'
C21	24.40'	069°54'00"	20.00'	13.98'	N37°49'22"W	22.91'
C22	42.33'	097°01'25"	25.00'	28.27'	N31°16'49"W	37.45'
C23	6.23'	007°00'05"	51.00'	3.12'	N13°43'51"E	6.23'

WHEREAS DOSTI PARTNERS, LLC, & JMTK II BUILDING COMPANY, LLC are the owners of tracts of land in the City of Sherman situated Grayson County, Texas, being a part of the Benjamin Lindsey Survey, Abstract No. 733, being part of a called 105.837 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Dosti Partners, LLC, recorded in Document Number 2021-43374, Official Public Records, Grayson County Texas, (O.P.R.G.C.T.) and all of a called 57.912 acre tract of land described in a Special Warranty Deed to JMTK II Building Company, LLC, recorded in Document Number 2022-25670 O.P.R.G.C.T., and being more particularly described as follows:

COMMENCING at a PK Nail found at the northwest corner of said 105.837 acre tract of land, the northwest corner of a called 1.781 acre tract of land described in a Deed to the State of Texas, recorded in Volume 3584, Page 20, Official Public Records, Grayson County, Texas. (O.P.R.G.C.T.), and at the southwest corner of a called 56.292 acre tract of land described in a Special Warranty Deed to Prograce Shepherd, LLC, recorded in Instrument Number 2022-20894, O.P.R.G.C.T.;

THENCE North 88 degrees 52 minutes 12 seconds East, a distance of 138.76 feet along the north line of said 105.837 acre tract of land, the north line of said 1.781 acre tract of land and the south line of said 56.292 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" (herein after called "capped iron rod") set at the northwest corner of said 105.837 acre tract of land and the northeast corner of said 1.781 acre tract of land and the **POINT OF BEGINNING**;

THENCE North 88 degrees 52 minutes 12 seconds East, a distance of 1,016.17 feet to a five-eighths iron rod found at the northeast corner of said 57.912 acre tract of land and the southeast corner of said 56.292 acre tract of land;

THENCE along the east line of said 57.912 acre tract of land, the following courses and distances:

South 13 degrees 42 minutes 34 seconds West, a distance of 581.57 feet to a capped iron rod set at the beginning of a tangent curve to the left;

In a southwesterly direction, a distance of 707.92 feet, having a central angle of 19 degrees 06 minutes 38 seconds, a radius of 2,122.41 feet, having a tangent length of 357.28 feet, whose chord bearing is South 04 degrees 09 minutes 15 seconds West and a chord distance of 704.64 feet to a capped iron rod set;

South 05 degrees 24 minutes 05 seconds East, a distance of 196.66 feet to a capped iron rod set at the beginning of a tangent curve to the right;

In a southwesterly direction, a distance of 559.64 feet, having a central angle of 14 degrees 37 minutes 41 seconds West, a radius of 2,192.01 feet, having a tangent length of 281.35 feet, whose chord bearing is South 01 degrees 54 minutes 46 seconds West and a chord distance of 558.12 feet to a point for corner;

South 89 degrees 32 minutes 21 seconds West, passing a three-eighths inch iron rod found at a distance of 23.87 feet and continuing on a total distance of 89.58 feet to a capped iron rod set;

South 01 degrees 08 minutes 31 seconds East, a distance of 74.89 feet to a five -eighths inch iron rod found;

North 88 degrees 08 minutes 33 seconds East, passing a five -eighths inch iron rod found at a distance of 57.20 feet, and continuing on a distance of 75.05 feet to a point for corner and beginning of a non-tangent curve to the left;

In a southwesterly direction, a distance of 163.63 feet, having a central angle of 04 degrees 16 minutes 41 seconds, a radius of 2,192.01 feet, having a tangent length of 81.87 feet, whose chord bearing is South 13 degrees 30 minutes 19 seconds West and a chord distance of 163.63 feet to a capped iron rod set;

THENCE South 15 degrees 38 minutes 40 seconds West, a distance of 1,673.65 feet to a three-eighths inch iron rod found at the southeast corner of said 105.837 acre tract of land, and the northeast corner of Lot 2R, of the Davidson Addition according to the plat recorded in Volume 2019, Page 55, O.P.R.G.C.T.,

THENCE South 89 degrees 09 minutes 48 seconds West, a distance of 1,158.56 feet to a blue capped iron rod found at the southwest corner of said 105.837 acre tract of land and the northwest corner of Lot 1R of said Davidson Addition; and the east right-of-way line of U.S. Highway No. 75 (Variable Width Right-of-Way);

THENCE North 10 degrees 12 minutes 28 seconds East, a distance of 2,746.05 feet along the west line of said 105.837 acre tract of land and east line of said U.S. Highway No. 75 right-of-way to a capped iron rod set;

THENCE North 17 degrees 13 minutes 54 seconds East, a distance of 705.34 feet along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a point for corner;

THENCE North 10 degrees 13 minutes 39 seconds East, a distance of 351.91 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a brass monument found;

THENCE North 50 degrees 04 minutes 14 seconds East, a distance of 78.04 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a brass monument found;

THENCE North 10 degrees 13 minutes 39 seconds a distance of 90.96 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to the **POINT OF BEGINNING**, and containing 4,610,244 square feet of 105.837 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DOSTI PARTNERS LLC,** do hereby adopt this plat designing the hereinabove property as the **LOTS 5 & 6, BLOCK 1, SHERMAN GATEWAY ADDITION**, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual uses and accommodation of all utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in 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 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 _____, 202_.

DOSTI PARTNERS LLC

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **DOSTI PARTNERS, LLC**, known to me to be the person whose name is 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 thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JMTK II BUILDING COMPANY, LLC,** do hereby adopt this plat designing the hereinabove property as the **LOTS 1-4 & 7X, BLOCK 1, SHERMAN GATEWAY ADDITION**, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual uses and accommodation of all utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in 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 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 _____, 202_.

JMTK BUILDING COMPANY, LLC

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **JMTK II BUILDING COMPANY, LLC**, known to me to be the person whose name is 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 thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Aaron S. Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the the subdivision regulations of the City of Sherman, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Aaron S. Andree
Registered Professional Land Surveyor No. 6920

Date: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is 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 thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____

Notary Public in and for the State of Texas

Accepted by the City Council of the City of Sherman:

_____

Mayor, City of Sherman, Texas
Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final _____ plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____day of _____, 202_ and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 202_.

_____

City Clerk, City of Sherman, Texas

Approved this _____ day of ___, 202_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____

Chairman

_____

Secretary

LOCATION MAP

SCALE: N.T.S.

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

PRELIMINARY PLAT

SHERMAN GATEWAY ADDITION
LOTS 1–6, BLOCK 1

105.837 ACRES OUT OF THE
BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JMTK II BUILDING COMPANY, LLC

17101 PRESTON RD, #105
DALLAS, TX 75248
972-567-6099

APPLICANT:	OWNER:	OWNER:	SURVEYOR:
MERRILL KALISER 17101 PRESTON RD, #105 DALLAS,TEXAS 75248 PHONE: 972-567-6099	DOSTI PARTNERS, LLC 2504 LOFTSMOOR LANE PLANO,TEXAS 75025 PHONE: 214-208-5078	JMTK II BUILDING COMPANY, LLC 17101 PRESTON RD, #105 DALLAS,TEXAS 75248 PHONE: 972-567-6099	BOHLER ENGINEERING 2600 NETWORK BLVD., STE. 310 FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: AARON ANDREE

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	12/13/2022	JG	ASA	ASA	1" = 200'	2 OF 2

BOHLER ENGINEERING - ALL RIGHTS RESERVED
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IS PROHIBITED

1 Front
1/8" = 1'-0"

2 Side
1/8" = 1'-0"

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24275 KATY FREEWAY, SUITE 400
KATY, TX 77494
346-387-7177

Project Name:
SHERMAN MULTI-FAMILY PHASE 1
492 UNITS
HIGHWAY I-75 AND SHEPHERD ROAD
SHERMAN, TEXAS 75090

Client:

NO.	Revision Date	REVISIONS

DATE	03/23/2023
ISSUE	03/22/23
PROJECT NUMBER	220602
DRAWN BY	WB

Elevations

A1.00

Copyright c 2023 INVESTWELL ARCHITECTS, LLC drawings and specifications as instruments of service and shall remain the property of the Architect.

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24275 KATY FREEWAY, SUITE 400
KATY, TX 77494
346-387-7177

Project Name:
SHERMAN MULTI-FAMILY - PHASE 1
492 UNITS
HIGHWAY I-75 AND SHEPHERD ROAD
SHERMAN, TEXAS 75090

Client:

NO.	Revision Date	REVISIONS

DATE	03/23/2023
ISSUE	PRELIMINARY DRAWINGS
PROJECT NUMBER	220602
DRAWN BY	WB

Rendering

A1.01

Copyright c 2023 INVESTWELL ARCHITECTS, LLC drawings and specifications as instruments of service and shall remain the property of the Architect.

MASTER PLAN | *NOV 2021 (rev. 3/2023)*

SHERMAN GATEWAY MIXED-USE PARK

SHERMAN, TEXAS

N

W E

S

150 75 37.5 0 150

1"=150'

BOHLER

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

May 8, 2023

Merrill Kaliser
17101 Preston Rd, #105
Dallas, TX 75248

JMTK II Building Company, LLC
17101 Preston Rd., #105
Dallas, TX 75248

Dosti Partners, LLC
2504 Loftsmoor Lane
Plano, TX 75025

Bohler Engineering
Attn: Aaron Andree
2600 Network Blvd., Ste. 310
Frisco, TX 75034

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Gateway Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, May 16, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Additional Right of Way Dedication may be required along the North-South Shepherd Drive to total 60' in width in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. 20' Sanitary Sewer Easement to stop at west boundary line of proposed Lot 4. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Revise 26' Fire Lane, Access, & Utility Easement on proposed Lot 5 to read 26' Access Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. 15' Drainage Easement to be shown as a Private Drainage Easement may be required upon civil review.
6. Pond Easement to be shown as a Private Detention Pond Easement on plat.
7. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

8. Dedicate a 15' Utility Easement along East-West Shepherd Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Dedicate a 10' Utility Easement along North-South Shepherd Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. Dedicate a 10' Utility Easement along North and South boundaries of Proposed Road between proposed Lots 1 & 6. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
11. Graphically show linework for pavement of intersection of Hwy. 75 service road and Shepherd Drive.
12. Dedicate a 15'x15' Right of Way corner clip on Southwest and Southeast corners of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
13. Modify 10' Utility Easement on Southwest and Southeast corners of proposed Lot 1 to parallel new right of way created by corner clip.
14. Dedicate a 15'x15' Right of Way corner clip on Northwest and Northeast corners of proposed Lot 6. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
15. Modify 10' Utility Easement on Northwest and Northeast corners of proposed Lot 6 to parallel new right of way created by corner clip.
16. Location of non-potable of City water main along North-South Shepherd Road on Lots 2 & 3 to be determined. 10' Water Line Easement to be dedicated or relocated.
17. Graphically show Water Line Easement along Hwy. 75 Service Road with instrument information on plat. If no filed document is found, Dedicate a 15' Water Line Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
18. Dedicate a 10' Utility Easement along Hwy. 75 Service Road, adjacent to 15' Water Line Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
19. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
20. Line table items C2, C3, and L7 in table do not match metes and bounds. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
21. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
22. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
23. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
24. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Merrill Kaliser
17101 Preston Rd, Suite 105
Dallas, TX 75248

Investwell Architects, LLC
24275 Katy Freeway, Suite 400
Katy, TX 77494

Dosti Partners
2504 Loftsmoor Ln
Plano, TX 75025

BOHLER
2600 Network Blvd, Suite 310
Frisco, TX 75034

Dear Applicants,

The request of a Public Hearing and Zone Change, Lot 1 consisting of 17.284 acres in the Sherman Gateway Addition Lots 1-6, Block 1 in the Benjamin Lindsey Survey, Abstract No. 733 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District/75 & 82 Overlay District; Public Hearing and Zone Change, Lot 6, Block 1 consisting of 39.775 acres in the Sherman Gateway Addition Lots 1-6, Block 1in the Benjamin Lindsey Survey, Abstract No. 733 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District/75 & 82 Overlay District; and a Site Plan of Sherman Gateway, Phase 1, located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Site Plan requirements must be addressed on Site Plan. *(14.06.004(b)(1)(H))*
4. Setbacks must reflect the 75 & 82 Overlay District. *(14.03.001(e))*
5. Every site adjacent to the highway right-of-way shall include a buffet strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(14.03.001(f)(3)(B))*
6. All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands. *(14.04.006(b)(1))*
7. Elevations must reflect the building design of the 75 & 82 Overlay District *(14.03.001(d))*
8. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.001)*
9. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07and 14.03.001)*
10. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

13. Private Detention Pond to be constructed with Phase 1.
14. Mutual Access Easements may be required for cross access between Lots. Code of Ordinances Chapter 10, Exhibit A, Sec. 12
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
16. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
17. The location of the trash receptors must be approved by the Public Works Department.
18. Internal water and wastewater lines will be privately owned and maintained.
19. Water main must be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
20. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
21. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

3600 BLOCK STEEPLE CHASE DRIVE

The request of Jeff Harkinson, Bearcat Crossing, LTD. (Owners), Jeremy Gray (Representative), Vortex Surveying Company (Surveyor), A&W Surveyors, Inc (Land Surveyor) and Mauldin Architects (Architect) concerning the property located in the 3600 Block Steeple Chase Drive consisting of 3.002 acres, in the Elizabeth Jones Survey, Abstract No. 625 and being Lot 5, Block 1 of Bearcat Crossing Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 5' side yard setback on the West side property line in lieu of the required 15' side yard setback in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.

Background:

The property is located at 3600 Block Steeple Chase Drive between South Heritage Parkway and West Moore Street. The property owner is requesting a Variance for a side yard setback on the West side property line for a new structure. They are also requesting a Site Plan and Specific Use Permit approval for a mini-warehouse.

Adjacent Zoning:

C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District
R-6 (Single-Family Residential) District

Origination:

Jeff Harkinson, Bearcat Crossing, LTD. (Owners)
Jeremy Gray (Representative)
Vortex Surveying Company (Surveyor)
A&W Surveyors, Inc (Land Surveyor)
Mauldin Architects (Architect)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

9

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan/Elevation
Survey
Landscape Plan
STAFF REVIEW LETTER

---

dlagrone H:\PLANNING\Public Notification KT.aprx

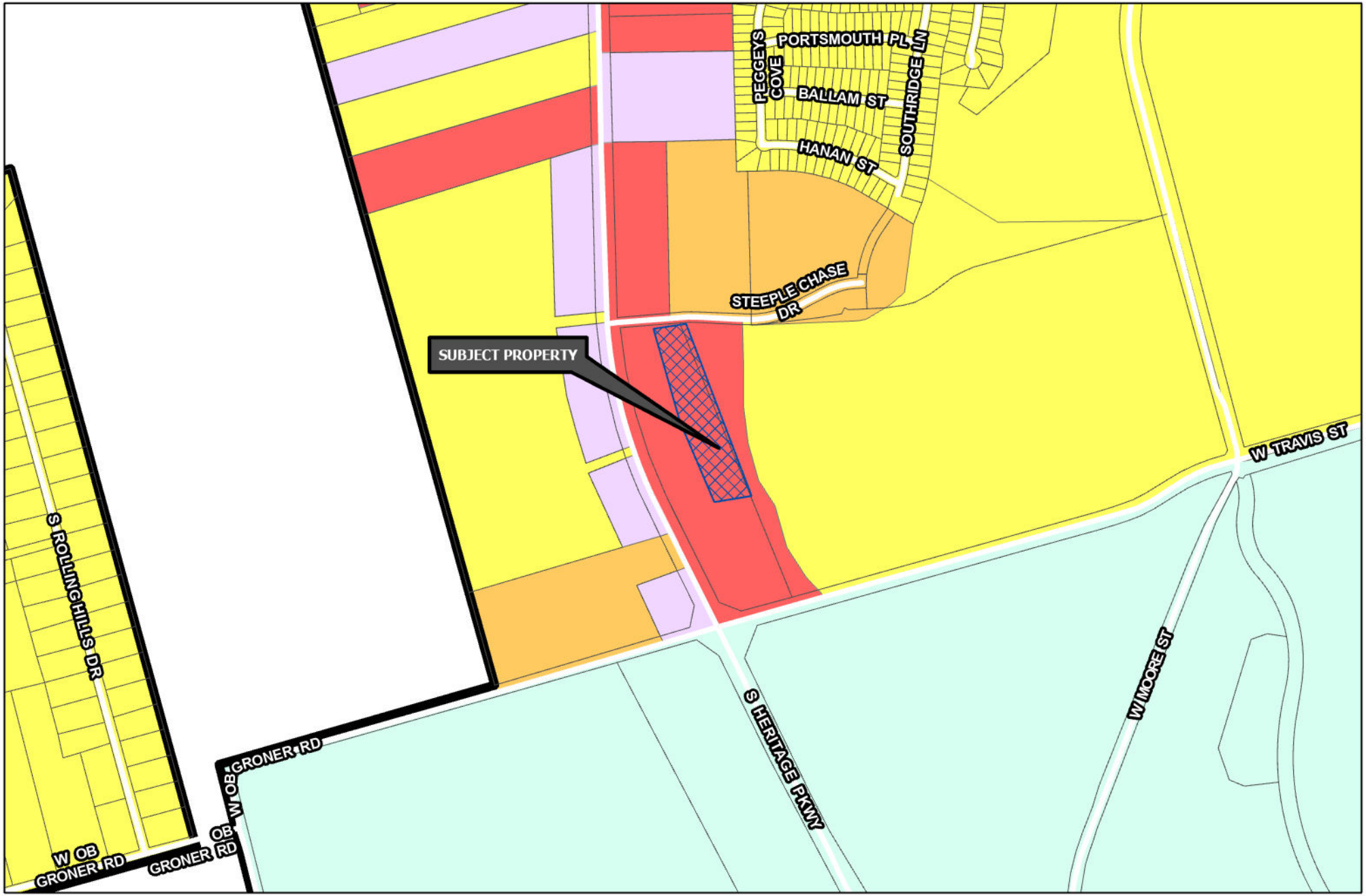
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3601 BLK STEEPLE CHASE DR

N
W E
S

Date: 5/6/2023 11:22 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
3601 BLK STEEPLE CHASE DR

N
W E
S

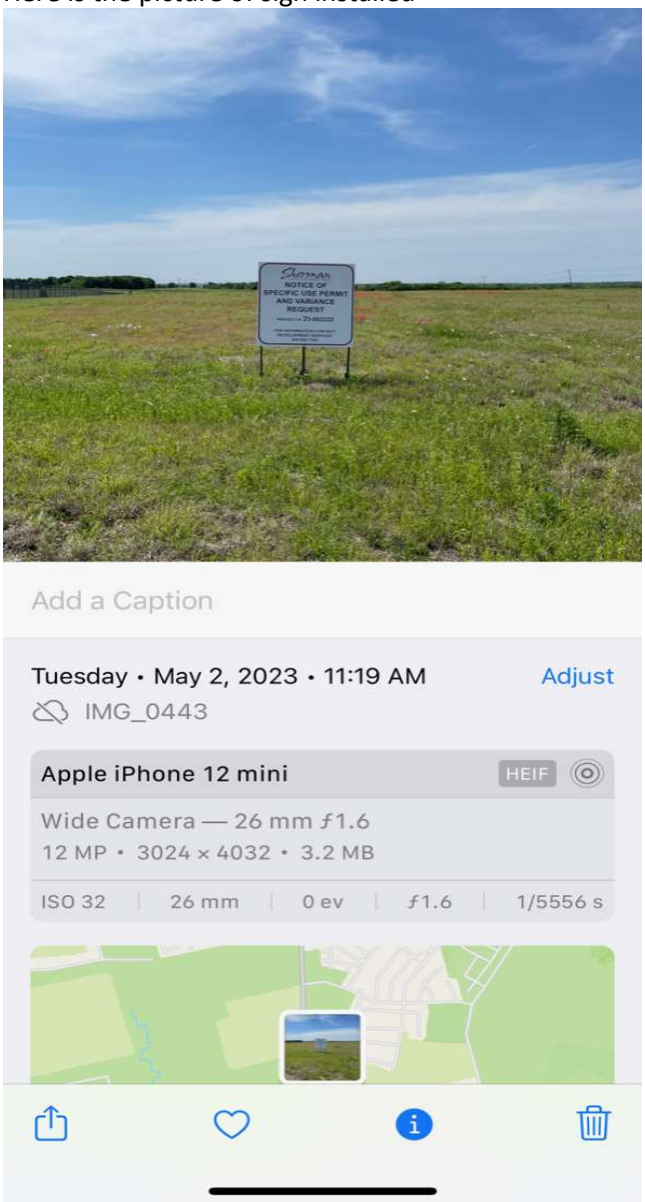
Date: 5/6/2023 11:29 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Jeremy Gray
Subject: RE: Reminder - Signs

From: Jeremy Gray
Sent: Tuesday, May 2, 2023 11:23 AM
To: Marlow, Lauren
Subject: Re: Reminder - Signs

Here is the picture of sign installed



Jeremy A. Gray

Sherman Zoning & Development Applications

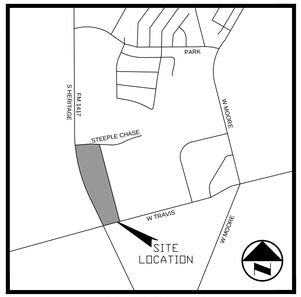
April 19, 2023

RE: Regarding Lot 5 Block 1 of the Bearcat Crossing Addition

1. Request approval of a Specific Use Permit to allow for a Self-Storage development on property located in the C-1 zoning district.

2. Request a variance to the 15’ building setback line for side property lines required in C-1 zoning to allow for a 5’ building setback line on the west property line of Lot 5 of the Bearcat Crossing Addition.

3. Request approval of the Preliminary Site Plan.



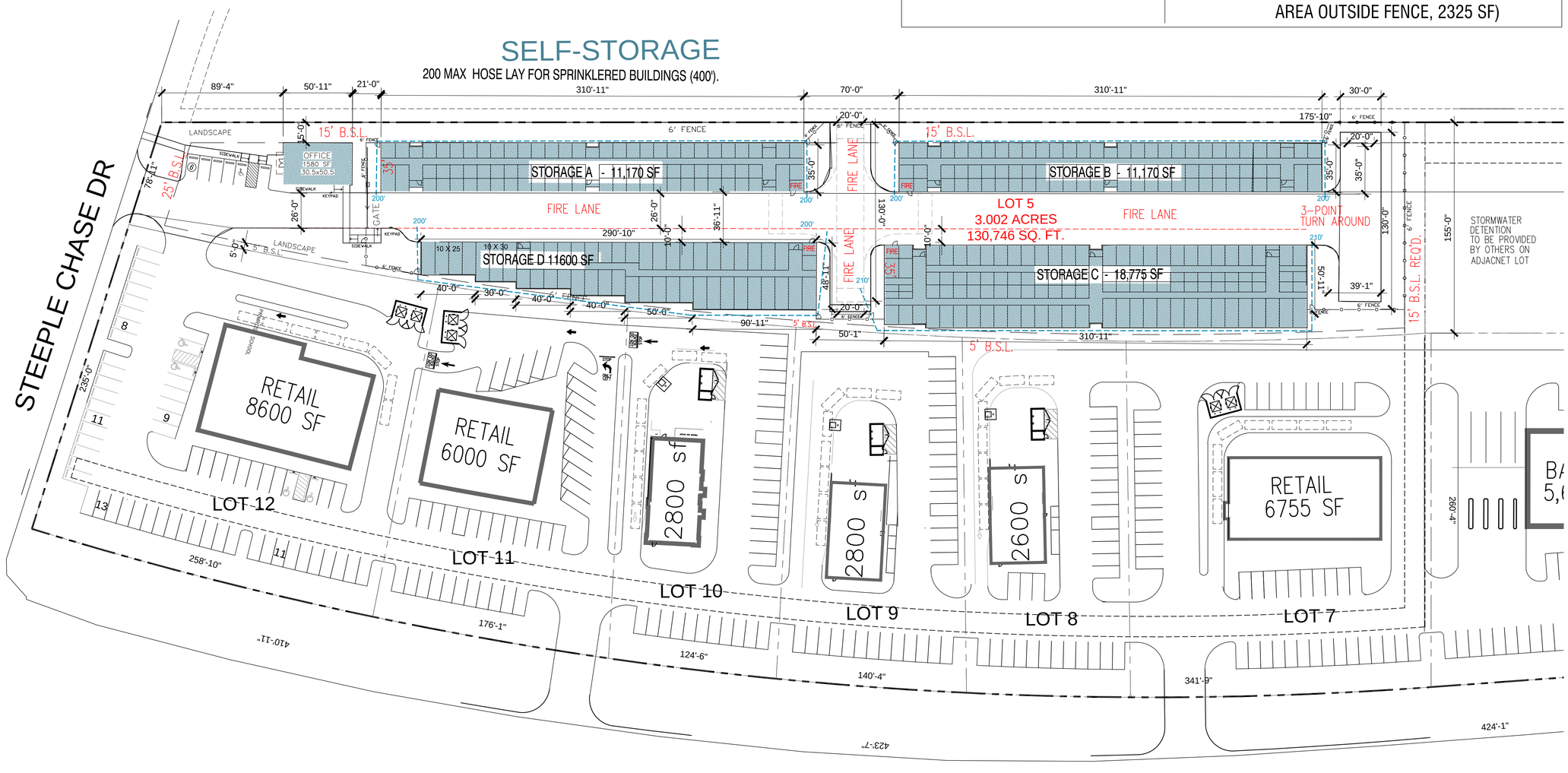
LOCATION MAP
NOT TO SCALE

BUILDING DATA:

BUILDING	GROSS AREA	CC %	NET AREA	HEIGHT
BUILDING A:	11,170 S.F.	x 78%	8,710 S.F.	13'
BUILDING B:	11,170 S.F.	x 78%	8,710 S.F.	13'
BUILDING C:	18,775 S.F.	x 78%	14,645 S.F.	13'
BUILDING D:	11,600 S.F.	x 78%	9,050 S.F.	13'
TOTAL	52,715 S.F.		41,115 S.F.	
OFFICE:	+/- 1,580 S.F.			25-4"
TOTAL	+/- 54,295 S.F.			

SITE DATA:

LEGAL DESCRIPTION	LOT: 5 BLOCK: 1 BEARCAT CROSSING ADDITION
ZONING	C-3, FM 1417 Overlay
PROPOSED USE	SELF-STORAGE
GROSS LOT AREA	130,746 S.F. / 3.002 AC
BUILDING AREA TOTAL	54,295 S.F.
F. A. R.	0.4152
PARKING REQUIRED	5 AT LEASING OFFICE (1 per 300 sf office)
HANIDCAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	6 + LOADING AREAS ALONG BLDGS. C & D
IMPERVIOUS COVER TOTAL	96,300 SF
LANDSCAPE AREAS TOTAL	32,121 SF (DOES NOT INCLUDE 15' REAR ESMT AREA OUTSIDE FENCE, 2325 SF)



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

MAULDIN ARCHITECTS

MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 05/01/2023
PROJ# 23016
SHEET TITLE: SITE PLAN
SHEET NUMBER: PSP1

LANDSCAPE LEGEND:	
GRAPHIC	ITEM
	TREE 1
	TREE 2
	SHRUB 1 - SMALL
	GRASS
	GROUND COVER
	DECOMPOSED GRANITE

SELF-STORAGE

LOT 5
3.002 ACRES
130,746 SQ. FT.

01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

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Sherman, Texas

REVISIONS:

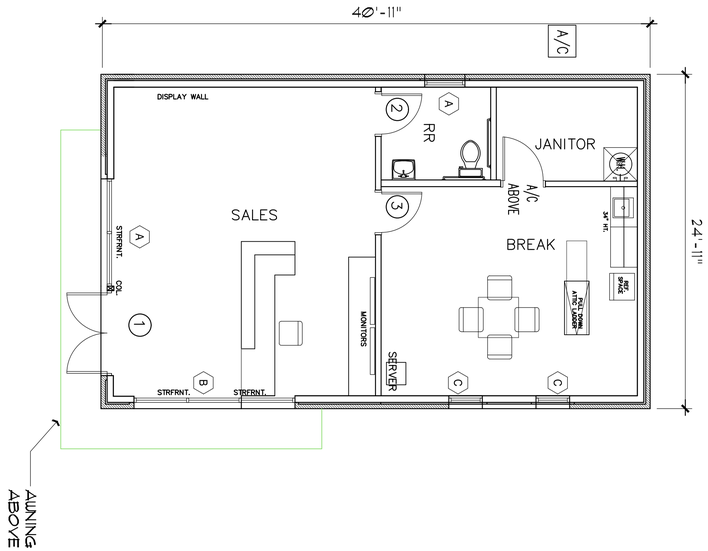
NO.	DESCRIPTION	DATE

DATE: 05/01/2023

PROJ# 23016

SHEET TITLE:
LANDSCAPE PLAN

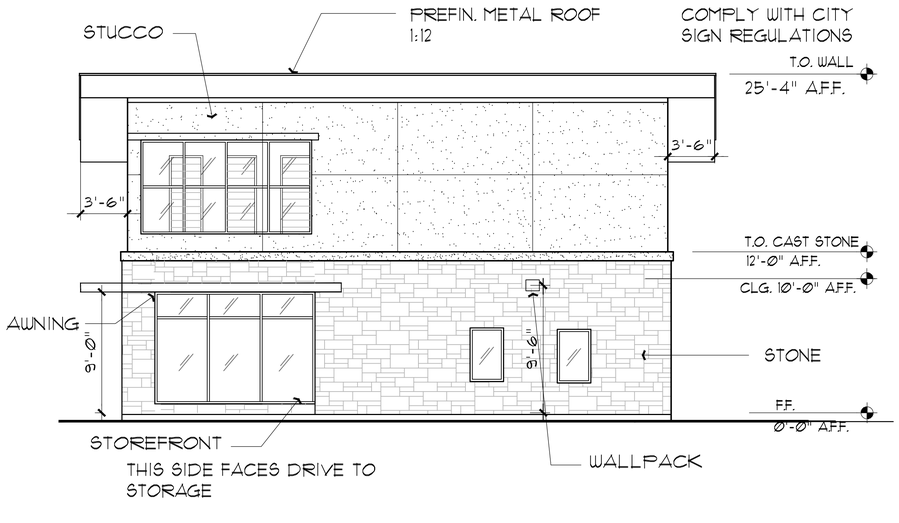
SHEET NUMBER:
L1



+/-1020 SF FOUNDATION

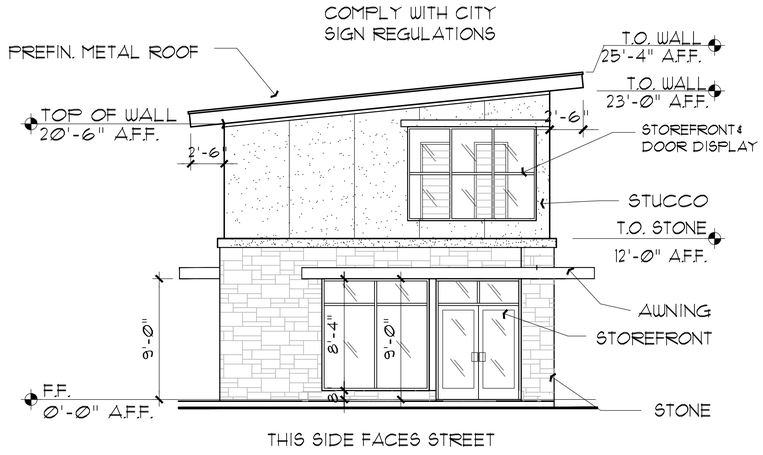
01 FLOOR PLAN

SCALE: 3/16" = 1'-0"



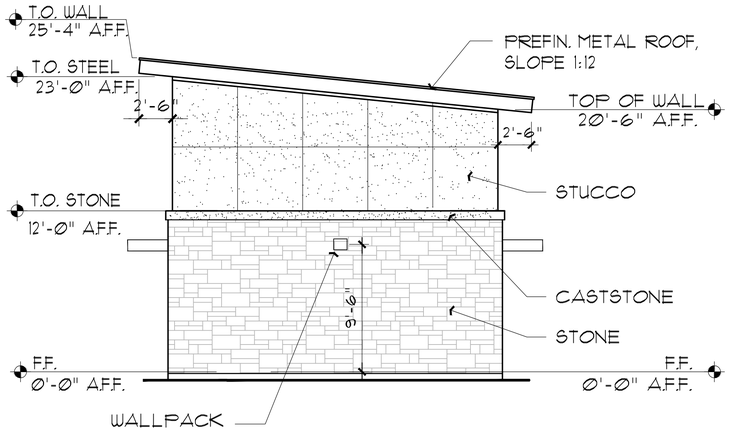
02 SIDE ELEVATION - DRIVE

SCALE: 3/16" = 1'-0"



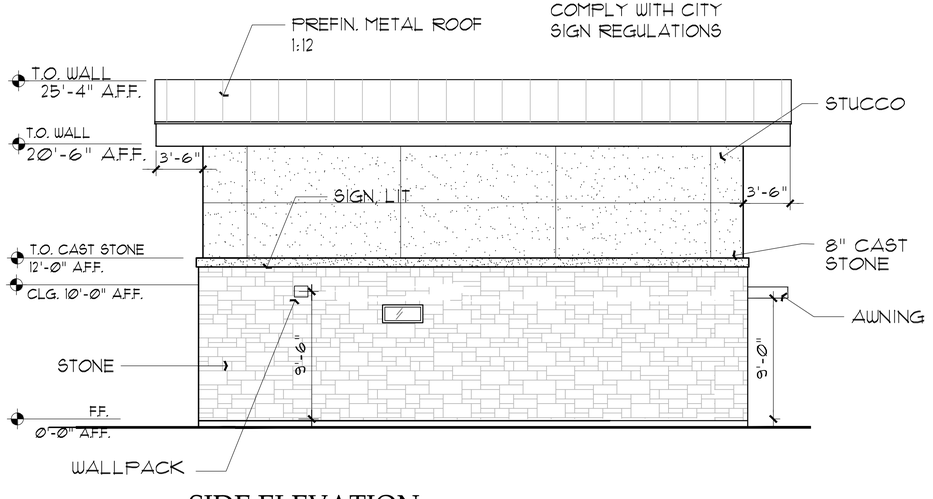
05 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



04 BACK ELEVATION

SCALE: 3/16" = 1'-0"



03 SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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REVISIONS:

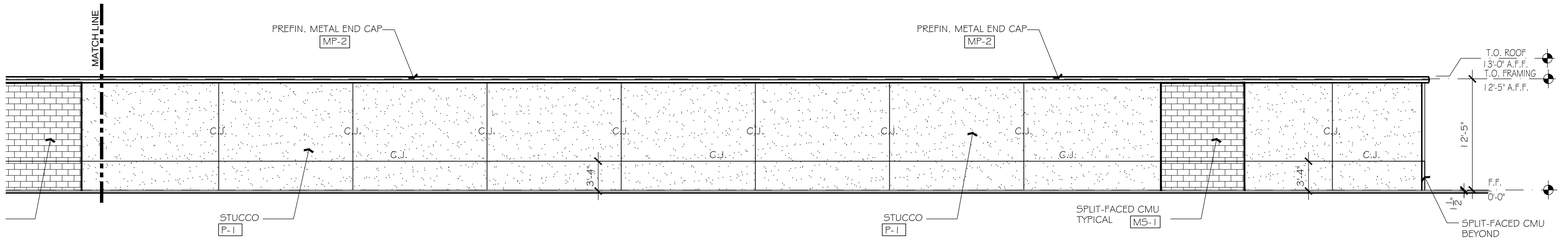
NO.	DESCRIPTION	DATE

DATE: 05/01/2023

PROJ# 23016

SHEET TITLE: OFFICE PLAN, ELEVATIONS

SHEET NUMBER: A2.0



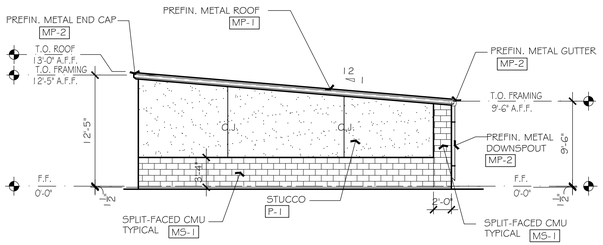
04 EAST ELEVATION - BUILDING "A"

SCALE: 1/8" = 1'-0"

MATERIAL FINISH SCHEDULE

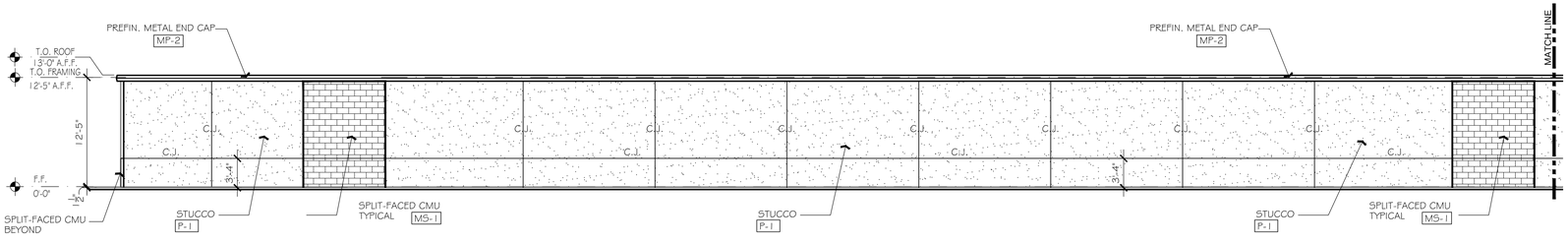
MANUFACTURER OR ARCHITECT APPROVED EQUAL
EXTERIOR COLORS TO MATCH CLIENT'S OTHER LOCATION

MARK	DESCRIPTION	MANUFACTURER	COLOR # / NAME
P-1	STUCCO FIELD COLOR, COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	LIGHT GRAY
P-2	MAN DOORS AND FRAMES - EXTERIOR COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	MATCH A-LERT "ASH GREY"
P-3	MAN DOORS AND FRAMES - INSIDE COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	WHITE
MP-1	PREFINISHED MTL. ROOF AND SOFFIT COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"POLAR WHITE"
MP-2	PREFINISHED MTL. GUTTER, EAVE & DOWNSPOUTS COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"HAWAIIAN BLUE"
MP-3	OVERHEAD DOORS - COLOR TO BE APPROVED BY ARCHITECT/ OWNER	JANUS, DBCI	MATCH A-LERT "HAWAIIAN BLUE"
MP-4	PREFINISHED MTL. SOFFIT PANEL COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"POLAR WHITE"
MP-5	PREFINISHED MTL. WALL PANEL - INTERIOR, DOOR FRAME FLAT HALL WALL PANELS	A-LERT	"ASH GREY"
MS-1	SPLIT-FACED CMU COLOR TO BE APPROVED BY ARCHITECT/ OWNER	---	LIMESTONE COLOR
		---	CLEAR ANODIZED ALUMINUM



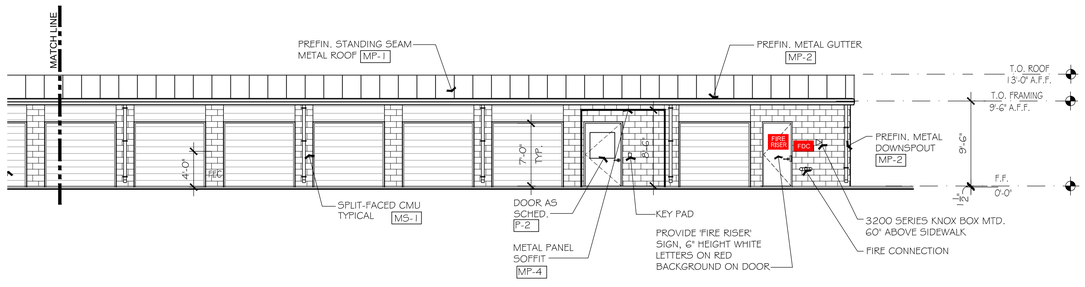
03 NORTH ELEVATION - BUILDING "A" (FACING OFFICE)

SCALE: 1/8" = 1'-0"



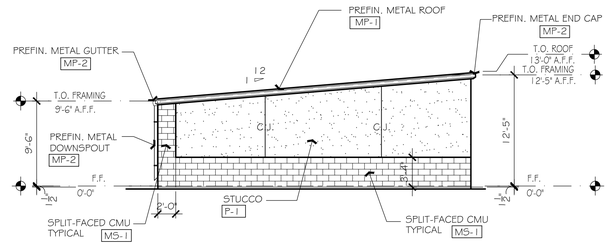
04 EAST ELEVATION - BUILDING "A"

SCALE: 1/8" = 1'-0"



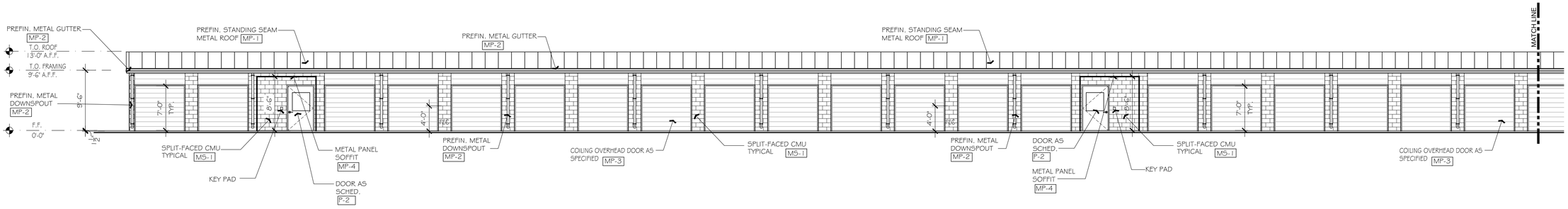
01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")

SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "B")

SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")

SCALE: 1/8" = 1'-0"

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MICHAEL D. MAULDIN
TEXAS #16733

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Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:

NO.	DESCRIPTION	DATE

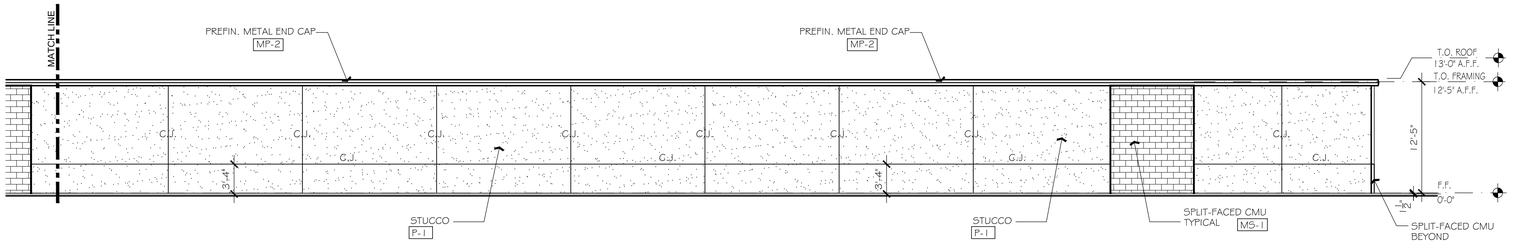
DATE: 05/01/2023

PROJ# 23016

SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "A"

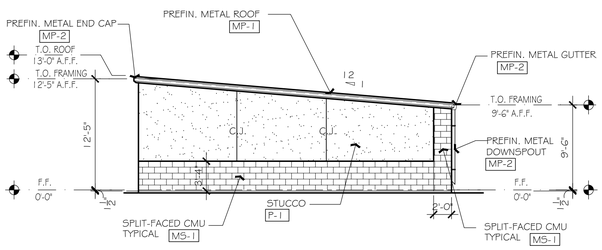
SHEET NUMBER:

A2.1



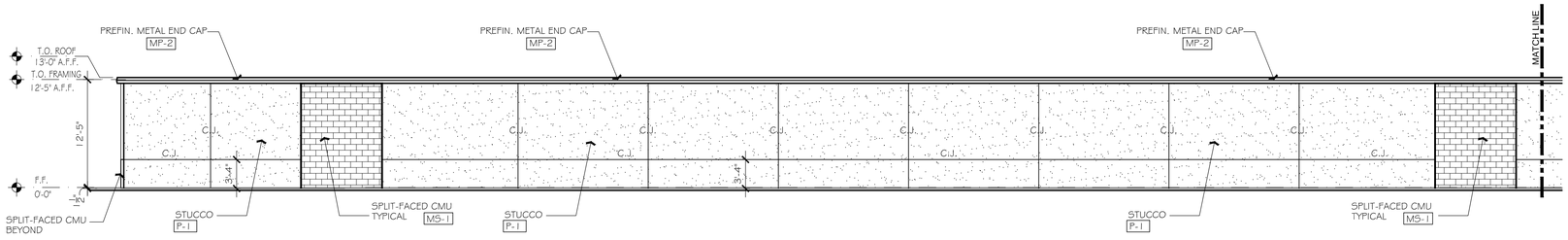
04 EAST ELEVATION - BUILDING "B"

SCALE: 1/8" = 1'-0"



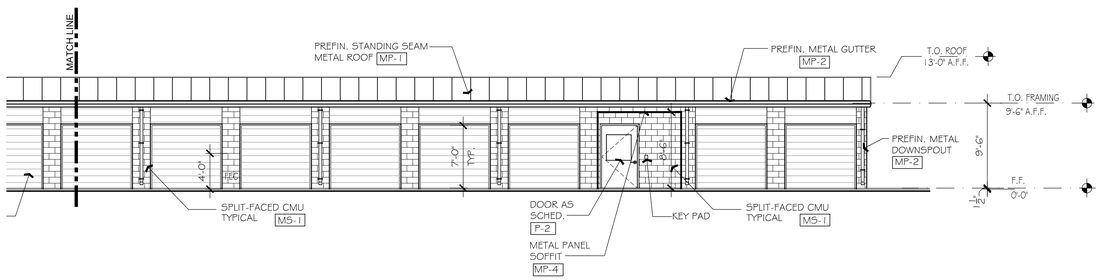
03 NORTH ELEVATION - BUILDING "B" (FACING BLDG. "A")

SCALE: 1/8" = 1'-0"



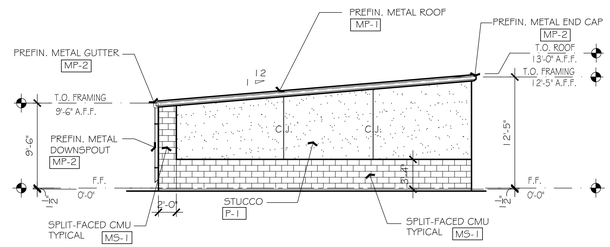
04 EAST ELEVATION - BUILDING "B"

SCALE: 1/8" = 1'-0"



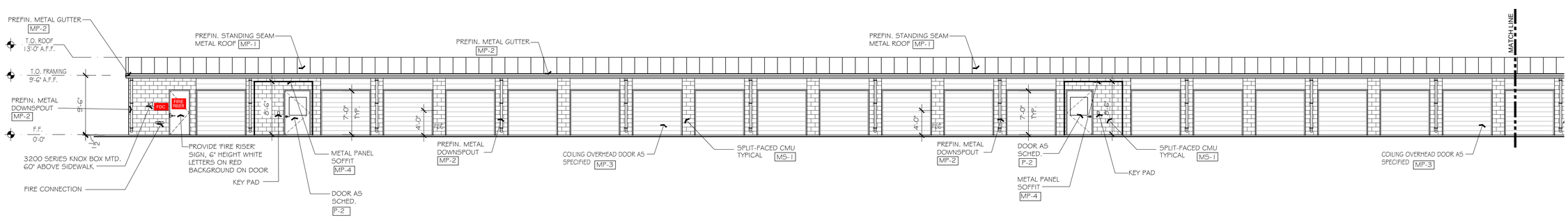
01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")

SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "B"

SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")

SCALE: 1/8" = 1'-0"

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MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE

Bearcat Crossing Self Storage

Steeple Chase Drive
Sherman, Texas

REVISIONS: NO.	DESCRIPTION	DATE

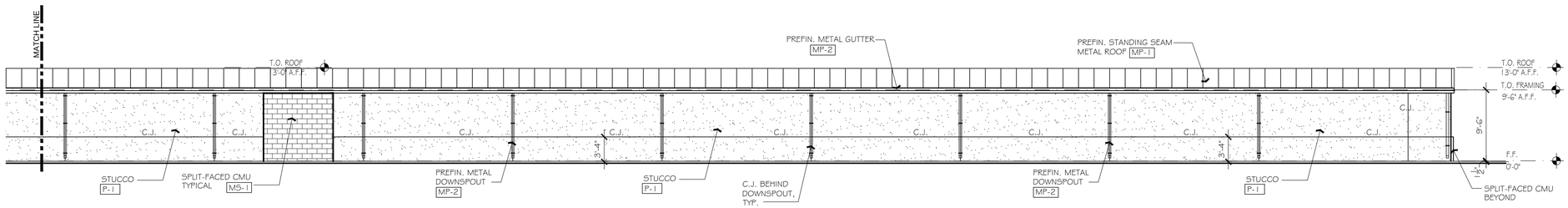
DATE: 05/01/2023

PROJ# 23016

SHEET TITLE:
EXTERIOR
ELEVATIONS
BUILDING "B"

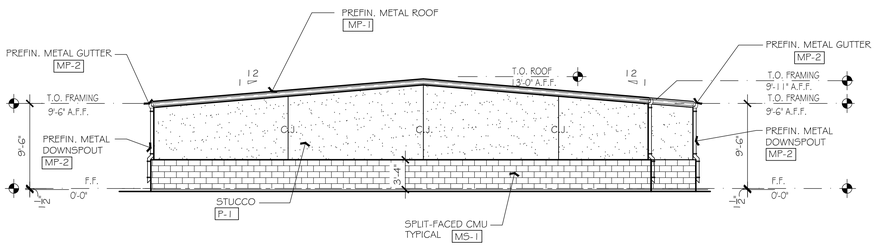
SHEET NUMBER:

A2.2



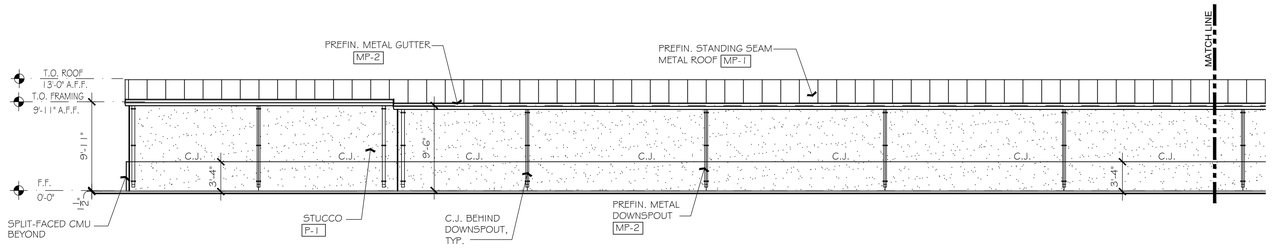
04 EAST ELEVATION - BUILDING "B"

SCALE: 1/8" = 1'-0"



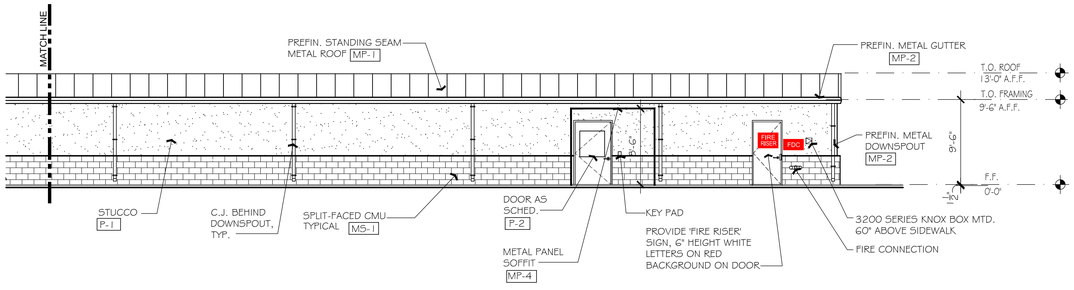
03 NORTH ELEVATION - BUILDING "C" (FACING BLDG. "D")

SCALE: 1/8" = 1'-0"



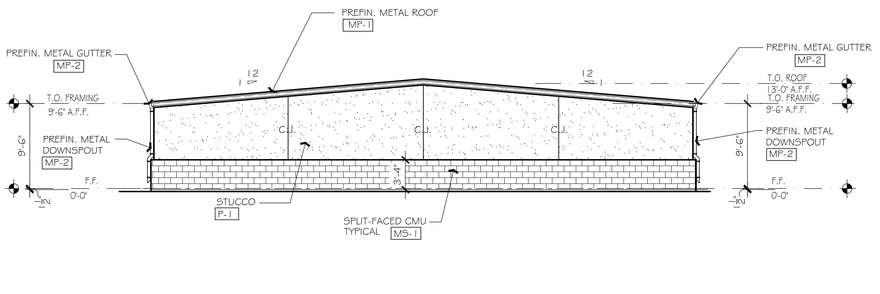
04 WEST ELEVATION - BUILDING "C"

SCALE: 1/8" = 1'-0"



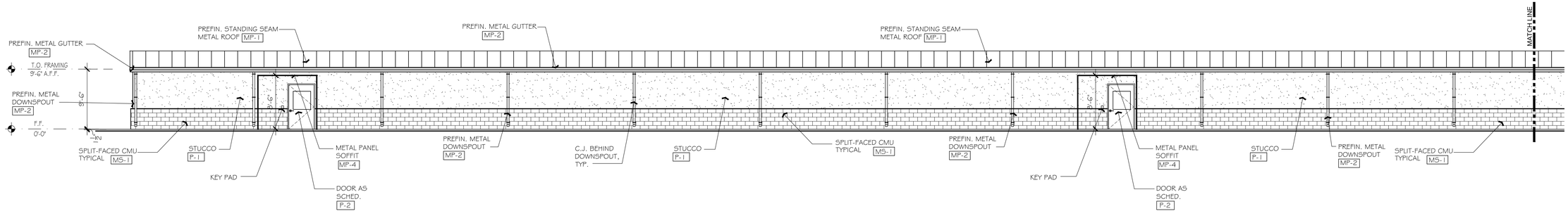
01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")

SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "C"

SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")

SCALE: 1/8" = 1'-0"

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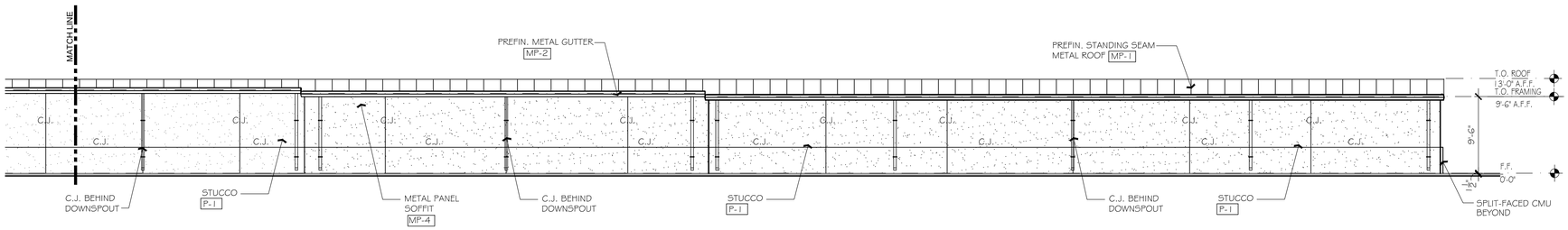
PROJ# 23016

SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "C"

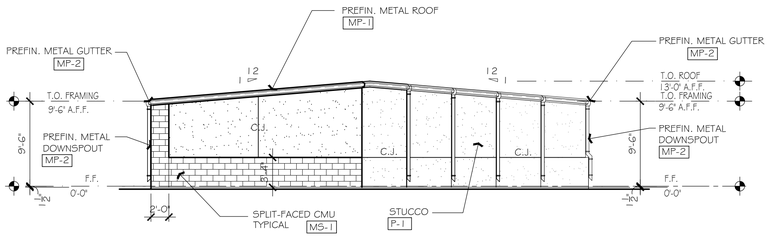
SHEET NUMBER:

A2.3



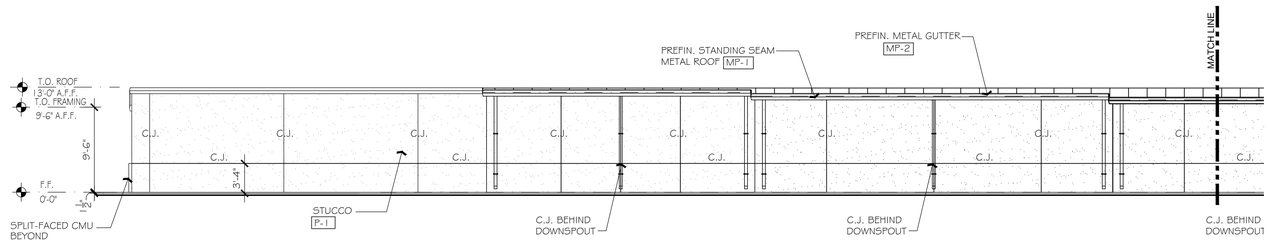
04 WEST ELEVATION - BUILDING "D"

SCALE: 1/8" = 1'-0"



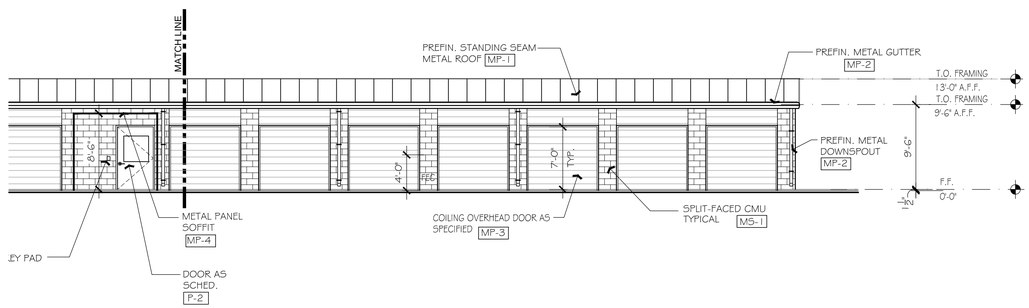
03 NORTH ELEVATION - BUILDING "D"

SCALE: 1/8" = 1'-0"



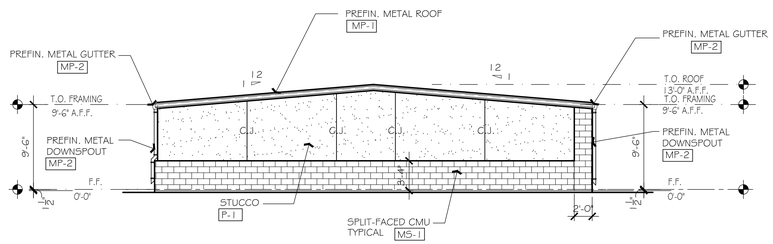
04 WEST ELEVATION - BUILDING "D"

SCALE: 1/8" = 1'-0"



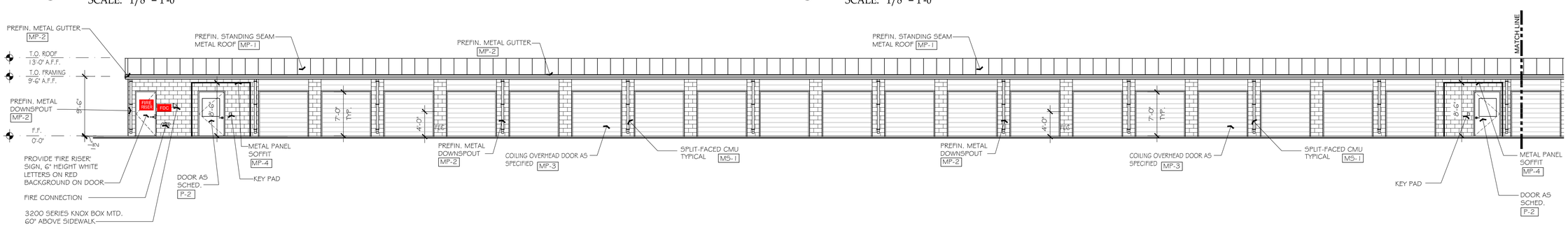
01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")

SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "C")

SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")

SCALE: 1/8" = 1'-0"

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TEXAS #16733

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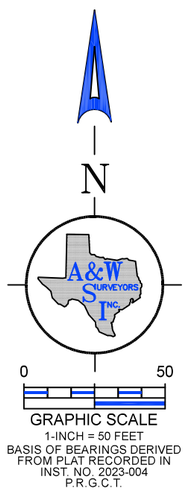
PROJ# 23016

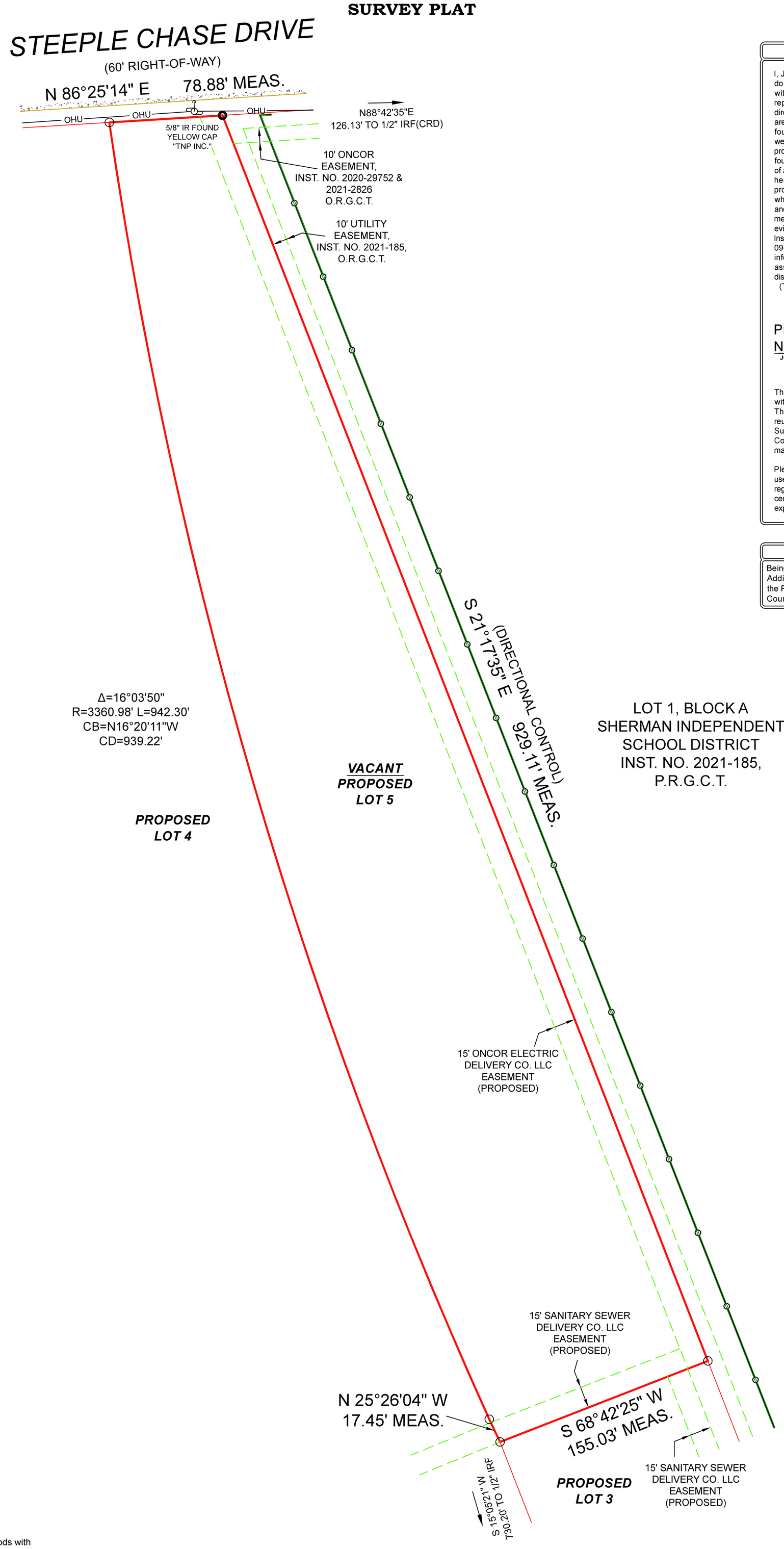
SHEET TITLE:
EXTERIOR
ELEVATIONS
BUILDING "D"

SHEET NUMBER:

A2.4

SURVEY PLAT





SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Harkinson Investment Corporation, in connection with G. F. NO. xx, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Flood Insurance Rate Map, Community Panel No. 481813c0400G, dated 09-01-2022. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.
(This information is protracted from F.I.R.M.)

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION

Being Proposed Lot 5, Block 1, of Bearcat Crossings Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof, currently under review at the City of Sherman, Grayson County, Texas.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	BOLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P. E. POOL EQUIP.	ASPHALT	COVERED AREA	TILE

STEEPLE CHASE DRIVE

GRAYSON, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 23-0385
DATE 03-27-2023
DRAWN BY: AR

"A professional company operating in your best interest"

LANDSCAPE LEGEND:	
GRAPHIC	ITEM
	TREE
	SHRUB 1 - SMALL
	SHRUB 2 - LARGE
	GRASS
	GROUND COVER
	DECOMPOSED GRANITE

SELF-STORAGE

LOT 5
3.002 ACRES
130,746 SQ. FT.

01 PRELIMINARY SITE PLAN

SCALE: 1"=40'-0"

NORTH

MAULDIN ARCHITECTS

MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY
DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE

Bearcat Crossing Self Storage

Steeple Chase Drive
Sherman, Texas

REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 04/16/2023

PROJ# 23016

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Bearcat Crossing, LTD.
Jeff Harkinson
4560 Belt Line Rd., Suite 400
Addison, TX 75001

Mauldin Architects
8603 CrownHill Blvd., #30
San Antonio, TX 78209

Votex Surveying Company
10440 N. Central Expy, Suite 800
Dallas, TX 75231

Jeremy Gray
4300 MacArthur Ave, Suite 200
Dallas, TX 75209

A&W Surveyors
2220 Gus Thomasson, Bld A, Ste C
Mesquite, TX 75150

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.016 to allow a 5' side yard setback on the West side property line in lieu of the required 15' side yard setback in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District located in the 3600 Block Steeple Chase Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 & 14.03.002)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 & 14.03.002)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. Coordinate with Fire Marshal required for second point of ingress/egress. Code of Ordinances Chapter 3.02.002(c)
13. The location of the trash receptors must be approved by the Public Works Department.
14. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
16. Mutual Access Easement required for cross access between Lots. Code of Ordinances Chapter 10, Exhibit A, Sec. 12
17. Private Detention Pond to be designed and constructed with first phase of development.
18. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

304 PROGRESS DRIVE

The request of Sapphire Stockhome, LLC (Owner), Bluestone Partners, LLC (Representative) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 304 Progress Drive, consisting of 9.023 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 4, of the Replat of Sherman Industrial Development Addition, and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 2.3.2 to allow 2.582 acres in Lot 4R-1 in lieu of the required 5 acres in the Blalock Industrial Park/PD (Planned Development).
B. Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas.
C. Public Hearing and Variance under Section 2.3.5(b)(5) to allow 1' ¾" side setback for the existing structure in lieu of the required 25'.

Planning and Zoning Commission

D. Site Plan for Sherman Industrial Development Addition
E. Replat of Lot 4, Sherman Industrial Development Addition (Replat)

Background:

The property is located at 304 Progress Drive at the corner of Progress Drive and Howe Drive. The property owner is requesting a Variance for the lot area, parking within the front setback and side setback for the existing structure. The owner is also requesting a Site Plan for Sherman Industrial Development Addition and would also like to plat the property into two lots for commercial development.

Adjacent Zoning:

PD (Planned Development)

Origination:
Sapphire Stockhome, LLC (Owner)
Bluestone Partners, LLC (Representative)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:
Not Applicable.

Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff does not recommend that the Board of Adjustment approve the request variances as they do not meet the intent and purpose of the Blalock Industrial Park Planned Development regulations. "The purpose of the Blalock Industrial Park PD is to achieve a quality, cohesive, and compatible industrial and manufacturing district to a climate and location for the orderly development of light industry in the southern gateway of Sherman, Texas" (Section 1.1 of the Blalock Industrial Park Development Plan). The purpose of the minimum lot size of 5 acres is to allow for medium to large industrial users in the industrial park.
In addition, staff does not recommend that the Planning and Zoning approve the replat and the site plan as these do not meet the minimum requirements of the Blalock Industrial Park Development Regulations. The building elevations demonstrate metal panel siding which is not permitted in the Blalock Industrial Park.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Replat
Elevations
Landscape Plan

---

dlagrone H:\PLANNING\Public Notification KT.aprx

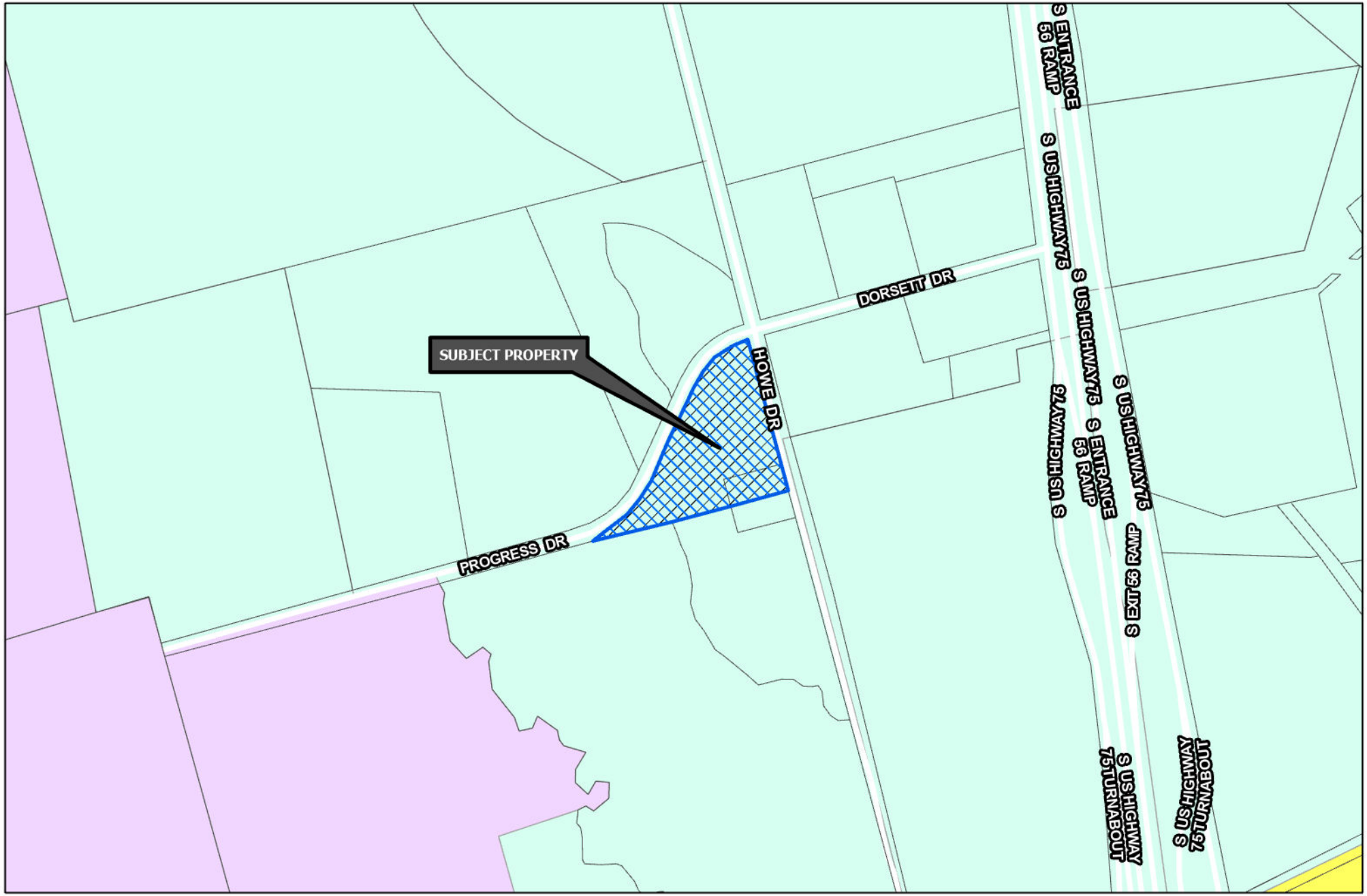
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
304 PROGRESS DR

N
W E
S

Date: 5/6/2023 11:36 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
304 PROGRESS DR

N
W E
S

Date: 5/6/2023 11:38 AM

From Kevin

April 19th, 2023

City of Sherman Planning and Zoning

Variance Request

Our client, Sapphire Stockhome, LLC is requesting a variance on the front parking for the proposed building facing Howe Drive.

- **Current Requirement –** Building setback at 50'
- **Requested Variance –** Parking spaces within the 50' setback on Howe Drive

The request for this variance will allow for the required parking that will be necessary for the submitted site plan. This piece of property is triangular in shape with an existing building and a significant floodplain to work around. Allowing the parking within this setback allows enough room for Semi/Tractor trailers to access the property behind the proposed buildings, which in return should bring "more attractive – larger potential industries/companies" to relocate to this industrial area.

- **Exchange/Swap:**

The existing building on the hard corner of Howe and Progress has a significant green piece facing both roads, we proposed dressing up the existing landscaping to have an eye-pleasing impression on our property demonstrating our commitment to the Blalock Industrial Park Development Plan.

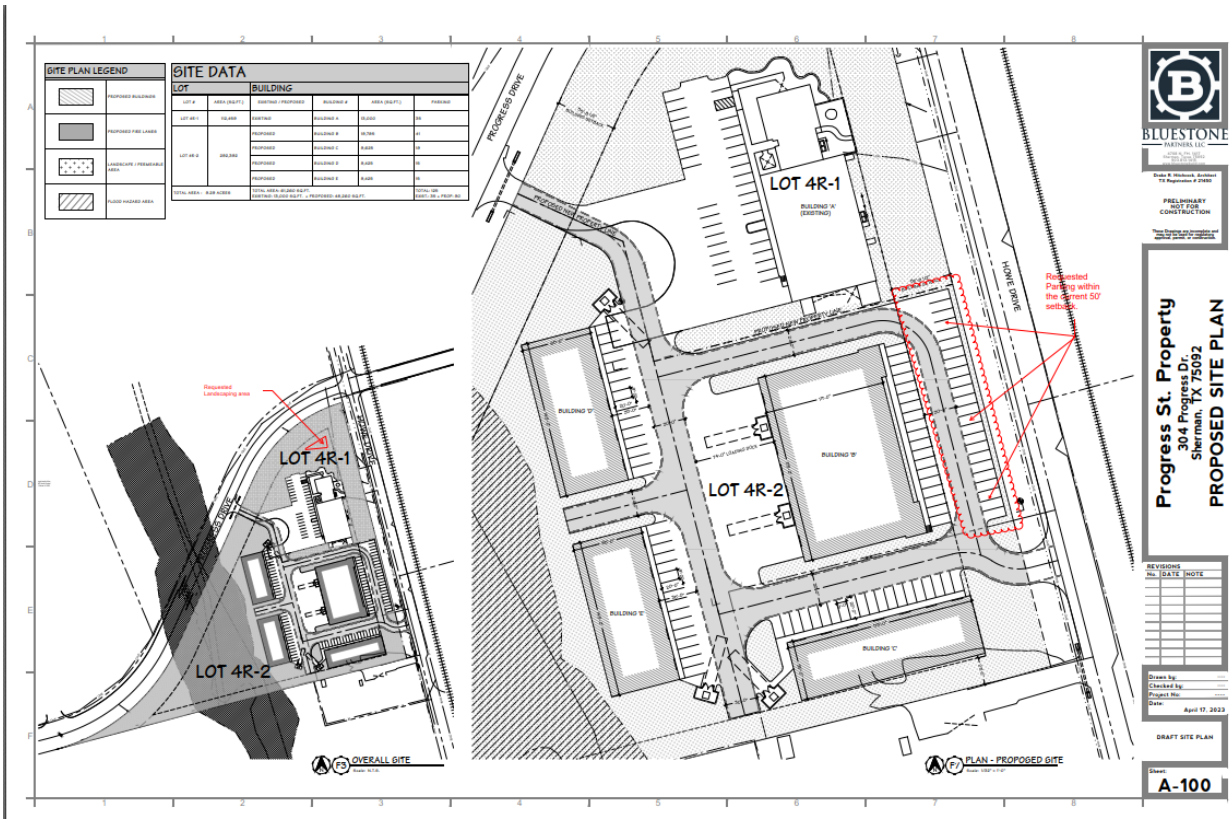
Sapphire Stockhome is willing to dress up the landscaping on this corner – creating an attractive green space in exchange for a parking lot within the 50' setback on Howe Drive.

Attached is a graphic to help understand our desire for a variance.

Thank you for your consideration,

Rocky Granzella, Sr. Project Manager

Casey Hibbs, Director of Development


SITE PLAN LEGEND
PROPOSED BUILDING
PROPOSED FIRE LANES
LANDSCAPE / PERMEABLE AREA
FLOOD HAZARD AREA
SITE DATA
LOT
BUILDING
LOT 4R-1
LOT 4R-2
PROGRESS DRIVE
HOWE DRIVE
Requested Landscaping area
Requested Parking within the current 50' setback
BUILDING 'A' (EXISTING)
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
BUILDING 'E'
OVERALL SITE
PLAN - PROPOSED SITE
BLUESTONE PARTNERS, LLC
PRELIMINARY NOT FOR CONSTRUCTION
Progress St. Property
304 Progress Dr.
Sherman, TX 75092
PROPOSED SITE PLAN
REVISIONS
No. DATE NOTE
Drawn by:
Checked by:
Project No:
Date:
April 17, 2023
DRAFT SITE PLAN
Sheet:
A-100

SITE DATA

LOT

LOT #	AREA (SQ.FT.)	FAR
LOT 4R-1	112,459	0.12
LOT 4R-2	292,392	0.17
TOTAL AREA : 9.29 ACRES		

BUILDING

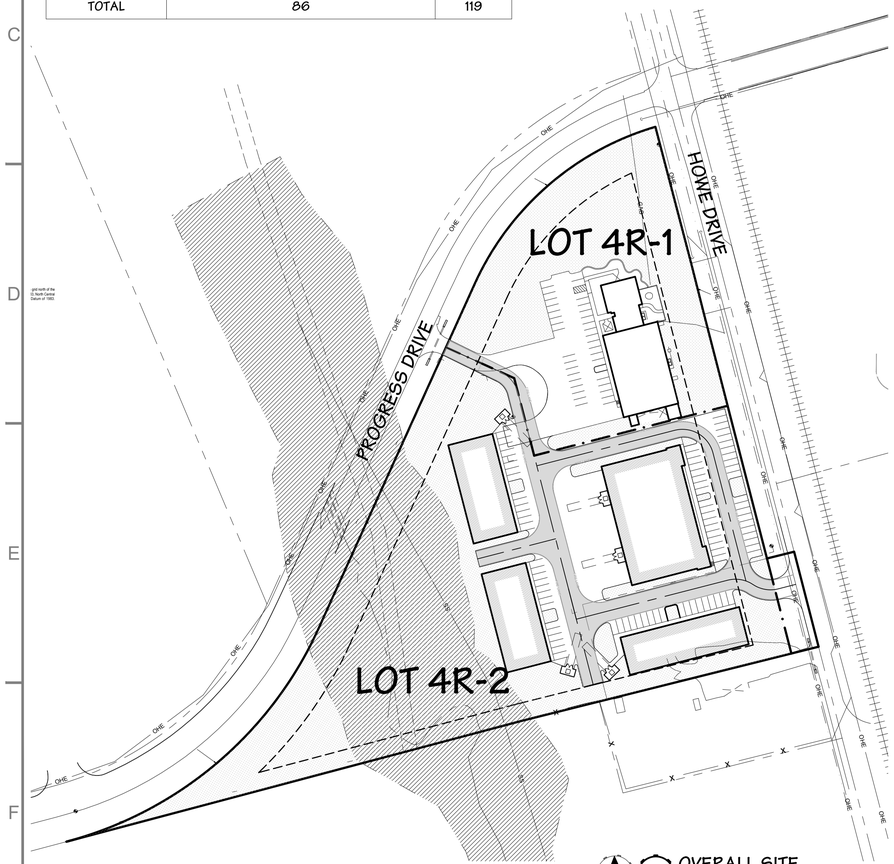
EXISTING / PROPOSED	BUILDING #	AREA (SQ.FT.)	BUILDING USE	BUILDING HEIGHT (MAX)
EXISTING	BUILDING 'A'	13,000	OFFICE + INDUSTRIAL	EXISTING
PROPOSED	BUILDING 'B'	19,785	OFFICE + INDUSTRIAL	28'-0"
PROPOSED	BUILDING 'C'	9,625	OFFICE + INDUSTRIAL	24'-0"
PROPOSED	BUILDING 'D'	9,425	OFFICE + INDUSTRIAL	24'-0"
PROPOSED	BUILDING 'E'	9,425	OFFICE + INDUSTRIAL	24'-0"
TOTAL AREA: 61,260 SQ.FT. EXISTING: 13,000 SQ.FT. + PROPOSED: 48,260 SQ.FT.				

PARKING CALCULATIONS

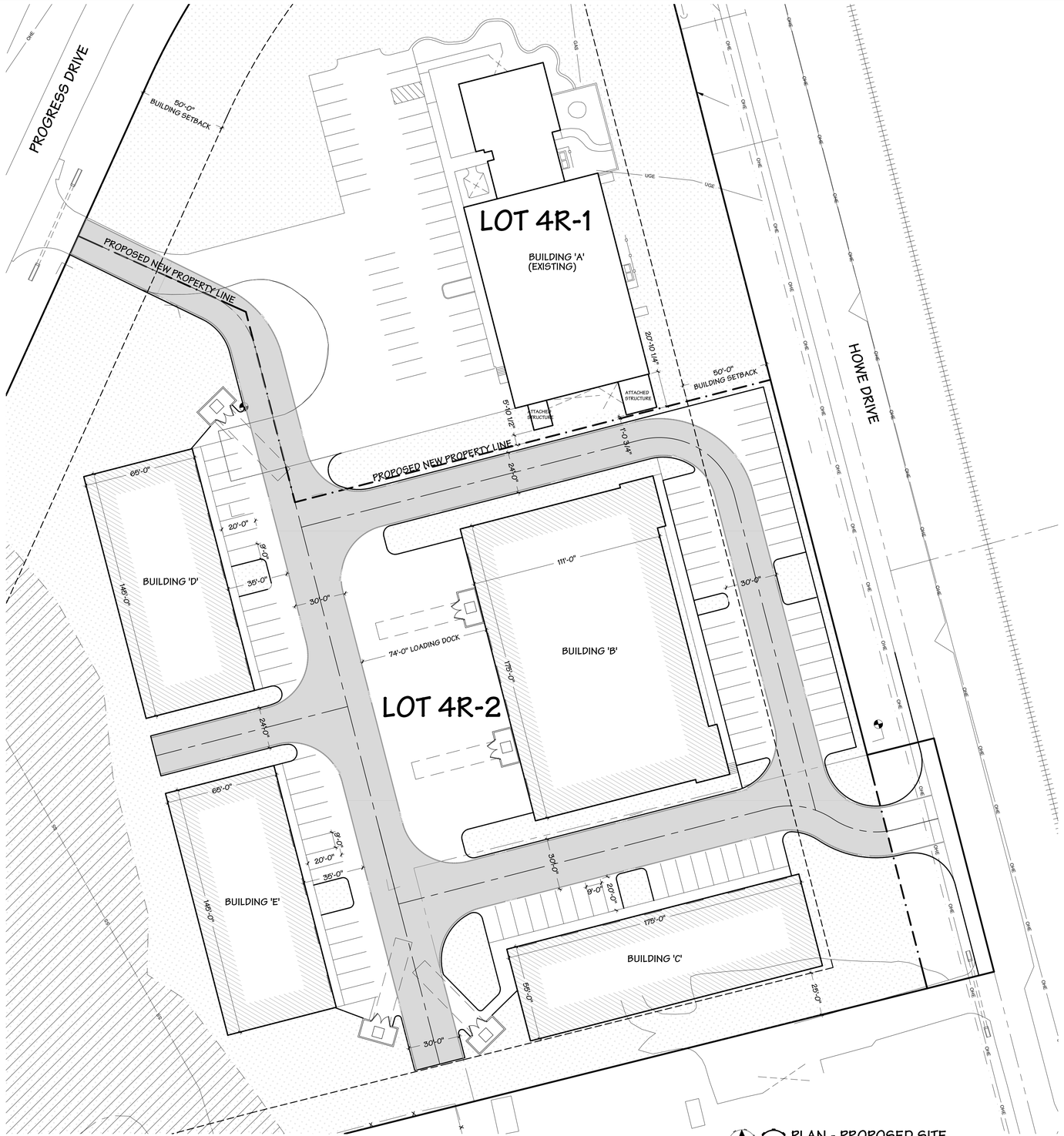
BUILDING TYPE	REQUIRED (OFFICE: 1 SPACE /400 SQ FT; INDUSTRIAL: 1 SPACE /1000 SQ FT)	PROVIDED
BUILDING 'A'- EXISTING	18	35
BUILDING 'B'	28	39
BUILDING 'C'	14	17
BUILDING 'D'	13	14
BUILDING 'E'	13	14
TOTAL	86	119

SITE PLAN LEGEND

	PROPOSED BUILDINGS
	PROPOSED FIRE LANES
	LANDSCAPE / PERMEABLE AREA
	FLOOD HAZARD AREA



F3 OVERALL SITE
Scale: N.T.S.



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

BLUESTONE
PARTNERS, LLC
4708 N. FM. 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

REGISTERED ARCHITECT
BLAKE R. HITCHCOCK
21450
STATE OF TEXAS

April 27, 2023

Progress St. Property
304 Progress Dr.
Sherman, TX 75092
PROPOSED SITE PLAN

REVISIONS

No.	DATE	NOTE

Drawn by: ----
Checked by: ----
Project No: ----
Date: April 27, 2023

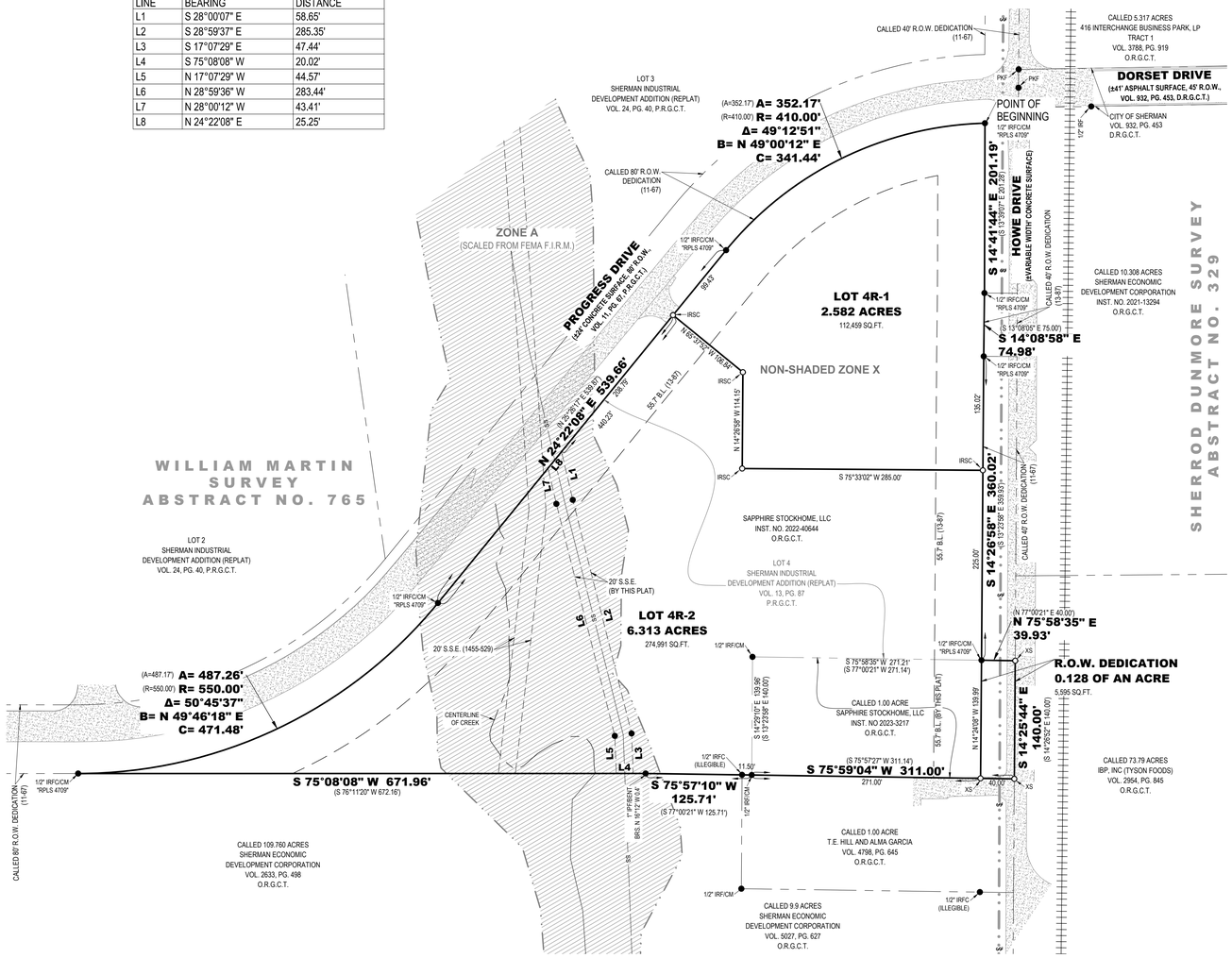
SITE PLAN

Sheet: A-100

0 40 80
GRAPHIC SCALE IN FEET

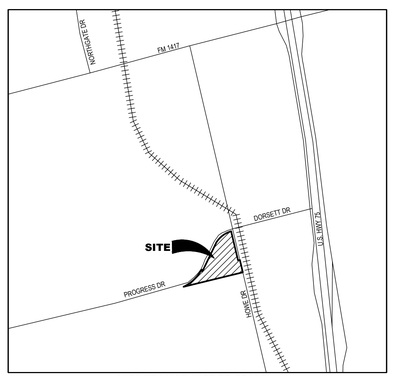
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°00'07" E	58.65'
L2	S 28°59'37" E	285.35'
L3	S 17°07'29" E	47.44'
L4	S 75°08'08" W	20.02'
L5	N 17°07'29" W	44.57'
L6	N 28°59'36" W	283.44'
L7	N 28°00'12" W	43.41'
L8	N 24°22'08" E	25.25'



LEGEND

●	FOUND MONUMENT	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND W/PLASTIC CAP	INST. NO.	INSTRUMENT NO.
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET		BOUNDARY LINE
IPF	IRON PIPE FOUND		ADJOINER LINE
PKF	PK NAIL FOUND		ABSTRACT LINE APPROXIMATE
XS	'X' SCRIBED IN CONCRETE SET		BUILDING LINE
BRS	BEARS		EASEMENT
CM	CONTROLLING MONUMENT		ASPHALT
( )	DEED OR PLAT CALL		SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY		
VOL., PG.	VOLUME, PAGE		



VICINITY MAP (NOT TO SCALE)

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that a portion of this property is within "Zone A" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined" as shown on Panel 0405 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS SAPPHIRE STOCKHOME, LLC is the owner of all of that certain tract or parcel of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas, and being all of Lot 4, of the Replat of Sherman Industrial Development Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 13, Page 87, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to Sapphire Stockhome, LLC, recorded in Instrument No. 2022-40644, Official Public Records of Grayson County, Texas, and being all of a called 1.00 acre tract of land described in the deed to Sapphire Stockhome, LLC, recorded in instrument No. 2023-3217, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for the northeast corner of said Lot 4, common to the northeast corner of said Sapphire Stockhome, LLC Tract, and near the intersection of the southerly right-of-way line of Progress Drive, and the westerly line of Howe Drive;

THENCE in a southerly direction, with the easterly line of said Lot 4, and with the easterly line of said Sapphire Stockhome, LLC Tract, and with the westerly line of said Howe Drive, the following Three (3) courses:

1. South 14°41'44" East, a distance of 201.19 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for corner;
2. South 14°08'58" East, a distance of 74.98 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for corner;
3. South 14°26'58" East, a distance of 360.02 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for the eastern-most southeast corner of said Lot 4, common to the eastern-most southeast corner of said Sapphire Stockhome, LLC Tract, on the northerly line of aforesaid 1.00 acre tract, and on a southerly line of Sherman Industrial Development Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 11, Page 67, said Plat Records;

THENCE North 75°58'35" East, with the northerly line of said 1.00 acre tract, and with a southerly line of said Sherman Industrial Development Addition, a distance of 39.93 feet to an X scribed in concrete for the northeast corner of said 1.00 acre tract, common to the eastern-most southeast corner of said Sherman Industrial Development Addition, on the westerly line of a called 73.79 acre tract of land described in the deed to IBP, Inc (Tyson Foods), recorded in Volume 2954, Page 845, said Official Records, and in said Howe Drive;

THENCE South 14°25'44" East, with the easterly line of said 1.00 acre tract, and with the westerly line of said 73.79 acre tract, and in said Howe Drive, a distance of 140.00 feet to an X scribed in concrete for the southeast corner of said 1.00 acre tract, common to the northeast corner of a called 1.00 acre tract of land described in the deed to T.E. Hill and Alma Garcia, recorded in Volume 4798, Page 645, said Official Records;

THENCE South 75°59'04" West, with the southerly line of said Stockhome 1.00 acre tract, and with the northerly line of said Garcia 1.00 acre tract, passing en route at a distance of 40.00 feet an X scribed in concrete for witness on the westerly line of said Howe Drive, and continuing on said course, a total distance of 311.00 feet to a 1/2-inch iron rod found for the southwest corner of said Stockhome 1.00 acre tract;

THENCE South 75°57'10" West, with the southerly line of aforesaid Lot 4, and with the southerly line of aforesaid Sapphire Stockhome, LLC Tract, and with the northerly line of said Garcia 1.00 acre tract, passing en route at a distance of 11.50 feet a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said Garcia 1.00 acre tract, common to the northern-most northeast corner of a called 9.9 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Volume 5027, Page 627, said Official Records, and continuing on said course, a total distance of 125.71 feet to a point for corner, from which a found 1-inch iron pipe bears North 16°12' West, a distance of 0.4 feet;

THENCE South 75°08'08" West, continuing the southerly line of said Lot 4, and said Sapphire Stockhome, LLC Tract, and with the northerly line of said 9.9 acre tract part of the way, and with the northerly line of a called 109.760 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Volume 2633, Page 498, said Official Records, a distance of 671.96 feet to a 1/2-iron rod with a plastic cap stamped "RPLS 4709" found for the southwest corner of said Lot 4, common to the southwest corner of said Sapphire Stockhome, LLC Tract, and on the southerly right-of-way line of aforesaid Progress Drive, and at the beginning of a curve to the left having a delta angle of 50°45'37", a radius of 550.00 feet and a chord bearing and distance of North 49°46'18" east, 471.48 feet;

THENCE in a northeasterly direction, with the westerly line of said Lot 4, and with the westerly line of said Sapphire Stockhome, LLC Tract, and with the southerly right-of-way line of said Progress Drive, and with said curve to the left, an arc distance of 487.26 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for corner;

THENCE North 24°22'08" East, with the westerly line of said Lot 4, and with the westerly line of said Sapphire Stockhome, LLC Tract, and with the southerly right-of-way line of said Progress Drive, a distance of 539.66 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for corner, and at the beginning of a curve to the right having a delta angle of 49°12'51" a radius of 410.00 feet and a chord bearing and distance of North 49°00'12" East, 341.44 feet;

THENCE in a northeasterly direction, with the northerly line of said Lot 4, and with the northerly line of said Sapphire Stockhome, LLC Tract, and with the southerly right-of-way line of said Progress Drive, an arc distance of 352.17 feet to the POINT OF BEGINNING and enclosing 9.023 acres (393,046 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **SAPPHIRE STOCKHOME, LLC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF LOT 4, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (REPLAT)**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: SAPPHIRE STOCKHOME, LLC

BY:_____
Kyle Boothe, Operations Manager

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 **Kyle Boothe**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF LOT 4, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (REPLAT),** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER:
Sapphire Stockhome, LLC
Contact: Kyle Boothe
4708 N FM 1417
Sherman, TX 75092
Ph: 903-813-1415

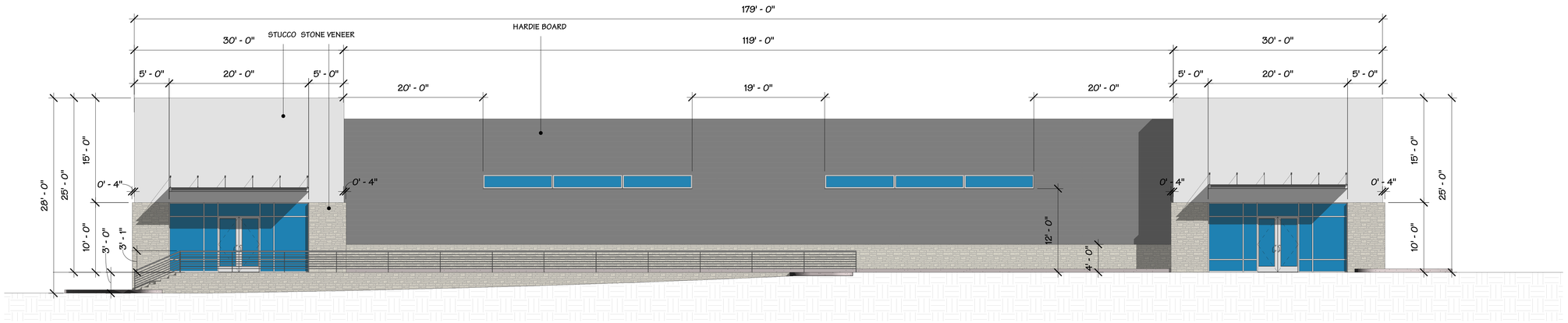
DEVELOPER:
Bluestone Partners, LLC
Contact: Rocky Granzella
4708 N FM 1417
Sherman, TX 75092
Ph: 903-813-1415

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

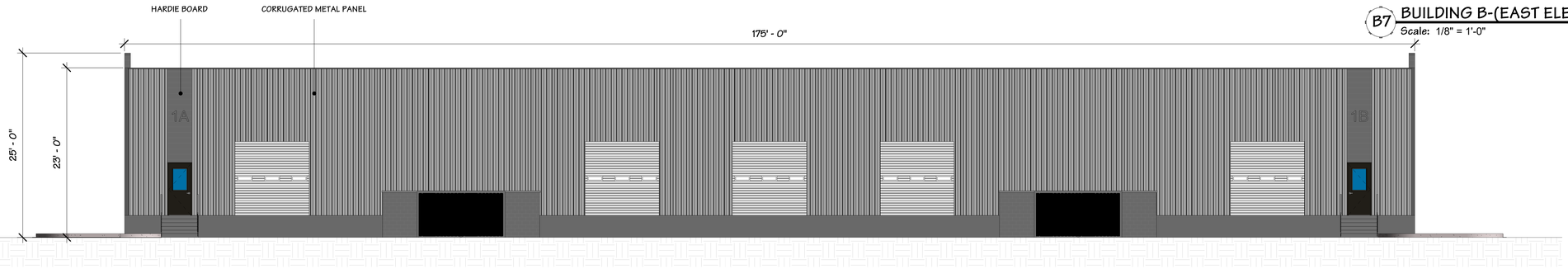
REPLAT OF LOT 4
SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (REPLAT)
9.023 ACRES
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
City of Sherman, Grayson County Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

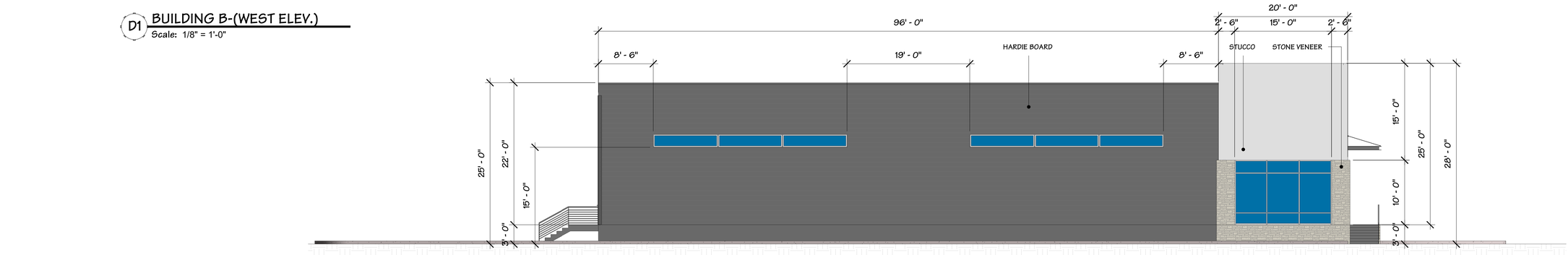
TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=80' Date: 04/13/2023	Project No. 23-0069.1 Sheet No. 1 of 1



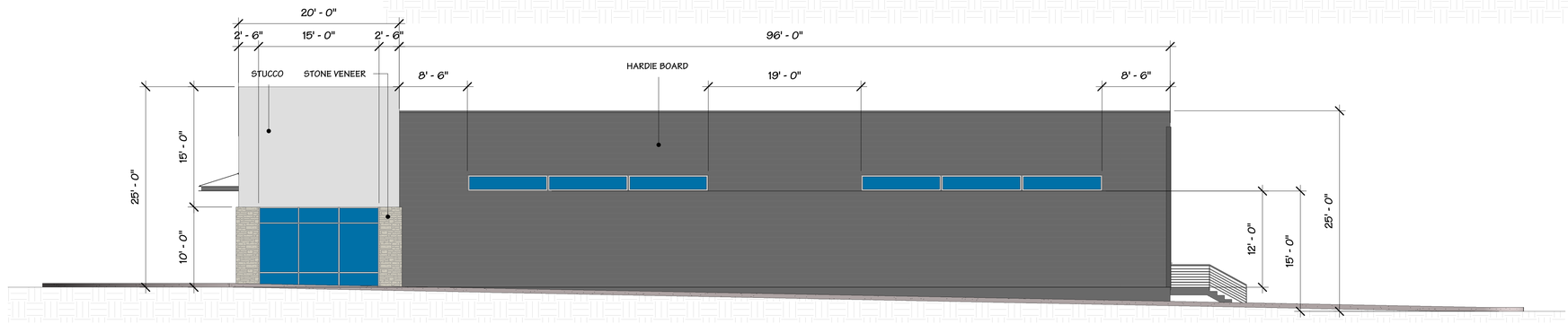
B7 BUILDING B-(EAST ELEV.)
Scale: 1/8" = 1'-0"



D1 BUILDING B-(WEST ELEV.)
Scale: 1/8" = 1'-0"



E7 BUILDING B-(SOUTH ELEV.)
Scale: 1/8" = 1'-0"



F7 BUILDING B-(NORTH ELEV.)
Scale: 1/8" = 1'-0"

BLUESTONE
PARTNERS, LLC
4708 N. FM. 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

REGISTERED ARCHITECT
BLAKE R. HITCHCOCK
12450
STATE OF TEXAS

April 27, 2023

Progress St. Property
304 Progress Dr.
Sherman, TX 75092

PROPOSED ELEVATIONS

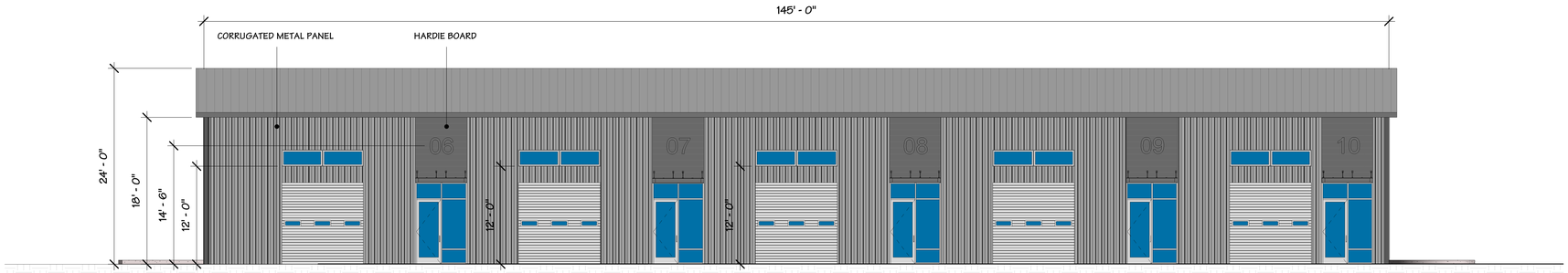
REVISIONS

No.	DATE	NOTE

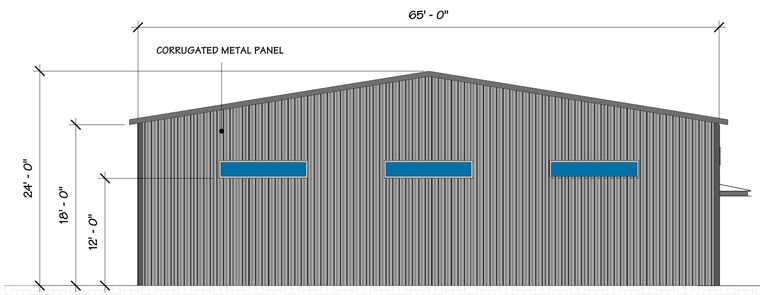
Drawn by:	----
Checked by:	Checker
Project No:	----
Date:	April 27, 2023

ELEVATIONS

Sheet:
A-201



B7 ELEVATION-BUILDING C/D/E(TYP.)
Scale: 1/8" = 1'-0"



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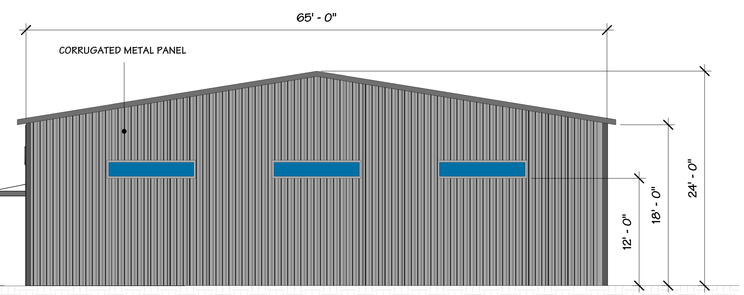

D7 ELEVATION-BUILDING C/D/E(TYP.)
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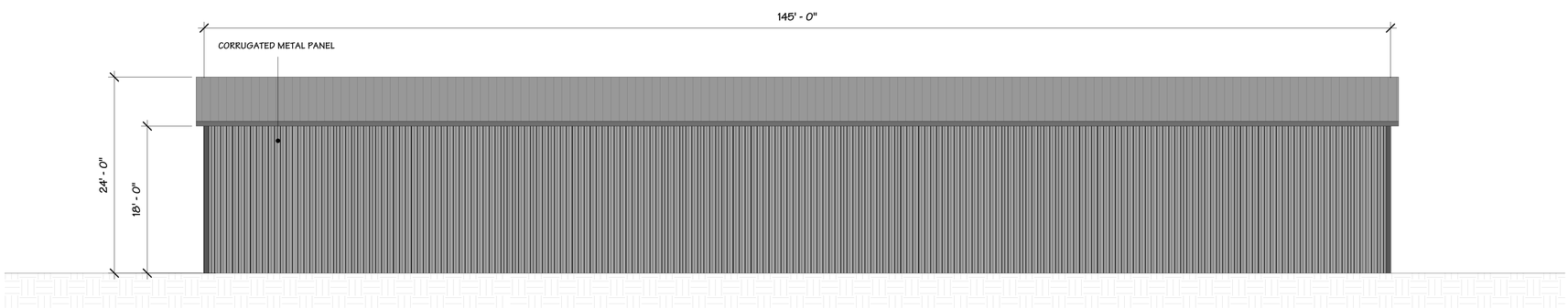


F7 ELEVATION-BUILDING C/D/E(TYP.)
Scale: 1/8" = 1'-0"

BLUESTONE
PARTNERS, LLC
4708 N. FM. 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

REGISTERED ARCHITECT
BLAKE R. HITCHCOCK
12450
STATE OF TEXAS

April 27, 2023

Progress St. Property
304 Progress Dr.
Sherman, TX 75092

PROPOSED ELEVATIONS

REVISIONS		
No.	DATE	NOTE

Drawn by:	----
Checked by:	Checker
Project No:	----
Date:	April 27, 2023

ELEVATIONS

Sheet:
A-202

NOTES PER 14.04.006. RESIDENTIAL AND COMMERCIAL LANDSCAPING REQUIREMENTS.:

(b) COMMERCIAL TREE AND LANDSCAPING.
(1) ALL AREAS THAT ARE USED FOR OFF-STREET PARKING SHALL CONFORM TO THE MINIMUM LANDSCAPING REQUIREMENTS OF THIS SECTION. PARKING LOTS WITH TWENTY-FIVE (25) PARKING SPACES OR MORE SHALL HAVE OPEN LANDSCAPED AREAS THAT ARE EQUAL TO BUT NOT LESS THAN TEN (10) PERCENT OF THE PARKING AREAS AND DRIVES IN THE PARKING AREAS. THE REQUIRED AREA MAY BE USED AS ISLAND, PERIMETER LANDSCAPING, OR IN ANY COMBINATION. A MINIMUM OF FORTY (40) PERCENT OF THE REQUIRED LANDSCAPED AREA MUST BE USED AS ISLANDS.
(2) LANDSCAPING SHALL CONSIST OF A COMBINATION OF SUCH MATERIALS AS GRASSES, GROUND COVER, SHRUBS, VINES, HEDGES, TREES OR OTHER SUCH MATERIALS. GRASSES AND GROUND COVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
(3) DEFINITIONS REFER TO SUBSECTION (C) BELOW FOR THE APPROVED LIST OF TREES TO CHOOSE FROM FOR PLANTING.
(4) VISIBILITY AT INTERSECTIONS.ON A CORNER LOT, NO VEGETATION SHALL BE PLANTED AND ALLOWED TO GROW, IN SUCH A MANNER AS TO IMPEDE VISION BETWEEN A HEIGHT OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS, SUBJECT TO THE SIGHT DISTANCE REGULATIONS IN SECTION 14.04.004(B)(1).

PLANT SCHEDULE

TREES	PLANT TYPE	SPECIES	SIZE	SPACING	QTY.
	LARGE SHADE TREE- TEXAS RED OAK	QUERCUS SHUMARDI 'TEXANA'	4" CAL, 12 'H	40' O.C.	6
	CANOPY TREE - LIVE OAK	QUERCUS VIRGINIANA	4" CAL, 12 'H	25' O.C.	18
SHRUB	PLANT TYPE		SIZE	SPACING	QTY.
	PARKING LOT SCREENING SHRUB - GLOSSY ABELIA	ABELIA GRANDIFLORA	36"	48" O.C.	55
	DUMPSTER SCREENING SHRUB -DWARF ELAEAGNUS	ELEAGNUS PUNGENS	36"	48" O.C.	46
COVER	PLANT TYPE		SIZE	SPACING	QTY.
	GRASS COVER - BERMUDA GRASS	CYNODON DACTYLON	TBD	N/A	149,128 SQFT

LANDSCAPE CALCULATIONS

BUILDING TYPE	PARKING + DRIVE AREA	10% REQUIRED	PERMEABLE PROVIDED	% PROVIDED	40% OF REQUIRED LANDSCAPE	ISLAND AREA PROVIDED
BUILDING 'A'	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
BUILDING 'B'	19,842 SQ FT	1,984 SQ. FT.	2,900 SQ. FT.	29%	794 SQ FT	1,815 SQ FT
BUILDING 'C'	10,188 SQ FT	1,019 SQ FT	1,428 SQ FT	15%	571 SQ FT	1,428 SQ FT
BUILDING 'D'	10,496 SQ. FT.	1,050 SQ.FT	2,714 SQ FT	28%	420 SQ FT	500 SQ. FT
BUILDING 'E'	10,758 SQ FT	1,076 SQ.FT	2,325 SQ FT	24%	430 SQ FT	500 SQ.FT

SITE PLAN LEGEND	
—— GAS ——	GAS LINE
—— OHE ——	OVERHEAD POWER LINE
—— SS ——	SANITARY SEWER LINE
—— X —— X ——	WIRE FENCE
	FLOOD HAZARD AREA

F7 LANDSCAPE PLAN - PROPOSED SITE
Scale: 1/64" = 1'-0"

BLUESTONE PARTNERS, LLC
4708 N. FM. 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

REGISTERED ARCHITECT BRANDON R. HITCHCOCK STATE OF TEXAS 31450

April 27, 2023

Progress St. Property
304 Progress Dr.
Sherman, TX 75092
PROPOSED LANDSCAPE PLAN

REVISIONS

No.	DATE	NOTE

Drawn by: ----
Checked by: ----
Project No: ----
Date: April 27, 2023

LANDSCAPE PLAN

Sheet: L-100

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

200 SOUTH CROCKETT STREET

The request of Grayson County, Texas (Owner), Myron Dornic, Jackson Walker, LLP (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, consisting of 1.767 acres in the Samuel Blagg Survey, Abstract No. 56 and being a part of Grayson County Justice Center, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, Block 9 of Original Town Plat consisting of 1.767 acres in the Grayson County Justice Center from a MF-30 (Multi-Family Residential) District to a C-1 (Retail Business) District.
B. Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay.
C. Public Hearing and Zoning Text Amendment to add regulations for a new Subarea A of the Central Business District Overlay (CBD-A).

Background:

The property is located at 200 South Crockett Street between West Lamar Street and West Cherry Street and is in the Central Business District Overlay. The owner is requesting a Zone Change from a MF-30 (Multi-Family Residential) District to a C-1 (Retail Business) District and a Specific Use Permit to allow a Jail in a C-1 (Retail Business) District/Central Business District Overlay. The owner is requesting a Zoning Text Amendment to add regulations for a new Subarea A of the Central Business District Overlay (CBD-A).

The following has been approved for this location:

- January 18, 2011 - Zone Change from a R-2 (Multi-Family Residential) District & C-2 (General Commercial) District to C-1 (Retail Business) District
- January 18, 2011 - Variance to allow a detention facility on a site 3.87 acres in lieu of the required 15 acres in a C-1 (Retail Business) District/Central Business District

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District
C-O (Office) District

Origination:

Grayson County, Texas (Owner)
Myron Dornic, Jackson Walker, LLP (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Number of notices mailed:

56

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff recommends the approval of the zoning text amendment to expand the boundaries of the Central Business District Overlay, the zone change from MF-30 to C-1, approval of the SUP for a Jail in a C-1/Central Business District Overlay.

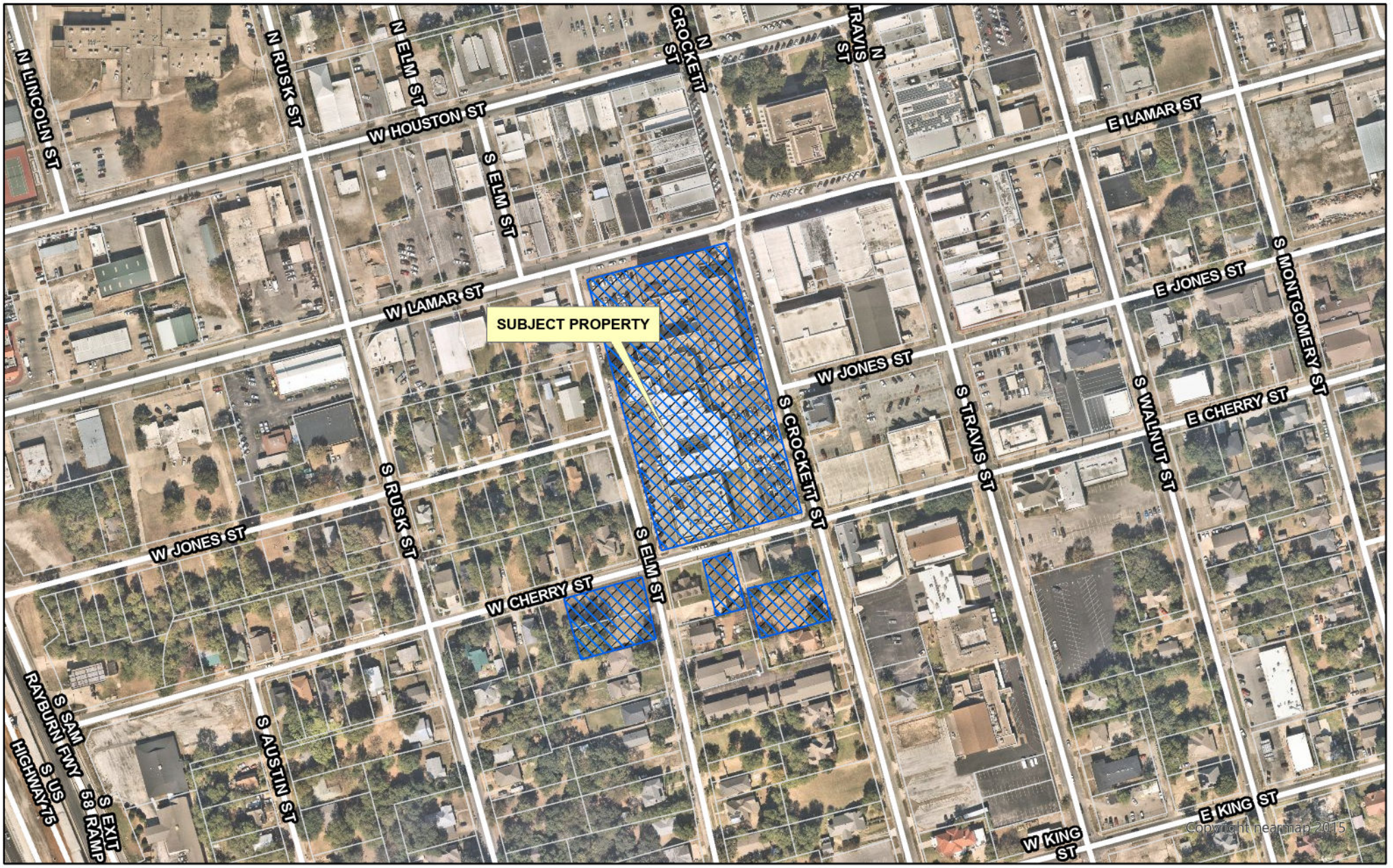
After months of discussions with Grayson County officials, the County has committed to following:

- Provide required parking for the Grayson County Jail in locations that are directly adjacent or diagonally adjacent to the property that would be enforceable through the proposed Specific Use Permit.
- Provide a deed restriction between the City of Sherman and Grayson County that would assure both parties that the jail would not be allowed to expand at this location in the future.
- A commitment from the County to use good faith efforts to relocate outside of the Central Business District the Probabtion and Election offices within 5-10 years and the jail within 15-20 years.

Attachments

Location Map
Zoning Map
Zoning Sign Photo

FLUM
Narrative
Site Plan
Site Plan - Parking
Survey
Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

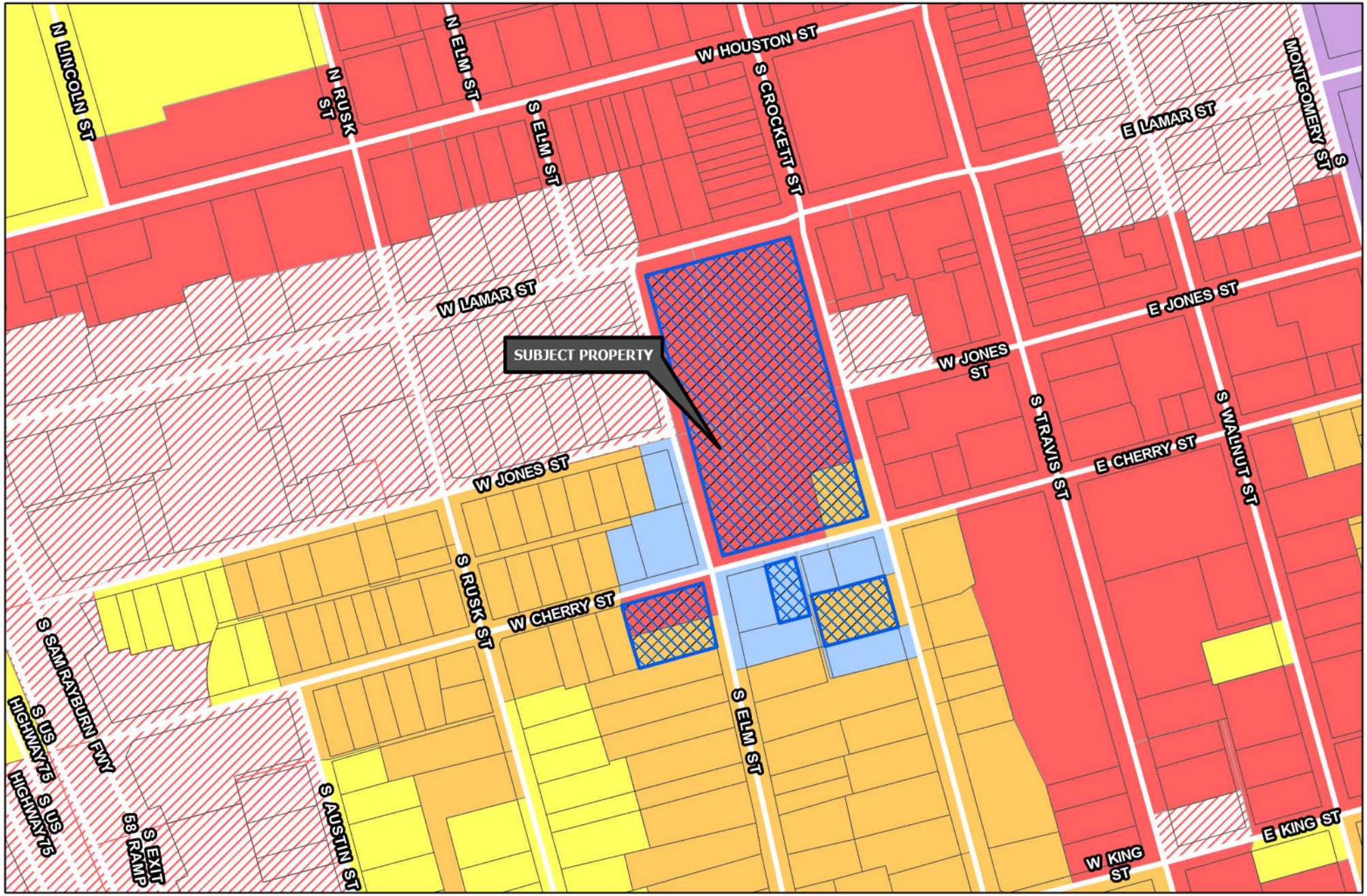
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 S CROCKETT ST

N
W E
S

Date: 5/6/2023 11:42 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
200 S CROCKETT ST

N
W E
S

Date: 5/6/2023 11:44 AM

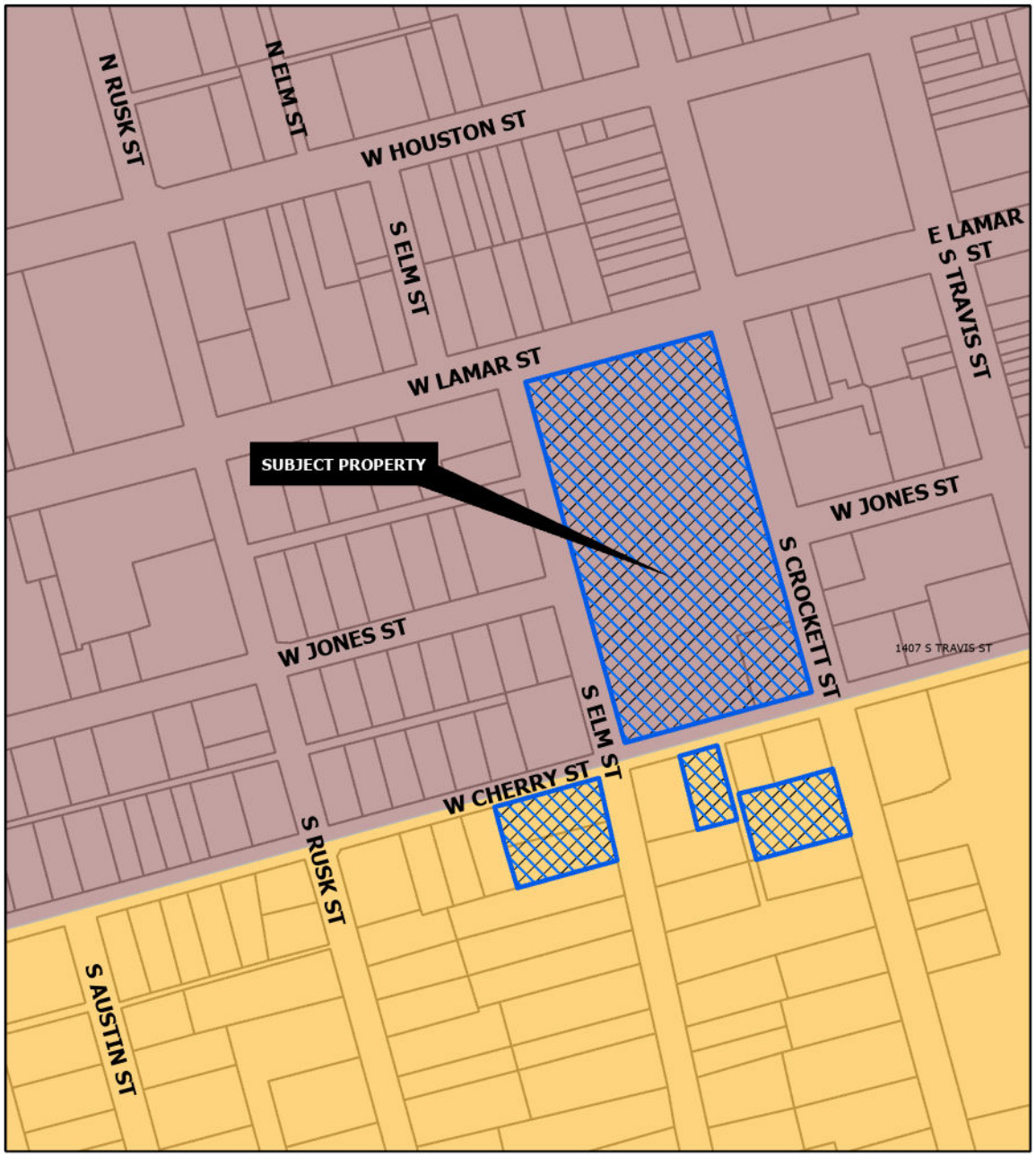
Marlow, Lauren

From: laurenm@cityofsherman.com
To: Dornic, Myron
Subject: RE: Zoning Sign Photos

From: Joe Brown
Sent: Tuesday, May 2, 2023 2:04 PM
To: Dornic, Myron
Subject: Photos

RECEIVED FROM EXTERNAL SENDER – USE CAUTION

Sent from my iPhone



DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
200 S CROCKETT ST

Date: 5/6/2023 11:49 AM

Narrative

This request is for a zoning change for the subject property that would change the current zoning as follows. It would remove the Heritage Row Historic District designation from Block 9 of the Original Town of Sherman Plat as there are no longer any historic resources between Jones Street and Cherry Street on either side of the street. It would make the base zoning on the entire block consistent (currently the hard northwest comer of Cherry and Crockett Streets is not C-1, but MF-30). And, it would add the Subarea A of the Central Business District Overlay district to Block 9 (contingent on the approval of the Subarea A text amendment application submitted on the same date as this application).

Approval of the request will for the consideration of a request for a specific use permit to allow for a critically needed addition to the Grayson County Justice Center at the southeast corner of Block 9.

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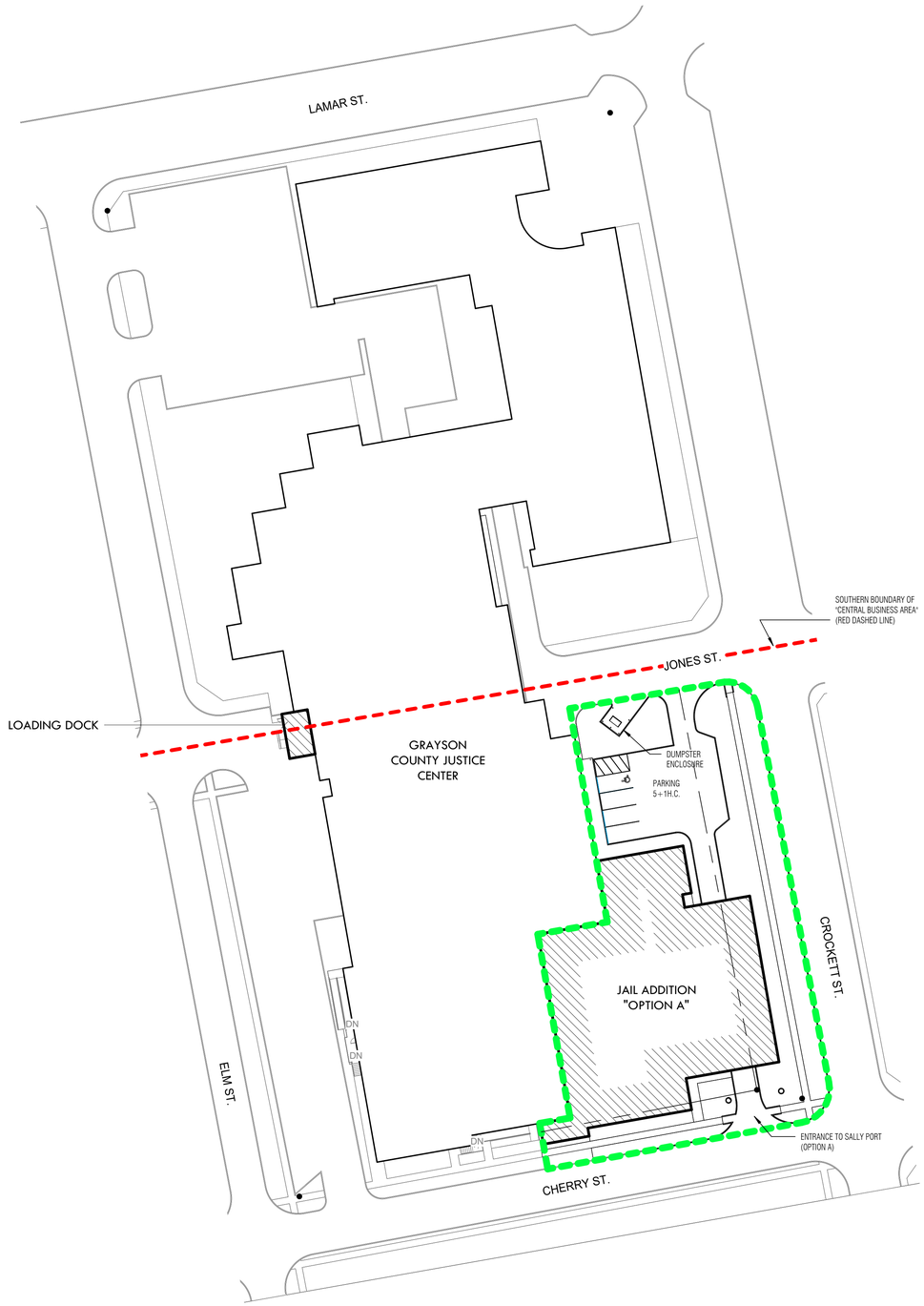
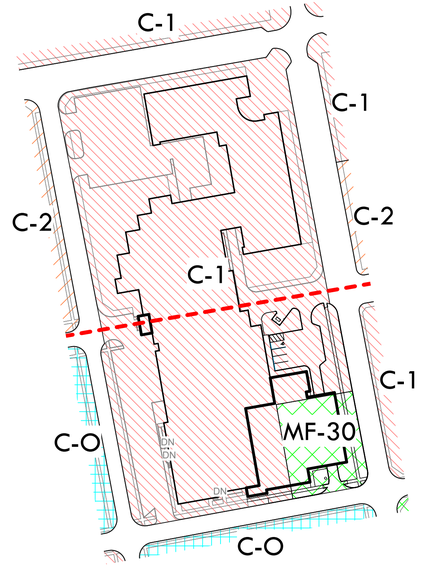


SITE PLAN - ZONING EXHIBIT

NORTH



ZONING MAP

NORTH

ZONING EXHIBIT INFO

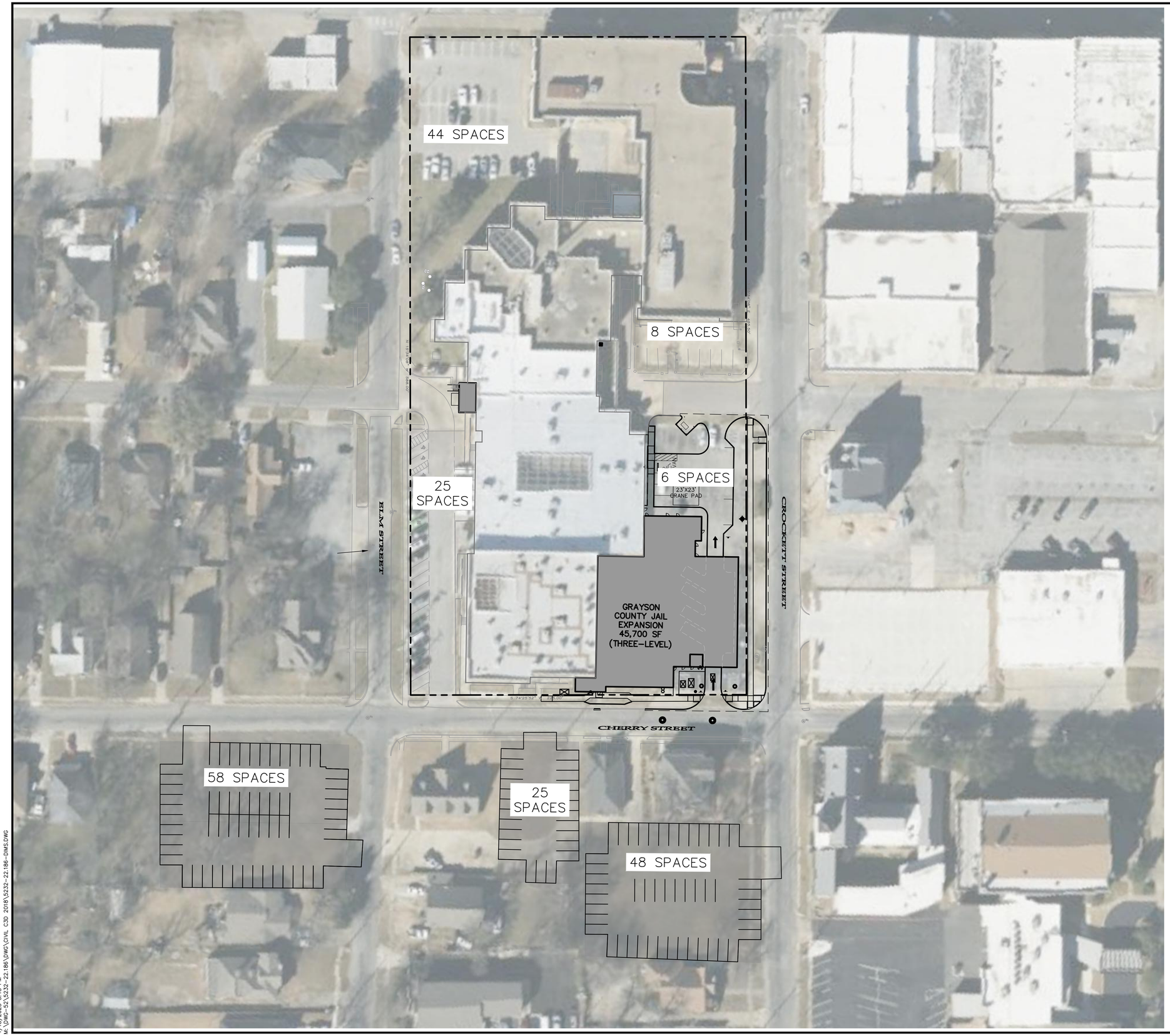
OPTION "A":
- BUILDING GSF = 61,700SF

EXISTING:
- BUILDING GSF = 123,827SF
- WITHIN CBD = 79,900SF
- OUTSIDE CBD = 43,927SF
- TOTAL SITE AREA = 178,625SF
- SITE AREA WITHIN CBD = 98,584SF
- SITE AREA OUTSIDE CBD = 80,041SF

FLOOR AREA RATIO:
- OPTION "A" = 185,527SF / 178,625SF
  A. 1.03

PROPERTY BOUNDARY
EXTENTS OF OPTION A

GRAYSON COUNTY ADDITIONS & RENOVATIONS | Project Number: 22120 | Date: 04/19/2023 | EX001 - ZONING EXHIBIT | BRINKLEY SARGENT WIGINTON ARCHITECTS



N

0 20 40 80 120

GRAPHIC SCALE IN FEET

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

PARKING EXHIBIT

GRAYSON COUNTY JAIL

SITE DEVELOPMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CAB	JDW	APRIL 2023	1"=40'			EX-P-1

PK FILE: 5232-22.186

PK-5232-22.186-DIMS.DWG

GRAYSON COUNTY JAIL

JWATKINS
4/18/2023 5:13 PM
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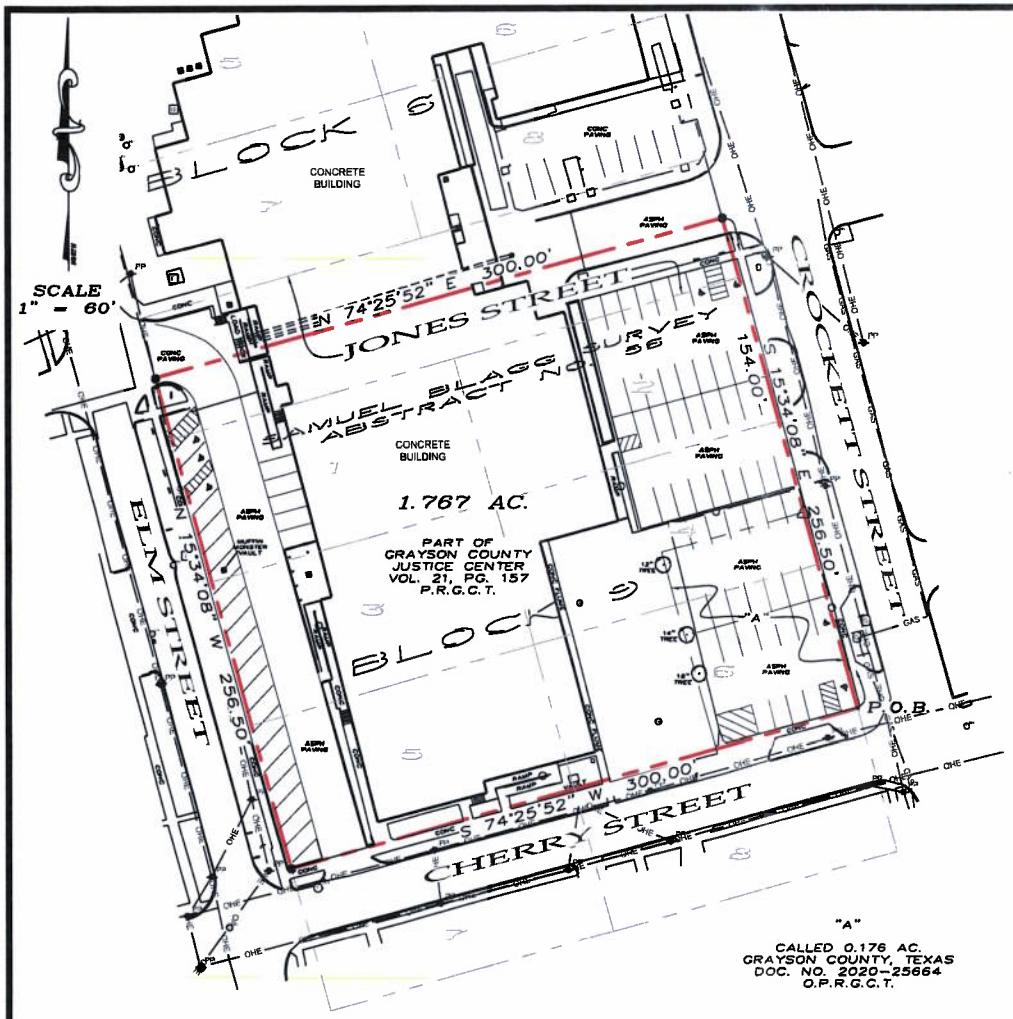
JOB NO. 22060635 EXHIBIT
FW: HC – DFT: BH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a part of Grayson County Justice Center, according to the plat thereof recorded in Volume 21, Page 157, Plat Records, Grayson County, Texas, (of which consits of the south half of Jones Street and Lots 1 through 6 in Block 9 of Original Town Plat of the City of Sherman, recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas), and being all of a called 0.176 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2020-25664, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at the southeast corner of said 0.176 acre tract, and at the intersection of the westerly right-of-way line of Crockett Street and the northerly right-of-way line of Cherry Street;

Thence South 74°25'52" West, with the southerly line of said 0.176 acre tract, and with the southerly line of aforesaid Grayson County Justice Center Addition, and with the northerly right-of-way line of said Cherry Street, distance of 300.00 feet to the southwest corner of siad Grayson County Justice Center Addition, and at the intersection of the northerly right-of-way line of said Cherry Street and with the easterly right-of-way line of said Elm Street;

Thence North 15°34'08" West, with the westerly line of said Grayson County Justice Center Addition, and with the easterly right-of-way line of said Elm Street, a distance of 256.50 feet to the northwest corner of the herein described tract of land, said point falls in the center of aforesaid Jones Street;

Thence North 74°25'52" East, crossing said Grayson County Justice Center Addition, and in said Jones Street, a distance of 300.00 feet to the northeast corner of the herein described tract of land, and on the easterly line of said Grayson County Justice Center Addition, and on the westerly right-of-way line of aforesaid Crockett Street;

Thence South 15°34'08" East, with the easterly line of said Grayson County Justice Center Addition, and with the westerly right-of-way line of said Crockett Street, passing en route at a distance of 154.00 feet a P/K nail found for the northeast corner of aforesaid 0.176 acre tract, and continuing on said course, with the easterly line of said 0.176 acre tract, a distance of 256.50 feet to the Point of Beginning and containing 1.767 acres of land, more or less.

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

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

D. W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/20/23

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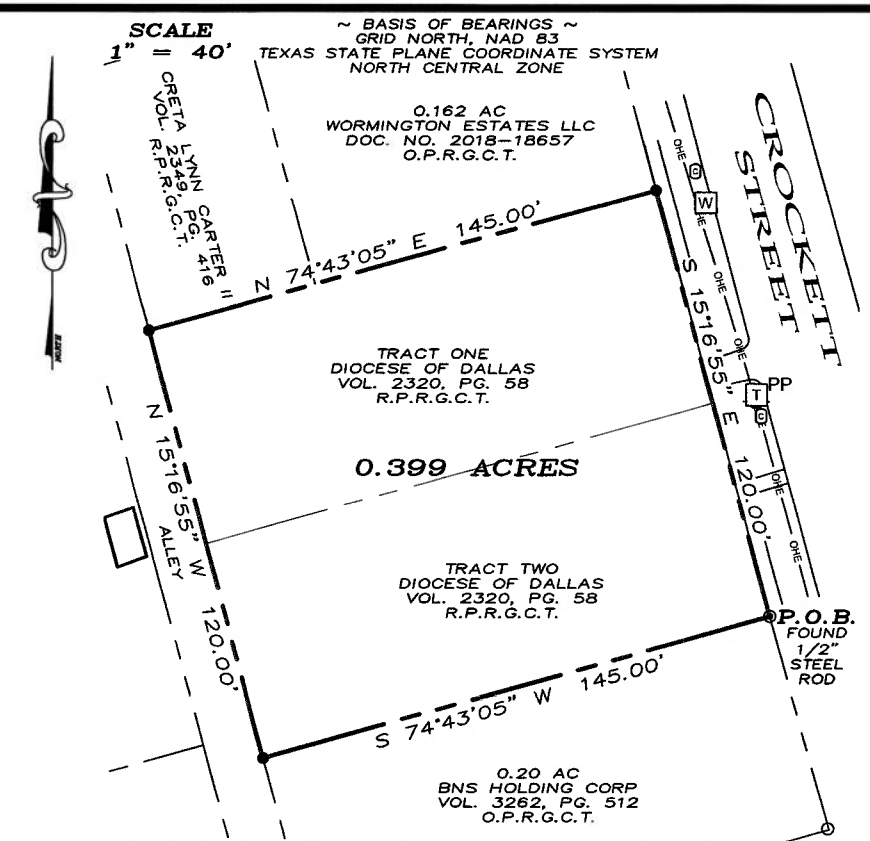
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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



LEGEND

- 1/2" STEEL ROD SET
- PP — POWER POLE
- W — WATER METER
- T — TELEPHONE PEDESTAL
- C — CABLE MARKER
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OVERHEAD ELECTRIC LINE

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JOB NO. 22070803
FW: LR — DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Bragg Survey, Abstract No. 56 and being all of a tract of land described as Tract One conveyed to Diocese of Dallas as recorded in Volume 2320, Page 58, Real Property Records, Grayson County, Texas, and being all of a tract of land described as Tract Two conveyed to Diocese of Dallas as recorded in said deed, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said Tract Two, common to the northeast corner of a 0.20 acre tract of land conveyed in the deed to BNS Holding Corp, recorded in Volume 3262, Page 512, Official Public Records, Grayson County, Texas;

Thence South 74°43'05" West, with the southerly line of said Tract Two, and with the northerly line of said 0.20 acre tract, a distance of 145.00 feet to a 1/2" steel rod set for the southwest corner of said Tract Two, common to the northwest corner of said 0.20 acre tract;

Thence North 15°16'55" West, with the westerly line of said Tract Two, and with the westerly line of said Tract One, and with the easterly line of an alley, a distance of 120.00 feet to a 1/2" steel rod set for the northwest corner of said Tract One, common to the southwest corner of a tract of land conveyed to Creta Lynn Carter II, recorded in Volume 2349, Page 416, said Real Property Records;

Thence North 74°43'05" East, with the northerly line of said Tract One, and with the southerly line of said Carter Tract, and with the southerly line of a 0.162 acre tract of land conveyed in the deed to Wormington Estates LLC, recorded in Document Number 2018-18657, said Official Public Records, a distance of 145.00 feet to a 1/2" steel rod set for the northeast corner of said Tract One, common to the southeast corner of said 0.162 acre tract;

Thence South 15°16'55" East, with the easterly line of said Tract One, and with the easterly line of said Tract Two, a distance of 120.00 feet to the Point of Beginning and containing 0.399 acres, more or less.

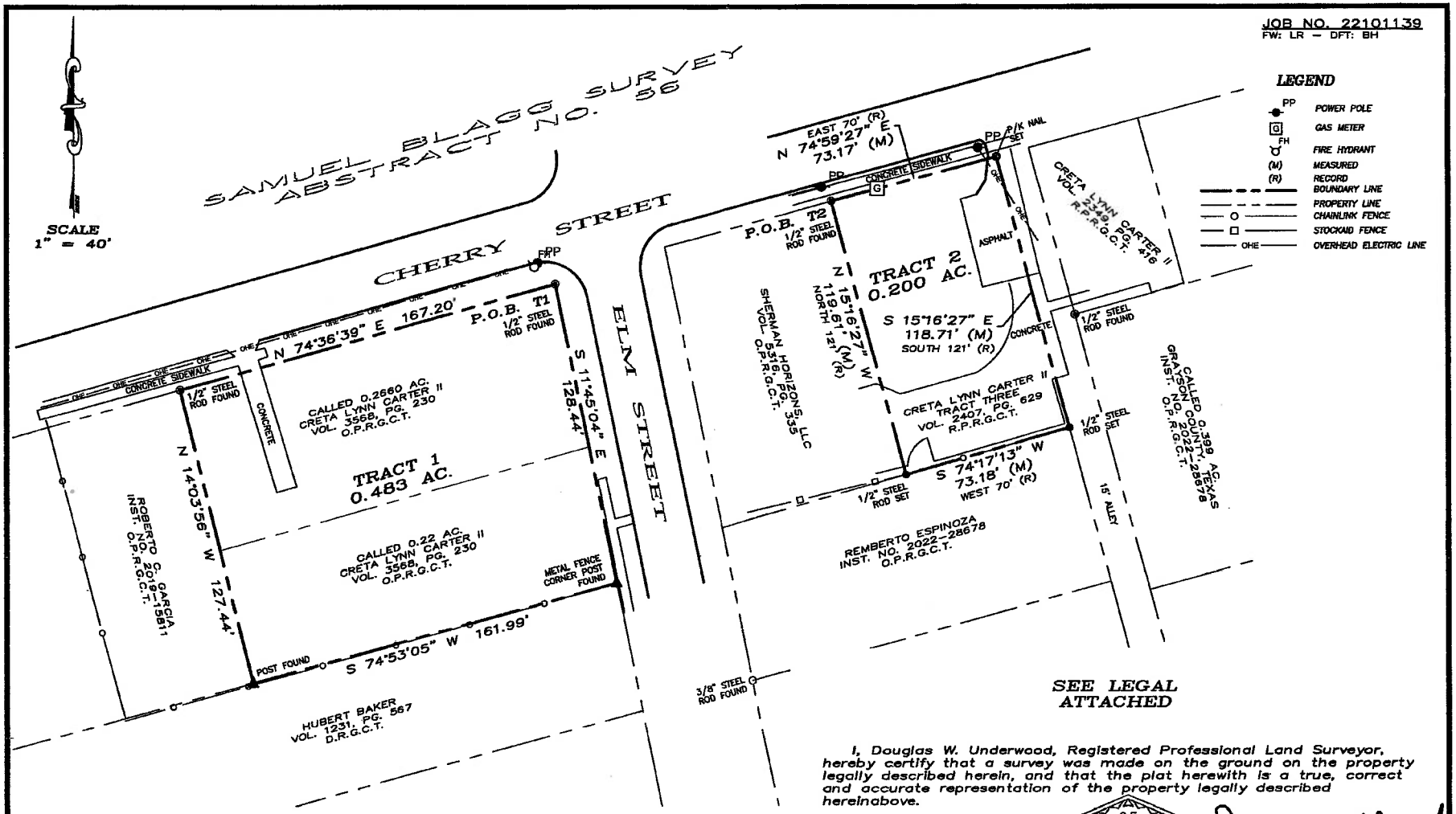
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 08/01/22

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

JOB NO. 22101139
FW: LR – DFT: BH



SEE LEGAL ATTACHED

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

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/04/22

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22101139

TRACT 1

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being all of a called 0.2660 acre tract of land described in the deed to Creta Lynn Carter, II, recorded in Volume 3568, Page 230, Official Public Records, Grayson County, Texas, and all of a called 0.22 acre tract of land described in the deed to Creta Lynn Carter, II, recorded in Volume 3568, Page 230, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.2660 acre tract, and at the intersection of the southerly right-of-way line of Cherry Street and the westerly right-of-way line of Elm Street;

Thence South 11°45'04" East, with the easterly line of said 0.2660 acre tract, and with the easterly line of said 0.22 acre tract, and with the westerly right-of-way line of said Elm Street, a distance of 128.44 feet to a metal fence corner post found for the southeast corner of said 0.22 acre tract, common to the northeast corner of a tract of land described in the deed to Hubert Baker, recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 74°53'05" West, with the southerly line of said 0.22 acre tract, and with the northerly line of said Baker Tract, along or near a fence, a distance of 161.99 feet to a post found for the southwest corner of said 0.22 acre tract, common to the southeast corner of a tract of land described in the deed to Roberto C. Garcia, recorded in Instrument No. 2019-15811, said Official Public Records;

Thence North 14°03'56" West, with the westerly line of said 0.22 acre tract, and with the westerly line of aforesaid 0.2660 acre tract, and with the easterly line of said Garcia Tract, a distance of 127.44 feet to a 1/2" steel rod found for the northwest corner of said 0.2660 acre tract, common to the northeast corner of said Garcia Tract, and on the southerly right-of-way line of aforesaid Cherry Street;

Thence North 74°36'39" East, with the northerly line of said 0.2660 acre tract, and with the northerly right-of-way line of said Cherry Street, a distance of 167.20 feet to the Point of Beginning and containing 0.483 acres of land, more or less.

11/04/2022

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22101139

TRACT 2

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a retracement survey of a tract of land described as Tract Three in the deed to Creta Lynn Carter, II, recorded in Volume 2407, Page 629, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said Tract Three, common to the northeast corner of a tract of land described in the deed to Sherman Horizons, LLC, recorded in Volume 5316, Page 335, Official Public Records, Grayson County, Texas, and on the southerly right-of-way line of Cherry Street;

Thence North 74°59'27" East, with the northerly line of said Tract Three, and with the southerly right-of-way line of said Cherry Street, a distance of 73.17 feet to a P/K nail set for the northeast corner of said Tract Three, and at the intersection of the southerly right-of-way line of said Cherry Street and the westerly line of a 15-foot alley;

Thence South 15°16'27" East, with the easterly line of said Tract Three, and with the westerly line of said 15-foot alley, a distance of 118.71 feet to 1/2" steel rod set for the southeast corner of said Tract Three, common to the northeast corner of a tract of land described in the deed to Remberto Espinoza, recorded in Instrument No. 2022-28678, said Official Public Records;

Thence South 74°17'13" West, with the southerly line of said Tract Three, and with the northerly line of said Espinoza Tract, a distance of 73.18 feet to a 1/2" steel rod set for the southwest corner of said Tract Three, common to the southeast corner of aforesaid Sherman Horizons, LLC;

Thence North 15°16'27" West, with the westerly line of said Tract Three, and with the easterly line of said Sherman Horizons, LLC, a distance of 119.61 feet to the Point of Beginning and containing 0.200 acres of land, more or less.

11/04/2022

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300

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

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

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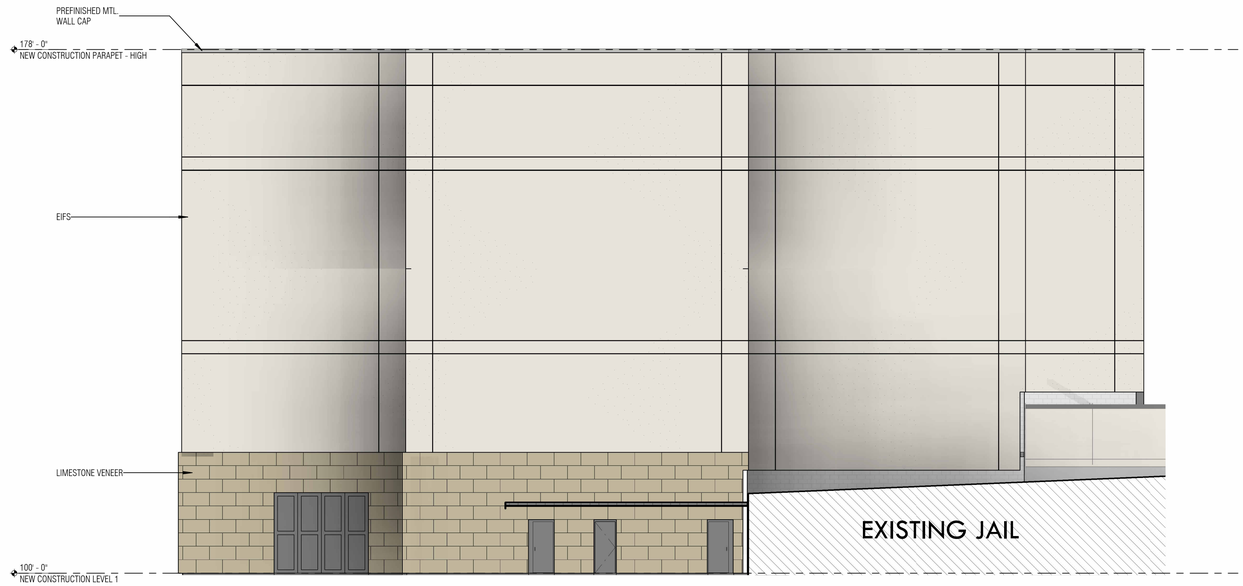
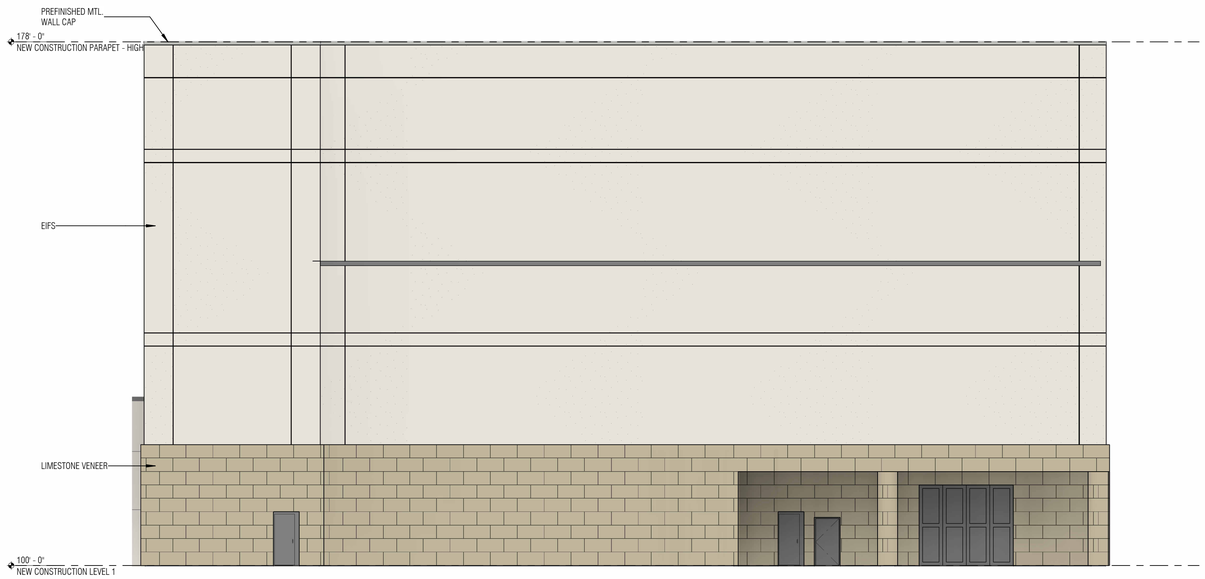


1 BUILDING ELEVATION - NORTH - OPTION "A"

SCALE: 3/32" = 1'-0"

0' 5'4" 10'8"



2 BUILDING ELEVATION - SOUTH - OPTION "A"

SCALE: 3/32" = 1'-0"

0' 5'4" 10'8"

GRAYSON COUNTY ADDITIONS & RENOVATIONS | Project Number: 22120 | Date: 04/19/2023 | SD401 - BUILDING ELEVATIONS | BRINKLEY SARGENT WIGINTON ARCHITECTS

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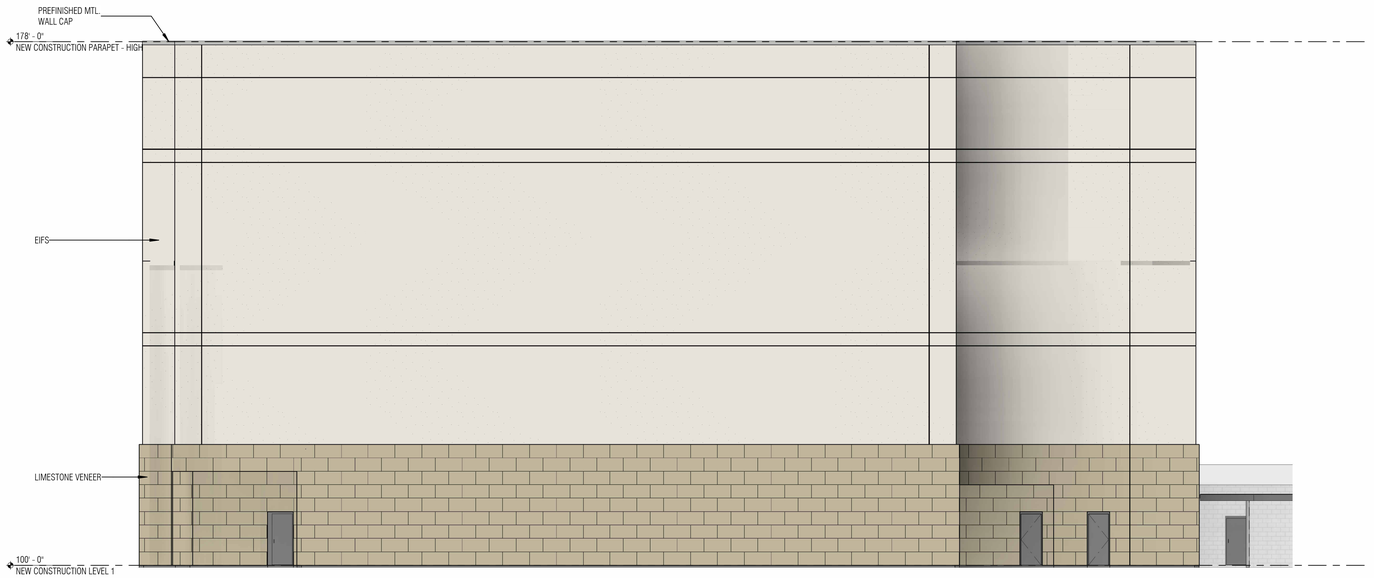
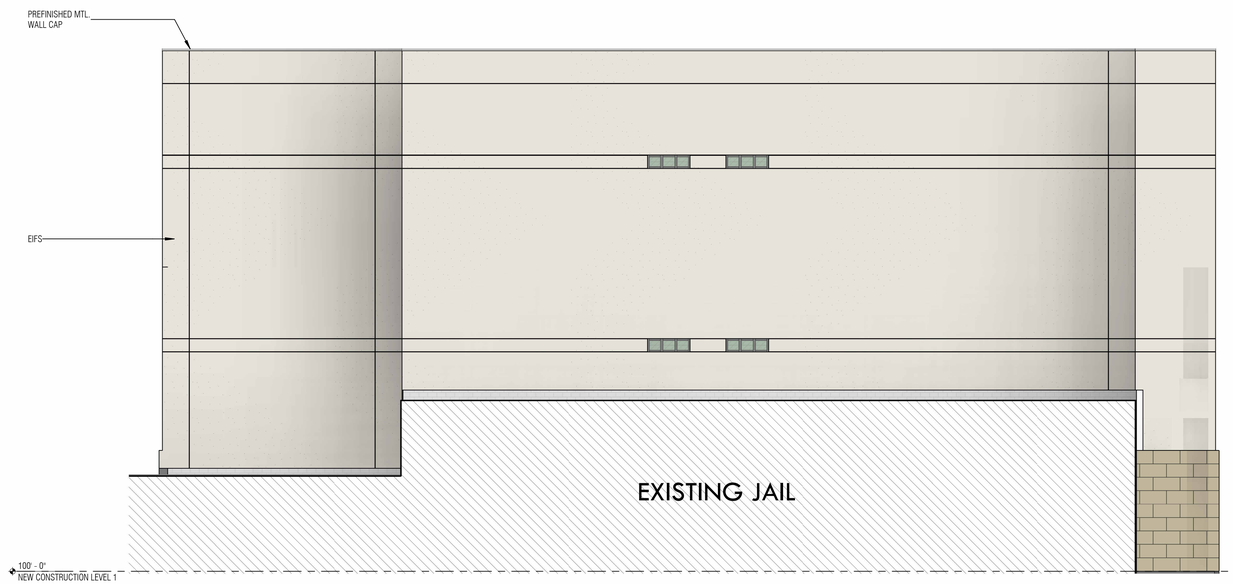


1 BUILDING ELEVATION - EAST - OPTION "A"

SCALE: 3/32" = 1'-0"

0' 4'0" 8'0"



2 BUILDING ELEVATION - WEST - OPTION "A"

SCALE: 3/32" = 1'-0"

0' 4'0" 8'0"

GRAYSON COUNTY ADDITIONS & RENOVATIONS | Project Number: 22120 Date: 04/19/2023 | SD402 - BUILDING ELEVATIONS | BRINKLEY SARGENT WIGINTON ARCHITECTS

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 05/16/2023

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

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

Requested Action/Proposed Use:

CONSIDERATION OF AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT OVERLAY

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

Background:

In 2022, the City of Sherman approved the update of the Zoning Ordinance. The 2022 update did not amend any regulations to the overlay districts. This proposed ordinance is focused on updates to the Central Business District Overlay.

The proposed ordinance integrates the regulations located in the Arts & Cultural District Overlay into the Downtown Sub-District of the proposed Central Business District Overlay.

The main components of the Central Business District Overlay include the following:

- The creation of 3 unique sub-districts within the Central Business District Overlay, the Downtown District, the Highway District, and the Grayson County District.
- Architectural regulations that focus new construction and remodels on maintaining the historic character of the downtown.
- Building placement standards for setbacks and building heights
- Permitted uses for each sub-district

- Landscaping
- Screening
- Signs
- Parking Regulations

In addition to the changes to the Central Business District Overlay, staff is recommending an amendment to the Use Chart in Article 14.10 of the Zoning Ordinance to allow for vertical residential mixed use in a C-1 District with a Specific Use Permit.

Adjacent Zoning:

Not Applicable.

Origination:

City of Sherman

Master Plan Designation:

Not Applicable.

Number of notices mailed:

236

Objections Received:

0

Attachments

Proposed Ordinance

Exhibit A - CBD Boundary

ORDINANCE NO. _____

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

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinance") for the purpose of prescribing regulations relating to the Central Business District Overlay ("City" or "Sherman"); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Sections 14.03.008 (Arts and Cultural Overlay District), and 14.03.009 (Central Business District Overlay District) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.03 OVERLAY ZONING DISTRICTS**

Sec. 14.03.008 ***Reserved*** ~~**Arts and Cultural Overlay District**~~

~~The A&C (Arts and cultural overlay) District is primarily to promote the arts and cultural uses in the City. This district includes all lands as described herein: A point of beginning at the~~

[1] Deletions are evidenced by ~~strikethrough~~; all other text is additions.

~~railroad right-of-way and Walnut Street, South on Walnut to Pecan Street, West on Pecan to Elm Street, South on Elm to Laurel, West on Laurel to Rusk Street, North on Rusk to Washington Street, West on Washington to Sam Rayburn Freeway, North on Sam Rayburn Freeway to the railroad right-of-way, and east along the railroad right-of-way to Walnut Street.~~

~~(1) Purpose. The development of the Arts and Cultural Overlay District offers significant economic and recreational opportunities for the City and its citizens. Businesses of art and cultural significance and compatible uses may be consolidated in this district to enhance and complement each other. The development standards will make the City a more desirable place to live and conduct business.~~

~~(2) Permitted uses. Permitted uses are limited to the following list, however any other use and/or sign may be permitted in the Arts and Cultural Overlay District if it is compatible with the district and is approved by exception by the Planning and Zoning Commission.~~

~~Aesthetic garden Arts studio~~
~~Accessory residential (One off-street parking space per unit required) Bank and lending institution~~
~~Church Community center Dance studio~~
~~Farmers market, indoor or outdoor Movie and cinema~~
~~Museum Music shop Office~~
~~Office, government Parking structure and lot~~
~~Restaurants, indoor and outdoor seating Retail use, indoor~~
~~Stage, outdoor~~
~~Storage of goods or merchandise used in, produced by, or normally carried in stock in conjunction with any permitted use in the district~~
~~Theater and playhouse Trolley and taxi stop~~
~~Other uses approved by the planning and Zoning Commission.~~

~~(3) Parking regulations. Parking is not required in the Arts and Cultural Overlay District except for residential uses.~~

~~(4) Area regulations. Lot size and coverage shall be in conformance with the primary designated zoning district.~~

Sec. 14.03.009 Central Business District Overlay ~~District~~

(1) Introduction.

(a) The Central Business District Overlay is intended to protect the aesthetic and visual character of Sherman's downtown through the establishment of three distinct sub-districts: The Downtown District, the Highway District and the Grayson County District.

(b) The Central Business District Overlay is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as multi-family in the downtown area. Developments in the Central Business District are typically smaller in size but are critical to the business and entertainment of the entire City.

(c) Any other standards, regulations or requirements within this Overlay shall override those in the base zoning district in the event of a conflict not addressed above. Standards, regulations or requirements of the base zoning district not augmented or otherwise supplemented by this Overlay will continue to prevail. Notwithstanding any statement to the contrary in this subsection, standards, regulations or requirements of any planned development district within this Overlay shall prevail in the event they conflict with standards,

regulations or requirements of this Overlay.

(2) Boundary Areas. Exhibit A demonstrates the boundaries described below:

(a) Area boundaries. Area designated on the official zoning map being: Montgomery Street from the railroad tracks south to Cherry Street, Cherry Street west to Elm Street, Elm Street north to Jones Street, Jones Street west to U.S. Highway 75, U.S. Highway 75 north to the railroad tracks, railroad tracks east to Montgomery Street.

(b) Central Business District Overlay Sub-Districts

1. Downtown Sub-District. Montgomery Street from the railroad tracks south to Cherry Street, Cherry Street west to Crockett Street, Crockett Street north Jones Street, Jones Street west to Rusk Street, Rusk Street north to Washington Street, Washington Street east to Elm Street, Elm Street north to the railroad tracks, the railroad tracks east to Montgomery Street.
2. Highway Sub-District. Elm Street from the railroad tracks south to Washington Street, Washington Street west to Rusk Street, Rusk Street south to Jones Street, Jones Street west to U.S. Highway 75, U.S. Highway 75 north to Pecan Street, Pecan Street east to Elm Street.
3. Grayson County Sub-District. The south half of the block located between Crockett Street to the east, Elm Street to the west, Cherry Street to the south and Lamar Street to the north.

(3) Central Business District Building Design.

(a) General provisions. The purpose of this sub-section is to maintain the historical architecture and character of Sherman's Central Business District. As buildings are remodeled or newly constructed, these historical elements need to be preserved or enlarged.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Masonry or equivalent shall be required on the sides of all commercial buildings in C-O (Office) District, C-1 (Retail Business) District, and C-2 (General Commercial) District visible from the front street right-of-way in the Central Business District. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

1. Exterior Walls.
   a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the city building regulations code and fire prevention and protection code. No blank walls shall face public streets.
   b) The following primary material list shall apply:
      i) Masonry consisting of stone, cultured or cast stone.
      ii) Brick or brick veneer.
      iii) Tile.
      iv) Stucco.
      v) Architecturally finished block.
      vi) Architectural glass (less than 27% reflectance).
   c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for

alternative exterior building materials shall be noted and described on a site plan with elevation drawings to be submitted to the planning and zoning commission for approval.

d) The following materials are prohibited as primary cladding: Aluminum siding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate concrete, and reflective glass (greater than 27% reflectance).

2. Exterior Colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.
   a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, nonreflective earth tone colors.
   b) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.
3. All non-residential and multifamily buildings shall be architecturally finished on all sides with the same materials and detailing.
4. Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:
   - Canopies, awnings, or porticos.
   - Recesses/projections.
   - Arcades (recessed porches).
   - Peaked roof forms.
   - Arches.
   - Outdoor patios.
   - Display windows.
   - Architectural details (such as tile work and moldings) integrated into the building façade.
   - Articulated cornice line.
   - Integrated planters or wing walls that incorporate landscape and sitting areas.
   - Offsets, reveals or projecting rib used to express architectural or structural bays.
   - Accent materials, such as stone, stucco, etc. (minimum 15% of exterior façade).
   - Varied roof heights.
5. Other required or optional features may include:
   a) Entryway features. All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.
   b) Building articulation. All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted

walls or elevations.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

1. Asphalt shingles
2. Industry approved synthetic shingles
3. Standing seam metal
4. Tile roofs
5. Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as roofing materials: wood roof shingles.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical equipment. Exposed duct and mechanical equipment shall not be permitted on any side of the building visible from the highway.

(e) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(4) Central Business District Building Placement.

(a) Downtown Sub-District.

1. Minimum lot area: 2,000 sq. ft.
2. Minimum lot width: 20’
3. Minimum setback:
   a) Front setback: 0’
   b) Rear setback: 0’
   c) Side setback: 0’
   d) No building or structure shall be placed within the following triangular areas at the intersections of streets and alleys due to sight distance requirements:
      i) At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points fifteen (15) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.
4. Maximum building height: 80’

5. Setback encroachment. Open building projections such as balconies, awnings, and canopies may extend within the public right-of-way to provide shade and covering for pedestrian traffic. The projections may extend up to ten (10) feet into the right-of-way, but not greater than the width of the sidewalk if less than ten (10) feet. Any supporting structures for said projections shall be reviewed and approved by the City Engineer for health and life safety reasons.

(b) Highway Sub-District.
1. Minimum lot area: 10,000 sq. ft.
2. Minimum lot width: 50'
3. Minimum setback:
   a) Forty (40) feet from the highway right-of-way.
   b) Twenty-five (25) feet from Houston Street or Lamar Street right-of-way.
   c) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.
   d) No setback from rear and side property lines.
4. Maximum building height: 50'

(c) Grayson County Sub-District.
1. Minimum lot area: 2,000 sq. ft.
2. Minimum lot width: 20'
3. Minimum setback:
   a) Front setback: 0'
   b) Rear setback: 0'
   c) Side setback: 0'
   d) No building or structure shall be placed within the following triangular areas at the intersections of streets and alleys due to sight distance requirements:
      i) At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points fifteen (15) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.
4. Maximum building height: 80'

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

Use Type	Downtown District	Highway District	Grayson County District
Alcoholic beverage establishments	P	P	P
Assisted living facility or nursing home		SUP	
Auditorium, arena, coliseum, theater, or amphitheater	SUP	SUP	SUP
Automobile accessory and supply store		P	
Automobile laundry, carwash		SUP	

Automobile rental or taxi storage and repair		SUP	
Automobile repair, body work, or painting		SUP	
Automobile service station		SUP	
Bakery, confectionery, or similar (retail)	P	P	P
Bank, credit unions, and financial institutions	P	P	P
Barbershop, beauty parlor or permanent makeup	P	P	P
Bed and breakfast establishments	P	P	P
Caterer	P	P	P
Christmas tree sales	P	P	P
Church or other place of worship	SUP	SUP	SUP
Civic club, fraternal organization, or lodge	SUP	SUP	SUP
Clinic, medical or dental	P	P	P
Commercial amusement center, indoor only	SUP	SUP	SUP
Community center	P	P	P
Correctional or detention facility or jail			SUP [1]
Department store	P	P	P
Drug-store or pharmacy	P	P	P
Dwelling, multi-family	[2]	SUP	[2]
Dwelling, single-family		P	
Dwelling, townhome		SUP	
Farmer's market, indoor or outdoor	P	P	P
Florist shop	P	P	P
Food or grocery store, retail	P	P	P
Food truck lot	SUP	SUP	SUP
Funeral home, mortuary, or crematory	P	P	P
Furniture and appliances sales, custom upholstery, not automobile related	P	P	P
Governmental office	P	P	P
Greenhouse, plant nursery, or garden center	P	P	P
Hardware store and small tool rental, but not including sales or lumber or industrial hardware	P	P	P
Health club or studio	P	P	P
Hookah bar, smoking lounge, smoke shop, or vape shop	SUP	SUP	SUP
Hotel	SUP	SUP	SUP
Laundry, pickup station or self-service	P	P	P
Meeting halls	SUP	SUP	SUP
Municipal Uses Operated by the City	P	P	P
Museum, library, art gallery	P	P	P

Nursery, kindergarten, or daycare for children	P	P	P
Office, any type	P	P	P
Parking, surface or structured	P	P	P
Personal service (accounting, travel, attorney, or similar)	P	P	P
Pet shop (indoor only)	P	P	P
Printing, publishing, or reprographics, including engraving or photoengraving	P	P	P
Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission	SUP	SUP	SUP
Radio or television broadcasting transmitter or tower, microwave relay tower	SUP	SUP	SUP
Restaurant (inside and/or outside service)	P	P	P
Retail store (indoor)	P	P	P
Schools; elementary, high, college and universities, public, private, or denominational	SUP	SUP	SUP
Secondhand store or rummage shop	SUP	SUP	SUP
Snow cone stand	P	P	P
Studio for professional work or teaching (fine arts, photography, music, drama, radio, television, or recording)	P	P	P
Swimming pool, commercial	P	P	P
Tailor shop, seamstress, altering, and repairing of apparel	P	P	P
Veterinarian or animal hospital (indoor soundproof kennels only)	P	P	P

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

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

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

- Residential units shall not be allowed on the first floor of any building.
- Residential units shall conform to all adopted building codes.
- There is no minimum number of residential units to be considered multi-family in the Downtown District.
- Parking shall be provided for one (1) off-street parking space for each

residential unit. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

1. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy.
2. 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
   a) All landscaping shall be installed to avoid hazards.
   b) An effort shall be made to preserve existing trees.
3. Off-street parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands. Parking garages are exempt from this requirement.

(7) Screening.

(a) Refuse areas. All refuse areas and dumpsters shall be screened on three sides and shall be located on private property. Whenever possible, property owners may share garbage dumpsters. The enclosure shall be constructed of a material that is consistent with the main building construction. Gates are not required.

(b) Mechanical equipment. All ground-mounted and roof mounted equipment including, but not limited to, air-conditioning/heating units, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public streets and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Signs.

(a) Freestanding signs.

1. Downtown Sub-District.
   a) Only one freestanding sign is permitted per platted lot.
   b) Pylon or pole signs are not permitted in the Downtown District.
   c) Monument signs must include a landscaped, stone-based feature. All monument sign bases shall be constructed of the same material as the front building façade on the same site.
   d) Signs may have a maximum of 65 square foot face area and shall not exceed six (6) feet in height. There is no setback for

freestanding signs, but they must not obstruct the view of turning traffic. Variances to the sight distance requirements may be approved by the Director of Engineering, subject to specific engineering criteria such as design speed, traffic control, and other site conditions.

2. Highway Sub-District.
   a) Only one freestanding sign is permitted per platted lot, with the exception of corner lots. Corner lots are permitted to have one pole or pylon sign and one monument sign per platted lot.
   b) Pylon or pole signs may have a maximum of 300 square feet face area and shall not exceed fifty (50) feet in height. Minimum setback for freestanding signs shall be twenty-five (25) feet from the property line.
   c) Monument signs must include a landscaped, stone-based feature. All monument sign bases shall be constructed of the same material as the front building façade on the same site, unless the building is an existing non-conforming structure.
   d) Monument signs may have a maximum of 80 square foot face area and shall not exceed eight (8) feet in height. Minimum setback for monument signs shall be ten (10) feet from the property line and must not obstruct the view of turning traffic. Variances to the sight distance requirements may be approved by the Director of Engineering, subject to specific engineering criteria such as design speed, traffic control, and other site conditions.

3. Grayson County Sub-District
   a) Only one freestanding sign is permitted per platted lot.
   b) Pylon or pole signs are not permitted in the Grayson County District.
   c) Monument signs must include a landscaped, stone-based feature. All monument sign bases shall be constructed of the same material as the front building façade on the same site.
   d) Signs may have a maximum of 65 square foot face area and shall not exceed six (6) feet in height. There is no setback for freestanding signs, but they must not obstruct the view of turning traffic. Variances to the sight distance requirements may be approved by the Director of Engineering, subject to specific engineering criteria such as design speed, traffic control, and other site conditions.

(b) Wall signs. Wall signs may have a maximum of 300 square feet face area and not be greater than twenty (20) percent of the area of any single wall elevation.

(c) Projecting signs. Projecting signs in the Central Business District Overlay shall have a minimum clearance from the sidewalk of 8.5 feet and shall not project more than five (5) feet from the building or more than fifty (50) percent of the width of the sidewalk adjacent to the building, whichever is less. No supporting structures for said signs is permitted within the public right-of-way.

(9) Parking regulations.

(a) Downtown Sub-District

1. Parking shall be provided for one (1) parking space for each residential

unit. Parking requirements may be met on-site or by lease or ownership from a site directly adjacent or diagonally adjacent to the subject property.

2. Parking shall be provided for one (1) parking space for every 400 square feet of office space. Parking requirements may be met on-site or by lease or ownership.
3. There are no parking requirements for retail or restaurant uses in the Downtown Sub-District.

(b) Highway Sub-District
1. Refer to Subsection 14.04.003 for parking regulations.

(c) Grayson County Sub-District
1. Parking shall be provided for one (1) parking space for each residential unit. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.
2. Parking shall be provided for one (1) parking space for every 400 square feet of office space. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.
3. Parking shall be provided for one (1) parking space for every three (3) employees for a Correctional or Detention Facility or Jail. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.

(10) Procedures and Notice.

(a) The Planning and Zoning Commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The Planning and Zoning Commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the Planning and Zoning Commission denies any site plan, the same application may not be filed for a period of twelve (12) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the Planning and Zoning Commission may appeal the decision subject to the regulations in Section 14.06.010.

~~(1) Boundary areas.~~

~~(a) Area boundaries. The Central Business Area is designated on the official zoning map attached to this ordinance by a heavy solid black line.~~

~~(2) Minimum Requirements for Lot Area, Width and Setback:~~

~~(a) C-O (Office District):~~
~~Lot Area: 2,000 sq. ft.~~
~~Lot width: 20'~~
~~Front setback: 0'~~
~~Rear setback: 0'~~
~~Side setback: 0'~~

~~(b) C-1 (Retail Business) District:~~

~~Lot Area: 2,000 sq. ft.~~
~~Lot width: 20'~~
~~Front setback: 0'~~
~~Rear setback: 0'~~
~~Side setback: 0'~~

~~(3) Height regulation exception. Structures, buildings and signs within the Central Business Area, delimited on the official zoning map, may exceed 35 feet or 2 stories but shall not exceed a maximum of 80 feet or 6 stories.~~

~~(4) The total floor area of any building or buildings on a lot in the C-O or C-1 District within the Central Business Area shall not exceed two and one-half times the number of square feet in the lot (FAR to not exceed 2.5).~~

~~(5) Masonry or equivalent shall be required on the sides of all commercial buildings in C-O (Office) District, C-1 (Retail Business) District, and C-2 (General Commercial) District visible from the front street right-of-way in the Central Business District. Masonry shall be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding.~~

~~(6) Central business district parking exception. Off-street parking shall not be required for buildings and structures erected or altered within the Central Business District as defined in section (1) above.~~

~~(7) One- to four-family occupancies in the Central Business District: One- to four- family occupancies shall be allowed in the Central Business District, with the following restrictions:~~

~~(a) Residential occupancies shall not be allowed in the first half of the first floor of any building facing a front street;~~
~~(b) Residential occupancies shall have two (2) fire-safe exits;~~
~~(c) Any room used as a bedroom shall have a window or door to the outside for emergency egress;~~
~~(d) Residential occupancies shall conform to the construction codes regulating the same;~~
~~(e) Residential occupancies shall have one-hour fire separation as required by the construction codes or shall be equipped with fire sprinkler equipment;~~
~~(f) Five (5) or more family occupancies shall be reviewed by the Planning and Zoning Commission and approved by the city council by special permit; and~~
~~(g) Building owners shall be required to provide one (1) off-street parking space for each residential apartment beginning with the fifth apartment in each building.~~

~~(8) The Thoroughfare Streets special setback described in Section 14.04.002(2) shall not apply in the Central Business District Overlay.~~

~~(9) Billboards shall not be permitted within the Central Business District as designated on the official zoning map.~~

~~(10) On-premises signs in the Central Business District shall not exceed the height of the building on the lot. No pole signs shall be allowed in the Central Business District. When a sign is erected or placed before a permit is obtained, the permit fee shall be double.~~

…

ARTICLE 14.10 USE CHART

Sec. 14.10.001 Use Chart.

…

(d) Use chart.

Use Type	R-A	R-E	R-12	R-6	R-5	R-4	R-TH	R-2F	MF-15	MF-30	MH	C-N	C-O	C-1	C-2	M-1	M-1.5	M-2
Dwelling, multi-family														SUP [7]				

…

[7] Dwelling, Multi-Family: Multi-family units are permitted with a Specific Use Permit in a C-1 District subject to the following conditions:

(a) The purpose of these conditions is to allow for vertical mixed-use in an urban setting. These conditions would allow commercial or retail on the first floor with

(a) Residential units shall not be allowed on the first floor of any building in a C-1 District.

(b) Residential units shall conform to all adopted building codes.

(c) There is no minimum number of residential units to be considered multi-family with a Specific Use Permit in a C-1 District.

(d) Parking shall be provided subject to the multi-family requirements in Subsection 14.04.003.

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced

and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2023.

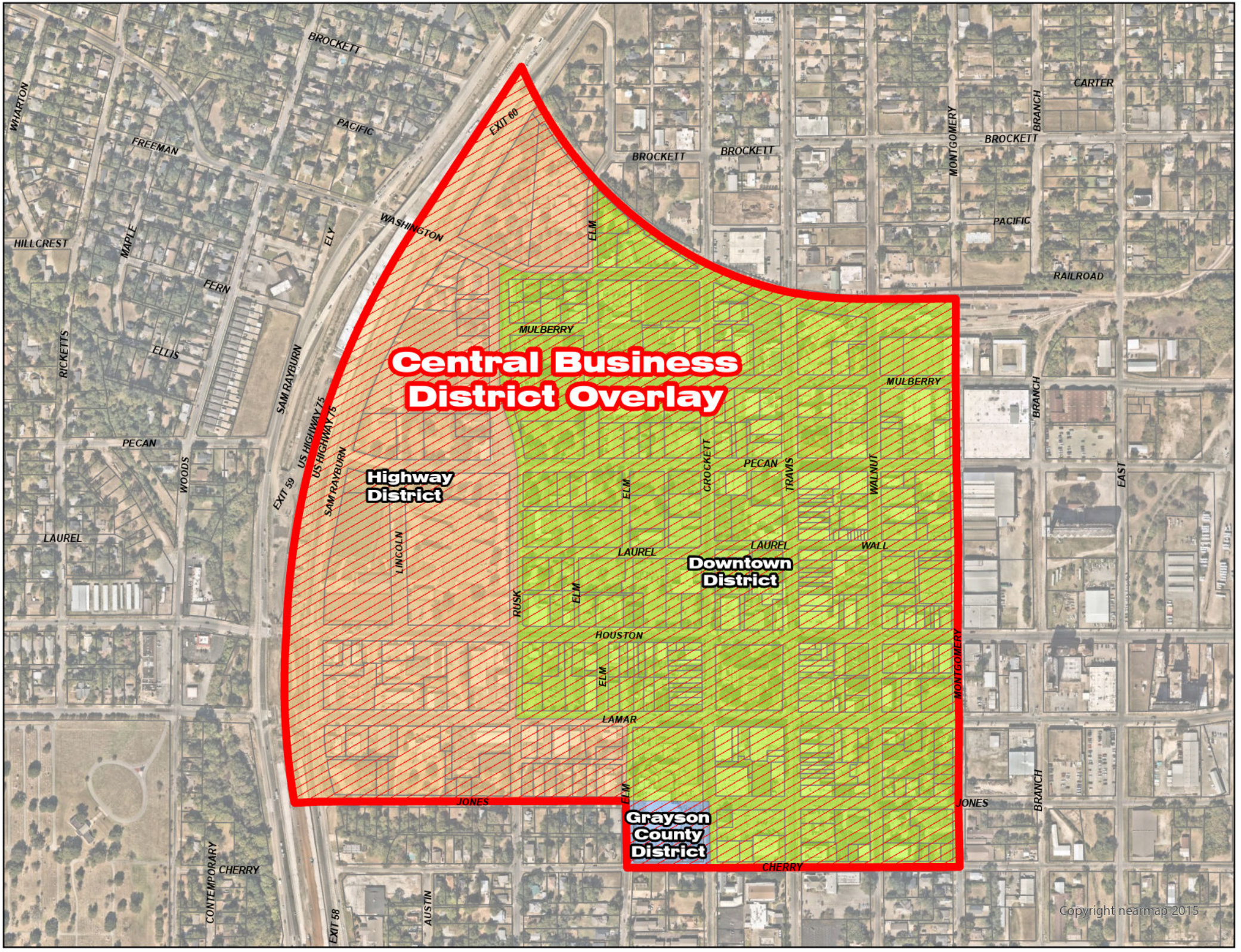
_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____
RYAN D. PITTMAN, CITY ATTORNEY


Central Business District Overlay
Highway District
Downtown District
Grayson County District
BROCKETT
PACIFIC
FREEMAN
WHARTON
HILLCREST
MAPLE
FERN
RICKETTS
ELLIS
ELY
WASHINGTON
SAM RAYBURN
US HIGHWAY 75
EXIT 60
EXIT 59
EXIT 58
PECAN
WOODS
LAUREL
LINCOLN
MULBERRY
ELM
CROCKETT
TRAVIS
WALNUT
WALL
RUSK
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