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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 19, 2022 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR MARCH 22,2022, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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

6. **CONSENT AGENDA (ITEMS 11, 12, 14, 16, 20, 22, 23, 25, 27 and 30)**

7. **2600 WEST TRAVIS STREET (408751)**
The request of City of Sherman (Owner), Christopher Pickering (Representative), Forrest Unterbrink, Enertech (Graduate Engineer), Nathan Ross, Valmont Structures (Professional Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2600 West Travis Street, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Board of Adjustments

   A. Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1) to allow a 79’ tall monopole tower in the Blalock Industrial Park.

Planning and Zoning Commission

   B. Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 7, Subsection (15)(c)(2) to allow a communication tower.

8. **4719 INDIO LANE**

The request of Ceci Bates Ventures (Owner), Scott Bates (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4719 Indio Lane, being Lot 2, Block "C", Amended Plat of Magnolia Village, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 2.7' side yard setback for an existing residential dwelling in lieu of the required 6.1' in an R-1 (One-Family Residential) District.

9. **106 B NORTH SUNSET BOULEVARD**

The request of Owner's Manual for Life, MasterKey Education Facility (Owner) and Jarrod Parman, Bluestone Partners, LLC (Representative) concerning the property at 106 North Sunset Boulevard, being Lot 3, Block 1, Second Replat Part of Block 2, Westwood Village, as follows:

Planning and Zoning Commission

Amendment to the Specific Use Permit and site plat approval to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

10. **1914 EAST LAMAR STREET**

The request of Seraj Ali and Piplani Sandeep (Owners), Maria Cazarez (Representative) and Copley Land Surveying (Surveyor) concerning the property at 1914 East Lamar Street, being Lot 2, Block 1, East Side Business Park, as follows:

Planning and Zoning Commission

Site plan approval for a tire shop, gift shop, office and candy shop.

11. * **100-500 BLOCKS OF SCHNEIDER ROAD**

The request of Chapman Tillett Construction, LLC (Owner) and William Davis Finney, Data Land Services (Surveyor) concerning the property located in the 100-500 blocks of Schneider Road, being 23.071 Acres in the Jeremiah McDaniel Survey, Abstract No. 774, and the R. M Williamson Survey, Abstract No. 1300, as follows:

Planning and Zoning Commission

Final Plat approval for Schneider Farm Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

12. * **5920 TEXOMA PARKWAY**

The request of James Mathis (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 5920 Texoma Parkway, being 0.559 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Final Plat approval of Mathis Addition.

13. **5116 TEXOMA PARKWAY**

The request of Ruben Alvarez, Zula Investments, LLC (Owner), Kent Hughlett (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 5116 Texoma Parkway, being 0.722 acres and being part of D.C Shelp Survey, Abstract No.1097, as follows

Planning and Zoning Commission

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

14. * **2412, 2450, 2500 NORTH TRAVIS STREET**

The request of Shawn and Dana MacDonald (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 2412, 2450 and 2500 North Travis Street, being 5.281 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Shawn MacDonald Addition.

15. **620 & 624 EAST KING STREET**

The request of Arthur Nunez, Malachi 310 Construction, LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 620 and 624 East King Street, being 0.29 acres and being a replat of Lots 2 and 3, Block 1, of the Texoma Rentals Addition, as follows:

Planning and Zoning Commission

A. Replat approval of Malachi Addition.

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

16. * **501 SOUTH GRIBBLE STREET**

The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 501 South Gribble Street, being 0.209 acres in the G.B. Pilant Survey, Abstract No. 963, follows:

Planning and Zoning Commission

Final Plat approval of Garcia Gribble Addition.

17. **6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD**

The request of Jamestown Square, LLC (Owner), Cope Equities (Developer), Kimley-Horn (Engineer/Surveyor), DBA Architects (Architects), Caleb Jones (Representative), and Underwood Drafting and Surveying (Surveyors) concerning the property in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, being 20.123 acres in the John Chronister Survey, Abstract No. 248, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

18. **6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD**

The request of Jamestown Square, LLC (Owner), Cope Equities (Developer), Kimley-Horn (Engineer/Surveyor), DBA Architects (Architects), Caleb Jones (Representative), and Underwood Drafting and Surveying (Surveyors) concerning the property in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, being 20.392 acres in the John Chronister Survey, Abstract No. 248; as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District.

19. **3908 TEXOMA PARKWAY**

The request of MLJ Real Estate, LP (Owners), Shane Marquez, XFactor Cars (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 3908 Texoma Parkway, being 0.648 acres and 1.279 acres in the Samuel McGlothlin Survey, Abstract No. 811 and the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

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

20. *** 2112 SOUTH TRAVIS STREET**

The request of Wormington RV LLC (Owner) HP Investments (Developer) and Chaney Engineering, Inc. (Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval of Travis Street Dollar General Addition.

21. **4601 NORTH TRAVIS STREET**

The request of Howard Akin, Residences of Sherman (Owner) and Glen Calvert, Prime Architect Design, LLC (Architects), concerning the properties located 4601 North Travis Street, being part of 22.3 acres in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 614 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Site Plan approval of Residences of Sherman

22. *** 6350 THERESA DRIVE**

The request of Scott Weismann III (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 6350 Theresa Drive, being 8.418 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Final plat approval for Garson Retreat.

23. *** 2708 EAST LAMAR STREET**

The request of Frontera MHC, LLC (Owner), Marley Phillips (Developer/Representative), Bowman (Consulting Firm) and Spooner and Associates Land Surveyors (Surveyor) concerning the property at 2708 East Lamar Street, being 113.414 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Lot 1, Block 1 Frontera.

24. **900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, Joe Gilbert (Prospective Buyer), Baca Architecture (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 900 Block South FM 1417 (Heritage Parkway), being 15.199 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

A. Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 488 parking spaces in lieu of the required 528 in an R-2 (Multi-Family Residential) District.

B. Variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(3) to allow a 6' wrought iron fence in lieu of the allowed 4' in a front yard in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

C. Preliminary Plat approval of Trails of 1417.
D. Site plan approval The Trails on 1417 apartment complex

25. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Ronny Guerrero, Bel Air Village SFR, LLC (Owner), Michael Carlisle, Kimley-Horn (Surveyor) concerning the property at 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 4.936 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Final Plat approval for Bel Air Village Multifamily Phase 1.

26. **200-600 BLOCKS LUELLA ROAD**

The request of HMI-Sherman 2 LLC (Owner), Kimley-Horn and Associates, Inc. (Engineer) and Walker, Warren, and Jordan Surveying and Mapping (Surveyor) concerning the property in the 200-600 Blocks Luella Road, being 96.173 acres in the Sharrod Dunman Survey, Abstract Number 329, as follows:

Planning and Zoning Commission

A. Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.
B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District

27. * **1815 SOUTH SAM RAYBURN FREEWAY**

The request of Acepack Inc. (Owner) and Pann S. Sribhen, PSA Engineering (Representative/Engineer) concerning the property at 1815 South Sam Rayburn Freeway, being 12.69 acres, Lots 9 - 11, Southside Addition (Replat), as follows:

Planning and Zoning Commission

Site plan approval of a warehouse for manufacturing and commercial use.

28. **2801 TEXOMA PARKWAY**

The request of QuikTrip South, LLC (Owner), Corey Vaughan (Representative), Vilbig and Associates, PLLC (Civil Engineer/Surveyor) and 1519 Surveying & Engineering (Engineer/Surveyor) concerning the property at 2801 Texoma Parkway, being 3.115 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (4)(b) to allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

29. **200 BLOCK WEST PARK AVENUE**

The request of Barton Capital LTD (Owner), Jacob Craft (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 200 block West Park Avenue, being Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 31 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40, and 41 of South Side Addition, as follows:

Planning and Zoning Commission

Zone change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District.

30. * **2000-2300 BLOCKS WEST MOORE STREET**

The request of Carbet Properties LLC (Owner), Jacob Tudor (Representative), McManus & Johnson Consulting Engineers, LLC (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 blocks of West Moore Street, being 37.441 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Pebblebrook, Phase 4.

31. **ADJOURNMENT**

32. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 14, 2022 at 4:00 p.m.. and said time of posting was 72 hours before said meeting was

convened or called to order.

Dated this 14th day of April
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 04/19/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

CONSENT AGENDA (ITEMS 11, 12, 14, 16, 20, 22, 23, 25, 27 and 30)

List of Agenda Items:

11. * **100-500 BLOCKS OF SCHNEIDER ROAD**

The request of Chapman Tillett Construction, LLC (Owner) and William Davis Finney, Data Land Services (Surveyor) concerning the property located in the 100-500 blocks of Schneider Road, being 23.071 Acres in the Jeremiah McDaniel Survey, Abstract No. 774, and the R. M Williamson Survey, Abstract No. 1300, as follows:

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Planning and Zoning Commission

Final Plat approval of Pebblebrook, Phase 4.

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

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

2600 WEST TRAVIS STREET (408751)

The request of City of Sherman (Owner), Christopher Pickering (Representative), Forrest Unterbrink, Enertech (Graduate Engineer), Nathan Ross, Valmont Structures (Professional Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2600 West Travis Street, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

A. Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1) to allow a 79’ tall monopole tower in the Blalock Industrial Park.

Planning and Zoning Commission

B. Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 7, Subsection (15)(c)(2) to allow a communication tower.

Background:

The property is located at 2600 West Travis Street at the southwest corner of Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

The City of Sherman would like to install new antennas and public safety communication equipment on a new 79' monopole tower. The proposed tower shall be used exclusively for emergency services. No commercial carrier equipment shall be installed on the structure.

The following has been approved for this property:

- July 20, 2021 - Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with a 55’ setback from the east property line in lieu of the required 100’ required from any road, street or arterial highway in the Blalock Industrial Park.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
Blalock Industrial Park

Origination:

City of Sherman (Owner)
Christopher Pickering (Representative)
Forrest Unterbrink, Enertech (Graduate Engineer)
Nathan Ross, Valmont Structures (Professional Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

46

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Monopole Site Plan
Site Plan
Existing Detailed Site Plan
Elevations
Tower Description
Foundation Layout
Narrative
Title Sheet
Staff Review Letter



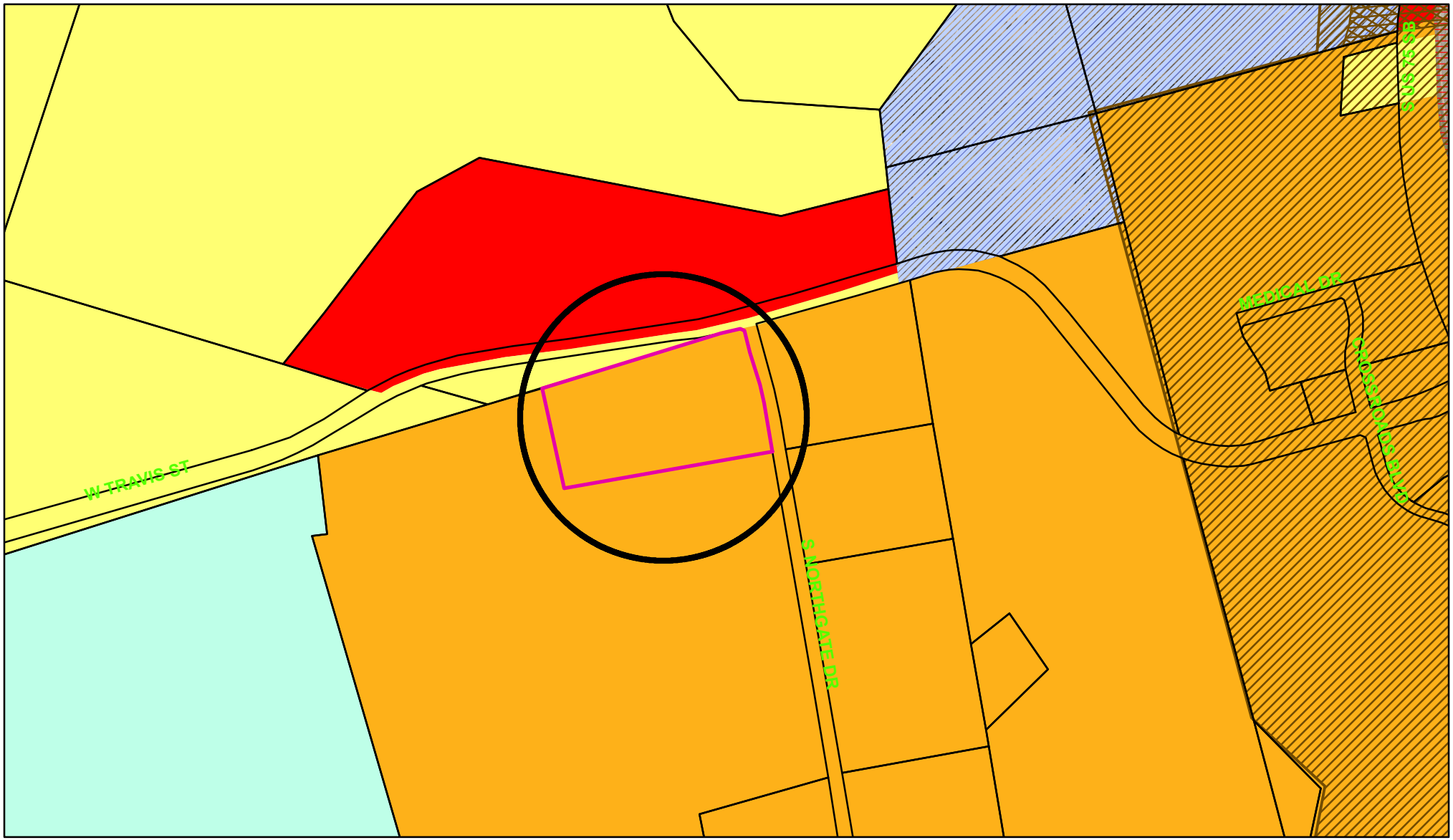
2600 West Travis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft



Zoning - 2600 West Travis Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

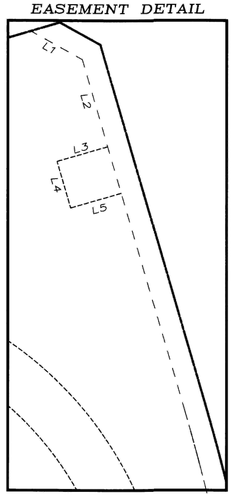
NOT TO SCALE

1 in = 600 ft

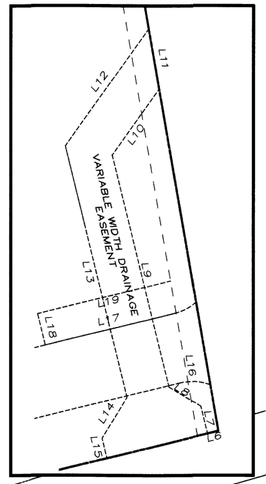
2600 West Travis Street



EASEMENT DETAIL



EASEMENT DETAIL



LINE CHART

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°20'01" E	22.93'
L2	S 16°20'01" E	42.18'
L3	S 73°39'59" W	24.50'
L4	N 16°20'01" W	22.50'
L5	N 73°39'59" E	24.50'
L6	S 76°11'05" W	5.19'
L7	N 13°48'55" W	113.09'
L8	N 58°48'55" W	113.90'
L9	N 13°48'55" W	111.00'
L10	N 16°20'01" W	39.66'
L11	N 09°51'22" W	228.38'
L12	N 16°20'01" W	172.83'
L13	S 13°48'55" E	150.28'
L14	S 13°48'55" E	114.60'
L15	S 13°48'55" E	6.43'
L16	N 09°51'22" W	38.14'
L17	S 76°11'05" W	58.74'
L18	N 13°48'55" W	115.09'
L19	N 76°11'05" E	63.27'

518.43 AC
SSCGC HOLDINGS LLC.
VOL. 5232, PG. 220
O.P.R.G.C.T.

21.46'
S 61°20'01" E

WEST TRAVIS STREET
86' RIGHT-OF-WAY
2x 24' CONCRETE ROADWAY

FND 1/2" STEEL ROD

10' UTILITY EASEMENT

N 73°39'57" E 813.53'

50' PIPELINE EASEMENT VOL. 741 O.R.G.C.T.

WATER EASEMENT PER THIS PLAT SEE DETAIL

NORTHGATE ROADWAY DRIVE
86' CONCRETE ROADWAY
80' RIGHT-OF-WAY

S 16°20'01" E 174.03'

L=114.19'
R=1010.02'
CB=S 13°05'32" E
CL=114.13'

10' UTILITY EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT SEE DETAIL

WATER EASEMENT PER THIS PLAT SEE DETAIL

S 09°51'22" E 230.18'

60.0'

FND 1/2" STEEL ROD

7.71 AC
CITY OF SHERMAN
DOC. NO. 2019-7775
O.P.R.G.C.T.

10' UTILITY EASEMENT

S 76°11'05" W 851.85'

CITY 2.626 AC.
CITY OF SHERMAN
DOC. NO. 2019-19941
O.P.R.G.C.T.

P.O.B.

FND 3/4" PIPE

N 73°39'57" E 1070.54'

P.O.C.

REM. OF 211.212 AC.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
VOL. 2660, PG. 656
O.P.R.G.C.T.

N 16°00'56" W 497.44'

LOT 1
10.000 AC.
435600 SQ. FT)

ELIZABETH JONES SURVEY
ABSTRACT NO. 625

REM. OF 211.212 AC.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
VOL. 2660, PG. 656
O.P.R.G.C.T.

LOT 2

PROGRESS PLACE
NORTHGATE FOURTH
LOTS 4, 5, & 6.
SHERMAN ECONOMIC DEV. CORP.
DOC. NO. 2019-7775
O.P.R.G.C.T.

BLOCK ONE

LOT

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

FINAL PLAT
SHERMAN PD ON WEST TRAVIS ADDITION

Being a all of a 10.0 acre tract of Land in the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 10.00 acres of land

06-23-21

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/13/2022 3:21:37 PM
In the PLAT Records
SHERMAN PD ADDN
Doc Number: 2022-5
Number of Pages: 2
Amount: 75.00
Order#: 20220113000131
By: MM

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TX 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

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

SHEET 1 OF 2 22150

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being all of the same tract of land described as 10.0 acres conveyed to The City of Sherman by deed recorded in Document Number 2020-30104, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 3/4" pipe at the Northwest corner of said 211.212 acre tract

Thence North 73°39'57" East a distance of 1070.54 feet to a set 1/2" steel rod, the True Point-of-Beginning;

Thence North 73°39'57" East, a distance of 813.53 feet to a set 1/2" steel rod;

Thence South 61°20'01" East, a distance of 21.46 feet to a set 1/2" steel rod;

Thence South 16°20'01" East, a distance of 174.03 feet to a set 1/2" steel rod;

Thence with a tangent curve to the right having a radius of 1010.02 feet, (chord bears South 13°05'32" East, a distance of 114.13 feet) an arc length of 114.19 feet to a set 1/2" steel rod;

Thence South 09°51'22" East, a distance of 230.18 feet to a set 1/2" steel rod;

Thence South 76°11'05" West, a distance of 851.85 feet to a set 1/2" steel rod;

Thence North 10°00'56" West, a distance of 497.44 feet to the Point-of-Beginning and containing 10.000 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN PD ON WEST TRAVIS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 16th day of August 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 28th day of December ,2021.

Linda Ashley
Clerk, City of Sherman, Texas

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.

12/17/2021
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709
Date

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

~ 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.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CITY OF SHERMAN, do hereby adopt this plat designating the hereinabove property as the SHERMAN PD ON WEST TRAVIS 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 27th day of December ,2021.

CITY MANAGER
ROBBY HEFTON

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, ROBBY HEFTON 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 27th day of December , 2021.

Notary Public in and for
the State of Texas
Commission Expires: 09/12/2024

AMBER DOAN
Notary Public, State of Texas
Comm. Expires 09-12-2024
Notary ID 12467837-6

ACCEPTANCE

Approved this 20th day of July ,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman
Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas
12/28/2021
Date

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, CITY OF SHERMAN, 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 PD ON WEST TRAVIS ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at SHERMAN PD ON WEST TRAVIS STREET, 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 27th DAY OF December , 2021

BY: CITY MANAGER
ROBBY HEFTON

BY:

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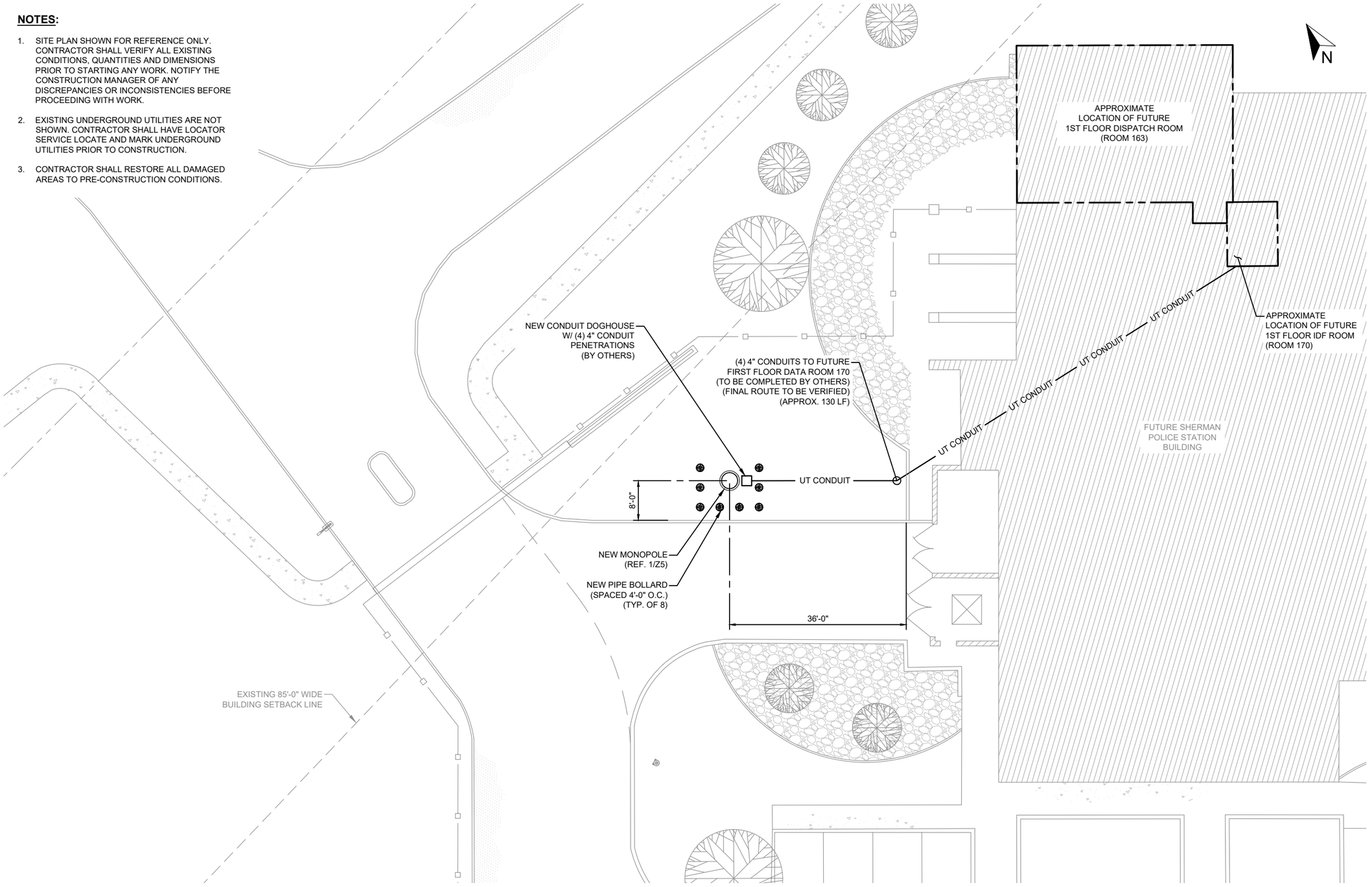
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

E-9-486

NOTES:

1. SITE PLAN SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO STARTING ANY WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH WORK.
2. EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL HAVE LOCATOR SERVICE LOCATE AND MARK UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS TO PRE-CONSTRUCTION CONDITIONS.



1 NEW DETAILED SITE PLAN
SCALE: 1" = 20'

20' 0' 10' 20'

ISSUED FOR ZONING

DISPATCH TOWER

MOTOROLA SOLUTIONS

ENERTECH an ONTIVITY company
TEXAS FIRM F-15232

SET ISSUED FOR	DATE
ZONING	03/18/22

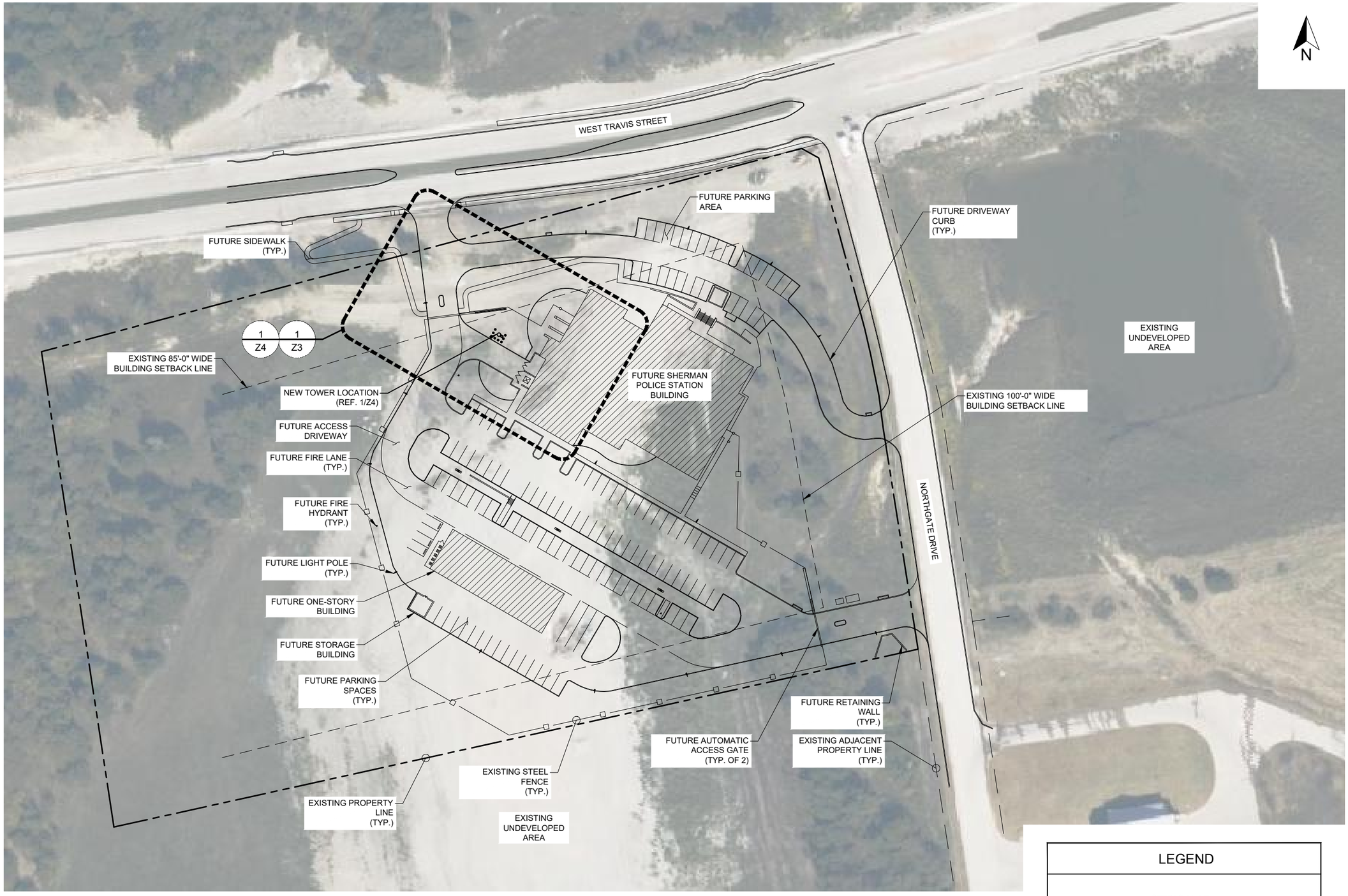
REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY	REVIEWED BY
FBU	DBS

NEW DETAILED SITE PLAN

Z4



1 SITE PLAN
SCALE: 1" = 100'

100' 0' 50' 100'

LEGEND	
	SETBACK LINE
	STEEL FENCE
	PROPERTY LINE
	ADJACENT PROPERTY LINE

ISSUED FOR ZONING

DISPATCH TOWER

MOTOROLA SOLUTIONS

ENERTECH an ONTIVITY company
TEXAS FIRM F-15232

SET ISSUED FOR	DATE
ZONING	03/18/22

REVISIONS

NO.	DATE	DESCRIPTION

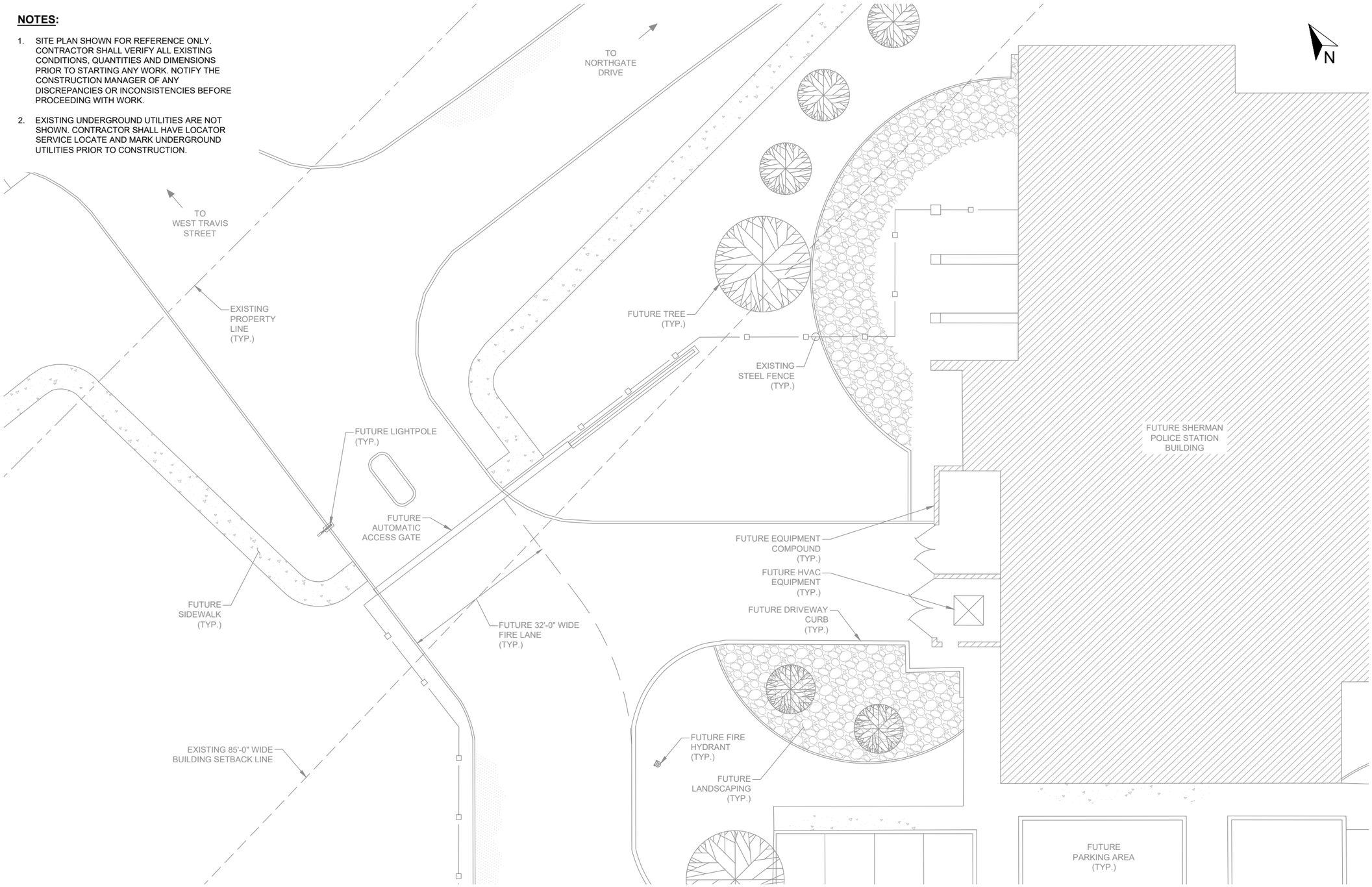
DRAWN BY	REVIEWED BY
FBU	DBS

SITE PLAN

Z2

NOTES:

1. SITE PLAN SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO STARTING ANY WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH WORK.
2. EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL HAVE LOCATOR SERVICE LOCATE AND MARK UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.



1 EXISTING DETAILED SITE PLAN

SCALE: 1" = 20'

20' 0' 10' 20'

ISSUED FOR ZONING

DISPATCH TOWER

MOTOROLA SOLUTIONS

ENERTECH an ONTIVITY company
TEXAS FIRM F-15232

SET ISSUED FOR	DATE
ZONING	03/18/22

REVISIONS

NO.	DATE	DESCRIPTION

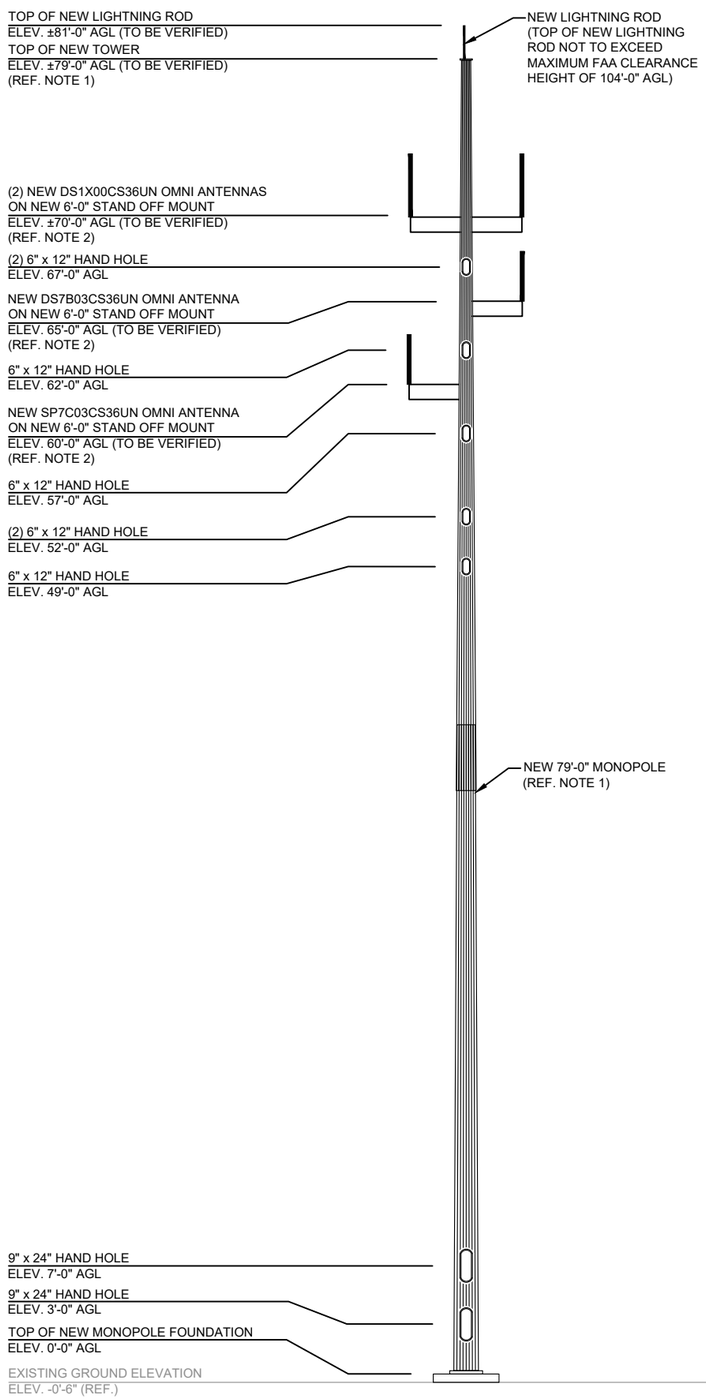
DRAWN BY	REVIEWED BY
FBU	DBS

EXISTING DETAILED SITE PLAN

Z3

NOTES:

1. THE TOWER IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY. REFERENCE TOWER MANUFACTURING DRAWINGS BY VALMONT; DATED 02/03/2022 FOR MORE INFORMATION.
2. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH MOTOROLA RF ENGINEER PRIOR TO INSTALLATION.
3. ANTENNA COAX SHALL BE ATTACHED TO THE TOWER IN ACCORDANCE WITH R56 STANDARDS AND IN ACCORDANCE WITH THE TOWER ANALYSIS.
4. UNDER NO CIRCUMSTANCES SHALL THE PROPOSED INSTALLATION CAUSE DAMAGE TO OR INTERFERE WITH THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB IF PRESENT AND ANY OTHER LINES OR EQUIPMENT ATTACHED TO THE STRUCTURE.
5. TOWER SHALL HAVE GALVANIZED STEEL FINISH.



1 TOWER ELEVATION
SCALE: N.T.S.

ISSUED FOR ZONING

DISPATCH TOWER

MOTOROLA SOLUTIONS

ENERTECH an ONTIVITY company
TEXAS FIRM F-15232

SET ISSUED FOR	DATE
ZONING	03/18/22

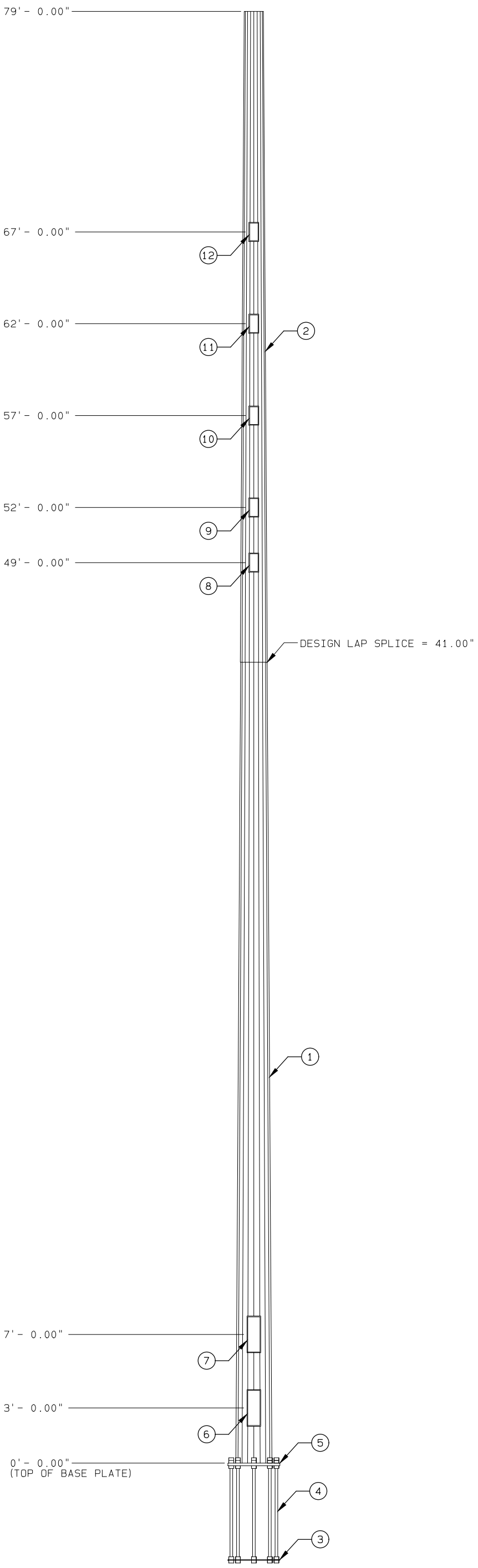
REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY	REVIEWED BY
FBU	DBS

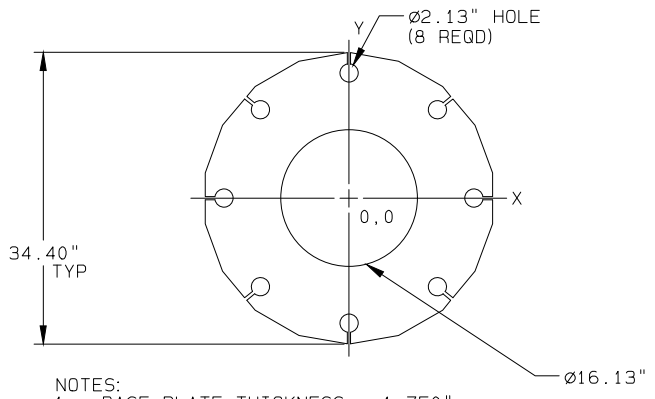
TOWER ELEVATION

Z5



ITEM ID	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	WEIGHT (LBS)
1	1	SECTION A VALMONT S-22 0.188" THK (A572 GR65)	1,885	1,885
2	1	SECTION B VALMONT S-22 0.188" THK (A572 GR65)	1,057	1,057
3	1	BOTTOM CAGE PLATE	59	59
4	8	1.75" ANCHOR BOLT, LENGTH=5.50' A615 GR75	64	508
5	1	BASE PLATE VALMONT S-56 1.750" THK (A572 GR50)	264	264
	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	79	79
	1	SAFETY CLIMBING CABLE (LENGTH = 69.00')	72	72
	3	GROUNDING LUG	2	6
		GALVANIZING	112	112
	85	STEP AND CLIP (VALMONT STANDARD)	1	85
6	1	HAND HOLE HVY (9" x 24")	52	52
7	1	HAND HOLE HVY (9" x 24")	52	52
8	1	HAND HOLE STD (6" x 12")	11	11
9	2	HAND HOLE STD (6" x 12")	11	22
10	1	HAND HOLE STD (6" x 12")	11	11
11	1	HAND HOLE STD (6" x 12")	11	11
12	2	HAND HOLE STD (6" x 12")	11	22
	1	POLE CAP	10	10

HOLE COORDS (INCHES)	
X-COORD	Y-COORD
14.75	0.00
10.43	10.43
0.00	14.75



NOTES:
1. BASE PLATE THICKNESS = 1.750"
2. BASE PLATE ALLOWABLE STRESS (KSI) = 50
3. ANGLES ARE MEASURED CLOCKWISE FROM 0 DEGREES
4. BOLT CIRCLE DIAMETER = 29.50"
5. CAGE TEMPLATE DIAMETER = 33.00"

BASE PLATE / ANCHORAGE CHARACTERISTICS

NOTES:

1. FACTORED BASE REACTIONS
   MOMENT = 3,397 IN-KIPS
   SHEAR = 5,110 #
   VERTICAL = 7,875 #
2. GALVANIZED PER ASTM A-123.
3. DESIGN CRITERIA: TIA-222-H
4. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
   EXPOSURE CATEGORY = C
   TOPOGRAPHY CATEGORY = 1
   RISK CATEGORY = III
   SITE ELEVATION = 766 FT
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS SS = 0.16
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND S1 = 0.07
   EARTHQUAKE SITE CLASS = C
   WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 1700 YEAR MRI
   A. CASE 1: WIND = 112 MPH WIND SPEED
   B. CASE 2: WIND = 30 MPH ICE AND WIND SPEED
      DESIGN ICE THICKNESS = 1.50 IN
   C. CASE 3: WIND = 60 MPH WIND SPEED
   D. CASE 4: SEISMIC
   E. CASE 5: SEISMIC
   F. EQUIPMENT

DESCRIPTION	ABP MTG HT. (FT)	ABP CENTROID HT. (FT)	WITHOUT ICE EPA (FT**2)	WITHOUT ICE WT (LBS)	WITH ICE EPA (FT**2)	WITH ICE WT (LBS)
1-DS7B03CS36UN	64.00	65.50	0.32	7	1.37	24
1-SP7C03CS36UN	59.00	60.50	0.32	7	1.37	24
1-WHITE STROBE LIGHTS	79.00	79.00	2.70	35	3.17	71
1-1/2" X 4' LIGHTNING ROD LIGH	79.00	81.00	0.20	14	1.27	38
2-DS1X00CS36U-N DBSPECTRA	69.00	71.25	2.48	44	4.52	160
2-DS1X00CS36U-N DBSPECTRA	54.00	56.25	2.48	44	4.48	157
1-4' HIGH PERFORMANCE MICROWAV	49.00	49.00	18.45	282	22.21	585
2-SP1 BOG6 MOUNTS	69.00	69.00	18.00	954	36.72	1683
1-SP1 BOG6 MOUNTS	64.00	64.00	9.00	477	18.30	838
1-SP1 BOG6 MOUNTS	59.00	59.00	9.00	477	18.23	835
2-SP1 BOG6 MOUNTS	54.00	54.00	18.00	954	36.30	1664

5. FEEDLINES ARE PLACED INTERIOR TO THE POLE SHAFT (UNLESS NOTED OTHERWISE)
6. TOTAL POLE HEIGHT IS 80 FT AGL
7. ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL)
8. 18 SIDED SHAFT
9. DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SHERMAN
10. ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

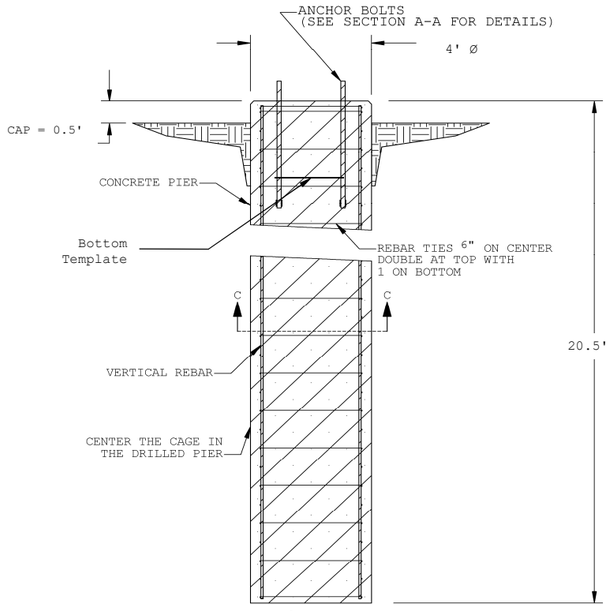


SECTION INFORMATION					
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL
1	47'- 0.00"	23.50"	16.73"	0.188"	A572 65 KSI
2	35'- 5.00"	17.60"	12.50"	0.188"	A572 65 KSI

ORDER	PROJECT	FILE ID	SCALE	DATE	ENGR
534311		534311-P1	NONE	02/02/22	CR71

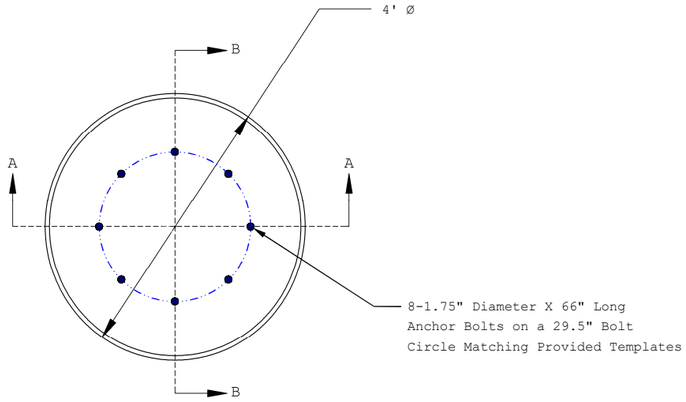
DESCRIPTION
MOTOROLA 79.0' POLE, SITE: SHERMAN POLICE DEPT, SHERMAN, TX

valmont



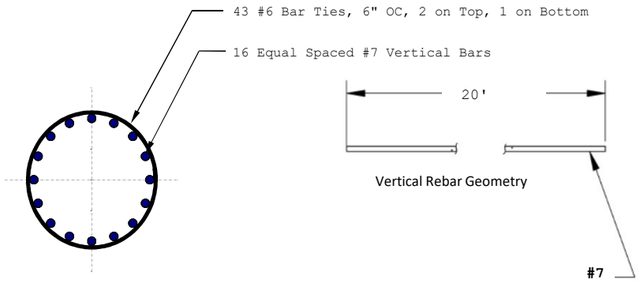
Section B-B

Pier Elevation
(No Scale)



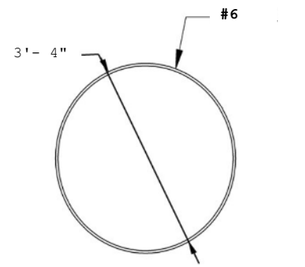
Foundation & Anchor Bolt Layout Plan

(No Scale)

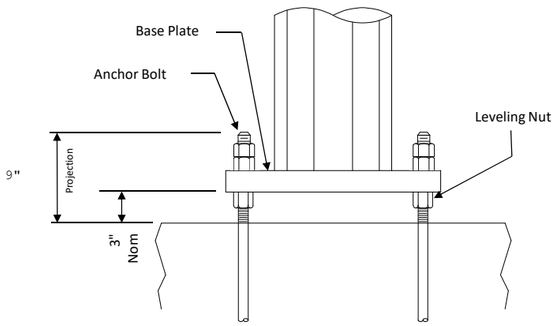


Section C-C

Pier Rebar Layout
(No Scale)



Rebar Tie Geometry



Section A-A Typ

Anchor Bolt Elevation
(No Scale)

Note:
Extreme care should be taken to ensure that all leveling nuts are level with respect to each other prior to erection of the structure. Anchor bolts shall extend through the top nut completely, fully engaging all nut threads. Distance from top of concrete to bottom of leveling nut shall not exceed the diameter of the anchor bolt.

Special Inspection

1. Inspection of reinforcing steel and placement (periodic).
2. Inspection of anchor bolts cast in concrete (periodic).
3. Verifying use of required mix design (periodic).
4. At the time fresh concrete is sampled to fabricate specimens for strength tests; perform slump and air content tests and determine temperature of concrete (continuous).
5. Inspection of concrete placement for proper application techniques (continuous).
6. Verify excavations are extended to proper depth and have reached proper material (periodic).
7. Observe drilling operations and maintain complete and accurate records for each element (continuous).
8. Verify placement locations and plumbness, confirm element diameters, lengths, and adequate end-bearing strata capacity; record concrete volume (continuous).
9. Inspect formwork for shape, location, and dimensions of the concrete member being formed (periodic).

General Notes: Drilled Pier

1. Prior to excavation, check the area for underground facilities.
2. All reinforcing shall be deformed bars conforming to ASTM A615 Grade 60 (60,000 psi min. yield) and shall be provided by the foundation contractor.
3. All concrete shall have a minimum compressive strength of 4500 psi @ 28 days. The requirement for the concrete shall be as given in the ACI "Building Code Requirements for Reinforced Concrete", ACI 318, the latest edition.
4. Trowel top of pedestal smooth.
5. Steel reinforcement and concrete should be placed immediately upon completion of the pier excavations. Contractor shall not allow a cold joint to form in the pier. Portion above grade should be formed. Temporary casing may be required to prevent caving prior to concrete placement.
6. Ground water was not encountered below grade during boring.
7. Concrete is assumed to weigh 150 pcf.
8. Estimated concrete volume = 9.6 cubic yards total.
9. Design Based on the following loads from installation drawing for order No: 534311.

Factored Moment =	**3397 in-kips**
Factored Shear =	**5.11 kips**
Factored Download =	**7.88 kips**

10. Reference: ECS Project Number 19:8099 dated November 12, 2020
11. Concrete shall be placed using a tremie to the depth indicated on the foundation drawing.
12. Anchor bolts to be ASTM A615, Gr. 75 ksi.
13. Ref Soils Report for installation recommendations.
14. Foundation designed to not exceed 100% of monopole's capacity.
15. If limestone is not encountered at 18' or shallower, please contact Valmont to confirm the design adequacy.

Reinforcement Steel Schedule

-	Type	Rebar size	Rebar Spacing	Bar Weight lb/ft	Weight (lbs)	Bar Qty
1	Vertical	**#7**	Equal	2.04	653	16
2	Ties	**#6**	6"	1.5	788	43
Total Steel Weight for Foundation Installation =					**1441**	

Rebar Lap Splice Table

Rebar Size	Rebar Grade	Concrete Strength PSI	Rebar Overlap Inches
#7	60	4500	31
#6	60	4500	21

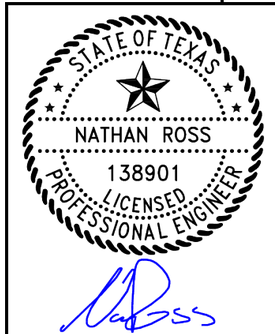
Rebar Ties - Hook Geometry

Rebar Size	6db* ** Min Length	4db* Nominal Diameter
	N/A	N/A

* db = Bar Diameter
** Refers to ACI 135 degree hook detail

Notes:
Lap splice may be used when seismic hooks are not required
Overlaps and hooks at ends of adjacent circular ties shall be staggered around the perimeter enclosing the vertical bars.
Adjacent hooks shall not engage the same vertical bar.
Where vertical bars are to be spliced, splices shall be staggered.

Seal Box



Rev	Description	Date	By/Ck

valmont STRUCTURES
28800 Ida Street
Valley, NE 68064
(402) 359-2201

By:	CR	**Drilled Pier Foundation Layout**	
Check:	CR	Customer: Motorola	
Date:	02/03/22	Site: Sherman Police Dept, TX	

ANALYSIS Version: 3.11 | Project #534311 | Size - B | **Drawing No.TX534311FP** | Sheet 1 of 1

March 21, 2022

City of Sherman, Texas
Developmental Services
220 West Mulberry Street
P.O. Box 1106
Sherman, Texas 75091

Subject: City of Sherman, Texas – Public Safety Communications Project, Sherman Police Department Dispatch, West Travis and Northgate Drive Sherman, Texas 75090

To City of Sherman Developmental Services,

Enertech is pleased to submit the following completed zoning application and development application checklist. The purpose of this project is to install new antennas and public safety communication equipment on a new 79'-0" monopole tower within Blalock Industrial Park (BIP) zoning district. The proposed tower shall be used exclusively for emergency services. No commercial carrier equipment shall be installed on structure. Per Rob Rae's comments from March 10, 2022 preapplication meeting, we shall apply for a Exception/Variance, New Specific Use Permit, and Site Plan.

Enclosed in application you shall find the following for your review:

- Cover letter
  - Completed Development Application Checklist
    - Development Application Checklist Letter
    - Preapplication Meeting Letter
    - Property Survey Map
    - Zoning Drawings
  - Completed Zoning Application

If you have any questions or require any additional information to facilitate review and approval for this project, I will gladly provide any assistance.

Sincerely,

Forrest Unterbrink
Graduate Engineer, EIT
5920 W. William Cannon Dr Bldg 1, Suite 102 | Austin, TX 78749
O: 830-387-4502 | M: 361-720-1151
forrest.unterbrink@enertechresources.com

MOTOROLA SOLUTIONS

CITY OF SHERMAN, TEXAS
P25 RADIO SYSTEM PROJECT

SITE NAME

DISPATCH TOWER

SITE ADDRESS

WEST TRAVIS AND NORTHGATE DRIVE
SHERMAN, TEXAS 75090

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.
T1	TITLE SHEET	-
SV-1	SURVEY	-
Z1	ZONING MAP	-
Z2	SITE PLAN	-
Z3	EXISTING SITE PLAN	-
Z4	NEW DETAILED SITE PLAN	-
Z5	TOWER ELEVATION	-

PROJECT TEAM

LAND & TOWER OWNER

CITY OF SHERMAN, TEXAS
220 WEST MULBERRY STREET
SHERMAN, TEXAS 75090
PHONE: (903) 892.7206

APPLICANT

CITY OF SHERMAN, TEXAS
CARE OF ENERTECH
RESOURCES, LLC
5920 WEST WILLIAM CANNON
DRIVE
BUILDING 1, SUITE 102
AUSTIN, TEXAS 78749
CONTACT: SLADE PETTIFIELD
PHONE: (337) 302.4655
EMAIL:
CHRISTOPHER.PETTIFIELD
@ENERTECHRESOURCES.COM

MOTOROLA PROJECT MANAGER

MOTOROLA SOLUTIONS
CONTACT: BLAKE ATTEN
PHONE: (817) 914.3541
EMAIL: BLAKE.ATTEN
@MOTOROLASOLUTIONS.COM

ENGINEER

ENERTECH RESOURCES, LLC
5920 WEST WILLIAM CANNON
DRIVE
BUILDING 1, SUITE 102
AUSTIN, TEXAS 78749
CONTACT:
DALE B. SHUMAKER, P.E.
PHONE: (830) 387.4502 EXT. 2451
EMAIL: DALE.SHUMAKER
@ENERTECHRESOURCES.COM

ENERTECH PROJECT MANAGER

ENERTECH RESOURCES, LLC
CONTACT:
HARMONY CLARKRIDER
PHONE: (830) 387.4502 EXT. 2453
EMAIL: HARMONY.CLARKRIDER
@ENERTECHRESOURCES.COM

CONSTRUCTION MANAGER

ENERTECH RESOURCES, LLC
1230 CRESTSIDE DRIVE
COPPELL, TEXAS 75019
CONTACT: CODY LIVINGSTON
PHONE: (903) 814.2015
EMAIL:CODY.LIVINGSTON
@ENERTECHRESOURCES.COM

CONTRACTOR

ENERTECH RESOURCES, LLC
1230 CRESTSIDE DRIVE
COPPELL, TEXAS 75019
PHONE: (830) 387.4502

PROJECT INFORMATION

SITE LOCATION

LAT: 33° 36' 6.92" N (NAD 83)

LONG: 96° 37' 15.47" W (NAD 83)

ELEV: 763.0' AMSL (NAVD 88)

UTILITIES

ELECTRIC PROVIDER:
ONCOR ELECTRIC
PHONE: 1 (888)222.8045

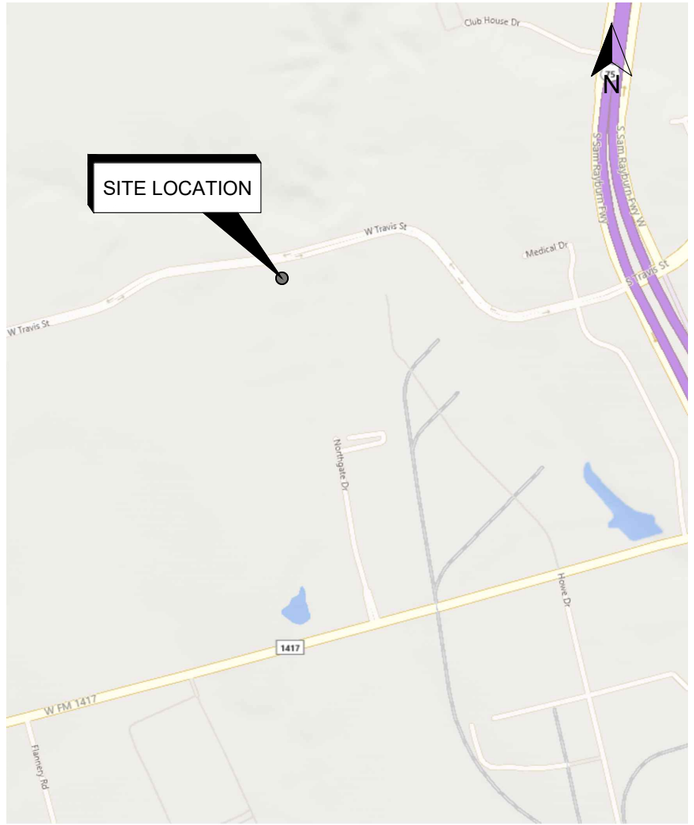
ONE-CALL TEXAS

CONTRACTOR TO CALL BEFORE DIGGING!!!
PHONE: 811 OR 1.800.545.6000

PERMITTING

COUNTY: GRAYSON COUNTY
JURISDICTION:
CITY OF SHERMAN
ZONING: BIP
(BLALOCK INDUSTRIAL PARK)
OCCUPANCY: NONE
BUILDING CODE: 2018 IBC
USE: UN-MANNED
TELECOMMUNICATIONS FACILITY

VICINITY MAP



SCOPE OF WORK

INSTALLATION OF NEW ANTENNAS AND COMMUNICATION EQUIPMENT ON NEW 79'-0" MONOPOLE TOWER. PROPOSED TOWER SHALL BE USED EXCLUSIVELY FOR EMERGENCY SERVICES.

ACCESS INFORMATION

CONSTRUCTION MANAGER MUST CONTACT SITE OWNER TO COORDINATE ACCESS 48-HOURS IN ADVANCE OF ALL CONSTRUCTION ACTIVITIES

ATTACHMENTS

REFERENCE DRAWINGS

- TOWER & FOUNDATION DRAWINGS BY VALMONT; DATED 02/02/2022

APPROVALS

CUSTOMER REPRESENTATIVE	DATE
MOTOROLA RF ENGINEER	DATE
MOTOROLA PROJECT MANAGER	DATE
CONTRACTOR	DATE

ISSUED FOR ZONING

DISPATCH TOWER

MOTOROLA SOLUTIONS

ENERTECH an ONTIVITY company
TEXAS FIRM F-15232

SET ISSUED FOR	DATE
ZONING	03/18/22

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY	REVIEWED BY
FBU	DBS

TITLE SHEET

T1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

City of Sherman
220 W. Mulberry
Sherman, TX 75090

Christopher Pickering
5920 W. William Cannon Dr, Bldg 1, Ste. 102
Austin, TX 78749

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1) to allow a 79' tall monopole tower in the Blalock Industrial Park and a Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 7, Subsection (15)(c)(2) to allow a communication tower. in the Blalock Industrial Park located at 2600 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and 2252, the regulations applicable to the Blalock Industrial Park.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshal for direction.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
9. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Tower shall meet all FAA airspace requirements.

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

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

Respectfully,

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

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

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

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant

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:

4719 INDIO LANE

The request of Ceci Bates Ventures (Owner), Scott Bates (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4719 Indio Lane, being Lot 2, Block "C", Amended Plat of Magnolia Village, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 2.7' side yard setback for an existing residential dwelling in lieu of the required 6.1' in an R-1 (One-Family Residential) District.

Background:

The property is located at 4719 Indio Lane between East Northcreek and Carneros Drives. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance to allow a 2.7' side yard setback in lieu of the required 6.1' for an existing structure. There were two sets of survey pins marking the property line between lot 2 and lot 3. This caused the side yard setbacks for two homes to be off.

The following has been approved for 4706-4723 Indio Lane:

- June 7, 2021 - Specific Use Permit and site plan approval (Ord. 6132) to allow patio homes on Lots 12R-1 and 12R-2 of the Proposed Replat of Lot 12, Block C, of the Amended Plat of Magnolia Village and Lots 1-5, Block A, Lots 1-19, Block B, Lots 1-11 and 13-21, Block C, Amended Plat of Magnolia Village for a total of 46 patio homes in an R-1 (One-Family Residential) District.
- September 8, 2020 - Specific Use Permit to allow up to 39 patio homes in the proposed Cottages of Magnolia Village in an R-1 (One-Family Residential) District.
- January 16, 2017 - Zone Change from C-1 (Retail Business) District to R-1 (One-Family Residential) District.

Adjacent Zoning:
R-1 (One Family Residential) District

Origination:
Ceci Bates Ventures (Owner)
Scott Bates (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

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

Number of notices mailed:
29

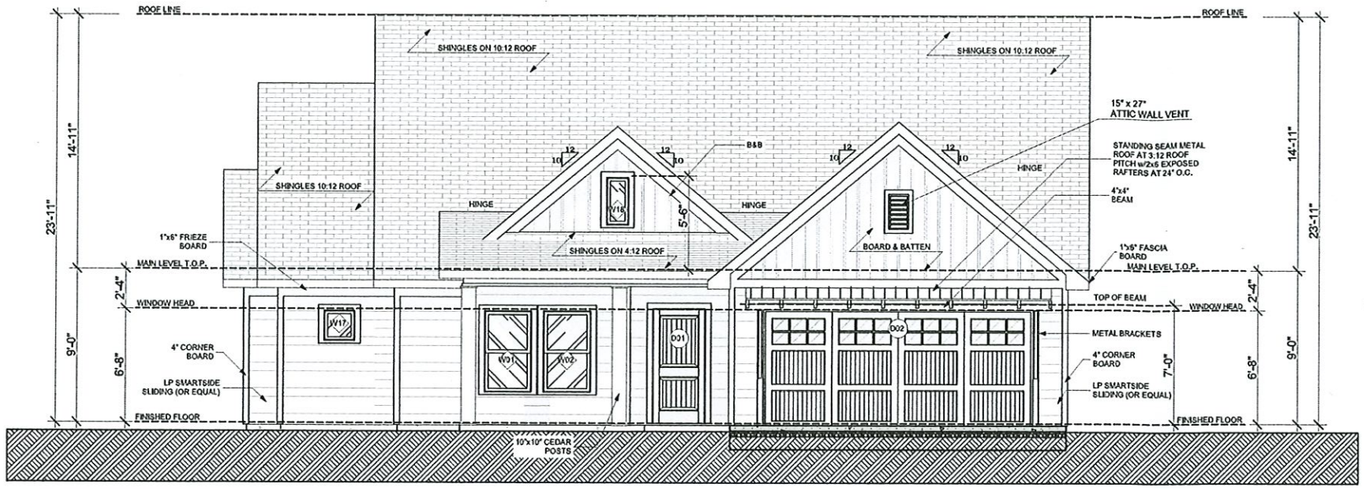
Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends denial of the requested variance if the applicant does not have an encroachment easement from Oncor for the 10 foot electrical easement.

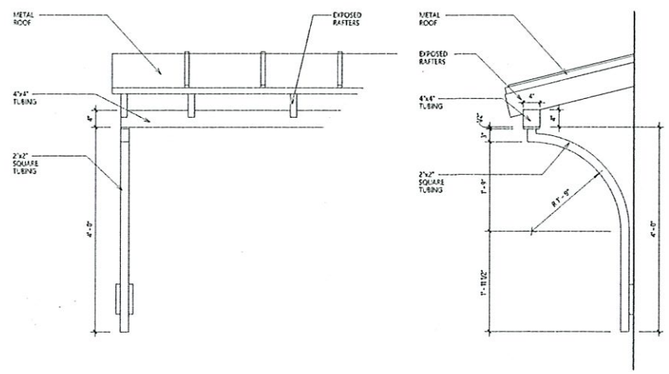
Attachments

Elevations
Location Map
Zoning Map
Zoning Sign Photo
Survey
Next Door Survey (2 pins)
Site Plan
Building Plans
Photos
Staff Review Letter



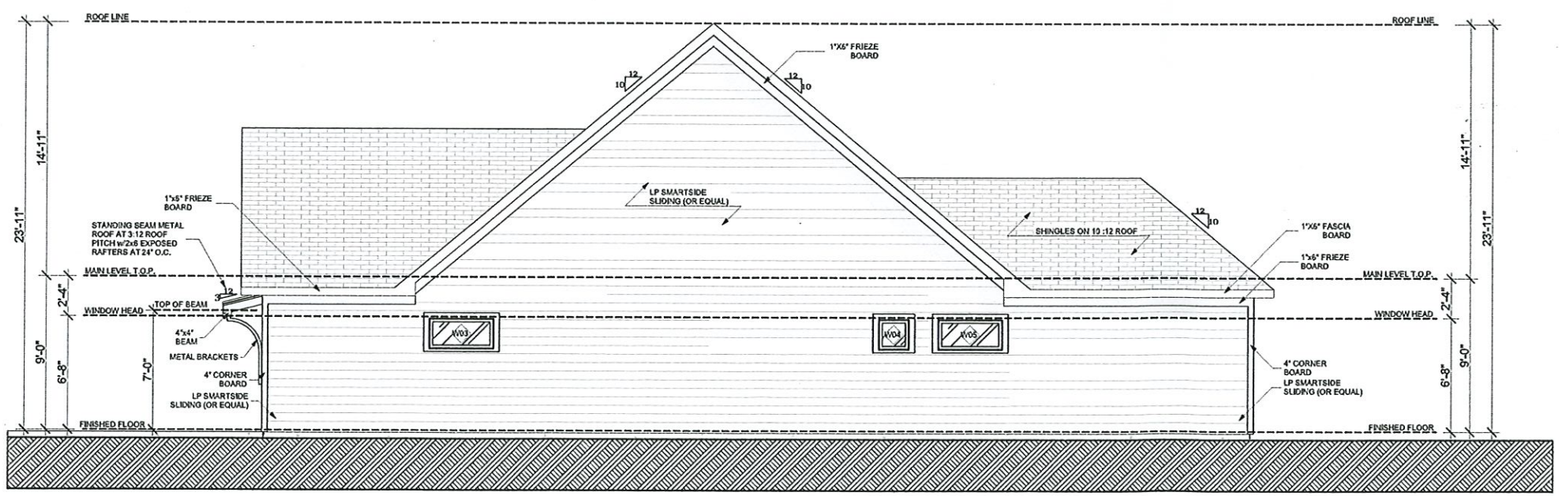
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3 DECORATIVE ROOF BRACKET DETAIL

SCALE: 3/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SIMONSON DESIGN STUDIOS EST 1933
YOUR HOME PLAN
kimberlys@simonsondesignstudios.com
yourehomeplan.com

Magnolia Village
4719 Indio Lane
Lot 2, Block C,
Sherman, TX.

Copyright
Any use, reproduction, copying, modification, or derivative work of this plan(s) furnished by Your Home Plan is a violation of the United States Federal Copyright Act.

CONTRACTOR

CERTIFICATION OF DRAWINGS

REV.ID	CHANGE NAME	DATE

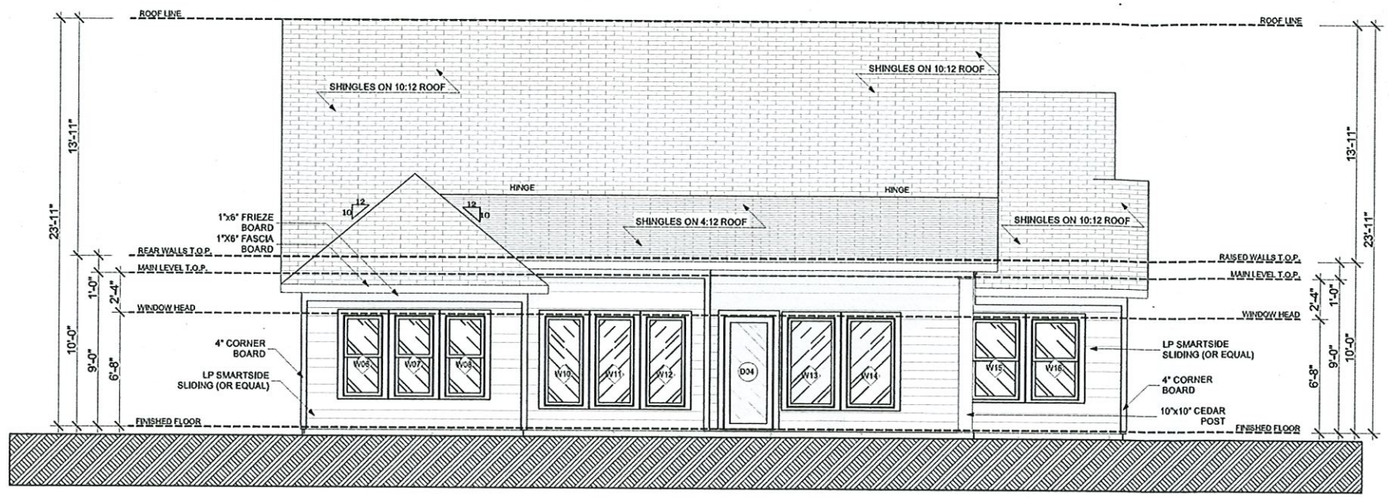
DATE ISSUED:
UPDATED DATE: 4/27/2021

SIMONSON DESIGN STUDIOS IS NOT RESPONSIBLE FOR ANY CHANGES AFTER THE ABOVE DATE

DRAWN BY:ALEX SCRIPCA
CHECKED BY:ROBERTH JORDAN
PROJECT NUMBER:
Scale: REFER TO PLAN

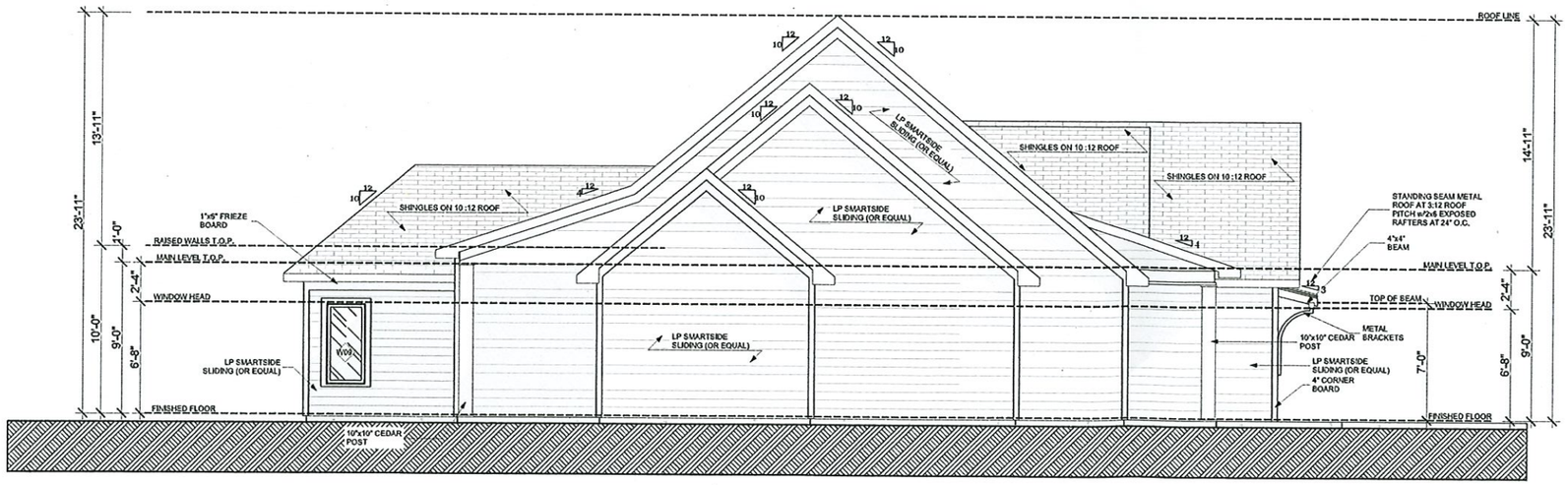
ELEVATIONS

A6



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

SIMONSON DESIGN STUDIOS EST 1933

YOUR HOME PLAN
kimberlys@simonsondesignstudios.com
yourehomeplan.com

Magnolia Village
4719 Indio Lane
Lot 2, Block C,
Sherman, TX.

Copyright

Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Your Home Plan is a violation of the United States Federal Copyright Act.

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CERTIFICATION OF DRAWINGS

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DATE ISSUED:
UPDATED DATE: 4/27/2021

SIMONSON DESIGN STUDIOS IS NOT RESPONSIBLE FOR ANY CHANGES AFTER THE ABOVE DATE

DRAWN BY:ALEX SCRIPCA
CHECKED BY:ROBERTH JORDAN
PROJECT NUMBER:
Scale: REFER TO PLAN

ELEVATIONS

A7



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

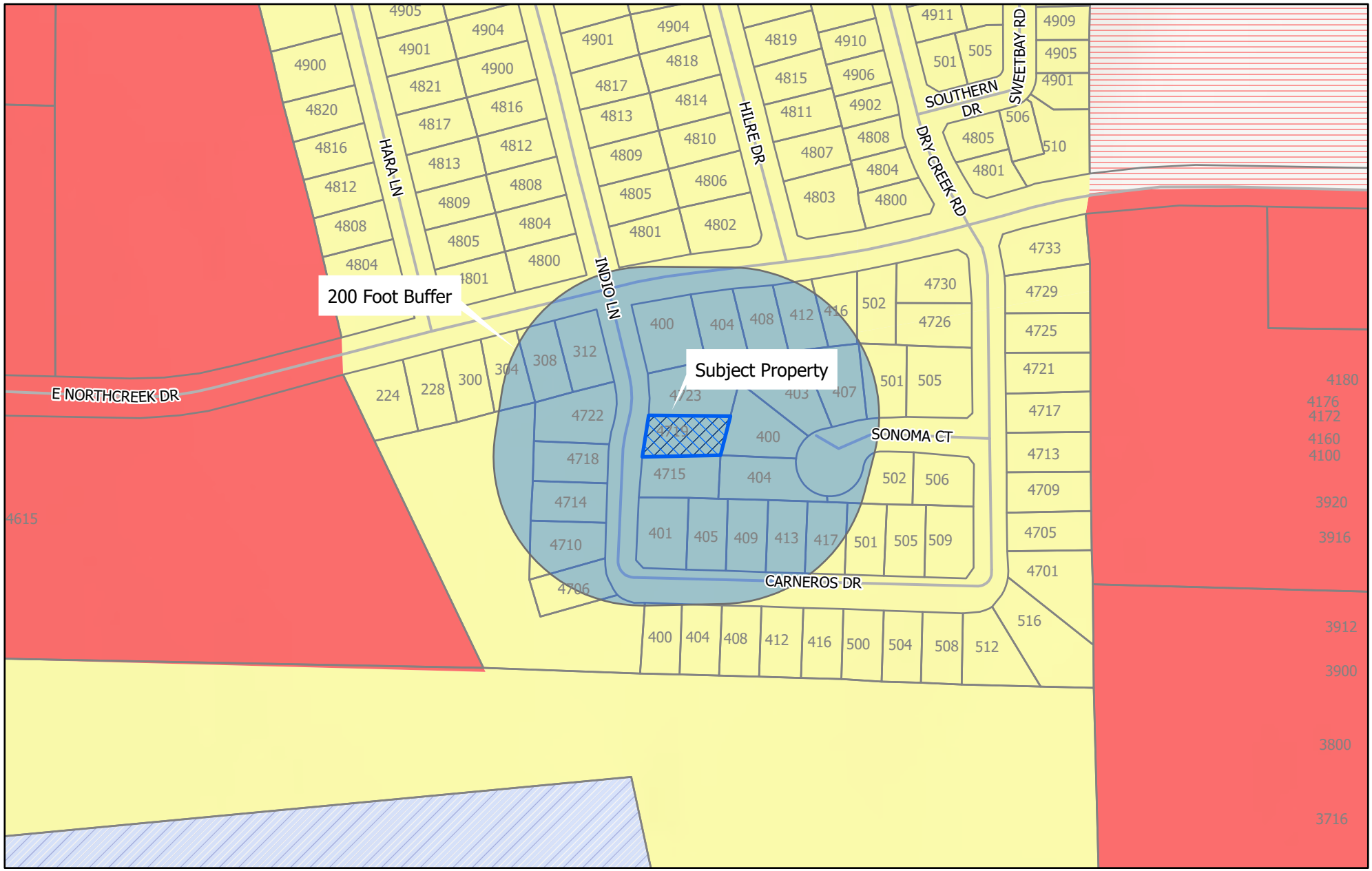
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(4719 Indio Ln)

N
W E
S

Date: 3/28/2022 10:04 AM

Scale: 1:2,400



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(4719 Indio Ln)

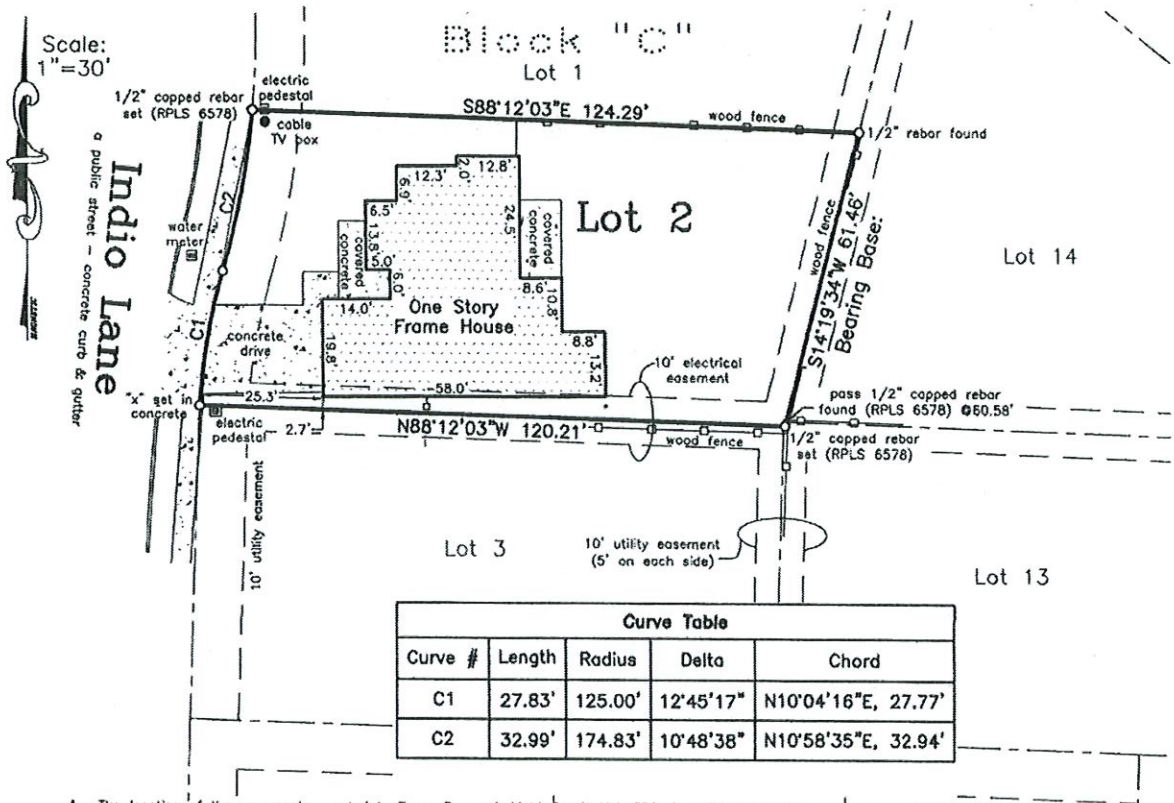
N
W E
S

Scale: 1:2,400

Date: 3/28/2022 3:49 PM

4719 Indio Lane





Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	27.83'	125.00'	12°45'17"	N10°04'16"E, 27.77'
C2	32.99'	174.83'	10°48'38"	N10°58'35"E, 32.94'

1. The location of the easements granted to Texas Power & Light Co. in Vol. 388, Pg. 430 and Vol. 857, Pg. 371, D.R.G.C.T. cannot be determined with available information.
2. The location of the easements granted to Standard Oil Co. in Vol. 584, Pg. 115 and Vol. 567, Pg. 93, D.R.G.C.T. cannot be determined with available information.
3. The location of the easement granted to Texas Pipe Line Co. in Vol. 792, Pg. 473, D.R.G.C.T. cannot be determined with available information.
4. The location of the easement granted to Lone Star Gas Co. in Vol. 806, Pg. 122, D.R.G.C.T. cannot be determined with available information.
5. The location of the easement granted to General Telephone Co. of the Southwest in Vol. 863, Pg. 424, D.R.G.C.T. does not affect the subject property shown hereon.
6. The location of the easements granted to Sherman Oaks Corp. in Vol. 1138, Pgs. 343 & 345, D.R.G.C.T. do not affect the subject property shown hereon.
7. The location of the easements granted to Ensearch Corp. in Vol. 1387, Pg. 467 and Vol. 1466, Pg. 40, D.R.G.C.T. do not affect the subject property shown hereon.
8. The location of the right-of-way dedicated to the City of Sherman in Vol. 3405, Pg. 213, O.P.R.G.C.T. is a part of North Creek Drive and is not a part of the subject property shown hereon.
9. The location of the sanitary sewer easements granted to the City of Sherman in Vol. 4015, Pg. 404 and Vol. 4682, Pg. 643, O.P.R.G.C.T. do not affect the subject property shown hereon.

Owner: Ceci Bates Ventures, LLC

Buyer: The Eva Hawkins Herrerias 2014 Trust

Address: 4719 Indio Lane
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, and Red River Title Company and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon.

Legal Description is as follows: Lot 2, Block "C", Amended Plat of Magnolia Village to the City of Sherman, Texas, as per plat of record in Document No. 2017-3272, Plat Records, Grayson County, Texas.

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.

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

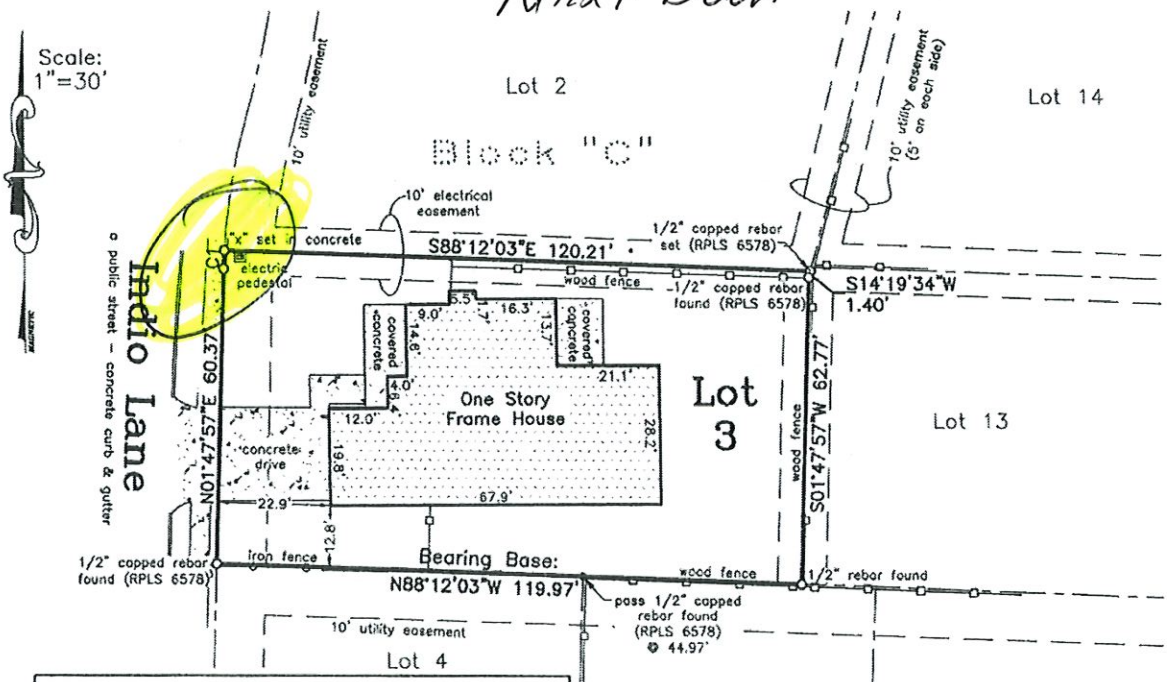
Job No. AGS140322

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 3, 2022

Z:\Shared Projects\Land Projects R2\4715-and-4719-Indio-Lane-Sherman\Civil 3D\4715 & 4719 Indio Lane.dwg 3/2/2022 5:43 PM

Next Door



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	3.77'	125.00'	1°43'41"	N02°49'47"E, 3.77'

1. The location of the easements granted to Texas Power & Light Co. in Vol. 388, Pg. 430 and Vol. 857, Pg. 371, D.R.G.C.T. cannot be determined with available information.
2. The location of the easements granted to Standard Oil Co. in Vol. 564, Pg. 115 and Vol. 587, Pg. 93, D.R.G.C.T. cannot be determined with available information.
3. The location of the easement granted to Texas Pipe Line Co. in Vol. 792, Pg. 473, D.R.G.C.T. cannot be determined with available information.
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Owner: Ceci Bates Ventures, LLC

Buyer: The Eva Hawkins Herrerias 2014 Trust

Address: 4715 Indio Lane
Sherman, Texas

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I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon.

Legal Description is as follows: Lot 3, Block "C", Amended Plat of Magnolia Village to the City of Sherman, Texas, as per plat of record in Document No. 2017-3272, Plat Records, Grayson County, Texas.

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.

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

Job No. AGS150322

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 3, 2022

Scale:
1"=30'

Block "C"

Lot 1

1/2" capped rebar set (RPLS 6578)

electric pedestal

cable TV box

S88°12'03"E 124.29'

wood fence

1/2" rebar found

Indio Lane

a public street - concrete curb & gutter

water meter

C2

C1

Lot 2

covered concrete

covered concrete

12.8'

12.3'

2.0'

6.9'

6.5'

13.8'

5.0'

6.0'

24.5'

8.6'

10.8'

14.0'

One Story Frame House

8.8'

19.8'

13.2'

concrete drive

25.3'

58.0'

10' electrical easement

wood fence

S14°19'34"W 61.46'

Bearing Base:

Lot 14

"x" set in concrete

electric pedestal

2.7'

N88°12'03"W 120.21'

pass 1/2" capped rebar found (RPLS 6578) @60.58'

1/2" capped rebar set (RPLS 6578)

wood fence

10' utility easement

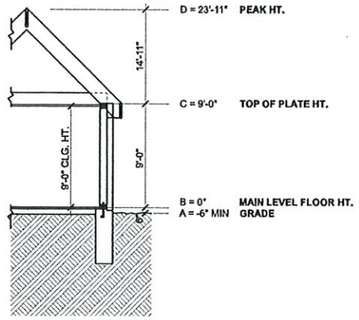
Lot 3

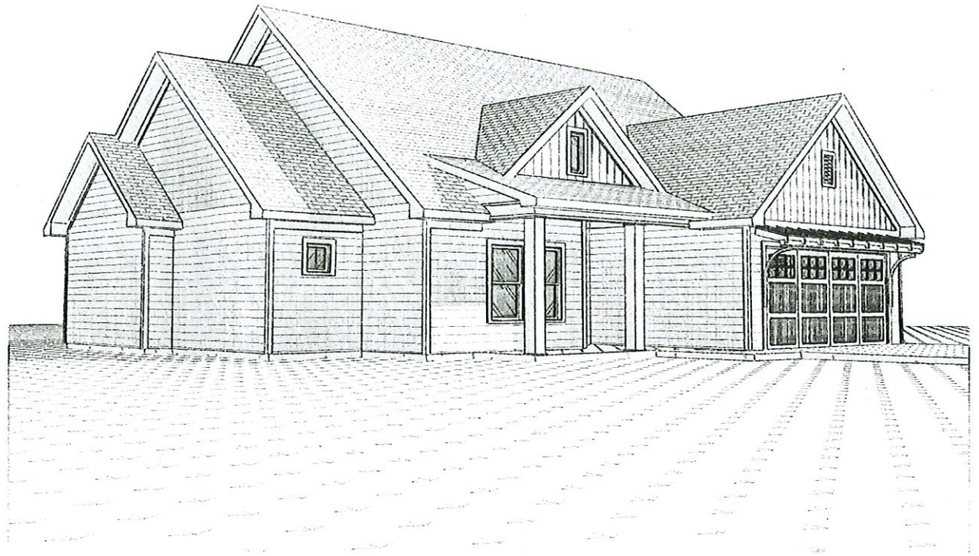
10' utility easement (5' on each side)

Lot 13

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	27.83'	125.00'	12°45'17"	N10°04'16"E, 27.77'





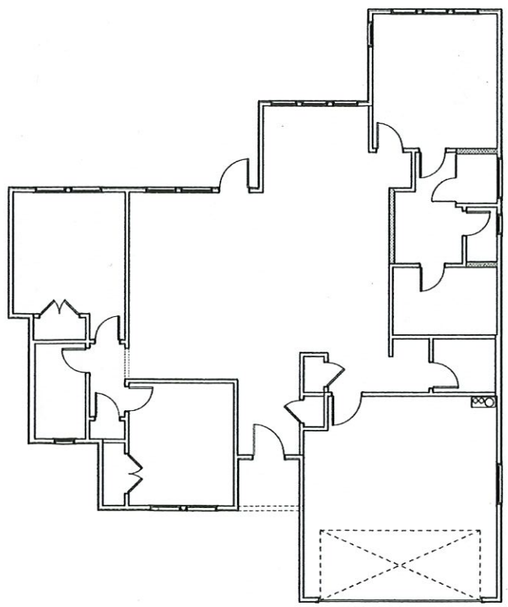
FRONT 3D VIEW

LINE SEGMENT	DESCRIPTION	VALUE	ENGINEERING VALUE
A	DATUM POINT (AVERAGE ELEVATION OF BOTH PROPERTY LINES AT FRONT YARD SETBACK)	-2'-0"	
	ELEVATION #1 (USED ABOVE AT FRONT YARD SETBACKS)		
	ELEVATION #2 (USED ABOVE AT FRONT YARD SETBACKS)		
DE	HEIGHT OF ROOF (BOTTOM OF CEILING JOIST OR TOP OF PLATE TO TALLEST PEAK)	14'-11"	
AD+(0.5*DE)	MEAN HEIGHT	14'-0"	
	DATUM POINT TO TOP OF FOUNDATION		
AB	DATUM POINT TO TO FIRST STORY FINISHED FLOOR	0'-6"	
	HEIGHT OF KNEEWALL ABOVE FOUNDATION	N.A.	
BC	HEIGHT OF FIRST STORY (TOP OF FLOOR JOIST TO BOTTOM OF FLOOR JOIST)	9'-0"	
AE	PEAK HEIGHT	23'-11"	

SYMBOLS	ABBREVIATIONS		HATCHES	
DRAWING NUMBER / SHEET NUMBER	A.F.F.	ABOVE FINISH FLOOR	EXISTING WALL	EARTH
DRAWING NUMBER / SHEET NUMBER	A.S.F.	ABOVE SUB-FLOOR	NEW WALL	MASONRY
STORY NAME / ELEVATION	C.J.	CEILING JOIST	FUTURE WALL	GRAVEL
WINDOW TAG	CL	CENTER LINE	DEMOLISHED WALL	INSULATION
DOOR TAG	EQ	EQUAL	LOAD BEARING WALL	WOOD BLOCKING
EQUIPMENT TAG	BD	BOARD	STONE VENEER	GYPSUM BOARD
PARTITION TAG	GYP	GYPSUM	BRICK VENEER	ASPHALT SHINGLE
KITCHEN / 00 X 00 / ##### ROOM NAME / ROOM DIMENSIONS / FLOOR FINISH	O.C.	ON CENTER	SIDING	CEDAR SHAKES
12 / 6 ROOF PITCH RATIO	FD	FLOOR DRAIN	CONCRETE	BEARING POINT
KEYNOTE	EP	ELECTRICAL PANEL		POST TO RIDGE
OUTLET	CK	CURCUIT		
220	TYP	TYPICAL		
SINGLE SWITCH	EL	ELEVATION		
DIM SWITCH	HDR	HEADER		
3-WAY SWITCH	CLG	CEILING		
4-WAY SWITCH	T/O	TOP OF		
SMOKE/CO2 DETECTOR	SIM	SIMILAR		
LIGHTS	JTS	JOIST		
	MAX	MAXIMUM		
	MIN	MINIMUM		
	MT	MOUNTED		
	FLR	FLOOR		
	R.R.	ROOF RAFTER		
	WGFI	WATERPROOF GFI		
	TEMP	TEMPERED GLAZING		

CODES FOR CITY, STATE	
2015	INTERNATIONAL RESIDENTIAL CODE (IRC)
2015	INTERNATIONAL FIRE CODE (IFC)
2015	INTERNATIONAL MECHANICAL CODE (IMC)
2015	INTERNATIONAL FUEL GAS CODE (IFGC)
2015	INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2015	NATIONAL ELECTRICAL CODE (NEC)
2015	INTERNATIONAL PLUMBING CODE (IPC)

ZONING REQUIREMENTS	REQUIRED	ACTUAL
ZONING USE:		
FRONT YARD SETBACK:		
CORNER YARD SETBACK:		
SIDE YARD SETBACK:		
REAR YARD SETBACK:		
BLDG LOT COVERAGE:		
FLOOR AREA RATIO (FAR):		
MAX BUILDING HT (RIDGE):		
MAX BUILDING HT (MEAN):		
LOT AREA = S.F.		



INDEX OF DRAWINGS

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GENERAL NOTES
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A2 MAIN LEVEL LAYOUT PLAN
A3 MAIN LEVEL DIMENSION PLAN
A4 ROOF PLAN
A5 SCHEDULES
A6 ELEVATIONS
A7 ELEVATIONS
E1 MAIN LEVEL ELECTRICAL PLAN
S1 FOUNDATION PLAN
S2 SECTIONS AND DETAILS

LIVING AREAS

NAME	SQFT
MAIN LEVEL LIVING AREA	1,501.76
	1,501.76 sq ft

NON LIVING AREAS

NAME	SQFT
FRONT PORCH	93.83
GARAGE	384.31
REAR PORCH	133.88
	612.02 sq ft

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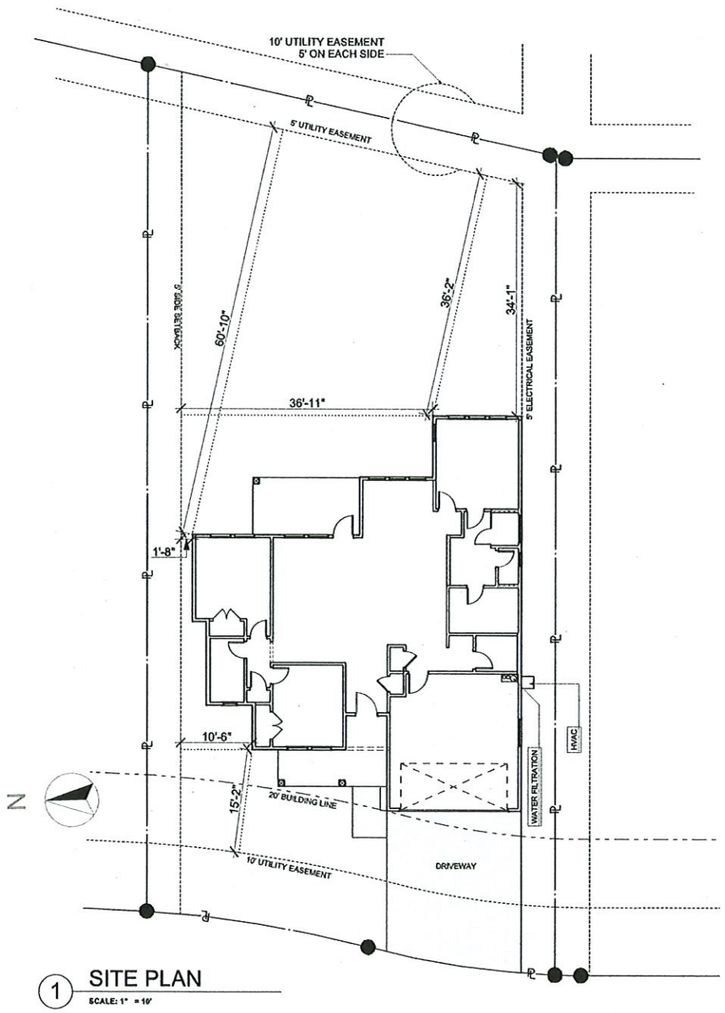
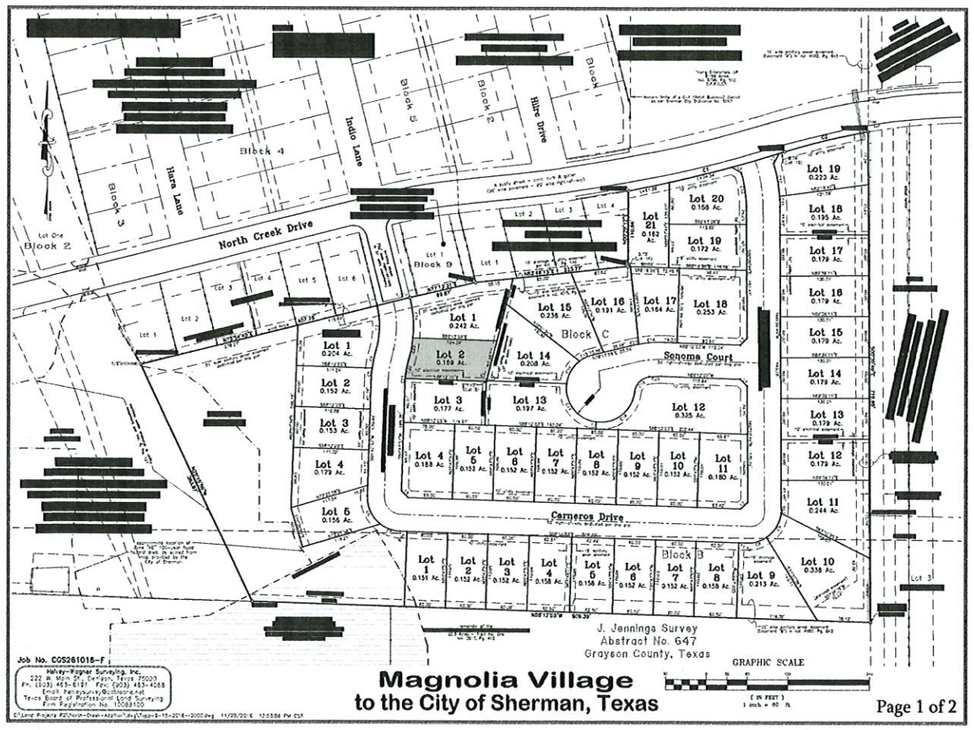
COVER SHEET



1 SITE PLAN

SCALE: 1" = 10'



2 MAGNOLIA DEVELOPMENT PLAT PLAN

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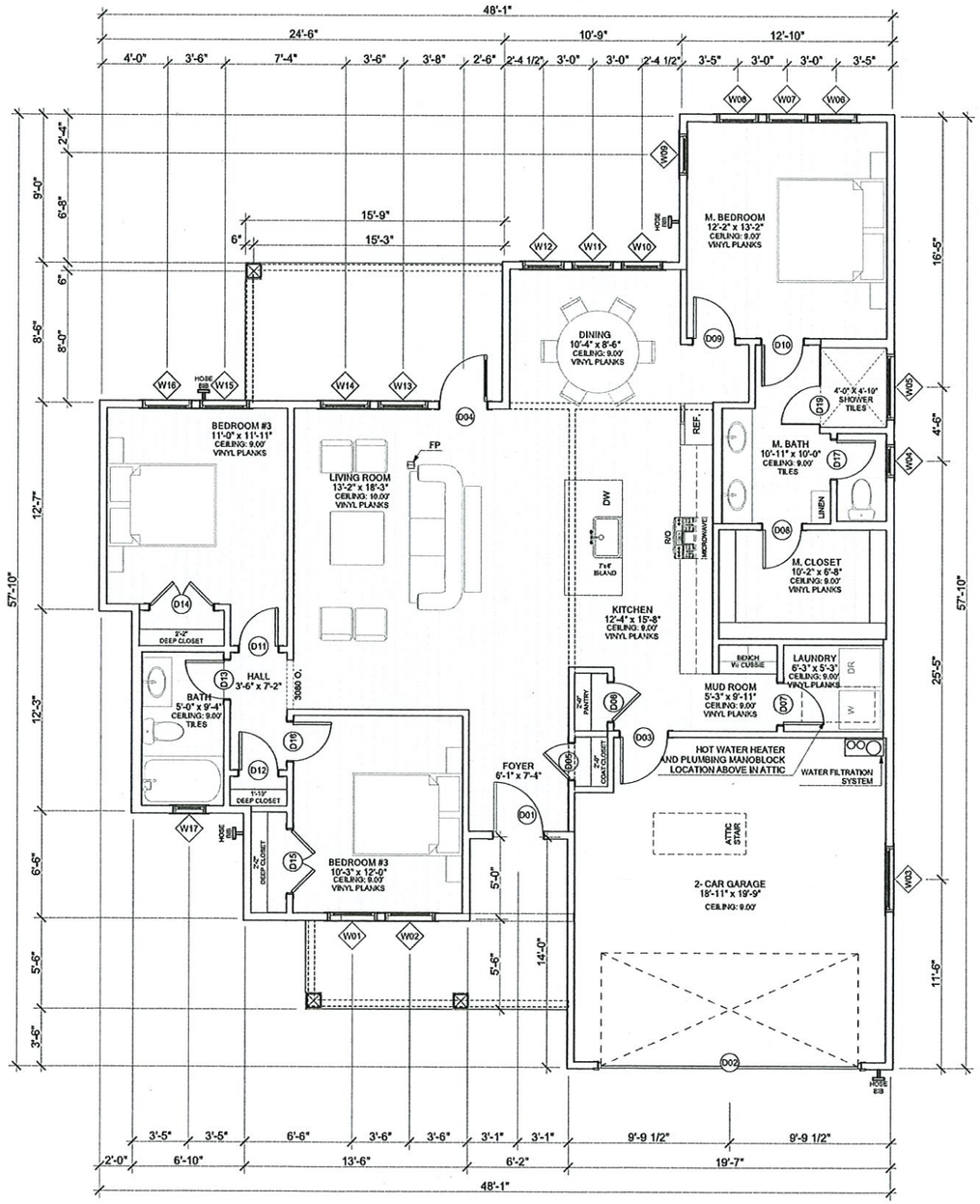
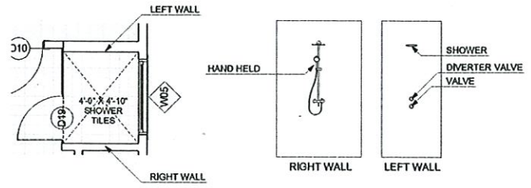
SITE PLAN

A1



1 MAIN LEVEL LAYOUT PLAN

SCALE: 1/4" = 1'-0"



MASTER BATHROOM SHOWER WALL DETAIL

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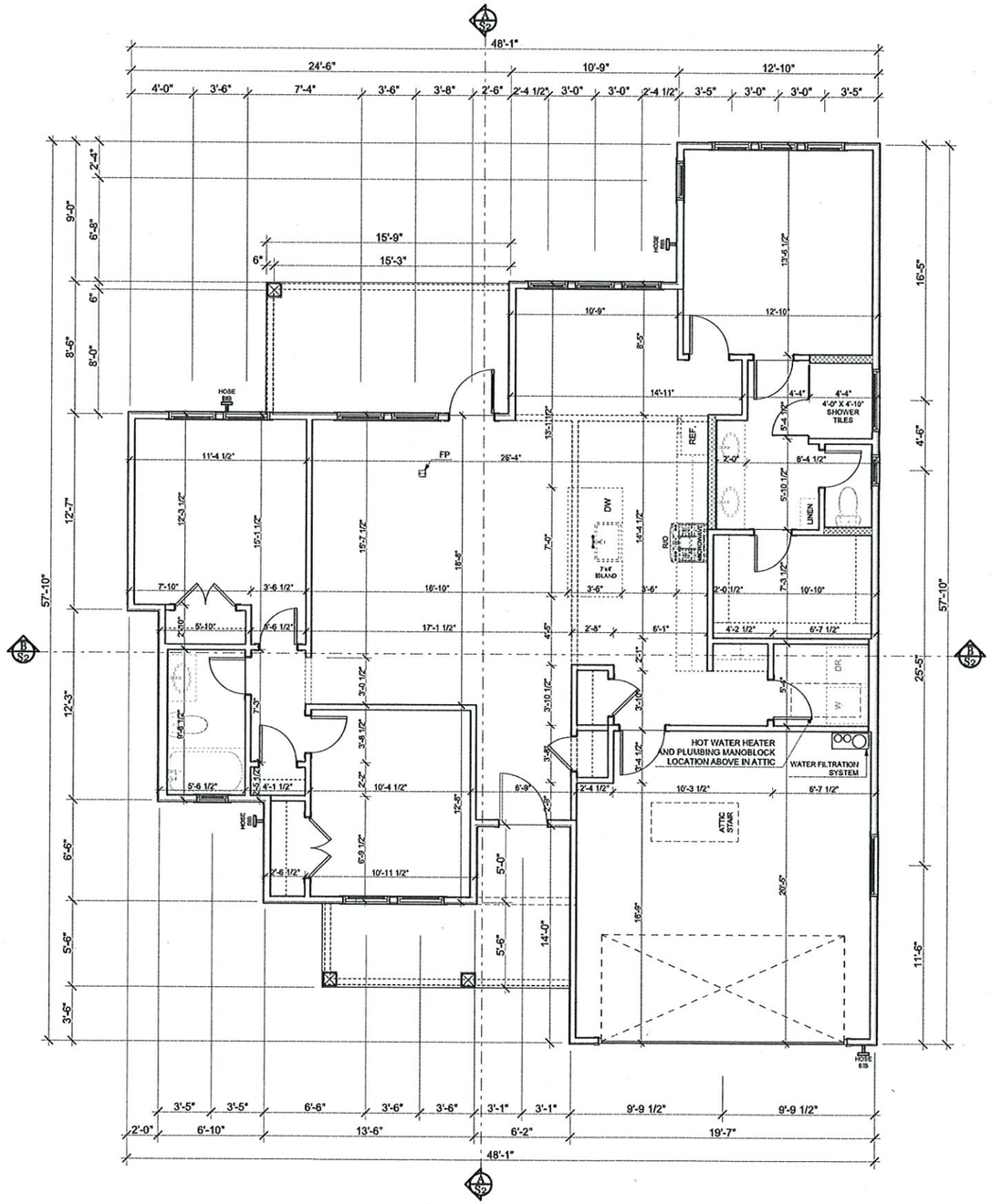
MAIN LEVEL LAYOUT PLAN

A2



1 MAIN LEVEL DIMENSION PLAN

SCALE: 1/4" = 1'-0"

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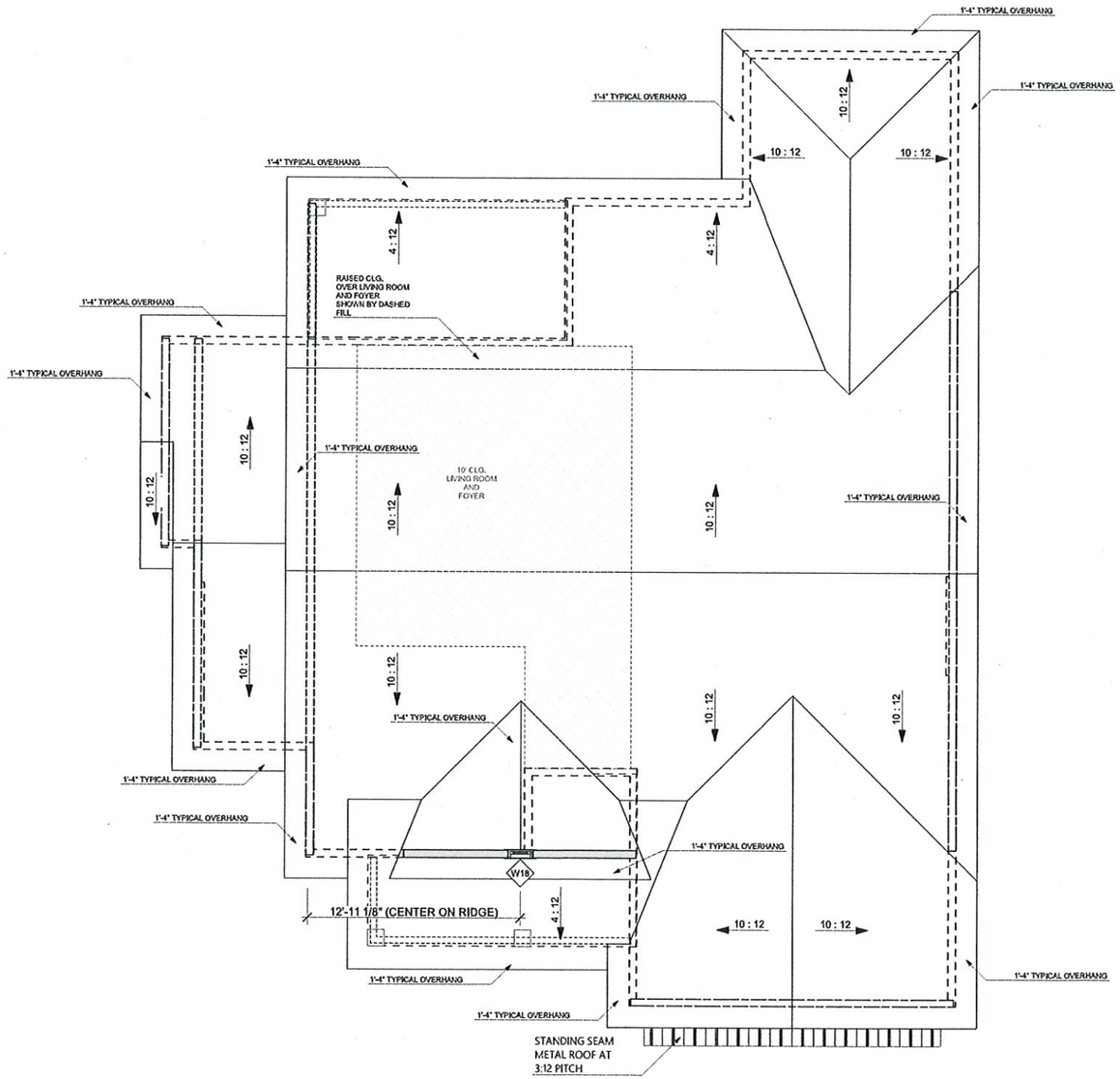
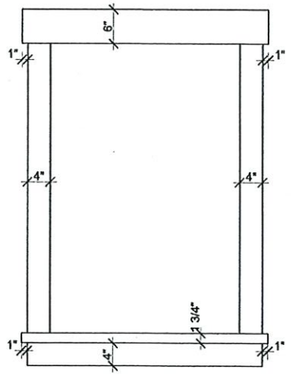
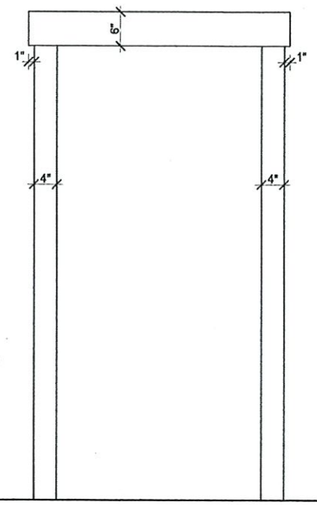
MAIN LEVEL DIMENSION PLAN

A3


1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
1'-4" TYPICAL OVERHANG
10 : 12
10 : 12
10 : 12
4 : 12
4 : 12
RAISED C.LG. OVER LIVING ROOM AND FOYER SHOWN BY DASHED FILL
10 : 12
10 : 12
10 : 12



1 WINDOW TRIM DETAIL
SCALE: 1" = 1'-0"



2 DOOR TRIM DETAIL
SCALE: 1" = 1'-0"

WINDOW SCHEDULE

QTY	WINDOW TAG	LOCATION	WINDOW ID	ROUGH OPENING	NOMINAL HEAD HEIGHT
1	W01	BEDROOM #3	SINGLE HUNG	3'-0"x5'-0"	6'-8"
1	W02	BEDROOM #3	SINGLE HUNG	3'-0"x5'-0"	6'-8"
1	W03	2- CAR GARAGE	FIXED	4'-0"x2'-0"	6'-8"
1	W04	M. BATH	FIXED	2'-0"x2'-0"	6'-8"
1	W05	M. BATH	FIXED	4'-0"x2'-0"	6'-8"
1	W06	M. BEDROOM	SINGLE HUNG	2'-6"x5'-0"	6'-8"
1	W07	M. BEDROOM	SINGLE HUNG	2'-6"x5'-0"	6'-8"
1	W08	M. BEDROOM	SINGLE HUNG	2'-6"x5'-0"	6'-8"
1	W09	M. BEDROOM	FIXED	2'-6"x5'-0"	6'-8"
1	W10	DINING	FIXED	2'-6"x5'-6"	6'-8"
1	W11	DINING	FIXED	2'-6"x5'-6"	6'-8"
1	W12	DINING	FIXED	2'-6"x5'-6"	6'-8"
1	W13	LIVING ROOM	FIXED	3'-0"x5'-6"	6'-8"
1	W14	LIVING ROOM	FIXED	3'-0"x5'-6"	6'-8"
1	W15	BEDROOM #3	SINGLE HUNG	3'-0"x5'-0"	6'-8"
1	W16	BEDROOM #3	SINGLE HUNG	3'-0"x5'-0"	6'-8"
1	W17	BATH	FIXED	2'-0"x2'-0"	6'-8"
1	W18	DORMER	FIXED	1'-6"x3'-0"	5'-6"
18					

DOOR SCHEDULE

QTY	DOOR TAG	LOCATION	TYPE	SIZE	SWING
1	D01	FOYER	SINGLE SWING ENTRY DOOR	3'-0"x6'-8"	L
1	D02	2- CAR GARAGE	O.H. GARAGE DOOR	16'-0"x7'-0"	R
1	D03	2- CAR GARAGE	SINGLE SWING DOOR	3'-0"x6'-8"	R
1	D04	LIVING ROOM	SINGLE SWING DOOR	3'-0"x6'-8"	R
1	D05	FOYER	SINGLE SWING DOOR	2'-4"x6'-8"	L
1	D06	MUD ROOM	SINGLE SWING DOOR	2'-6"x6'-8"	R
1	D07	LAUNDRY	SINGLE SWING DOOR	2'-8"x6'-8"	R
1	D08	M. CLOSET	SINGLE SWING DOOR	2'-6"x6'-8"	R
1	D09	M. BEDROOM	SINGLE SWING DOOR	2'-8"x6'-8"	L
1	D10	M. BATH	SINGLE SWING DOOR	2'-8"x6'-8"	R
1	D11	HALL	SINGLE SWING DOOR	2'-6"x6'-8"	R
1	D12	HALL	SINGLE SWING DOOR	2'-6"x6'-8"	L
1	D13	BATH	SINGLE SWING DOOR	2'-6"x6'-8"	R
1	D14	BEDROOM #3	DOUBLE SWING DOOR	4'-0"x6'-8"	R
1	D15	BEDROOM #3	DOUBLE SWING DOOR	4'-0"x6'-8"	L
1	D16	BEDROOM #3	SINGLE SWING DOOR	2'-6"x6'-8"	L
1	D17	M. BATH	SINGLE SWING DOOR	2'-6"x6'-8"	L
1	D19	M. BATH	SINGLE SWING DOOR	2'-6"x6'-8"	L
18					

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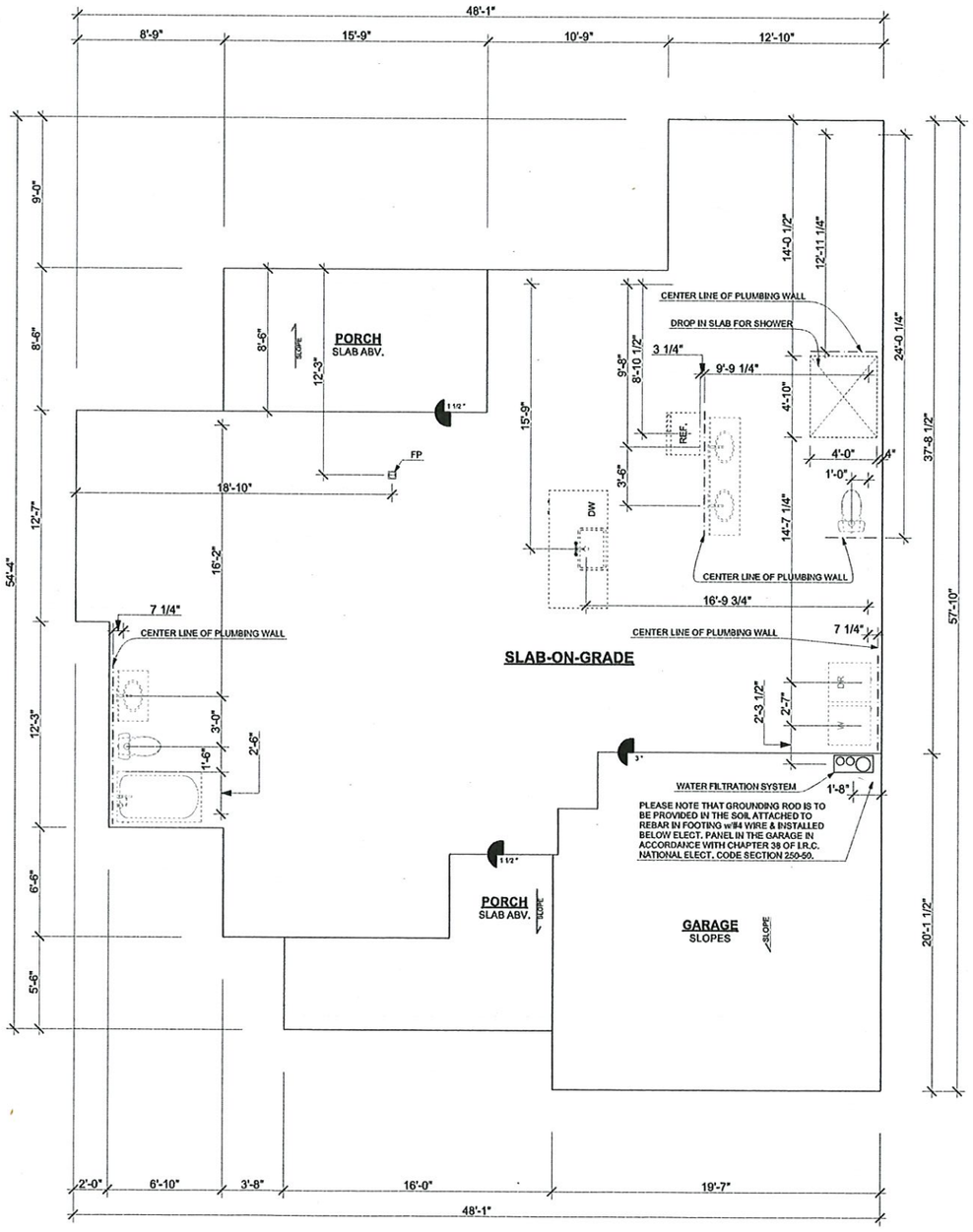
SCHEDULES

A5



1 FOUNDATIONS PLAN

SCALE: 1/4" = 1'-0"

I. FOUNDATION & CONCRETE

A. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

B. FROST FOOTING 36" DEPTH BELOW FINISHED GRADE.

C. PLACE 1/2" DIAMETER SILL PLATE ANCHOR BOLTS 7" INTO GROUTED CONCRETE BLOCK OR 7" INTO CONCRETE. SPACE BOLTS AT 6'-0" O.C. AND WITHIN 12" OF EACH CORNER AND BOTH SIDES OF OPENINGS.

D. VENTILATION: UNDERFLOOR AREAS. PROVIDE AT LEAST 2 OPENINGS OR VENTILATORS COVERED WITH CORROSION RESISTANT WIRE MESH NOT GREATER THAN 1/2" NOR LESS THAN 1/16" IN ANY DIMENSION.

E. PLATES, SILLS, AND SLEEPERS: ALL PLATES OR SILLS AND SLEEPERS WHICH REST ON CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE PRESSURE TREATED WOOD OR FOUNDATION REDWOOD.

F. ENDS OF WOOD GIRDERS ENTERING MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOPS, SIDES, AND ENDS UNLESS APPROVED WOOD OF NATURAL RESILIENCE TO DECAY OR TREATED WOOD IS USED.

G. A VAPOR BARRIER IS NOT REQUIRED WITHIN FRAMED SPACES AGAINST MASONRY OR POURED CONCRETE WALLS.

H. ALL FURRING STRIPS ATTACHED TO A CONCRETE BASEMENT WALL SHALL BE TREATED LUMBER.

I. INSULATION OF BASEMENT CONCRETE FOUNDATION WALLS IS REQUIRED AT TIME OF FINISH.

J. MINIMUM SOIL LOAD-BEARING VALUE IS 2000 LBS PER SQUARE FOOT.

II. CARPENTRY

A. UNLESS OTHERWISE NOTED, MINIMUM FRAMING LUMBER SHALL BE SPF #2 DRY OR BETTER.

B. UNLESS OTHERWISE NOTED, PROVIDE:

1. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
2. DOUBLE 2" X 12" HEADRES WITH 1/2" PLYWOOD BETWEEN AT ALL EXTERIOR DOOR AND WINDOW OPENINGS.
3. JOISTS EXCEEDING A NOMINAL 2" X 8" DIMENSIONAL LUMBER SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING.
4. FLOOR CONSTRUCTION: APA RATED STURD-I-FLOOR 24" O.C. 23/34" I&G EXPOSURE 1. FIELD GLUED WITH AFG-01 ADHESIVES AND NAILED.
5. ROOF SHEATHING TO BE APA RATED 24/16 EXPOSURE 1, 7/16" THICK.
6. IN ALL BATH AND TOILET AREAS USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS, AND PLYWOOD UNDERLAYMENT FLOORING WITH EXTERIOR GLUE.
7. ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH 1/2" GYPSUM BOARD, TAPE, FLOAT, AND SAND, (3 COATS) GARAGE FIRE WALL AND CEILINGS TO BE COVERED WITH 5/8" FIRECODE GYPSUM BOARD, 1/2" ON ALL OTHERS.
8. PROVIDE 2- 2" X 4" WITH PLYWOOD HEADERS ABOVE ALL INTERIOR DOOR OPENINGS UNLESS OTHERWISE NOTED.
9. ALL WALLS OVER 10'-0" IN HEIGHT MUST HAVE FIRESTEPS EVERY 10'-0".
10. PROVIDE 1/2" DRYWALL AS A DRAFT STOP ON ONE SIDE OF ONE OPEN WEB TRUSS ON FLOORS EVERY 1000 SQUARE FEET.
11. ALL BUILDING JOINTS AND PENETRATIONS ARE TO BE CAULKED, GASKETED OR SEALED.

C. PROTECTION AGAINST DECAY AND TERMITES: WOOD POSTS, POLES AND COLUMNS SHALL BEAR UPON A CONCRETE FOOTING AND NOT BE IMBEDDED IN CONCRETE AND SHALL BE PRESSURE TREATED WOOD, CEDAR, OR REDWOOD.

D. THE UNDERSIDE OF A CANTILEVER PROJECTING ABOVE A GARAGE DOOR SHALL HAVE THE SAME FIRE PROTECTION AS A GARAGE CEILING, NORMALLY 5/8 INCH TYPE X GYPSUM SHEATHING.

E. THE HEADER ABOVE A GARAGE SHALL RUN THE FULL LENGTH OF THE WALL.

F. ENGINEERING CALCULATIONS OF LOADS FOR BEAM SIZING MAY BE REQUIRED WHEN SUBMITTING THESE PLANS FOR PERMIT APPROVAL.

G. ACCESORY STRUCTURES CLOSER THAN 6 FEET TO A DWELLING ARE TO BE PROTECTED ON THE INSIDE BY 5/8" TYPE X GYPSUM SHEETHING. A DECK IS CONSIDERED PART OF THE DWELLING. ACCESSORY BUILDINGS MUST BE 6 FEET FROM THE DECK OR PROTECTED BY GYPSUM AS STATED ABOVE.

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE *
2 X 4 WALLS: (2) 2 # 12 HEM FIR #2
2 X 6 WALLS: (3) 2 # 12 HEM FIR #2

ALL INTERIOR HEADERS SHALL BE *
LESS THAN 4'-0": (2) 2 X 6
4'-0" TO 6'-0": (2) 2 X 8
6'-0" TO 8'-0": (2) 2 X 12
OVER 8'-0": NOTED ON PLAN

*UNLESS NOTED OTHERWISE ON PLANS

TABLE R301.6
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/16 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/240
ALL OTHER STRUCTURAL MEMBERS L/240	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120
FLOORS - 16'-6" OR LESS	L/360
FLOORS OVER 16'-6" SPAN	L/480

TABLE R301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
FIRE ESCAPES	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	40
STAIRS	40
GUARDRAILS AND HANDRAILS	200

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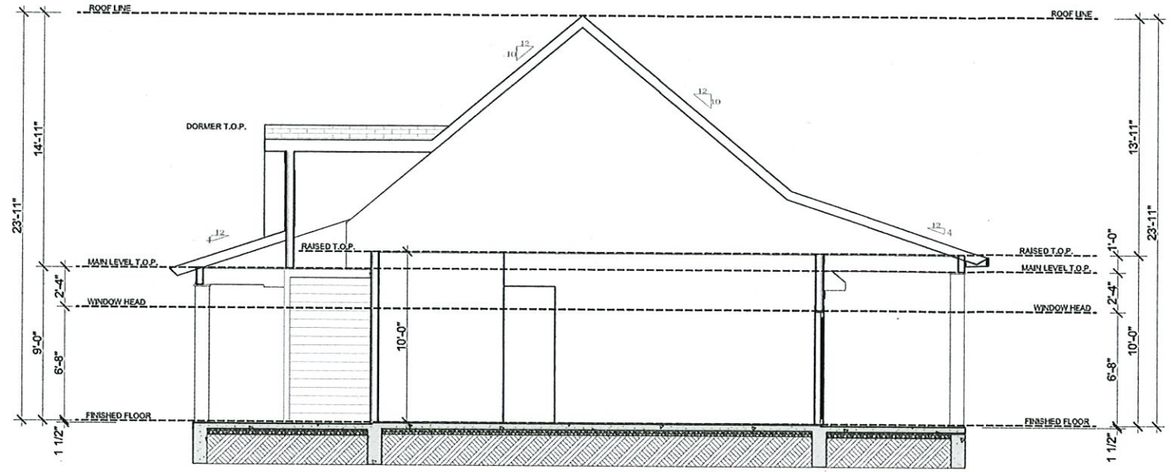
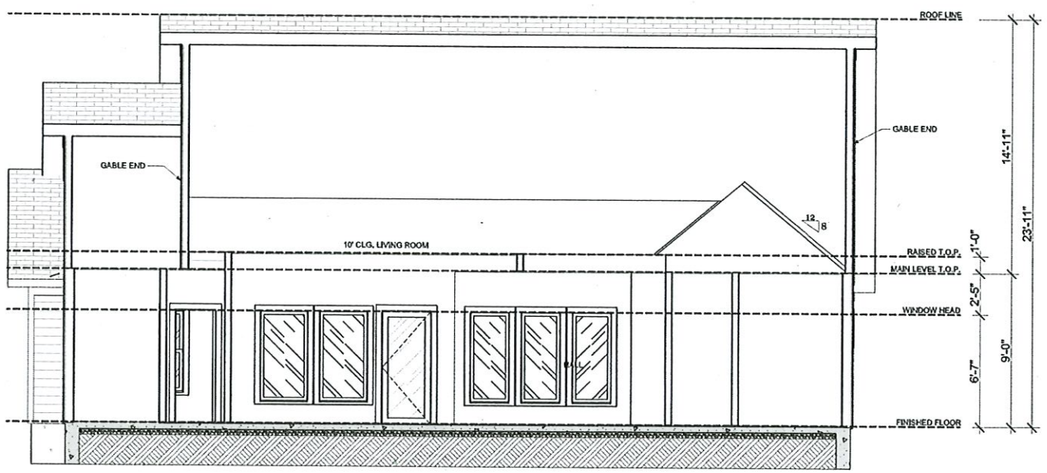
FOUNDATION PLAN

S1



A SECTION 1

SCALE: 1/4" = 1'-0"



2 SECTION 2

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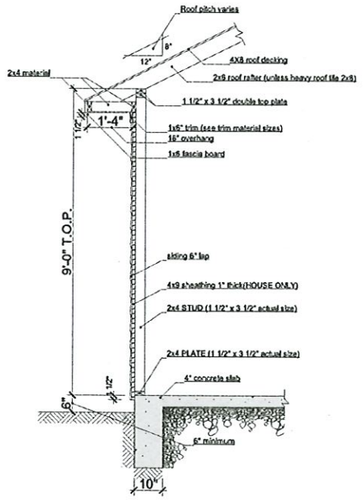

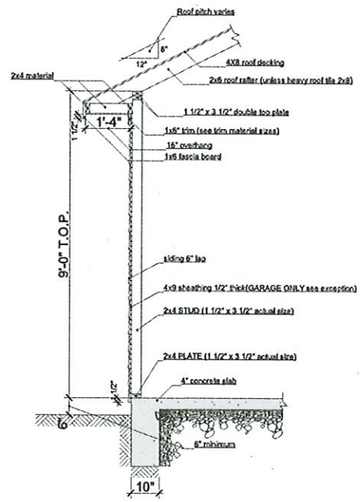

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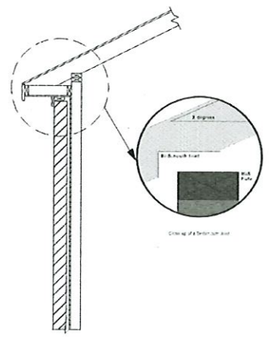
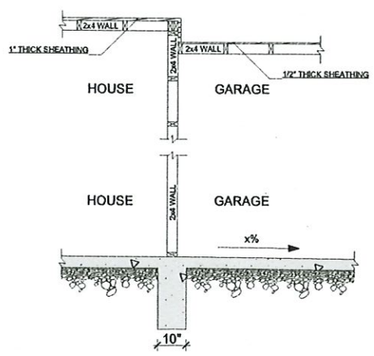


GARAGE & HOUSE FOUNDATION CONNECTION
(plan & section view)



3 TYP. SECTIONS

SCALE: 1/2" = 1'-0"

SIMONSON DESIGN STUDIOS EST 1933

YOUR HOME PLAN
kimberlys@slmonsondesignstudios.com
yourehomeplan.com

Magnolia Village
4719 Indio Lane
Lot 2, Block C,
Sherman, TX.

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UPDATED DATE: 4/27/2021

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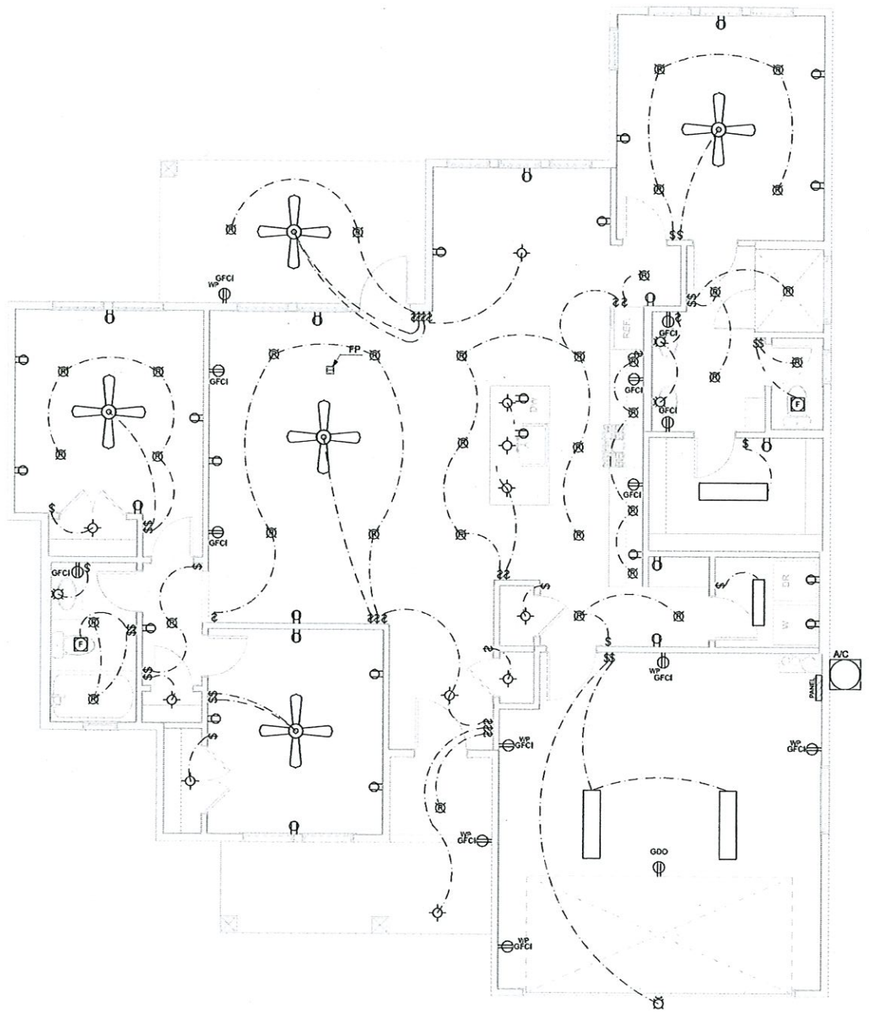
SECTIONS AND DETAILS

S2



1 MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NOTES

A. GENERAL:
A.1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
A.2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
A.3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSABILITY OF THE APPROPRIATE LICENSED CONTRACTORS.

B. SERVICE PANEL: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.

C. GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION
C.1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) AND ARC-FAULT CIRCUIT-INTERRUPTER DEVICES MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
C.2. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) AT ALL RECEPTACLES INSTALLED AT OUTDOOR, KITCHEN, BATH, LAUNDRY AND GARAGE LOCATIONS.
C.3. PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT-INTERRUPTER DEVICES FOR ALL BRANCH CIRCUITS AS REQUIRED UNDER SECTION E3902.11 OF THE IRC AND BY THE NEC.

D. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS.
D.1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
D.2. ALL DETECTORS SHALL BE INTERCONNECTED, 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
D.3. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL; IN EACH BEDROOM; IN THE IMMEDIATE VICINITY OUTSIDE OF THE BEDROOMS; AND AS SHOWN ON THE DRAWINGS.
D.4. CARBON MONOXIDE DETECTORS OR COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH LEVEL; IN THE IMMEDIATE VICINITY OUTSIDE OF THE BEDROOMS AND WITHIN 15 FEET OF THE ENTRANCE TO EACH BEDROOM; AND AS SHOWN ON THE DRAWINGS.

E. RECESSES INCANDESCENT LIGHT FIXTURES LOCATED IN INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND AIRTIGHT (ICAT).

LEGEND	
	110v OUTLET
	220v OUTLET
$	SWITCH
$3	SWITCH 3-WAY
$4	SWITCH THREE
$DM	SWITCH DIMMER
GFCI	GFCI OUTLET
WP GFCI	WEATHER PROOF GFCI OUTLET
GDO	GARAGE DOOR OPENER
FP	FLOOR PLUG
	CEILING HUNG FIXTURE
	WALL FIXTURE
	RECESSED LIGHT FIXTURE
	BATHROOM LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	FLOOR LIGHT FIXTURE
	LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
PANEL	PANEL
METER	METER
F	EXTRACTOR FAN
A/C	A/C UNIT
	CEILING FAN

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CHECKED BY:ROBERTH JORDAN
PROJECT NUMBER
Scale: REFER TO PLAN

MAIN LEVEL ELECTRICAL PLAN

E1

GENERAL NOTES

I. GENERAL REQUIREMENTS

A. PROJECT LOCATION
B. CODES
- B.1. BEFORE FINAL DRAWINGS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES. IF CODE DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS APPEAR, THE ARCHITECT OR PLAN PROVIDER SHALL BE NOTOFIED OF SUCH DISCREPANCIES IN WRITING BY BUILDER PLAN/ PROJECT OWNER OR BUILDING OFFICIAL, AND ALLOWED TO ALTER DRAWINGS AND SPECIFICATIONS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.
- B.2. UPON WRITTEN RECEIPTOF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE BUILDER PLAN/ PROJECT OWNER OR THE OWNER DEPENDING ON CONTRACTUAL AGREEMENT.
- B.3. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, THE ARCHITECT OR PLAN PROVIDER SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREOANCIES.
- B.4. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- B.5. THE FOLLOWING IS A PARTIAL LIST OF APPLICABLE CODES TO BE USED WHERE NO CODES ARE PRESENT. VERIFY APPLICABLE CODES IN THE AREA OF THIS PROJECT.
  A) ICC INTERNATIONAL RESIDENTIAL CODE, 2012(IRC)
  B) ICC INTERNATIONAL ENERGY CONSERVATION CODE, 2012(IECC)
  C) NFPA NATIONAL ELECTRIC CODE, 2011 (NEC)
- B.6. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND FABRICATORS, SHALL BE RESPONSIBLE FOR THE CONTENT OF DRAWINGS AND SPECIFICATIONS AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.

C. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

D. ALL ALTERNATES SHALL BE PRESENTED AT THE BEGINNING OF THE PROJECT WHERE POSSIBLE AND SHALL BE THE OPTION OF THE PLAN OWNER, CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONSTRUCTION, AS INDICATED ON THE DRAWINGS.

II. SITEWORK

A. BUILDER PLAN/ PROJECT OWNER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
B. PROVIDE SITE PREAPARATION AS SPECIFIED BY SOILS AND STRUCTURAL ENGINEER.
C. PERFORM EXCAVATIONACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES AND ELEVATIONS INDICATED ON DRAWINGS.

D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQUIRED BY GOVERNING CODES.

III. CONCRETE

A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS. SEE STRUCTURAL DRAWINGS.
B. SLABS ON GRADE:
- B.1. INTERIOR SLABS SHALL BE PLACED OVER 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.

IV. MASONRY

A. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
B. CONCRETE MASONRY UNITS
- B.1. PROVIDE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU) COMPLYING WITH ASTM C90, GRADE N, TYPE I.
- B.2. PROVIDE MORTAR TYPE AS FOLLOWS:
  - B.2.1. EXTERIOR LOAD-BEARING, AT OR BELOW GRADE: TYPE M.
  - B.2.2. EXTERIOR LOAD-BEARING, ABOVE GRADE: TYPE S.
  - B.2.3. MORTAR SHALL COMPLY WITH ASTM C270.
- B.3. PROVIDE GROUT IN ACCORDANCE WITH ASTM C476. MINIMUM COMPRESSIVE STRENGTH SHALL BE 2000 PSI UNLESS OTHERWISE NOTED.
- B.4. WIRE JOINT REINFORCEMENT SHALL BE CONTINUOUS AND EMBEDDED IN EVERY SECOND CMU JOINT.

C. BRICK VENEER
- C.1. PROVIDE BRICK VENEER UNITS COMPLYING WITH ASTM C67 AND ASTM C216, GRADE SW. BRICK TYPE SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- C.2. PROVIDE MORTAR TYPE "N" IN ACCORDANCE WITH ASTM C270.

D. MANUFACTURED STONE AND THIN BRICK
- D.1. PROVIDE UNITS AS APECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- D.2. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

E. REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINIMUM STANDARDS:
- E.1. WIRE JOINT REINFORCEMENT: ASTM A82, GALVANIZED.

V. METALS

A. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE ASTM SPECIFICATIONS AS FOLLOWS: ASTM A36, ASTM A53, ASTM A501, ASTM A307, AND ASTM A325.
C. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 20" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS, JOISTS AND TRUSSES AS APPROVED BY GOVERNING CODES.
D. ALL METALS INCLUDING METAL CONNECTORS, FASTENERS, ANCHORS, HARDWARE, FLASHING, ETC. SHALL BE NON-CORROSIVE AND COMPATIBLE WITH ANY AND ALL MATERIALS WHICH THE METAL COMES IN CONTACT WITH INCLUDING DISSIMILAR METALS, WOOD (NATURAL, STAINED AND PAINTED), PRESERVATIVE TREATED WOOD, FIRE-RETARDANT TREATED WOOD AND CONCRETE.

VI. WOOD AND PLASTICS

A. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. ROUGH HARDWARE:
- B.1. STEEL ITEMS:
  - B.1.1. COMPLY WITH ASTM A7 OR ASTM A36.
  - B.1.2. USE GALVANIZED AT EXTERIOR LOCATIONS.

C. ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND INSTALLED OVER FOAM SILL SEALER.
D. INTERIOR TRIM SHALL BE SELECTED BY BUILDER PLAN/ PROJECT OWNER.
E. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER.

VII. THERMAL AND MOISTURE PROTECTION

A. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
- A.1. FOUNDATION WALLS: BASEMENT FOUNDATION WALL: GLASS FIBER, R-11
- A.2. EXTERIOR FRAME WALL (2X6): GLASS FIBER, BATTS, R-21
- A.3. ROOF/CEILING (ATTIC): GLASS FIBER, BLOWN, R-38
- A.4. FRAMED FLOOR OVER UNHEATED AREAS: GLASS FIBER BATTS, R-30.
- A.5. INSTALL BATTS IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK.

B. MOISTURE VAPOR RETARDER:
- B.1. EXTERIOR WALL: INSTALL CODE APPROVED MOISTURE VAPOR RETARDER (AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER) BENEATH GYPSUM PANELS ON WARM SIDE OF ALL EXTERIOR WALLS AT CONDITIONED SPACES AND AS SHOWN ON DRAWINGS.
- B.2. EXCEPTION: DO NOT INSTALL VAPOR RETARDER IN WET AREA (E.G. SHOWERS, BATH, TUBS, ETC.)
- B.3. EXCEPTION: DO NOT INSTALL VAPOR RETARDER ON INTERIOR WALLS WHERE AIR INFILTRATION BARRIER SUCH AS HOUSE WRAP OR INTEGRATED SHEATHING BARRIERS SUCH AS ZIP PANELS HAVE BEEN INSTALLED.

C. AIR INFILTRATION BARRIER: INSTALL CODE APPROVED AIR INFILTRATION BARRIER (AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER) OVER EXTERIOR WALL SHEATHING OF ALL EXTERIOR WALLS AND AS SHOWN ON DRAWINGS.

D. ROOFING
- D.1. COMPOSITION SHINGLE ROOFING SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER AND AS SHOWN ON DRAWINGS. PROVIDE ALL MATERIALS REQUIRED AND INSTALL PER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
- D.2. SINGLE-PLY MEMBRANE ROOFING SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER AND AS SHOWN ON DRAWINGS. PROVIDE ALL MATERIALS REQUIRED AND INSTALL PER MANUFACTURER'S DETAILS AND RECOMMENDATIONS INCLUDING SPLICES, FLASHINGS AND SCUPPERS.

E. EXTERIOR WALL COVERING:
- E.1. SIDING SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER AND AS SHOWN ON DRAWINGS.
- E.2. SEE SECTION IV. MASONRY FOR BRICK AND STONE VENEER AND MANUFACTURED STONE AND THIN BRICK.

F. FLASHING:
- F.1. PROVIDE AND INSTALL FLASHING AND SHEET METAL AT ALL LOCATIONS AS REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. PROVIDE AND INSTALL APPROPRIATE FLASHING AS SHOWN ON THE DRAWINGS AND AT THE FOLLOWING SPECIFIC LOCATIONS.
  - F.1.1. ROOF/WALL INTERSECTIONS.
  - F.1.2. ROOF PENETRATIONS SUCH AS SKYLIGHTS, ROOF VENTS, FLUES, ETC.
  - F.1.3. ROOF CRICKETS AND SADDLES.
  - F.1.4. DOOR AND WINDOW HEAD TRIM.
  - F.1.5. HORIZONTAL BAND BOARDS.
  - F.1.6. DECK TO HOUSE CONNECTIONS.
  - F.1.7. MASONRY SILLS AND CAPS.
  - F.1.8. PROVIDE THROUGH-WALL FLASHING AND WEEPS AT THE BASE OF MASONRY VENEER AND ABOVE MASONRY LINTELS.
- F.2. MATERIALS AND INSTALLATIONS SHALL COMPLY WITH GOVERNING CODES AND WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A653/A653M.

G. PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER. DOWNSPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY CONTRACTOR (AND APPROVED BY BUILDER PLAN/ PROJECT OWNER) SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.

H. PROVIDE ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/ APPROVED BY BUILDER PLAN/ PROJECT OWNER.

I. FOUNDATION WATER/MOISTURE CONTROL:
- I.1. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY SOILS ENGINEER, AS SHOWN ON DRAWINGS AND AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER USING PERFORATED DRAINAGE PIPE. PLACE PERFORATED DRAINAGE PIPE IN WASHED GRAVEL OR CRUSHED STONE AS COVER SAME MATERIAL: AND COVER WITH APPROVED FILTER MEMBRANE MATERIAL. SLOPE PERFORATED DRAINAGE PIPE TO SUMP PIT AND DISCHARGE INTO AN APPROVED DRAINAGE SYSTEM.
- I.2. WATERPROOF FOUNDATION WALLS AT EXCAVATED BASEMENT AREAS (FROM FOOTING TO FINISH GRADE) WITH WATERPROOFING COMPOUND AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER. WATERPROOFING SHALL BE IN COMPLIANCE WITH CODE REQUIREMENTS.

VIII. DOORS AND WINDOWS

A. DOORS:
- A.1. PROVIDE DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER PLAN/PROJECT OWNER:
  - A.1.1. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER PLAN/PROJECT OWNER.
  - A.1.2. HOUSE/GARAGE DOOR: SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK; SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK; OR 20-MINUTE FIRE-RATED DOOR.
  - A.1.3. OVERHEAD GARAGE DOORS: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
  - A.1.4. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
  - A.1.5. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
  - A.1.6. INTERIOR DOORS: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
  - A.1.7. FIRE RATED DOORS: IN 1 HOUR OCCUPANCY SEPARATION ON THE GARAGE SIDE, A 13/8 " SOLID CORE DOOR.
- A.2. GLAZING IN DOORS AND SIDELIGHTS SHALL BE DOUBLE-PANE INSULATING GLASS.
- A.3. GLAZING IN DOORS AND SIDELIGHTS SHALL BE TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.

B. WINDOWS:
- B.1. PROVIDE WINDOWS AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER:
  - B.1.1. PROVIDE UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  - B.1.2. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS.
  - B.1.3. PROVIDE TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
  - B.1.4. PROVIDE AND INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.

C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER PLAN/PROJECT OWNER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

IX. FINISHES

A. GYPSUM PANELS:
- A.1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
  - A.1.1. EXTERIOR WALLS : 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
  - A.1.2. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
  - A.1.3. CEILING:
    - A) SUPPORTING MEMBERS GREATER THAN 16" O.C.: 1-LAYER 5/8" REGULAR PANELS OR 1-LAYER 1/2" " SAG RESISTANT" PANELS.
    - B) SUPPORTING MEMBERS 16" O.C. OR LESS: 1-LAYER 1/2" REGULAR PANELS.
  - A.1.4. GARAGE:
    - A) PROVIDE 1-LAYER 5/8" TYPE "X" PANELS TO GARAGE FACE OF WALLS ADJOINING HOUSE.
    - B) PROVIDE 1-LAYER 5/8" TYPE "X" PANELS TO ENTIRE GARAGE CEILING.
    - C) PROVIDE 1-LAYER 1/2" REGULAR PANELS TO GARAGE FACE OF EXTERIOR WALLS.
  - A.1.5. BATHS: WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE IN NON-WET AREAS OR WALL PANELS BEHIND PREFABRICATED TUB AND SHOWER SURROUNDS, WATER-RESISTANT GYPSUM PANELS SHALL BE USED AS A BASE AS REQUIRED BY GOVERNING CODES. SEE TILE BACKER BOARD BELOW FOR TILE IN WET AREAS.
  - A.1.6. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
- A.2. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED OBTAINING A UNIFORMLY SMOOTH SURFACE.

B. TILE BACKER BOARD: CEMENT BOARD OR OTHER APPROVED TILE BACKING MATERIAL AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER SHALL BE USED AS A BASE FOR TILE IN WET AREAS AT TUBS AND SHOWERS.

C. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.

X. SPECIALTIES

A. FIREPLACES SHALL BE AS FOLLOWS:
- A.1. INTERIOR FIREPLACES: PRE-MANUFACTURED GAS DIRECT-VENT UNITS AS SOWN ON DRAWINGS.
- A.2. EXTERIOR FIREPLACES: PRE-MANUFACTURED GAS UNITS APPROVED FOR EXTERIOR INSTALLATION AS SHOWN ON DRAWINGS.
- A.3. MANUFACTURER SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- A.4. MODEL SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- A.5. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.

B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.

C. HANDRAILS AND GUARDS:
- C.1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAYARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 4 INCHES CANNOT PASS THROUGH.
- C.2. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST THE FOLLOWING LOADS:
  - A) 50 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
  - B) A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
  - C) INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA NOT TO EXCEED 1 SQUARE FOOT INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
- C.3. RETAINING WALLS MAY REQUIRE GUARDS DEPENDING UPON HEIGHT OF WALL AND LOCATION OF NEARBY WALKING SURFACE.

XI. EQUIPMENT

A. NONE IN THIS CONTRACT.

XII. FURNISHINGS

A. NONE IN THIS CONTRACT.

XIII. SPECIAL CONSTRUCTION

A. NONE IN THIS CONTRACT.

XIV. CONVEYING SYSTEMS

A. NONE IN THIS CONTRACT.

XV. MECHANICAL

A. GENERAL:
- A.1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
- A.2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- A.3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.

B. PLUMBING:
- B.1. WATER HEATER: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- B.2. PROVIDE APPROPRIATE SUPPLY WATER AND SANITARY LINES TO FIXTURES SHOWN ON DRAWINGS(INCLUDING CLOTHES WASHER) AND AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- B.3. PROVIDE GAS LINES AND VALVES TO HEATING SYSTEM AND WATER HEATER AS APPROPRIATE AND TO DRYER, RANGE AND FIREPLACE AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- B.4.

WATER HEATING

ELECTRIC -	MINIMUM:	30 GAL - 69EF
		40 GAL - 68EF
		50 GAL - 66EF
GAS -	MINIMUM:	30 GAL - 58EF
		40 GAL - 54EF
		50 GAL - 53EF

HEAT TRAPS ARE REQUIRED ON HOT&COLD INLETS FOR SYSTEMS WITH VERTICAL RISERS.

SHOWER HEADS - USE 2.5 GALLONS/MINUTE OR LESS

- B.5. TOILET ACCESS: WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH, NOT LESS THAN 24" IN FRONT OF THE WATER CLOSET (15" FROM W.C. CENTER) AND ALLOWING A 4" MINIMUM CLEARANCE ON BOTH SIDES OF TANK TO ANY TUB, SHOWER OR VANITY.

C. HEATING, VENTILATING AND AIR CONDITIONING:
- C.1. HEATING SYSTEM: NATURAL GAS-FIRED, FORCED AIR AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- C.2. AIR CONDITIONING SYSTEM: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- C.3. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  - C.3.1. ALL DUCTWORK MUST HAVE ALL JOINTS SEALED, GASKETED OR TAPED TO PREVENT AIR LEAKAGE. DUCT TAPE IS NOT ALLOWED.
  - C.3.2. HVAC DUCTS AND PLUMBING LINES ABOVE AN ATTACHED UNHEATED GARAGE SHALL BE INSULATED WITH A MINIMUM OF R-13 INSULATION.
- C.4. EXHAUST VENTILATION
  - C.4.1. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  - C.4.2. RANGE EXHAUST FAN SHALL EXHAUST TO EXTERIOR.
  - C.4.3. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XVI. ELECTRICAL

A. GENERAL:
- A.1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
- A.2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
- A.3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.

B. SERVICE PANEL: AS SPECIFIED BY BUILDER PLAN/ PROJECT OWNER.
C. GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION
- C.1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI)AND ARC-FAULT CIRCUIT-INTERRUPTER DEVICES MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- C.2. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) AT ALL RECEPTACLES INSTALLED AT OUTDOOR, KITCHEN, BATH, LAUNDRY AND GARAGE LOCATIONS.
- C.3. PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT-INTERRUPTER DEVICES FOR ALL BRANCH CIRCUITS AS REQUIRED UNDER SECTION E3902.11 OF THE IRC AND BY THE NEC.

D. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS.
- D.1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- D.2. ALL DETECTORS SHALL BE INTERCONNECTED, 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- D.3. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL; IN EACH BEDROOM; IN THE IMMEDIATE VICINITY OUTSIDE OF THE BEDROOMS; AND AS SHOWN ON THE DRAWINGS.
- D.4. CARBON MONOXIDE DETECTORS OR COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH LEVEL; IN THE IMMEDIATE VICINITY OUTSIDE OF THE BEDROOMS AND WITHIN 15 FEET OF THE ENTRANCE TO EACH BEDROOM; AND AS SHOWN ON THE DRAWINGS.

E. RECESSES INCANDESCENT LIGHT FIXTURES LOCATED IN INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND AIRTIGHT (ICAT).

SIMONSON DESIGN STUDIOS
EST 1939
YOUR HOME PLAN
klmberlys@simonsondesignstudios.com
yourehomeplan.com

Magnolia Village
4719 Indio Lane
Lot 2, Block C,
Sherman, TX.

Copyright
Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Your Home Plan is a violation of the United States Federal Copyright Act.

CONTRACTOR

CERTIFICATION OF DRAWINGS

REVJD	CHANGE NAME	DATE

DATE ISSUED:
UPDATED DATE: 4/27/2021

SIMONSON DESIGN STUDIOS IS NOT RESPONSIBLE FOR ANY CHANGES AFTER THE ABOVE DATE

DRAWN BY:ALEX SCRIPCA
CHECKED BY:ROBERTH JORDAN
PROJECT NUMBER:
Scale: REFER TO PLAN

GENERAL NOTES




4719

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Ceci Bates Ventures
Scott Bates
13035 N State Hwy 289
Pottsboro, TX 75076

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

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 2.7' side yard setback for an existing residential dwelling in lieu of the required 6.1' in an R-1 (One-Family Residential) District located at 4719 Indio has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. Recommend Denial. City shall be provided with a filed copy of an Easement Encroachment Agreement from electric company prior to approving variance.
8. Provide dimensions between houses on Lots 2 and 3 to Engineering Department for review. Additional requirements may be made upon review.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

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

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

106 B NORTH SUNSET BOULEVARD

The request of Owner's Manual for Life, MasterKey Education Facility (Owner) and Jarrod Parman, Bluestone Partners, LLC (Representative) concerning the property at 106 North Sunset Boulevard, being Lot 3, Block 1, Second Replat Part of Block 2, Westwood Village, as follows:

Planning and Zoning Commission

Amendment to the Specific Use Permit and site plat approval to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

Background:

The property is located at 106 B North Sunset Boulevard, the northeast corner of Archer Drive and West Houston Street. The property is zoned a C-1 (Retail Business) District. The owner is requesting an amendment to the Specific Use Permit and site plan approval to allow an Educational Facility/Preschool with a playground in a C-1 (Retail Business) District.

The following has been approved for this property:

- August 12, 1997 - Specific Use Permit to allow a private club in a C-1 (Retail Business) District.
- June 22, 2021 - Specific Use Permit to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

Owner's Manual for Life, MasterKey Education Facility (Owner)
Jarrod Parman, Bluestone Partners, LLC (Representative)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

1

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Plat
Site Plan / Elevations
Existing Elevations
Staff Review Letter



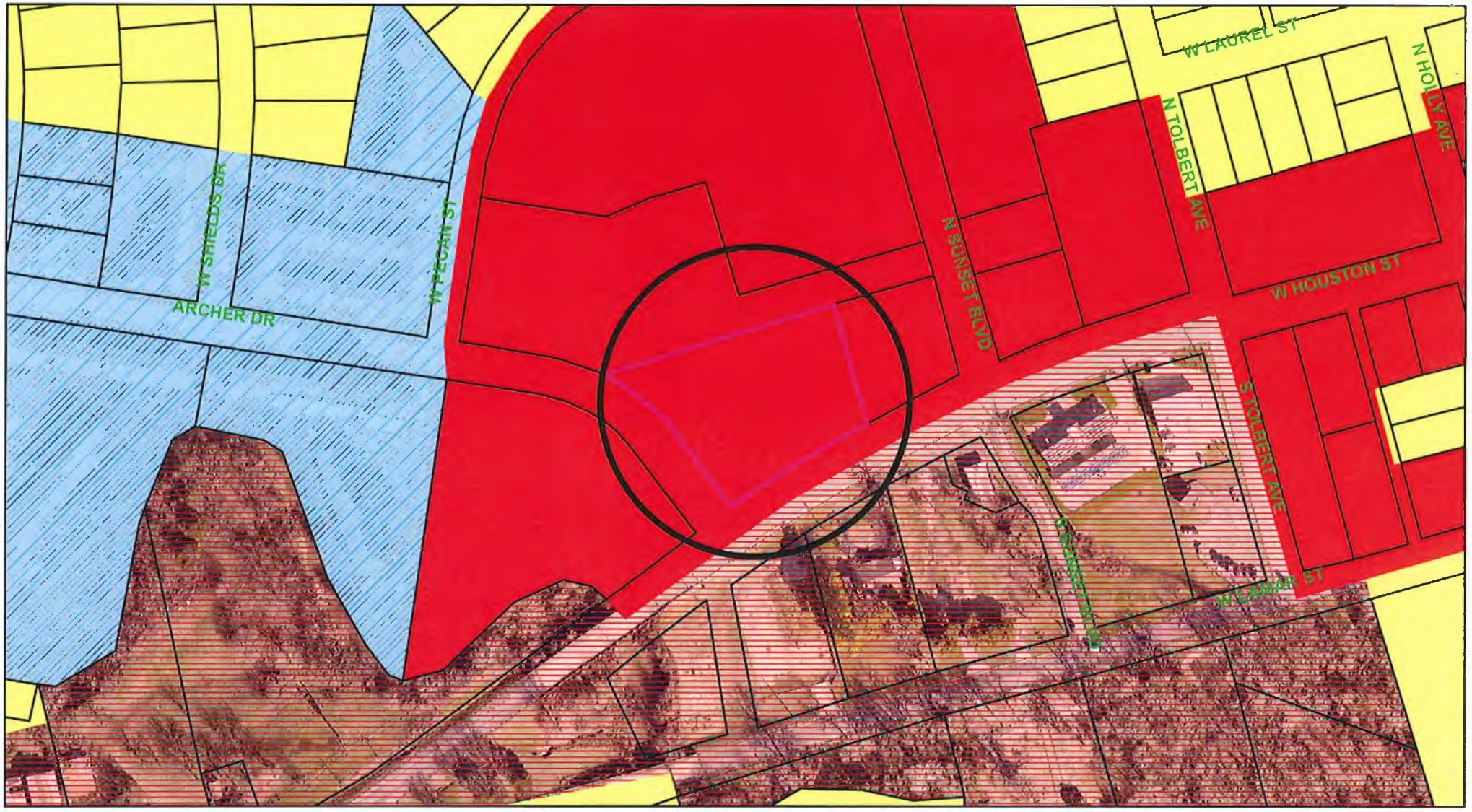
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

106-B North Sunset Boulevard

NOT TO SCALE

1 In = 200 ft



Zoning - 106-B North Sunset Boulevard

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Represenation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 200 ft

106-B North Sunset Blvd.



JOB NO A5020082

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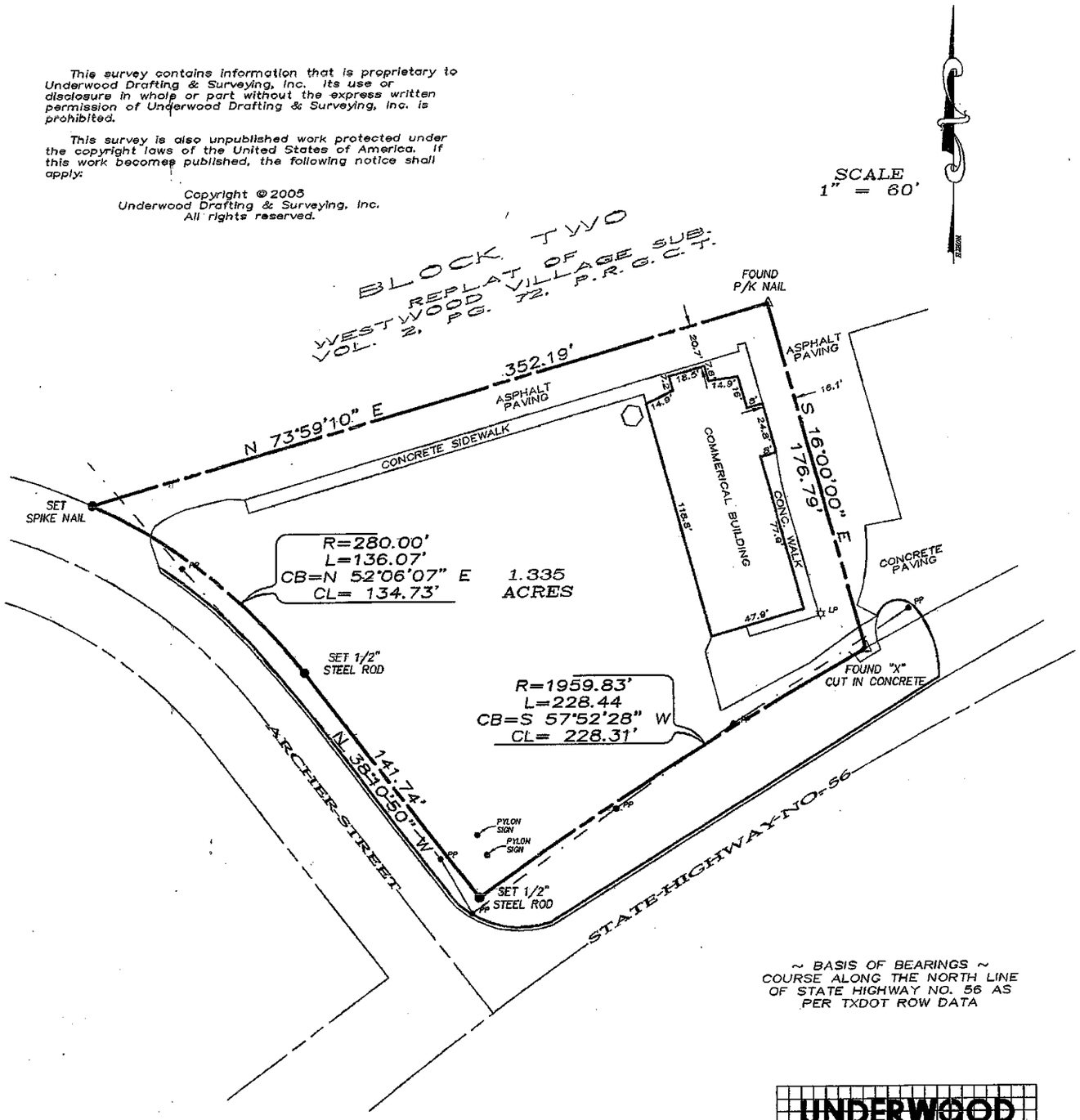


~ BASIS OF BEARINGS ~
COURSE ALONG THE NORTH LINE OF STATE HIGHWAY NO. 56 AS PER TXDOT ROW DATA

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of Block Two of the Replat of Westwood Village Subdivision, an addition to the City of Sherman, as shown by plat of record in Volume 2, Page 72, of the Plat Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a ½" steel rod set at the intersection of the north right-of-way line of State Highway No. 56 with the east right-of-way line of Archer Street, said rod maintaining the most southerly southwest corner of said Block Two;

Thence North 38°10'50" West with said east right-of-way line a distance of 141.74 feet to a ½" steel rod set;

Thence in a northeasterly direction continuing with said east right-of-way line and a curve to the left having a radius of 280.00 feet and an arc length of 136.07 feet (chord bears North 52°06'07" West 134.73 feet) to a spike nail set for the northwest corner of the herein described tract;

Thence North 73°59'10" East a distance of 352.19 feet to a P/K nail found for the northeast corner of said herein described tract;

Thence South 16°00'00" East a distance of 176.79 feet to a found "X" cut in concrete in said north right-of-way line, said "X" being the southeast corner of said herein described tract;

Thence in a southwesterly direction of said north right-of-way line and a curve to the left having a radius of 1959.83 feet and an arc length of 228.44 feet (chord bears North 57°52'28" West 228.31 feet) to the Point-of-Beginning and containing 1.335 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

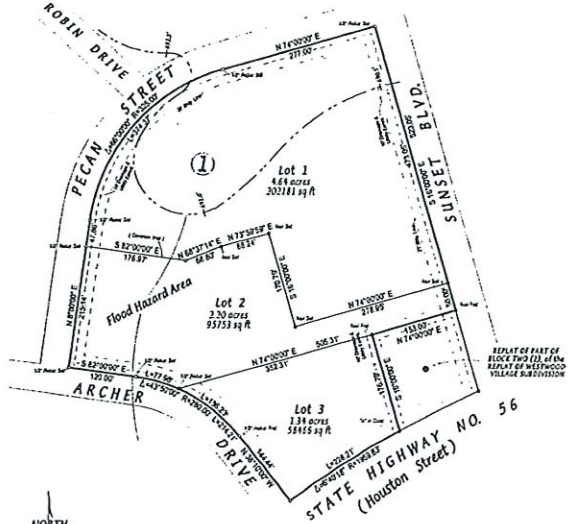
2/11/05

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

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

SURVEY DATE: 2/09/05
DATE OF LAST REVISION: 2/11/05



Scale: 1" = 100'

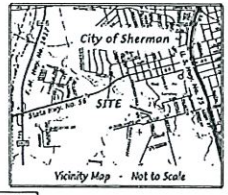
Bearing Base: Record bearing along the West line of Sunset Boulevard as recorded in Volume

THE SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION to the CITY OF SHERMAN

Owner & Developer

Bank of Texas, Trust Company, N.A.
Successor Trustee of the Virginia Archer Trust

FILED FOR RECORD
at ____ o'clock ____ M
Records in Vol. ____ Page ____ Records Grayson County.
WILMA BLACKS-EAR BUSH
County Clerk, Grayson Co., Texas
By ____ Deputy



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

10216

FIG WIG pcs

SHEET 1 OF 2

SITUATED in the County of Grayson, State of Texas, being a part of Block TWO (2) of the REPLAT of WESTWOOD VILLAGE SUBDIVISION to the City of Sherman, Texas as shown by plat of record in Volume 2, Page 72, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set 1/2 inch rebar for the Northeast corner of said Block Two, at the intersection of the West line of Sunset Boulevard with the South line of Pecan Street;

THENCE South 16 deg. 00 min. 00 sec. East, with the East line of said Block Two, the West line of said Sunset Boulevard, a distance of 523.05 feet to a found spike nail maintaining the Northeast corner of Lot One (1) in Block One (1) of the Replat of Part of Block Two (2) of the Replat of Westwood village Subdivision to the City of Sherman, Texas as shown by plat of record in Volume , Page_, Plat Records, Grayson County, Texas;

THENCE South 74 deg. 00 min. 00 sec. West, with the North line of said Lot One, Block One, a distance of 153.00 feet to a found spike nail maintaining its Northwest corner;

THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said Lot One, Block One, a distance of 176.79 feet to a found chiseled "X" in concrete maintaining its Southwest corner, on a South line of said Block Two, the North right-of-way line of State Highway No. 56, also known as Houston Street;

THENCE in a Southwesterly direction with a South line of said Block Two, the North right-of-way line of said State Highway No. 56, and with a curve to the left having a radius of 1959.83 feet, (chord bears South 57 deg. 11 min. 28 sec. West, 228.08 ft.), a distance of 228.21 feet to a set 1/2 inch rebar for the most Southerly Southwest corner of said Block Two, at the intersection of the North right-of-way line of said State Highway No. 56 with the Northeasterly line of Archer Street;

THENCE in a Northwesterly direction with the Northeasterly line of said Archer Street, the Southwesterly line of said Block Two, the following calls and distances:
North 38 deg. 10 min. 00 sec. West, a distance of 144.44 feet to a found 1/2 inch rebar at the beginning of a curve;
With a curve to the left having a radius of 280.00 feet, (chord bears North 60 deg. 05 min. 00 sec. West, 209.02 feet), a distance of 214.21 feet to a set 1/2 inch rebar at the end of said curve;
North 82 deg. 00 min. 00 sec. West, a distance of 120.00 feet to a set 1/2 inch rebar for the most Westerly Southwest corner of said Block Two, at the intersection of the Northeasterly line of said Archer Street with the East line of the above mentioned Pecan Street;

THENCE in a Northeasterly direction with the West, and North lines of said Block Two, the East, and South lines of said Pecan Street, the following calls and distances:
North 08 deg. 00 min. 00 sec. East, a distance of 263.00 to a set 1/2 inch rebar for the beginning of a curve;
With a curve to the right having a radius of 325.00 feet, (chord bears North 41 deg. 00 min. 00 sec. East, 354.02 feet), a distance of 374.37 feet to a set 1/2 inch rebar at the end of said curve;
North 74 deg. 00 min. 00 sec. East, a distance of 277.00 feet to the PLACE OF BEGINNING, and containing 8.18 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

11-18-05

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

That I, Bank of Texas, Trust Company, N. A., Successor Trustee of the Virginia Archer Trust, by Melvin R. Camp, owner and developer of SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION, to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

By: Melvin R. Camp

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

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

Given under my hand and seal of office this 14 day of _____, 2005.

COURT A. HINDLE
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES
MAY 22, 2008

NOTARY PUBLIC, State of Texas

Approved this 8th day of November, 2005 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN

SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 21st day of November, 2005.

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of SECOND REPLAT OF PART OF BLOCK TWO (2), of the REPLAT OF WESTWOOD VILLAGE SUBDIVISION, to the City of Sherman, was submitted to the City Council on the 21st day of November, 2005 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 19th day of December, 2005.

CITY CLERK, City of Sherman, Texas

FILED FOR RECORD
at ____ o'clock ____ M
Records in Vol. ____ Page ____ Records Grayson County.
WILMA BLACKS-EAR BUSH
County Clerk, Grayson Co. Texas
By ____ Deputy

CITY OF SHERMAN TEXAS

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

FIG WIG pcs

SHEET 2 OF 2

GENERAL NOTES

ADDITIONAL PARKING TO BE SHARED WITH WESTWOOD VILLAGE TO THE NORTH.

PAINT NEW 300' LONG STRIPE FOR PICK-UP LANE

EXISTING SLOPED PAVING

ASPHALT PAVING

N 73°59'10" E 352.19'

CONCRETE SIDEWALK

EXISTING ANGLED PARKING

S 16°00'00" E 176.79'

4'-0"

5'-0"

12'-0"

5'-0"

8'-0"

4'-0"

NEW, 1:12 SLOPED, ADA RAMP AND HAND

5'-0"

NEW DOUBLE DOOR

EXISTING 5-TON UNITS

NEW PAVED SIDEWALK

EXISTING BUILDING
1 STORY
AREA = 6,107 SF

50'-0"

PLAY KITCHEN TO BE PROVIDED



CEDAR HOUSE INSPIRATION



9' x 12' CEDAR HOUSE & PLAY KITCHEN

4' X 8' RAISED GARDEN BEDS

87'-6"

FRUIT TREES TO BE PLANTED

62'-3 3/4"

EXISTING 5-TON UNITS

PEA GRAVEL

BUILT-UP EARTH WITH CRAWL TUNNEL RUNNING THROUGH

39'-7"

400 SQ FT SAND PIT

20'-0"

TENSILE FABRIC STRUCTURE

20'-0"

3' WIDE, PAVED TRIKE COURSE

24'-7"

78'-1 3/4"

SHARED GATE

22'-4 1/2"

EXISTING PAVING

CONCRETE PAVING

10'-0"

1 DUMPSTER WITH 6' TALL CEDAR ENCLOSURE

EXISTING 5-TON UNIT

OPEN FIELD FOR AFTER-SCHOOL

10' SETBACK

4' TALL WROUGHT IRON FENCING ALL SIDES

43'-5 1/2"

64'-1 3/4"

25'-0"

25' SETBACK

N 38°10'50" W 141.74'

PYLON SIGN

PYLON SIGN

ARCHER STREET

STATE HIGHWAY NO. 56

PP

PLAN - PROPOSED SITE

Scale: 1/16" = 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

Mar 18, 2022

MasterKey Educational Facility

106 N. Sunset Blvd, Bldg B
Sherman, TX 75092

PERMIT SET

REVISIONS		
No.	DATE	NOTE
1	3/11/22	REV 1
2	3/18/22	REV 2

Drawn by:	J. N.
Checked by:	----
Project No:	----
Date:	Mar 18, 2022

Plan - Proposed Site

Sheet: A-001



C3 BUILDING ELEVATION - WEST
Scale: 1/16" = 1'-0"



C6 BUILDING ELEVATION - SOUTH
Scale: N.T.S.



F3 BUILDING ELEVATION - EAST
Scale: N.T.S.



F6 BUILDING ELEVATION - NORTH
Scale: N.T.S.

BLUESTONE
PARTNERS, LLC
4708 N. FM. 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

REGISTERED ARCHITECT
BLAKE R. HITCHCOCK
31450
STATE OF TEXAS

Mar 18, 2022

MasterKey Educational Facility

106 N. Sunset Blvd, Bldg B
Sherman, TX 75092

PERMIT SET

REVISIONS		
No.	DATE	NOTE
2	3/18/22	REV 2

Drawn by:	J. N.
Checked by:	----
Project No:	----
Date:	Mar 18, 2022

Elevations - Building Photos

Sheet:
A-200

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Owner's Manual For Life
Masterkey Educational Facility
106 N Sunset Blvd, Bldg B
Sherman, TX 75092

Jarrod Parham
4708 N FM 1417
Sherman, TX 75092

Bluestone Partners, LLC

Dear Applicants,

The request for an amendment to the Specific Use Permit and site plan approval to allow an Educational Facility/Preschool in a C-1 (Retail Business) District. located at 106 North Sunset Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per 1.5 employees; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 8(5)(a) & Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way or adjacent property. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. No fence is allowed in the front yard that exceeds 4 feet in height and must be decorative with openings in not less than fifty percent of the fence area. Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(3))*
7. Dumpster enclosure must not be located within the setback area and must be screened so as not to be visible from any public street. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Shall provide mutual access agreement for the development before a permit will be issued.
9. Certificate of Occupancy Permit is required.
10. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
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. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

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

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

1914 EAST LAMAR STREET

The request of Seraj Ali and Piplani Sandeep (Owners), Maria Cazarez (Representative) and Copley Land Surveying (Surveyor) concerning the property at 1914 East Lamar Street, being Lot 2, Block 1, East Side Business Park, as follows:

Planning and Zoning Commission

Site plan approval for a tire shop, gift shop, office and candy shop.

Background:

The property is located at 1914 East Lamar Street, the southwest corner of East Lamar Street and Wanda Drive. The property is zoned a C-1 (Retail Business) District. The owner is requesting site plan approval for a tire shop, gift shop, office and candy shop. They would also like to extend the top part of the building 4' upward using metal studs.

The following has been approved for this property:

- March 15, 1976 - City Council approval to construct two bay carwash attached to main building in an easement drainage easement

Adjacent Zoning:

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

Origination:

Seraj Ali and Piplani Sandeep (Owners)
Maria Cazarez (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Staff Recommendation:

Staff recommends denial as site plan shows the improvement of the building/structures within a City of Sherman drainage easement.

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Plat

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

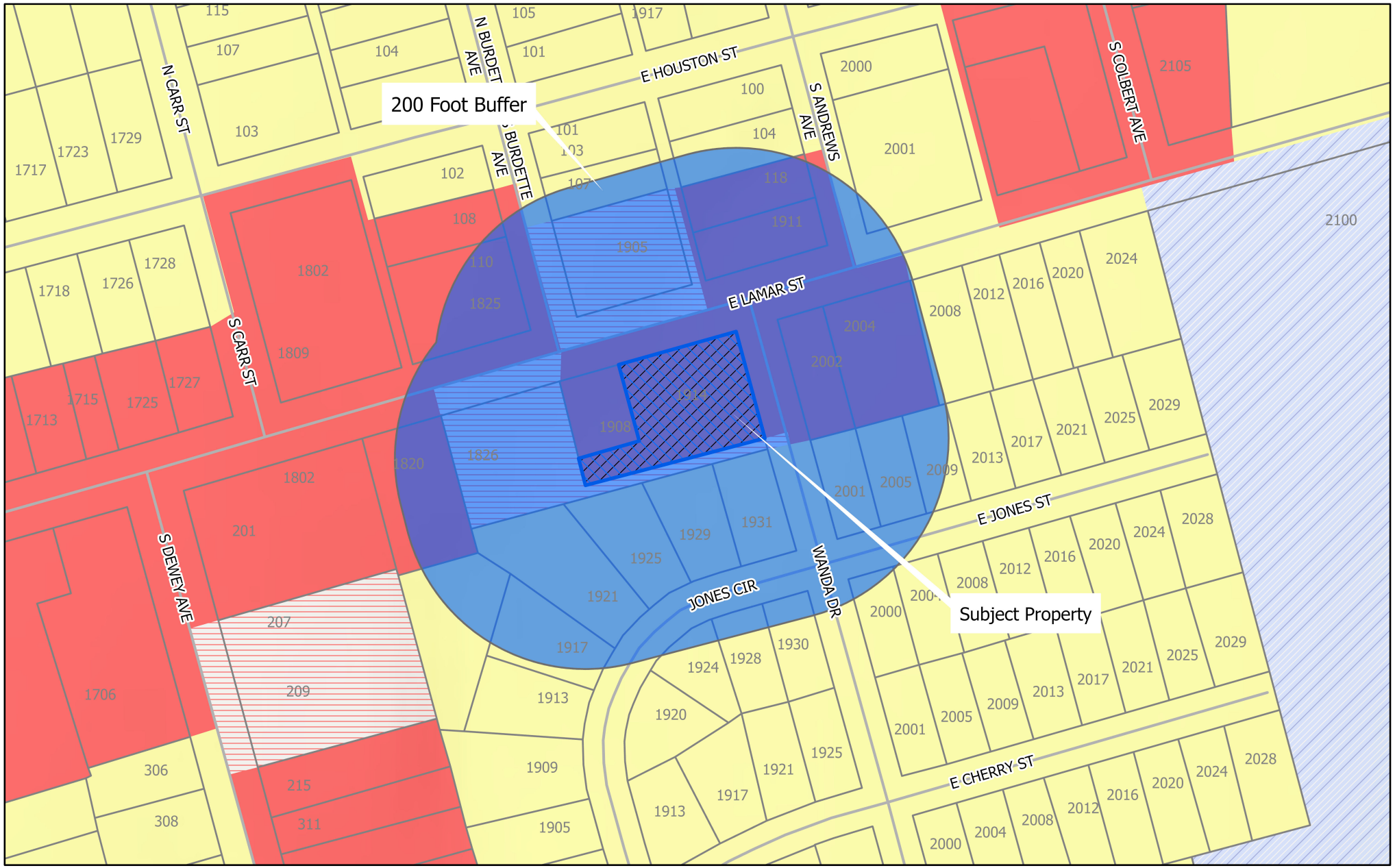
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(1914 E Lamar St)

N
W E
S

Date: 4/4/2022 4:56 PM

Scale: 1:1,196



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- 200 Foot Buffer
- SubjectLocations_Buffer7

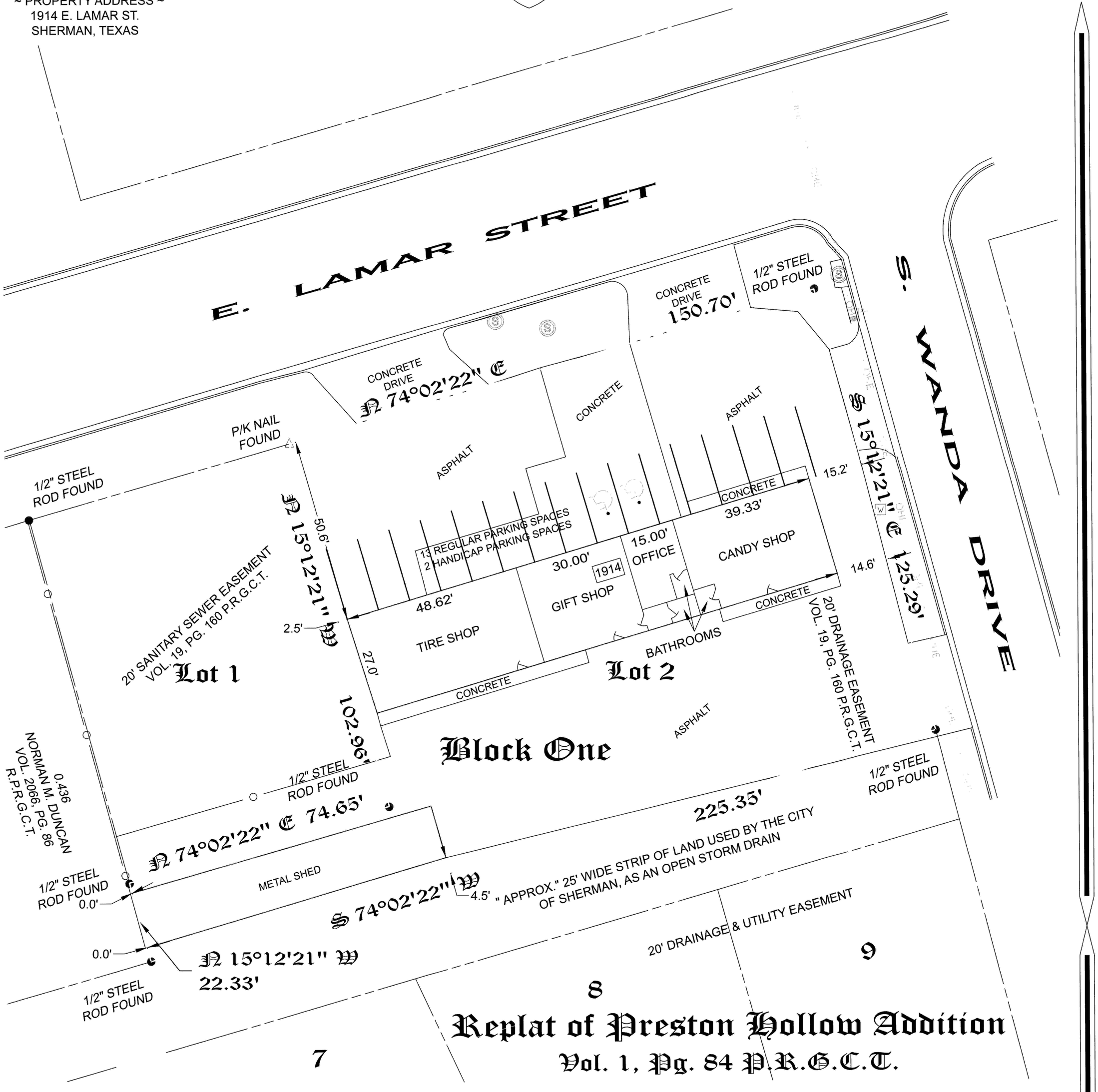
CITY OF SHERMAN
Zoning Location Map
(1914 E Lamar St)

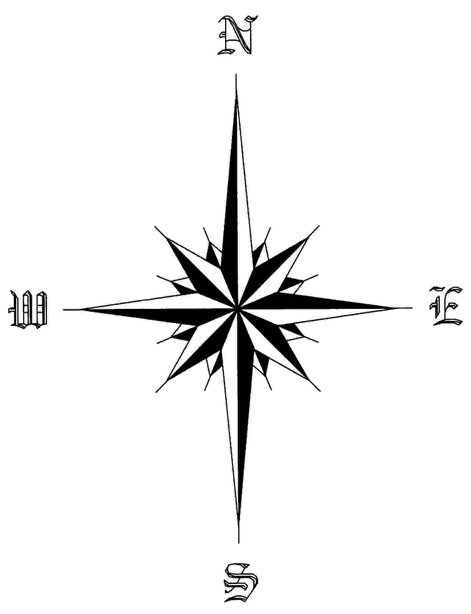
N W E S

Scale: 1:1,933

Date: 4/4/2022 4:56 PM

~ PROPERTY ADDRESS ~
1914 E. LAMAR ST.
SHERMAN, TEXAS





~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

0 40 80

SCALE ~ 1" = 40'

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved.

Legend

- POWER POLE
- WATER METER
- SEWER MANHOLE
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING
- CHAINLINK FENCE
- ASPHALT
- CONCRETE

Site Plan
Lot 2, Block One
East Side Business Park
Sherman, Texas

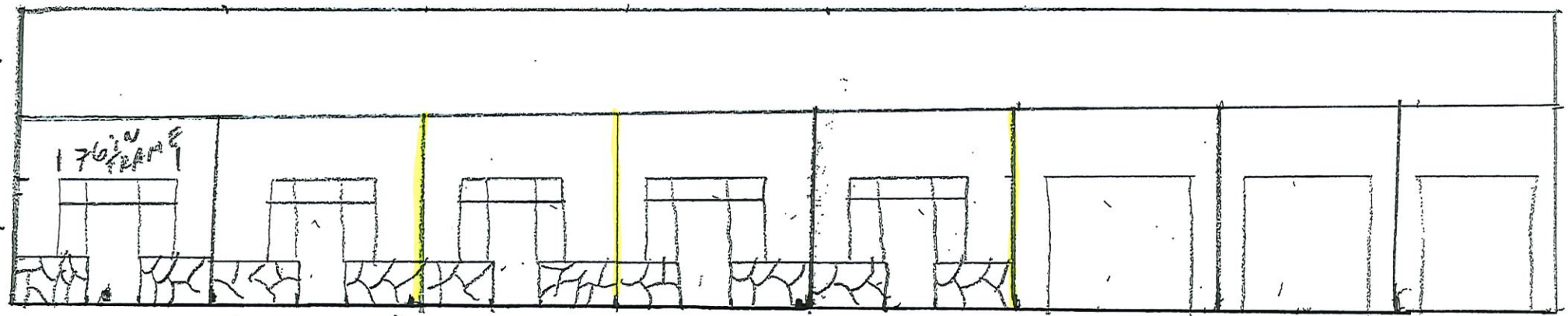
Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 21020084

1914 E. Lamar St.
Sherman TX 75090

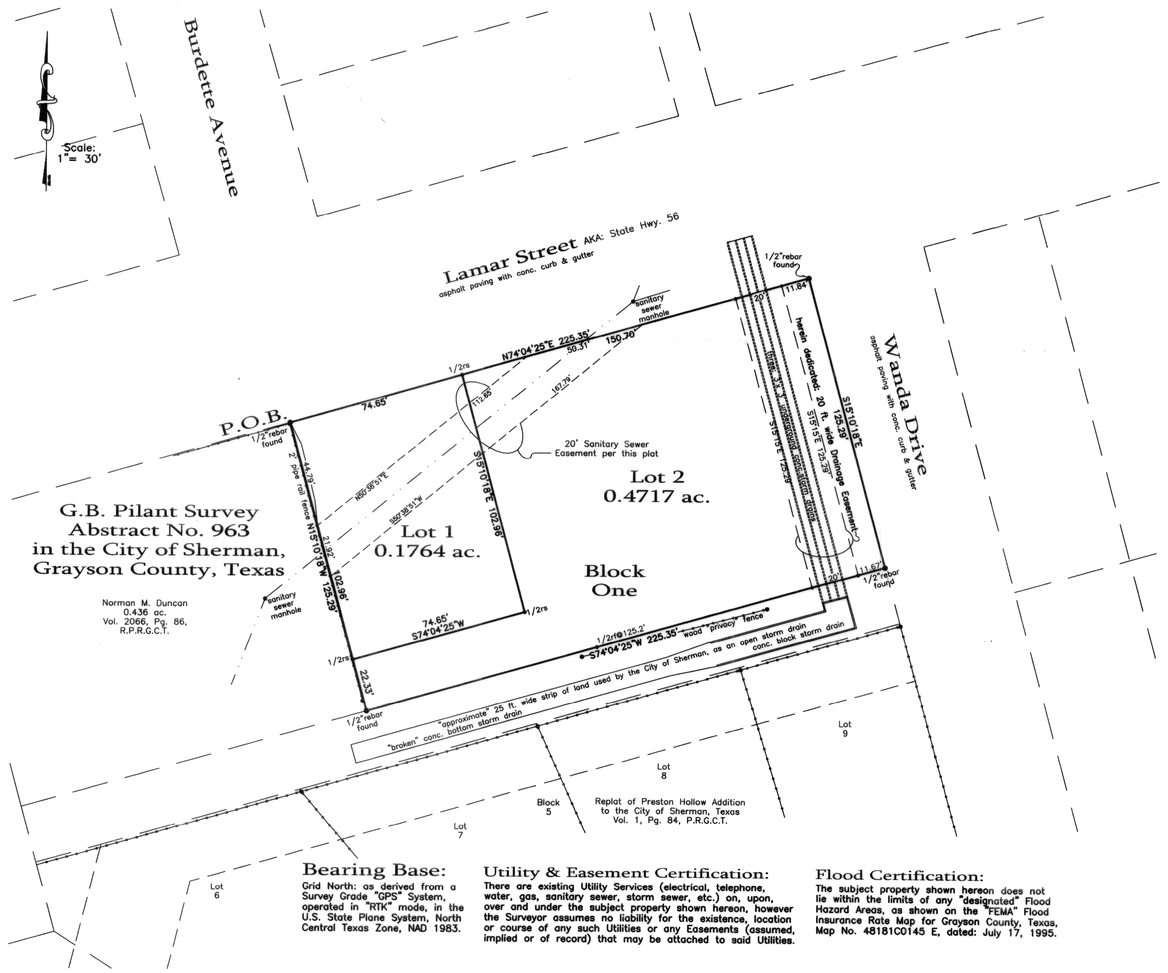
Front Elevation

Extend the top part of the building 4ft. up. By using metal studs on 16 inch. Center.



17 (existing) accomodate frame to install 5 doors.

Doors- install regular 3x7



Bearing Base:
Grid North: as derived from a Survey Grade "GPS" System, operated in "RTK" mode, in the U.S. State Plane System, North Central Texas Zone, NAD 1983.

Utility & Easement Certification:
There are existing Utility Services (electrical, telephone, water, gas, sanitary sewer, storm sewer, etc.) on, upon, over and under the subject property shown hereon, however the Surveyor assumes no liability for the existence, location or course of any such Utilities or any Easements (assumed, implied or of record) that may be attached to said Utilities.

Flood Certification:
The subject property shown hereon does not lie within the limits of any "designated" Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0145 E, dated: July 17, 1995.

East Side Business Park to the City of Sherman, Texas

0.6481 acres in the G. B. Pilant Survey, Abstract No. 963 in the City of Sherman, Grayson County, Texas

Owner & Developer: Lazy L Enterprises
4 Timber Creek Road
Sherman, Texas 75092

General Notes:
1. 1/2rf = 1/2" rebar found
2. 1/2rs = 1/2" rebar set
3. spknlf = spike nail with metal flasher found
4. Water Supply is provided by the City of Sherman, Texas.
5. Sanitary Sewer service is provided by the City of Sherman Texas.

Helvey and Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph 903-463-6191 Fax 903-463-4088

Survey Plat: KR/LDDT1/Project/1914-E-Lamar-Sherman

11091
FILED FOR RECORD
Feb 19, 20 08
at 4:08 o'clock P M
Recorded in Vol. 4379 Page 160
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Deputy

Field Notes:

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963, being all of the 0.6481 acre tract of land conveyed by General Warranty Deed from Robert D. Harper and Betty Harper, to Lazy L Enterprises, on November 7, 2007, recorded in Volume 4355, Page 22, Official Public Records, Grayson County, Texas, and recorded in Grayson County Clerk's Document No. 2007-00027517, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at 1/2 inch rebar found in the South right-of-way line of Lamar Street (AKA: State Hwy. 56), at the Northwest corner of said Lazy L 0.6481 ac. and the Northeast corner of the Norman M. Duncan 0.436 ac. in Vol. 2066, Pg. 86, R.P.R.G.C.T.;

THENCE North 74 deg. 04 min. 25 sec. East, with the South right-of-way line of Lamar Street, passing a spike nail with metal flasher found at 100.15 ft., and continuing for a total distance of 225.35 ft. to a 1/2 inch rebar found in the West line of Wanda Drive, at the Northeast corner of said Lazy L 0.6481 ac.;

THENCE South 15 deg. 10 min. 18 sec. East, with the West line of Wanda Drive, a distance of 125.29 ft. to a 1/2 inch rebar found at the Southeast corner of said Lazy L 0.6481 ac., on the North side of an "approximate" 25 ft. wide strip of land used by the City of Sherman as an open storm drain;

THENCE South 74 deg. 04 min. 25 sec. West, with the South line of said Lazy L 0.6481 ac. and along the North side of said 25 ft. wide strip of land, passing a 1/2 inch rebar found at 125.2 ft., and continuing for a total distance of 225.35 ft. to a 1/2 inch rebar found at the Southwest corner of said Lazy L 0.6481 ac. and the Southeast corner of said Norman Duncan 0.436 ac.;

THENCE North 15 deg. 10 min. 18 sec. West, with the East line of said Norman Duncan 0.436 ac., a distance of 125.29 ft. to the PLACE OF BEGINNING and containing 0.6481 ACRES of land.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a Survey was made on the ground under my personal supervision, of the property legally described herein above and shown on the Survey Plat attached herewith; that the property corner monumentation was found in-place or was properly set in-place; that the Survey substantially complies with the Subdivision Regulations of the City of Sherman, Texas; and that the Survey Plat attached herewith is a true and accurate representation of the property.

Billy F. Helvey, Register Professional Land Surveyor, No. 4488 — 4-25-08 date

STATE OF TEXAS — BILLY F. HELVEY — 4488 — REGISTERED PROFESSIONAL LAND SURVEYOR

I, William L. Magers, Authorized Agent for Lazy L Enterprises, Owner of East Side Business Park, to the City of Sherman, Texas, do hereby dedicate the Streets, Alleys, Easements and other Public Areas (if any, all or part) shown on the Survey Plat attached herewith, to the Public Use forever.

William L. Magers, Authorized Agent for Lazy L. Enterprises

BEFORE me the undersigned, a Notary Public in and for said County and State, on this day personally appeared William L. Magers, known to me to be the person whose name is subscribed on 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 1st day of May, 2008.

Lisa Whitfield
Notary Public, Grayson County, Texas

Lisa Whitfield Notary Public STATE OF TEXAS My Comm. Exp. 10-27-2011

City of Sherman

THIS the Final Plat of East Side Business Park, to the City of Sherman, Texas, is hereby approved this 18th day of March, 2008, by the Planning and Zoning Commission, of the City of Sherman, Texas.

Chairman — Secretary: Scott Shaddox

THIS the Final Plat of East Side Business Park, to the City of Sherman, Texas, is hereby approved this 7th day of April, 2008, by the City Council of the City of Sherman, Texas.

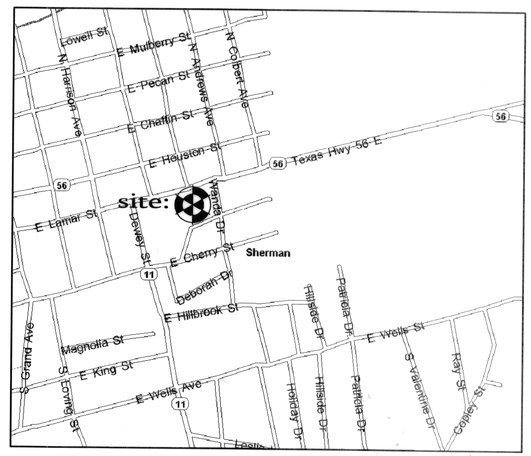
Mayor, City of Sherman, Texas, Authorized Agent of the City Council of Sherman, Texas.

THE undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of East Side Business Park, to the City of Sherman, Texas, was submitted to the City Council of the City of Sherman, Texas, on the 7th day of April, 2008, and that the City Council, by formal action, then and there accepted the dedication of all Streets, Alleys, Easements and other Public Areas (if any, all or part), as shown and set forth in and upon said Plat; and said City Council further authorized the Mayor of said Sherman, Texas, to note the acceptance thereof and the approval of said Plat, by signing his name as here above subscribed.

Certified this 5th day of May, 2008, by Linda Ashby
City Clerk, City of Sherman, Texas

CITY OF SHERMAN TEXAS

Location Map:



11091
FILED FOR RECORD
Feb 19, 20 08
at 4:08 o'clock P M
Recorded in Vol. 4379 Page 161
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Deputy

E-1-112

6117

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Seraj Ali
1113 Lakota Pl.
Carrollton, TX 75010

Piplani Sandeep
4304 Turnberry Ct
Plano, TX 75026

Maria Cazarez
3611 New Copland Rd
Tyler, TX 75701

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

Dear Applicants,

The request for Site plan approval for a tire shop, gift shop, office and candy shop located at 1914 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (General Commercial) District and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7 and Sec. 17).*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
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. No improvement of portion of structure that lies over existing Drainage Easement will be permitted.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer
Clint Philpott, Asst. City Manager
Christopher Armstrong, Asst. City Engineer

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

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **100-500 BLOCKS OF SCHNEIDER ROAD**

The request of Chapman Tillett Construction, LLC (Owner) and William Davis Finney, Data Land Services (Surveyor) concerning the property located in the 100-500 blocks of Schneider Road, being 23.071 Acres in the Jeremiah McDaniel Survey, Abstract No. 774, and the R. M Williamson Survey, Abstract No. 1300, as follows:

Planning and Zoning Commission

Final Plat approval for Schneider Farm Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located in the 100-500 Blocks of Schneider Road between Harrell Road and Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like final plat approval of the Schneider Farm Subdivision for residential development.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

Chapman Tillett Construction, LLC (Owner)
Philip Tillett (Representative)
William Davis Finney, Data Land Services (Surveyor)

Master Plan Designation:

Not included in Master Plan.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Final Plat

Staff Review Letter



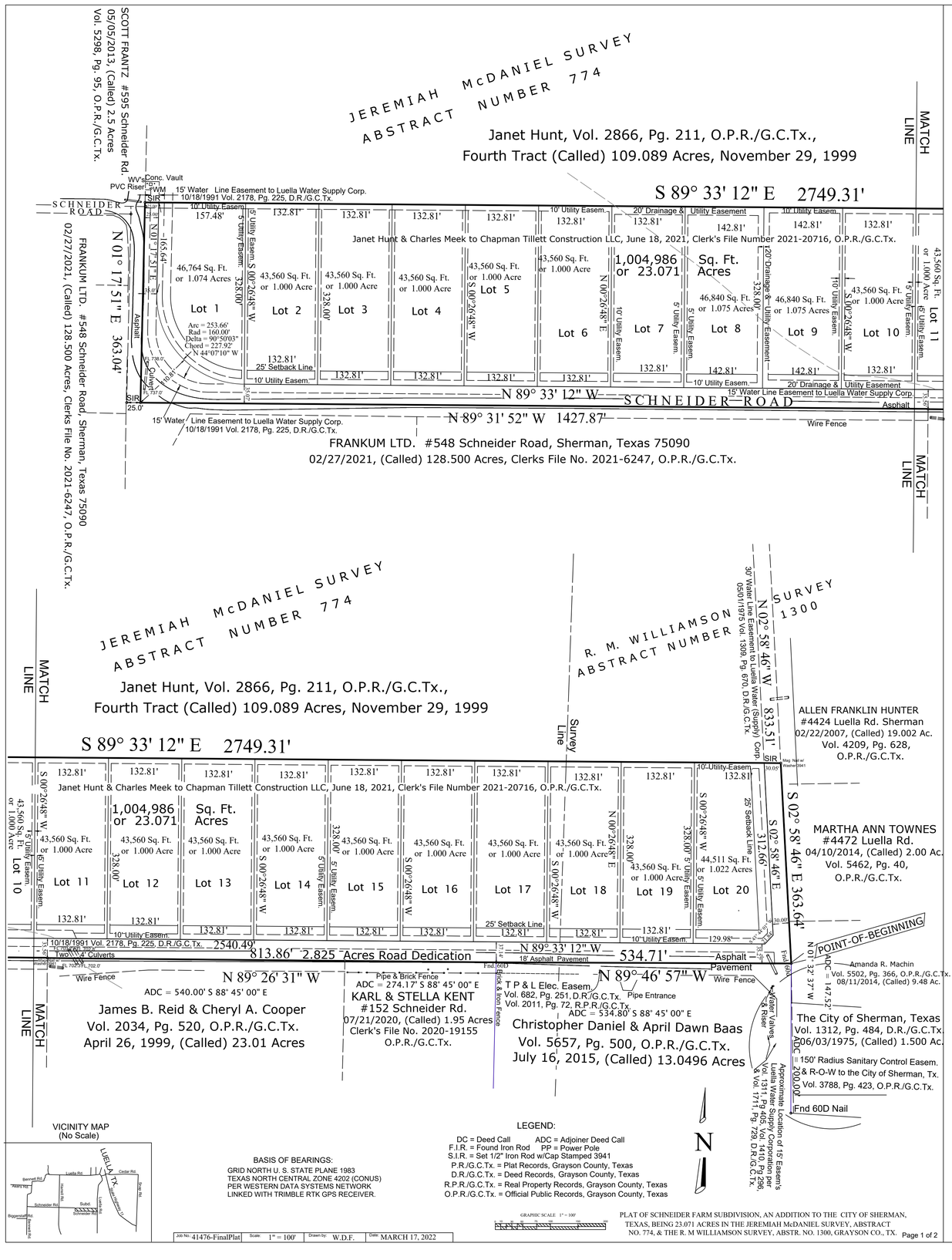
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

100-500 Blocks Schneider Road (ETJ)

NOT TO SCALE

1 in = 2,000 ft



VICINITY MAP
(No Scale)

BASIS OF BEARINGS:
GRID NORTH U. S. STATE PLANE 1983
TEXAS NORTH CENTRAL ZONE 4202 (CONUS)
PER WESTERN DATA SYSTEMS NETWORK
LINKED WITH TRIMBLE RTK GPS RECEIVER.

LEGEND:

DC = Deed Call	ADC = Adjoiner Deed Call
F.I.R. = Found Iron Rod	PP = Power Pole
S.I.R. = Set 1/2" Iron Rod w/Cap Stamped 3941	
P.R./G.C.Tx. = Plat Records, Grayson County, Texas	
D.R./G.C.Tx. = Deed Records, Grayson County, Texas	
R.P.R./G.C.Tx. = Real Property Records, Grayson County, Texas	
O.P.R./G.C.Tx. = Official Public Records, Grayson County, Texas	

GRAPHIC SCALE 1" = 100'

Job No. 41476-FinalPlat	Scale: 1" = 100'	Drawn by: W.D.F.	Date: MARCH 17, 2022

PLAT OF SCHNEIDER FARM SUBDIVISION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, BEING 23.071 ACRES IN THE JEREMIAH McDANIEL SURVEY, ABSTRACT NO. 774, & THE R. M WILLIAMSON SURVEY, ABSTR. NO. 1300, GRAYSON CO., TX.

OWNER'S CERTIFICATE FOR
SCHNEIDER FARM SUBDIVISION

WHEREAS CHAPMAN TILLETT CONSTRUCTION LLC, IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JEREMIAH McDANIEL SURVEY, ABSTRACT NUMBER 774, AND THE R. M. WILLIAMSON SURVEY, ABSTRACT NUMBER 1300, GRAYSON COUNTY, TEXAS, AT THE NORTHWEST INTERSECTION OF SCHNEIDER AND LUELLA ROADS, SOUTHEAST OF SHERMAN, SOUTH OF LUELLA, TEXAS, BEING A SOUTHERLY PART OF EXHIBIT "A-2", THE FOURTH TRACT, (CALLED) 109.089 ACRES, OF TRACTS CONVEYED TO JANET HUNT, NOVEMBER 29, 1999, BY DEED RECORDED IN VOLUME 5657, PAGE 500, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, ALL OF THE 23.071 ACRES CONVEYED TO CHAPMAN TILLETT CONSTRUCTION LLC, JUNE 18, 2021, BY DEED RECORDED IN CLERK'S FILE NUMBER 2021-20716,OF SAID OFFICIAL PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND IN MIDDLE OF ASPHALT AT THE SOUTHEAST CORNER OF SAID HUNT TRACT, AT THE INTERSECTION OF SCHNEIDER ROAD AND LUELLA ROAD, ALSO BEING THE NORTHEAST CORNER OF A (CALLED) 13.0496 ACRES TRACT CONVEYED TO CHRISTOPHER DANIEL BAAS AND APRIL DAWN BASS, JULY 16, 2015, BY DEED RECORDED IN VOLUME 5657, PAGE 500, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, SAID POINT-OF-BEGINNING ALSO BEING ON AN WEST LINE OF A (CALLED) 9.48 ACRES TRACT CONVEYED TO AMANDA R. MACHIN, AUGUST 11, 2014, BY DEED RECORDED IN VOLUME 5502, PAGE 366 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS WEST, WITH A SOUTH LINE OF SAID HUNT TRACT AND THE NORTH LINE OF SAID BAAS TRACT, ALONG AND NEAR THE MIDDLE OF SCHNEIDER ROAD, A DISTANCE OF 534.71 FEET TO A 60D NAIL FOUND ON THE SOUTH SIDE OF THE ASPHALT AT THE NORTHEAST CORNER OF THE TRACT (CALLED) 1.95 ACRES, CONVEYED TO KARL KENT AND STELLA KENT, JULY 21, 2020, BY DEED RECORDED IN CLERK'S FILE NUMBER 2020-19155, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, WITH A SOUTH LINE OF SAID HUNT TRACT AND THE NORTH LINE OF SAID KENT TRACT, ALONG AND NEAR THE SOUTH SIDE OF THE ASPHALT OF SCHNEIDER ROAD, PASSING AT A DISTANCE OF 274.17 FEET THE NORTHEAST CORNER OF THE TRACT (CALLED) 23.01 ACRES, CONVEYED TO JAMES B. REID AND CHERYL A COOPER, APRIL 26, 1999, BY DEED RECORDED IN VOLUME 2034, PAGE 520, OF SAID RECORDS, AND CONTINUING ON SAID BEARING, A TOTAL DISTANCE OF 813.86 FEET TO A MAG NAIL WITH A WASHER STAMPED 3941 SET ON THE SOUTH SIDE OF THE ASPHALT AT THE NORTHEAST CORNER OF THE TRACT (CALLED) 128.500 ACRES, CONVEYED TO FRANKUM LTD., FEBRUARY 27, 2021, BY DEED RECORDED IN CLERK'S FILE NUMBER 2021-6247, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST, WITH A SOUTH LINE OF SAID HUNT TRACT AND THE NORTH LINE OF SAID FRANKUM TRACT, ALONG AND NEAR THE MIDDLE OF SCHNEIDER ROAD, A DISTANCE OF 1427.87 FEET TO A ½ INCH IRON ROD WITH A CAP STAMPED 3941 SET SOUTHWEST OF A TURN IN SCHNEIDER ROAD, FROM WHICH AN INNER EL CORNER OF SAID FRANKUM TRACT BEARS NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST, 25.00 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 51 SECONDS EAST, WITH THE WEST LINE OF SAID HUNT TRACT, 25 FEET EAST OF AND PARALLEL TO AN EAST LINE OF SAID FRANKUM TRACT AND ALONG THE EAST SIDE OF THE ASPHALT OF SCHNEIDER ROAD, PASSING AT A DISTANCE OF 355.56, 1.9 FEET WEST OF A 2 ½ INCH PIPE FOUND NEAR THE SOUTHEAST CORNER OF THE TRACT (CALLED) 2.5 ACRES, CONVEYED TO SCOTT FRANZ, MAY 5, 2013, BY DEED RECORDED IN VOLUME 5298, PAGE 95, OF SAID REAL PROPERTY RECORDS, AND CONTINUING ON SAID BEARING A TOTAL DISTANCE OF 363.04 FEET A ½ INCH IRON ROD WITH A CAP STAMPED 3941 SET NORTHEAST OF A TURN IN SCHNEIDER ROAD;

THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS EAST, ACROSS SAID HUNT TRACT, PASSING AT A DISTANCE OF 2719.26 FEET, A ½ INCH IRON ROD WITH A CAP STAMPED 3941 SET ON THE WEST SIDE OF LUELLA ROAD, AND CONTINUING ON SAID BEARING A TOTAL DISTANCE OF 2749.31 FEET, TO A MAG NAIL SET IN THE MIDDLE OF THE ASPHALT ON THE EAST LINE OF SAID HUNT TRACT, AND ON THE WEST LINE OF A TRACT, (CALLED) 23.01 ACRES, CONVEYED TO ALLEN FRANKLIN HUNTER, FEBRUARY 22, 2007, BY DEED RECORDED IN VOLUME 4209, PAGE 628, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 02 DEGREES 58 MINUTES 46 SECONDS EAST, WITH THE EAST LINE OF SAID HUNT TRACT AND THE WEST LINE OF SAID HUNTER TRACT, ALONG AND NEAR THE MIDDLE OF THE ASPHALT OF LUELLA ROAD, PASSING THE NORTHWEST CORNER OF A TRACT (CALLED) 2.00 ACRES CONVEYED TO MARTHA ANN TOWNES, APRIL 10, 2014, BY INSTRUMENT RECORDED IN VOLUME 5462, PAGE 40, OF SAID RECORDS, PASSING THE WESTERLY NORTHWEST CORNER OF SAID MACHIN TRACT, AND CONTINUING ON SAID BEARING A DISTANCE OF 363.64 FEET TO THE POINT-OF-BEGINNING AND CONTAINING IN ALL 23.071 ACRES OF LAND.

I, William Davis Finney, Texas Registered Professional Land Surveyor Number 3941, do hereby certify that a careful and accurate survey was made on the ground of the property shown hereon, under my personal and direct supervision, and that the corners monumentation meets the standards set according to the Subdivision Regulations of The City of Sherman, Grayson County, Texas.

William Davis Finney, Tx. R.P.L.S. # 3941 Date:

STATE OF TEXAS
REGISTERED
WILLIAM DAVIS FINNEY
3941
PROFESSIONAL
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS
OWNER'S DEDICATION

That Chapman Tillett Construction LLC, does hereby adopt this plat designating the hereinabove property as Schneider Farm Subdivision, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever all streets, right-of-ways, 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: Chapman Tillett Construction, LLC

Brent Chapman Phillip Tillett

Before me the undersigned, a notary public in and for said County and State, on this day personaly appeared Brent Chapman and Phillip Tillett, known to me to be the persons whose names are subscribed to the foregoing and Aknowledged to me that they executed the same for the puposes and consideration therein expressed and.

Given under my hand and seal of office this _____ day of _____, 2021

in the capacity therein stated.

Notary Public, Grayson County, 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, Texas, does hereby certify that the foregoing plat of SCHNEIDER FARM SUBDIVISION, to the City of Sherman, was submitted to the City Council on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2022

Linda Ashby, Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 2022, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

OWNERS:
CHAPMAN TILLETT CONSTRUCTION LLC,
228 Tate Circle, Sherman, Texas 75090-3562

SURVEYOR:
WILLIAM DAVIS FINNEY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR #3941
DATA LAND SERVICES, REGISTERED PROFESSIONAL LAND SURVEYING
P. O. BOX 2110, FORNEY, TEXAS 75126 Ph. (972) 564-6166, Cell (903) 815-2769 hlfinney@verizon.net
TEXAS BOARD OF PROFESSIONAL ENGINEERING & LAND SURVEYING FIRM REGISTRATION LICENSE NUMBER 10183900

GENERAL NOTES

1. Water Supplied by Luella Water Supply Corporation.
2. Sewer Service is Provided by Individual Septic Systems.
3. Electric Service is Provided by Grayson-Collin Electric Coop.
4. Blocking the Flow of Water or Construction of Improvements in Drainage Easements, and filling or Obstructing the Floodway is
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
6. Grayson County will not be Responsible for the Maintanence and Operation of Said Drainage Ways or for the Control of Erosion.
7. These Lots are Single Family Residential
8. See Flood Statement Noted below:

THIS LOT IS WITHIN ZONE "X", (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 48181C0425 F, FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 29, 2010.
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.

PLAT OF SCHNEIDER FARM SUBDIVISION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, BEING 23.071 ACRES IN THE JEREMIAH McDANIEL SURVEY, ABSTRACT NO. 774, & THE R. M WILLIAMSON SURVEY, ABSTR. NO. 1300, GRAYSON CO., TX.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Chapman Tillett Construction, LLC
228 Tate Circle
Sherman, TX 75090-3562

Data Land Services
P.O. Box 2110
Forney, TX 75126

Dear Applicants,

The request for approval of the Final Plat of Schneider Farm Subdivision has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
2. No City of Sherman water available to site. Existing 12" line is a City of Sherman water line that may not be tapped for this subdivision.
3. Property lies within Luella SUD Water CCN.
4. 30' Right of Way Dedication in regards to Grayson County Thoroughfare Plan shall be clearly shown on drawing. Clearly identify lot boundaries adjacent to ROW dedication. Drawing does not clearly identify ROW lines. Identify all dimension of ROW dedication on drawing. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Remove culverts and fences from drawing.
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

*** 5920 TEXOMA PARKWAY**

The request of James Mathis (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 5920 Texoma Parkway, being 0.559 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Final Plat approval of Mathis Addition.

Background:

The property is located at 5920 Texoma Parkway between Woodlake Road and FM 691. The property is zoned a C-2 (General Commercial) District. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

C-2 (General Commercail) District

Origination:

James L. Mathis II (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



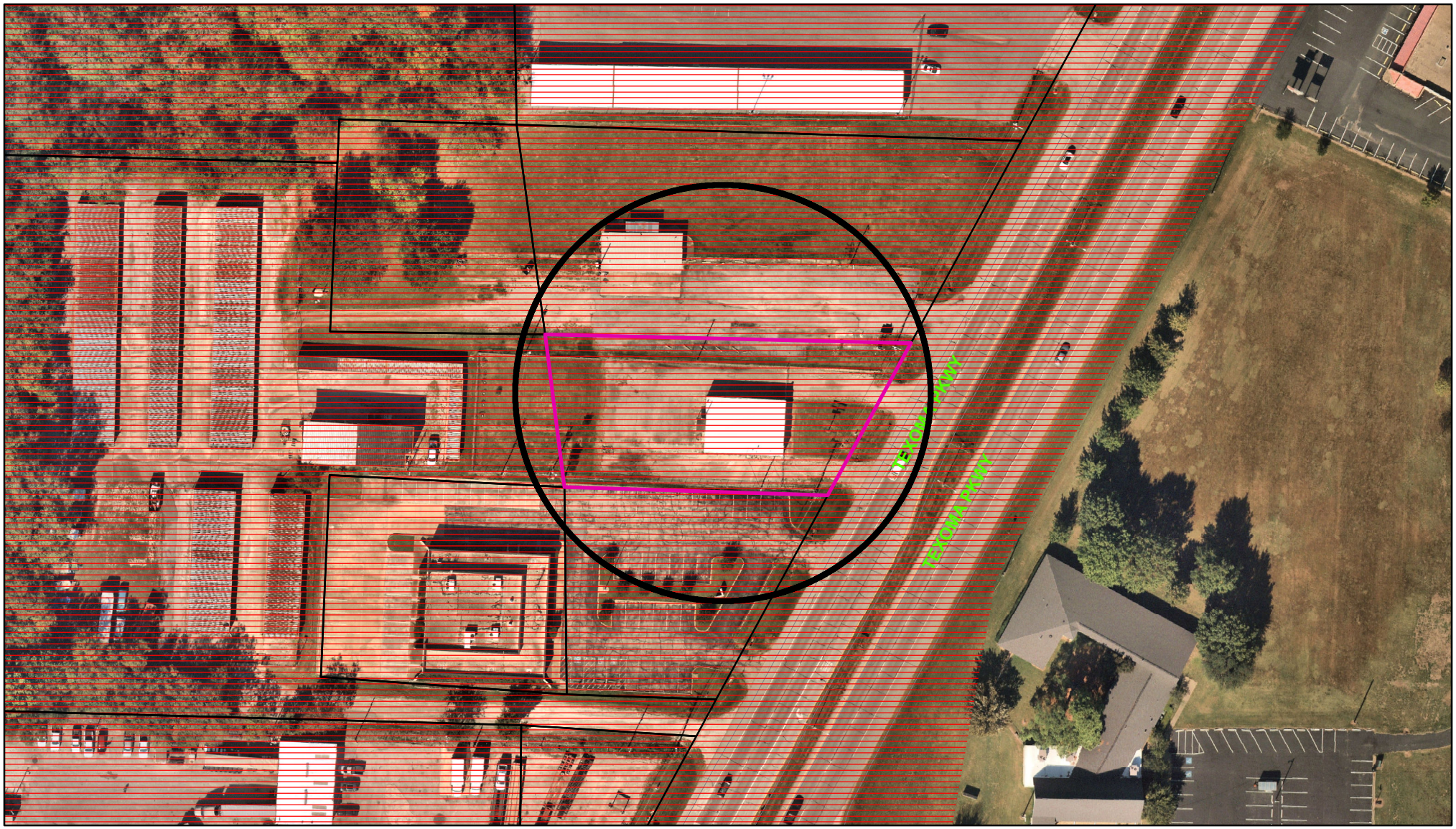
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

5920 Texoma Parkway

NOT TO SCALE

1 in = 300 ft



Zoning - 5920 Texoma Parkway

Legend

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

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

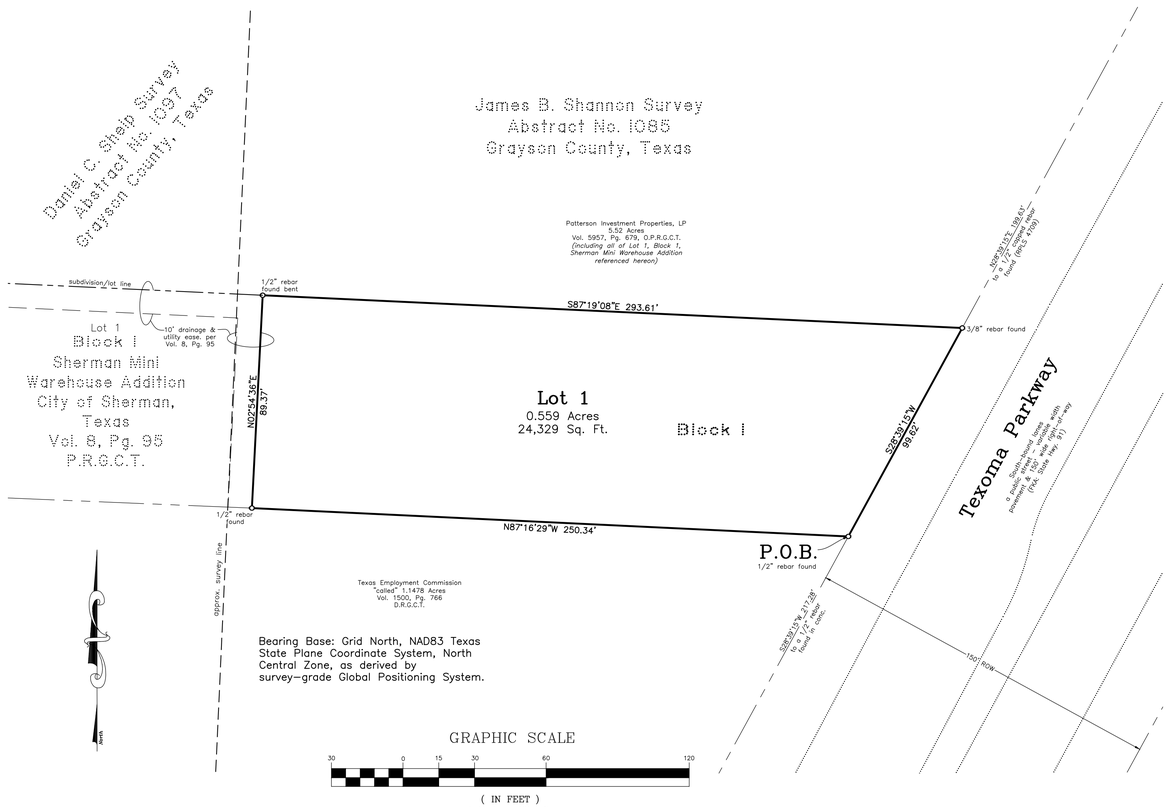
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft



Final Plat
Lot 1, Block 1
Mathis Addition,
to the
City of Sherman
Grayson County, Texas
0.559 Acres
24,329 Sq. Ft.

in the

James B. Shannon Survey
Abstract No. 1085

General Notes:

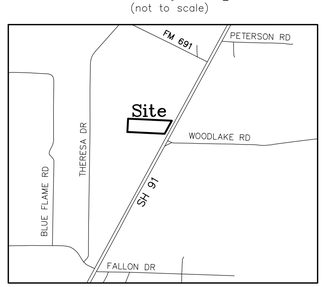
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS610322

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:
James L. Mathis
5920 N. Texoma Parkway
Sherman, Texas 75090

Vicinity Map
(not to scale)



Z:\Shared Projects\Land Projects R2\5920 N Texoma Pkwy Sherman\DWG\5920 N Texoma Pkwy Sherman New.dwg Layout: Plat Plot Date Mar 24 22 Time: 12:41 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the James B. Shannon Survey, Abstract No. 1085, being all of the 0.559 acre tract of land, conveyed to James L. Mathis II by Jeff A. Harr and Patricia L. Ringwald-Harr, dated November 12, 2020 and recorded in Instrument No. 2020-31951, 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 for the Southeast corner of the said Mathis 0.559 ac. and the Northeast corner of a called 1.1478 acre tract of land conveyed to Texas Employment Commission, as recorded in Volume 1500, Page 766, Deed Records, Grayson County, Texas, in the West right-of-way line of Texoma Parkway, **FROM** which a 1/2 inch rebar found in conc. bears South 28 deg. 39 min. 15 sec. West, a distance of 217.26 ft.;

THENCE North 87 deg. 16 min. 29 sec. West, with the South line of said Mathis 0.559 ac. and the North line of said Texas Employment Commission 1.1478 ac., a distance of 250.34 ft., to a 1/2 inch rebar found for the Southwest corner of said Mathis 0.559 ac., a Southeast corner of both the 5.52 acre tract of land conveyed to Patterson Investment Properties LP as recorded in Volume 5957, Page 679, said Official Public Records and Lot 1, Block 1, Sherman Mini Warehouse Addition to the City of Sherman, Texas in Volume 8, Page 95, Plat Records, Grayson County, Texas;

THENCE North 02 deg. 54 min. 36 sec. East, with the West line of said Mathis 0.559 ac. and an East line of both said Patterson Investment Properties LP 5.52 ac. and Lot 1, Block 1, a distance of 89.37 ft., to a 1/2 inch rebar found bent for the Northwest corner of said Mathis 0.559 ac., an Ell corner of said Patterson Investment Properties LP 5.52 ac. and the most Eastern Northeast corner of said Lot 1, Block 1;

THENCE South 87 deg. 19 min. 08 sec. East, with the North line of said Mathis 0.559 ac. and the South line of said Patterson Investment Properties LP 5.52 ac., a distance of 293.61 ft. to a 3/8 inch rebar found for the Northeast corner of said Mathis 0.559 ac. and the most Eastern Southeast corner of said Patterson Investment Properties LP 5.52 ac., in the West right-of-way of said Texoma Parkway, **FROM** which a 1/2 inch capped rebar found (RPLS 4709) for the Northeast corner of said Patterson Investment Properties LP 5.52 ac., bears North 28 deg. 39 min. 15 sec. East a distance of 199.63 ft.;

THENCE South 28 deg. 39 min. 15 sec. West, with the East line of said Mathis 0.559 ac. and the West right-of-way line of said Texoma Parkway, a distance of 99.62 ft., to the **PLACE OF BEGINNING** and containing **0.559 ACRES** of land.

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

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

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

I, James L. Mathis, owner of Mathis Addtion, to the City of Sherman, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
James L. Mathis

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Mathis Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2022, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Lot 1, Block 1
Mathis Addition,
to the
City of Sherman
Grayson County, Texas
0.559 Acres
24,329 Sq. Ft.
in the
James B. Shannon Survey
Abstract No. 1085

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

Z:\Shared Projects\Land Projects R2\5920 N Texoma Pkwy Sherman\DWG\5920 N Texoma Pkwy Sherman New.dwg Layout: Plat Plot Date Mar 24 22 Time: 12:41 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

James L. Mathis
5920 N. Texoma Parkway
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Mathis Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds do not match drawing for first found monument reference. Verify and revise as needed. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 15' Utility Easement along Texoma Parkway. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. 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)*
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. 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. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **13.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

5116 TEXOMA PARKWAY

The request of Ruben Alvarez, Zula Investments, LLC (Owner), Kent Hughlett (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 5116 Texoma Parkway, being 0.722 acres and being part of D.C Shelp Survey, Abstract No.1097, as follows

Planning and Zoning Commission

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

Background:

The property is located at 5116 Texoma Parkway, near the northwest corner of Fallon Drive and Texoma Parkway and is zoned a C-2 (General Commercial) District. The owner would like a specific use permit to allow an event center for weddings and quinceaneras. The remodeled facility will seat about 120 people.

Adjacent Zoning:

C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

Ruben Alvarez, Zula Investments, LLC (Owner)
Kent Hughlett (Representative/Architect)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
8

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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



dlagrone H:\ENGINEERING\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(5116 Texoma Pkwy)

N
W E
S

Date: 3/28/2022 10:04 AM

Scale: 1:3,600



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(5116 Texoma Pkwy)

N
W E
S

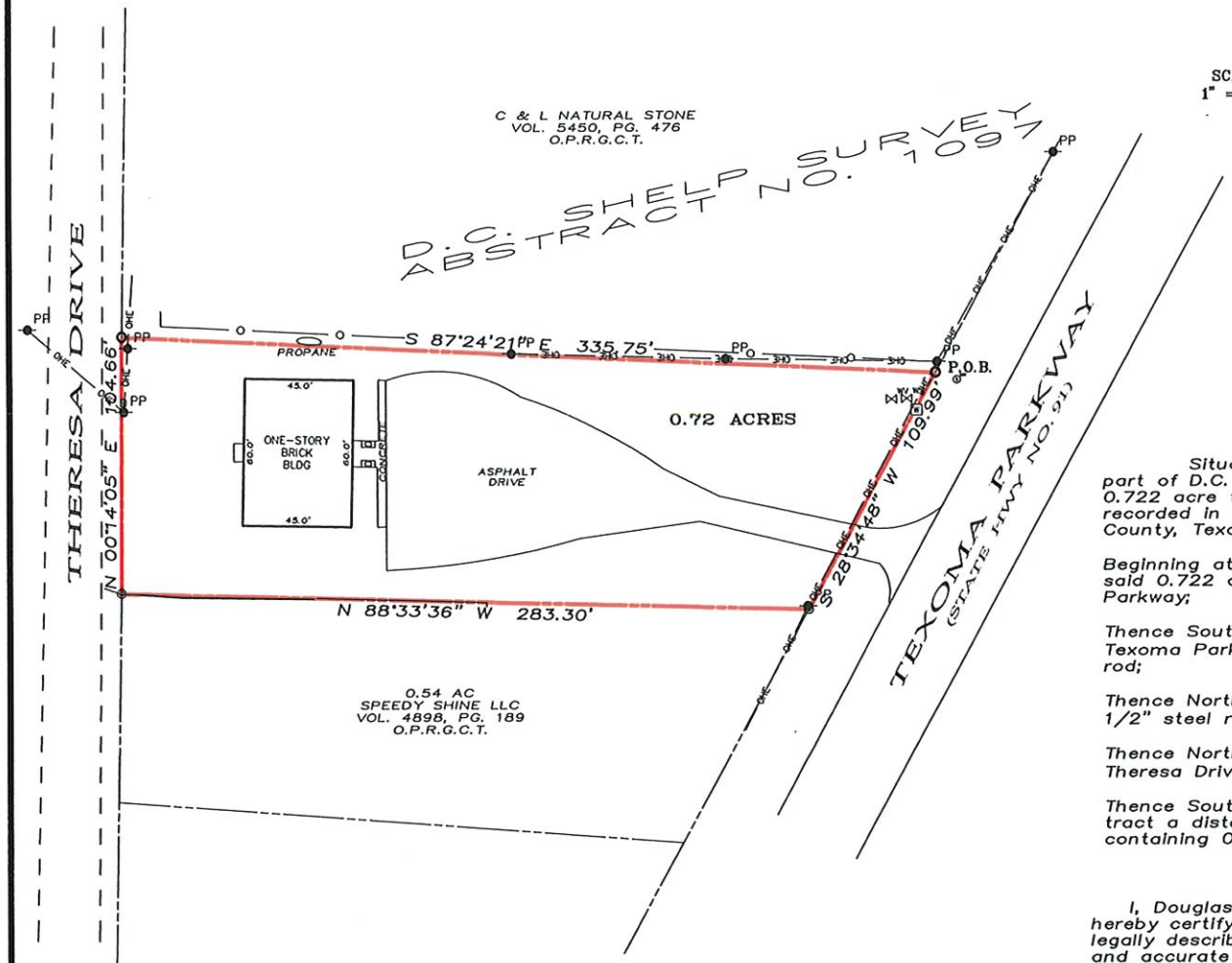
Scale: 1:3,600

Date: 3/28/2022 3:49 PM

5116 Texoma Parkway



JOB NO. 21060537
FW: AS – DFT: CG



SCALE
1" = 50'



LEGEND

- 1/2" STEEL ROD FOUND
- 3/4" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- WV WATER VALVE
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- OHE OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of D.C. Shelp Survey, Abstract No. 1097 and being all that 0.722 acre tract of land conveyed to Rider & Rider, LLC as recorded in Volume 3273, Page 430, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found 3/4" steel rod at the northeast corner of said 0.722 acre tract of land in the west Right-of-Way of Texoma Parkway;

Thence South 28°34'48" West, with the west Right-of-way of said Texoma Parkway a distance of 109.99 feet to a found 1/2" steel rod;

Thence North 88°33'36" West, a distance of 283.30 feet to a found 1/2" steel rod in the east Right-of-Way of Theresa Drive;

Thence North 00°14'05" East, with the east Right-of-Way of said Theresa Drive a distance of 104.66 feet to a found 3/4" steel rod;

Thence South 87°24'21" East, with the north line of said 0.722 acre tract a distance of 335.75 feet to the Point-of-Beginning and containing 0.72 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: 7/13/2021

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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Underwood Drafting & Surveying, Inc.
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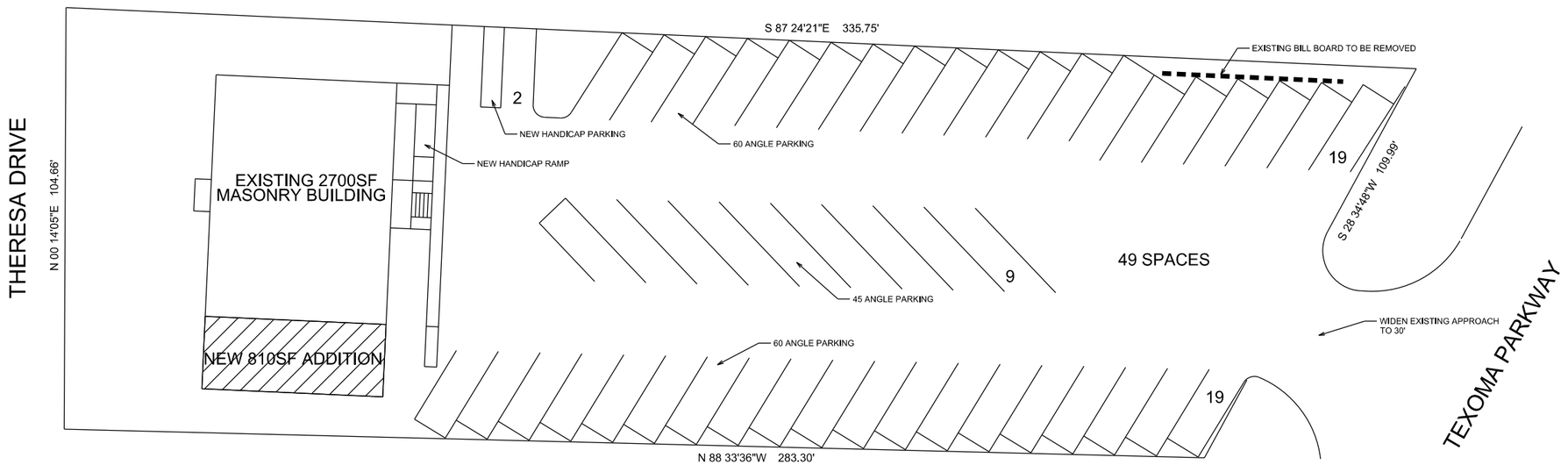
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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



SITE PLAN

SCALE: 1/16"= 1'-0"

NORTH

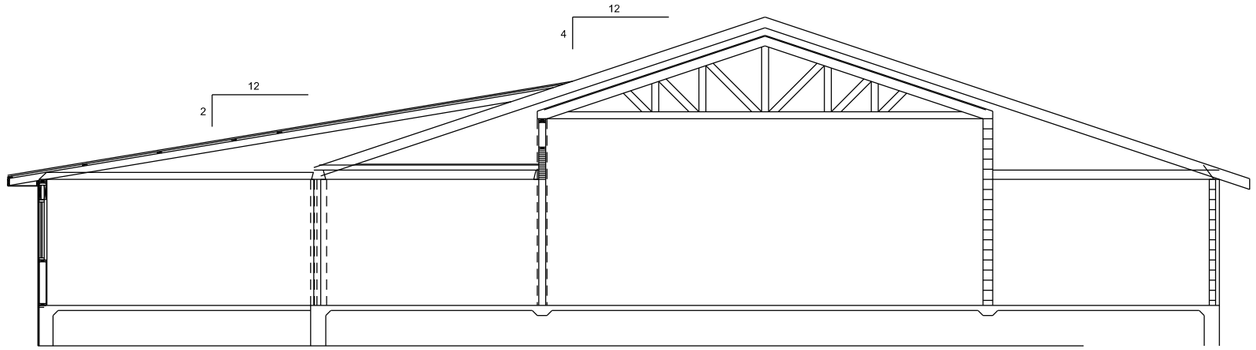
KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

EVENT CENTER

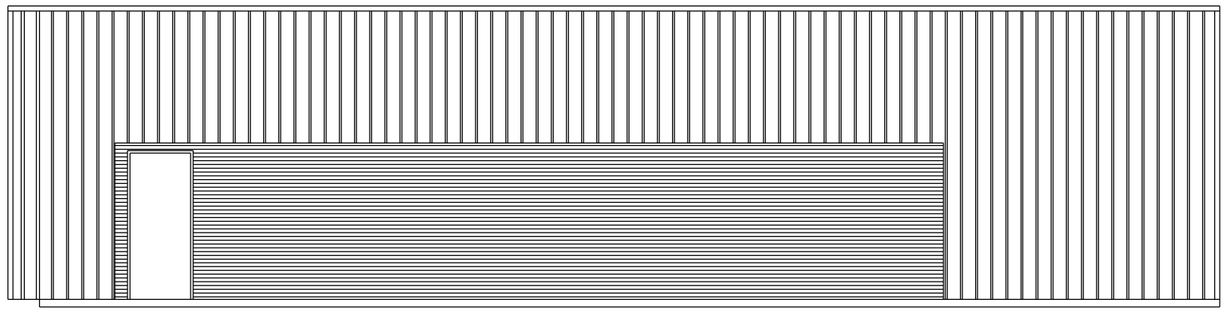
5116 TEXOMA PARKWAY
SHERMAN, TEXAS

A-1

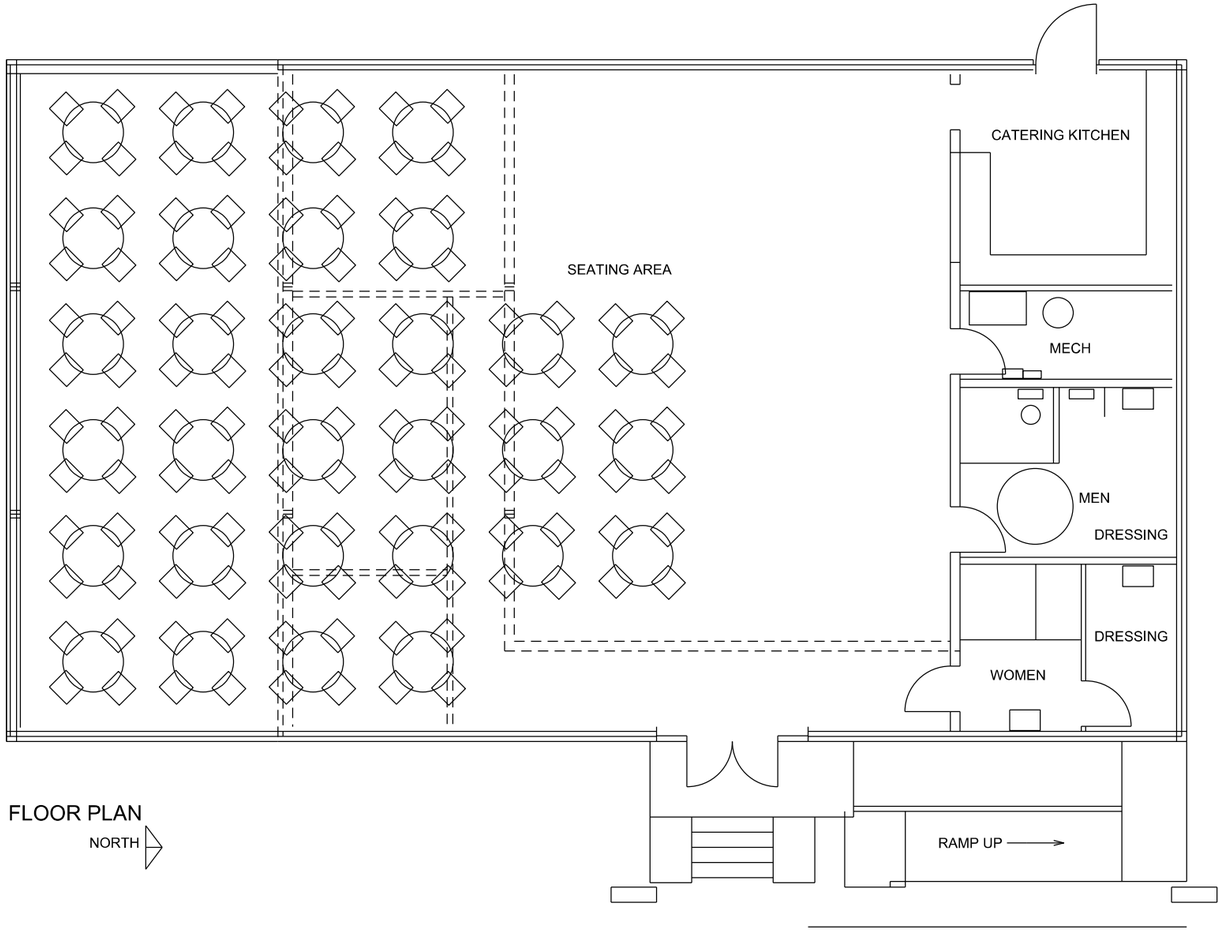
MAR. 17, 2022



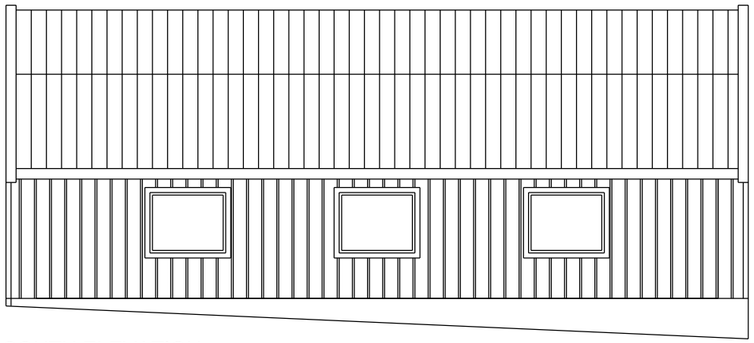
BUILDING SECTION



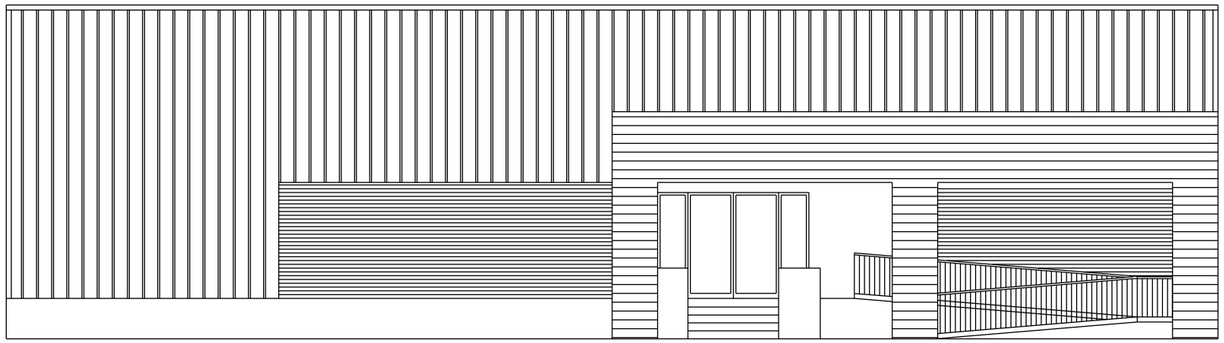
REAR ELEVATION



FLOOR PLAN



SOUTH ELEVATION



FRONT ELEVATION

Narrative for Specific Use Permit Request for 5116 Texoma Parkway:

We are requesting a specific use permit for the existing commercially zoned property to be remodeled and used for and event center for weddings and quinceaneras. The remodeled facility will seat about 120 people.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Zula Investments LLC
Ruben Alvarez
3115 S Maurice
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Kent Hughlett
177 Timberbrook Cir.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a meeting hall (event center) in a C-2 (General Commercial) District located at 5116 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one (1) space per 400 square feet gross floor space. *(Chapter 14, Exhibit A, Section 8, Subsection 5(a))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. The abandoned billboard on the property shall be removed. *(Chapter 14, Exhibit A, Section 7, Subsection 14(d))*
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
12. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which

such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

13. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

Engineering:

14. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
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*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

*** 2412, 2450, 2500 NORTH TRAVIS STREET**

The request of Shawn and Dana MacDonald (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 2412, 2450 and 2500 North Travis Street, being 5.281 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Shawn MacDonald Addition.

Background:

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

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Shawn MacDonald (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

and

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Preliminary Plat

Legal Description

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

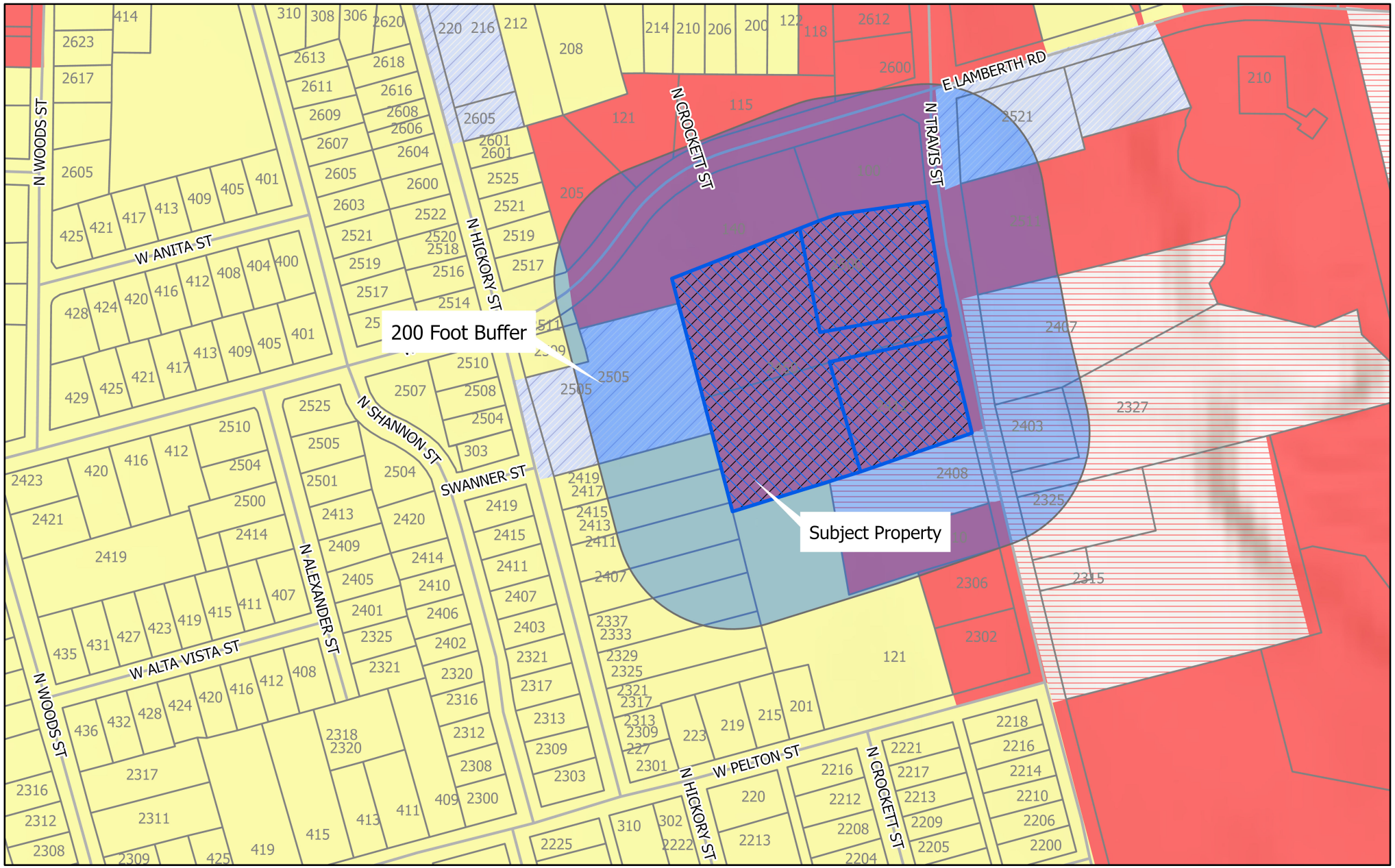
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(2412, 2450, 2500 N Travis St)

N
W E
S

Date: 4/4/2022 11:25 AM

Scale: 1:2,921



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- 200 Foot Buffer
- SubjectLocations_Buffer7

CITY OF SHERMAN
Zoning Location Map
(2412,2450,2500 N Travis St)

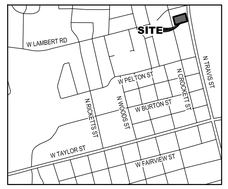
N
W E
S

Scale: 1:3,020

Date: 4/4/2022 11:25 AM

LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
○	SET MONUMENT	C.O.	CLEAN OUT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	E	ELECTRIC METER
IRF	IRON ROD FOUND		UTILITY/POWER POLE
IRFC	IRON ROD FOUND W/PLASTIC CAP	T	TELEPHONE BOX
IPF	IRON PIPE FOUND	AC	AC UNIT
100DF	100D NAIL FOUND	G	NATURAL GAS METER
MFCP	METAL FENCE CORNER POST		BURIED NATURAL GAS MARKER
CM	CONTROLLING MONUMENT		BURIED CABLE MARKER
( )	DEED OR PLAT CALL		FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY	W	WATER METER
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		WATER VALVE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	D	STORM DRAIN MANHOLE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
VOL., PG.	VOLUME, PAGE		ADJOINER LINE
		x	WIRE FENCE
			CHAIN LINK FENCE
			ASPHALT
			OVERHEAD ELECTRIC/UTILITY

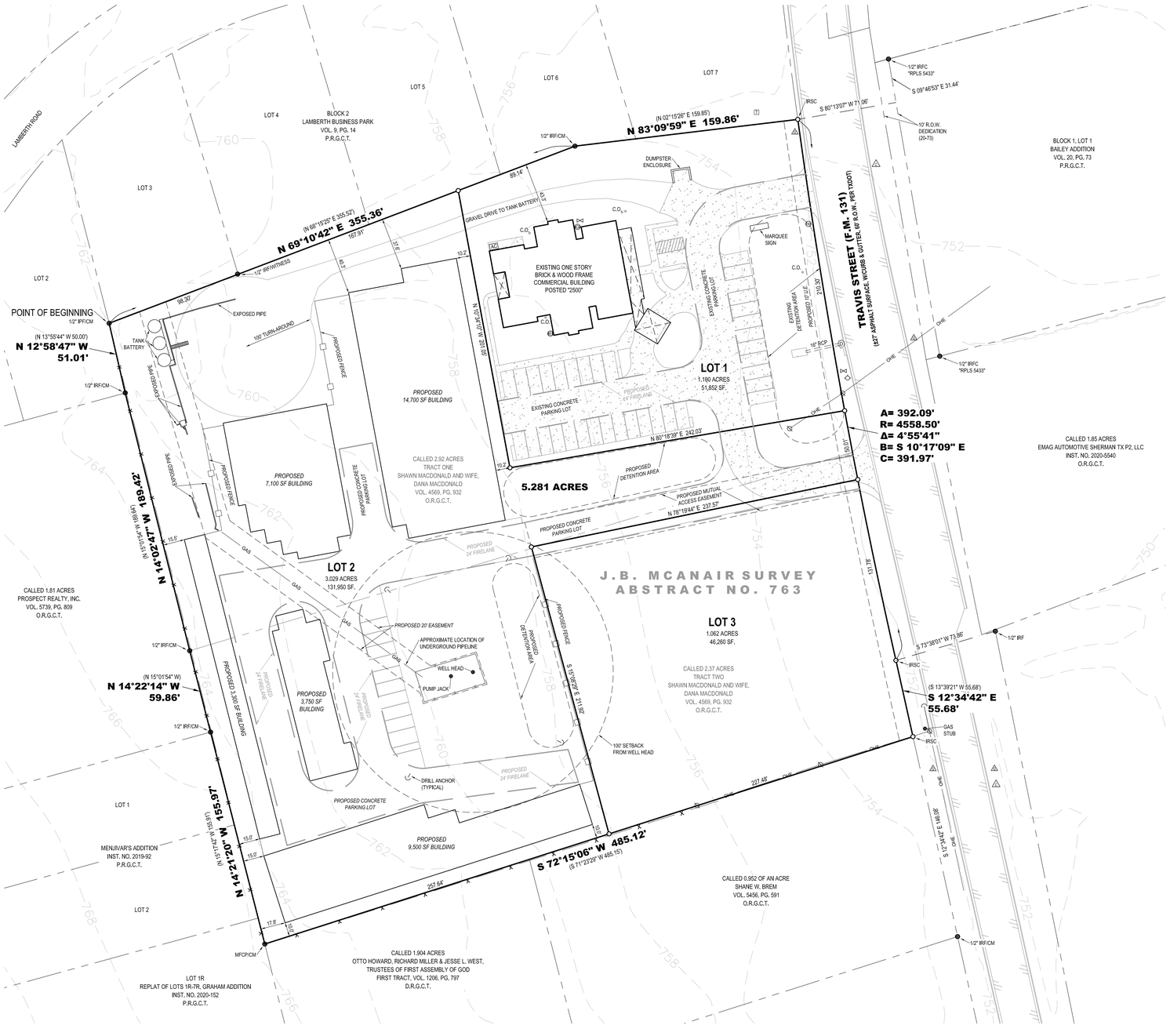


VICINITY MAP
(NOT TO SCALE)



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0,0.9998957683.

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS **SHAWN MACDONALD AND DANA MACDONALD** are the owners of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all a called 2.92 acre tract of land described as Tract One, and all of a called 2.37 acre tract of land described as Tract Two, both in the deed to Shawn MacDonald and wife, Dana MacDonald, recorded in Volume 4569, Page 932, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the northwest corner of said 2.92 acre tract, common to a re-entrant corner on the southerly line of Lamberth Business Park, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 9, Page 14, Plat Records of Grayson County, Texas;

THENCE North 69°10'42" East, with the northerly line of said 2.92 acre tract, and with the southerly line of said Lamberth Business Park, a distance of 355.36 feet to a 1/2-inch iron rod found for corner;

THENCE North 83°09'59" East, continuing with the northerly line of said 2.92 acre tract, and the southerly line of said Lamberth Business Park, a distance of 159.86 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 2.92 acre tract, and on the westerly right-of-way line of Travis Street (FM 131), and at the beginning of a non-tangent curve to the left having a delta angle of 4°55'41", a radius of 4558.50 feet, and a chord bearing and distance of South 10°17'09" East, 391,97 feet;

THENCE in a southerly direction, with the easterly line of said 2.92 acre tract, and with the easterly line of aforesaid 2.37 acre tract, and with the westerly right-of-way line of said Travis Street, and with said curve to the left, an arc distance of 392.09 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;

THENCE South 12°34'42" East, continuing with the easterly line of aforesaid 2.37 acre tract, and the westerly right-of-way line of said Travis Street, a distance of 55.68 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 2.37 acre tract, common to the northeast corner of a called 0.952 of an acre tract of land described in the deed to Shane W. Brem recorded in Volume 5456, Page 591, said Official Records;

THENCE South 72°15'06" West, with the southerly line of said 2.37 acre tract, and with the northerly line of said 0.952 acre tract, and with the northerly line of a called 1.904 acre tract of land described as First Tract in the deed to Otto Howard, Richard Miller, and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records of Grayson County, Texas, a distance of 485.12 feet to a metal fence corner post found for the southwest corner of said 2.37 acre tract, common to the northwest corner of said 1.904 acre tract, and on the easterly line of the Replat of Lots 1R-7R, Graham Addition, according to the plat thereof recorded in Instrument No. 2020-152, said Plat Records;

THENCE North 14°21'20" West, with the westerly line of said 2.37 acre tract, and with the easterly line of said Replat of Lots 1R-7R, Graham Addition, and with the easterly line of Menjivar's Addition, according to the plat thereof recorded in Instrument No. 2019-92, said Plat Records, a distance of 155,97 feet to a 1/2-inch iron rod found for the northeast corner of said Menjivar's Addition, common to the southeast corner of a called 1.81 acre tract of land described in the deed to Prospect Realty, Inc., recorded in Volume 5739, Page 809, said Official Records;

THENCE North 14°22'14" West, continuing with the westerly line of said 2.37 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 59.86 feet to a 1/2-inch iron rod found for the northwest corner of said 2.37 acre tract, common to the southwest corner of aforesaid 2.92 acre tract;

THENCE North 14°02'47" West, with the westerly line of said 2.92 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 189.42 feet to a 1/2-inch iron rod found for the northeast corner of said 1.81 acre tract, common to the southern-most southeast corner of aforesaid Lamberth Business Park;

THENCE North 12°58'47" West, continuing with the westerly line of said 2.92 acre tract, and with an easterly line of said Lamberth Business Park, a distance of 51.01 feet to the POINT OF BEGINNING and enclosing 5.281 acres (230,064 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

BY: SHAWN MACDONALD

_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **SHAWN MACDONALD**, 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: DANA MACDONALD

_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **DANA MACDONALD**, 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

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.

_____ Date
Chris R. Noah
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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **SHAWN MACDONALD AND DANA MACDONALD**, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **SHAWN MACDONALD 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 **SHAWN MACDONALD 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: SHAWN MACDONALD

_____

Executed this ____ day of _____, 20___.

BY: DANA MACDONALD

_____

PRELIMINARY PLAT
SHAWN MACDONALD ADDITION
5.281 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

ARCHITECT:
David Baca
100 N. Travis St.
Suite 500
Sherman, Tx 75090
Ph: 903-893-5800

OWNER/DEVELOPER:
Shawn and Dana MacDonald
2500 N. Travis St.
Sherman, TX 75092

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

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

TBPLS Firm No. 10194175	Drawn by: MIA	Scale: 1"=40'	Project No. 22-0006.1
	Checked by: CRN	Date: 03/10/2022	Sheet No. 1 of 1

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all a called 2.92 acre tract of land described as Tract One, and all of a called 2.37 acre tract of land described as Tract Two, both in the deed to Shawn MacDonald and wife, Dana MacDonald, recorded in Volume 4569, Page 932, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the northwest corner of said 2.92 acre tract, common to a re-entrant corner on the southerly line of Lamberth Business Park, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 9, Page 14, Plat Records of Grayson County, Texas;

THENCE North 69°10'42" East, with the northerly line of said 2.92 acre tract, and with the southerly line of said Lamberth Business Park, a distance of 355.36 feet to a 1/2-inch iron rod found for corner;

THENCE North 83°09'59" East, continuing with the northerly line of said 2.92 acre tract, and the southerly line of said Lamberth Business Park, a distance of 159.86 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 2.92 acre tract, and on the westerly right-of-way line of Travis Street (FM 131), and at the beginning of a non-tangent curve to the left having a delta angle of 4°55'41", a radius of 4558.50 feet, and a chord bearing and distance of South 10°17'09" East, 391.97 feet;

THENCE in a southerly direction, with the easterly line of said 2.92 acre tract, and with the easterly line of aforesaid 2.37 acre tract, and with the westerly right-of-way line of said Travis Street, and with said curve to the left, an arc distance of 392.09 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;

THENCE South 12°34'42" East, continuing with the easterly line of aforesaid 2.37 acre tract, and the westerly right-of-way line of said Travis Street, a distance of 55.68 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 2.37 acre tract, common to the northeast corner of a called 0.952 of an acre tract of land described in the deed to Shane W. Brem recorded in Volume 5456, Page 591, said Official Records;

THENCE South 72°15'06" West, with the southerly line of said 2.37 acre tract, and with the northerly line of said 0.952 acre tract, and with the northerly line of a called 1.904 acre tract of land described as First Tract in the deed to Otto Howard, Richard Miller, and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records of Grayson County, Texas, a distance of 485.12 feet to a metal fence corner post found for the southwest corner of said 2.37 acre tract, common to the northwest corner of said 1.904 acre tract, and on the easterly line of the Replat of Lots 1R-7R, Graham Addition, according to the plat thereof recorded in Instrument No. 2020-152, said Plat Records;

THENCE North 14°21'20" West, with the westerly line of said 2.37 acre tract, and with the easterly line of said Replat of Lots 1R-7R, Graham Addition, and with the easterly line of Menjivar's Addition, according to the plat thereof recorded in Instrument No. 2019-92, said Plat Records, a distance of 155.97 feet to a 1/2-inch iron rod found for the northeast corner of said Menjivar's Addition, common to the southeast corner of a called 1.81 acre tract of land described in the deed to Prospect Realty, Inc., recorded in Volume 5739, Page 809, said Official Records;

THENCE North 14°22’14” West, continuing with the westerly line of said 2.37 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 59.86 feet to a 1/2-inch iron rod found for the northwest corner of said 2.37 acre tract, common to the southwest corner of aforesaid 2.92 acre tract;

THENCE North 14°02’47” West, with the westerly line of said 2.92 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 189.42 feet to a 1/2-inch iron rod found for the northeast corner of said 1.81 acre tract, common to the southern-most southeast corner of aforesaid Lamberth Business Park;

THENCE North 12°58’47” West, continuing with the westerly line of said 2.92 acre tract, and with an easterly line of said Lamberth Business Park, a distance of 51.01 feet to the POINT OF BEGINNING and enclosing 5.281 acres (230,064 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Shawn & Dana MacDonald
2500 N. Travis St.
Sherman, TX 75092

David Baca
100 N. Travis St., Ste. 500
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of Shawn MacDonald Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove improvements from final plat. *Code of Ordinances Chapter 10.05, Section 6*
2. Extend mutual access easement to meet proposed Lot 1.
3. Remove the word "Proposed" from "Proposed Mutual Access Easement" on final plat. Indicate dimensions of said mutual access easement on drawing.
4. Remove the word "Proposed" from "Proposed 20' Easement" along gas line on final plat.
5. Remove fire lane from final plat.
6. Dedicate a 15' Utility Easement along Travis Street (F.M. 131). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Existing Detention areas to be surrounded by a Private Drainage and Detention Easement with dimensions shown on drawing.
8. Add a General Note to read Private Drainage and Detention Easement to be owned and maintained by property owner.
9. Verify requirements in reference to existing oil wells and pumping jacks.
10. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

620 & 624 EAST KING STREET

The request of Arthur Nunez, Malachi 310 Construction, LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 620 and 624 East King Street, being 0.29 acres and being a replat of Lots 2 and 3, Block 1, of the Texoma Rentals Addition, as follows:

Planning and Zoning Commission

A. Replat approval of Malachi Addition.
B. Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 620 and 624 East King Street, the southwest corner of East King and South Throckmorton Streets. The owner is requesting a zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and to plat the property into one (1) lot to build two (2) 2076 square feet single-family homes.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Arthur Nunez, Malachi 310 Construction, LLC (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

189

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Site Plan
Elevations
Staff Review Letter-Zone Change
Staff Review Letter-Replat



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

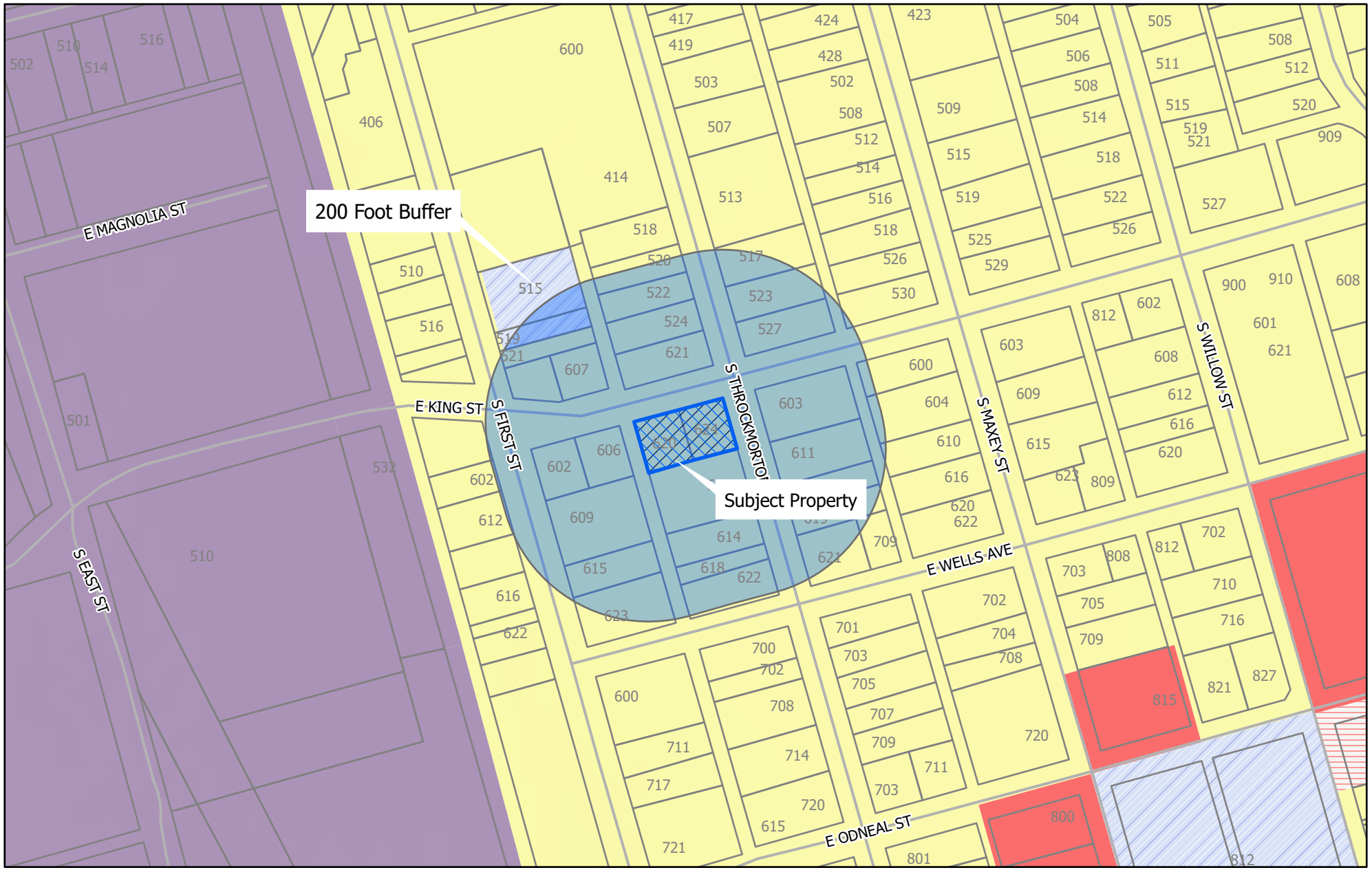
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(620 & 324 E King St)

N
W E
S

Date: 3/28/2022 10:04 AM

Scale: 1:2,400



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(620 & 624 E King St)

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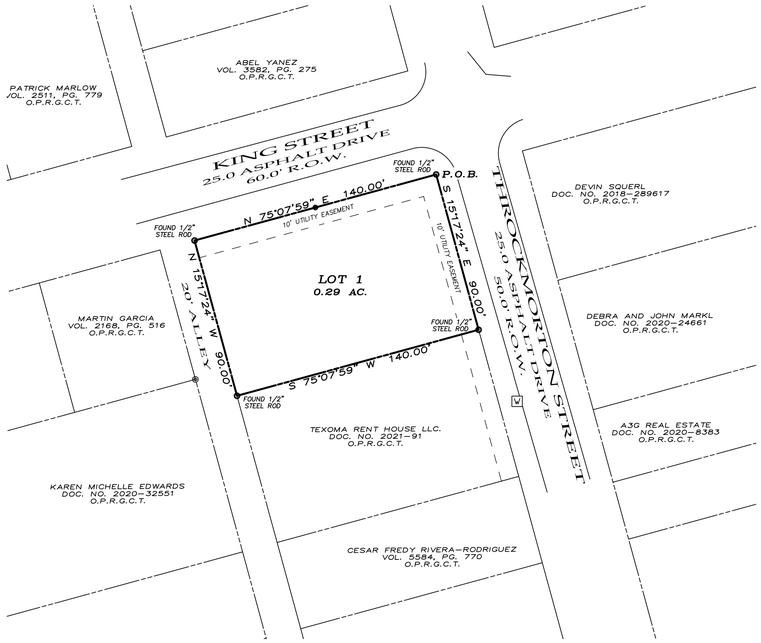
Scale: 1:2,400

Date: 3/28/2022 3:49 PM

620 & 624 East King Street





NORTH

MALACHI ADDITION

BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION RECORDED IN DOCUMENT NUMBER 2021-91 P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.29 ACRES

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNERS/DEVELOPER
MALACHI 310 CONSTRUCTION LLC.
409 S. CENTRAL EXPRESSWAY
ANNA, TEXAS 75409

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

3-22-2022

UNDERWOOD
DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Texoma Rentals Addtion , and being Lots 2 and 3 conveyed to Malachi 310 Construction LLC, by deed recorded in Document Number 2021-40604, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel rod at the intersection of the South Right-of-Way of King Street and the West Right-of-Way of Throckmorton Street being the Northeast Corner of said Lot 3;

Thence South 15°17'24" East with the said West Right-of-Way of Throckmorton Street a distance of 90.00 feet to a found ½" steel rod;

Thence South 75°07'59" West with the North line of a tract of land conveyed to Texoma Rent House LLC, Recorded in Document Number 2021-91 of said Official Public Records a distance of 140.00 feet to a found ½" steel rod in the east line of a 20' alley;

Thence North 15°17'24" West with said East line of the alley a distance of 90.00 feet to a set ½" steel rod in the South Right-of-Way of said King Street;

Thence North 75°07'59" East with the South Right-of-Way of King Street a distance of 140.00 feet to the Point of Beginning and containing 0.29 acres of land.

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MALACHI 310 CONSTRUCTION LLC do hereby adopt this plat designating the hereinabove property as the MALACHI 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 _____,2022

_____
ARTHUR NUNEZ

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____ ,2022.

_____
Clerk, City of Sherman, Texas

~ 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.

MALACHI ADDITION

BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION RECORDED IN DOCUMENT NUMBER 2021-91 P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.29 ACRES

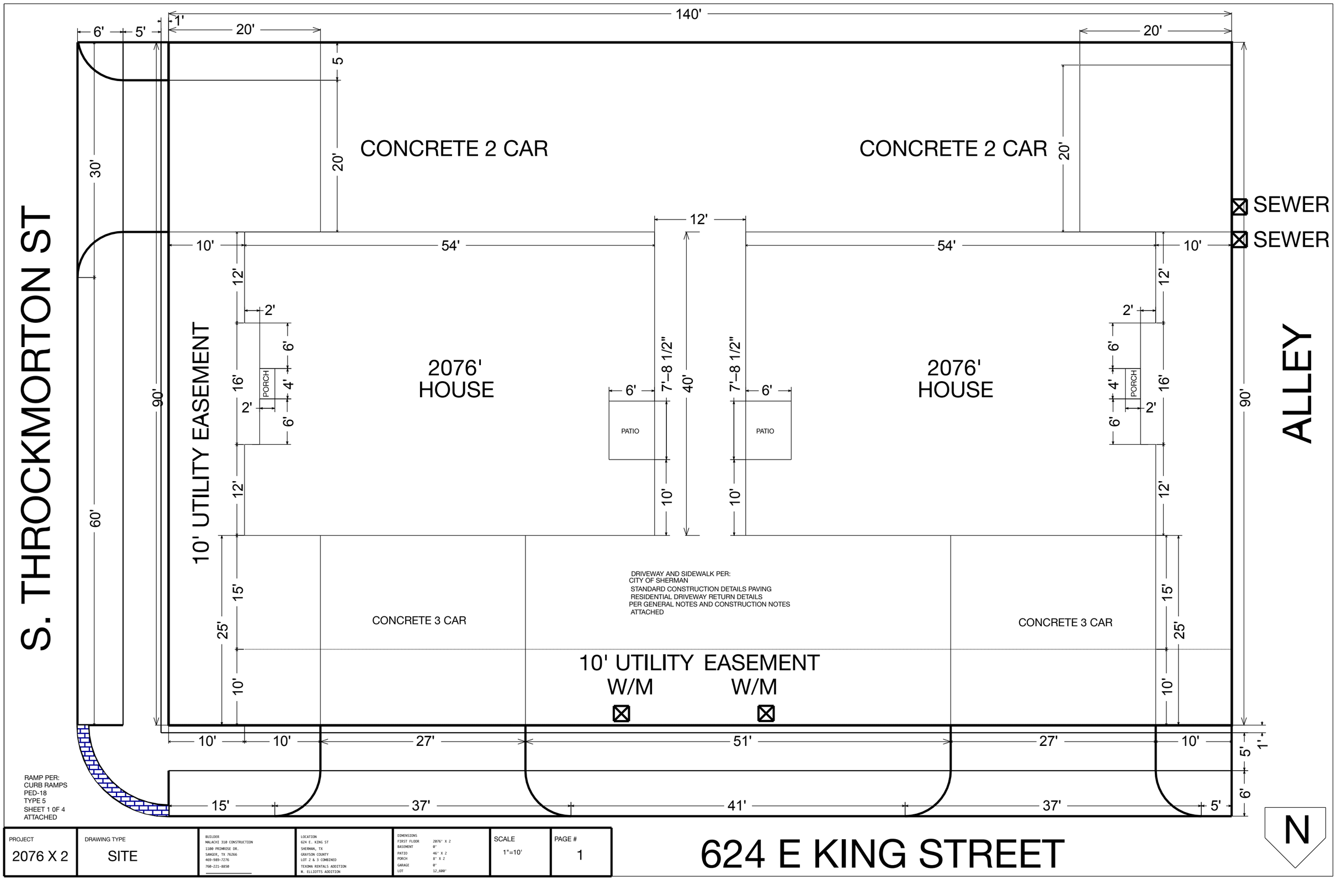
OWNERS/DEVELOPER
MALACHI 310 CONSTRUCTION LLC.
409 S. CENTRAL EXPRESSWAY
ANNA, TEXAS 75409

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

3-22-2022

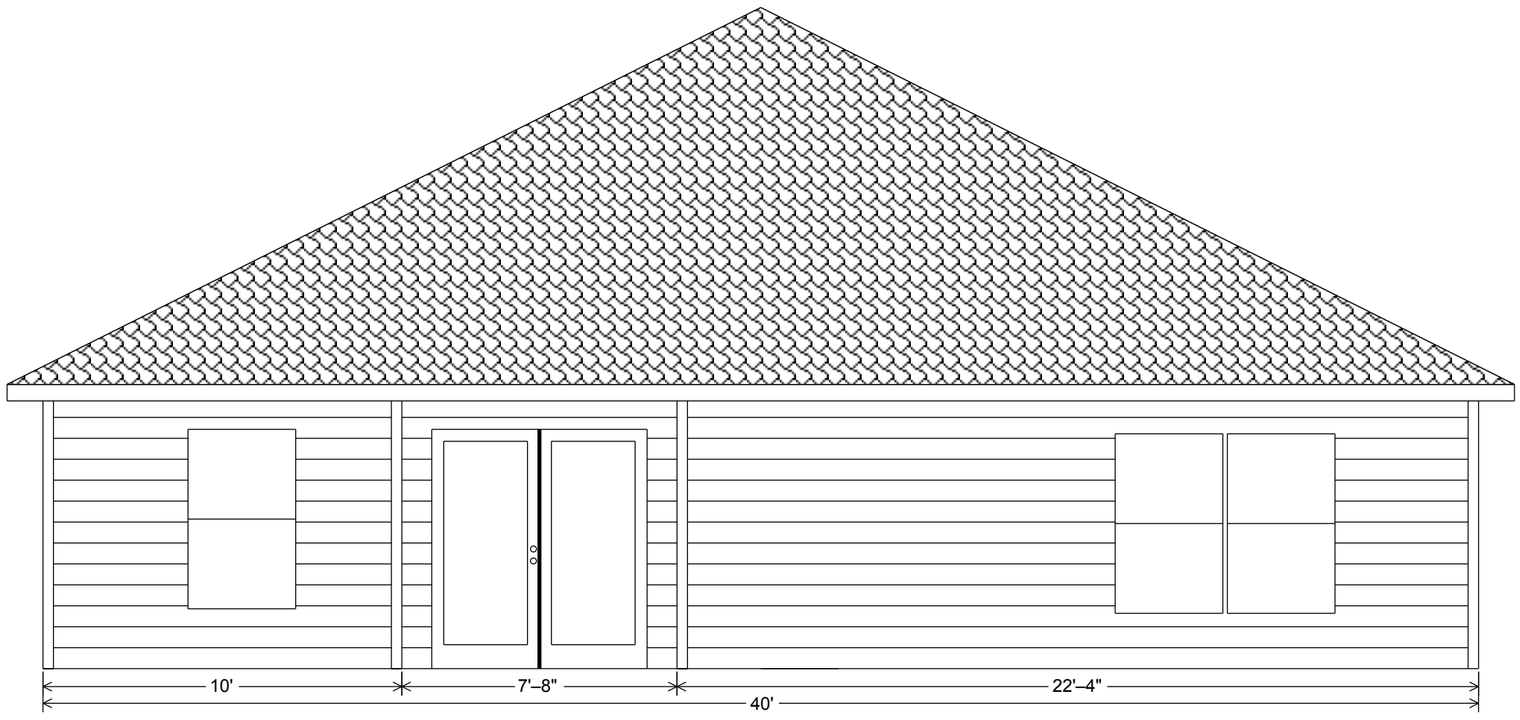
UNDERWOOD
DRAFTING & SURVEYING

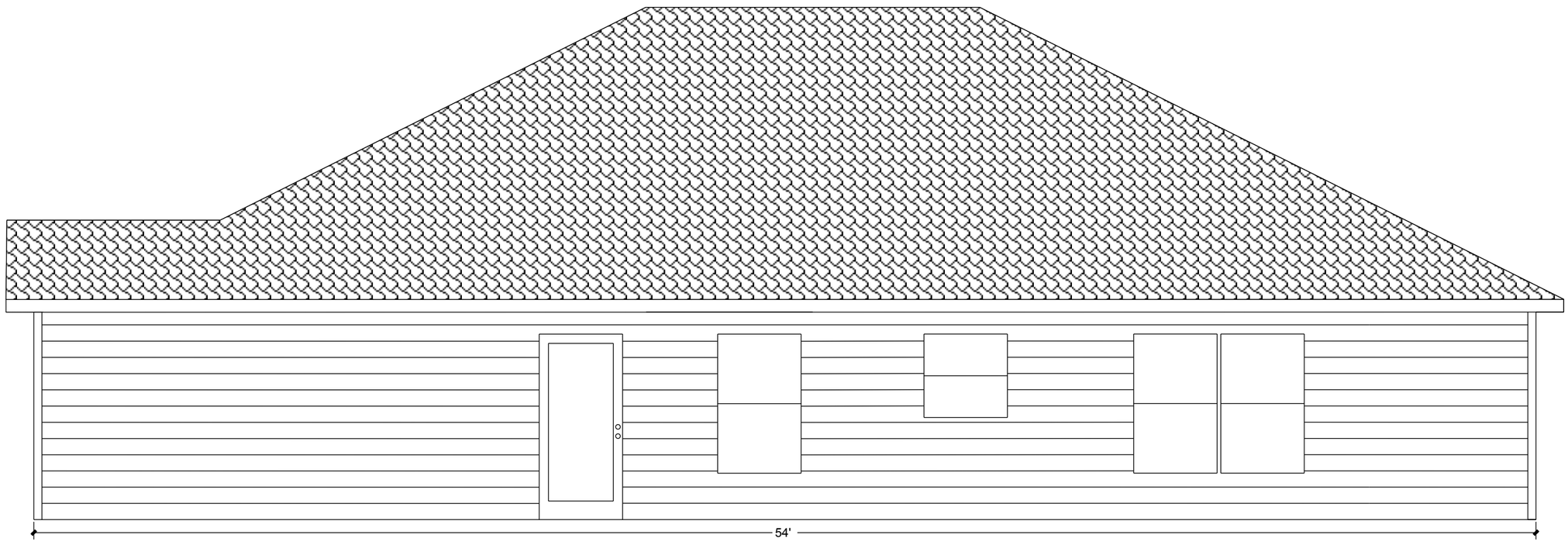
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

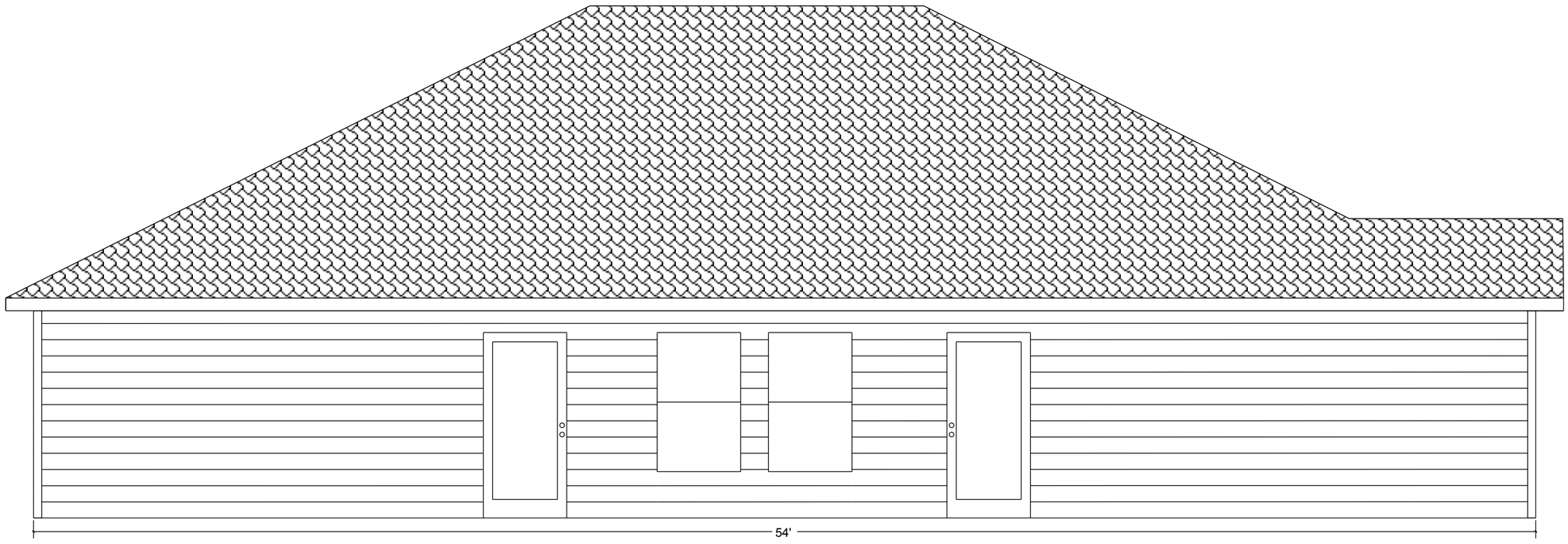


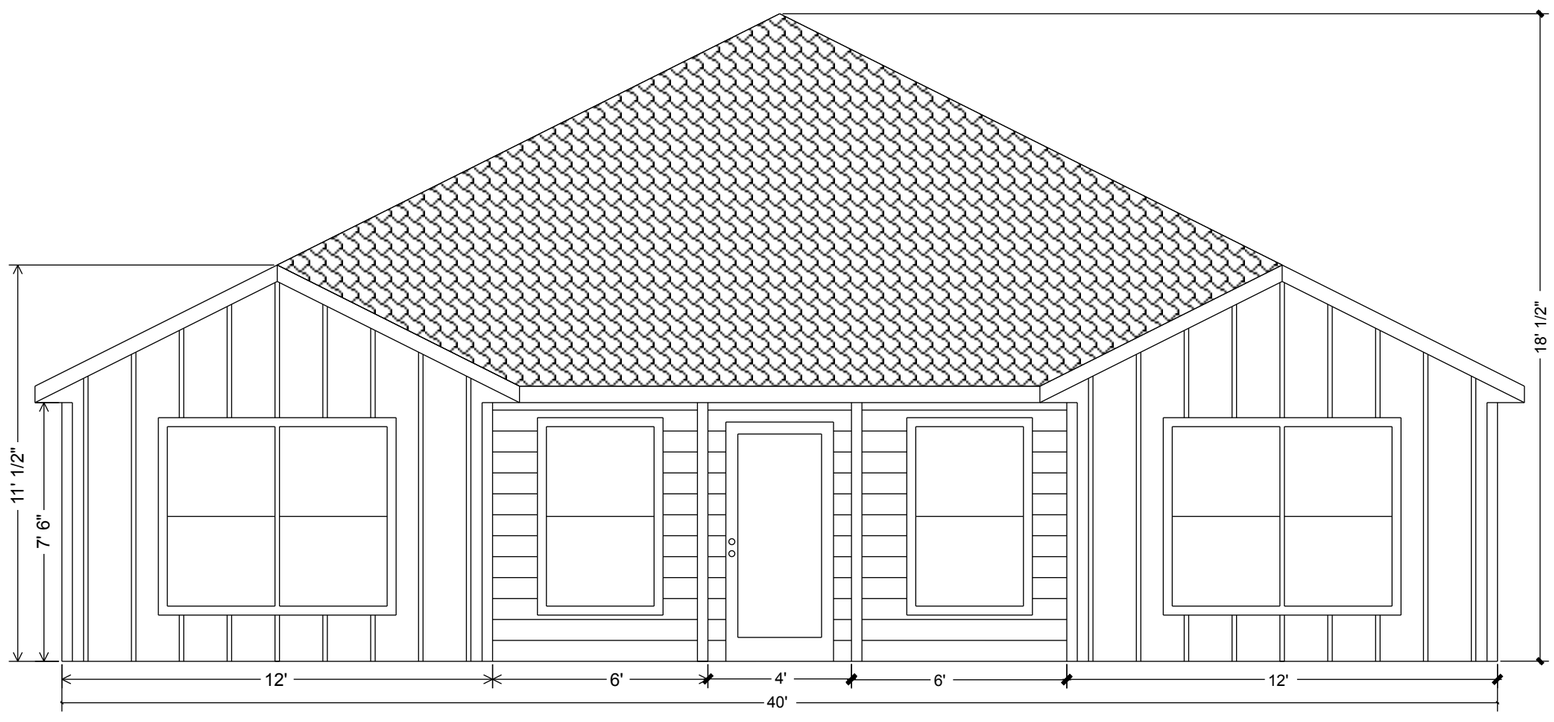
PROJECT	DRAWING TYPE	BUILDER	LOCATION	DIMENSIONS		SCALE	PAGE #
2076 X 2	SITE	MALACHI 310 CONSTRUCTION 1100 PRIMROSE DR. SANGER, TX 76266 469-989-7276 760-221-8850	624 E. KING ST SHERMAN, TX GRAYSON COUNTY LOT 2 & 3 COMBINED TEXOMA RENTALS ADDITION H. ELLIOTTS ADDITION	FIRST FLOOR BASEMENT PATIO PORCH GARAGE LOT	2076' X 2 0' 46' X 2 8' X 2 0' 12,600'	1"=10'	1

624 E KING STREET









PROJECT	DRAWING TYPE	BUILDER	LOCATION	DIMENSIONS	SCALE	PAGE #
2076	ELEVATION	MALACHI 310 CONSTRUCTION 1100 PRIMROSE DR. SANGER, TX 76266 469-989-7276 760-221-8850 malachi310construction@gmail.com	620-624 E. KING ST SHERMAN, TX GRAYSON COUNTY LOT 2 and 3 TEXOMA RENTALS ADDITION W. ELLIOTTS ADDITION	FIRST FLOOR 2076' BASEMENT 0' PATIO 46' PORCH 8' GARAGE 0' LOT 0'	1/4"=1'	3

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Malachi 310 Construction LLC
Arthur Nunez
409 S Central Expy 107-201
Anna, TX 75409

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for a zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located at 620 and 624 East King Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(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. Concrete improvement, meeting City requirements, of alley required for rear entry drive approach prior to Certificate of Occupancy being issued.

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. Directional ADA ramps required on at corner of Throckmorton and King Streets.

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Malachi 310 Construction, LLC
409 S. Central Expressway
Anna, TX 75409

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Malachi Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15'x15' Right of Way corner clip on Northeast 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)*
2. Modify 10' Utility Easement on Northeast corner of proposed Lot 1 to parallel new right of way created by corner clip.
3. Encroachment Agreement required for alley entry drive approach.
4. Concrete improvement, meeting City requirements, of alley required for rear entry drive approach.
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

* **501 SOUTH GRIBBLE STREET**

The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 501 South Gribble Street, being 0.209 acres in the G.B. Pilant Survey, Abstract No. 963, follows:

Planning and Zoning Commission

Final Plat approval of Garcia Gribble Addition.

Background:

The property is located at 501 South Gribble Street between East Cherry and East King Streets. The property is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-family Residential) District

Origination:

Heriberto Garcia (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(501 S Gribble St)

N
W E
S

Date: 4/5/2022 11:28 AM

Scale: 1:766



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

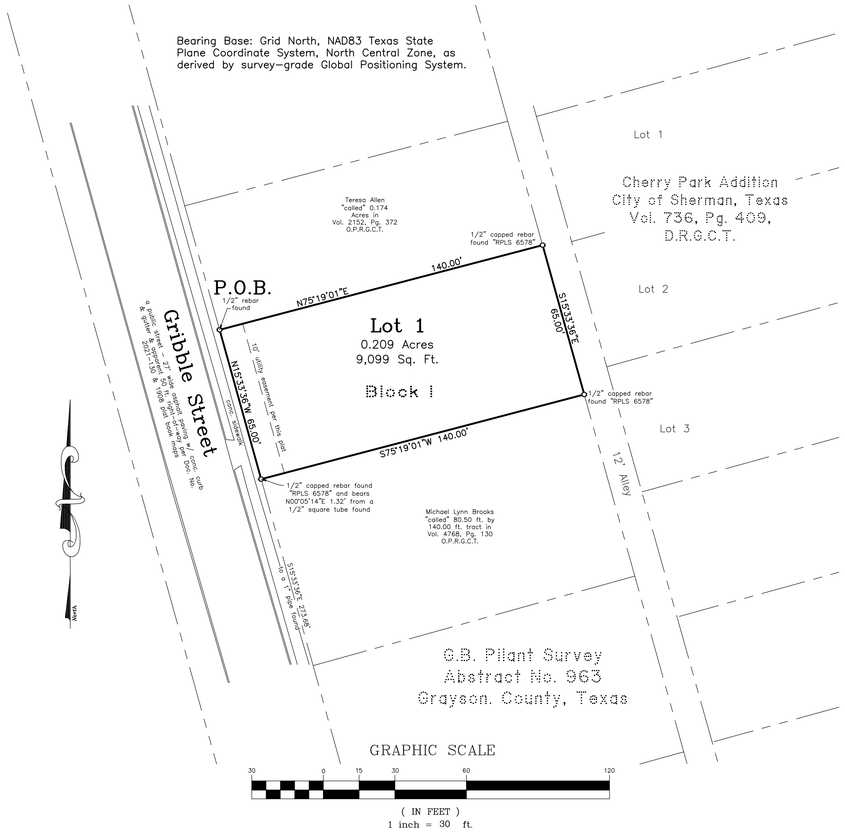
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- 200 Foot Buffer
- SubjectLocations_Buffer13

CITY OF SHERMAN
Zoning Location Map
(501 S Gribble St)

N
W E
S

Scale: 1:1,237

Date: 4/5/2022 11:28 AM



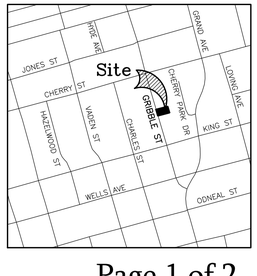
Final Plat
Garcia Gribble Addition
to the
City of Sherman
Grayson County, Texas

0.209 Acres
in the
G.B. Pilant Survey
Abstract No. 963

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 Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map
(not to scale)



Job No. CGS640322

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

Owner:
Heriberto Garcia
902 S. Throckmorton Street
Sherman, Texas 75090

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963, being all of the 65 ft. by 140 ft. tract of land conveyed by General Warranty Deed from Daniel W. Creekmore to Heriberto Garcia on October 11, 2019 and recorded in Instrument No. 2019-25138, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 rebar found in the East line Gribble Street, a public street, at the Southwest corner of the "called" 0.174 acre tract of land conveyed to Teresa Allen, recorded in Volume 2152, Pg. 372, said Official Public Records, and the Northwest corner of said Garcia tract;

THENCE North 75 deg. 19 min. 01 sec. East, with the South line of said Allen 0.174 ac. and the North line of said Garcia tract, a distance of 140.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West line of an alley, at the Southeast corner of said Allen 0.174 ac. and the Northeast corner of said Garcia tract;

THENCE South 15 deg. 33 min. 36 sec. East, with the West line of said alley and the East line of said Garcia tract, a distance of 65.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of the "called" 80.50 ft. by 140.00 ft. tract conveyed to Michael Lynn Brooks, recorded in Volume 4768, Page 130, said Official Public Records, and the Southeast corner of said Garcia tract;

THENCE South 75 deg. 19 min. 01 sec. West, with the North line of said Brooks tract, and the South line of said Garcia tract, a distance of 140.00 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the East line of said Gribble Street, at the Northwest corner of said Brooks tract and the Southwest corner of said Garcia tract, SAID rebar bears North 15 deg. 33 min. 36 sec. West, 273.68 ft. from a 1 inch pipe found;

THENCE North 15 deg. 33 min. 36 sec. West, with the East line of said Gribble Street and the West line of said Garcia tract, a distance of 65.00 ft. to the **PLACE OF BEGINNING** and containing **0.209 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, Heriberto Garcia, sole owner of Garcia Gribble Addition to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Heriberto Garcia

AVIGATION RELEASE

WHEREAS, Heriberto Garcia, 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 Garcia Gribble 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 Garcia Gribble Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By:_____

By: Heriberto Garcia, Owner

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

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

_____
Notary Public, Grayson County, Texas

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

_____ _____
Chairman Secretary

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

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

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

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

Final Plat
Garcia Gribble Addition
to the
City of Sherman
Grayson County, Texas

0.209 Acres
in the
G.B. Pilant Survey
Abstract No. 963

Job No. CGS640322

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

Owner:
Heriberto Garcia
902 S. Throckmorton Street
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\65ft-by-140ft-Tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 3/24/2022 12:37 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Heriberto Garcia
902 S. Throckmorton Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Garcia Gribble Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
3. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD

The request of Jamestown Square, LLC (Owner), Cope Equities (Developer), Kimley-Horn (Engineer/Surveyor), DBA Architects (Architects), Caleb Jones (Representative), and Underwood Drafting and Surveying (Surveyors) concerning the property in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, being 20.123 acres in the John Chronister Survey, Abstract No. 248, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, the northeast corner of Highway 75 and Akers Road. The owner would like to update the zoning of Tract 2 from C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District for a multi-family development:

- Lot 2A - 174 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2B - 144 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2C - 26 Townhomes (5 buildings)
- Lot 2D - 26 Townhomes (5 buildings)

The following has been approved for the property:

- October 19, 2021 - Zone change Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District.

Adjacent Zoning:

C-1 (Retail Business) District
R-2 (Multi-Family Residential) District
M-1.5 (Medium Manufacturing)District
SF-1 (Single-Family Residential) District

Origination:

Jamestown Square, LLC (Owner)
Cope Equities (Developer)
Kimley-Horn (Engineer/Surveyor)
DBA Architects (Architects)
Caleb Jones (Representative)
Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

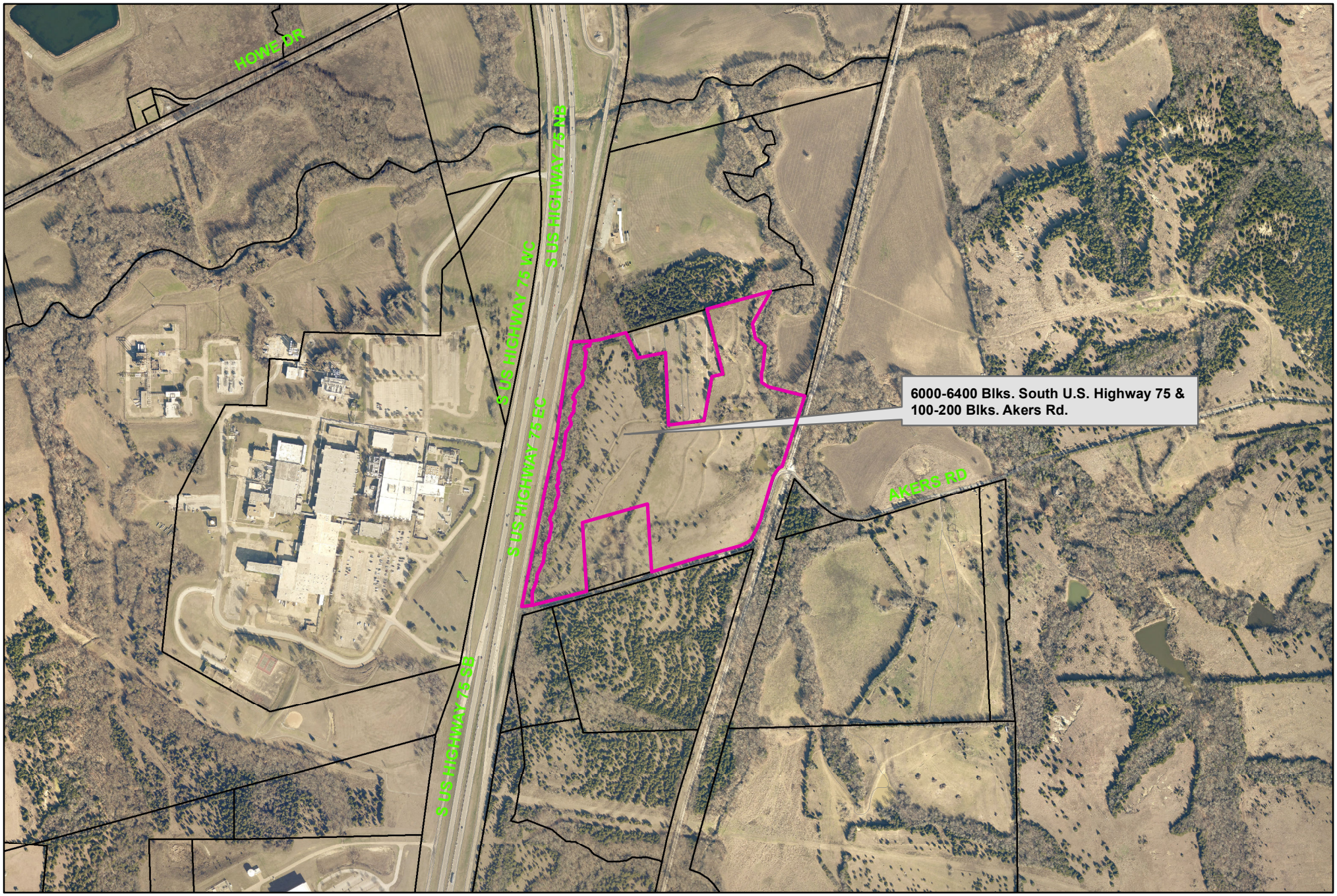
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Overlay Exhibit
Overlay Exhibit - Aerial
Concept Plan
Elevations
Landscape Plan
Narrative
Staff Review Letter



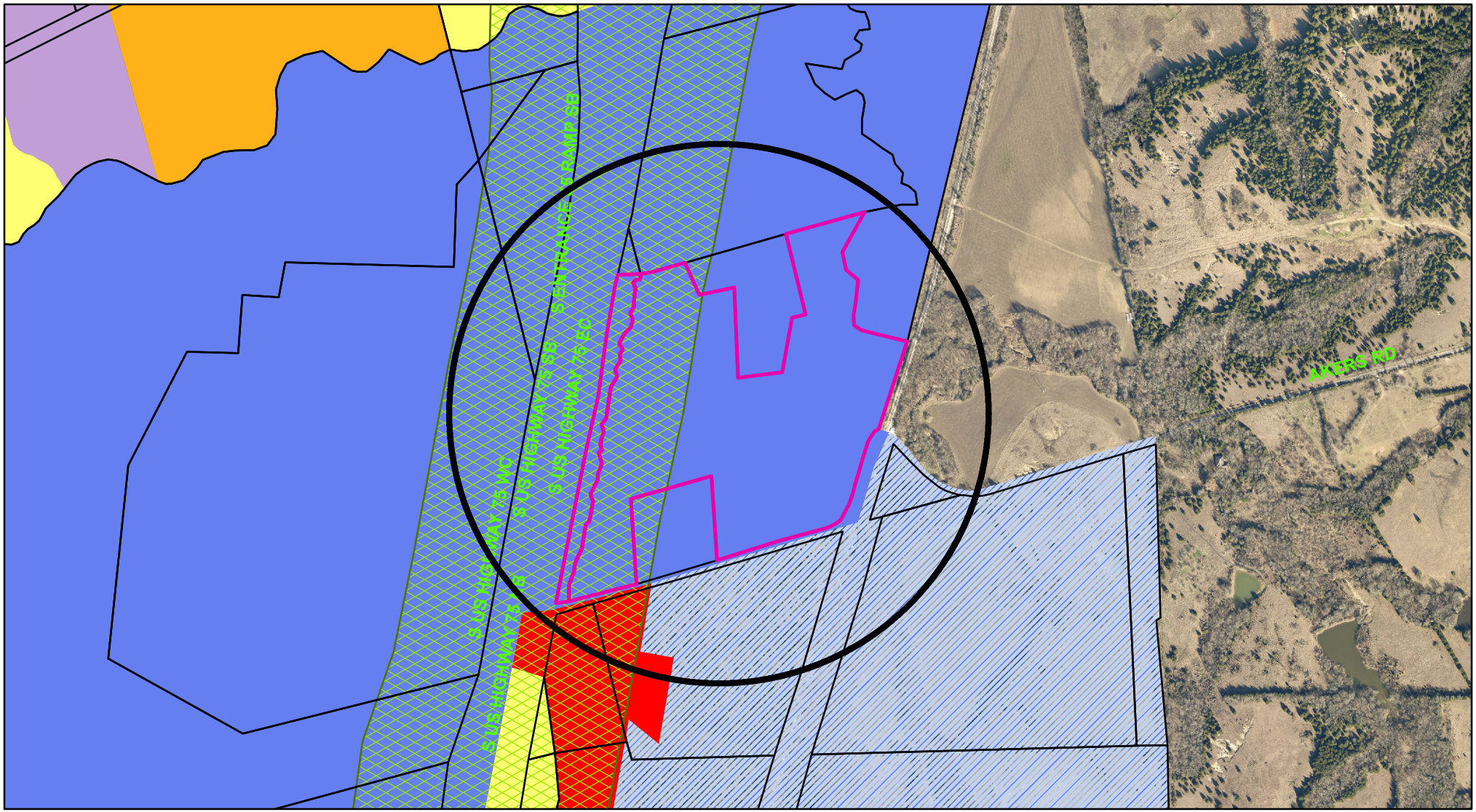
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road

NOT TO SCALE

1 in = 900 ft



Zoning - 6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 800 ft

6000-6400 South Highway 75 (Tract 2)



LAND DESCRIPTION
TRACT 1

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 and all of a called 4.521 acre Tract 2 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of US Highway 75, on the southerly line of Akers Road, for the northwest corner of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T. and the southeast corner of said 4.521 acre tract; a 1/2-inch iron rod found for reference bears South 81°05'20" East 1.90 feet from said point for corner;

THENCE North 10°13'12" East, along the easterly right-of-way line of US Highway 75 and the west line of said 4.521 acre tract, a distance of 1,943.74 feet to a point for the southwest corner of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T. and the northwest corner of said 4.521 acre tract;

THENCE North 85°40'03" East, along the westerly south line of said 35.0 acre tract and the north line of said 4.521 acre tract and the westerly north line of said 50.006 acre tract, a distance of 172.26 feet to a point for corner; a 3/8-inch iron rod found for an interior corner of said 50.006 acre tract and a southerly corner of said 35.0 acre tract bears North 85°40'03" East 18.22 feet from said point for corner;

THENCE South 04°19'57" East, departing the westerly south line of said 35.0 acre tract, across said 50.006 acre tract, a distance of 76.10 feet to a point for corner;

THENCE South 10°13'12" West, continuing across said 50.006 acre tract, a distance of 270.45 feet to a point for corner;

THENCE South 79°46'48" East, continuing across said 50.006 acre tract, a distance of 141.14 feet to a point for corner;

THENCE South 10°13'12" West, continuing across said 50.006 acre tract, a distance of 956.41 feet to a point for corner;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 1
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	MAR. 2022	064512316	1 OF 3

Continued from Sheet 1

THENCE South 04°34'48" East, continuing across said 50.006 acre tract, at a distance of 11.90 feet passing a 3/8-inch iron rod found for the northwest corner of a called 5.117 acree tract described in the deed to Billy Densmore recorded in Volume 4404, Page 542 O.R.G.C.T. and an interior corner of said 50.006 acre tract, continuing along the west line of said 5.117 acre tract and a westerly east line of said 50.006 acre tract, a total distance of 489.25 feet to a point in the south line of Akers Road, the north line of said 53.642 acre tract, for the southwest corner of said 5.117 acre tract and a westerly southeast corner of said 50.006 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the north line of said 53.642 acre tract, and the westerly south line of said 50.006 acre tract, a distance of 428.91 feet to a point for the southeast corner of said 4.521 acre tract and the southwest corner of said 50.006 acre tract;

THENCE South 81°05'20" West, continuing along the southerly line of Akers Road, the north line of said 53.642 acre tract, and the south line of said 4.521 acre tract, a distance of 71.42 feet to the **POINT OF BEGINNING** and containing 13.930 acres (606,782 square feet) of land, more or less.

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.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, divide the ground distance by the Project Combined Factor (PCF) of 1.00010712.

3/21/2022

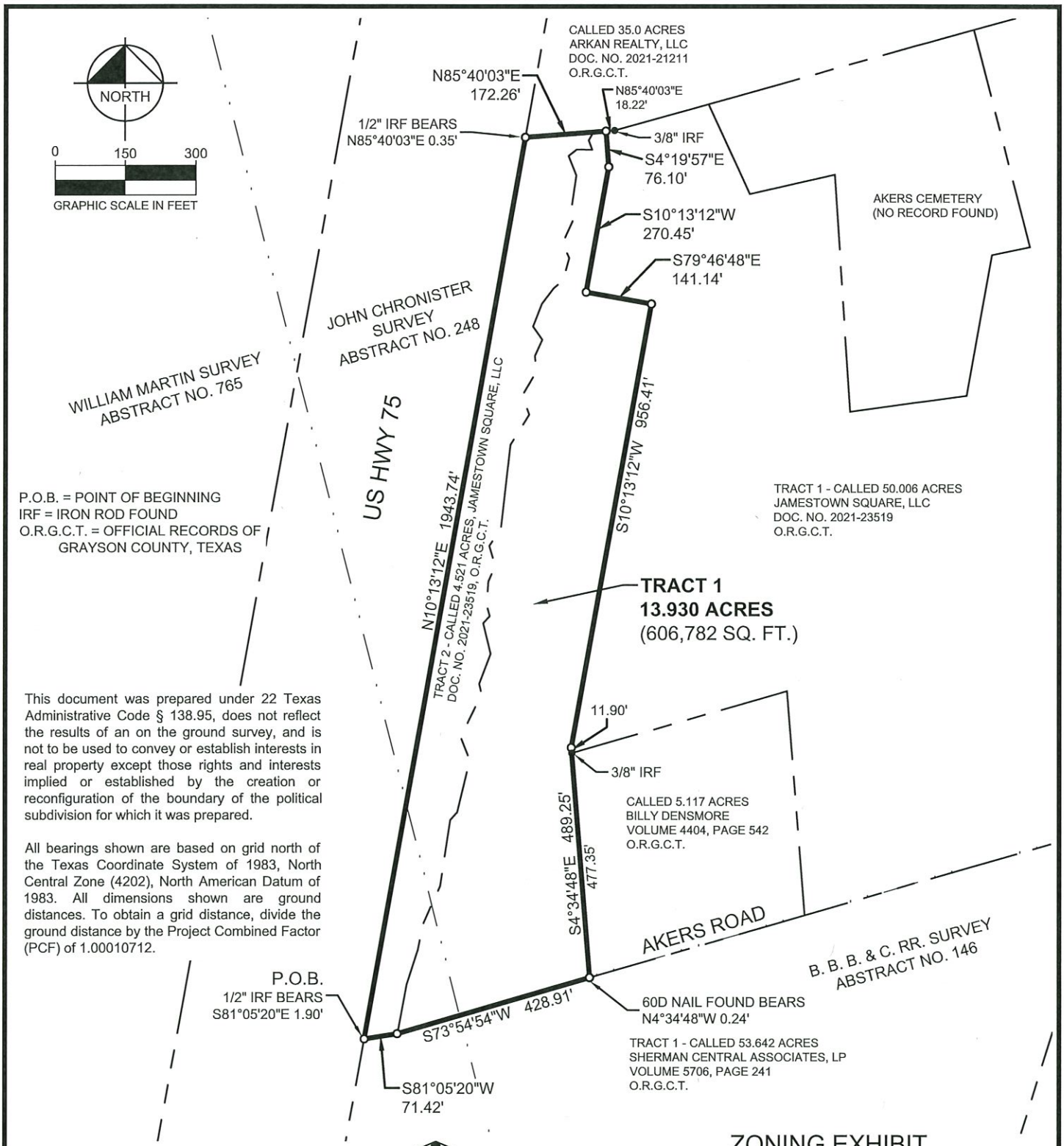
BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

ZONING EXHIBIT
TRACT 1
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	MAR. 2022	064512316	2 OF 3



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All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, divide the ground distance by the Project Combined Factor (PCF) of 1.00010712.

3/21/2022

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LAND SURVEYOR NO. 6529
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STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
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ZONING EXHIBIT
TRACT 1
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	BB	KH	MAR. 2022	064512316	3 OF 3

LAND DESCRIPTION
TRACT 2

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the southerly line of Akers Road and the northerly line of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T., for the southeast corner of a called 5.117 acre tract described in the deed to Billy Densmore recorded in Volume 4404, Page 542 O.R.G.C.T., and the easterly southwest corner of said 50.006 acre tract;

THENCE North 04°34'48" West, departing the southerly line of Akers Road and the northerly line of said 53.642 acre tract, along the east line of said 5.117 acre tract and an easterly west line of said 50.006 acre tract, a distance of 477.13 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117 acre tract and an interior corner of said 50.006 acre tract;

THENCE South 73°56'30" West, along the northwest line of said 5.117 acre tract and a notherly southeast line of said 50.006 acre tract, a distance of 476.87 feet to a 3/8-inch iron rod found for the northwest corner of said 5.117 acre tract and an interior corner of said 50.006 acre tract;

THENCE North 04°34'48" West, across said 50.006 acre tract, a distance of 11.90 feet to a point for corner;

THENCE North 10°13'12" East, continuing across said 50.006 acre tract, a distance of 956.41 feet to a point for corner;

THENCE North 79°46'48" West, continuing across said 50.006 acre tract, a distance of 141.14 feet to a point for corner;

THENCE North 10°13'12" East, continuing across said 50.006 acre tract, a distance of 270.45 feet to a point for corner;

THENCE North 04°19'57" West, continuing across said 50.006 acre tract, a distance of 76.10 feet to a point for corner, in the westerly south line of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T. and the westerly north line of said 50.006 acre tract;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 2
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	MAR. 2022	064512316	1 OF 4

Continued from Sheet 1

THENCE North 85°40'03" East, along the westerly south line of said 35.0 acre tract and the westerly north line of said 50.006 acre tract, a distance of 18.22 feet to a point for a southerly corner of said 35.0 acre tract and an interior corner of said 50.006 acre tract;

THENCE North 74°26'10" East, along the southeast line of said 35.0 acre tract and the westerly northwest line of said 50.006 acre tract, a distance of 207.94 feet to a 3/8-inch iron rod found for the northwest corner of Akers Cemetery (no record found) and the westerly northeast corner of said 50.006 acre tract;

THENCE South 24°45'59" East, departing the southeast line of said 35.0 acre tract, along the northerly west line of Akers Cemetery and a westerly east line of said 50.006 acre tract, a distance of 210.10 feet to a point for the northerly southwest corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 77°18'24" East, along a northerly south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 186.44 feet to a point for an interior corner of Akers Cemetery and a westerly northeast corner of said 50.006 acre tract;

THENCE South 03°39'22" East, along the southerly west line of Akers Cemetery and a westerly east line of said 50.006 acre tract, a distance of 504.43 feet to a point for the southerly southwest corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 82°14'30" East, along the south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 251.47 feet to a point for the southerly southeast corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE South 10°10'28" West, across said 50.006 acre tract, a distance of 146.23 feet to a point for corner;

THENCE South 79°49'32" East, continuing across said 50.006 acre tract, a distance of 84.26 feet to a point for corner;

THENCE South 10°10'28" West, continuing across said 50.006 acre tract, a distance of 402.86 feet to a point for corner;

THENCE North 77°09'41" West, continuing across said 50.006 acre tract, a distance of 33.28 feet to a point at the beginning of a tangent curve to the left with a radius of 145.00 feet, a central angle of 14°37'48", and a chord bearing and distance of North 84°28'35" West, 36.92 feet;

Continued on Sheet 3

ZONING EXHIBIT
TRACT 2
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
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Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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Continued from Sheet 2

THENCE in a westerly direction, continuing across said 50.006 acre tract, with said tangent curve to the left, an arc distance of 37.02 feet to a point for corner;

THENCE South 25°25'12" West, continuing across said 50.006 acre tract, a distance of 79.68 feet to a point for corner;

THENCE South 04°34'48" East, continuing across said 50.006 acre tract, a distance of 270.88 feet to a point for corner;

THENCE South 34°34'48" East, continuing across said 50.006 acre tract, a distance of 145.32 feet to a point for corner, in the southerly line of Akers Road, the easterly south line of said 50.006 acre tract and the north line of said 53.642 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the easterly south line of said 50.006 acre tract and the north line of said 53.642 acre tract, a distance of 345.61 feet to the **POINT OF BEGINNING** and containing 20.123 acres (876,566 square feet) of land, more or less.

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3/21/2022

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
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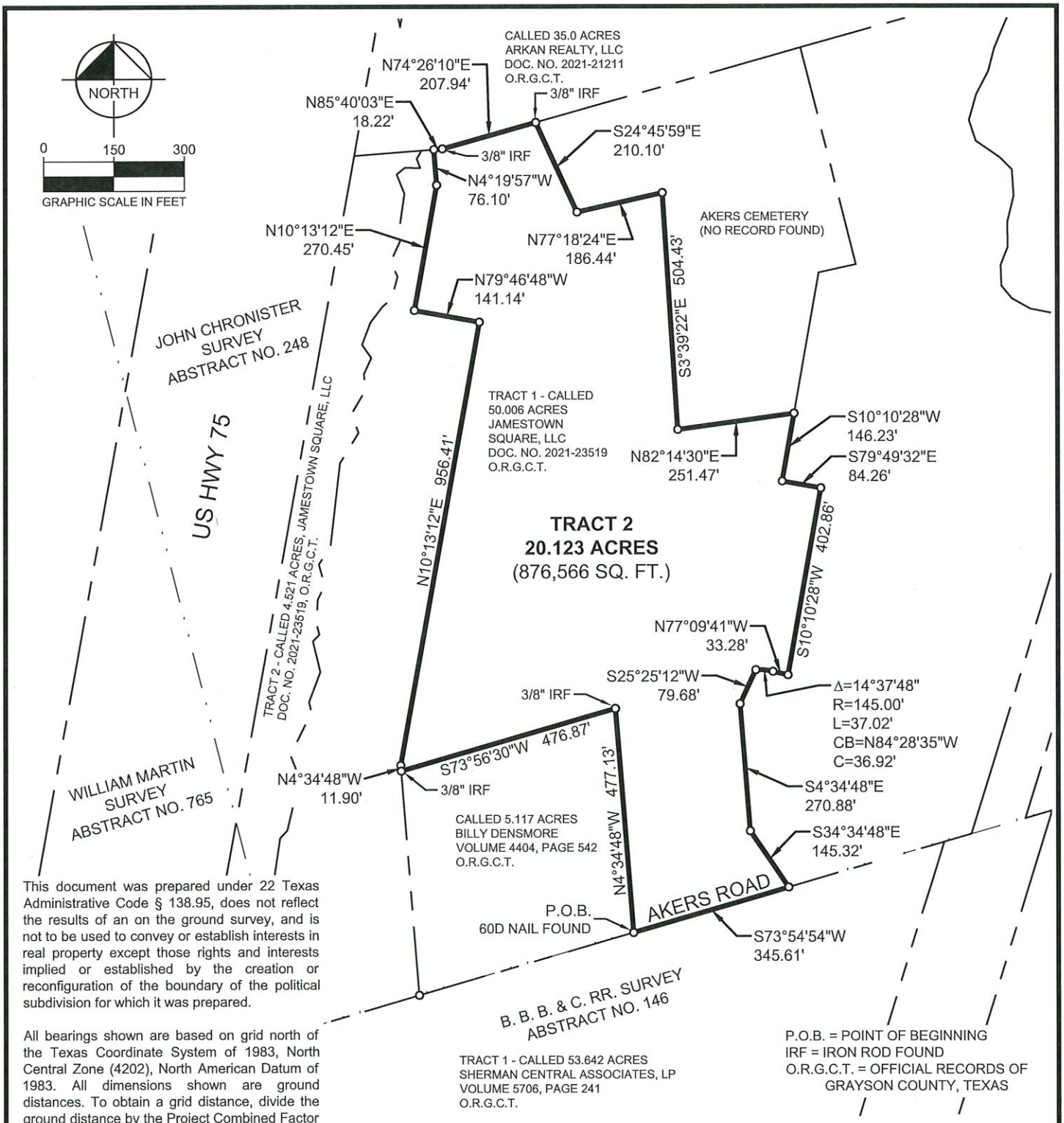
N/A	BB	KH	MAR. 2022	064512316	3 OF 4



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P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
O.R.G.C.T. = OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS

3/21/2022

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
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Frisco, Texas 75034
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Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	BB	KH	MAR. 2022	064512316	4 OF 4

LAND DESCRIPTION
TRACT 3

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch rod found in the westerly right-of-way line of a Dallas Area Rapid Transit (DART) tract described in the deed recorded in Volume 3091, Page 550 O.R.G.C.T. and Volume 3476, Page 150 O.R.G.C.T., the southerly line of Akers Road, for the southeast corner of said 50.006 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the easterly south line of said 50.006 acre tract, the north line of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T., a distance of 405.58 feet to a point for corner;

THENCE North 34°34'48" West, departing the southerly line of Akers Road and the north line of said 53.642 acre tract, across said 50.006 acre tract, a distance of 145.32 feet to a point for corner;

THENCE North 04°34'48" West, continuing across said 50.006 acre tract, a distance of 270.88 feet to a point for corner;

THENCE North 25°25'12" East, continuing across said 50.006 acre tract, a distance of 79.68 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 145.00 feet, a central angle of 14°37'48", and a chord bearing and distance of South 84°28'35" East, 36.92 feet;

THENCE in an easterly direction, continuing across said 50.006 acre tract, with said non-tangent curve to the right, an arc distance of 37.02 feet to a point;

THENCE South 77°09'41" East, continuing across said 50.006 acre tract, a distance of 33.28 feet to a point for corner;

THENCE North 10°10'28" East, continuing across said 50.006 acre tract, a distance of 402.86 feet to a point for corner;

THENCE North 79°49'32" West, continuing across said 50.006 acre tract, a distance of 84.26 feet to a point for corner;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 3
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	MAR. 2022	064512316	1 OF 5

Continued from Sheet 1

THENCE North 10°10'28" East, continuing across said 50.006 acre tract, at a distance of 146.23 feet passing a point for the southerly southeast corner of Akers Cemetery (no record found) and an interior corner of said 50.006 acre tract, continuing along the southerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a total distance of 449.98 feet to a point for an interior corner of Akers Cemetery and a southerly northwest corner of said 50.006 acre tract;

THENCE North 77°49'05" East, along a northerly south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 81.97 feet to a point for the northerly southeast corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 14°21'49" West, along the northerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a distance of 476.44 feet to a point in the southeast line of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T., for the northeast corner of Akers Cemetery and an easterly northwest corner of said 50.006 acre tract;

THENCE North 74°35'02" East, along the southeast line of said 35.0 acre tract and the easterly northwest line of said 50.006 acre tract, a distance of 500.15 feet to a point for a southerly northwest corner of a called 38.792 acre Tract 1 described in the deed to Sharif & Associates Property, LLC, recorded in Document No. 2021-14790 O.R.G.C.T. and the northeast corner of said 50.006 acre tract;

THENCE departing the southeast line of said 35.0 acre tract, along the southerly west lines of said 38.792 acre tract and the northerly east lines of said 50.006 acre tract, the following courses and distances:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

Continued on Sheet 3

ZONING EXHIBIT
TRACT 3
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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	MAR. 2022	064512316	2 OF 5

Continued from Sheet 2

South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to a point in the west line of said DART tract, for the southernmost southeast corner of said 38.792 acre tract and a southerly northeast corner of said 50.006 acre tract;

THENCE South 17°16'01" West, along the west line of said DART tract and the southerly east line of said 50.006 acre tract, a distance of 1,122.37 feet to the **POINT OF BEGINNING** and containing 20.392 acres (888,291 square feet) of land, more or less.

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BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
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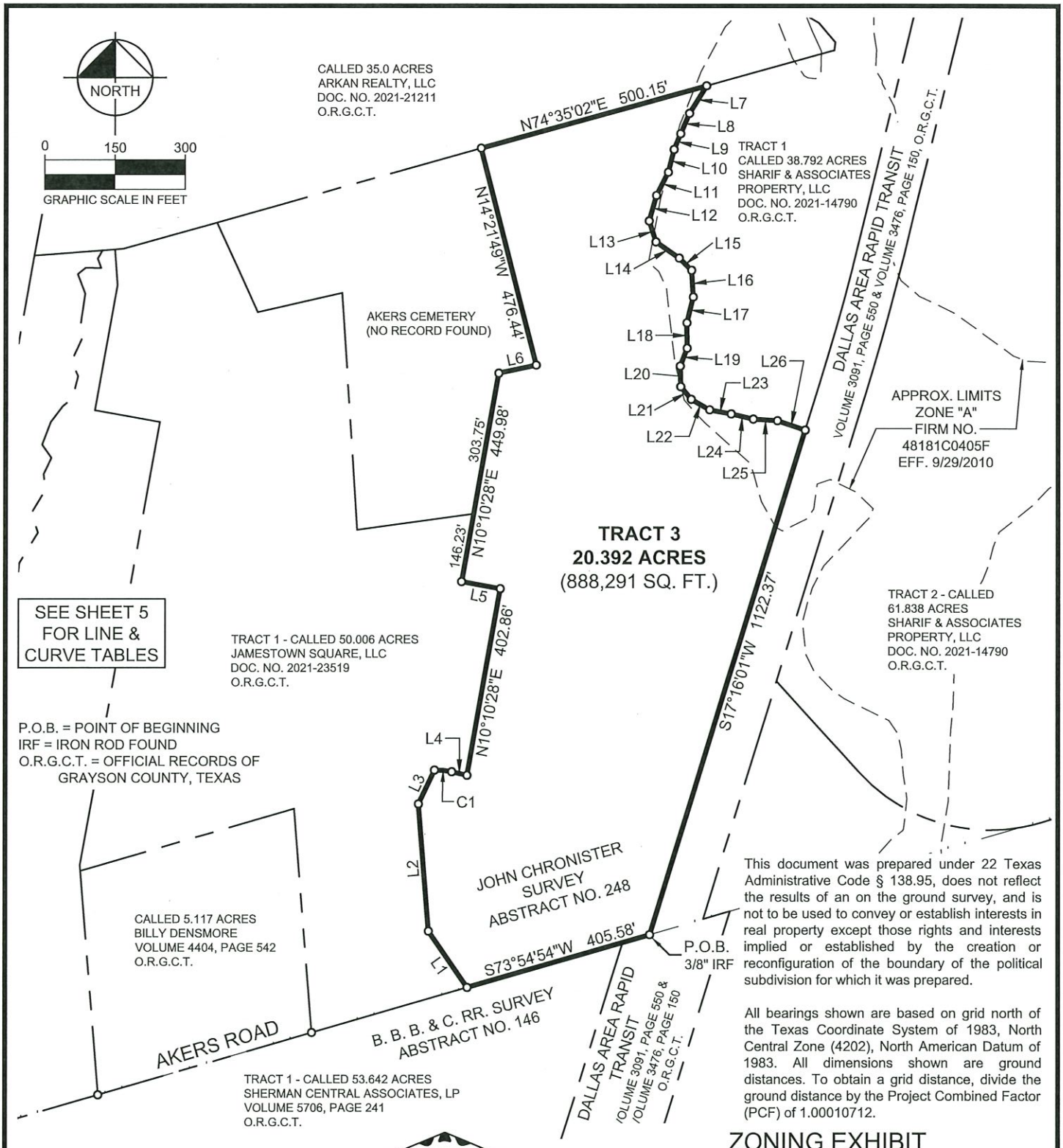

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ZONING EXHIBIT
TRACT 3
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CITY OF SHERMAN,
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3/21/2022

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
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PROFESSIONAL
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	BB	KH	MAR. 2022	064512316	4 OF 5

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N34°34'48"W	145.32'	L14	S55°23'48"E	60.83'
L2	N04°34'48"W	270.88'	L15	S45°39'44"E	37.23'
L3	N25°25'12"E	79.68'	L16	S03°28'02"E	56.90'
L4	S77°09'41"E	33.28'	L17	S13°49'55"W	56.56'
L5	N79°49'32"W	84.26'	L18	S00°31'56"E	53.95'
L6	N77°49'05"E	81.97'	L19	S21°15'44"W	40.72'
L7	S32°09'35"W	69.41'	L20	S01°28'07"E	43.78'
L8	S23°34'54"W	47.12'	L21	S39°51'00"E	35.14'
L9	S22°39'45"W	36.50'	L22	S60°42'51"E	45.53'
L10	S14°18'21"W	49.87'	L23	S79°10'04"E	47.15'
L11	S27°19'29"W	55.67'	L24	S76°58'44"E	48.68'
L12	S16°02'42"W	56.61'	L25	S86°16'37"E	51.87'
L13	S18°07'31"E	46.70'	L26	S71°20'01"E	62.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°37'48"	145.00'	37.02'	S84°28'35"E	36.92'

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
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IMAGES
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DWG NAME ZONING BOUNDARIES OVERLAY.DWG , [EXHIBIT]

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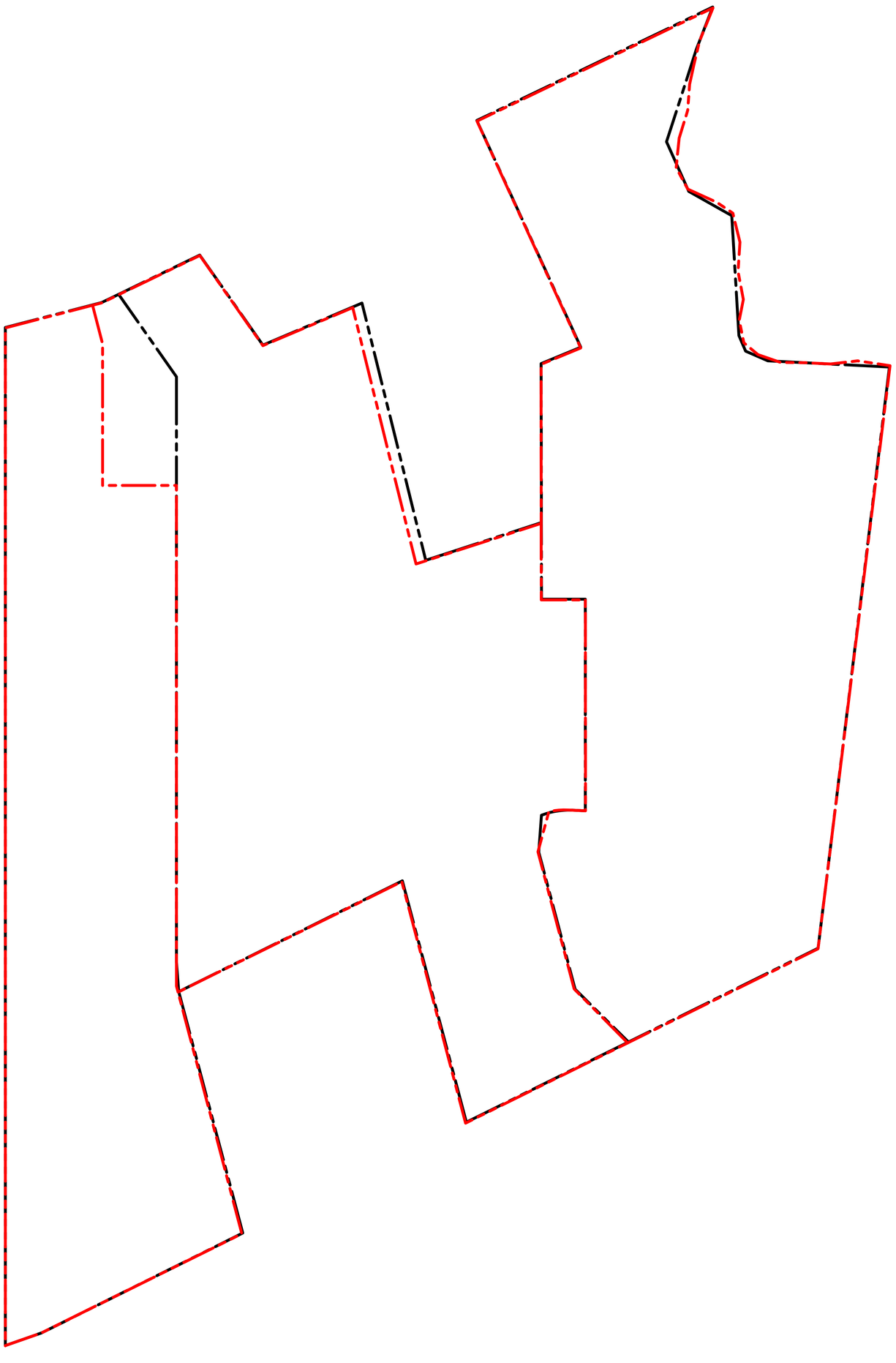

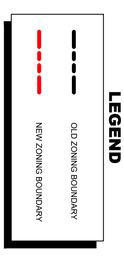

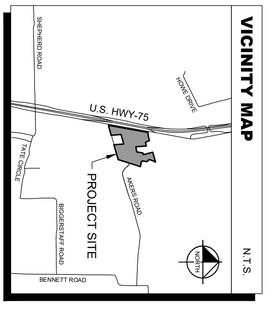

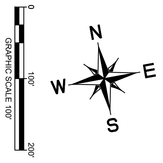

SHEET NUMBER EXH	ZONING BOUNDARIES OVERLAY EXHIBIT	**JAMESTOWN SQUARE** CITY OF SHERMAN GRAYSON COUNTY, TEXAS	KHA PROJECT 064512316 DATE MARCH 2022 SCALE AS SHOWN DESIGNED BY JCK DRAWN BY CBJ CHECKED BY RCL	Kimley»Horn	No. REVISIONS DATE BY

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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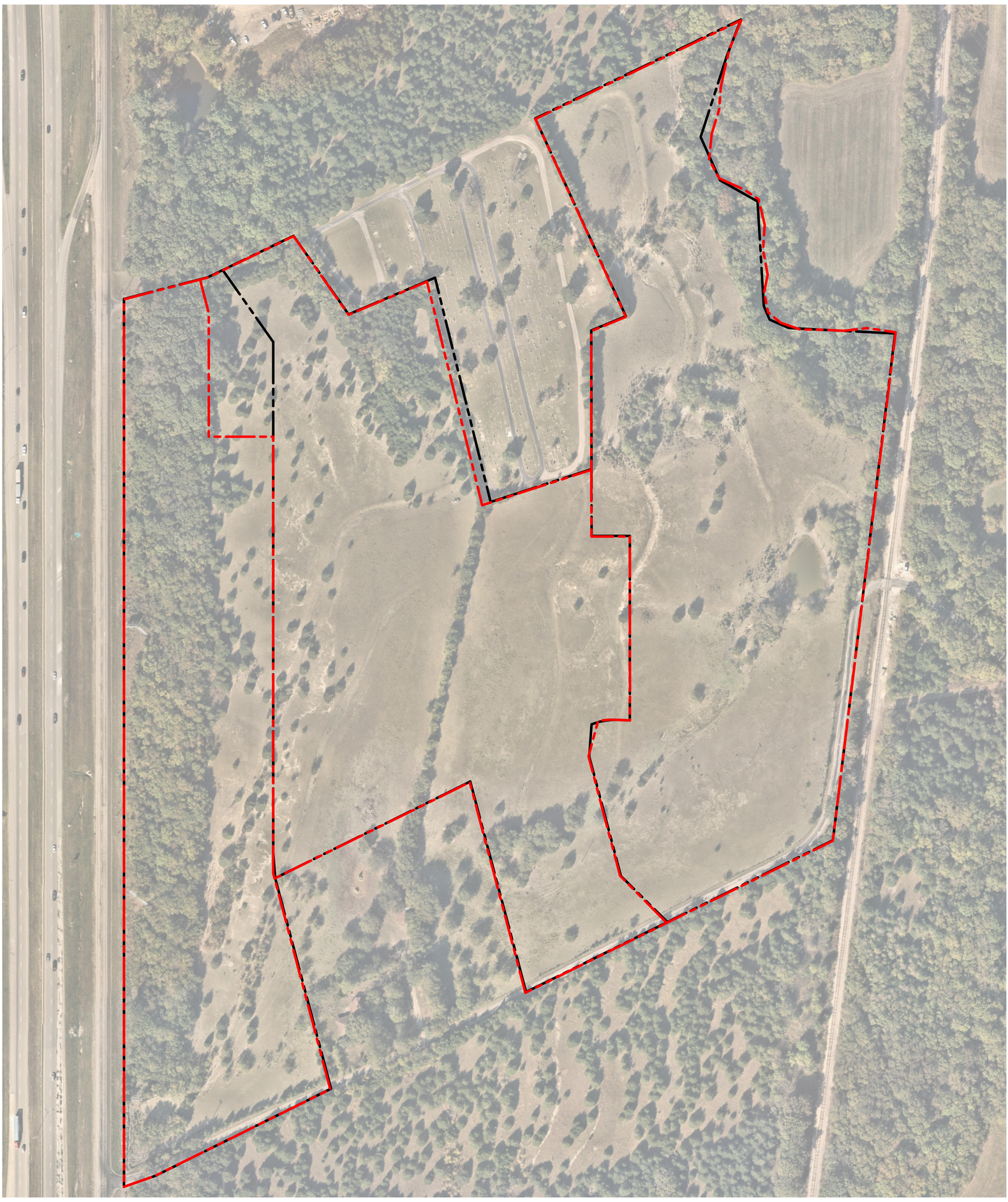
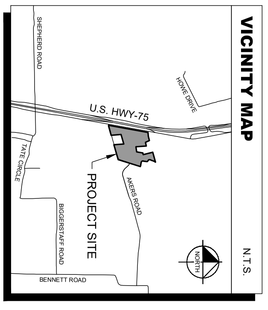


LEGEND

OLD ZONING BOUNDARY

NEW ZONING BOUNDARY

VICINITY MAP



GRAPHIC SCALE 100'
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100'
200'

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ZONING BOUNDARIES OVERLAY EXHIBIT

SHEET NUMBER EXH

JAMESTOWN SQUARE

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

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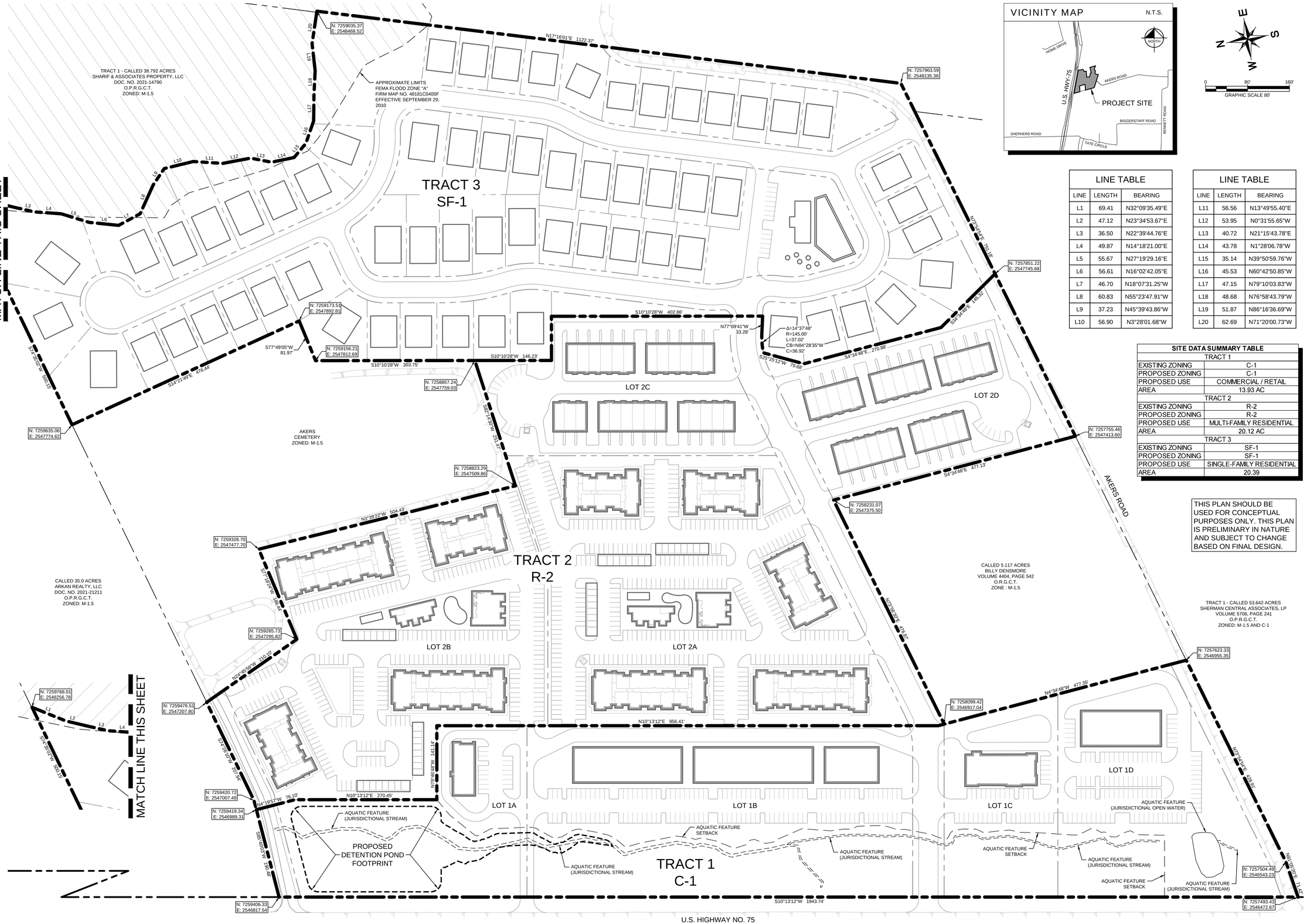

VICINITY MAP

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.41	N32°09'35.49"E
L2	47.12	N23°34'53.67"E
L3	36.50	N22°39'44.76"E
L4	49.87	N14°18'21.00"E
L5	55.67	N27°19'29.16"E
L6	56.61	N16°02'42.05"E
L7	46.70	N18°07'31.25"W
L8	60.83	N55°23'47.91"W
L9	37.23	N45°39'43.86"W
L10	56.90	N3°28'01.68"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	56.56	N13°49'55.40"E
L12	53.95	N0°31'55.65"W
L13	40.72	N21°15'43.78"E
L14	43.78	N1°28'06.78"W
L15	35.14	N39°50'59.76"W
L16	45.53	N60°42'50.85"W
L17	47.15	N79°10'03.83"W
L18	48.68	N76°58'43.79"W
L19	51.87	N86°16'36.69"W
L20	62.69	N71°20'00.73"W

SITE DATA SUMMARY TABLE	
TRACT 1	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	13.93 AC
TRACT 2	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	20.12 AC
TRACT 3	
EXISTING ZONING	SF-1
PROPOSED ZONING	SF-1
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
AREA	20.39

THIS PLAN SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

No.	REVISIONS	DATE	BY

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OVERALL ZONING CONCEPT PLAN

SHEET NUMBER
C-01

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C-01 - OVERALL ZONING CONCEPT PLAN.DWG
Plotted by: Caitlin Johnson (Kimley-Horn)

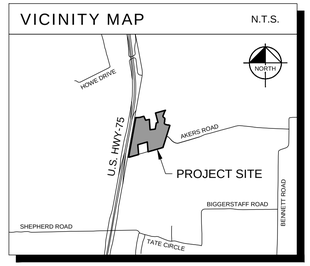
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1A)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 2.50 AC
BUILDING AREA	± 4,650 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 2 SEATS)	TBD
PARKING PROVIDED	16 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.04:1

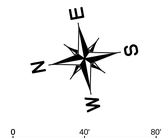
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1B)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 5.52 AC
BUILDING AREA	± 40,850 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 200 SF)	205 SPACES
PARKING PROVIDED	130 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.17:1

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) NUMBER OF PARKING SPACES
- TYP. TYPICAL
- EX. EXISTING
- PROP. PROPOSED

VICINITY MAP N.T.S.





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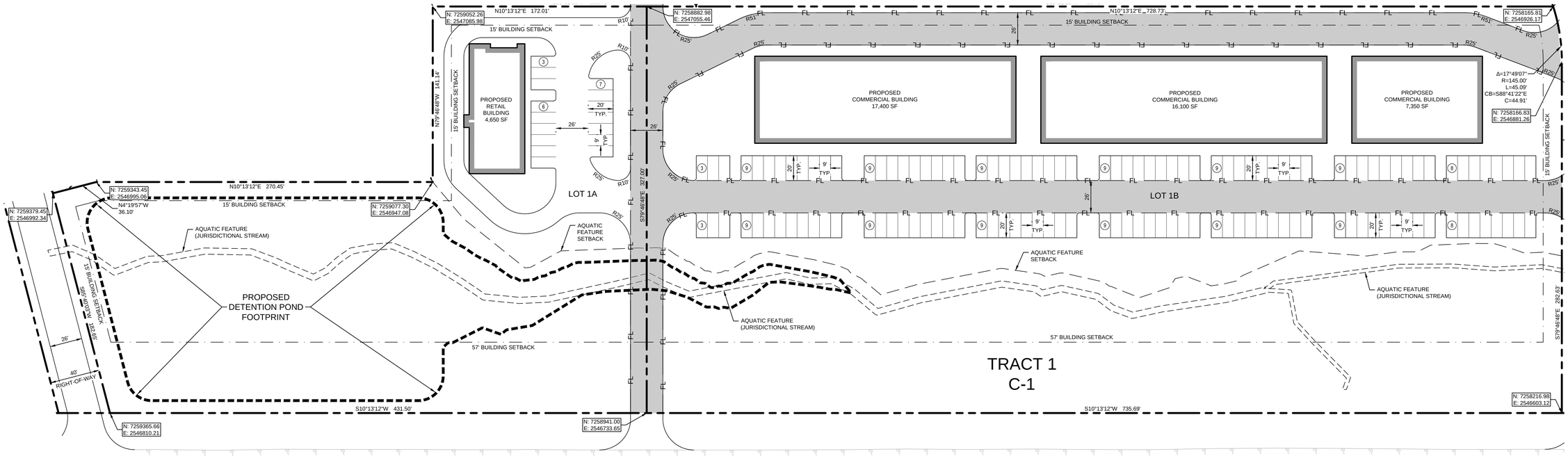

NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

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064512316_TRACT 1 - LOTS 1A & 1B.dwg
Layout Tab: C-02 TRACT 1 - LOTS 1A & 1B

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Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/23/2022

KHA PROJECT 064512316

DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN
TRACT 1 - LOTS 1A & 1B

SHEET NUMBER
C-02

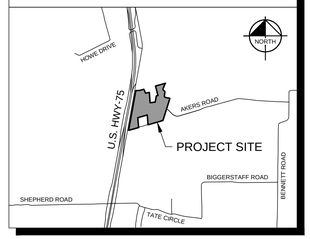
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1C)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 1.79 AC
BUILDING AREA	± 8,600 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 2 SEATS)	TBD
PARKING PROVIDED	39 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.11:1

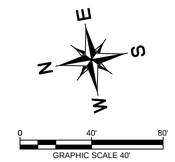
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1D)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 3.17 AC
BUILDING AREA	± 10,850 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 200 SF)	55 SPACES
PARKING PROVIDED	99 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.08:1

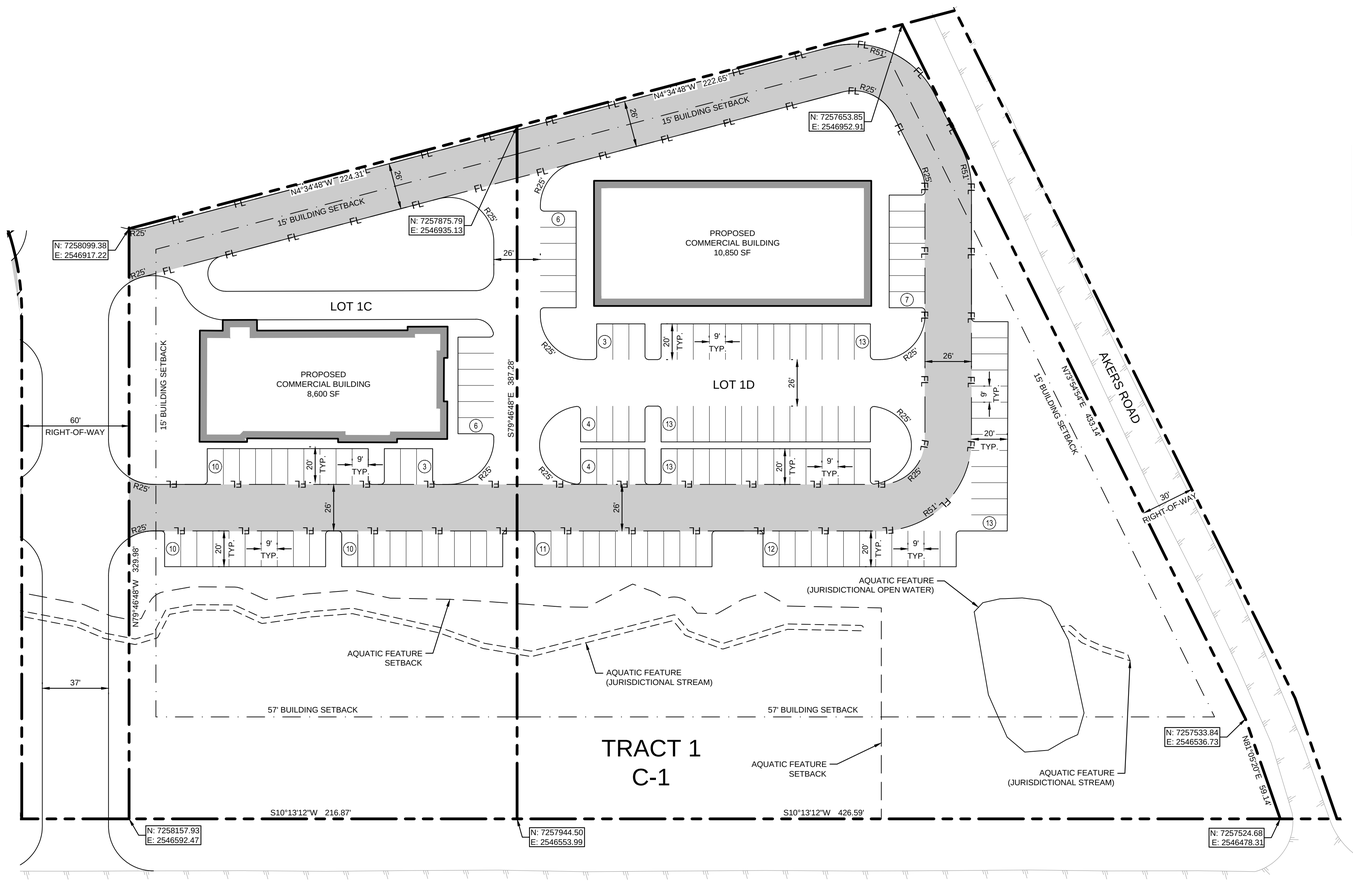
LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) NUMBER OF PARKING SPACES
- TYP. TYPICAL
- EX. EXISTING
- PROP. PROPOSED

VICINITY MAP N.T.S.







U.S. HIGHWAY NO. 75

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NOTES:

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2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
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4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
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Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL
SITE PLAN
TRACT 1 - LOTS 1C & 1D

SHEET NUMBER
C-03

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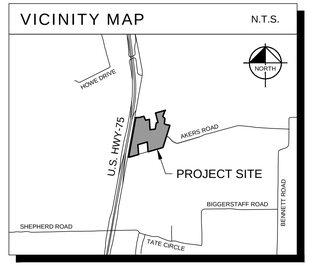
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2A)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 6.88 AC
BUILDING AREA	± 71,000 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	174 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT)	348 SPACES
PARKING PROVIDED	375 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.67:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	239 UNITS

LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.





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4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

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Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT 064512316
DATE MARCH 2022
SCALE AS SHOWN
DESIGNED BY JCK
DRAWN BY CBJ
CHECKED BY RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN TRACT 2 - LOT 2A

SHEET NUMBER
C-04

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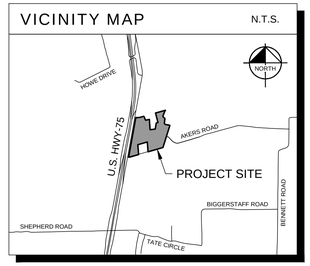
C-04 CONCEPTUAL SITE PLAN.DWG

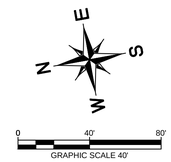
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2B)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 6.03 AC
BUILDING AREA	± 60,100 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	144 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT)	288 SPACES
PARKING PROVIDED	300 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.64:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	210 UNITS

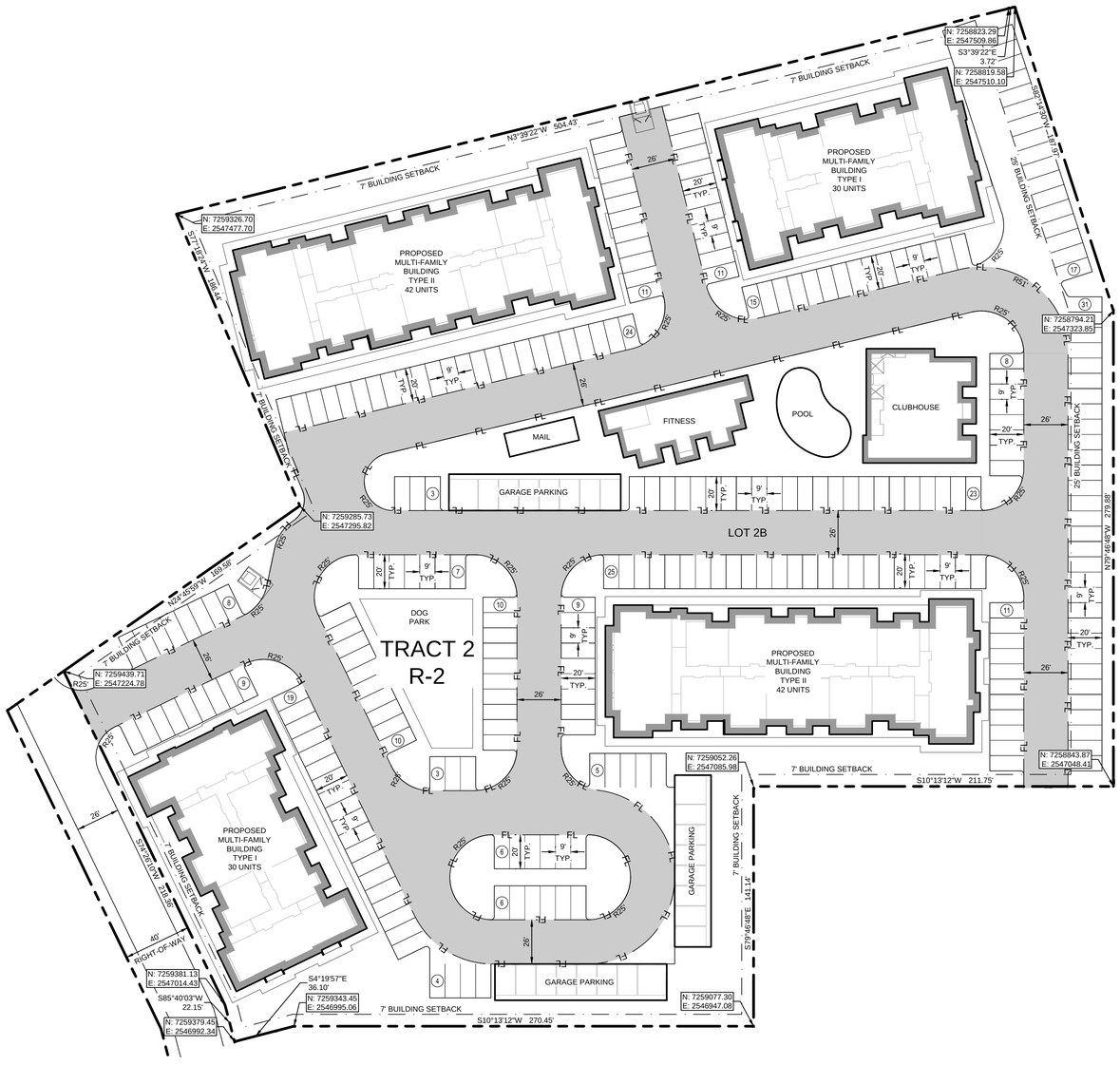
LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.







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NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
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No.	REVISIONS	DATE	BY

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SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN TRACT 2 - LOT 2B

SHEET NUMBER
C-05

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C-05_CONCEPTUAL SITE PLAN.dwg
C-05_CONCEPTUAL SITE PLAN

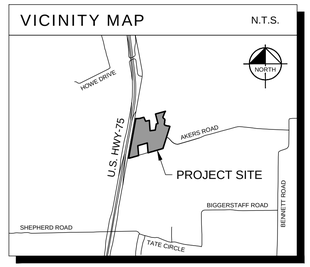
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2C)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 2.76 AC
BUILDING AREA	± 33,700 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	26 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT) - OR - (1 SPACE / 1 BEDROOM)	78 SPACES
PARKING PROVIDED	115 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.56:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	96 UNITS

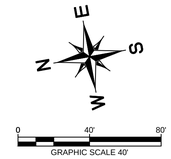
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2D)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 2.83 AC
BUILDING AREA	± 33,700 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	26 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT) - OR - (1 SPACE / 1 BEDROOM)	78 SPACES
PARKING PROVIDED	110 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.55:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	98 UNITS

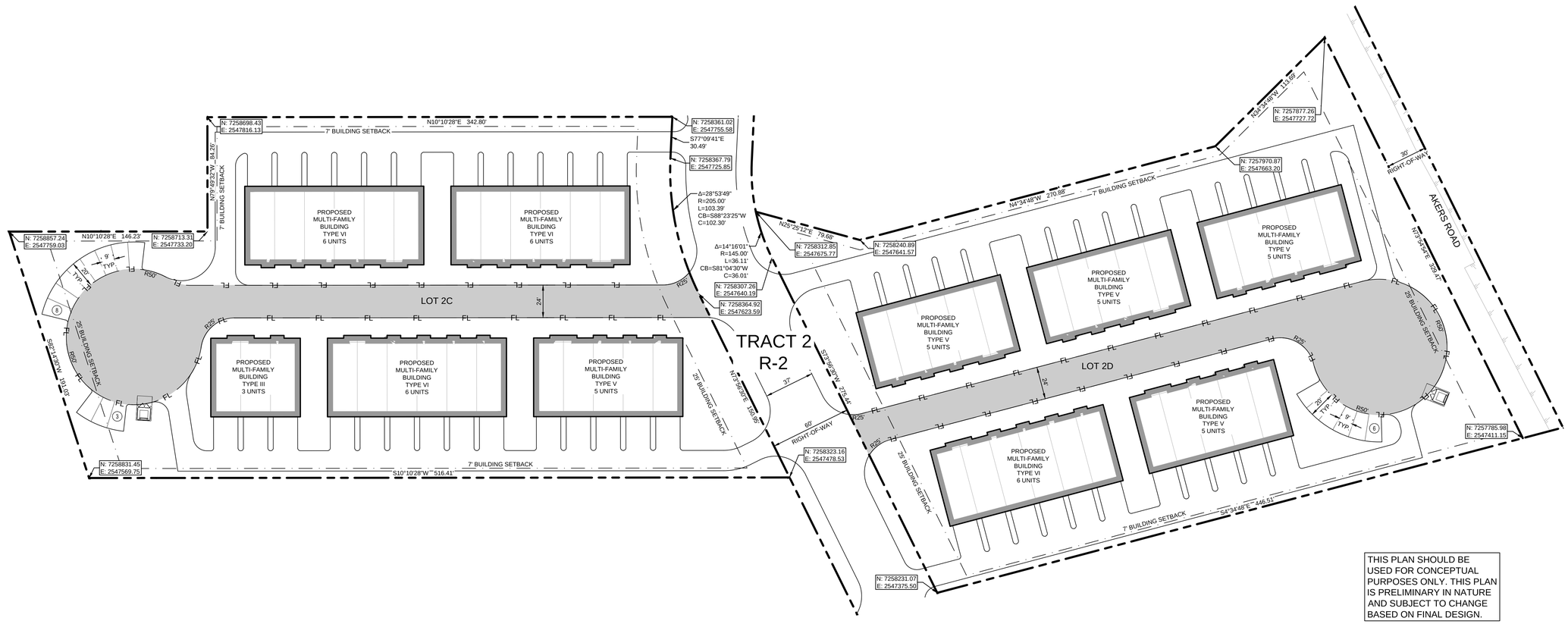
LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.







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NOTES:

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4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT 064512316
DATE MARCH 2022
SCALE AS SHOWN
DESIGNED BY JCK
DRAWN BY CBJ
CHECKED BY RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN
TRACT 2 - LOTS 2C & 2D

SHEET NUMBER
C-06

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.

IMAGES:
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DWG NAME: C-06 CONCEPTUAL SITE PLAN.dwg



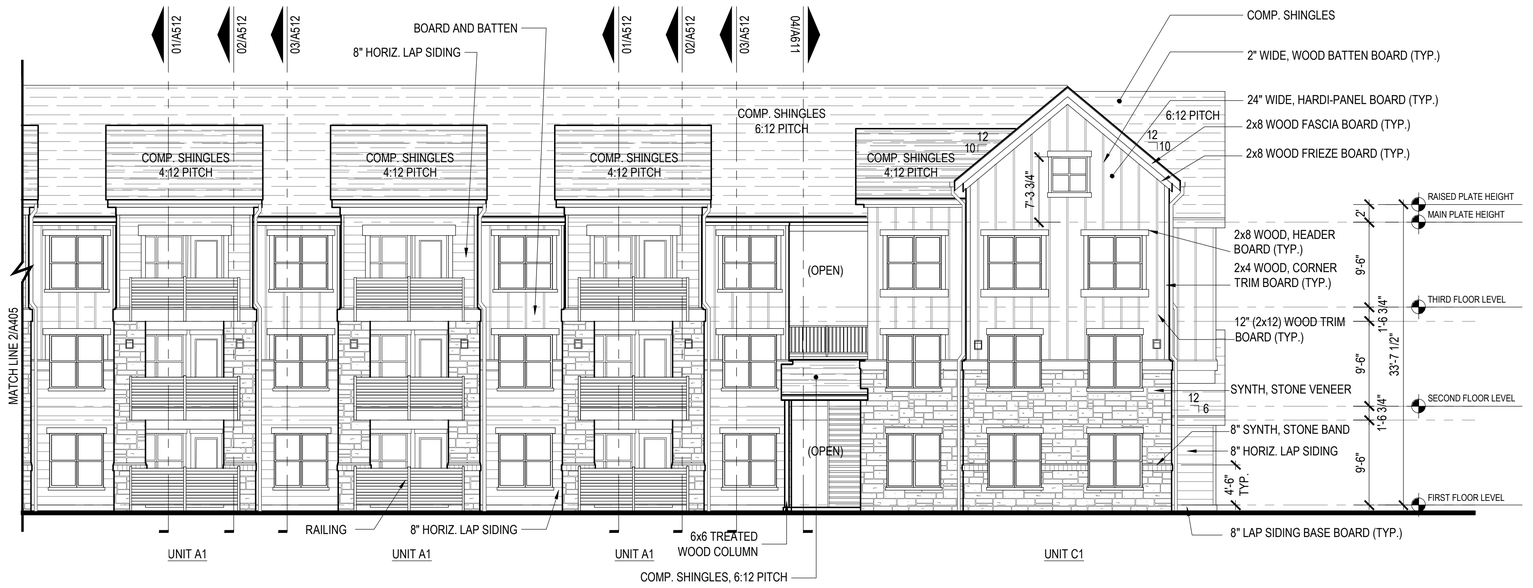
COPE EQUITIES




FIRE LANE
NO PARKING

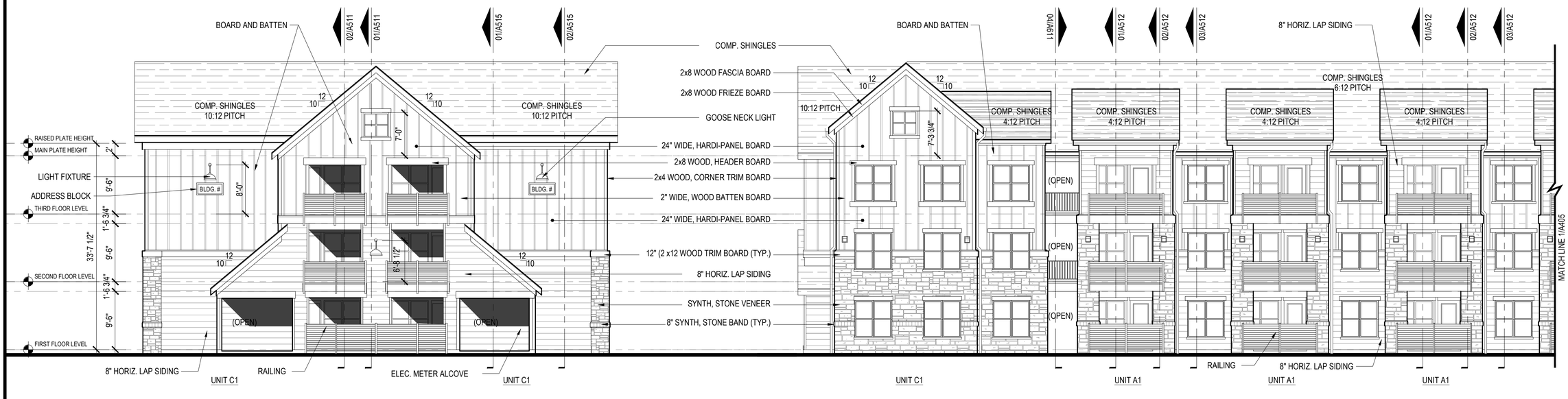






1 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (RIGHT HAND)

SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 1 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (LEFT HAND)

SCALE: 1/8" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 888-800-4066

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
02-07-2020

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Southgate Apt. @ Princeton Crossroads

BUILDING TYPE 1
EXTERIOR ELEVATIONS

Revisions	Date
01	

Issue Dates:

ISSUE FOR PRICING
01-17-2020

ISSUE FOR PERMIT
02-07-2020

Scale:

Drawn By:

Checked by:

Sheet
A405

Project No.

ISSUED FOR PERMIT: 02-07-20

MATERIALS LEGEND

BRI□□

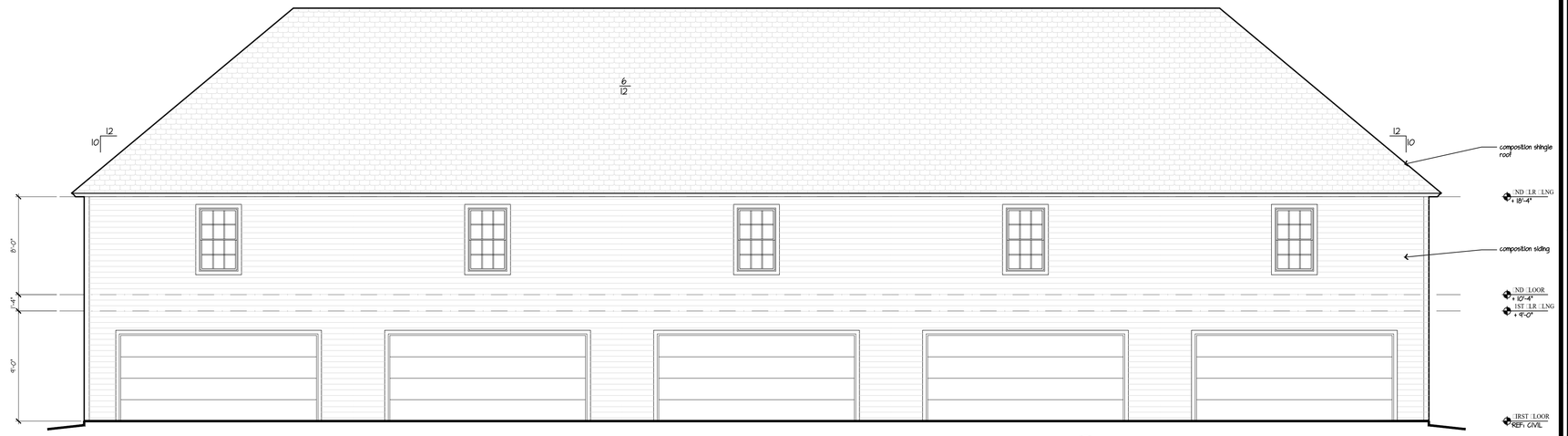
□OMPOSITION ROO□

□ORI□ONTAL □OMPOSITE SIDING

VERTI□AL □OMPOSITE SIDING

GENERAL NOTES

NO.	DESCRIPTION	NO.	DESCRIPTION
A.	Consult Architect upon the investigation of any condition inconsistent to the intent of these drawings.	J.	Paint all equipment panels, conduit, and piping on exterior to match adjacent surface color. Refer to Exterior Materials Package for paint colors.
B.	DO NOT SCALE DRAWINGS. Contact Architect for clarification for any missing or unclear dimension or note.	K.	REF: CIVIL for all Finish Floor Elevations. Finish Floor Elevations vary by UNIT.
C.	Provide vertical masonry expansion joints as shown and no more than 25' O.C.		
D.	Herringbone brick veneer edged with stacked bond header course at sides.		



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

MONTICELLO TOWNHOMES

PRINCETON, TX

708 studios
5000 ELDORADO PKWY, SUITE 150
FRISCO, TX 75033
www.708STUDIOS.com
469.226.9779

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PROFESSIONAL SEALS:

REGISTERED ARCHITECT — Wesley Stephens — 27929 — STATE OF TEXAS — exp. 7/2021

REVISIONS:

⚠ City Comments 5/25/21

KEY PLAN



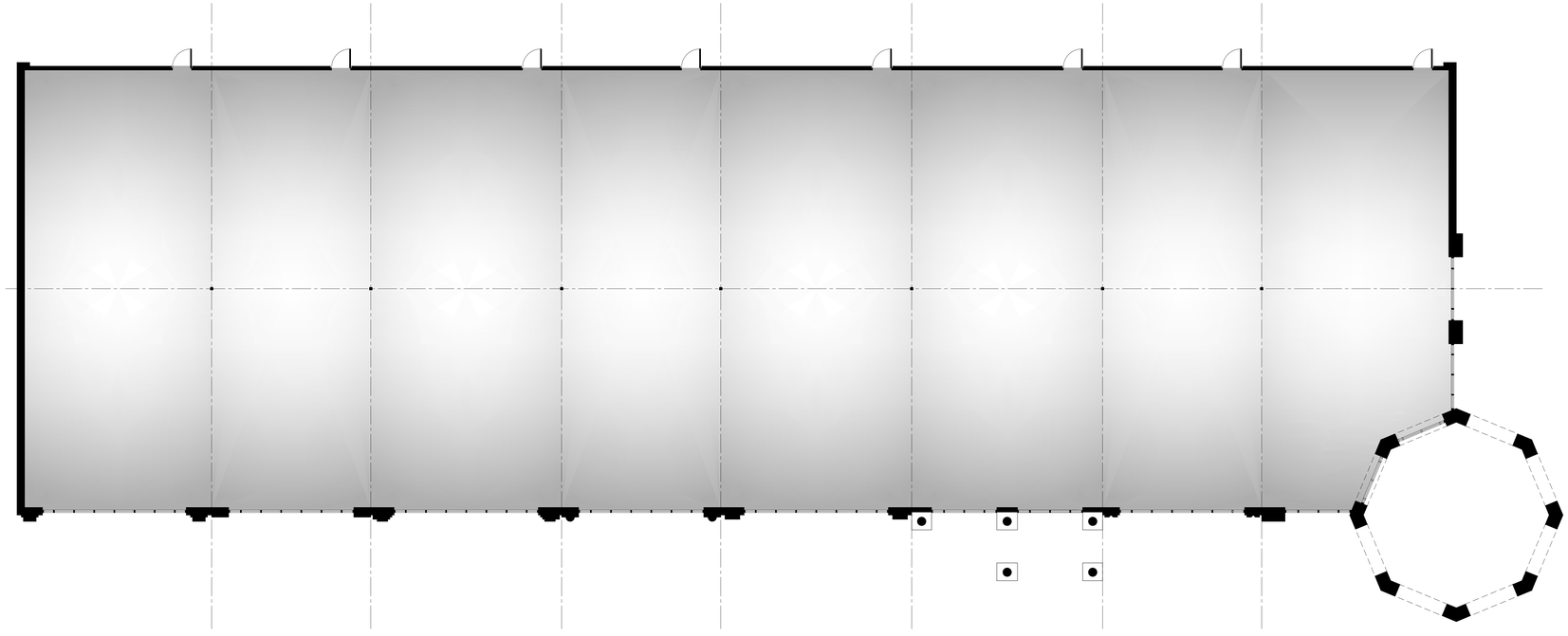
JOB No.: 20049-5U-2

DATE: TBD.

EXTERIOR ELEVATIONS

S□ELL 5U□□

A4□⚠



FLOOR PLAN - RETAIL BUILDING "A"

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")



FRONT ELEVATION - RETAIL BUILDING "A"

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")

MASTER PLAN DEVELOPMENT

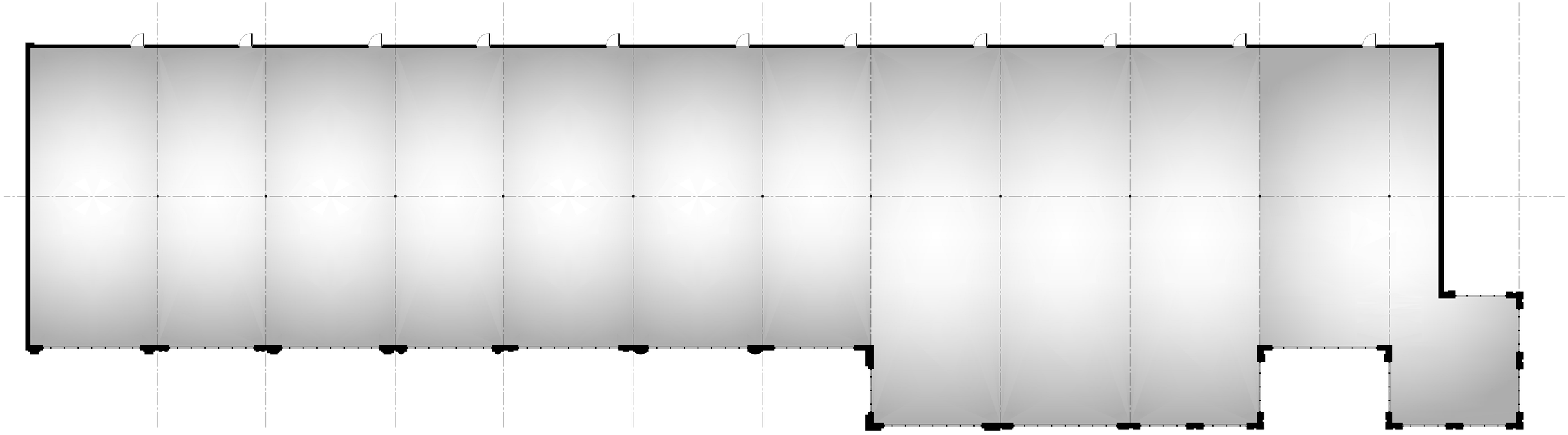
53 ACRE SITE

SHERMAN, TEXAS

Designed by:
McDonald Architects, LLC
www.McDonaldArchitectsDFW.com TBAE Firm #BR 2685

Developed by:
COPEEQUITES

07/21/2021



FLOOR PLAN - RETAIL BUILDING "B"

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")



FRONT ELEVATION - RETAIL BUILDING "B"

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")

MASTER PLAN DEVELOPMENT

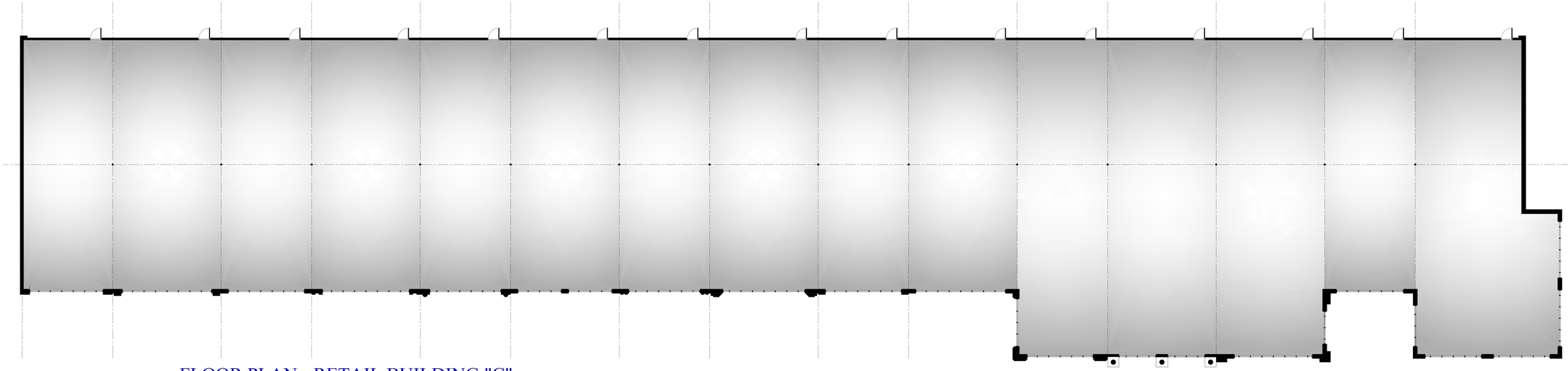
53 ACRE SITE

SHERMAN, TEXAS

Designed by:
McDonald Architects, LLC
www.McDonaldArchitectsDFW.com TBAE Firm #BR 2685

Developed by:
COPEEQUITES

07/21/2021



FLOOR PLAN - RETAIL BUILDING "C"

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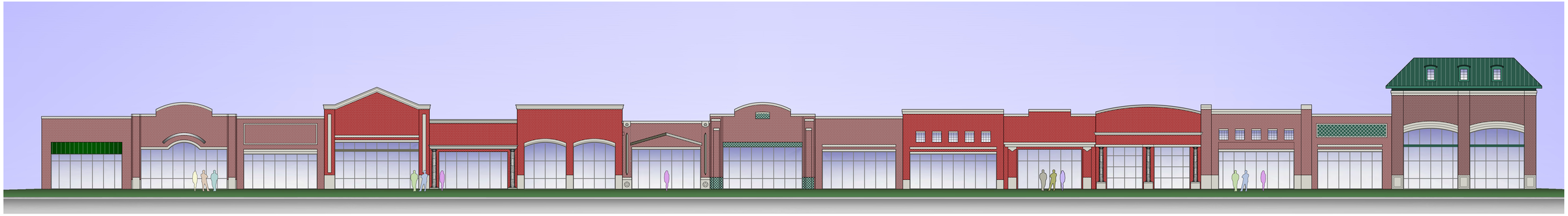
graphic scale in feet (scale: 1/8" = 1'-0")



FRONT ELEVATION - RETAIL BUILDING "C"

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")

MASTER PLAN DEVELOPMENT

53 ACRE SITE

SHERMAN, TEXAS

Designed by:
McDonald Architects, LLC

Developed by:
COPEEQUITES

07/21/2021



Jamestown Square
Code Calculations Chart

Site Data - Tract 1	AC	SF
Site Area	14.95	651,155.14
Parking Area	314,102	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	31,410	31,455
40% of landscape to be within islands	40%	100%
	12,564	31,455
Landscape Area Total (Tract 1)	274,802	42%

Site Data - Tract 2	AC	SF
Site Area	19.35	842,749.40
Parking Area	345,574	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	34,557	34,686
40% of landscape to be within islands	40%	100%
	13,823	34,686
Landscape Area Total (Tract 2)	267,536	32%

Site Data - Tract 3	AC	SF
Site Area	20.23	881,300.35
Parking Area	10,155	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	1,016	1,020
40% of landscape to be within islands	40%	100%
	406	1,020
Landscape Area Total (Tract 3)	565,862	64%

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	QTY	REMARKS
	Bald Cypress / Taxodium distichum	3" cal	12`-14` ht	45	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	3" cal	12`-14` ht	53	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Live Oak / Quercus virginana	3" cal	12`-14` ht	48	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Shumard Oak / Quercus shumardii	3" cal	12`-14` ht	39	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS

NORTH
0' 100' 200'
Scale: 1" = 100'-0"

Landscape Plan
Scale: 1" = 100' - 0"

A

SHEET NUMBER
L1.00

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN
260 E. DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
PHONE: (469) 301-2580
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03/23/2022

KHA PROJECT
094512316

DATE
MARCH 2022

SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

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.

IMAGES
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LAST SAVED
PLOT DATE
DWG PATH
DWG NAME

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3/23/2022 10:54 AM
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Kimley»Horn

March 23, 2022

City of Sherman
Department of Development Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

RE: Project Narrative – Jamestown Square

To Whom It May Concern:

Cope Equities, LLC. is a family-owned experienced horizontal and vertical development company with corporate offices in the DFW area focusing on building the community and integrating our family with your family. We specialize in collaborating with municipalities to improve and develop tracts of land providing commercial buildings, multi-family, and single-family residences.

In 1982, Dr. Richard Cope left chemical engineering for Texas real estate. 34 years, later his two sons, Stephen and Mark Cope, with 25 years of experience, currently lead the family business with significant growth:

- 2017: project closed for just $1 million
- 2021: $250 million in current projects
- 25 projects sold or currently in development
- 1800+ MF units under construction and in development
- 12-story, mixed-use office tower site

Our overall plan is to divide into separate tracts to develop commercial, multi-family (apartments & townhomes), and single-family homes. The commercial land will enhance the city as a place of growth and look to the future through development.

This site is at the doorstep of Sherman, from the south, and an excellent opportunity for Cope Equities to carry out the vision of the City of Sherman by bringing attractive commercial space, which will draw businesses and families. This growth of businesses and families will aid in supporting the growth of Sherman by providing a variety of living arrangements to the residents as well as business opportunities of Sherman, which will ultimately bring more tax revenue to the city.

Tract 1

- Lot 1A – Quick Serve Retail (restaurant, coffee shop, etc.)
- Lot 1B – 40,850 sq ft commercial space (3 buildings)
- Lot 1C – Quick Serve Retail (restaurant, coffee shop, etc.)
- Lot 1D – Quick Serve Retail (restaurant, coffee shop, etc.)

Tract 2

- Lot 2A - 174 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2B - 144 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2C - 26 Townhomes (5 buildings)
- Lot 2D - 26 Townhomes (5 buildings)

Tract 3

- 62 Single-Family Homes

We are excited to continue collaborating with the Sherman Development Department to work productively and efficiently through the design, review, and approval phases of the project including the Development, Engineering, Fire Marshalls, P&Z and City Council. We are optimistic and excited to build and strengthen our relationship with the City of Sherman.

This project is a recent approved zoning case with the City. Since the zoning approval, Kimley-Horn was brought in on the project to perform the Civil Engineering design and better understand existing constraints on-site. Kimley-Horn determined that a regional detention pond would be required on-site. It was also determined through an environmental study that the site had existing jurisdictional aquatic features. Jurisdictional aquatic features required major USACE permitting to remove or mitigate. Cope Equities decided that avoiding the jurisdictional aquatic features with construction activity would be the best solution for the development.

The proposed detention pond and existing jurisdictional aquatic features constrain the site plan that was approved by the City in the last zoning case. It was determined that the multi-family zoning boundary needed to change. This information was presented to the Development Services department at the City on February 17, 2022. The City confirmed that the multi-family zoning boundary would require another zoning submittal. This zoning submittal is to revise the zoning boundaries based on the latest site plan.

Please contact me at (972) 770-1370 or jonathan.kerby@kimley-horn.com should you have any concerns.

Sincerely,

Kimley-Horn & Associates, Inc.



Jonathan Kerby, P.E.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Jamestown Square, LLC
900 W Bethan Dr, Ste. 230
Allen, TX 75013

DBA Architects
111 S Kentucky, Ste. 210
McKinney, TX 75069

Kimley-Horn & Associates
Caleb Jones
13455 Noel Rd Two Galleria Office Tower
Ste. 700
Dallas, TX 75240

Cope Equities
900 W Bethany Dr, Ste. 230
Allen, TX 75013

Kimley-Horn & Associates
260 E. Davis St, Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for a Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.1, Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The setbacks requirements are: Front and Rear – 25'; Sides - minimum 7', sum of both sides minimum 23'. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All finishes shall be masonry or masonry veneer. *(Chapter 14, Exhibit A, Section 6.4)*
7. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*

8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)).*
9. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
10. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
11. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
12. The site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission.
13. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
14. 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.
15. 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:

16. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15)*
18. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
19. 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))*
20. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
21. 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))*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD

The request of Jamestown Square, LLC (Owner), Cope Equities (Developer), Kimley-Horn (Engineer/Surveyor), DBA Architects (Architects), Caleb Jones (Representative), and Underwood Drafting and Surveying (Surveyors) concerning the property in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, being 20.392 acres in the John Chronister Survey, Abstract No. 248; as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District.

Background:

The property is located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, the northeast corner of Highway 75 and Akers Road. The owner would like to update the zoning of Tract 3 from M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District for 62 single-family homes.

The following has been approved for this property:

- October 19, 2021 - Zone Change for Tract 3 – Being 20.232 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an SF-1 (Single-Family Residential) District.

Adjacent Zoning:

R-2 (Multi-Family Residential) District
M-1.5 (Medium Manufacturing)District
ETJ (Extra Territorial Jurisdiction)

Origination:

Jamestown Square, LLC (Owner)
Cope Equities (Developer)
Kimley-Horn (Engineer/Surveyor)
DBA Architects (Architects)
Caleb Jones (Representative)
Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

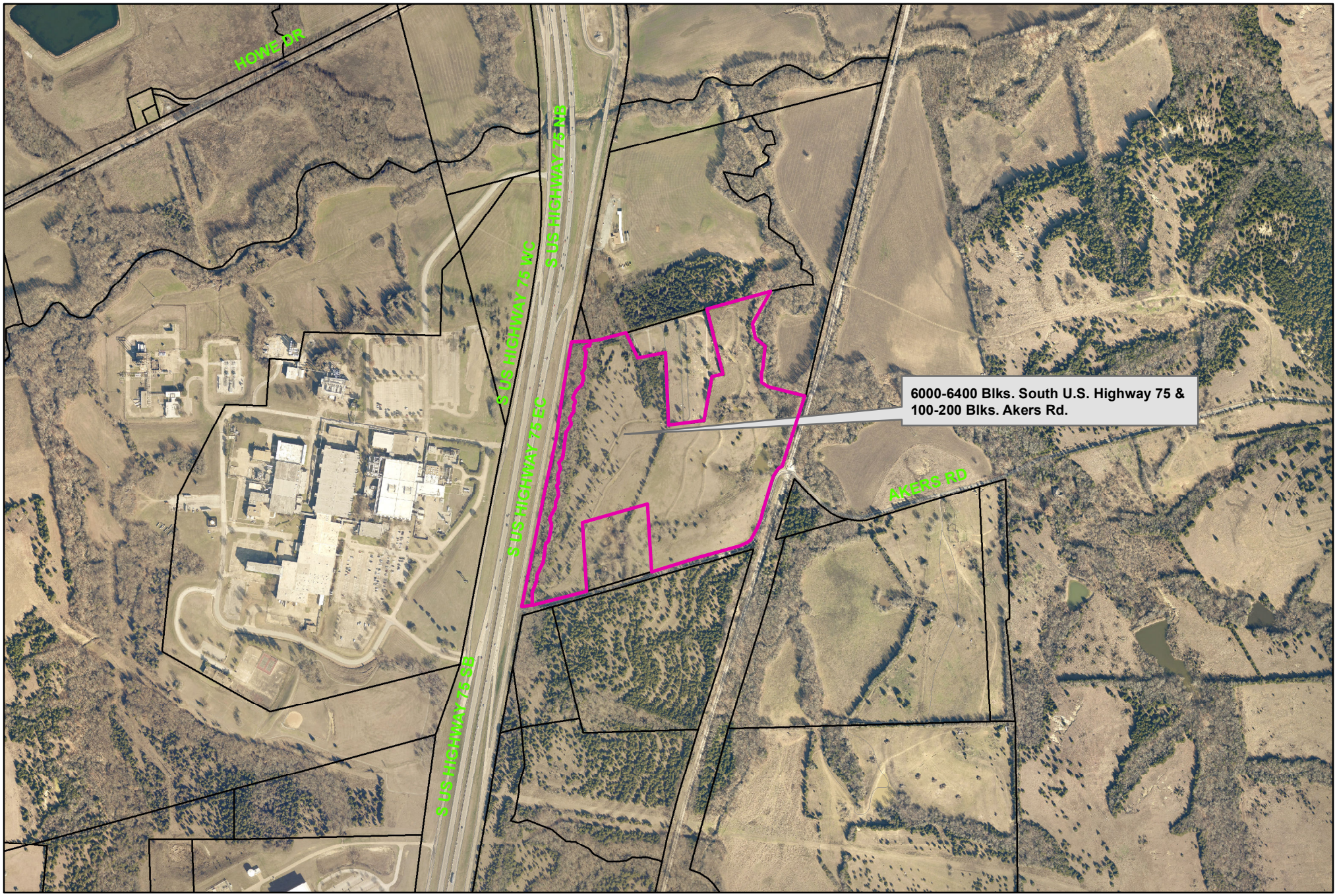
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Overlay Exhibit
Overlay Exhibit - Aerial
Concept Plan
Landscape Plan
Narrative
Staff Review Letter



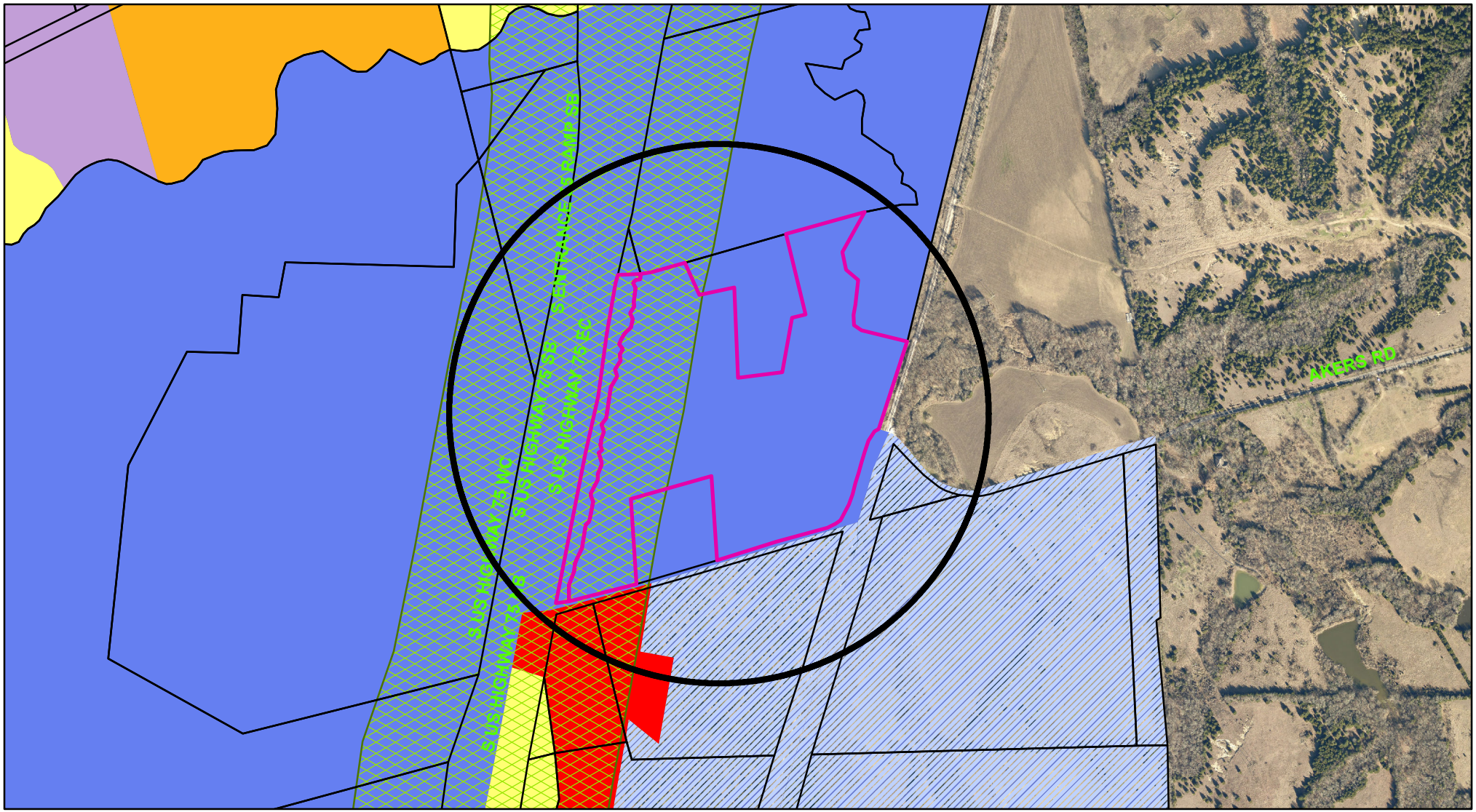
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road

NOT TO SCALE

1 in = 900 ft



Zoning - 6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 800 ft

6000-6400 South Highway 75 (Tract 3)



LAND DESCRIPTION
TRACT 1

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 and all of a called 4.521 acre Tract 2 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of US Highway 75, on the southerly line of Akers Road, for the northwest corner of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T. and the southeast corner of said 4.521 acre tract; a 1/2-inch iron rod found for reference bears South 81°05'20" East 1.90 feet from said point for corner;

THENCE North 10°13'12" East, along the easterly right-of-way line of US Highway 75 and the west line of said 4.521 acre tract, a distance of 1,943.74 feet to a point for the southwest corner of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T. and the northwest corner of said 4.521 acre tract;

THENCE North 85°40'03" East, along the westerly south line of said 35.0 acre tract and the north line of said 4.521 acre tract and the westerly north line of said 50.006 acre tract, a distance of 172.26 feet to a point for corner; a 3/8-inch iron rod found for an interior corner of said 50.006 acre tract and a southerly corner of said 35.0 acre tract bears North 85°40'03" East 18.22 feet from said point for corner;

THENCE South 04°19'57" East, departing the westerly south line of said 35.0 acre tract, across said 50.006 acre tract, a distance of 76.10 feet to a point for corner;

THENCE South 10°13'12" West, continuing across said 50.006 acre tract, a distance of 270.45 feet to a point for corner;

THENCE South 79°46'48" East, continuing across said 50.006 acre tract, a distance of 141.14 feet to a point for corner;

THENCE South 10°13'12" West, continuing across said 50.006 acre tract, a distance of 956.41 feet to a point for corner;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 1
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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Continued from Sheet 1

THENCE South 04°34'48" East, continuing across said 50.006 acre tract, at a distance of 11.90 feet passing a 3/8-inch iron rod found for the northwest corner of a called 5.117 acree tract described in the deed to Billy Densmore recorded in Volume 4404, Page 542 O.R.G.C.T. and an interior corner of said 50.006 acre tract, continuing along the west line of said 5.117 acre tract and a westerly east line of said 50.006 acre tract, a total distance of 489.25 feet to a point in the south line of Akers Road, the north line of said 53.642 acre tract, for the southwest corner of said 5.117 acre tract and a westerly southeast corner of said 50.006 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the north line of said 53.642 acre tract, and the westerly south line of said 50.006 acre tract, a distance of 428.91 feet to a point for the southeast corner of said 4.521 acre tract and the southwest corner of said 50.006 acre tract;

THENCE South 81°05'20" West, continuing along the southerly line of Akers Road, the north line of said 53.642 acre tract, and the south line of said 4.521 acre tract, a distance of 71.42 feet to the **POINT OF BEGINNING** and containing 13.930 acres (606,782 square feet) of land, more or less.

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BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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

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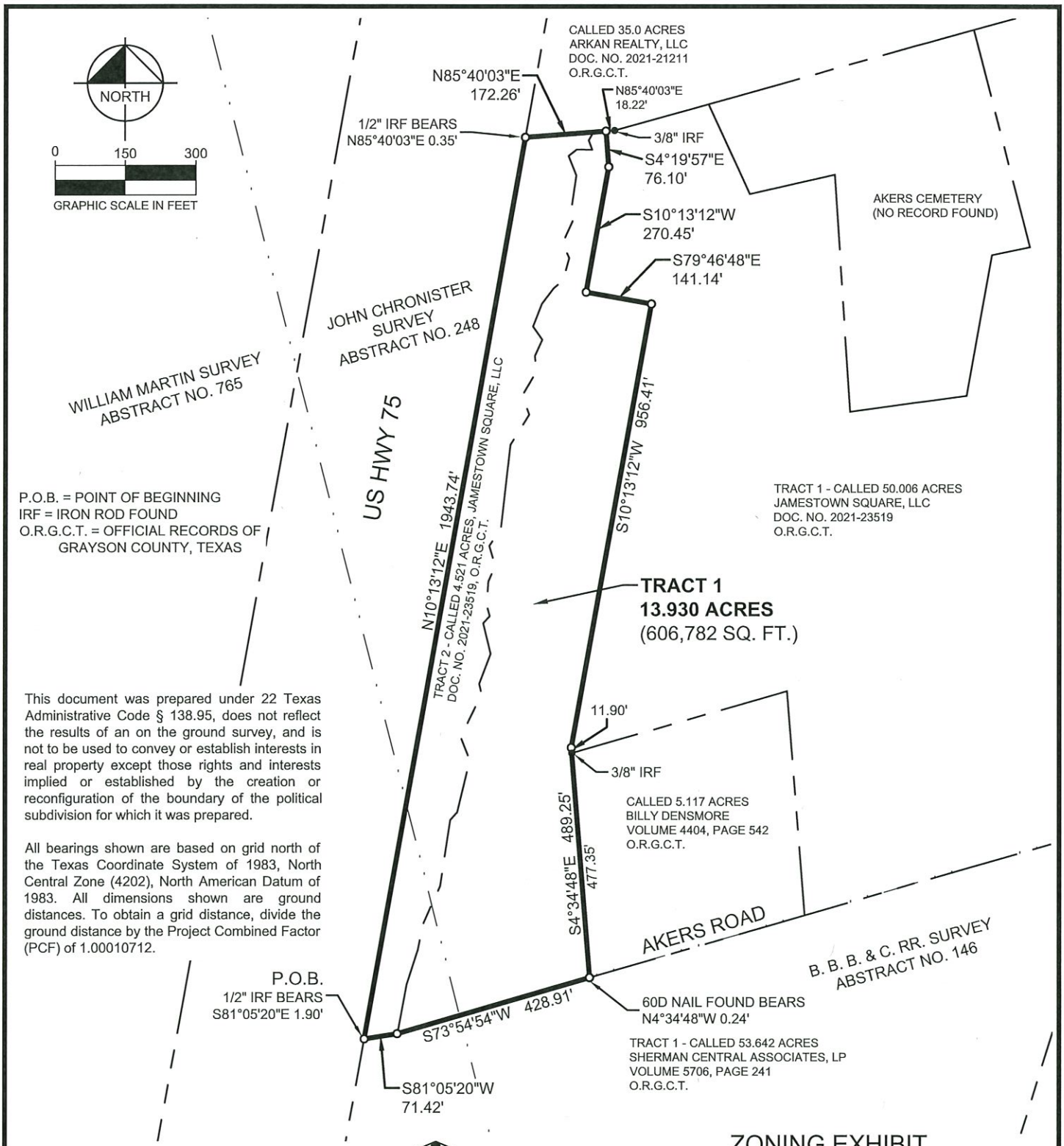
N/A	BB	KH	MAR. 2022	064512316	2 OF 3



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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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JOHN CHRONISTER SURVEY, A-248
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GRAYSON COUNTY, TEXAS

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

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1" = 300'	BB	KH	MAR. 2022	064512316	3 OF 3

LAND DESCRIPTION
TRACT 2

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the southerly line of Akers Road and the northerly line of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T., for the southeast corner of a called 5.117 acre tract described in the deed to Billy Densmore recorded in Volume 4404, Page 542 O.R.G.C.T., and the easterly southwest corner of said 50.006 acre tract;

THENCE North 04°34'48" West, departing the southerly line of Akers Road and the northerly line of said 53.642 acre tract, along the east line of said 5.117 acre tract and an easterly west line of said 50.006 acre tract, a distance of 477.13 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117 acre tract and an interior corner of said 50.006 acre tract;

THENCE South 73°56'30" West, along the northwest line of said 5.117 acre tract and a notherly southeast line of said 50.006 acre tract, a distance of 476.87 feet to a 3/8-inch iron rod found for the northwest corner of said 5.117 acre tract and an interior corner of said 50.006 acre tract;

THENCE North 04°34'48" West, across said 50.006 acre tract, a distance of 11.90 feet to a point for corner;

THENCE North 10°13'12" East, continuing across said 50.006 acre tract, a distance of 956.41 feet to a point for corner;

THENCE North 79°46'48" West, continuing across said 50.006 acre tract, a distance of 141.14 feet to a point for corner;

THENCE North 10°13'12" East, continuing across said 50.006 acre tract, a distance of 270.45 feet to a point for corner;

THENCE North 04°19'57" West, continuing across said 50.006 acre tract, a distance of 76.10 feet to a point for corner, in the westerly south line of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T. and the westerly north line of said 50.006 acre tract;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 2
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

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Continued from Sheet 1

THENCE North 85°40'03" East, along the westerly south line of said 35.0 acre tract and the westerly north line of said 50.006 acre tract, a distance of 18.22 feet to a point for a southerly corner of said 35.0 acre tract and an interior corner of said 50.006 acre tract;

THENCE North 74°26'10" East, along the southeast line of said 35.0 acre tract and the westerly northwest line of said 50.006 acre tract, a distance of 207.94 feet to a 3/8-inch iron rod found for the northwest corner of Akers Cemetery (no record found) and the westerly northeast corner of said 50.006 acre tract;

THENCE South 24°45'59" East, departing the southeast line of said 35.0 acre tract, along the northerly west line of Akers Cemetery and a westerly east line of said 50.006 acre tract, a distance of 210.10 feet to a point for the northerly southwest corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 77°18'24" East, along a northerly south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 186.44 feet to a point for an interior corner of Akers Cemetery and a westerly northeast corner of said 50.006 acre tract;

THENCE South 03°39'22" East, along the southerly west line of Akers Cemetery and a westerly east line of said 50.006 acre tract, a distance of 504.43 feet to a point for the southerly southwest corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 82°14'30" East, along the south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 251.47 feet to a point for the southerly southeast corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE South 10°10'28" West, across said 50.006 acre tract, a distance of 146.23 feet to a point for corner;

THENCE South 79°49'32" East, continuing across said 50.006 acre tract, a distance of 84.26 feet to a point for corner;

THENCE South 10°10'28" West, continuing across said 50.006 acre tract, a distance of 402.86 feet to a point for corner;

THENCE North 77°09'41" West, continuing across said 50.006 acre tract, a distance of 33.28 feet to a point at the beginning of a tangent curve to the left with a radius of 145.00 feet, a central angle of 14°37'48", and a chord bearing and distance of North 84°28'35" West, 36.92 feet;

Continued on Sheet 3

ZONING EXHIBIT
TRACT 2
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
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BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

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Continued from Sheet 2

THENCE in a westerly direction, continuing across said 50.006 acre tract, with said tangent curve to the left, an arc distance of 37.02 feet to a point for corner;

THENCE South 25°25'12" West, continuing across said 50.006 acre tract, a distance of 79.68 feet to a point for corner;

THENCE South 04°34'48" East, continuing across said 50.006 acre tract, a distance of 270.88 feet to a point for corner;

THENCE South 34°34'48" East, continuing across said 50.006 acre tract, a distance of 145.32 feet to a point for corner, in the southerly line of Akers Road, the easterly south line of said 50.006 acre tract and the north line of said 53.642 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the easterly south line of said 50.006 acre tract and the north line of said 53.642 acre tract, a distance of 345.61 feet to the **POINT OF BEGINNING** and containing 20.123 acres (876,566 square feet) of land, more or less.

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3/21/2022

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
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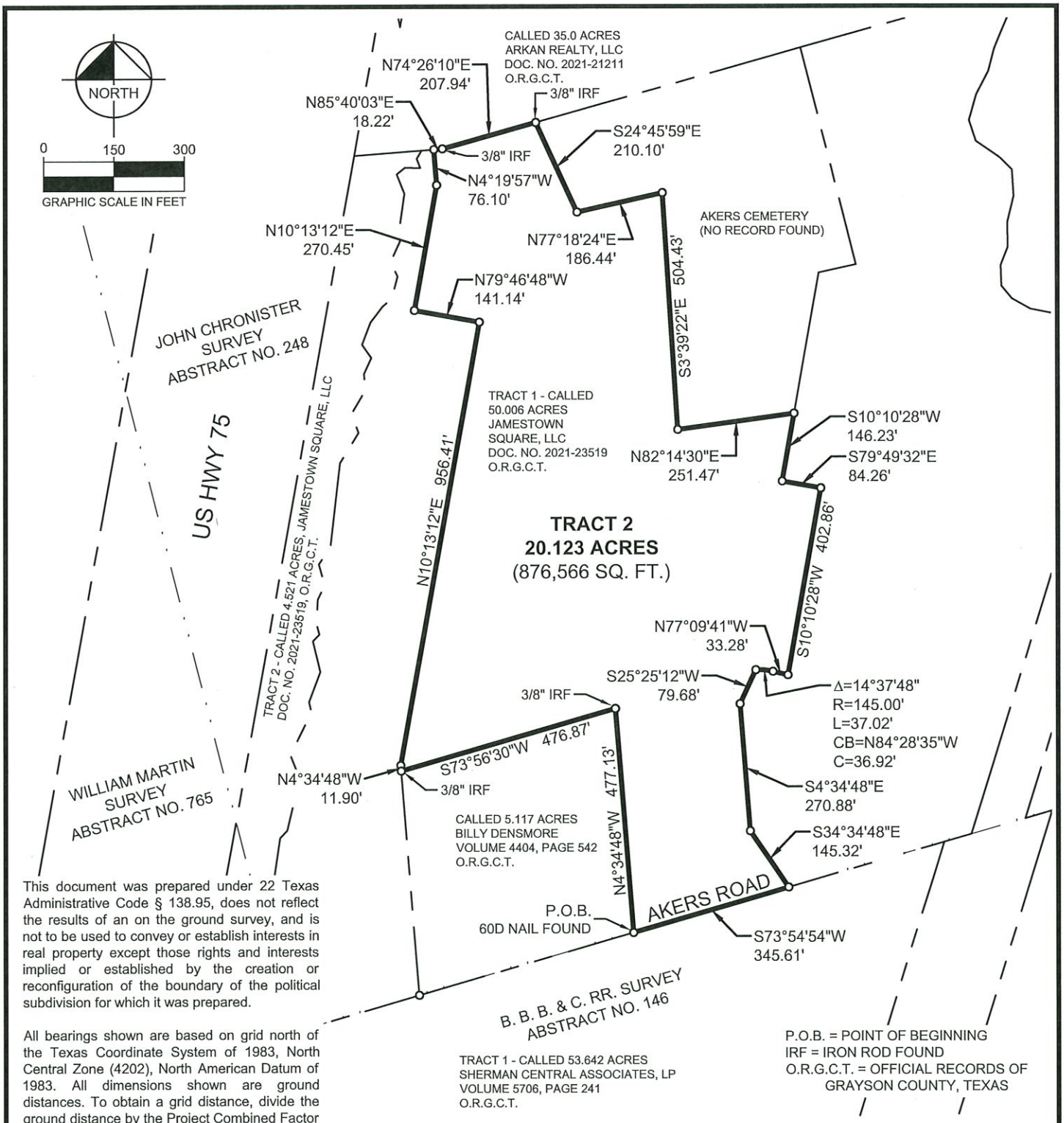

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P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
O.R.G.C.T. = OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS

3/21/2022

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

ZONING EXHIBIT
TRACT 2
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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

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1" = 300'	BB	KH	MAR. 2022	064512316	4 OF 4

LAND DESCRIPTION
TRACT 3

BEING a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch rod found in the westerly right-of-way line of a Dallas Area Rapid Transit (DART) tract described in the deed recorded in Volume 3091, Page 550 O.R.G.C.T. and Volume 3476, Page 150 O.R.G.C.T., the southerly line of Akers Road, for the southeast corner of said 50.006 acre tract;

THENCE South 73°54'54" West, along the southerly line of Akers Road, the easterly south line of said 50.006 acre tract, the north line of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T., a distance of 405.58 feet to a point for corner;

THENCE North 34°34'48" West, departing the southerly line of Akers Road and the north line of said 53.642 acre tract, across said 50.006 acre tract, a distance of 145.32 feet to a point for corner;

THENCE North 04°34'48" West, continuing across said 50.006 acre tract, a distance of 270.88 feet to a point for corner;

THENCE North 25°25'12" East, continuing across said 50.006 acre tract, a distance of 79.68 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 145.00 feet, a central angle of 14°37'48", and a chord bearing and distance of South 84°28'35" East, 36.92 feet;

THENCE in an easterly direction, continuing across said 50.006 acre tract, with said non-tangent curve to the right, an arc distance of 37.02 feet to a point;

THENCE South 77°09'41" East, continuing across said 50.006 acre tract, a distance of 33.28 feet to a point for corner;

THENCE North 10°10'28" East, continuing across said 50.006 acre tract, a distance of 402.86 feet to a point for corner;

THENCE North 79°49'32" West, continuing across said 50.006 acre tract, a distance of 84.26 feet to a point for corner;

Continued on Sheet 2

ZONING EXHIBIT
TRACT 3
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
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BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
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Continued from Sheet 1

THENCE North 10°10'28" East, continuing across said 50.006 acre tract, at a distance of 146.23 feet passing a point for the southerly southeast corner of Akers Cemetery (no record found) and an interior corner of said 50.006 acre tract, continuing along the southerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a total distance of 449.98 feet to a point for an interior corner of Akers Cemetery and a southerly northwest corner of said 50.006 acre tract;

THENCE North 77°49'05" East, along a northerly south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 81.97 feet to a point for the northerly southeast corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

THENCE North 14°21'49" West, along the northerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a distance of 476.44 feet to a point in the southeast line of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T., for the northeast corner of Akers Cemetery and an easterly northwest corner of said 50.006 acre tract;

THENCE North 74°35'02" East, along the southeast line of said 35.0 acre tract and the easterly northwest line of said 50.006 acre tract, a distance of 500.15 feet to a point for a southerly northwest corner of a called 38.792 acre Tract 1 described in the deed to Sharif & Associates Property, LLC, recorded in Document No. 2021-14790 O.R.G.C.T. and the northeast corner of said 50.006 acre tract;

THENCE departing the southeast line of said 35.0 acre tract, along the southerly west lines of said 38.792 acre tract and the northerly east lines of said 50.006 acre tract, the following courses and distances:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

Continued on Sheet 3

ZONING EXHIBIT
TRACT 3
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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

Kimley»Horn
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South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to a point in the west line of said DART tract, for the southernmost southeast corner of said 38.792 acre tract and a southerly northeast corner of said 50.006 acre tract;

THENCE South 17°16'01" West, along the west line of said DART tract and the southerly east line of said 50.006 acre tract, a distance of 1,122.37 feet to the **POINT OF BEGINNING** and containing 20.392 acres (888,291 square feet) of land, more or less.

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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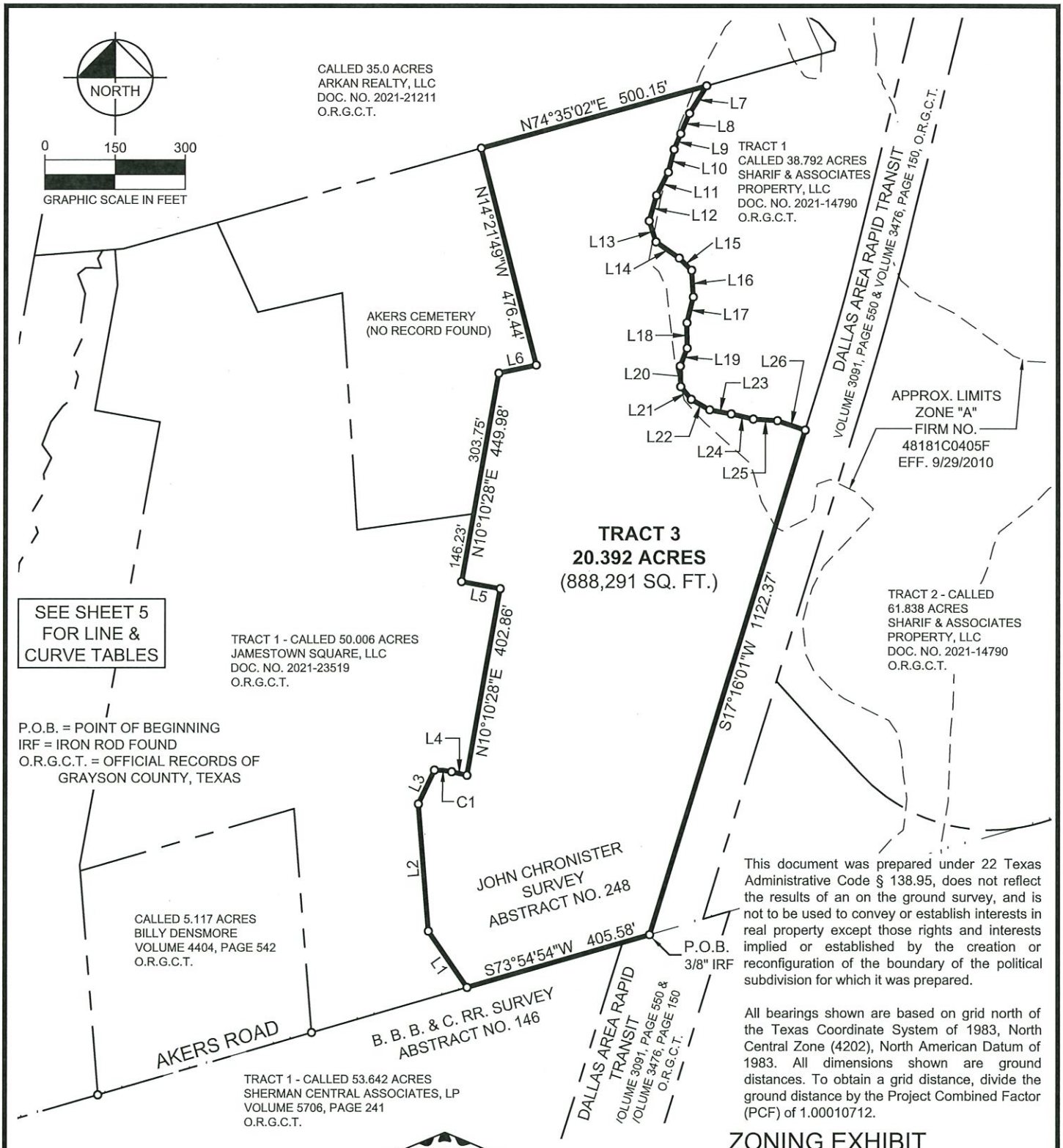

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BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

STATE OF TEXAS
REGISTERED
BRADY ALAN BECKER
6529
PROFESSIONAL
LAND SURVEYOR

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	BB	KH	MAR. 2022	064512316	4 OF 5

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N34°34'48"W	145.32'	L14	S55°23'48"E	60.83'
L2	N04°34'48"W	270.88'	L15	S45°39'44"E	37.23'
L3	N25°25'12"E	79.68'	L16	S03°28'02"E	56.90'
L4	S77°09'41"E	33.28'	L17	S13°49'55"W	56.56'
L5	N79°49'32"W	84.26'	L18	S00°31'56"E	53.95'
L6	N77°49'05"E	81.97'	L19	S21°15'44"W	40.72'
L7	S32°09'35"W	69.41'	L20	S01°28'07"E	43.78'
L8	S23°34'54"W	47.12'	L21	S39°51'00"E	35.14'
L9	S22°39'45"W	36.50'	L22	S60°42'51"E	45.53'
L10	S14°18'21"W	49.87'	L23	S79°10'04"E	47.15'
L11	S27°19'29"W	55.67'	L24	S76°58'44"E	48.68'
L12	S16°02'42"W	56.61'	L25	S86°16'37"E	51.87'
L13	S18°07'31"E	46.70'	L26	S71°20'01"E	62.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°37'48"	145.00'	37.02'	S84°28'35"E	36.92'

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.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, divide the ground distance by the Project Combined Factor (PCF) of 1.00010712.

ZONING EXHIBIT
TRACT 3
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

BRADY ALAN BECKER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6529
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
brady.becker@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	BB	KH	MAR. 2022	064512316	5 OF 5

IMAGES
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DWG NAME ZONING BOUNDARIES OVERLAY.DWG , [EXHIBIT]

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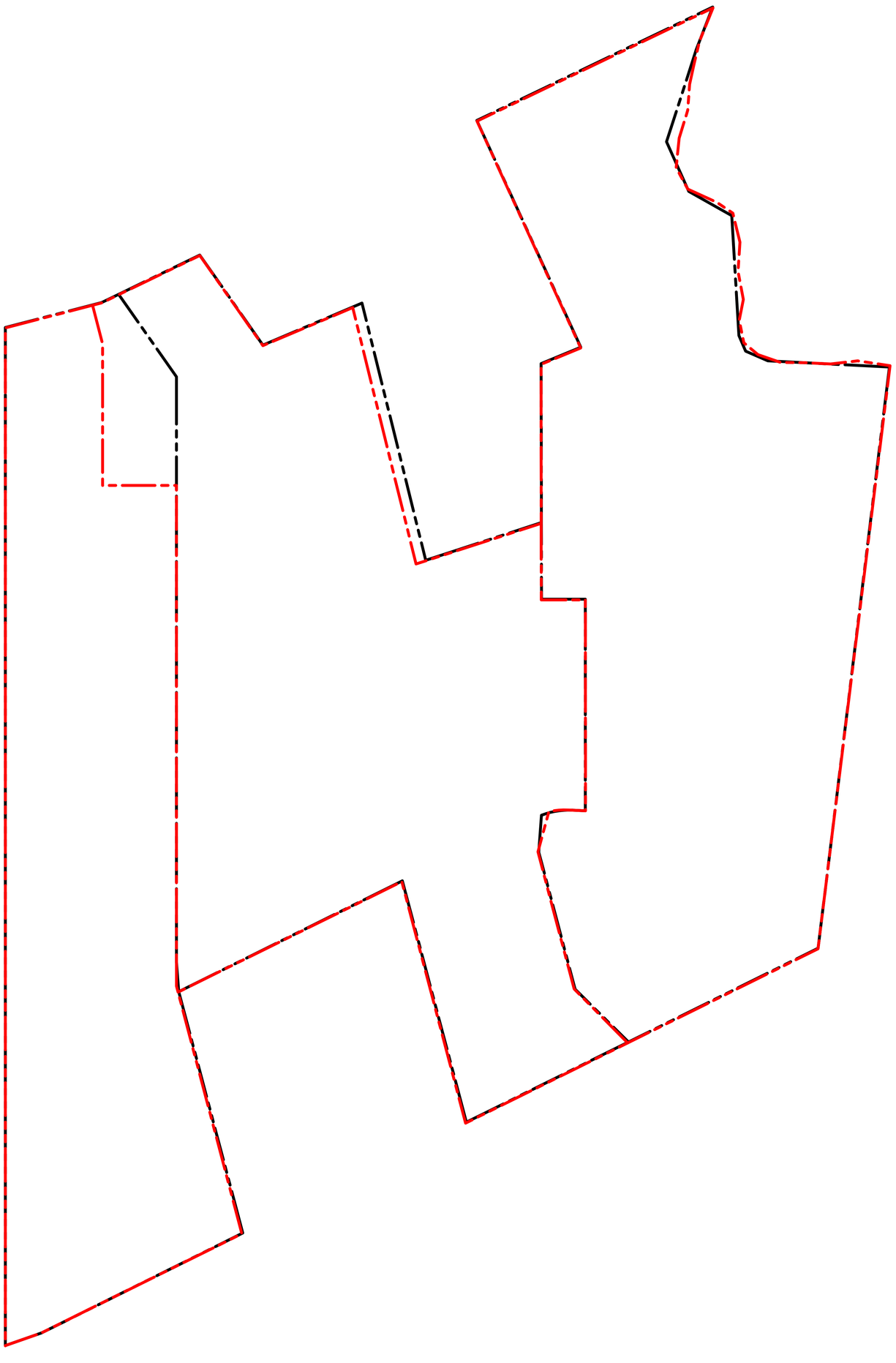

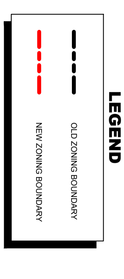

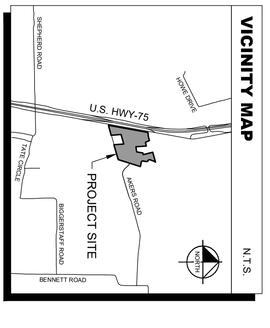

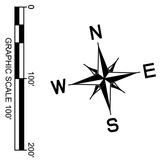

SHEET NUMBER EXH	ZONING BOUNDARIES OVERLAY EXHIBIT	**JAMESTOWN SQUARE** CITY OF SHERMAN GRAYSON COUNTY, TEXAS	KHA PROJECT 064512316 DATE MARCH 2022 SCALE AS SHOWN DESIGNED BY JCK DRAWN BY CBJ CHECKED BY RCL	Kimley»Horn	No. REVISIONS DATE BY

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

IMAGES Aerial :
XREFS xBndr-24X36 : xBndy : xAerial
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DWG NAME ZONING BOUNDARIES OVERLAY.DWG , [EXHIBIT]

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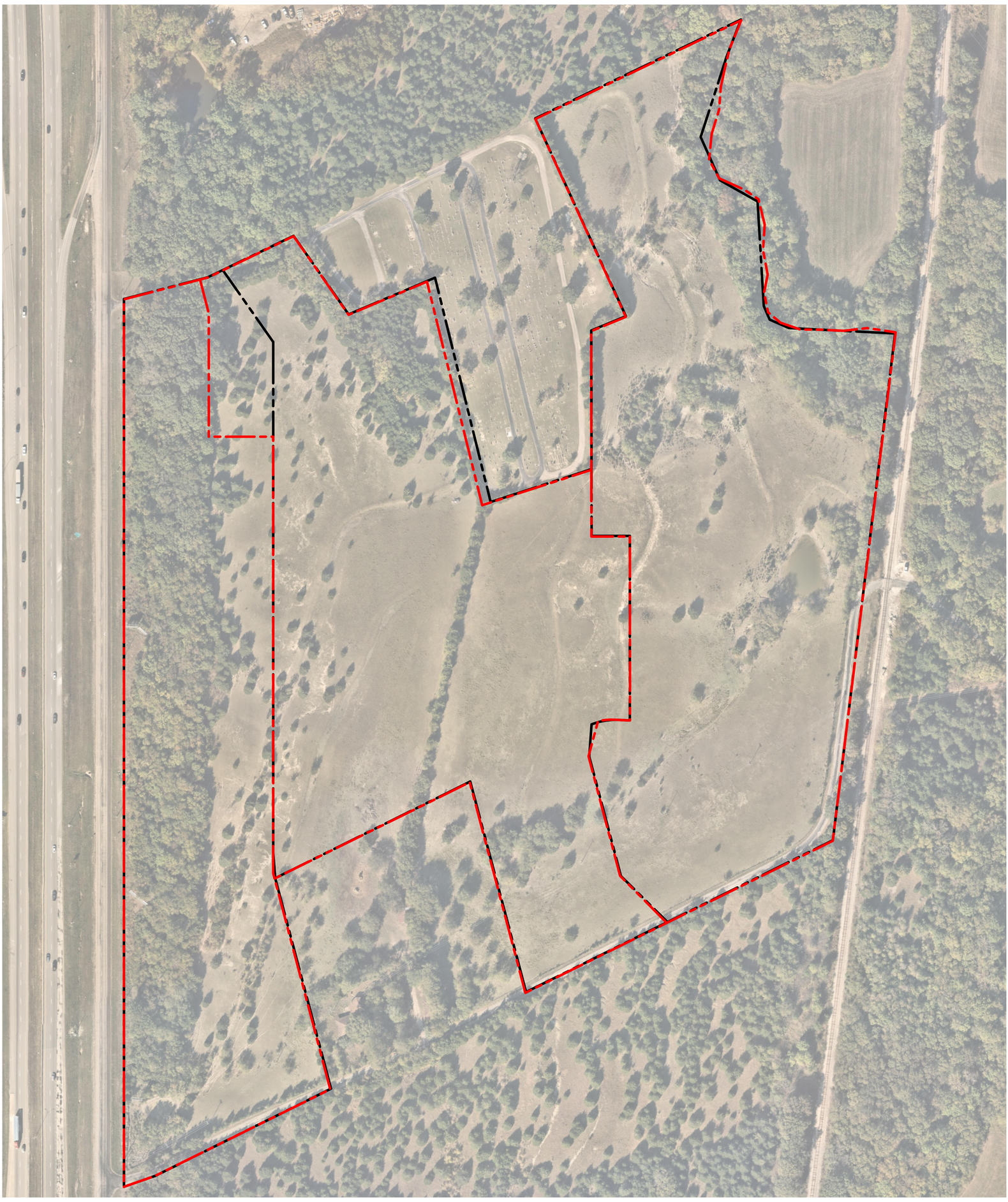
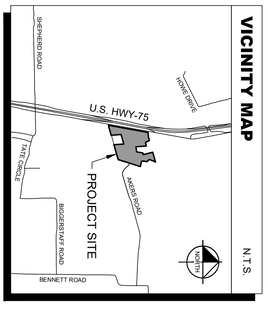


LEGEND

OLD ZONING BOUNDARY

NEW ZONING BOUNDARY

VICINITY MAP



GRAPHIC SCALE 100'
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100'
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ZONING BOUNDARIES OVERLAY EXHIBIT

SHEET NUMBER EXH

JAMESTOWN SQUARE

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

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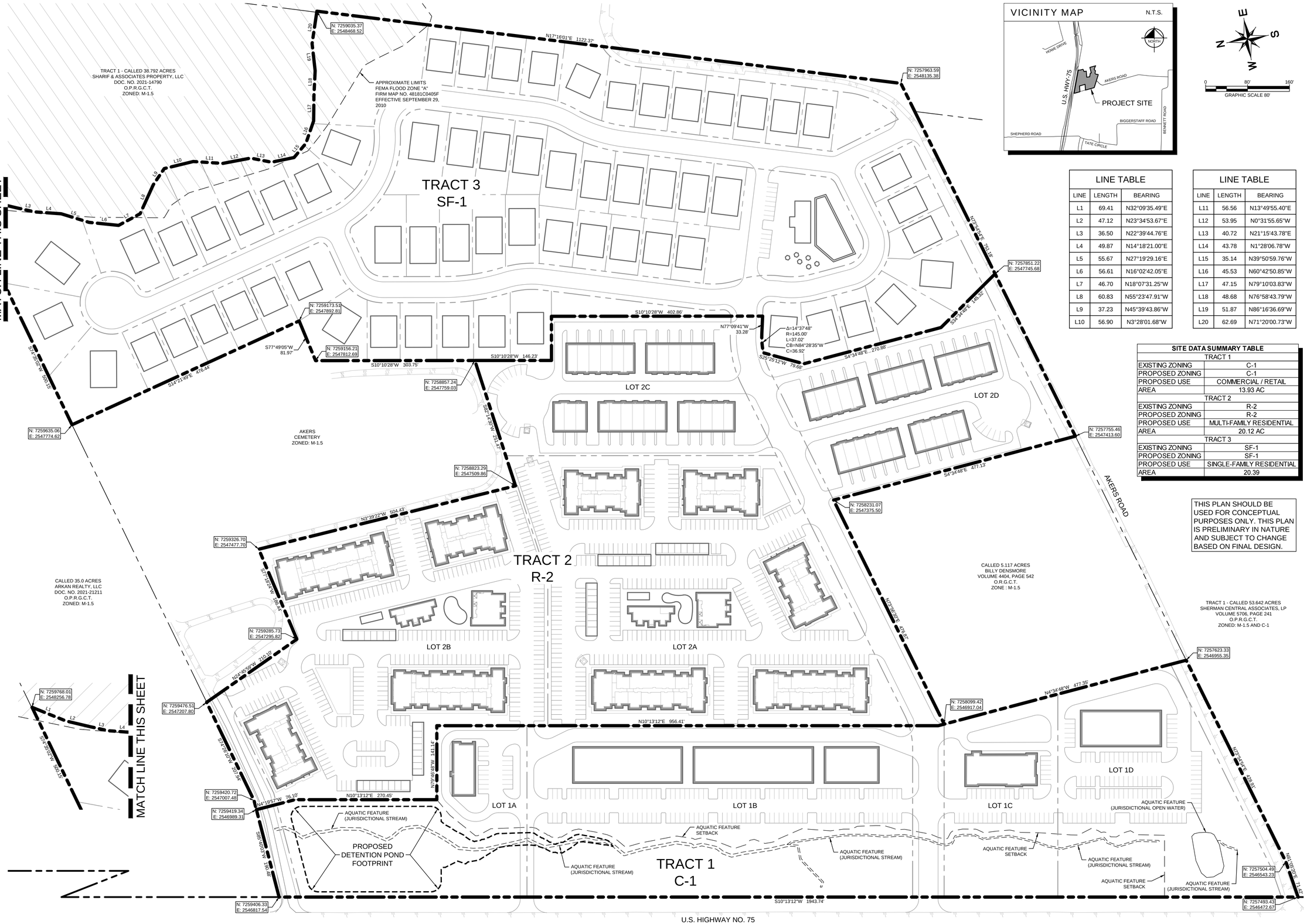
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY



VICINITY MAP

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.41	N32°09'35.49"E
L2	47.12	N23°34'53.67"E
L3	36.50	N22°39'44.76"E
L4	49.87	N14°18'21.00"E
L5	55.67	N27°19'29.16"E
L6	56.61	N16°02'42.05"E
L7	46.70	N18°07'31.25"W
L8	60.83	N55°23'47.91"W
L9	37.23	N45°39'43.86"W
L10	56.90	N3°28'01.68"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	56.56	N13°49'55.40"E
L12	53.95	N0°31'55.65"W
L13	40.72	N21°15'43.78"E
L14	43.78	N1°28'06.78"W
L15	35.14	N39°50'59.76"W
L16	45.53	N60°42'50.85"W
L17	47.15	N79°10'03.83"W
L18	48.68	N76°58'43.79"W
L19	51.87	N86°16'36.69"W
L20	62.69	N71°20'00.73"W

SITE DATA SUMMARY TABLE	
TRACT 1	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	13.93 AC
TRACT 2	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	20.12 AC
TRACT 3	
EXISTING ZONING	SF-1
PROPOSED ZONING	SF-1
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
AREA	20.39

THIS PLAN SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

No.	REVISIONS	DATE	BY

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OVERALL ZONING CONCEPT PLAN

SHEET NUMBER
C-01

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C-01 - OVERALL ZONING CONCEPT PLAN.DWG
Plotted by: Caitlin Johnson (Kimley-Horn)

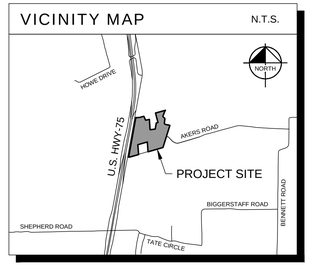
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1A)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 2.50 AC
BUILDING AREA	± 4,650 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 2 SEATS)	TBD
PARKING PROVIDED	16 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.04:1

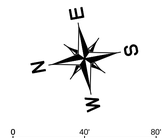
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1B)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 5.52 AC
BUILDING AREA	± 40,850 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 200 SF)	205 SPACES
PARKING PROVIDED	130 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.17:1

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) NUMBER OF PARKING SPACES
- TYP. TYPICAL
- EX. EXISTING
- PROP. PROPOSED

VICINITY MAP N.T.S.





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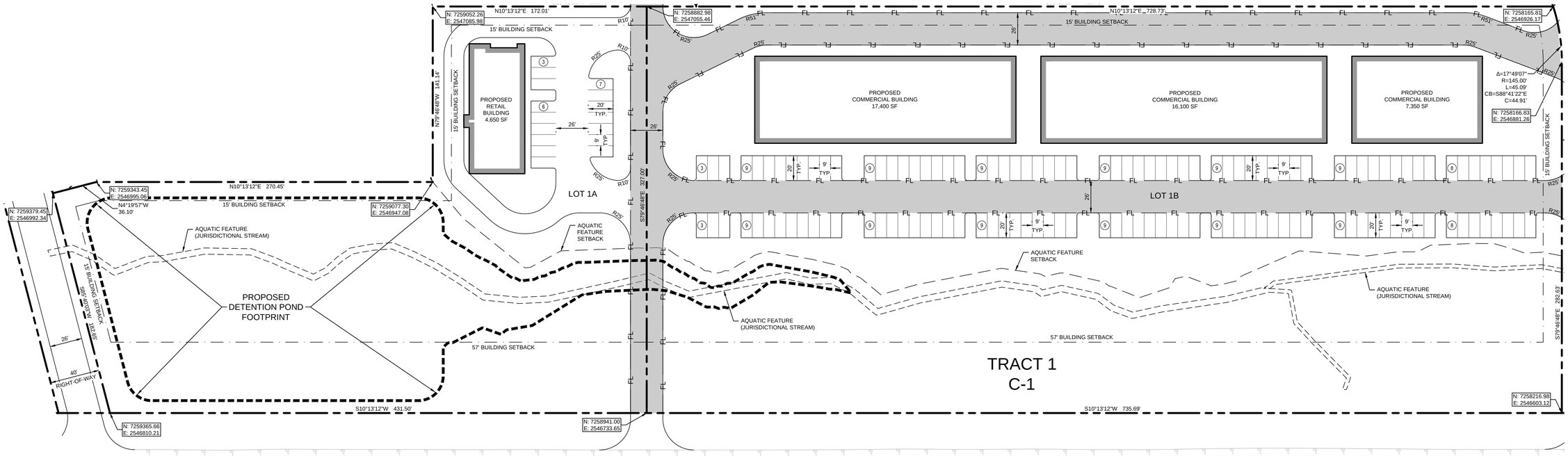

NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

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064512316_TRACT 1 - LOTS 1A & 1B.dwg
Layout Tab: C-02 TRACT 1 - LOTS 1A & 1B

No.	REVISIONS	DATE	BY

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
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Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/23/2022

KHA PROJECT 064512316

DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN
TRACT 1 - LOTS 1A & 1B

SHEET NUMBER
C-02

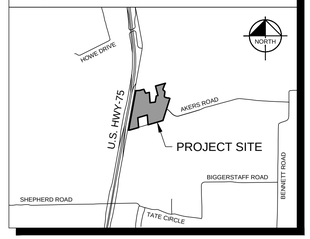
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1C)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 1.79 AC
BUILDING AREA	± 8,600 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 2 SEATS)	TBD
PARKING PROVIDED	39 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.11:1

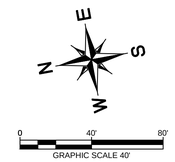
SITE DATA SUMMARY TABLE - TRACT 1 (LOT 1D)	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	COMMERCIAL / RETAIL
AREA	± 3.17 AC
BUILDING AREA	± 10,850 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
PARKING REQUIRED (1 SPACE / 200 SF)	55 SPACES
PARKING PROVIDED	99 SPACES
SETBACKS (HWY-75 OVERLAY DISTRICT)	FRONT: 25' + 32' = 57' REAR: 10' SIDE: 0' ADJACENT RESIDENTIAL: 15' ADJACENT R.O.W.: 15'
FLOOR AREA RATIO	0.08:1

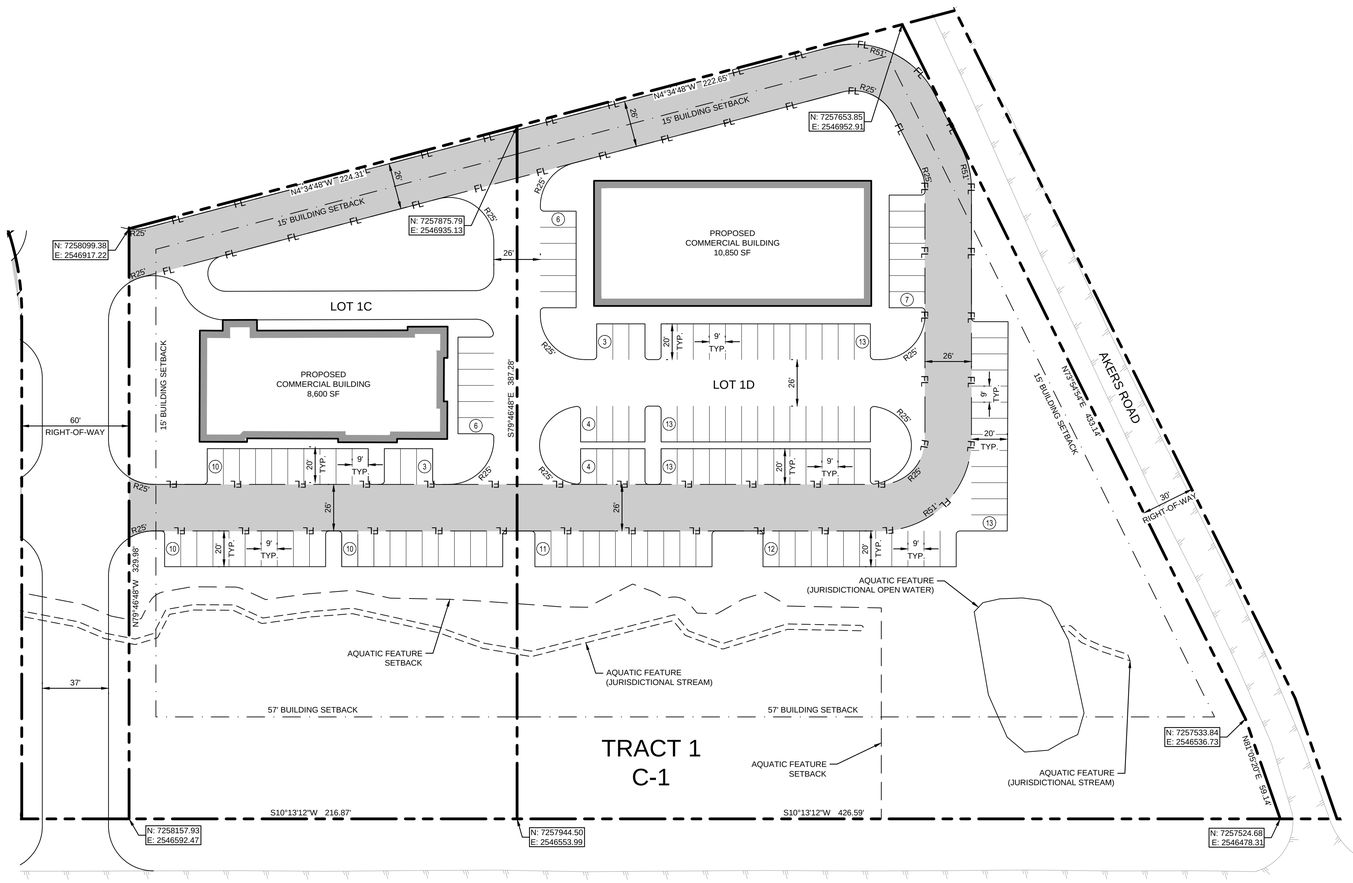
LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) NUMBER OF PARKING SPACES
- TYP. TYPICAL
- EX. EXISTING
- PROP. PROPOSED

VICINITY MAP N.T.S.







U.S. HIGHWAY NO. 75

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NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL
SITE PLAN
TRACT 1 - LOTS 1C & 1D

SHEET NUMBER
C-03

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CONCEPTUAL SITE PLAN.dwg
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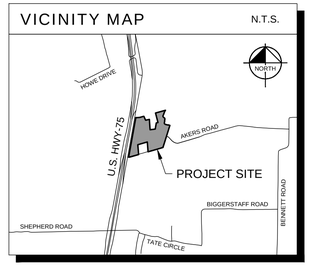
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2A)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 6.88 AC
BUILDING AREA	± 71,000 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	174 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT)	348 SPACES
PARKING PROVIDED	375 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.67:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	239 UNITS

LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.





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NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT 064512316
DATE MARCH 2022
SCALE AS SHOWN
DESIGNED BY JCK
DRAWN BY CBJ
CHECKED BY RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN TRACT 2 - LOT 2A

SHEET NUMBER
C-04

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ISSUES
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LAST SAVED BY
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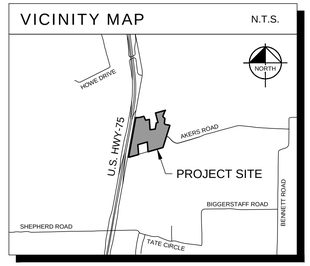
C-04 CONCEPTUAL SITE PLAN.DWG

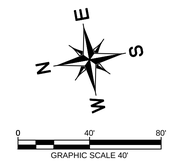
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2B)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 6.03 AC
BUILDING AREA	± 60,100 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	144 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT)	288 SPACES
PARKING PROVIDED	300 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.64:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	210 UNITS

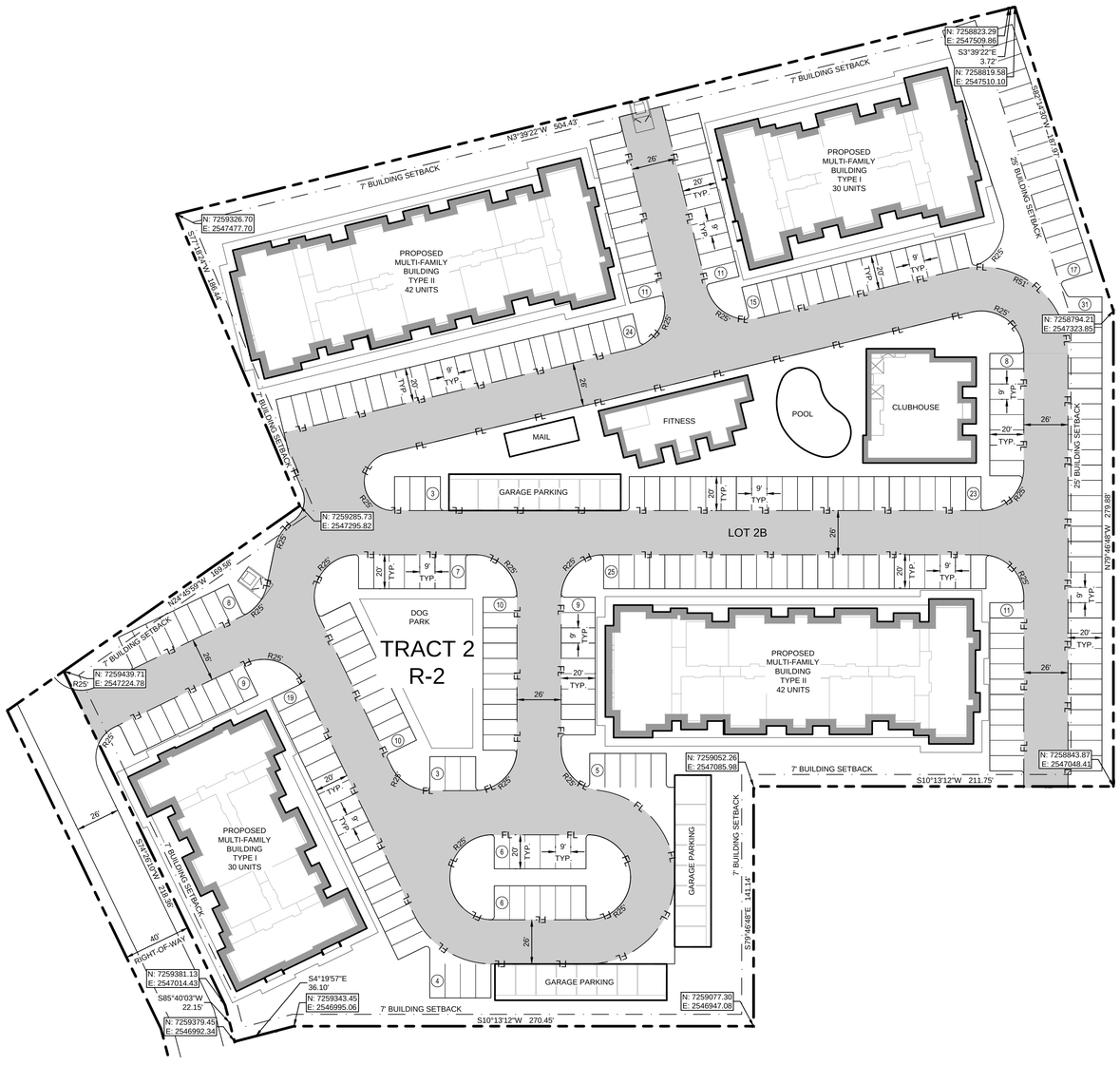
LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.







THIS PLAN SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/23/2022

KHA PROJECT	064512316
DATE	MARCH 2022
SCALE	AS SHOWN
DESIGNED BY	JCK
DRAWN BY	CBJ
CHECKED BY	RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN TRACT 2 - LOT 2B

SHEET NUMBER
C-05

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

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C-05_CONCEPTUAL SITE PLAN.dwg
C-05_CONCEPTUAL SITE PLAN

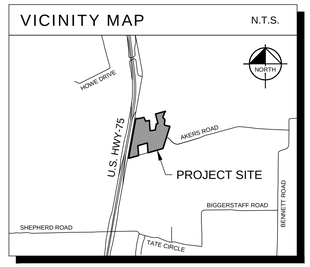
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2C)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 2.76 AC
BUILDING AREA	± 33,700 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	26 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT) - OR - (1 SPACE / 1 BEDROOM)	78 SPACES
PARKING PROVIDED	115 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.56:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	96 UNITS

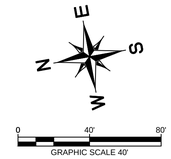
SITE DATA SUMMARY TABLE - TRACT 2 (LOT 2D)	
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
AREA	± 2.83 AC
BUILDING AREA	± 33,700 SF
BUILDING HEIGHT MAX	< 45' - 3 STORY
TOTAL UNITS PROVIDED	26 UNITS
PARKING REQUIRED (2 SPACES / 1 UNIT) - OR - (1 SPACE / 1 BEDROOM)	78 SPACES
PARKING PROVIDED	110 SPACES
SETBACKS	FRONT: 25' REAR: 25' SIDE: 7'
FLOOR AREA RATIO	0.55:1
MAX DENSITY PERMITTED (1 UNIT / 1,250 SF LAND)	98 UNITS

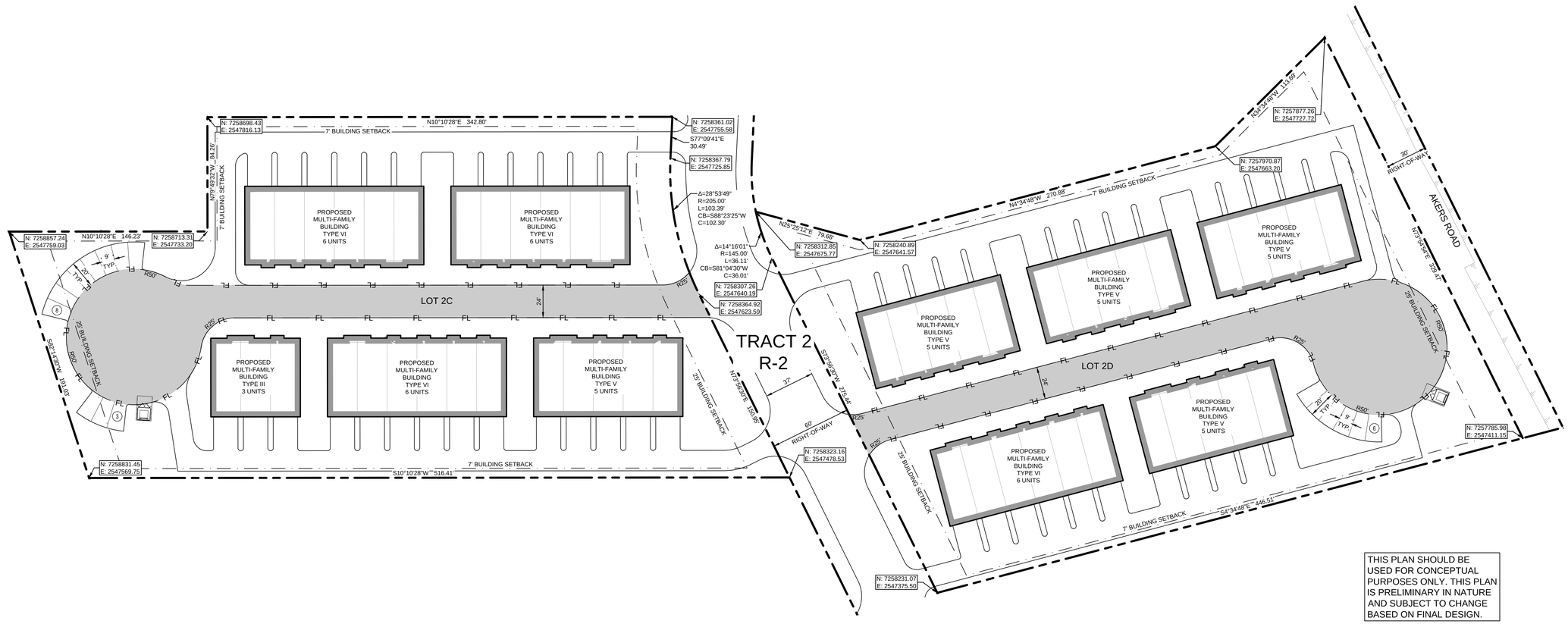
LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- (X) — NUMBER OF PARKING SPACES
- TYP. — TYPICAL
- EX. — EXISTING
- PROP. — PROPOSED

VICINITY MAP N.T.S.







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NOTES:

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2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer: JONATHAN C. KERBY, P.E.
P.E. No.: 127734 Date: 03/22/2022

KHA PROJECT 064512316
DATE MARCH 2022
SCALE AS SHOWN
DESIGNED BY JCK
DRAWN BY CBJ
CHECKED BY RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

CONCEPTUAL SITE PLAN
TRACT 2 - LOTS 2C & 2D

SHEET NUMBER
C-06

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

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Jamestown Square
Code Calculations Chart

Site Data - Tract 1	AC	SF
Site Area	14.95	651,155.14
Parking Area	314,102	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	31,410	31,455
40% of landscape to be within islands	40%	100%
	12,564	31,455
Landscape Area Total (Tract 1)	274,802	42%

Site Data - Tract 2	AC	SF
Site Area	19.35	842,749.40
Parking Area	345,574	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	34,557	34,686
40% of landscape to be within islands	40%	100%
	13,823	34,686
Landscape Area Total (Tract 2)	267,536	32%

Site Data - Tract 3	AC	SF
Site Area	20.23	881,300.35
Parking Area	10,155	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of parking area to be landscaped	10%	10%
	1,016	1,020
40% of landscape to be within islands	40%	100%
	406	1,020
Landscape Area Total (Tract 3)	565,862	64%

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	QTY	REMARKS
	Bald Cypress / Taxodium distichum	3" cal	12`-14` ht	45	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	3" cal	12`-14` ht	53	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Live Oak / Quercus virginana	3" cal	12`-14` ht	48	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Shumard Oak / Quercus shumardii	3" cal	12`-14` ht	39	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS

NORTH
0' 100' 200'
Scale: 1" = 100'-0"

Landscape Plan
Scale: 1" = 100' - 0"

A

SHEET NUMBER
L1.00

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN
260 E. DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
PHONE: (469) 301-2580
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03/23/2022

KHA PROJECT
094512316

DATE
MARCH 2022

SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

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Kimley»Horn

March 23, 2022

City of Sherman
Department of Development Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

RE: Project Narrative – Jamestown Square

To Whom It May Concern:

Cope Equities, LLC. is a family-owned experienced horizontal and vertical development company with corporate offices in the DFW area focusing on building the community and integrating our family with your family. We specialize in collaborating with municipalities to improve and develop tracts of land providing commercial buildings, multi-family, and single-family residences.

In 1982, Dr. Richard Cope left chemical engineering for Texas real estate. 34 years, later his two sons, Stephen and Mark Cope, with 25 years of experience, currently lead the family business with significant growth:

- 2017: project closed for just $1 million
- 2021: $250 million in current projects
- 25 projects sold or currently in development
- 1800+ MF units under construction and in development
- 12-story, mixed-use office tower site

Our overall plan is to divide into separate tracts to develop commercial, multi-family (apartments & townhomes), and single-family homes. The commercial land will enhance the city as a place of growth and look to the future through development.

This site is at the doorstep of Sherman, from the south, and an excellent opportunity for Cope Equities to carry out the vision of the City of Sherman by bringing attractive commercial space, which will draw businesses and families. This growth of businesses and families will aid in supporting the growth of Sherman by providing a variety of living arrangements to the residents as well as business opportunities of Sherman, which will ultimately bring more tax revenue to the city.

Tract 1

- Lot 1A – Quick Serve Retail (restaurant, coffee shop, etc.)
- Lot 1B – 40,850 sq ft commercial space (3 buildings)
- Lot 1C – Quick Serve Retail (restaurant, coffee shop, etc.)
- Lot 1D – Quick Serve Retail (restaurant, coffee shop, etc.)

Tract 2

- Lot 2A - 174 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2B - 144 units, 3-Story Apartments, Amenities: clubhouse, dog park, pool
- Lot 2C - 26 Townhomes (5 buildings)
- Lot 2D - 26 Townhomes (5 buildings)

Tract 3

- 62 Single-Family Homes

We are excited to continue collaborating with the Sherman Development Department to work productively and efficiently through the design, review, and approval phases of the project including the Development, Engineering, Fire Marshalls, P&Z and City Council. We are optimistic and excited to build and strengthen our relationship with the City of Sherman.

This project is a recent approved zoning case with the City. Since the zoning approval, Kimley-Horn was brought in on the project to perform the Civil Engineering design and better understand existing constraints on-site. Kimley-Horn determined that a regional detention pond would be required on-site. It was also determined through an environmental study that the site had existing jurisdictional aquatic features. Jurisdictional aquatic features required major USACE permitting to remove or mitigate. Cope Equities decided that avoiding the jurisdictional aquatic features with construction activity would be the best solution for the development.

The proposed detention pond and existing jurisdictional aquatic features constrain the site plan that was approved by the City in the last zoning case. It was determined that the multi-family zoning boundary needed to change. This information was presented to the Development Services department at the City on February 17, 2022. The City confirmed that the multi-family zoning boundary would require another zoning submittal. This zoning submittal is to revise the zoning boundaries based on the latest site plan.

Please contact me at (972) 770-1370 or jonathan.kerby@kimley-horn.com should you have any concerns.

Sincerely,

Kimley-Horn & Associates, Inc.



Jonathan Kerby, P.E.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Jamestown Square, LLC
900 W Bethan Dr, Ste. 230
Allen, TX 75013

Kimley-Horn & Associates
260 E. Davis St, Ste. 100
McKinney, TX 75069

Kimley-Horn & Associates
Caleb Jones
13455 Noel Rd Two Galleria Office Tower
Ste. 700
Dallas, TX 75240

DBA Architects
111 S Kentucky, Ste. 210
McKinney, TX 75069

Cope Equities
900 W Bethany Dr, Ste. 230
Allen, TX 75013

Dear Applicants,

The request for a zone change approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (Single-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.2; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.2 and Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
6. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(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. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
12. Southeastern right of way onto Akers Road in Tract 3 does not meet standard and will need to be relocated prior to civil review.
13. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
14. Water main must be extended in accordance with City criteria to serve proposed development. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G))*
15. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
16. 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))*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

3908 TEXOMA PARKWAY

The request of MLJ Real Estate, LP (Owners), Shane Marquez, XFactor Cars (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 3908 Texoma Parkway, being 0.648 acres and 1.279 acres in the Samuel McGlothlin Survey, Abstract No. 811 and the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 3908 Texoma Parkway between Gallagher Drive and North Frisco Road and is zoned a C-2 (General Commercial) District. The owner would like a specific use permit to allow an automobile repair shop.

The following has been approved for this property:

- June 22, 2021 - Specific Use Permit To allow Automobile Sales in a C-2 (General Commercial) District.

Adjacent Zoning:

C-2 (General Commercial) District
SF-1 (Single-Family Residential) District

Origination:

MLJ Real Estate, LP (Owners)
Shane Marquez, XFactor Cars (Tenant)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Legal Description - Plat
Survey
Site Plan
Photos
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(3908 Texoma Pkwy)

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W E
S

Date: 3/28/2022 10:57 AM

Scale: 1:3,600



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(3908 Texoma Pkwy)

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Scale: 1:3,600

Date: 3/28/2022 4:03 PM

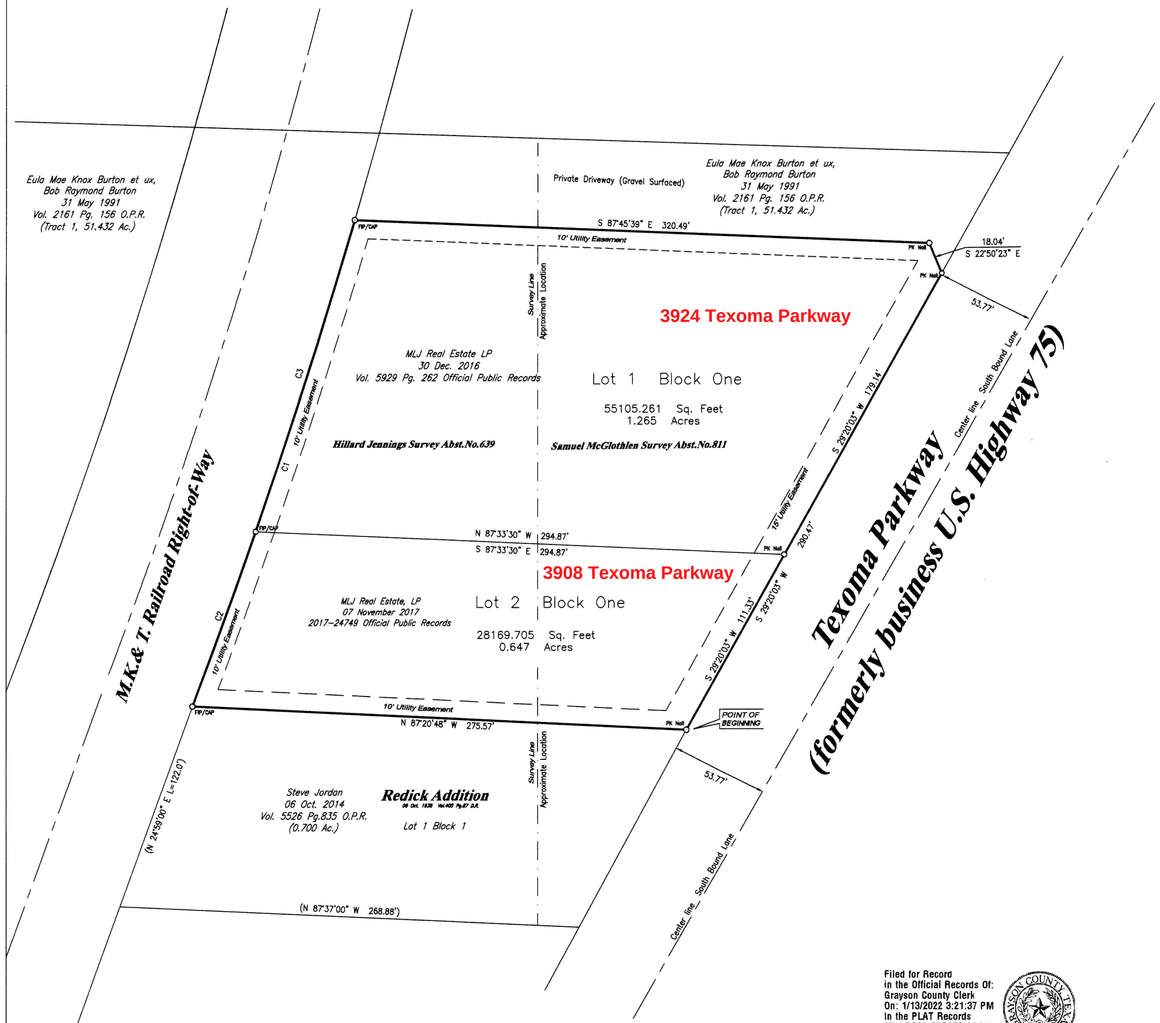
3908 Texoma Parkway



FINAL PLAT of the

MLJ Real Estate Addition

City of Sherman County of Grayson State of Texas



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3577.96'	284.42'	284.34'	N 18°31'17" E	4°33'16"
C2	3577.96'	103.06'	103.06'	N 19°58'24" E	1°39'01"
C3	3577.96'	181.35'	181.34'	N 17°41'46" E	2°54'15"

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/13/2022 3:21:37 PM
In the PLAT Records
MLJ REAL ESTATE ADDN
Doc Number: 2022 – 3
Number of Pages: 2
Amount: 75.00
Order#: 20220113000131
By: MM

LEGEND

SJR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
( ) = Deed Calls
-E- = Electric Line
-T- = Telephone Line
-C- = TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

OWNER:
MLJ Real Estate LLP
2017-24749 O.P.R.
Vol. 5929 Pg. 262 O.P.R.
1009 Hwy. 82 West
Whitesboro, Texas 76273

State of Texas Registered Don K. Cox 4577 Professional Land Surveyor

SCALE: 1"= 40'

COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
MLJ Real Estate Addition
1.912 Acres
City of Sherman
County of Grayson
State of Texas
Sheet One

Drawn by: DKC
Check by: DKC
Job No. 21-13847-F
Firm # 10005500
Date: 06 October 2021

FINAL PLAT of the

MLJ Real Estate Addition

City of Sherman County of Grayson State of Texas

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/13/2022 3:21:37 PM
In the PLAT Records
MLJ REAL ESTATE ADDN
Doc Number: 2022 – 3
Number of Pages: 2
Amount: 75.00
Order#: 20220113000131
By: MM

* * SURVEYORS CERTIFICATION * *

KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor, do hereby state that this plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated: that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

04 November 2021

State of Texas Registered Don K. Cox 4577 Professional Land Surveyor

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

Acceptance

Approved this 14th day of December, 2021, By the City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas 01/10/2022 Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Daniels Family Addition, an addition to the City of Sherman, Texas was submitted to the City Council on the 3rd day of January 2022, and the City Council by formal action then and there accepted the dediction of the street, alleys,easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 10th day of January, 2022

Linda Ashley
Clerk, City of Sherman, Texas

*** * OWNERS DEDICATION * ***

All that certain tract or parcel of land situated in the Samuel McGlothlin Survey, Abstract Number 811, and the Hillard Jennings Survey, Abstract Number 639 in the City of Sherman, County of Grayson, State of Texas, and being all of a tract as described in Deed to MLJ Real Estate LP, filed 07 November 2017, and Recorded at 2017-24749 and all of a tract as described in Deed to MLJ Real Estate LP, filed 30 December 2016 and Recorded in Volume 5929 Page 262 of the Official Public Records of Grayson County, Texas, and described by metes and bounds as follows:

BEGINNING at a Found PK Nail on the West Right-of-Way line of Highway 75 (now Texoma Parkway) and the southeast corner of said MLJ tract (2017-24749), and being the Northeast corner of a called 0.70 acre tract as described in Deed to Steve Jordan, filed 06 October 2014, and Recorded in Volume 5526 Page 835 of said Official Public Records, said PK Nail also being the Northeast corner of Lot 1 Block 1 of the Redick Addition, filed 06 October 1938 and Recorded in Volume 405 Page 87 of said Deed Records;

THENCE: North 87 degress 20 minutes 48 minutes West, with the north line of said Jordan tract, a distance of 275.57 feet to a found ½ inch Steel Rebar for the southwest corner of said MLJ tract and the occupied northwest corner of said Jordan tract;

THENCE: Along the said west line of said MLJ tracts, and with a curve to the left, with a radius of 3577.96 feet (chord bearing of north 18 degrees 31 minutes 17 seconds east, a chord distance of 284.34 feet), an Arc Length of 284.42 feet ot a found ½ inch Steel Rebar for the northwest corner of said MLJ tract (5929/262);

THENCE: South 87 degress 45 minutes 39 seconds East, with the north line of said MLJ (5929/262) tract, a distance of 320.49 feet to a set PK Nail for a corner of this tract;

THENCE: South 22 degress 23 seconds East, a distance of 18.04 feet to a set PK Nail for a corner on the West Right-of-Way line of Highway 75 (now Texoma Parkway);

THENCE: South 29 degress 20 minutes 03 seconds West, with the east line of said MLJ tracts, and along the West Right-of-Way of Highway 75 (now Texoma Parkway), a distance of 290.47 feet to the PLACE of BEGINNING and containing 1.912 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

*That **MLJ Real Estate, LP** does hereby adopt this plat designating the herein described property as the **MLJ Real Estate Addition** to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the streets and easements for the same purpose and consideration expressed hereon.*

Stephen Payne, General Manager

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Stephen Payne, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the 10 day of January 2022

CASEY JEAN WEST
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 04/15/24
NOTARY ID 132444461-1

Notary Public, State of Texas

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 480181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0290-F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3577.96'	284.42'	284.34'	N 18°31'17" E	4°33'16"
C2	3577.96'	103.06'	103.06'	N 19°58'24" E	1°39'01"
C3	3577.96'	181.35'	181.34'	N 17°41'46" E	2°54'15"

LEGEND

SJR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X- = Fence Line
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-E- = Electric Line
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GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
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OWNER:
MLJ Real Estate LLP
2017-24749 O.P.R.
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1009 Hwy. 82 West
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SCALE: 1"= 40'

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P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
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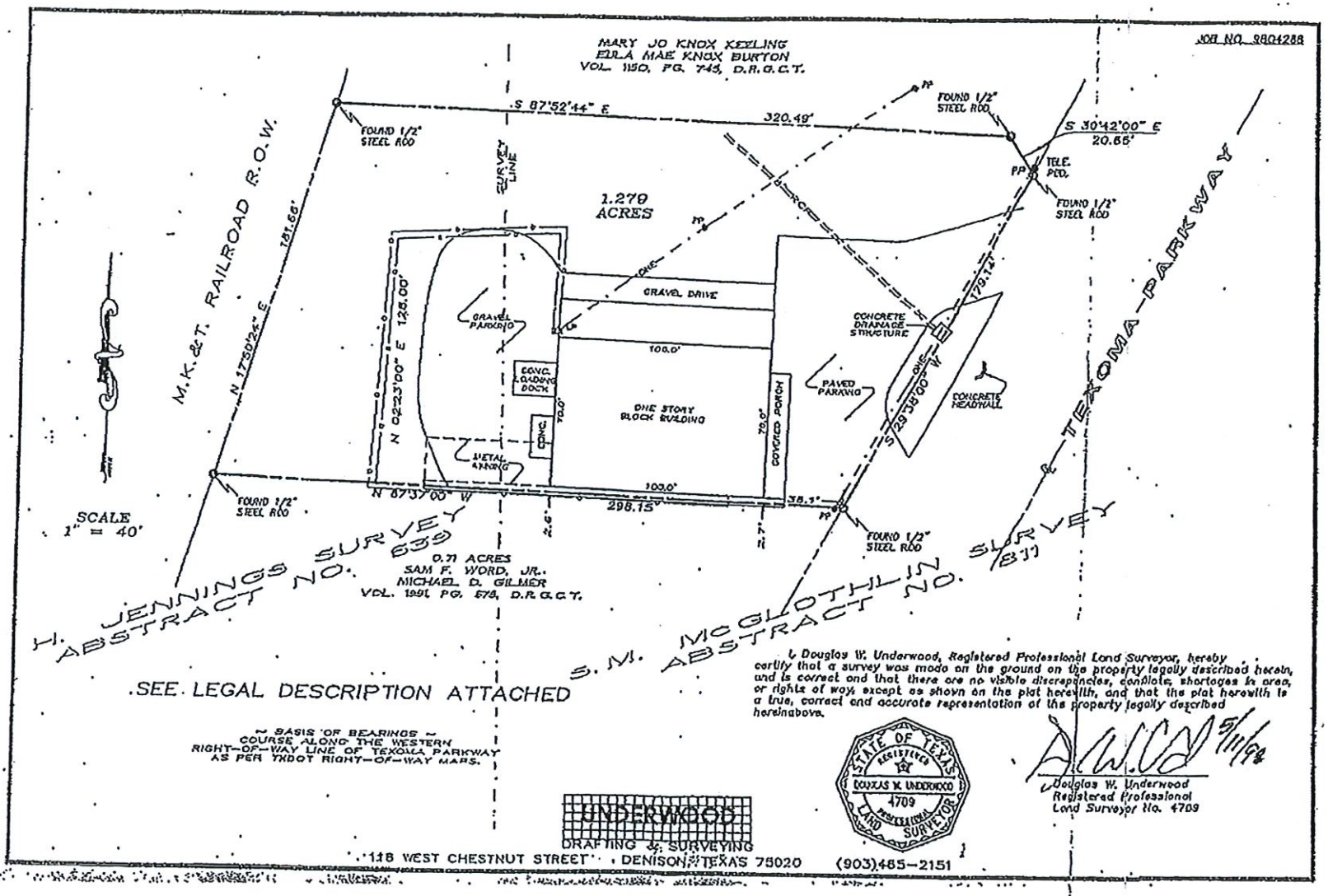
FINAL PLAT of the
MLJ Real Estate Addition
1.912 Acres
City of Sherman
County of Grayson
State of Texas
Sheet Two

Drawn by: DKC
Check by: DKC
Job No. 21-13847-F
Firm # 10005500
E-9-487
Date: 06 October 2021

3908 Texoma Pkwy



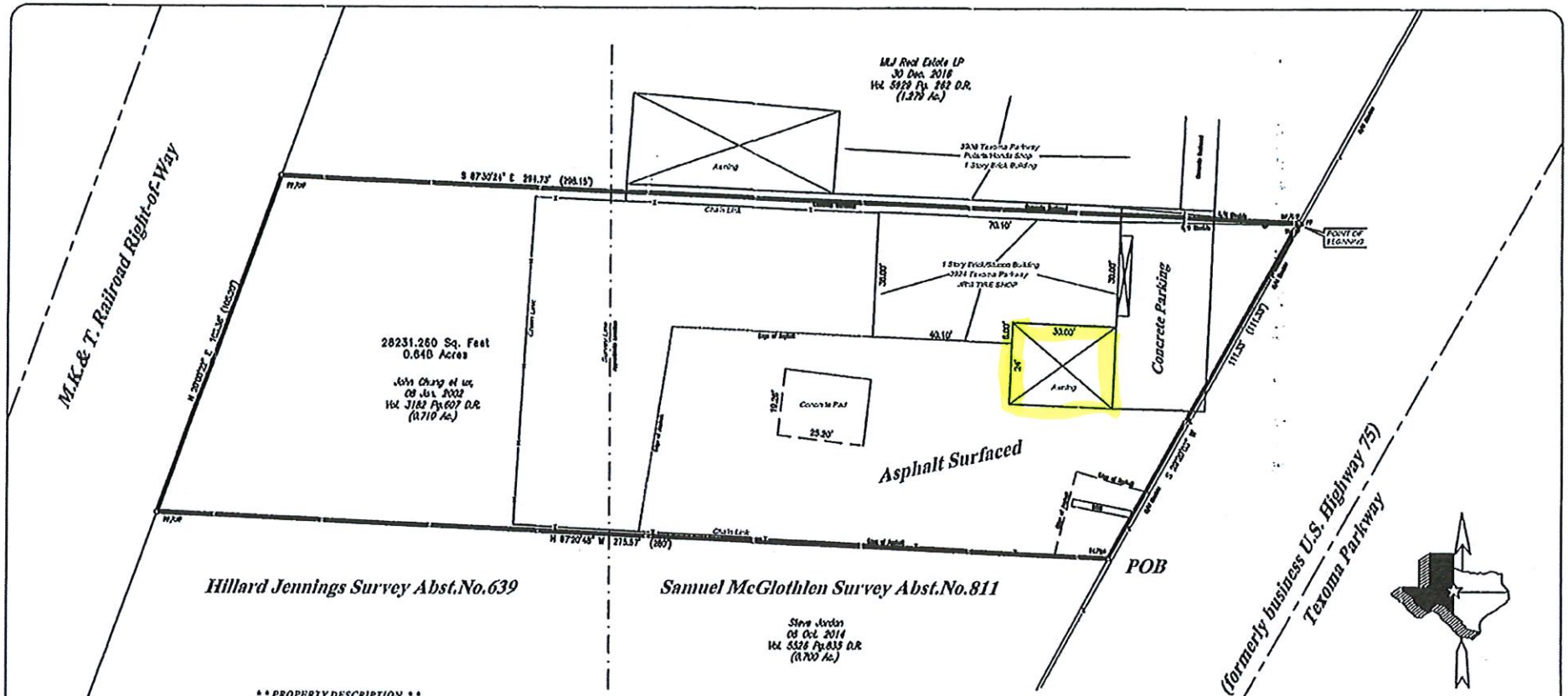
I Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described hereon, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

5/11/94

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

UNDERWOOD
DRAFTING & SURVEYING
118 WEST CHESTNUT STREET · DENISON, TEXAS 75020 (903)465-2151



SCALE: 1"=20'

****PROPERTY DESCRIPTION****

All that certain tract or parcel of land situated in the Samuel McGlothlin Survey, Abstract Number 811, and the Hillard Jennings Survey, Abstract Number 639 in the City of Sherman, County of Grayson, State of Texas, and being all of a called 0.71 acre tract of land as described in Deed to John Chung et ux, Suzie Chung, filed 08 January 2002, and Recorded in Volume 3182 Page 607 of the Deed Records of Grayson County, Texas, said tract also being known as 3924 Texoma Parkway, and described by metes and bounds as follows:

BEGINNING at a Found Iron Pipe on the West Right-of-Way line of Highway 75 (now Texoma Parkway) and the southeast corner of said Chung tract, and being the Northeast corner of a called 0.70 acre tract as described in Deed to Steve Jordan, filed 06 October 2014, and Recorded in Volume 5526 Page 835 and said Deed Records;

THENCE: North 87 degrees 20 minutes 48 minutes West, with the south line of said Chung tract, and the north line of said Jordan tract, a distance of 275.57 feet to a found ½ inch Steel Rebar for the occupied southwest corner of said Chung tract and the occupied northwest corner of said Jordan tract, on on the East Right-of-Way line of the MK&T Railroad Right-of-Way;

THENCE: Along the said East Right-of-way line of said MK&T Railroad, and the west line of said Chung tract, and with a curve to the left, a distance of 103.36 feet ot a found ½ inch Steel Rebar for the northwest corner of said Chung tract, and the southwest corner of a tract as described in Deed to MLJ Real Estate LP, filed 30 December 2016, and Recorded in Volume 5939 Page 262 of said Deed Records;

THENCE: South 87 degress 30 minutes 24 seconds East, with the north line of said Chung tract, and the south line of said MLJ tract, a distance of 294.73 feet to a set ½ inch Steel Square Tubing for the northeast corner of said Chung tract, and the southeast corner of said MLJ tract, and on the West Right-of-Way line of Highway 75 (now Texoma Parkway);

THENCE: South 29 degress 20 minutes 03 seconds West, with the east line of said Chung tract, and along the West Right-of-Way of Highway 75 (now Texoma Parkway), a distance of 111.33 feet to the PLACE of BEGINNING and containing 0.648 of an acre of land.

The undersigned does hereby state to MLJ Real Estate LP, that a survey was made on the ground, dated 29 September 2017, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statement. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

02 October 2017

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 480181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0190-F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes:
1. If the original surveyor has a signature in red to this, then the drawing may be a copy of original.
2. There May Or May Not Be Pipe Lines On This Property.
3. Bearings basis data is for informational purposes only and does not represent a complete survey of these items.
4. This Survey May or May Not Comply With City or County Building Regulations.
5. The Client or Client's representative will have 45 days from the date the survey was dated to charge any discrepancies or any errors to the survey report, after this time has lapsed all parties involved accept the survey as stated.
6. This Survey was prepared without the benefit of today's Title Policy.

LEGEND

- = Set 3/4" Rod
- = Found Rebar
- = Set ½" Sq.Tubing
- = Fd ½" Rebar
- = Fd ½" Pipe
- = Point of Beg.
- = Found Iron Pipe
- = Deed Call
- = Electric Line
- = Telephone Line
- = TV Cable
- = Gas Valve
- = Power Pole
- = Water Meter
- = Air Cond.
- = Building Line
- = Chainlink Fence
- = Fence Corner Post
- = Utility Easement
- = Back of Curb

Copyright, 2017, Cox Land Surveying Co.

COX LAND SURVEYING CO.
P.O. BOX 507 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-4971 E-mail: CLSC1056@sbcglobal.net
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

3924 Texoma Parkway
0.648 Acres in the
Hillard Jennings Survey Abst.No.639
Samuel McGlothlin Survey Abst.No.811
City of Sherman
County of Grayson
State of Texas

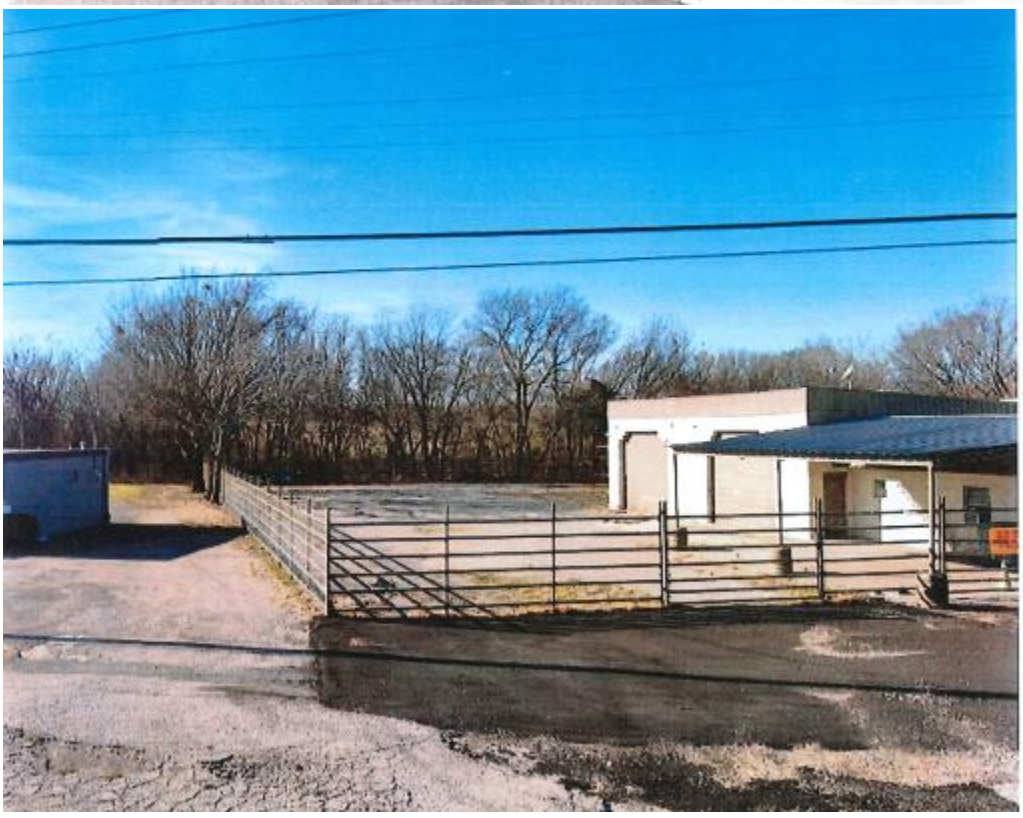
Registered Professional Land Surveyors Seal

Drawn by: DKC
Check by: DKC

Job No. 17-11864
Firm # 10005500

Date: 02 October 2017





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

MLJ Real Estate
PO Box 707
Whitesboro, TX 76273

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Shane Marquez
1011 S Hazelwood
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an automobile repair shop in a C-2 (General Commercial) District located at 3908 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
7. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts is allowed.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use

permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

11. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

Engineering:

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)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

*** 2112 SOUTH TRAVIS STREET**

The request of Wormington RV LLC (Owner) HP Investments (Developer) and Chaney Engineering, Inc. (Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval of Travis Street Dollar General Addition.

Background:

The property is located at 2112 South Travis Street, between West Wilson and Meadowview Lane and is zoned a C-1 (Retail Business) District. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Wormington RV LLC (Owner)
HP Investments (Developer)
Chaney Engineering, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

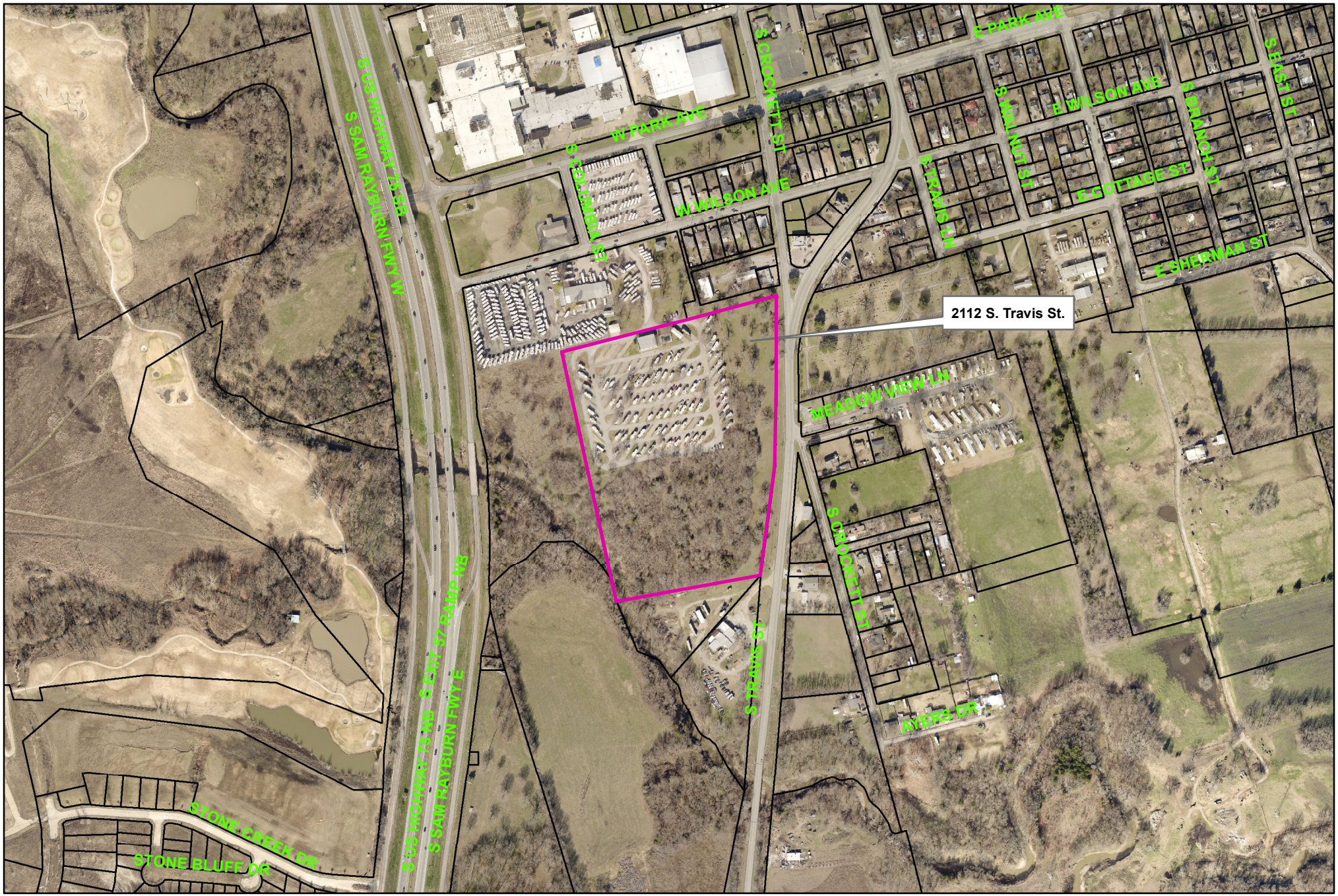
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



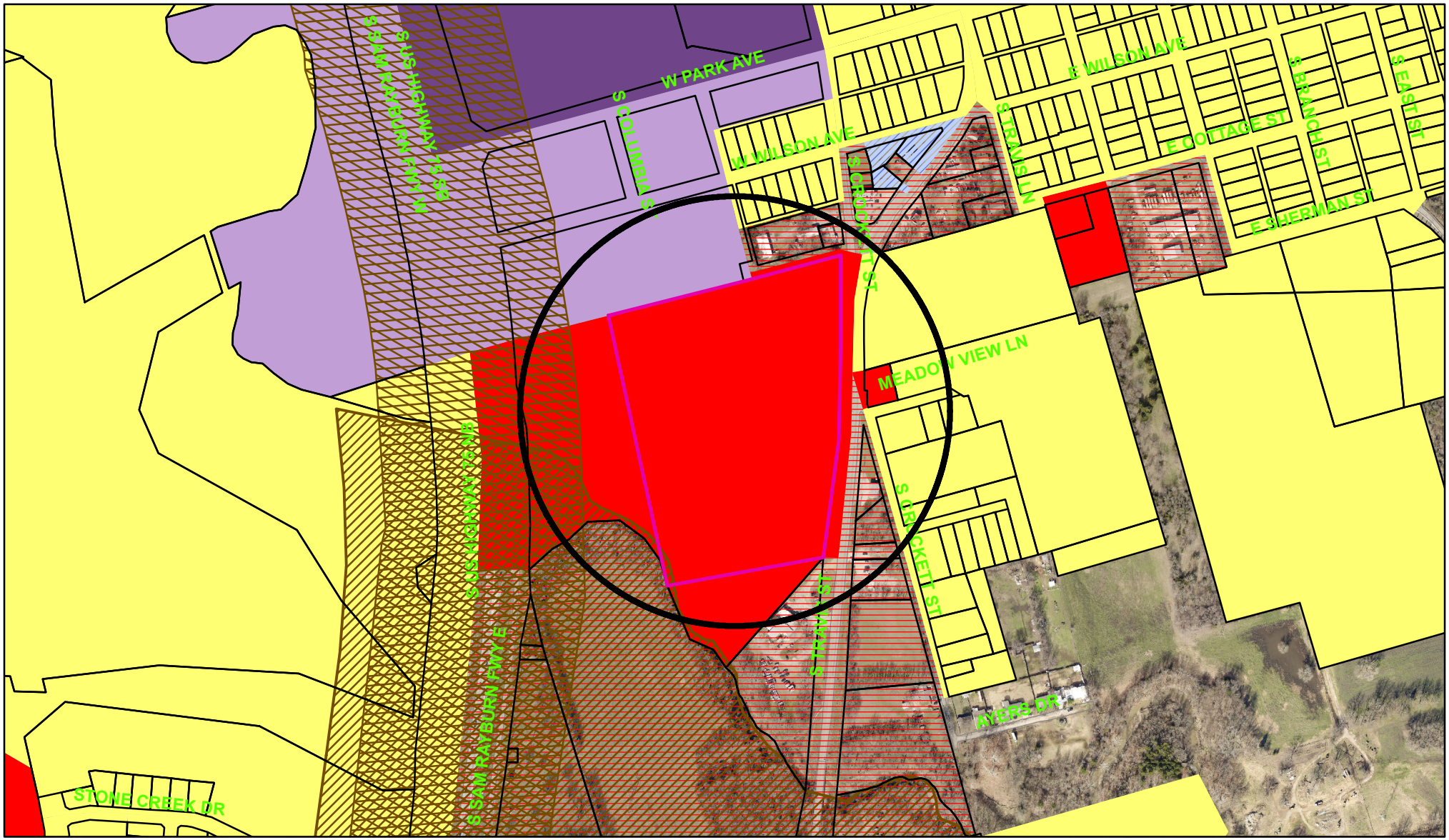
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2112 South Travis Street

NOT TO SCALE

1 in = 500 ft



Zoning - 2112 South Travis Street

Legend

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

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

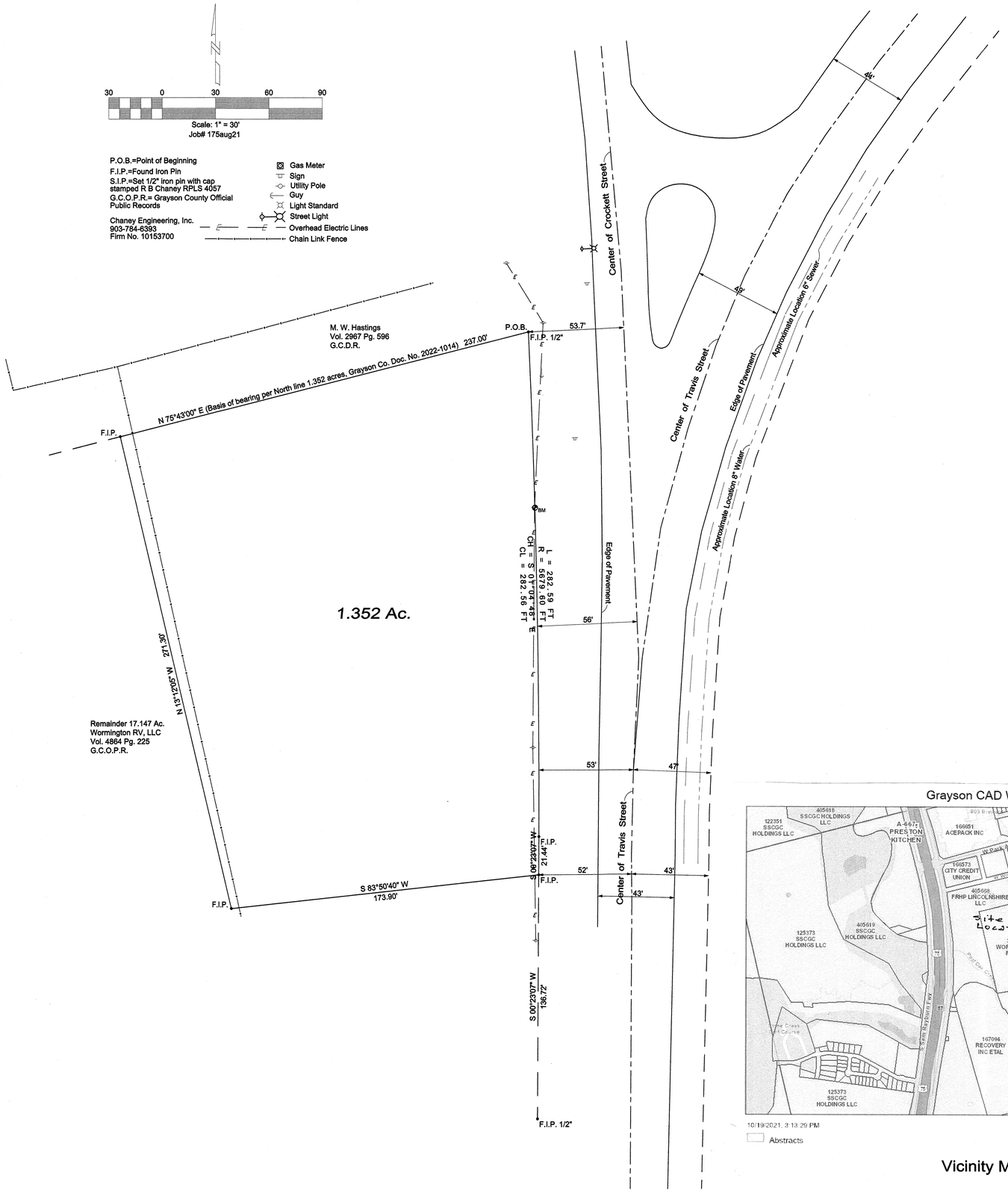
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft



LEGAL DESCRIPTION

Being all that certain tract of land situated in the City of Sherman, Grayson County, Texas, a part of the Preston Kitchen Survey, Abstract No. 667, and being a 1.352 acre tract conveyed to HP Investments, LLC by deed recorded as Grayson County Instrument No. 2022-1014, and being further described as follows:

Beginning at a 1/2" iron pin found for corner in the West line of Travis Street and a curve to the right having a radius of 5679.60 feet, the Northeast corner of said 1.352 acres;

Thence Southerly with said curve and West line having a long chord bearing South line bearing South 1°04'48" East 282.56 feet, an arc distance of 282.59 feet to a 1/2" iron pin found for corner;

Thence South 0°23'07" West with said West line a distance of 21.44 feet to a 1/2" iron pin found for corner (capped Chaney 4057) at the Southeast corner of said 1.352 acre tract and at the most Easterly Northeast corner of the remainder of a 17.147 acre tract conveyed to Wormington RV, LLC, by deed recorded in Volume 4864, Page 225, of the Grayson County Official Public Records;

Thence South 83°50'40" West with the South Line of said 1.352 acres and the North line of the remainder of said 17.147 acres a distance of 173.90 feet to a 1/2" iron pin (capped Chaney 4057) found at the Southwest corner of the 1.352 acres;

Thence North 13°12'05" West with the West Line of the 1.352 acre tract and the East line of the remainder of said 17.147 acres a distance of 271.30 feet to a 1/2" iron pin (capped Chaney 4057) found at the Northwest corner of said 1.352 acres;

Thence North 75°43' East (basis of bearing per North line 1.352 acres, Grayson County Instrument No. 2022-1014) with said North line and the South line of a tract conveyed to M. W. Hastings by deed recorded in Volume 2967, Page 596 of the Grayson County Deed Records a distance of 237.00 feet to the point of beginning and containing 1.352 acres of land.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2022.

_____
Clerk, City of Sherman

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

That I, R. Brandon Chaney, 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.

_____ Jan.23,2022
R. Brandon Chaney Date
Registered Professional
Land Surveyor, No. 4057

STATE OF TEXAS
R. Brandon Chaney
4057
REGISTERED
LAND SURVEYOR

General Notes

1. Zoning is C1.
2. This property does not lie in a flood-prone area as shown by FEMA Panel No. 48181C0405F Dated 09-29-10.
3. Water and sewer service to be installed by developer.

Grayson CAD Web Map

Vicinity Map

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I HP INVESTMENTS, LLC, do hereby adopt this plat designating the hereinabove property as TRAVIS STREET DOLLAR GENERAL ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way 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 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 and regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

_____
HP INVESTMENTS, 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 _____, known to me to be the person whose name is subscribed to the foergoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of _____, A.D. 2022

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

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission of 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 Date

AVIGATION RELEASE
THE STATE OF TEXAS §
County of GRAYSON §

WHEREAS, HP Investments, 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 Travis Street Dollar General 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 for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to 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 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 PLAT NAME, 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: HP Investments, LLC

By:_____

Final Plat
Travis Street
Dollar General Addition

Being a part of the Preston Kitchen Survey, Abstract No. 667
Containing 1.352 Acres of land

Owner & Developer:
HP Investments, LLC
1484 CR 3101
New Boston, Texas 75570-4557
Paris, Tx 75460
903-748-3500

Prepared by:
Chaney Engineering, Inc.
722 SE 19th Street
Paris, Tx 75469
903-784-6393
Firm #10153700

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Wormington RB, LLC
Mana Wormington
212 E. Virginia
McKinney, TX 75069

Chaney Engineering, Inc.
722 SE 19th Street
Paris, TX 75460

HP Investments, LLC
John Flippa
1484 CR 3101
New Boston, TX 75570-4557

Dear Applicants,

The request for approval of the Final Plat of Travis Street Dollar General Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. 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.*
3. Final Plat layout does not meet City standard. Coordinate with Engineering Department for recommended layout. *Code of Ordinances Chapter 10.05, Section 6*
4. Complete Ownership and Surveyor Blocks to be on both pages of plat. *Code of Ordinances Chapter 10.05, Section 6*
5. Metes and bounds must match drawing. Calls must match exactly on drawing and metes and bounds. (i.e. N 75°43'00" E) *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Calls on drawing are overlapped by other information on drawing. Calls must be clearly shown. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Remove approximate location of water mains, sewer mains, and other utilities from plat.
8. 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)*

9. 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)*
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

4601 NORTH TRAVIS STREET

The request of Howard Akin, Residences of Sherman (Owner) and Glen Calvert, Prime Architect Design, LLC (Architects), concerning the properties located 4601 North Travis Street, being part of 22.3 acres in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 614 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Site Plan approval of Residences of Sherman

Background:

The property is located at 4601 North Travis Street between Forest Creek Drive and East Northcreek Drive. The property is zoned an R-2 (Multi-Family Residential) District.

The owner is requesting site plan approval for a multi-family development for the Residences of Sherman . The complex will have a total of 371 units: 257 one-bedroom units, 96 two-bedroom units and 18 three-bedroom units. They are also requesting a variance to allow 614 parking spaces in lieu of the required 760.

The following has been approved for this property:

- March 16, 2021 - Zone Change from R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

Howard Akin, Residences of Sherman (Owner)
Glen Calvert, Prime Architect Design, LLC (Architects)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

37

Objections Received:

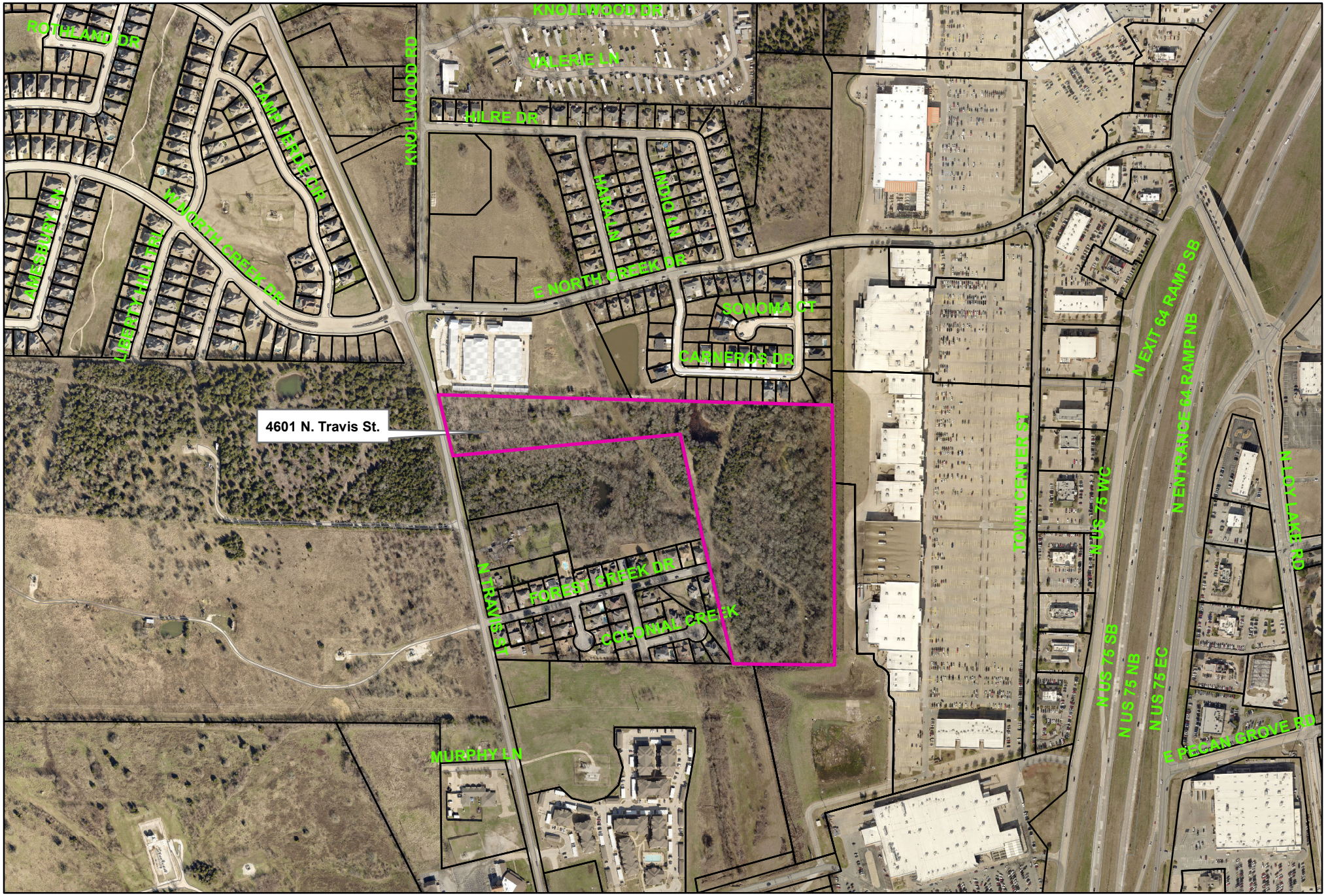
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Site Plan - Architectural
Elevations
Floor Plan
Staff Review Letter



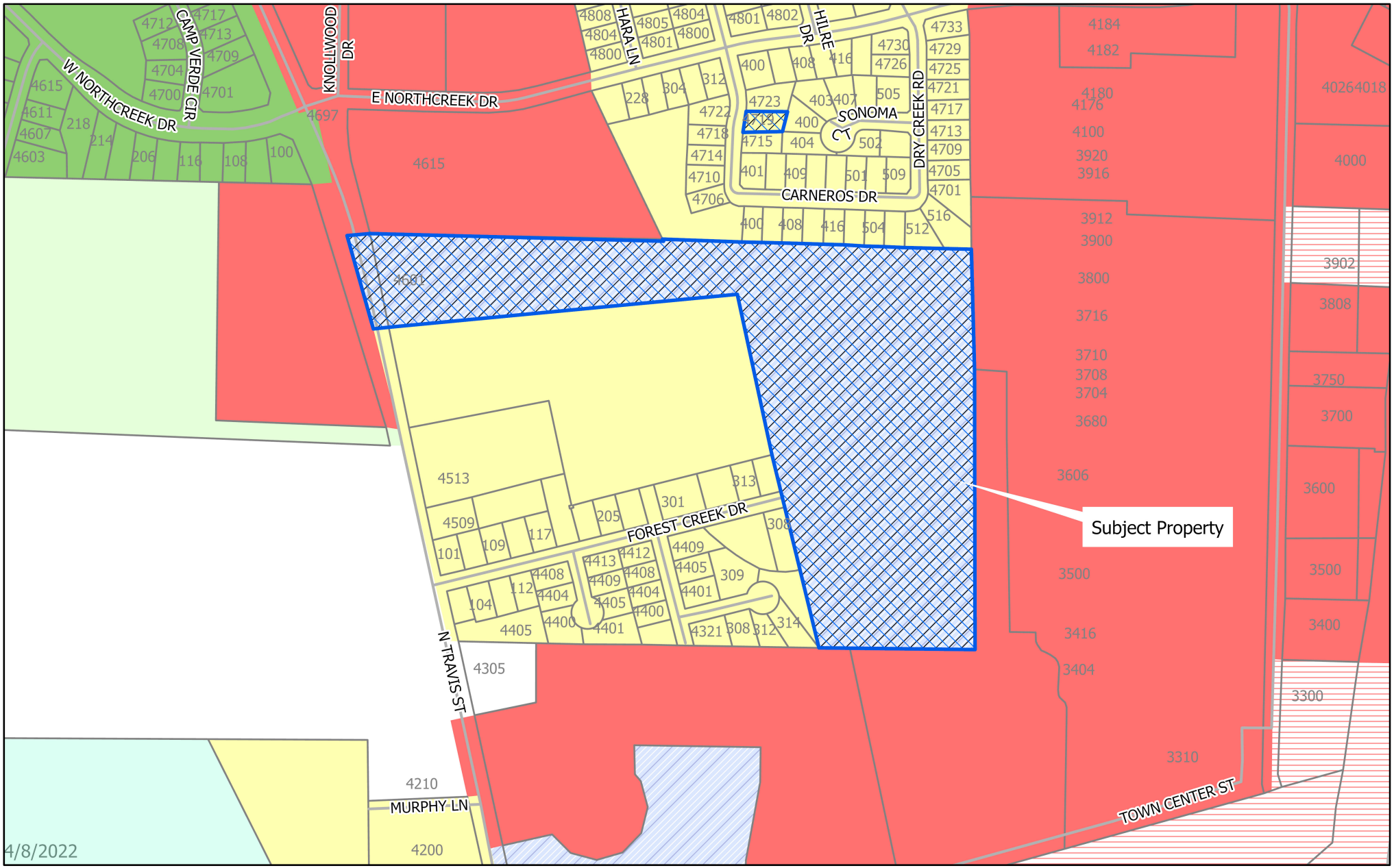
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4601 North Travis Street

NOT TO SCALE

1 in = 578 ft



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(4601 N Travis St)

N
W E
S

Scale: 1:4,719

Date: 4/8/2022 2:53 PM

4601 North Travis Street





0 60 120

GRAPHIC SCALE IN FEET

N

1 SITE PLAN

SCALE: 1" = 60'-0"

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

US PRIME GROUP

RText (RText)

TRAVIS ST. APTS
SHERMAN, TX
HPA# 21013

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TRAVIS ST. APTS				US PRIME GROUP		2021013
UNIT TABULATION -2/3 STORY STACK HOUSE						2-17-22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	735	73	20%	53,655	69%
A2	1br/1ba	775	146	39%	1,13,150	
A3	1br/1ba	845	38	10%	32,110	
B1	2br/2ba	1,030	38	10%	39,140	26%
B2	2br/2ba	1,187	38	10%	45,106	
B3	2br/2ba	1,230	20	5%	24,600	
C1	3br/2ba	1,395	18	5%	25,110	5%
TOTALS			371	100%	3,32,871	

UNIT AVERAGE NET SF : 897

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	897	S.F.
ACREAGE:	21.80	GROSS ACRES
DENSITY:	17	UNITS/ACRE
PARKING:		
REQUIRED	668	SPACES
PROVIDED	614	SPACES
GARAGE PARKING	190	GARAGE SPACES
TANDEM SPACES	76	SPACES
SURFACE PARKING	348	SURFACE SPACES
	1.65	SPACES/UNIT

SCALE: 1" = 80' - 0" (24"x36" SHEET)

0' 80' 160' 320'

N

SP01



FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

ELEVATION - OPTION 4

March 21, 2022

A420

RESIDENCES OF SHERMAN
SHERMAN TX



FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

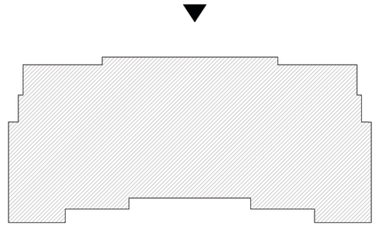
RESIDENCES OF SHERMAN, LLC

ELEVATION - OPTION 2

March 21, 2022

A416

RESIDENCES OF SHERMAN
SHERMAN TX





REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A417

PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

ELEVATION - OPTION 2

March 21, 2022

RESIDENCES OF SHERMAN
SHERMAN TX



FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

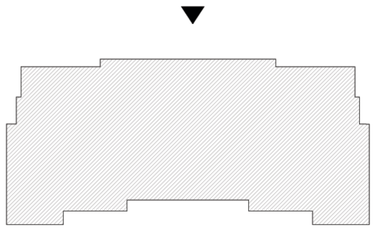
ELEVATION - OPTION 3

March 21, 2022

A418

RESIDENCES OF SHERMAN

SHERMAN TX

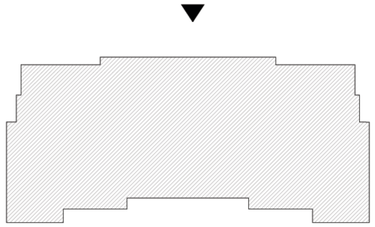




REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'





REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A421

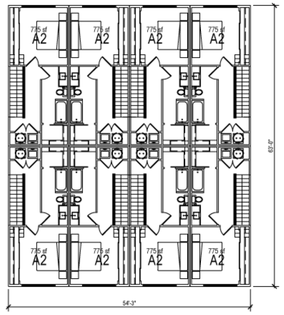
PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

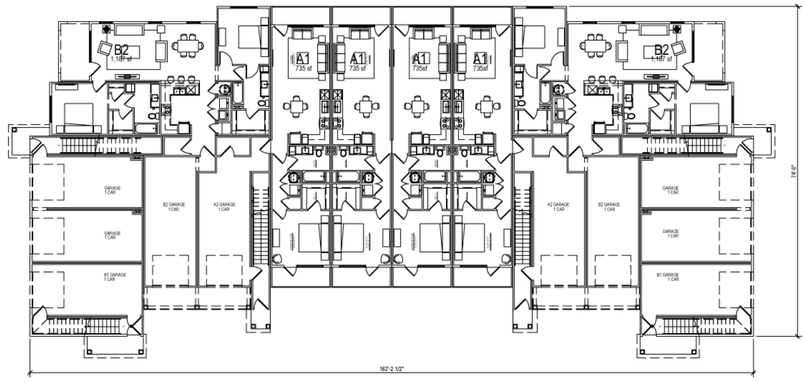
ELEVATION - OPTION 4

March 21, 2022

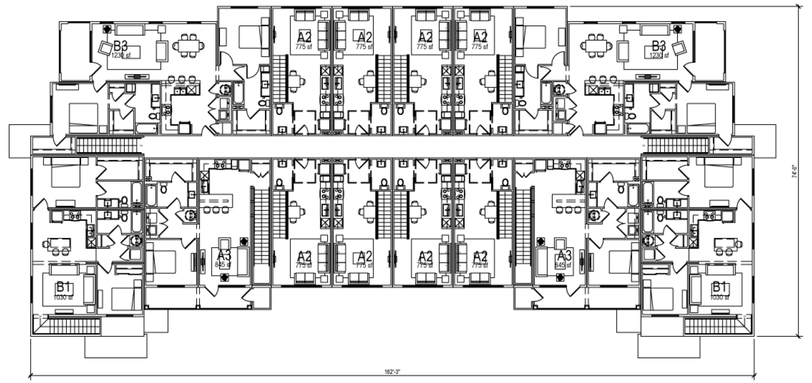
RESIDENCES OF SHERMAN
SHERMAN TX



TYPE - I (THIRD FLOOR LVL)



TYPE - I (FIRST FLOOR LVL)

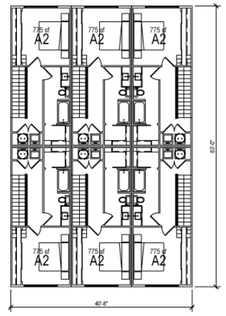


TYPE - I (SECOND FLOOR LVL)

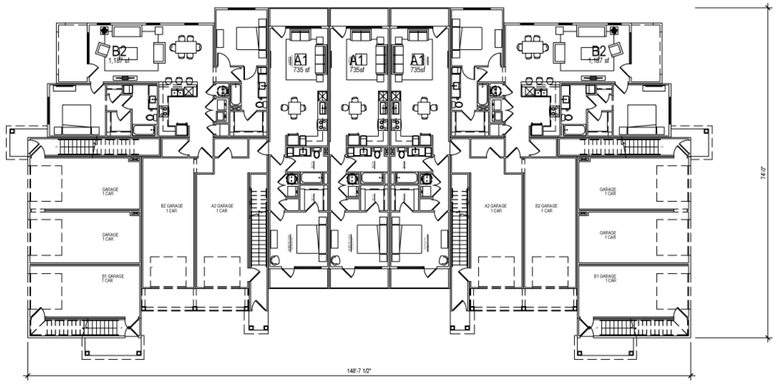
SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

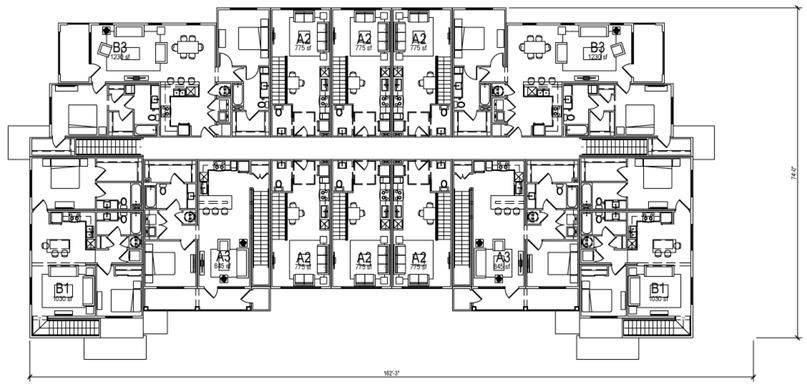
A410



TYPE - II (THIRD FLOOR LVL)



TYPE - II (FIRST FLOOR LVL)



TYPE - II (SECOND FLOOR LVL)

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

A411

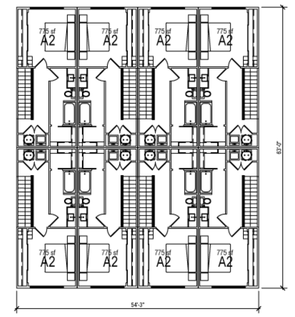
PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

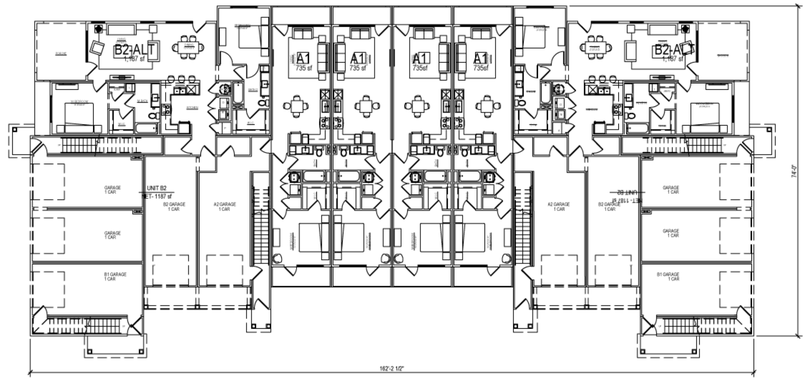
BLDG TYPE 2 - FLOOR PLAN

March 21, 2022

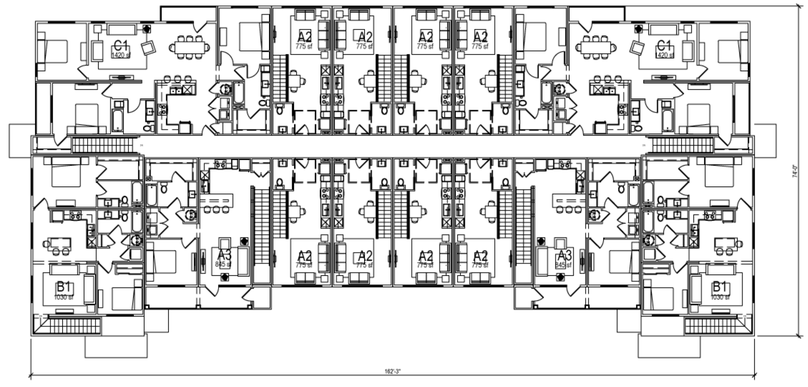
RESIDENCES OF SHERMAN
SHERMAN TX



TYPE - III (THIRD FLOOR LVL)



TYPE - III (FIRST FLOOR LVL)



TYPE - III (SECOND FLOOR LVL)

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PRIME ARCHITECTURAL DESIGN, LLC
418 Jones Street #300 Lewisville, Texas 75057

RESIDENCES OF SHERMAN, LLC

BLDG TYPE 3 - FLOOR PLAN

March 21, 2022

A412

RESIDENCES OF SHERMAN
SHERMAN TX

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Residences of Sherman, LLC
Howard Akin
418 E Jones St, Ste. 300
Lewisville, TX 75057

Prime Architectural Design, LLC
418 E Jones St, Ste. 300
Lewisville, TX 75057

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 614 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District and site plan approval of Residences of Sherman located at 4601 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit, unless a variance is granted; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
8. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
9. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

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

Engineering:

13. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
14. All requirements of the Floodplain Ordinance shall be followed. *(Code of Ordinances Chapter 3, Article 3.12)*
15. Internal water and sewer lines will be privately owned and maintained.
16. 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))*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
18. The location of the trash receptors must be approved by the Public Works Department.
19. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
20. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

* **6350 THERESA DRIVE**

The request of Scott Weismann III (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 6350 Theresa Drive, being 8.418 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Final plat approval for Garson Retreat.

Background:

The property is located at 6350 Theresa Drive, the southwest corner of FM 691 (Grayson Drive) and Theresa Drive and zoned an R-1 (One Family Residential) District. The owner would like to plat the property into one lot for residential development.

The following has been approved for the property:

- October 19, 2021 - Zone change from M-2 (Medium Manufacturing) District to an R-1 (One Family Residential) District

Adjacent Zoning:

C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

Scott Weismann III (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

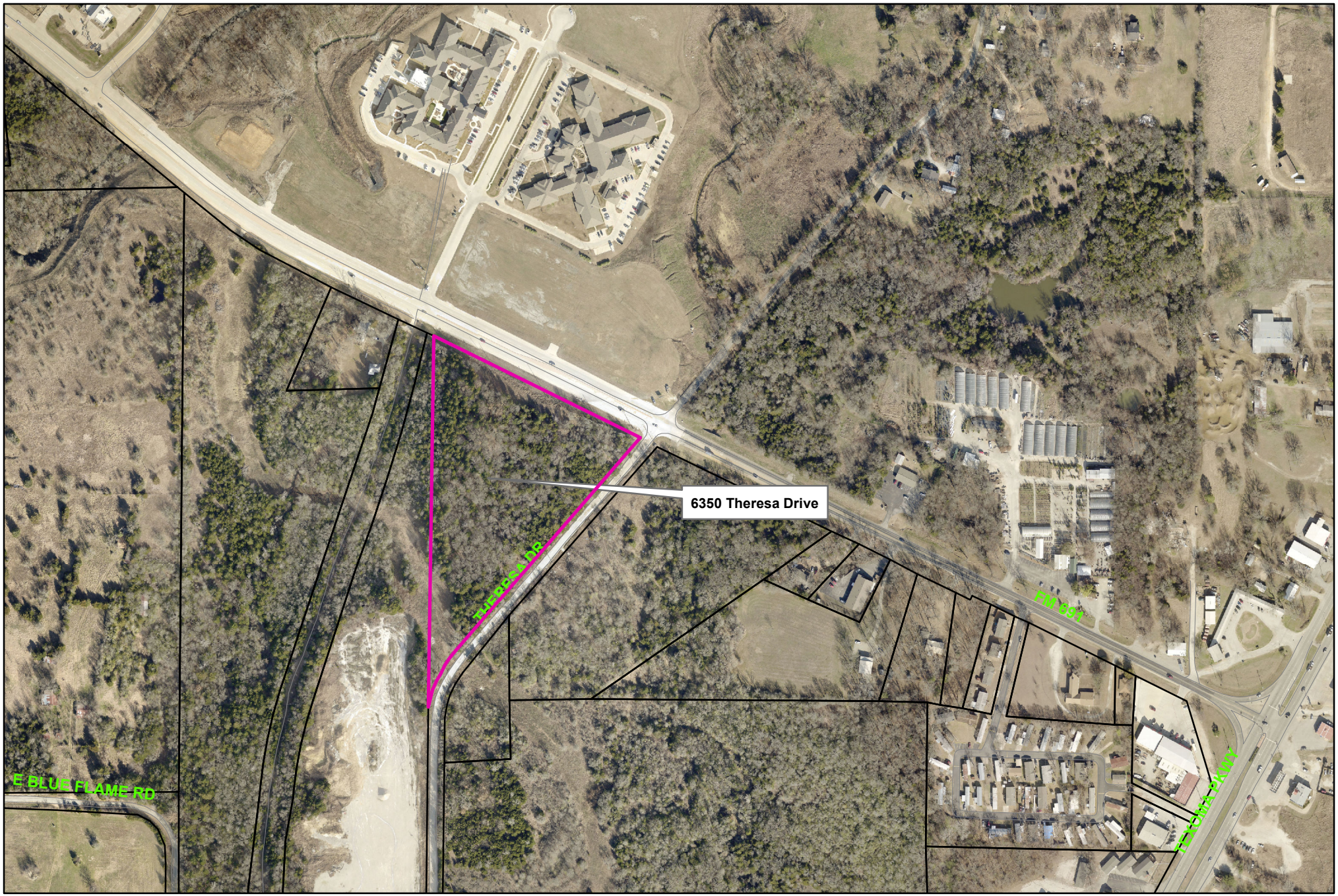
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



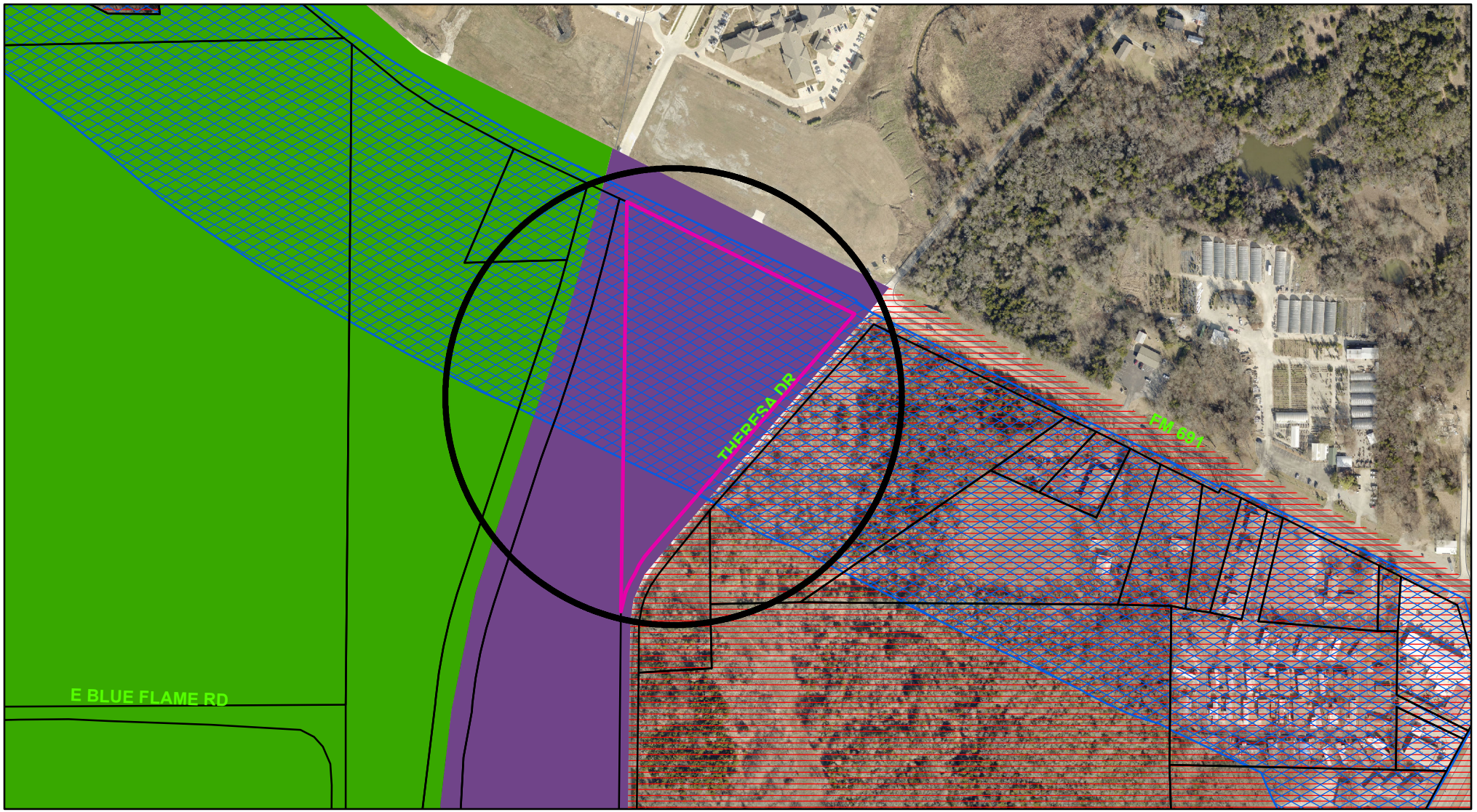
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6350 Theresa Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 6350 Theresa Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

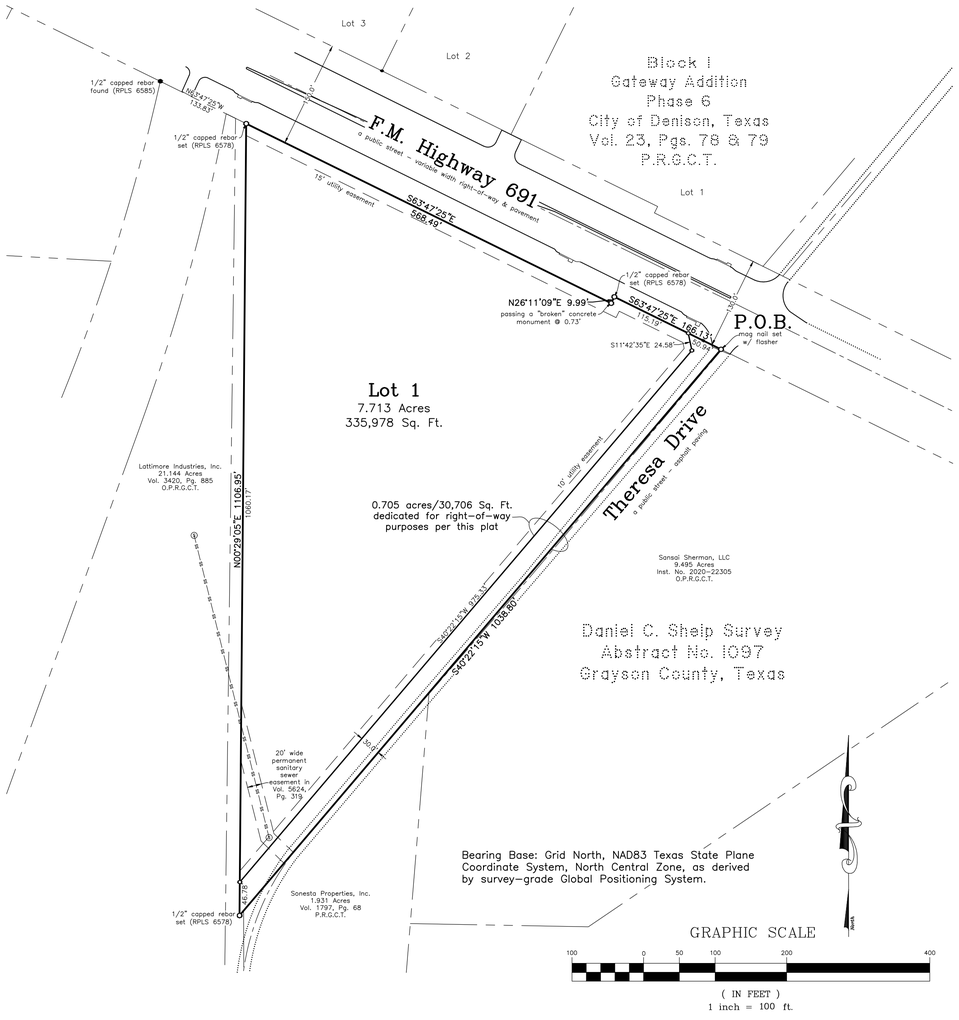
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft



Final Plat
Garson Retreat
to the
City of Sherman
Grayson County, Texas
8.418 Acres
in the
Daniel C. Shelp Survey
Abstract No. 1097

General Notes:

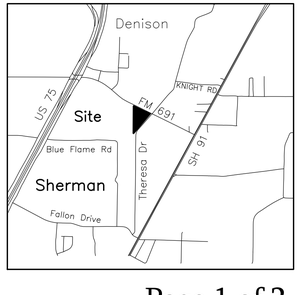
1. Water Supply to be provided by City of Sherman, Texas.
2. Sewer service to be provided by City of Sherman, Texas.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS670322

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:
Scott Weismann III
6422 La Manga Drive
Dallas, Texas 75248

Vicinity Map
(not to scale)



D:\8.42 Acres DC Shelp Denison\Civil 3d\8.42 Ac FM 691 Denison.dwg Layout: Final Plat Plot Date Mar 22 22 Time: 7:45 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Daniel C. Shelp Survey, Abstract No. 1097, and being all of a called 8.42 acre tract of land as conveyed to W. Scott Weismann, III by the Estate of Michele Garson Weismann, as recorded in Volume 5726, Page 545, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail set with flasher at the Northeast corner of said Weismann 8.42 ac., at the intersection of the South right-of-way line of F.M. Highway 691 with the centerline of Theresa Drive;

THENCE South 40 deg. 22 min. 15 sec. West, along near the center of said Theresa Drive, with the Southeast line of said Weismann 8.42 ac., a distance of 1,038.80 ft., to a 1/2 inch capped rebar set "RPLS 6578" for the South corner of said Weismann 8.42 ac.;

THENCE North 00 deg. 29 min. 05 sec. East, with the West line of said Weismann 8.42 ac., a distance of 1,106.95 ft., to a 1/2 inch capped rebar set "RPLS 6578" for the most Western Northwest corner of said Weismann 8.42 ac., in the South right-of-way line of said F.M. Highway 691, **FROM** which a 1/2 inch capped rebar found "RPLS 6585" bears North 63 deg. 47 min. 25 sec. West a distance of 133.83 ft.;

THENCE in a Southeasterly direction, with the South right-of-way of said F.M. Highway 691 and the North line of said Weismann 8.42 ac., the following calls and distances:

1. South 63 deg. 47 min. 25 sec. East, a distance of 568.49 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" for an ELL corner of said Weismann 8.42 ac.;
2. North 26 deg. 11 min. 09 sec. East, a distance of 10.00 ft. to a 1/2 inch capped rebar set "RPLS 6578" for the most Northern Northwest corner of said Weismann 8.42 ac.;
3. South 63 deg. 47 min. 25 sec. East, a distance of 166.13 ft. to the **PLACE OF BEGINNING** and containing **8.418 ACRES** of land.

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

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

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

I, Scott Weismann, III, owner of Preliminary Plat of Garson Retreat, to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Scott Weismann, III

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Garson Retreat to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022 by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Grason Retreat to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Garson Retreat to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2022, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Garson Retreat
to the
City of Sherman
Grayson County, Texas
8.418 Acres
in the
Daniel C. Shelp Survey
Abstract No. 1097

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:
Scott Weismann III
6422 La Manga Drive
Dallas, Texas 75248

D:\8.42 Acres DC Shelp Denison\Civil 3d\8.42 Ac FM 691 Denison.dwg Layout: Final Plat Plot Date Mar 22 22 Time: 7:45 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Scott Weismann, III
6422 La Manga Drive
Dallas, TX 75248

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

Dear Applicants,

The request for approval of the Final Plat of Garson Retreat has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Water main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
3. 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.*
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. 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. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

*** 2708 EAST LAMAR STREET**

The request of Frontera MHC, LLC (Owner), Marley Phillips (Developer/Representative), Bowman (Consulting Firm) and Spooner and Associates Land Surveyors (Surveyor) concerning the property at 2708 East Lamar Street, being 113.414 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Lot 1, Block 1 Frontera.

Background:

The property is located at 2708 East Lamar Street near Bethany Road in east Sherman. The owner would like to plat the property into (1) one lot for a 409-unit manufactured housing development.

The following has been approved for this location:

- October 19, 2021 Planning and Zoning - Zone change from R-A (Single Family Agricultural) District to M-H (Manufacturing Housing District). This item is on the 4/18/2022 Council agenda for zone change approval.
- October 19, 2021 - Exception to allow 40' wide lots in lieu of the required 60' for a Manufactured Home Community in an M-H (Manufactured Housing) District.**(Planning & Zoning: SUBJECT TO ANNEXATION)**

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Frontera MHC, LLC (Owner)
Marley Phillips (Developer/Representative)
Bowman (Consulting Firm)
Spooner and Associates Land Surveyors (Surveyor)

Master Plan Designation:
Was not included in the Master Plan

Number of notices mailed:
Not Required

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Preliminary Plat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2708 East Lamar Street

NOT TO SCALE

1 in = 717 ft

(VARIABLE WIDTH PUBLIC R.O.W.)
F.M. 1417-EXT

(VARIABLE WIDTH PUBLIC R.O.W.)
STATE HIGHWAY NO. 56
(ALSO KNOWN AS E. LAMAR STREET)

S79°14'12"E ~ 845.35'

S16°36'49"W ~ 437.81'

S78°57'54"E ~ 835.55'

692.03'

S01°56'05"E ~ 1,835.49'

N77°09'13"W ~ 922.54'

N76°09'19"W ~ 800.39'

N75°40'17"W ~ 1,665.70'

210.49'

0 60' 120' 240'
GRAPHIC SCALE IN FEET
1" = 120'

CALLED: 1.0548 ACRES
FRONTERA MHC, LLC
G.C.C.I. NO. 2022-6674,
O.P.R.G.C.T.

CALLED: 5.419 ACRES
CHRISTOPHER L. DURHAM & LAUREN A. DURHAM
VOL. 3852, PG. 141,
O.P.R.G.C.T.

CALLED: 5.344 ACRES
DILLON CARTER
G.C.C.I. NO. 2018-28606,
O.P.R.G.C.T.

CALLED: 19.699 ACRES
SENJIN RANA & SHAJAN RANA
"TRACT 2" IN
G.C.C.I. NO. 2020-24679,
O.P.R.G.C.T.

CALLED: 20.600 ACRES
SENJIN RANA & SHAJAN RANA
"TRACT 1" IN
G.C.C.I. NO. 2020-24679,
O.P.R.G.C.T.

CALLED: 20.60 ACRES
BRANDON GREG
G.C.C.I. NO. 2020-18714,
O.P.R.G.C.T.

CALLED: 21.000 ACRES
DAVID RAY SULLIVAN
G.C.C.I. NO. 2020-19176,
O.P.R.G.C.T.

REMAINDER OF
CALLED: 81.626 ACRES
WHITMIRE FORWARD, LC
VOL. 5568, PG. 523,
O.P.R.G.C.T.

LOT 1, BLOCK 1
113.414 ACRES
(4,940,325 SQ. FT.)

OWNER
FRONTERA MHC, LLC
"TRACT ONE" IN
G.C.C.I. NO. 2021-38834,
O.P.R.G.C.T.

OWNER
FRONTERA MHC, LLC
"TRACT TWO" IN
G.C.C.I. NO. 2021-38834,
O.P.R.G.C.T.

COWBOY WAY (PROPOSED 60' PRIVATE R.O.W.)
WRANGLER STREET (PROPOSED 60' PRIVATE R.O.W.)
FRONTERA BOULEVARD (PROPOSED 60' PRIVATE R.O.W.)
SETTLERS STREET (PROPOSED 60' PRIVATE R.O.W.)
LONGHORN STREET (PROPOSED 60' PRIVATE R.O.W.)
CABALLO STREET (PROPOSED 60' PRIVATE R.O.W.)
BRONCO STREET (PROPOSED 60' PRIVATE R.O.W.)
PONDEROSA STREET (PROPOSED 60' PRIVATE R.O.W.)
VAQUERO STREET (PROPOSED 60' PRIVATE R.O.W.)
LA VACA STREET (PROPOSED 60' PRIVATE R.O.W.)
WAGON STREET (PROPOSED 60' PRIVATE R.O.W.)
ANGUS STREET (PROPOSED 60' PRIVATE R.O.W.)
TUMBLEWEED STREET (PROPOSED 60' PRIVATE R.O.W.)
MUSTANG STREET (PROPOSED 60' PRIVATE R.O.W.)
PROSPECT WAY (PROPOSED 60' PRIVATE R.O.W.)
LEVI STREET (PROPOSED 60' PRIVATE R.O.W.)
PIONEER WAY (PROPOSED 60' PRIVATE R.O.W.)
LASSO LOOP (PROPOSED 60' PRIVATE R.O.W.)
BONANZA STREET (PROPOSED 60' PRIVATE R.O.W.)
CACTUS WAY (PROPOSED 60' PRIVATE R.O.W.)
COTTONTAIL STREET (PROPOSED 60' PRIVATE R.O.W.)
(APPARENT 30' R.O.W.) E. WELLS STREET

AARON BURLESON SURVEY
ABSTRACT NO. 61

20' PIPELINE ESMT.
G.C.C.I. NO. 2020-25586,
O.P.R.G.C.T.

EX. 20' ELEC. ESMT.
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

EX. GRAVEL DRIVE
ACCESS EASEMENT
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

20' WIDE
ACCESS EASEMENT
(PROPOSED)

GRAVEL DRIVE
ACCESS EASEMENT
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

CALLED: 1 ACRE
DRILLSITE EASEMENT #1
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

CALLED: 1 ACRE
DRILLSITE EASEMENT #2
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

CALLED: 1 ACRE
DRILLSITE EASEMENT #3
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

CALLED: 0.4 ACRES
DRILLSITE EASEMENT #4
G.C.C.I. 2020-25586,
O.P.R.G.C.T.

EX. 30' S.S. ESMT. TO
THE CITY OF SHERMAN
"TRACT 2" IN VOL. 1632,
PG. 746, O.P.R.G.C.T.

EX. 30' S.S. ESMT. TO
THE CITY OF SHERMAN
"TRACT 2" IN VOL. 1632,
PG. 746, O.P.R.G.C.T.

EX. SANITARY CONTROL
EASEMENT TO THE
CITY OF SHERMAN
VOL. 3788, PG. 405,
O.P.R.G.C.T.

CL OF EX. T.P. & L. CO. ESMT.
(NO DEFINED WIDTH)
VOL. 1164, PG. 225,
O.P.R.G.C.T.

EX. 20' ESMT. TO THE
CITY OF SHERMAN
VOL. 1152, PG. 765,
O.P.R.G.C.T.

APPROX. LOCATION
OF FLOOD ZONE LIMITS

CIRS = 5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
5/8" IRF (CM)
1/2" IRF (CM)
5/8" CIRF (ILLEGIBLE) (CM)
5/8" CIRF "PLS" (CM)
1" IPF (CM)
1/2" BOX TUBING (CM)
GMK = GAS MARKER
OHE = OVERHEAD ELECTRIC
MH = SANITARY SEWER MANHOLE
NG = NATURAL GAS

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S13°30'57"W	436.20'	*L11*	S10°31'38"W	416.61'
L2	S80°10'45"E	100.00'	*L12*	S79°22'54"E	416.02'
L3	N13°39'51"E	434.58'	*L13*	N10°50'33"E	416.68'
L4	S79°10'19"E	102.19'	*L14*	S79°10'34"E	345.08'
L5	S12°29'09"W	146.66'	*L15*	N82°52'10"W	173.42'
L6	N12°36'08"E	145.74'	*L16*	N78°20'17"W	29.57'
L7	N12°17'15"E	240.51'	*L17*	N14°10'56"E	296.65'
L8	S78°49'02"E	199.56'	*L18*	N13°53'41"E	335.22'
L9	N13°34'43"E	199.86'	*L19*	N13°38'23"E	990.91'
L10	S79°24'26"E	232.08'	*L20*	S79°14'12"E	30.04'

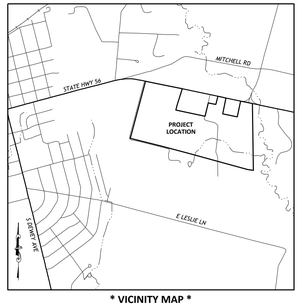
*** LEGEND ***

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
CIRF	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
G.C.C.I. NO.	GRAYSON COUNTY CLERK'S INSTRUMENT NUMBER
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
CL	CENTERLINE
OHE	OVERHEAD ELECTRIC
GMK	GAS MARKER
	POWER POLE
(S)	SANITARY SEWER MANHOLE

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0,0 using a combined scale factor of 1.000105801. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48181C0290F; map revised September 29, 2010, for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Survey was prepared with the benefit of a copy of a Commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. 2001478T, having an effective date of January 30, 2022 and issued February 9, 2022; and only reflects those easments, covenants, restrictions, and other matters of record listed in Schedule B of said commitment. No other research for matters of record, not listed in said Commitment, was preformed by Spooner & Associates.
- Contours shown hereon were not prepared by Spooner & Associates.

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



P1 OWNER **TAMMIE SUE DONAHUE** VOL. 4597, PG. 393, O.P.R.G.C.T.

P2 CALLED: 0.9611 ACRES **STEVEN R. MULLINS** VOL. 5719, PG. 303, O.P.R.G.C.T.

P3 CALLED: 2.221 ACRES **EDUARDO LIEVANO & ROSA PORTILLO LIEVANO** VOL. 5988, PG. 538, O.P.R.G.C.T.

P4 CALLED: 0.792 ACRES **DONALD L. BERRY** VOL. 4755, PG. 549, O.P.R.G.C.T.

P5 OWNER **MARY J. STEVENS** VOL. 5444, PG. 897 DESCRIBED IN VOL. 3542, PG. 612, O.P.R.G.C.T.

P6 CALLED: 0.46 ACRES **PATRICIA A. WITHERSPOON** G.C.C.I. NO. 2015-18542, O.P.R.G.C.T.

P7 CALLED: 1.01 ACRES **DENNIS M. SCRIVEN & DIANA SCRIVEN** VOL. 2698, PG. 391, O.P.R.G.C.T.

P8 OWNER **CARLOS LLANAS & MARIA YATES** G.C.C.I. NO. 2018-12782, O.P.R.G.C.T.

P9 CALLED: 2.00 ACRES **CHRISTOPHER A. GRIPP** VOL. 4307, PG. 348, O.P.R.G.C.T.

P10 CALLED: 2.00 ACRES **SHERMAN CONGREGATION OF JEHOVAH'S WITNESS** VOL. 1351, PG. 442, O.P.R.G.C.T.

P11 CALLED: 23.839 ACRES **MD SHAHIDUL RANA, SENJIN I. RANA & SHAJAN I. RANA** G.C.C.I. NO. 2020-27764, O.P.R.G.C.T.

P12 CALLED: 2.00 ACRES **CITY OF SHERMAN** VOL. 1038, PG. 124, O.P.R.G.C.T.

P13 CALLED: 13.936 ACRES **OSCAR MARTINEZ** VOL. 5418, PG. 169, O.P.R.G.C.T.

_____ Chairman, City of Sherman Planning & Zoning Commision

_____ Date

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY
IN NO WAY OFFICIAL OR APPROVED
FOR RECORD PURPOSES

CITY PROJECT NO. _____
PRELIMINARY PLAT
LOT 1, BLOCK 1
FRONTERA

BEING A PRELIMINARY PLAT OF A 113.414 ACRE TRACT OF LAND LOCATED IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, GRAYSON COUNTY, TEXAS, SAID 113.414 ACRE TRACT OF LAND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO FRONTERA MHC, LLC, BY THE DEEDS THEREOF FILED FOR RECORD IN GRAYSON COUNTY CLERK'S INSTRUMENT NO. 2021-38834 AND 2022-6674, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.

1 LOT ~ 113.414 ACRES
MARCH 2022

SHEET 1 OF 1

OWNER/APPLICANT
FRONTERA MHC, LLC
3705 LAKEVIEW PARKWAY, STE 209
ROWLETT, TEXAS 75088
PH: (972) 365-0307
ATTN: DAVID ZULEJKIC

ENGINEER:
Bowman CONSULTING
1120 S. CAPITAL OF TEXAS HIGHWAY
BUILDING #3, SUITE 220
AUSTIN, TEXAS 78746
PH: (512) 327-1180
ATTN: MIA HERNANDEZ, E.I.T.

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21132.pp

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Frontera MHC, LLC
Attn: David Zulejkic
3705 Lakeview Parkway, Ste. 209
Rowlett, TX 75088

Spooner & Associates
Attn: Eric Spooner
309 Byers Street, Ste. 100
Euless, TX 76039

Bowman Consulting
Attn: Mia Hernandez, E.I.T.
1120 S. Capital of Texas Highway
Building #3, Suite 220
Austin, TX 78746

Dear Applicants,

The request for approval of the Preliminary Plat of Lot 1, Block 1, Frontera has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Verify Right of Way dimensions for S.H. 56 (Lamar Street) and show dedication information on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Remove direction (East) Lamar Street on both plat drawing and from metes and bounds description.
3. Dedicate a 10' Right of Way Dedication along S.H. 56 (Lamar Street) in fee simple 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)*
4. Dedicate a 15' Utility Easement along S.H. 56 (Lamar Street). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate Right of Way Dedication along Eastern portion of subject property for F.M. 1417 in fee simple in regards to Grayson County/City of Sherman Thoroughfare Plan. Coordinate with Engineering Department for proposed location of said Right of Way Dedication. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Dedicate a 15' Utility Easement along Proposed F.M. 1417 right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Change E. Wells Street to Stephens Road on drawing and in metes and bounds description.
8. Dedicate a 30' Right of Way Dedication along Stephens Road in fee simple. *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)*

9. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
10. Graphically show radius of cul-de-sacs on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. 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)*
12. When a street changes direction, the name shall also change.
13. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
15. Internal water and sewer lines will be privately owned and maintained.
16. 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)*
17. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
18. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
19. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, Joe Gilbert (Prospective Buyer), Baca Architecture (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 900 Block South FM 1417 (Heritage Parkway), being 15.199 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

A. Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 488 parking spaces in lieu of the required 528 in an R-2 (Multi-Family Residential) District.
B. Variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(3) to allow a 6' wrought iron fence in lieu of the allowed 4' in a front yard in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

C. Preliminary Plat approval of Trails of 1417.
D. Site plan approval The Trails on 1417 apartment complex

Background:

The property is located in the 900 Block South FM 1417 (Heritage Parkway) between West Center Street and Brookstone Drive. The property is zoned an R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District.

The owner would like preliminary plat approval of Trails of 1417 and site plan approval of a multi-family development for The Trails on 1417. The complex will have eleven (11) apartment buildings, six (6) nine-space garages, three (3) storage buildings, one (1) clubhouse building, one (1) maintenance building and a swimming pool. There will be 132 one-bedroom units and 132 two-bedroom units. They are requesting a variance to allow 488 parking spaces in lieu of the required 528. They are also requesting a variance to allow a 6' wrought iron fence in the front in lieu of the allowed 4'.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
R-2 (Multi-Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)
JNPHM Development, Joe Gilbert (Prospective Buyer)
Baca Architecture (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Preliminary Plat
Site Plan
Elevations
Landscape Plan
Narrative
Staff Review Letter-Variance/Site Plan
Staff Review Letter-Preliminary Plat



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

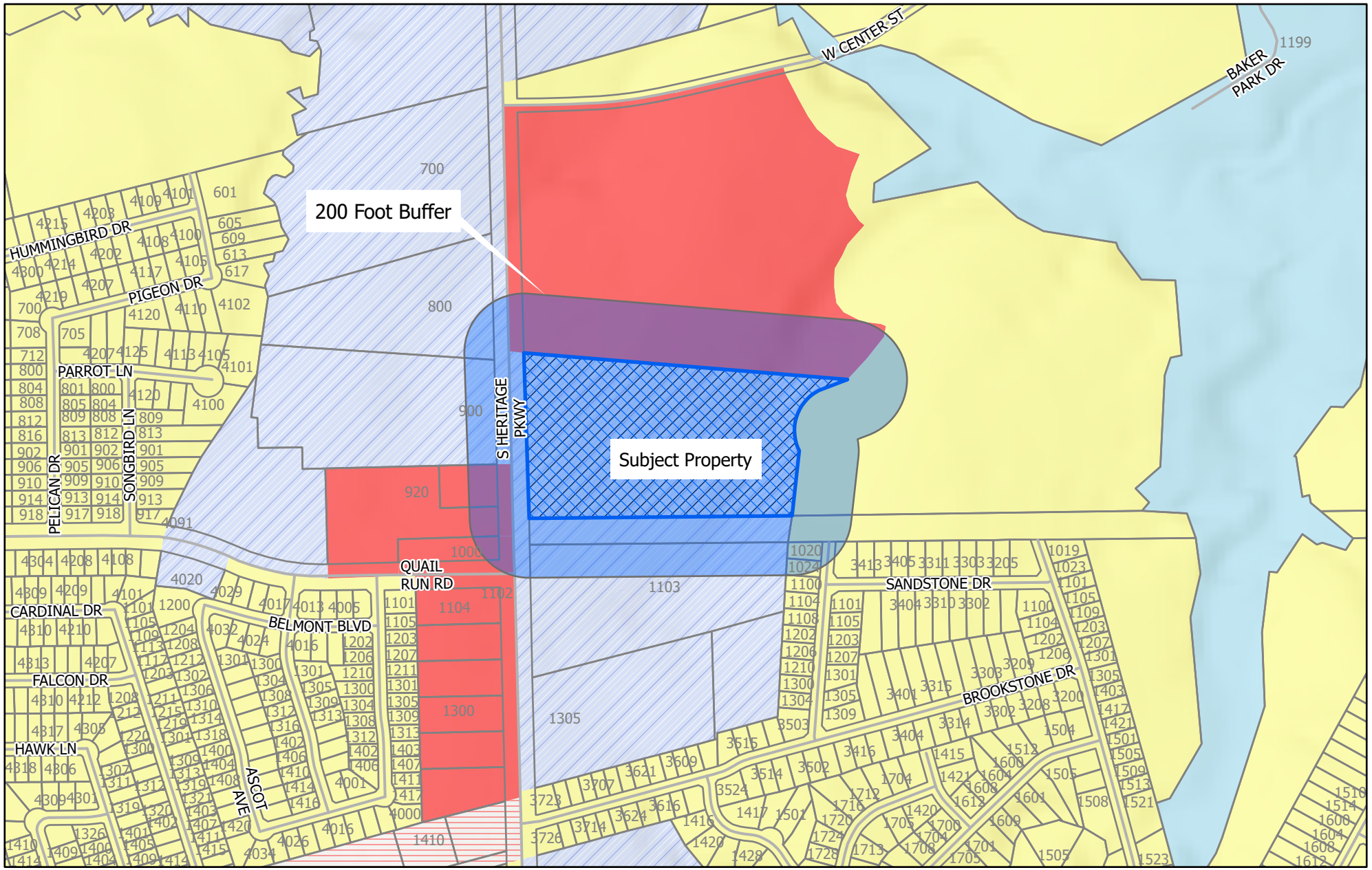
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
200Foot Notice
(900 Block S Heritage Pkwy)

N
W E
S

Date: 3/28/2022 1:47 PM

Scale: 1:6,000



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(900 Block S Heritage Pkwy)

N
W E
S

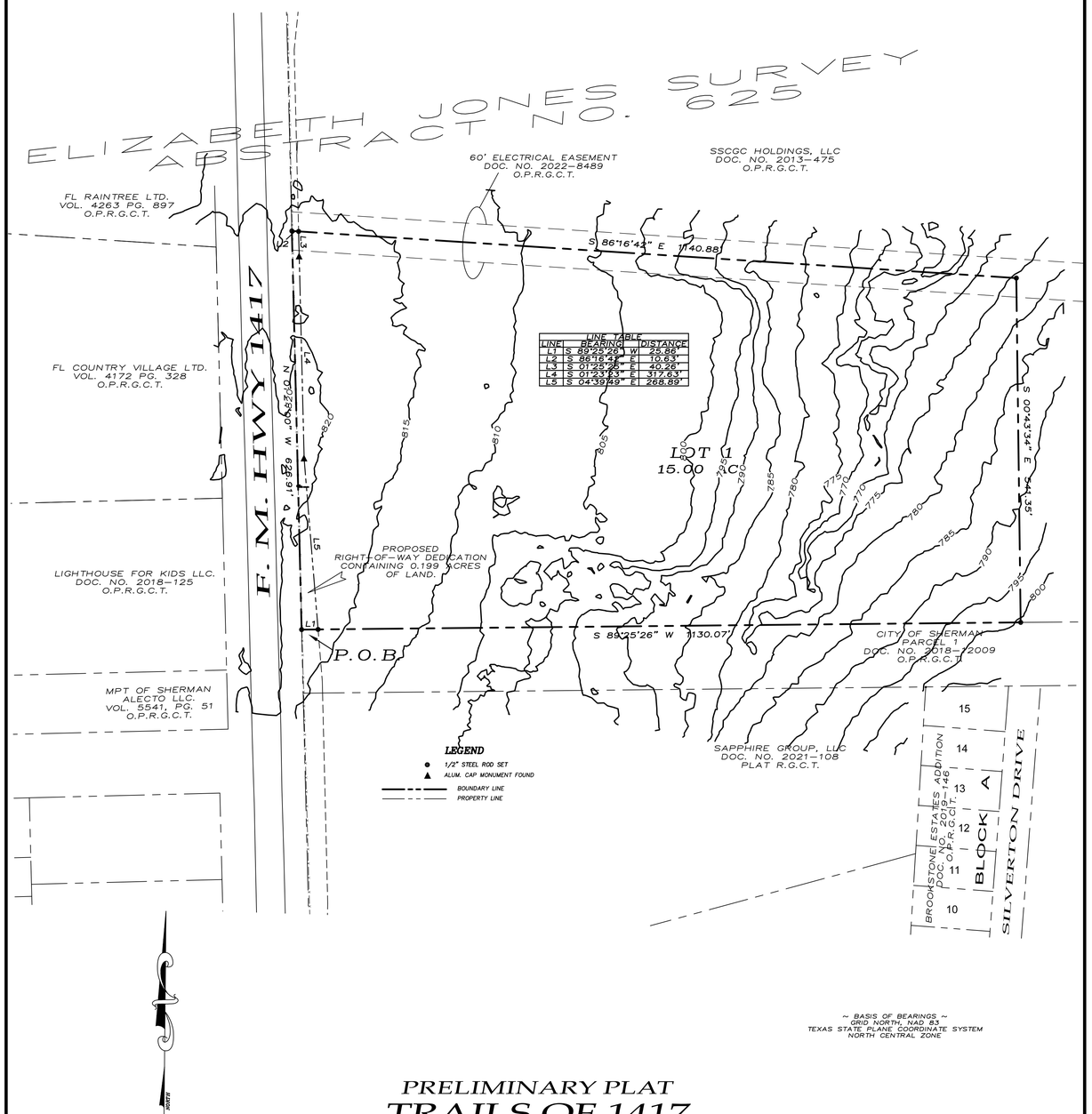
Scale: 1:6,000

Date: 3/28/2022 4:03 PM

900 Block South FM 1417 (Heritage Parkway)



JOB NO. 22030249



PRELIMINARY PLAT
TRAILS OF 1417
Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 15.199 acres of land

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
MPG TEXAS 8, LLC
801 E. Taylor Street
Sherman, Texas

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

03-18-22
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. 22030249

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No.625 and being a part of that tract of land conveyed to SSCGC Holdings, LLC as recorded in Document Number 2013-475, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod being the Southwest corner of said SSCGC Holdings tract also being the Northwest corner of a 100' strip of land conveyed to the City of Sherman as recorded as Parcel 1 in Document Number 2018-12009, Official Public Records, Grayson County, Texas, also being in the East Right-of-Way line of F. M. Highway No. 1417;

Thence North 01°24'00" West with said East Right-of-Way line of F. M. Highway 1417, a distance of 626.91 feet to a set 1/2" steel rod;

Thence South 86°16'42" East, a distance of 1140.88 feet to a set 1/2" steel rod;

Thence South 00°43'34" East, a distance of 541.35 feet to a set 1/2" steel rod being in the North line of said City of Sherman tract;

Thence South 89°25'26" West, with the North line of said City of Sherman tract a distance of 1130.07 feet to the Point-of-Beginning and containing 15.199 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Trails of 1417, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

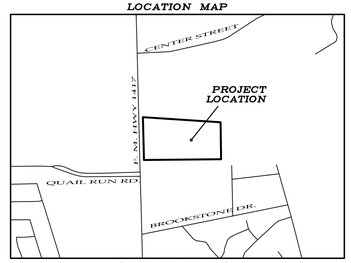
Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. 48181C0400F, effective date September 29, 2010.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MPG Texas 8, LLC, do hereby adopt this plat designating the hereinabove property as the Trails of 1417, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

_____
ERIC HARDY, MPG TEXAS 8 LLC. MANAGER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MPG TEXAS 8, 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 Trails of 1417, 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 The Trails of 1417, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2022

BY: Eric Hardy

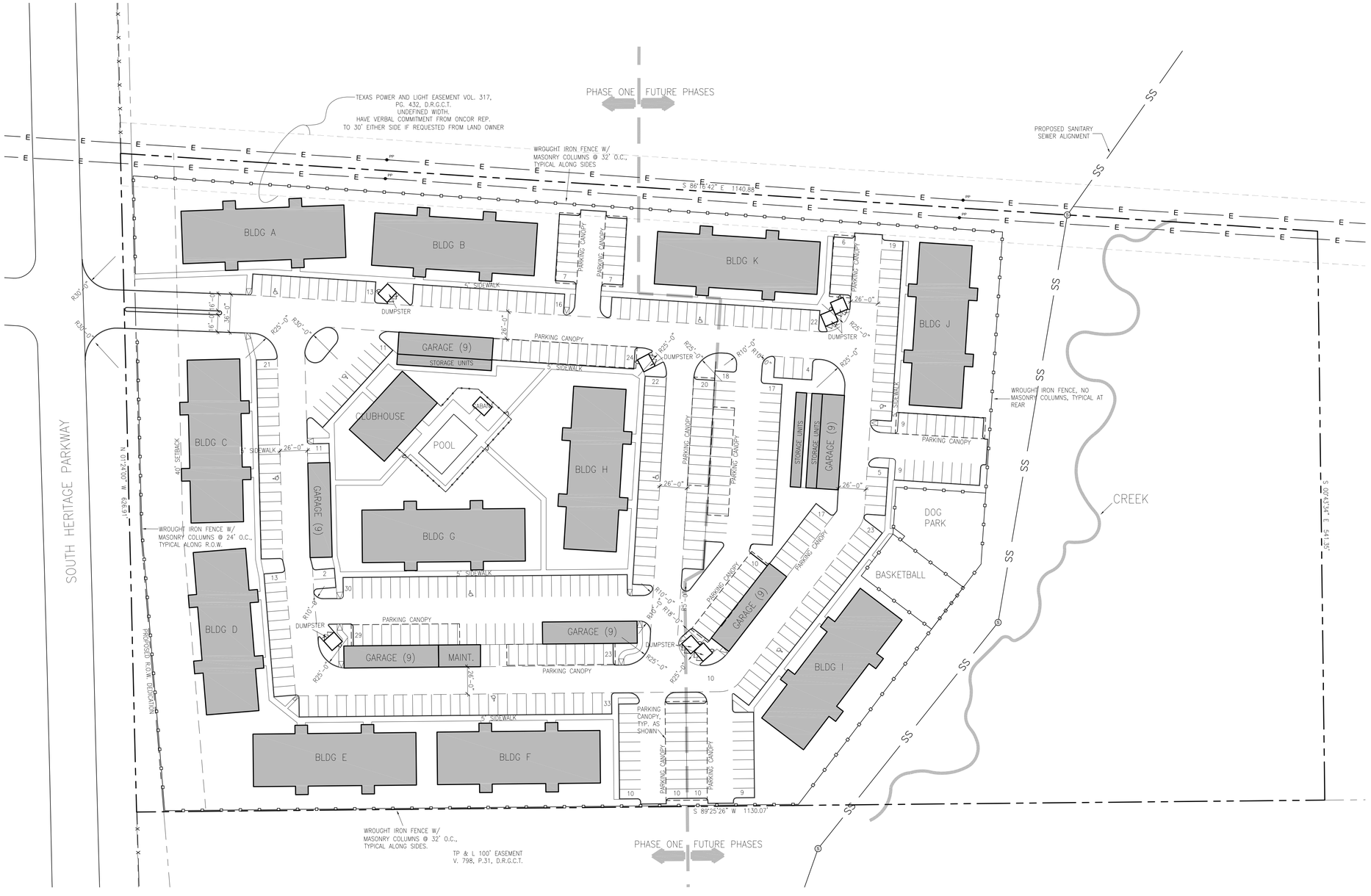
BY: _____

PRELIMINARY PLAT
TRAILS OF 1417
Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 15.199 acres of land

OWNERS/DEVELOPER
MPG TEXAS 8, LLC
801 E. Taylor Street
Sherman, Texas

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

03-18-22
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



1 SITE PLAN
SCALE: 1" = 50'

SITE PLAN STATISTICS:	
ZONING:	R-2, MULTI-FAMILY RESIDENTIAL
GROSS AREA:	15.195 ACRES (661,906 S.F.)
BUILDING AREA:	107,681 S.F. (16%)
IMPERVIOUS AREA:	190,000 ± S.F. (29%)
LANDSCAPED AREA:	AS REQ'D BY ORDINANCE
PARKING REQUIRED: 2 SPACE/2 BDRMS= 2 SPACE/1 BDRMS= TOTAL=	 264 SPACES (132 UNITS) 264 SPACES (132 UNITS) 528 SPACES (10 H.C. SPACES)
PARKING PROVIDED: 2 SPACE/2 BDRMS= 1.7 SPACE/1 BDRMS= TOTAL=	 264 SPACES (132 UNITS) 224 SPACES (132 UNITS) 488 SPACES (9 H.C. SPACES), MIN.

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION	DATE

The Trails on 1417
A New Apartment Home Community

South Heritage Parkway
Sherman, Texas

PROJECT NUMBER
0000
DATE
03.23.22
SHEET NUMBER
CSP-1

site plan



1 END ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

exterior elevations

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

The Trails on 1417

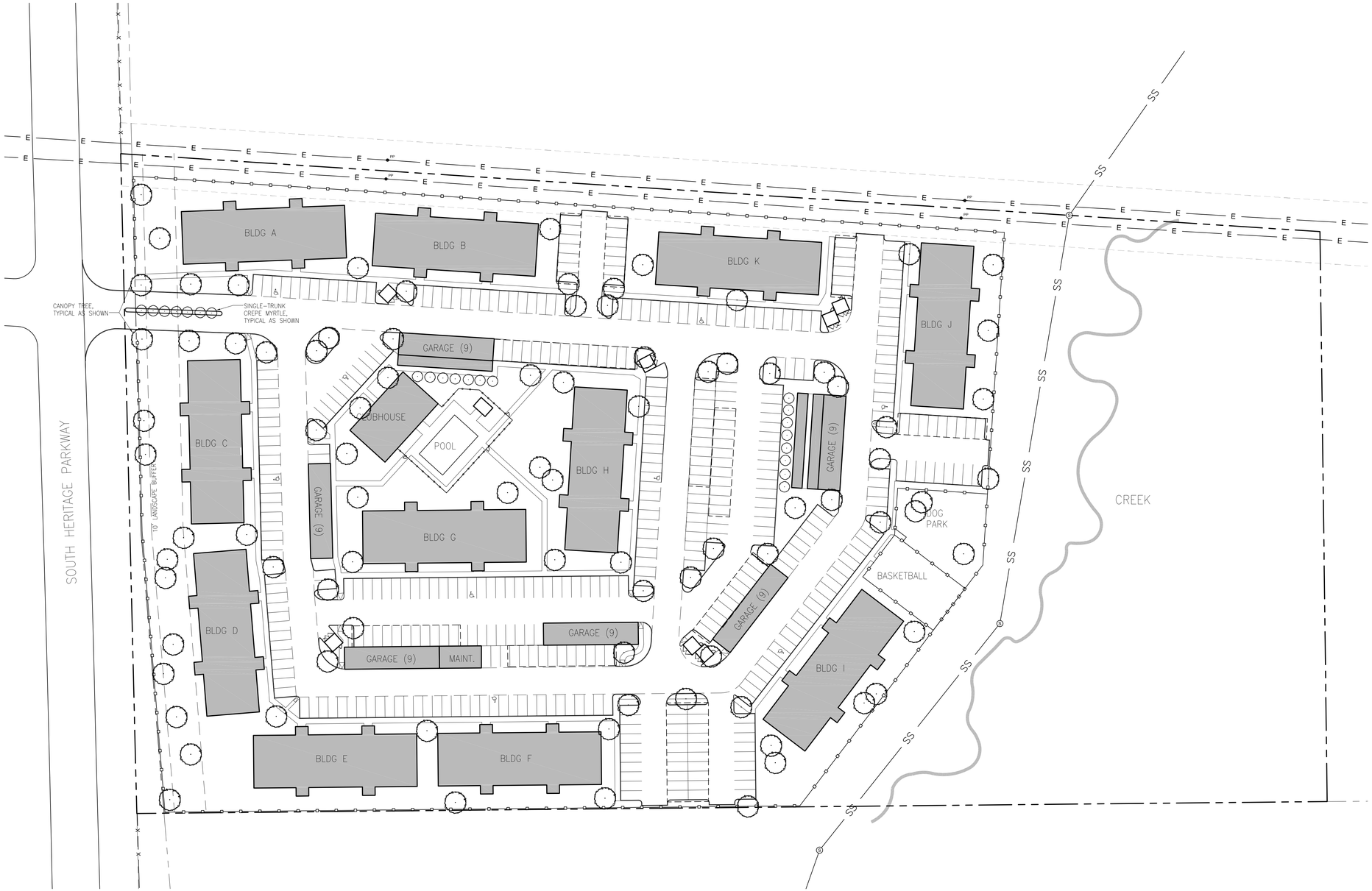
A New Apartment Home Community

South Heritage Parkway
Sherman, Texas

PROJECT NUMBER
0000

DATE
03.23.22

SHEET NUMBER
CSP-2



1 LANDSCAPE PLAN
SCALE: 1" = 50'

GENERAL LANDSCAPE PLAN NOTES:

1. LANDSCAPE PLAN PREPARED BY BACA.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SHERMAN'S LANDSCAPE ORDINANCE IN EFFECT AT THE TIME OF SITE PLAN APPROVAL.

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

The Trails on 1417
A New Apartment Home Community

South Heritage Parkway
Sherman, Texas

PROJECT NUMBER
0000
DATE
03.23.22
SHEET NUMBER
CSP-3

landscape plan

BACA ARCHITECTURE

24 March 2022

Rob Rae, AICP
Director of Development Services
City of Sherman
220 West Mulberry Street
Sherman, Texas 75090

RE: The Trails on 1417 Site Plan & Variance Request

Dear Mr. Rae,

The attached documents and Zoning application are for seeking approval of the Site Plan for the property shown in the drawings, on South Heritage Parkway, as well as a requesting a Variance to the parking requirements.

The Variance is to reduce the required parking for 1 bedroom apartments, which is a minimum of 2 spaces per unit, down to 1.7 parking spaces per unit. Based on research of other similar cities across Texas, we feel the requested parking units per building aligns more with what most cities are requiring.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,



David Baca AIA, Architect + Principal

T 903 893 5800 | F 903 893 5866 | 100 NORTH TRAVIS STREET, NO. 500 | SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

SSCGC Holdings LLC
4 Timbercreek
Sherman, TX 75090

Joe Gilbert
801 E Taylor St
Sherman, TX 75090

JNPHM Development
801 E Taylor St
Sherman, TX 75090

Baca Architecture
100 N Travis St, Ste. 500
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 488 parking spaces in lieu of the required 528 in an R-2 (Multi-Family Residential) District; variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(3) to allow a 6' wrought iron fence in lieu of the allowed 4' in a front yard in an R-2 (Multi-Family Residential) District; and site plan approval of The Trails on 1417 apartment complex located in the in the 900 Block South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit, unless a variance is granted; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. The trash dumpsters will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*

8. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
9. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

MPG Texas 8, LLC
801 E. Taylor Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Trails of 1417 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Additional right of way may be required. Coordinate with Engineering Department for additional information.
3. The plat must depict and dedicate to the City in fee simple 0.199 acres of right-of-way (ROW) along F.M. 1417 to reflect TxDOT FM 1417 ROW Project, as shown in the City's thoroughfare plan. Coordinate with City of Sherman Engineering Department for exact ROW metes and bounds to be included on plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along F.M. Hwy. 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Calls on drawing are overlapped by contours. Ensure all calls are clearly shown on drawing in final plat.
6. Remove Avigation Release from plat.
7. 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)*
8. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

* **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Ronny Guerrero, Bel Air Village SFR, LLC (Owner), Michael Carlisle, Kimley-Horn (Surveyor) concerning the property at 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 4.936 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Final Plat approval for Bel Air Village Multifamily Phase 1.

Background:

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) between Highway 75 and Luella Road. The owner is requesting final plat approval of a planned development for a multi-family residential development.

The following has been approved for this property:

- August 14, 1984 (300-900 Blocks East FM 1417) - Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District
- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village
- August 17, 2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village.

Adjacent Zoning:

PD (Planned Development)
R-1 (One Family Residential) District

Origination:

Ronny Guerrero, Bel Air Village SFR, LLC (Owner)
Michael Carlisle (Representative)
Kimley-Horn and Associates (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

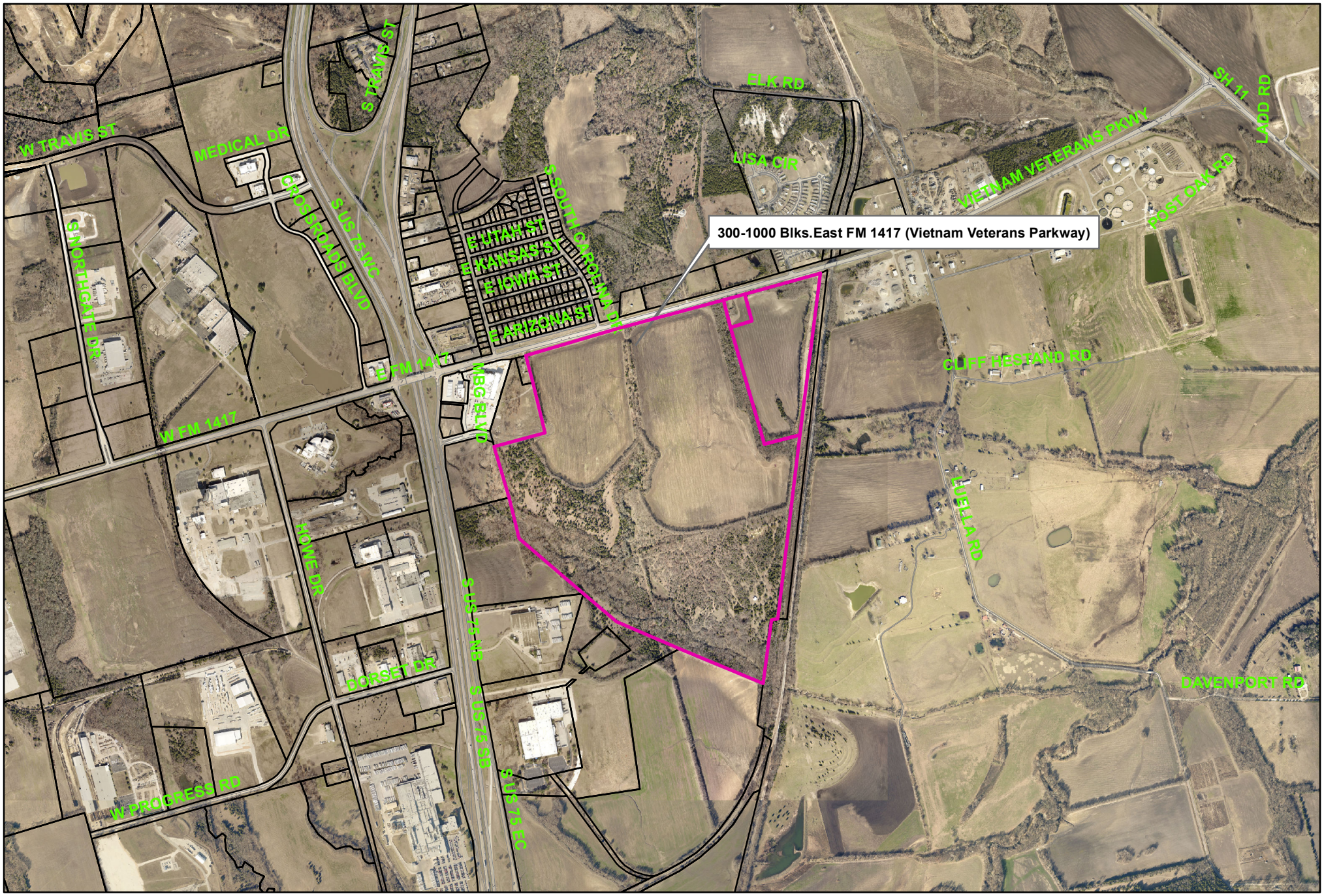
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



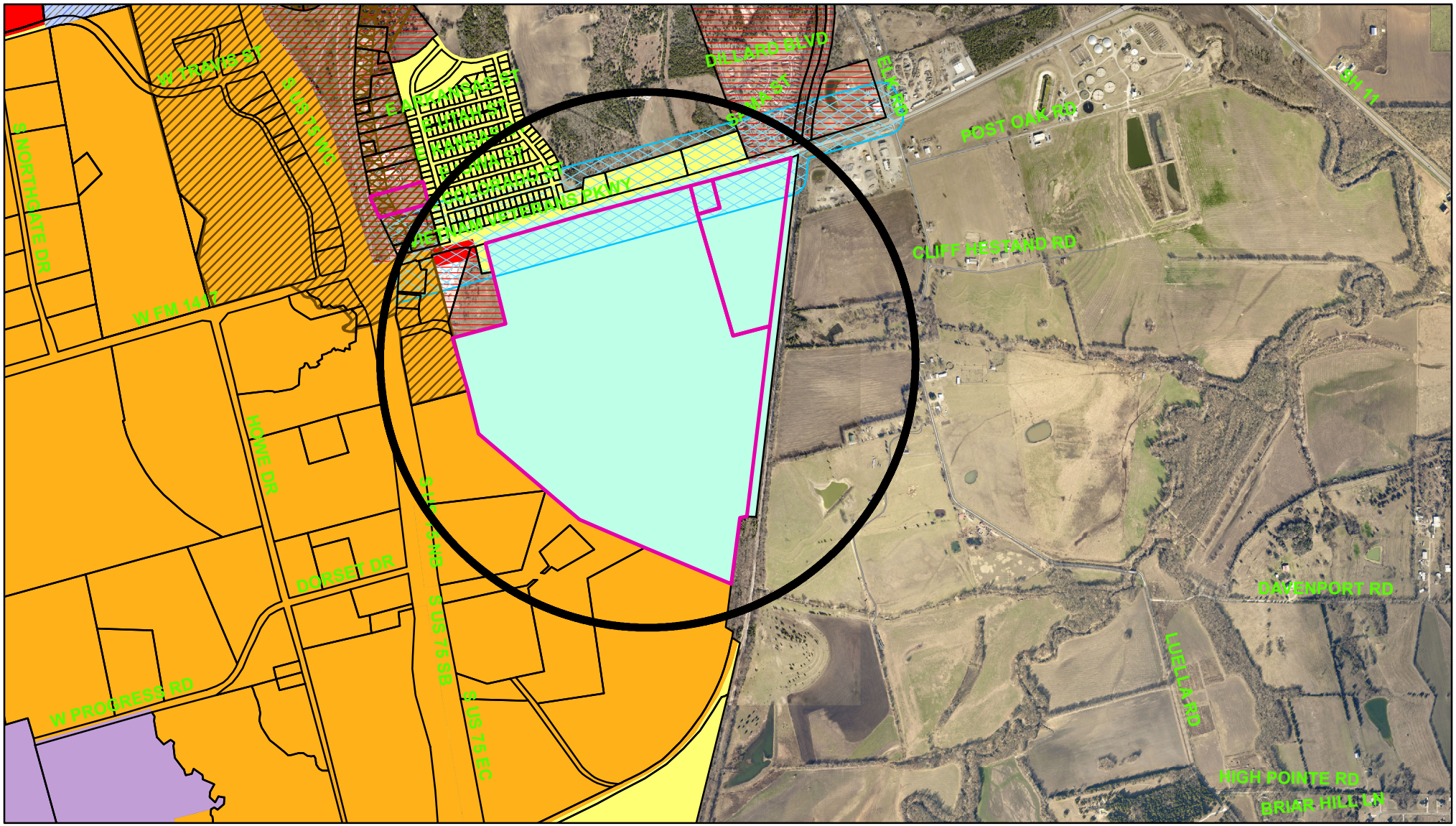
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



Zoning - 300+1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

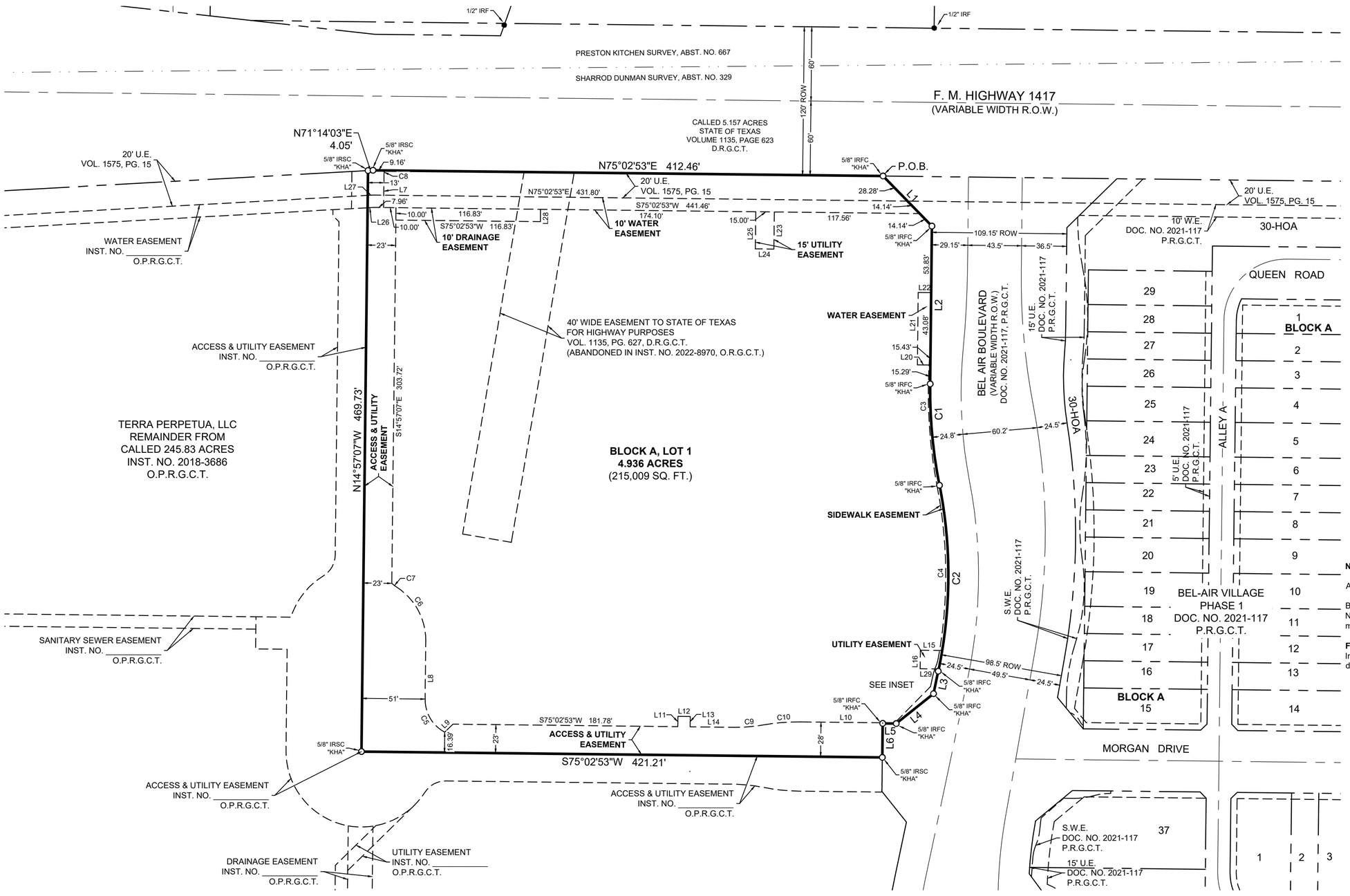
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

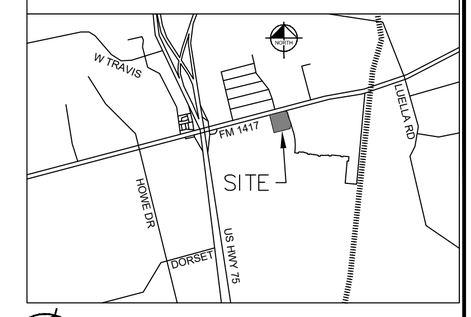
NOT TO SCALE

1 in = 1,598 ft



VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

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

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

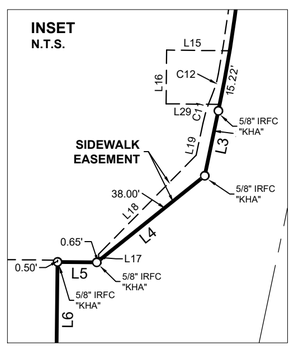
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S59°57'07"E	56.57'
L2	S14°57'07"E	127.64'
L3	S03°40'42"E	18.55'
L4	S35°41'06"W	38.66'
L5	S75°02'53"W	10.96'
L6	S14°57'07"E	27.50'
L7	S14°57'07"E	26.53'
L8	S14°57'07"E	47.00'
L9	N30°02'53"E	9.35'
L10	N75°02'53"E	66.59'
L11	N14°57'07"W	8.36'
L12	N75°02'53"E	10.00'
L13	S14°57'07"E	8.36'
L14	N75°02'53"E	35.75'
L15	N75°02'53"E	17.60'

LINE TABLE		
NO.	BEARING	LENGTH
L16	N14°57'07"W	15.00'
L17	N14°57'07"W	1.89'
L18	N29°00'15"E	38.84'
L19	N03°40'42"W	9.09'
L20	S75°02'53"W	10.48'
L21	N14°57'07"W	58.51'
L22	N75°02'53"E	10.48'
L23	S14°57'07"E	30.00'
L24	S75°02'53"W	15.00'
L25	N14°57'07"W	30.00'
L26	S71°14'03"W	5.05'
L27	N71°14'03"E	4.71'
L28	S14°57'07"E	10.00'
L29	S75°02'53"W	15.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°49'12"	399.50'	82.42'	S20°51'43"E	82.27'
C2	23°05'36"	375.50'	151.35'	N15°13'30"W	150.33'
C3	16°24'08"	401.50'	114.94'	S18°21'17"E	114.55'
C4	21°20'00"	373.50'	139.07'	N15°53'21"W	138.27'
C5	62°29'57"	30.00'	32.72'	S46°12'05"E	31.13'
C6	57°56'10"	51.00'	51.57'	N43°55'12"W	49.40'
C7	9°44'47"	30.00'	5.10'	S68°00'53"E	5.10'
C8	6°37'58"	30.00'	3.47'	S11°38'08"E	3.47'
C9	10°42'38"	127.00'	23.74'	N69°41'34"E	23.71'
C10	10°42'38"	160.00'	29.91'	S69°41'34"W	29.87'
C11	11°32'23"	40.00'	8.06'	S02°05'29"W	8.04'
C12	13°05'02"	28.00'	6.39'	N01°19'10"E	6.38'



ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Bel-Air Village, Phase 1, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2022.

_____
Clerk, City of Sherman, Texas

FINAL PLAT
BEL-AIR VILLAGE MULTIFAMILY, PHASE 1

4.936 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	BB	KH	March 2022	064462003	1 OF 2

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., is the owner of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3686 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northerly end of a corner clip at the intersection of the southerly right-of-way line of F.M. Highway 1417, a variable width right of way, and the westerly right-of-way line of Bel Air Boulevard, a variable width of right of way, for the northerly northeast corner hereof;

THENCE South 59°57'07" East, along said corner clip a distance of 56.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southerly end of said corner clip, for the southerly northeast corner hereof;

THENCE along the westerly right-of-way line of said Bel Air Boulevard, the following courses and distances:

South 14°57'07" East, a distance of 127.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 399.50 feet, a central angle of 11°49'12", and a chord bearing and distance of South 20°51'43" East, 82.27 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 82.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 375.50 feet, a central angle of 23°05'36", and a chord bearing and distance of South 15°13'30" East, 150.33 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 151.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;

South 03°40'42" East, a distance of 18.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 35°41'06" West, a distance of 38.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 75°02'53" West, a distance of 10.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 14°57'07" East, a distance of 27.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner hereof;

THENCE South 75°02'53" West, departing the westerly right-of-way line of said Bel Air Boulevard, across said 245.83 acre tract, a distance of 421.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner hereof;

THENCE North 14°57'07" West, continuing across said 245.83 acre tract, a distance of 469.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southerly right-of-way line of said F.M. Highway 1417, for the northwest corner hereof;

THENCE with the southerly right-of-way line of said F.M. Highway 1417, the following courses and distances:

North 71°14'03" East, a distance of 4.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 75°02'53" East, a distance of 412.46 feet to a point to the **POINT OF BEGINNING** and containing 4.936 acres (215,009 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC., does herein certify the following:

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

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

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

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, TERRA PERPETUA, 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 **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1**, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, AD, 2022.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

FINAL PLAT
BEL-AIR VILLAGE MULTIFAMILY, PHASE 1

4.936 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	March 2022	064462003	2 OF 2

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 11, 2022

Terra Perpetua, LLC
Attn: Ronny Guerrero
2800 N. Dallas Parkway, Ste. 324
Plano, TX 75093

Kimley-Horn and Associates, Inc.
Attn: Michael Carlisle, PE
260 E. Davis Street, Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Bel-Air Village Multifamily, Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 19 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Remove abandoned 40' Wide Easement from drawing. Add General note stating abandonment with instrument information for abandonment documentation.
3. Easements by separate instrument to be filed of record and plat updated with instrument information.
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. No structures will be permitted within any easements.
6. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
7. 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)*
8. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
9. Internal water and sewer lines will be privately owned and maintained.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

200-600 BLOCKS LUELLA ROAD

The request of HMI-Sherman 2 LLC (Owner), Kimley-Horn and Associates, Inc. (Engineer) and Walker, Warren, and Jordan Surveying and Mapping (Surveyor) concerning the property in the 200-600 Blocks Luella Road, being 96.173 acres in the Sharrod Dunman Survey, Abstract Number 329, as follows:

Planning and Zoning Commission

A. Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.
B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District

Background:

The property is located in the 200-600 Blocks Luella Road, south of FM 1417 (Heritage Parkway) and west of Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The Luella Crossing Tract is a proposed patio home community on approximately 96 acres. Luella Crossing is anticipated to include 441 patio home lots with a minimum 10% amenitized open space. The owner is requesting a zone change from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District and a Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District and prior to annexation.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

HMI-Sherman 2 LLC (Owner)
Kimley-Horn and Associates, Inc. (Engineer)
Walker, Warren, and Jordan Surveying and Mapping (Surveyor)

Master Plan Designation:
Not included in Master Plan.

Number of notices mailed:
Not Required

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Survey
Conceptual Site Plan
Narrative
Staff Review Letter



dlagrone H:\ENGINEERING\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

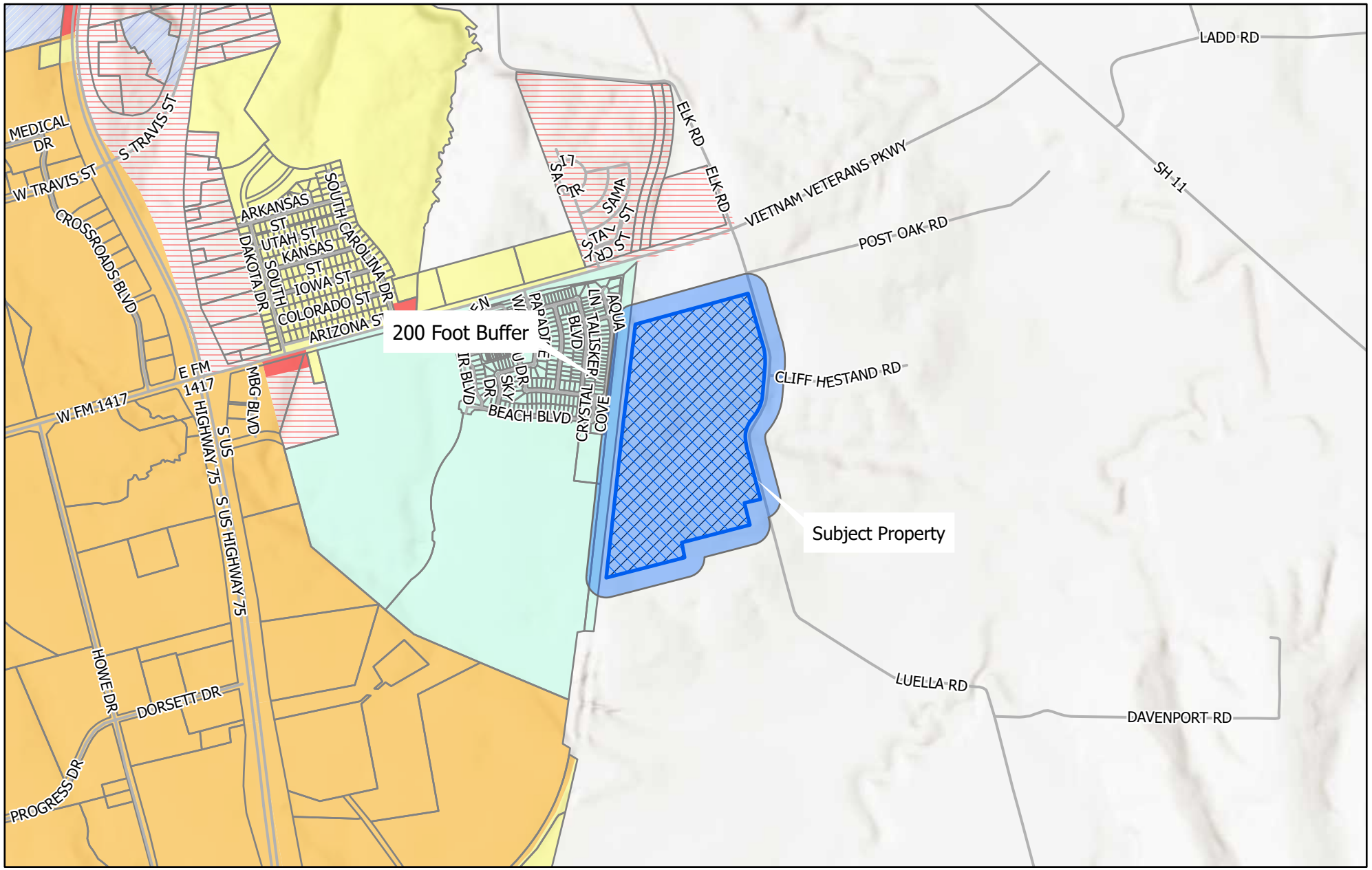
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(200-600 Blocks Luella Rd)

N
W E
S

Date: 3/28/2022 11:01 AM

Scale: 1:18,000



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(200-600 Blocks Luella Rd)

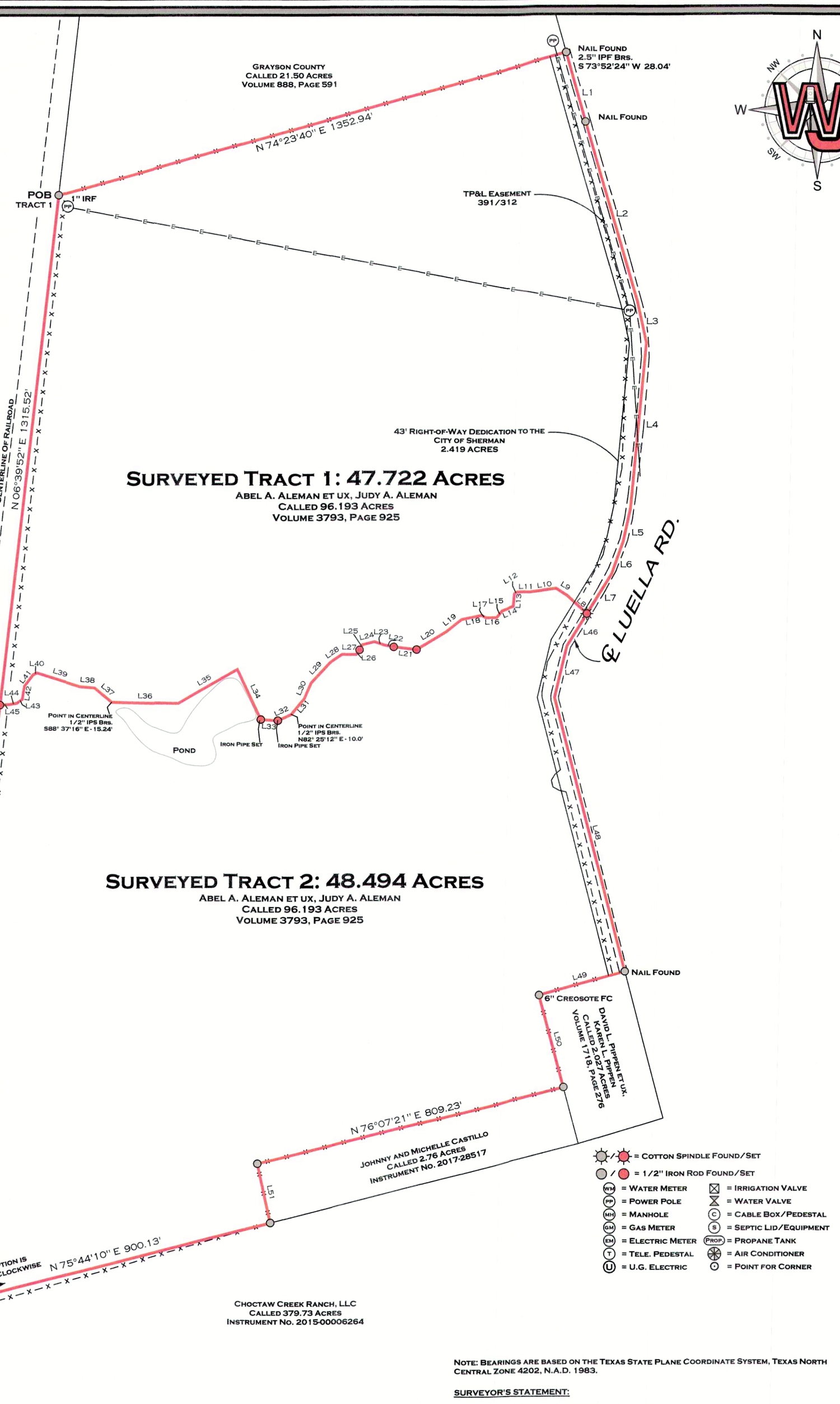
N W E S

Scale: 1:18,000

Date: 3/28/2022 4:03 PM

GRAYSON COUNTY, TX

SHERROD DUNMAN SURVEY, A-329



BOUNDARY

LINE	BEARING	DISTANCE
L1	S 15°36'01" E	183.95'
L2	S 16°00'51" E	478.87'
L3	S 12°06'00" E	108.19'
L4	S 04°26'22" W	202.13'
L5	S 12°27'14" W	86.17'
L6	S 19°41'44" W	89.25'
L7	S 31°51'34" W	120.10'
L8	N 47°14'52" W	68.16'
L9	N 57°05'48" W	34.72'
L10	S 81°57'22" W	67.04'
L11	N 89°35'07" W	33.17'
L12	S 60°59'13" W	8.04'
L13	S 04°58'47" W	32.03'
L14	S 68°50'50" W	31.12'
L15	S 40°02'31" W	21.95'
L16	S 88°39'01" W	27.13'
L17	N 61°17'42" W	13.23'
L18	S 78°16'01" W	52.32'
L19	S 51°27'25" W	50.12'
L20	S 58°37'12" W	89.67'
L21	N 83°21'57" W	58.86'
L22	N 79°08'41" W	23.93'
L23	N 71°01'16" W	27.58'
L24	S 76°03'08" W	31.93'
L25	S 28°15'02" W	14.79'
L26	S 36°32'03" W	14.71'
L27	N 89°29'50" W	36.12'
L28	S 56°43'55" W	37.05'
L29	S 43°08'36" W	71.63'
L30	S 23°26'07" W	43.59'
L31	S 39°53'43" W	52.50'
L32	S 64°45'43" W	37.91'
L33	N 86°23'55" W	43.70'
L34	N 25°06'01" W	141.37'
L35	S 60°09'01" W	175.28'
L36	N 88°37'16" W	170.68'
L37	N 50°00'06" W	57.06'
L38	N 85°27'23" W	39.35'
L39	N 72°36'30" W	114.05'
L40	S 62°50'06" W	10.63'
L41	S 37°24'57" W	36.96'
L42	S 09°07'22" W	33.78'
L43	S 53°44'18" W	17.22'
L44	S 80°39'36" W	18.65'
L45	S 86°45'52" W	24.97'
L46	N 31°46'43" E	97.54'
L47	N 13°36'49" E	135.39'
L48	N 14°20'00" W	724.35'
L49	N 74°30'17" E	228.66'
L50	N 14°46'55" W	244.67'
L51	N 12°16'22" W	155.30'

= COTTON SPINDLE FOUND/SET
= 1/2" IRON ROD FOUND/SET
WM = WATER METER
PP = POWER POLE
MH = MANHOLE
GM = GAS METER
EM = ELECTRIC METER
T = TELE. PEDESTAL
U = U.G. ELECTRIC
= IRRIGATION VALVE
= WATER VALVE
C = CABLE BOX/PEDESTAL
S = SEPTIC LID/EQUIPMENT
PROP. = PROPANE TANK
= AIR CONDITIONER
= POINT FOR CORNER

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

SURVEYOR'S STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789, 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 FEBRUARY, 2022.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF February, 2022.

CASEY JORDAN, R.P.L.S. NO. 6789

STATE OF TEXAS REGISTERED CASEY JORDAN 6789 PROFESSIONAL LAND SURVEYOR

SURVEYED 2 TRACTS
SHERROD DUNMAN SURVEY, A-329
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: C. JORDAN	PREPARED BY: B.B.B. ON FEB 10, 2022
ADDRESS: 515 LUELLA ROAD	JOB NO. 20-0924
CITY/COUNTY: SHERMAN, GRAYSON	
SURVEY/ABSTRACT NO.: 329	200 0 200
SUBDIVISION: N/A	
LOT/BLOCK NO.: N/A	SCALE: 1" = 200'
CLIENT: HAKUNA MATATA	

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

SURVEYED: 2 TRACTS
SHERROD DUNMAN SURVEY, A-329
GRAYSON COUNTY, TEXAS
J20-0924

February 10, 2022

TRACT 1

All those certain tracts or parcels of land being part of the SHERROD DUNMAN SURVEY, Abstract No. 329, Grayson County, Texas and being part of a called 96.193 acre tract conveyed to Abel A. Aleman and wife, Judy A. Aleman as described and recorded in Volume 3793, Page 925 of the Deed Records, Grayson County, Texas, and being 47.722 acres of land being more particularly described by metes and bounds as follows:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1" Iron Rod found for the Northwest corner of herein described tract, same being the Southwest corner of a called 21.50 acre tract conveyed to Grayson County as described and recorded in Volume 888 on Page 591 and being on the East right of way of the Burlington Northern Santa Fe Railroad Easement;

THENCE North 74 deg. 23 min. 40 sec. East with the South line of said 21.50 acre tract and generally along a fence a distance of 1,352.94 feet to a Nail found in the centerline of Luella Road for the Northeast corner of herein described tract, same being the Southeast corner of said 21.50 acre tract, from which a 2.5" Iron Pipe found for reference bears South 73 deg. 52 min. 24 sec. West – 288.04 feet;

THENCE with the centerline of said Luella Road in a Southerly direction and with the East line of said 96.193 acre tract as follows:

South 15 deg. 36 min. 01 sec. East a distance of 183.95 feet to a Nail found;
South 16 deg. 00 min. 51 sec. East a distance of 478.87 feet to a point for corner;
South 12 deg. 06 min. 00 sec. East a distance of 108.19 feet to a point for corner;
South 05 deg. 37 min. 40 sec. West a distance of 426.89 feet to a point for corner;
South 12 deg. 27 min. 14 sec. West a distance of 86.17 feet to a point for corner;
South 19 deg. 41 min. 44 sec. West a distance of 89.25 feet to a point for corner;
South 31 deg. 51 min. 34 sec. West a distance of 120.10 feet, to a cotton spindle set for corner in Luella Road, same point being the Southeast corner of herein described tract;

THENCE along and with the centerline of a creek as follows:

North 47 deg. 14 min. 52 sec. West a distance of 68.16 feet;
North 57 deg. 05 min. 48 sec. West a distance of 34.72 feet;
South 81 deg. 57 min. 22 sec. West a distance of 67.04 feet;
North 89 deg. 35 min. 07 sec. West a distance of 33.17 feet;
South 60 deg. 59 min. 13 sec. West a distance of 8.04 feet;
South 04 deg. 58 min. 47 sec. West a distance of 32.03 feet;
South 68 deg. 50 min. 50 sec. West a distance of 31.12 feet;
South 40 deg. 02 min. 31 sec. West a distance of 21.95 feet;
South 88 deg. 39 min. 01 sec. West a distance of 27.13 feet;
North 61 deg. 17 min. 42 sec. West a distance of 13.23 feet;
South 78 deg. 16 min. 01 sec. West a distance of 52.32 feet;
South 51 deg. 27 min. 25 sec. West a distance of 50.12 feet;
South 58 deg. 37 min. 12 sec. West a distance of 89.67 feet to a ½" iron rod set for corner in said creek;

North 83 deg. 21 min. 57 sec. West a distance of 58.86 feet to a ½" iron rod set for corner in said creek;
North 79 deg. 08 min. 41 sec. West a distance of 23.93 feet;
North 71 deg. 01 min. 16 sec. West a distance of 27.58 feet;
South 76 deg. 03 min. 08 sec. West a distance of 31.93 feet;
South 28 deg. 15 min. 02 sec. West a distance of 14.79 feet to a ½" iron rod set for corner in said creek;
South 36 deg. 32 min. 03 sec. West a distance of 14.71 feet;
North 89 deg. 29 min. 50 sec. West a distance of 36.12 feet;
South 56 deg. 43 min. 55 sec. West a distance of 37.05 feet;
South 43 deg. 08 min. 36 sec. West a distance of 71.63 feet;
South 23 deg. 26 min. 07 sec. West a distance of 43.59 feet;
South 39 deg. 53 min. 43 sec. West a distance of 52.50 feet to a point for corner in said creek, same point having a ½" iron pipe set for reference bears North 82 deg. 25 min. 12 sec. East a distance of 10.00 feet;
South 64 deg. 45 min. 43 sec. West a distance of 37.91 feet to a ½" iron pipe set for corner in said creek;
North 86 deg. 23 min. 55 sec. West a distance of 43.70 feet to a ½" iron pipe set for corner in said creek;

THENCE leaving said centerline of creek North 25 deg. 06 min. 01 sec. West a distance of 141.37 feet to a point for corner;

THENCE South 60 deg. 09 min. 01 sec. West a distance of 175.28 feet;

THENCE North 88 deg. 37 min. 16 sec. West a distance of 170.68 feet to a point for corner in the centerline of said creek, same point having a ½" iron pipe set for reference bears South 88 deg. 37 min. 16 sec. East a distance of 15.24 feet;

THENCE along and with the centerline of a creek as follows:

North 50 deg. 00 min. 06 sec. West a distance of 57.06 feet;
North 85 deg. 27 min. 23 sec. West a distance of 39.35 feet;
North 72 deg. 36 min. 30 sec. West a distance of 114.05 feet;
South 62 deg. 50 min. 06 sec. West a distance of 10.63 feet;
South 37 deg. 24 min. 57 sec. West a distance of 36.96 feet;
South 09 deg. 07 min. 22 sec. West a distance of 33.78 feet;
South 53 deg. 44 min. 18 sec. West a distance of 17.22 feet;
South 80 deg. 39 min. 36 sec. West a distance of 18.65 feet;
South 86 deg. 45 min. 52 sec. West a distance of 24.97 feet, to a T-Post set for corner in said creek, same point having a ½" iron rod set for reference bears North 06 deg. 39 min. 52 sec. East a distance of 15.32 feet, same point being on the East line of the Burlington Northwestern Sante Fe Railroad Easement;

THENCE North 06 deg. 39 min. 52 sec. East along and with the West line of said 96.193 acre tract, same being the East line of said Railroad Easement a distance of 1,315.52 feet back to the **POINT OF BEGINNING AND CONTAINING 47.722 ACRES OF LAND**.

TRACT 2

All those certain tracts or parcels of land being part of the SHERROD DUNMAN SURVEY, Abstract No. 329, Grayson County, Texas and being all of a called 96.193 acre tract conveyed to Abel A. Aleman and wife, Judy A. Aleman as described and recorded in Volume 3793, Page 925 of the Deed Records, Grayson County, Texas, and being 48.494 acres of land being more particularly described by metes and bounds as follows:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a ½" Iron Rod found for the Southwest corner of herein described tract, same being the Southwest corner of said called 96.193 acre tract, same point also being the Northwest corner of a called 379.73 acre tract conveyed to Chocktaw Creek Ranch, LLC as described and recorded in Instrument Number 2015-00006264 of the Deed Records of Grayson County, Texas, same point also being on the East line of the Burlington Northern Santa Fe Railroad Easement;

THENCE in a counter clockwise direction as follows:

North 75 deg. 44 min. 10 sec. East along and with the North line of said called 379.73 acre tract a distance of 900.13 feet to a ½" iron rod found for corner, same point beingon the North line of said called 379.73 acre tract, same point also being the Southwest corner of a called 2.76 acre tract conveyed to Johnny and Michelle Castillo as described and recorded in Instrument Number 2017-28517 of the Deed Records of Grayson County, Texas;

THENCE North 12 deg. 16 min. 22 sec. West with the West line of said 2.76 acre tract and generally along and with said fence a distance of 155.30 feet to a ½" iron rod found for corner, same being the Northwest corner of said 2.76 acre tract;

THENCE North 76 deg. 07 min. 21 sec. East with the North line of said 2.76 acre tract and generally along and with said fence a distance of 809.23 feet to a ½" iron rod found corner, same point being the Northeast corner of said 2.76 acre tract, same point also being on the West line of a called 2.027 acre tract conveyed to David L. Pippen and wife, Karen L. Pippen as described and recorded in Volume 1718 on Page 276 of the Deed Records of Grayson County, Texas;

THENCE North 14 deg. 46 min. 55 sec. West along and with the West line of said 2.027 acre tract and generally along said fence a distance of 244.67 feet to a 6" Creosote fence corner found for a corner of herein described tract, same being the Northwest corner of said called 2.027 acre tract;

THENCE North 74 deg. 30 min. 17 sec. East along and with the North line of said 2.027 acre tract and generally along a fence a distance of 228.66 feet to a nail found for corner in Luella Road;

THENCE with the centerline of Luella Road in a Northerly direction and with the East line of said 96.193 acre tract as follows:

North 14 deg. 20 min. 00 sec. West a distance of 724.35 feet to a point for corner;
North 13 deg. 36 min. 49 sec. East a distance of 135.39 feet to a point for corner;
North 31 deg. 46 min. 43 sec. East a distance of 97.54 feet to a cotton spindle set for corner in Luella Road;

THENCE along and with the centerline of a creek as follows:

North 47 deg. 14 min. 52 sec. West a distance of 68.16 feet;
North 57 deg. 05 min. 48 sec. West a distance of 34.72 feet;
South 81 deg. 57 min. 22 sec. West a distance of 67.04 feet;
North 89 deg. 35 min. 07 sec. West a distance of 33.17 feet;
South 60 deg. 59 min. 13 sec. West a distance of 8.04 feet;
South 04 deg. 58 min. 47 sec. West a distance of 32.03 feet;
South 68 deg. 50 min. 50 sec. West a distance of 31.12 feet;
South 40 deg. 02 min. 31 sec. West a distance of 21.95 feet;
South 88 deg. 39 min. 01 sec. West a distance of 27.13 feet;
North 61 deg. 17 min. 42 sec. West a distance of 13.23 feet;
South 78 deg. 16 min. 01 sec. West a distance of 52.32 feet;
South 51 deg. 27 min. 25 sec. West a distance of 50.12 feet;
South 58 deg. 37 min. 12 sec. West a distance of 89.67 feet to a ½" iron rod set for corner in said creek;
North 83 deg. 21 min. 57 sec. West a distance of 58.86 feet to a ½" iron rod set for corner in said creek;
North 79 deg. 08 min. 41 sec. West a distance of 23.93 feet;
North 71 deg. 01 min. 16 sec. West a distance of 27.58 feet;
South 76 deg. 03 min. 08 sec. West a distance of 31.93 feet;
South 28 deg. 15 min. 02 sec. West a distance of 14.79 feet to a ½" iron rod set for corner in said creek;
South 36 deg. 32 min. 03 sec. West a distance of 14.71 feet;
North 89 deg. 29 min. 50 sec. West a distance of 36.12 feet;
South 56 deg. 43 min. 55 sec. West a distance of 37.05 feet;
South 43 deg. 08 min. 36 sec. West a distance of 71.63 feet;
South 23 deg. 26 min. 07 sec. West a distance of 43.59 feet;
South 39 deg. 53 min. 43 sec. West a distance of 52.50 feet to a point for corner in said creek, same point having a ½" iron pipe set for reference bears North 82 deg. 25 min. 12 sec. East a distance of 10.00 feet;
South 64 deg. 45 min. 43 sec. West a distance of 37.91 feet to a ½" iron pipe set for corner in said creek;
North 86 deg. 23 min. 55 sec. West a distance of 43.70 feet to a ½" iron pipe set for corner in said creek;

THENCE leaving said centerline of creek North 25 deg. 06 min. 01 sec. West a distance of 141.37 feet to a point for corner;

THENCE South 60 deg. 09 min. 01 sec. West a distance of 175.28 feet;

THENCE North 88 deg. 37 min. 16 sec. West a distance of 170.68 feet to a point for corner in the centerline of said creek, same point having a ½" iron pipe set for reference bears South 88 deg. 37 min. 16 sec. East a distance of 15.24 feet;

THENCE along and with the centerline of a creek as follows:

North 50 deg. 00 min. 06 sec. West a distance of 57.06 feet;
North 85 deg. 27 min. 23 sec. West a distance of 39.35 feet;
North 72 deg. 36 min. 30 sec. West a distance of 114.05 feet;
South 62 deg. 50 min. 06 sec. West a distance of 10.63 feet;
South 37 deg. 24 min. 57 sec. West a distance of 36.96 feet;
South 09 deg. 07 min. 22 sec. West a distance of 33.78 feet;
South 53 deg. 44 min. 18 sec. West a distance of 17.22 feet;
South 80 deg. 39 min. 36 sec. West a distance of 18.65 feet;

THENCE South 86 deg. 45 min. 52 sec. West a distance of 24.97 feet, to a T-Post set for corner in said creek, same point having a ½" iron rod set for reference bears North 06 deg. 39 min. 52 sec. East a distance of 15.32 feet, same point being on the East line of the Burlington Northwestern Sante Fe Railroad Easement;

THENCE South 06 deg. 39 min. 16 sec. West along and with the East line of said Burlington Northwestern Sante Fe Railroad Easement a distance of 1559.77 feet back to the **POINT OF BEGINNING AND CONTAINING 48.494 ACRES OF LAND**, of which approximately 0.562 acres lies within the right of way of Luella Road.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in February, 2022, and is being submitted along with a Plat of said tract herein described.

Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789



FM 1417

POST OAK ROAD

BURLINGTON NORTHERN SANTA FE RAILROAD (225' R.O.W.)

BNSF RAILROAD

LUELLA ROAD

N

W E

S

0 150' 300'

GRAPHIC SCALE 150'

YES COMPANIES EXP2 KEY, LLC
VOL. 5858, PG. 102
O.P.R.G.C.T.

20' UTILITIES EASEMENT TO CITY OF SHERMAN. VOL. 1573, PG. 275

CALLED 1 ACRE
LARRY J. FLEMING AND SHARON S. FLEMING
VOL. 1162, PG. 690
D.R.G.C.T.

125512
GRAYSON COUNTY
21.5 ACRES

125485
BELL MICHAEL LEE
28.2 ACRES

JOHN KITCHEN SURVEY, ABST. NO. 673

LUELLA ROAD
R.O.W. DEDICATION
(2.42 AC)

CALLED TRACT 1
MICHAEL LEE BELL
VOL. 2371, PG. 17
O.P.R.G.C.T.

125515
TERRA PERPETUA LLC
62.32 ACRES

LUELLA CROSSING
PHASE 1
47.72 AC
227 LOTS

PROPOSED AMENITY AREA
-RESTROOMS
-NEIGHBORHOOD POOL
-OPEN AIR AMENITY (TBD)

CALLED 1 ACRE
MICHAEL L. BELL AND WIFE SHARON BELL
VOL. 1368, PG. 420
O.P.R.G.C.T.

WET POND

125538
CORNELIUS DON KEITH TRUSTEE
CORNELIUS FAMILY TRUST
128.17 ACRES

PROPOSED 6' TRAIL

WET POND

125542
GUEFFEY PRESTON
2.78 ACRES
O.P.R.G.C.T.

CALLED 170.814 ACRE
DON KEITH CORNELIUS, TRUSTEE OF THE CORNELIUS REVOCABLE LIVING TRUST
VOL. 4372, PG. 827
O.P.R.G.C.T.

PROPOSED 6' TRAIL

CALLED 95.216 ACRES
HWI SHERMAN 2 LLC
INST. NO. 2021-32639
O.P.R.G.C.T.

LUELLA CROSSING
PHASE 2
48.49 AC
214 LOTS

SHARROD RUNNELS SURVEY ABST. NO. 929

CALLED 0.636 ACRE
DON KEITH CORNELIUS, TRUSTEE OF THE CORNELIUS REVOCABLE LIVING TRUST
VOL. 4372, PG. 839
O.P.R.G.C.T.

125538
CORNELIUS DON KEITH TRUSTEE
CORNELIUS FAMILY TRUST
128.17 ACRES

REMAINDER OF CALLED 1 ACRE
DARRYL LYNN JOHNSON
VOL. 2351, PG. 845
O.P.R.G.C.T.

CALLED 2.027 ACRES
DAVID L. PIPPIN AND WIFE KAREN L. PIPPIN
VOL. 1718, PG. 276
O.P.R.G.C.T.

CALLED 0.628 ACRE
DARRYL LYNN JOHNSON
VOL. 4372, PG. 834
O.P.R.G.C.T.

125536
PIPPIN DAVID L
ETUX KAREN L
2.03 ACRES

CALLED 1 ACRE
TERRI ANN JOHNSON &
DARRYL LYNN JOHNSON
VOL. 2371, PG. 15
O.P.R.G.C.T.

125535
CASTILLO JOHNNY
ETUX MICHELLE
2.76 ACRES

CALLED 32.545 ACRES
TERRA PERPETUA, LLC
INST. NO. 2019-22865
O.P.R.G.C.T.

125547
CHOCTAW CREEK RANCH
377.32 ACRES

BLOCK F
BLOCK H
BLOCK G
BLOCK E
1-HOA
17-HOA

TALISKER BOULEVARD
AQUA LANE
BRISA ROAD
EL SOL BOULEVARD
CRYSTAL COVE
BEACH BOULEVARD

PRELIMINARY OPEN SPACE TABLE			
TOTAL LOT AREA	96.21	AC	
GROSS LOT AREA	93.79	AC	
OPEN SPACE REQUIRED	9.4	AC	10%
OPEN SPACE PROPOSED	14.6	AC	16%

LEGEND

- OPEN SPACE AREA
- POND AREA
- MINOR ARTERIAL ROW DEDICATION
- PUBLIC TRAIL

Luella Crossing
Conceptual Site Plan

Sherman, Texas
March 22, 2022

DWG NAME K:\MKN_CIVIL\NO_PROJ\LP-2021\LENNAR - SHERMAN_LUELLA CROSSING\CAD\EXHIBITS\PLANSHEETS\20220323 - SUP SITE PLAN.DWG
LAST SAVED 3/23/2022 11:32 AM

Kimley»Horn
260 E Davis St
Suite 100
McKinney, Texas 75069
469-301-2580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

March 24, 2022

Rob Rae
Director of Development Services
City of Sherman

RE: ***Project Narrative – Luella Crossing – Patio Home SUP***

Dear Mr. Rae,

The Luella Crossing Tract is a proposed patio home community on approximately 96 acres located +/- 730 LF south of Heritage Parkway (FM 1417) west of Luella Rd located in the ETJ of Sherman in Grayson County, TX. Luella Crossing is anticipated to include +/- 440 patio home lots with a minimum 10% amenitized open space as required by the City of Sherman. We request this SUP to be recommended for approval by P&Z prior to annexation and to be approved by City Council after the site has been annexed and zoned to R-1.

Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Sincerely,

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
TBPE Firm No. F-928

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

HMI-Sherman 2 LLC
PO Box 822044
North Richland Hills, TX 76182

Walker, Warren, & Jordan Surveying & Mapping
10819 US Hwy 69 N
Tyler, TX 75706

Michael Carlisle
Kimley-Horn
260 E Davis St, Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for a Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District and a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District located in the 200-600 Blocks Luella Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. (*Chapter 14, Exhibit A, Section 8, Subsection 9 (e))*

8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Annexation into the City of Sherman City Limits required.
12. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
13. Dedication of Right of Way along Luella Road will be required upon platting of subject property.
14. 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)*
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. Water main must be extended in accordance with City criteria to serve proposed development. (Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G))
17. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
18. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

* **1815 SOUTH SAM RAYBURN FREEWAY**

The request of Acepack Inc. (Owner) and Pann S. Sribhen, PSA Engineering (Representative/Engineer) concerning the property at 1815 South Sam Rayburn Freeway, being 12.69 acres, Lots 9 - 11, Southside Addition (Replat), as follows:

Planning and Zoning Commission

Site plan approval of a warehouse for manufacturing and commercial use.

Background:

The property is located at 1815 South Sam Rayburn Freeway, the northeast corner of South Sam Rayburn Freeway and West Park Avenue and is zoned M-2 (Heavy Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District. The owner is requesting site plan approval of a warehouse for manufacturing and commercial use.

The following has been approved for this property:

- April 13, 1965 - Exception to side yard spacing requirement to allow a double garage to be centered on common property lines and serve as single garage for each dwelling uint and exception to tow off-street parking spaces for each dwelling unit.
- September 13, 1966 -Exception to requiring 10' side yards in Manufacturing District.
- April 12, 1966 - Exception to off-street parking requirement for M-1 (Light Manufacturing) District.
- April 14, 1998 - Exception to allow overhead doors facing the highway.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District
M-1 (Light Manufacturing) District
R-1 (One Family Residential) District
C-2 (General Commercial) District
R-2 (Multi-Family Residential) District

Origination:

Acepack Inc. (Owner)
Pann S. Sribhen, PSA Engineering (Representative/Engineer)

Master Plan Designation:

Other

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Survey
Site Plan
Elevations
Landscape Plan
Utility Plan
Drainage Area Map
Photometric Plan
Light Pole Details
Cover Sheet
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

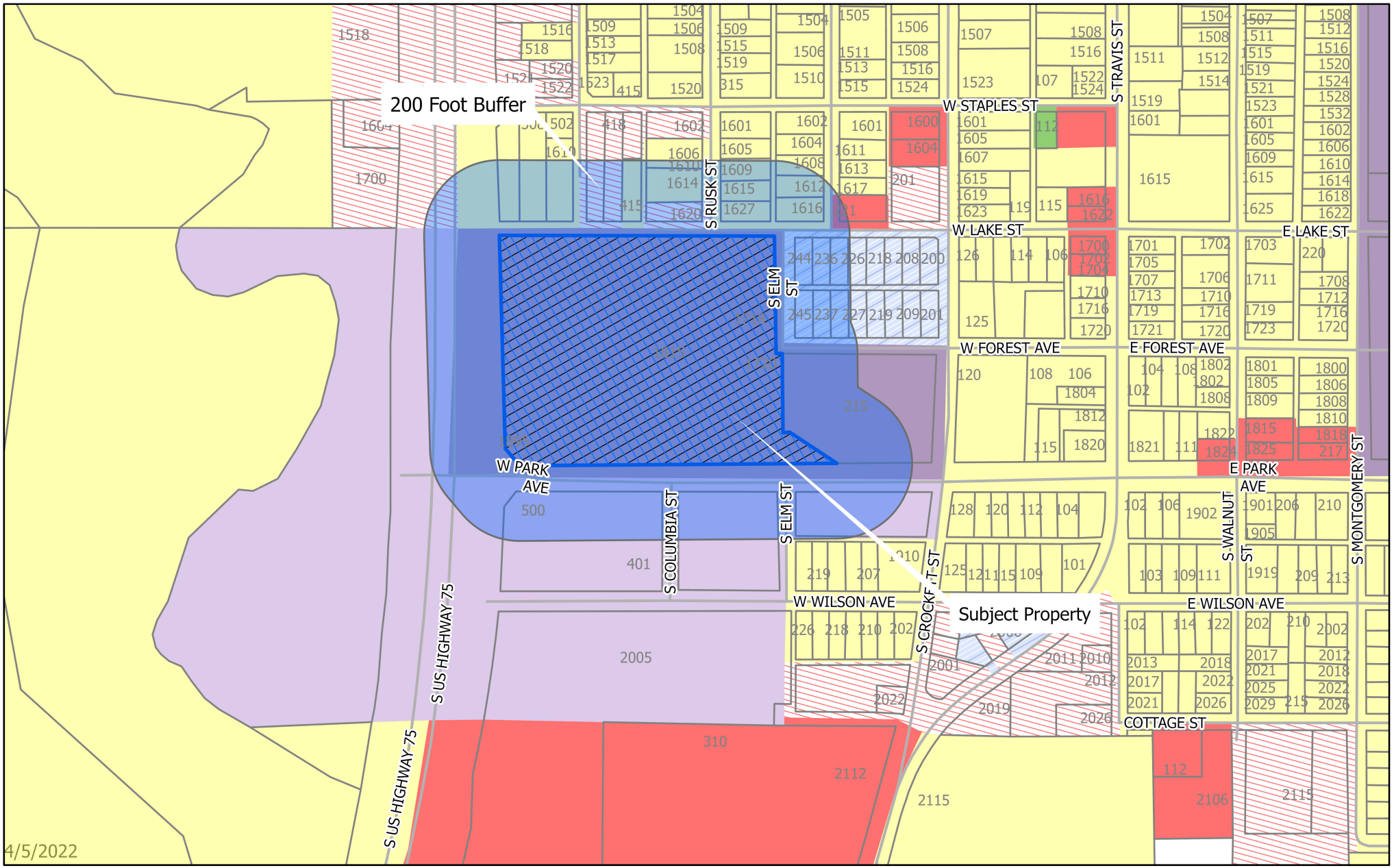
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(1815 S Sam Rayburn)

N
W E
S

Date: 4/5/2022 1:10 PM

Scale: 1:4,564



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

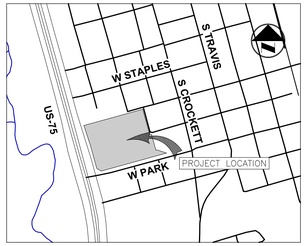
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- SubjectLocations_Buffer15

CITY OF SHERMAN
Zoning Location Map
(1815 S Sam Rayburn)

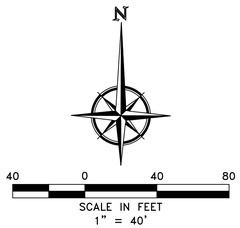
N W E S

Scale: 1:4,719

Date: 4/5/2022 1:10 PM



VICINITY MAP
(NOT TO SCALE)



LEGEND

MB	MAILBOX
MW	MONITORING WELL
FO	PAINT STRIPE FIBER OPTIC
G	PAINT STRIPE GAS
W	PAINT STRIPE WATER
PP	POWER POLE
SS	SANITARY SEWER MANHOLE
SIGN	SIGN
WM	WATER METER
WV	WATER VALVE
	ABSTRACT LINE
	EASEMENT LINE
	FLOODPLAIN
GAS	GAS LINE
OHP	OVERHEAD ELECTRIC LINE
	PROPERTY LINE
UGT	UNDERGROUND TELEPHONE LINE

LEGEND

(C.M.)	CONTROLLING MONUMENT
PG.	PAGE
VOL.	VOLUME
D.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
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BM# 1	BENCHMARK
B	BOLLARD
CO	CLEANOUT
EM	ELECTRIC METER
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
FP	FLAGPOLE
GI	GRATE INLET

BENCH MARK LIST

BM #2 PK NAIL SET IN ASPHALT PARKING LOT ON EAST SIDE OF NORTHBOUND US HIGHWAY 75 FRONTAGE ROAD, APPROXIMATELY 340 FEET NORTH OF THE INTERSECTION OF W PARK AVENUE

SURFACE NORTHING=7277107.55
SURFACE EASTING=2544360.10
ELEV=670.23

BM #3 5/8-INCH IRON ROD WITH "BGE" CAP IN GRASS FIELD ON SOUTHEAST CORNER OF INTERSECTION OF US-75 NORTHBOUND FRONTAGE ROAD AND W PARK AVENUE

SURFACE NORTHING=7276761.71
SURFACE EASTING=2544525.58
ELEV=669.42

BM #4 5/8-INCH IRON ROD WITH "BGE" CAP IN GRASS FIELD ON SOUTHWEST CORNER OF INTERSECTION OF WEST PARK AVENUE AND S COLUMBIA STREET

SURFACE NORTHING=7276853.00
SURFACE EASTING=2544899.74
ELEV=676.04

BENCH MARK LIST

BM #5 "X" CUT IN CONCRETE CURB ON NORTH SIDE OF W PARK AVENUE AT INTERSECTION WITH S ELM STREET

SURFACE NORTHING=7276992.65
SURFACE EASTING=2545258.75
ELEV=680.63

BM #6 "X" CUT IN CONCRETE CURB AT SOUTHWEST CORNER OF INTERSECTION OF S ELM STREET AND W FOREST AVENUE

SURFACE NORTHING=7277346.40
SURFACE EASTING=2545130.05
ELEV=684.75

BM #7 "X" CUT IN CONCRETE CURB ON NORTH SIDE OF WEST LAKE AVENUE AT INTERSECTION WITH S ELM STREET

SURFACE NORTHING=7277716.47
SURFACE EASTING=2545039.94
ELEV=681.86

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 22, 2021 with an applied combined scale factor of 1.00012.

2. The floodplain boundaries are approximate and are depicted hereon. The subject tract lies within Zone AE & Zone X as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405F with Map Revised date September 29, 2010, which is the current Flood Insurance Rate Map for the community in which the property is located.

   Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

3. The Surveyor submitted a locate request to Texas811 system (DIGTESS). The paint marks depicted hereon are the apparent markings placed and delineated on the property by others as a result of locate ticket #2170149799, #2170149856, #2170151651, #2170152086 & #2170152153. The surveyor assumes no responsibility for their correctness, accuracy or completeness. The depiction of these paint marks and pin flags are intended to show the approximate location of underground utilities. The existence, type or nature of the utility and actual physical underground locations of the utilities has not been field verified. The client is advised that excavation should be performed where absolute location information is required.

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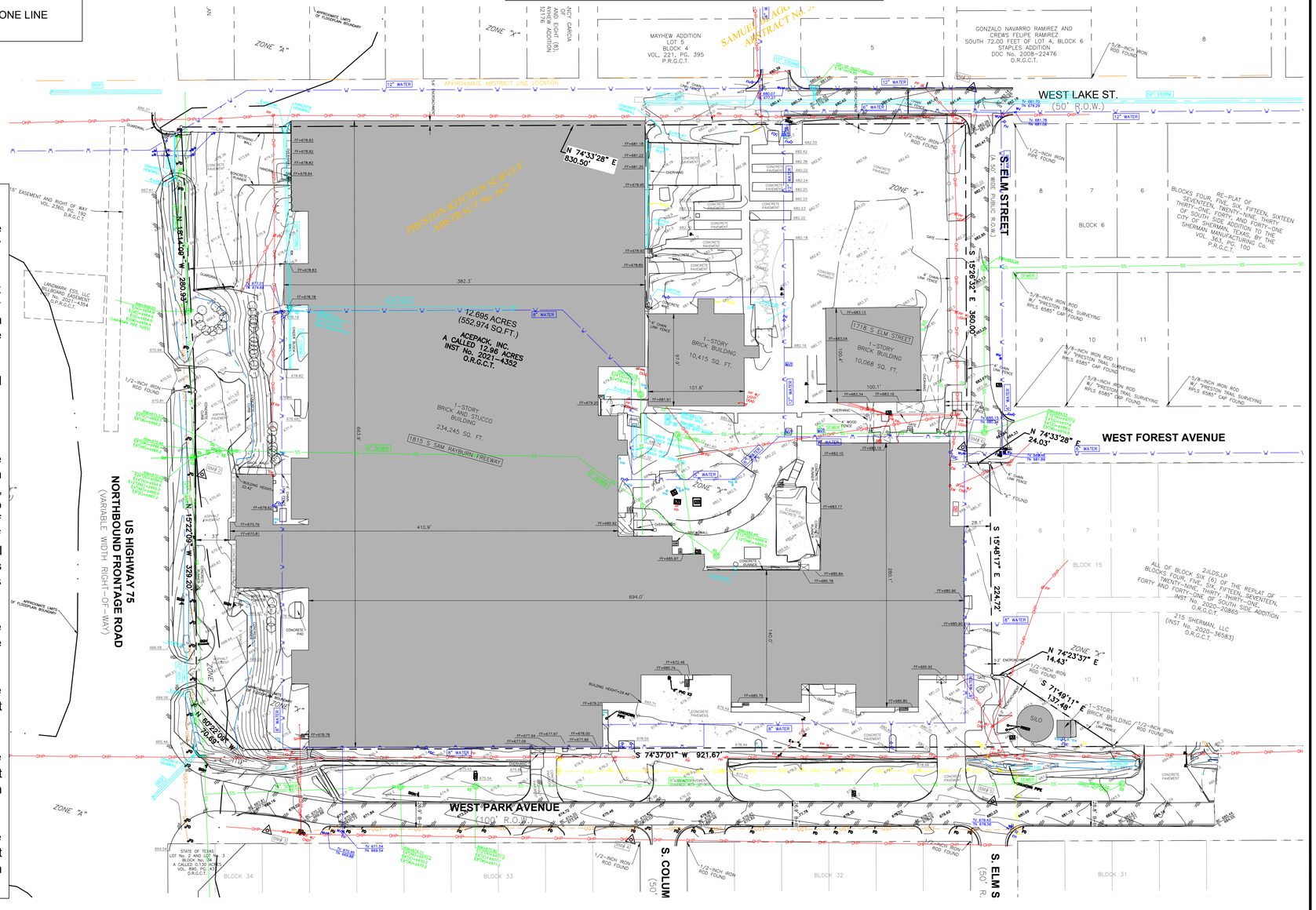


OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

FIELD SURVEY
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

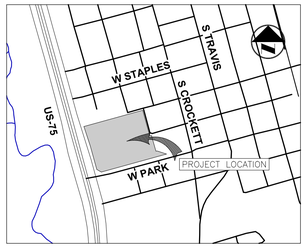
03.24.22

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9881
TX. T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE:	AS SHOWN
DESIGNED BY:	PSA
DRAWN BY:	PSA
CHECKED BY:	PSA
PROJECT NO.	22205.AWS

SHEET
C-4
MARCH 24, 2022

G:\Shared drives\CADD\2022\22205.AWS Acepack Warehouse Rehab\CURRENT\01 C-4 FIELD SURVEY.dwg, 3/24/2022 12:16:27 PM, DWG To PDF.pc3



VICINITY MAP
(NOT TO SCALE)

LOT INFORMATION

ZONING	COMMERCIAL
PROPOSED USE	WAREHOUSE & RESTAURANT
SITE AREA	552,974 SF. OR 12.69 AC.
LEGAL DESCRIPTION	ACEPACK WAREHOUSE COMPLEX RENOVATION 1815 S. SAM RAYBURN FWY SHERMAN, TX 75090
BUILDING - 1	234,245 SF. (Warehouse)
BUILDING - 2	10,415 SF. (Warehouse)
BUILDING - 3	10,068 SF. (Restaurant)
BUILDING HEIGHT / STORIES	1 STORY
PARKING REQUIREMENT	
PARKING RATIO	1SP/1500 WAREHOUSE
PARKING REQUIRED	265 SP
HANDICAP PARKING PROVIDED	5 SP
SURFACE PARKING PROVIDED	262 SP
TOTAL PARKING PROVIDED	267 SP

BM #2 PK NAIL SET IN ASPHALT PARKING LOT ON EAST SIDE OF NORTHBOUND US HIGHWAY 75 FRONTAGE RD, APPROXIMATELY 340 FEET NORTH OF THE INTERSECTION OF W PARK AVENUE
SURFACE NORTHING = 7277107.55
SURFACE EASTING = 2544360.10
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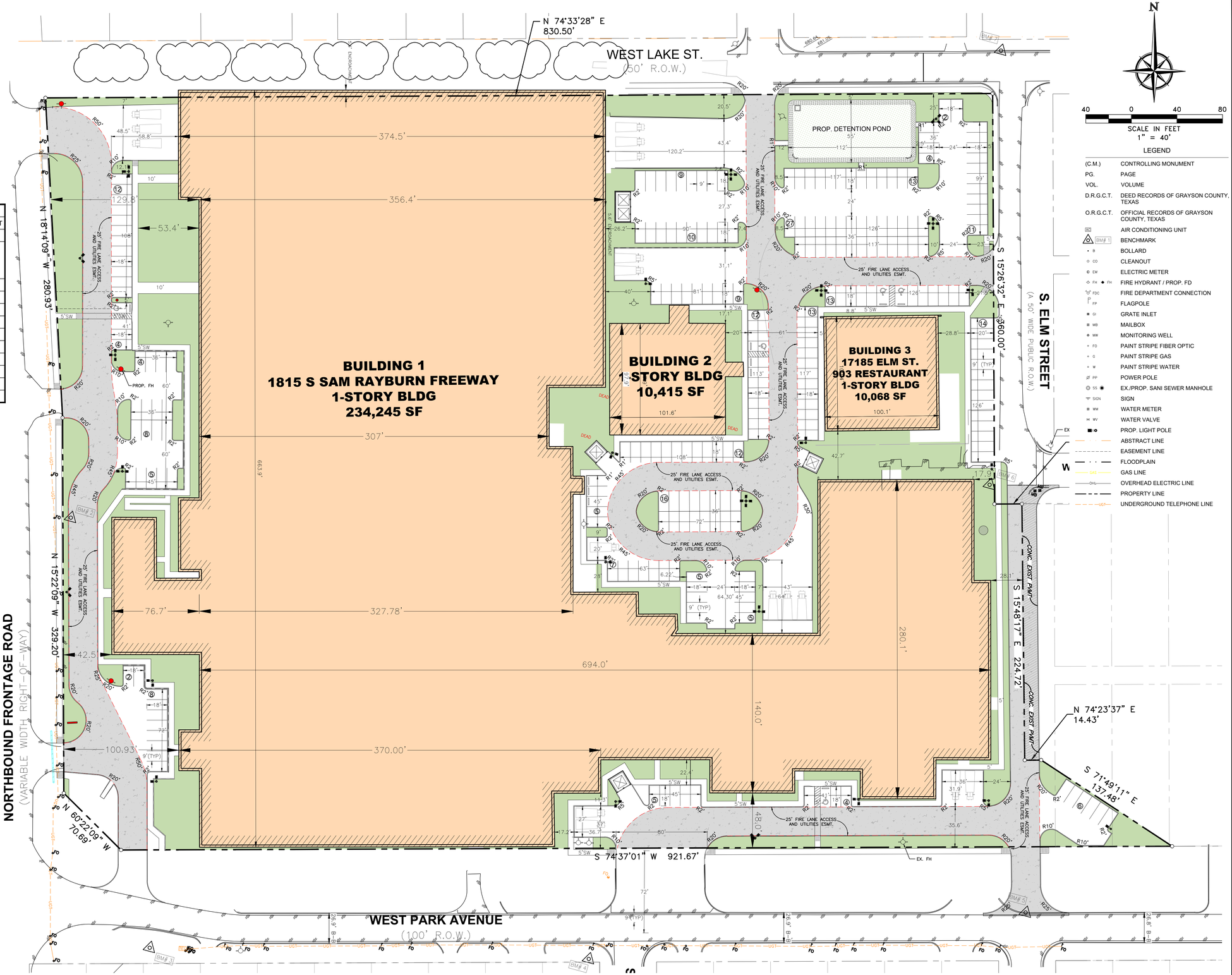

LEGEND

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CO	CLEANOUT
EM	ELECTRIC METER
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FDC	FIRE DEPARTMENT CONNECTION
FP	FLAGPOLE
GI	GRATE INLET
MB	MAILBOX
MW	MONITORING WELL
FO	PAINT STRIPE FIBER OPTIC
G	PAINT STRIPE GAS
W	PAINT STRIPE WATER
PP	POWER POLE
SS	EX./PROP. SANI SEWER MANHOLE
SIGN	SIGN
WM	WATER METER
WV	WATER VALVE
	PROP. LIGHT POLE
	ABSTRACT LINE
	EASEMENT LINE
	FLOODPLAIN
GAS	GAS LINE
OHE	OVERHEAD ELECTRIC LINE
	PROPERTY LINE
UGT	UNDERGROUND TELEPHONE LINE

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1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 22, 2021 with an applied combined scale factor of 1.00012.

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SITE PLAN
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

03.24.22

PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9851 FAX (972) 248-9681
TX. T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE:	AS SHOWN
DESIGNED BY:	PSA
DRAWN BY:	PSA
CHECKED BY:	PSA
PROJECT NO.	22205.AWS

SHEET
C-1
MARCH 24, 2022

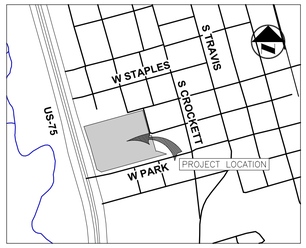
G:\Shared drives\CADD\2022\22205.AWS Acepack Warehouse Rehab\CURRENT\01 C-1 SITE PLAN OPT 1.dwg, 3/24/2022 2:16:47 PM, DWG To PDF.pc3







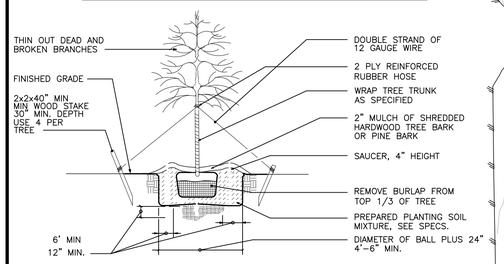




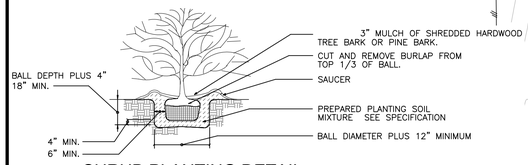
VICINITY MAP
(NOT TO SCALE)

LEGENDS:

- LIVE OAK TREE, 3" CAL. (SHADE)
- CREPE MYRTLE 'WATERMELON RED',15G. (ORNAMENTAL)
- NANDINA SIENNA SUNRISE, 3G.
- BERMUDA GRASS



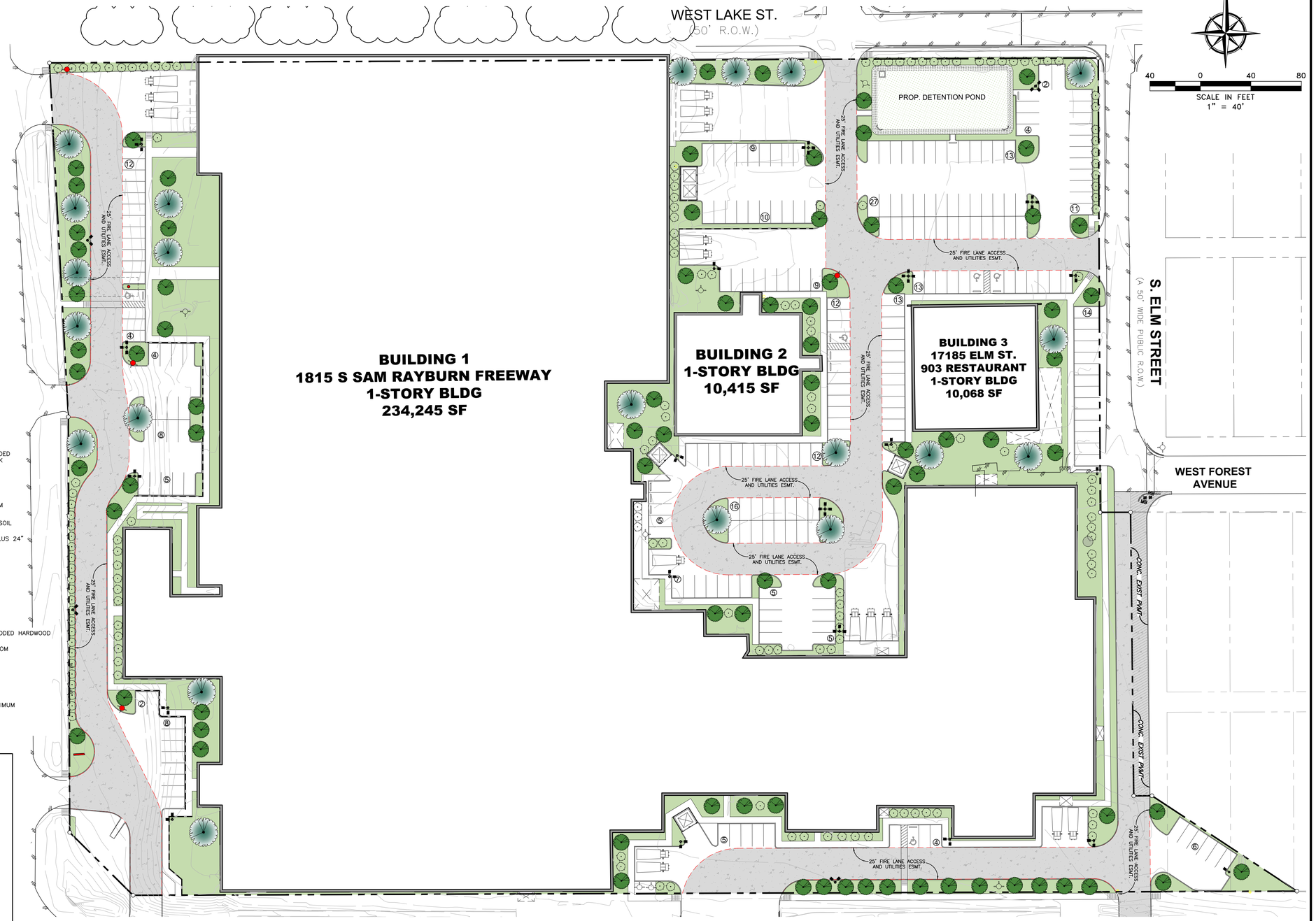
LARGE TREE STAKING DETAIL
NOT TO SCALE FOR TREES UNDER 3 1/2" CALIPER



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR ISRESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLAN
4. ALL SHRUB AND GROUNDCOVERBEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH OR APPROVED EQUAL.
5. LANDSCAPE EDGINGSHALLBE OF TYPE AND LOCATION AS NOTES ON PLAN.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE GUILDELINES ESTABLISHED BY THE CURRENT AMERICAN STAND FOR NURSERY STOCK, PLUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYWEM OR LOCAL (TEXAS ASSOCIATION OF NURSERYMEM STANDARDS) EQUIVALENT.
7. TREES PLANT ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
8. ALL PLANT MATERIAL SHALL BE MATRAINED IN A HEALTY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DISTORYED OR REMOVED.
9. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
11. QUANTITIES ON PLAN AND PLANT LIST ARE PROVIDED AS A CONVENENCE FOR EASTIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANITY OF PLANTS REQUIRED AT SPACING INDICATED FOR THE BED SIZE AND CONFIGURATION SHOWN REGARDLESS OF QUANTITIES SHOWN ON PLAN AND PLAN LIST. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
12. ALL LANDSCAPE PLANTINGS. THREES, SHRUBS, GROUNDCOVERS AND GRASSES, TO BE GUARANTEED FOR A PERIOD OF ONE YESR AFTER FINAL ACCEPTANCE.
13. ALL TREES TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PITS SIDES PRIOR TO PLANTING. ALL TRSSE ARE TO BE PLANTED PLUMB ANT AT OR SLIGHT ABOVE FINISHED GRADE. ALL TREE PITS TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP-DRESSED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL. STAKE AND OR GUY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
14. ROTOTILL THE EXISTIONG SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL AND TILL INTO THE TOP 3" OF EXISTING SOIL. INSTALL ALL SHRUBS 1" AS PER MANUFACTURER'S RECOMMENEDED RATE OF APPLICATION. TOP DRESS WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL.
15. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALL AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
16. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT OF REFUSE AND/OR REJECT LANDSCAPE MATERIAL ON SITE.



LANDSCAPE DETAILS

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANT.	SIZE
CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	22	3" CAL.
RED CREPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	85	15 GAL.
NANDINA SIENNA SUNRISE	NANDINA DOMESTICA 'SIENNA SUNRISE'	144	3 GAL.
BERMUDA GRASS SOD	CYNODON DACTYLON	65,941 S.F.	

NOTE:

ALL RIGHT OF WAY TO BE SODDED

LANDSCAPE PLAN
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

ASA ENGINEERING
17919 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

03.24.22

SCALE:	AS SHOWN
DESIGNED BY:	PSA
DRAWN BY:	PSA
CHECKED BY:	PSA
PROJECT NO.	22205.AWS

SHEET
L-1
MARCH 24, 2022

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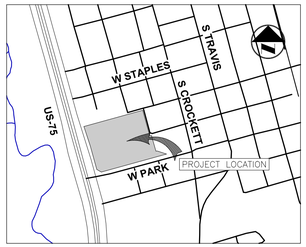
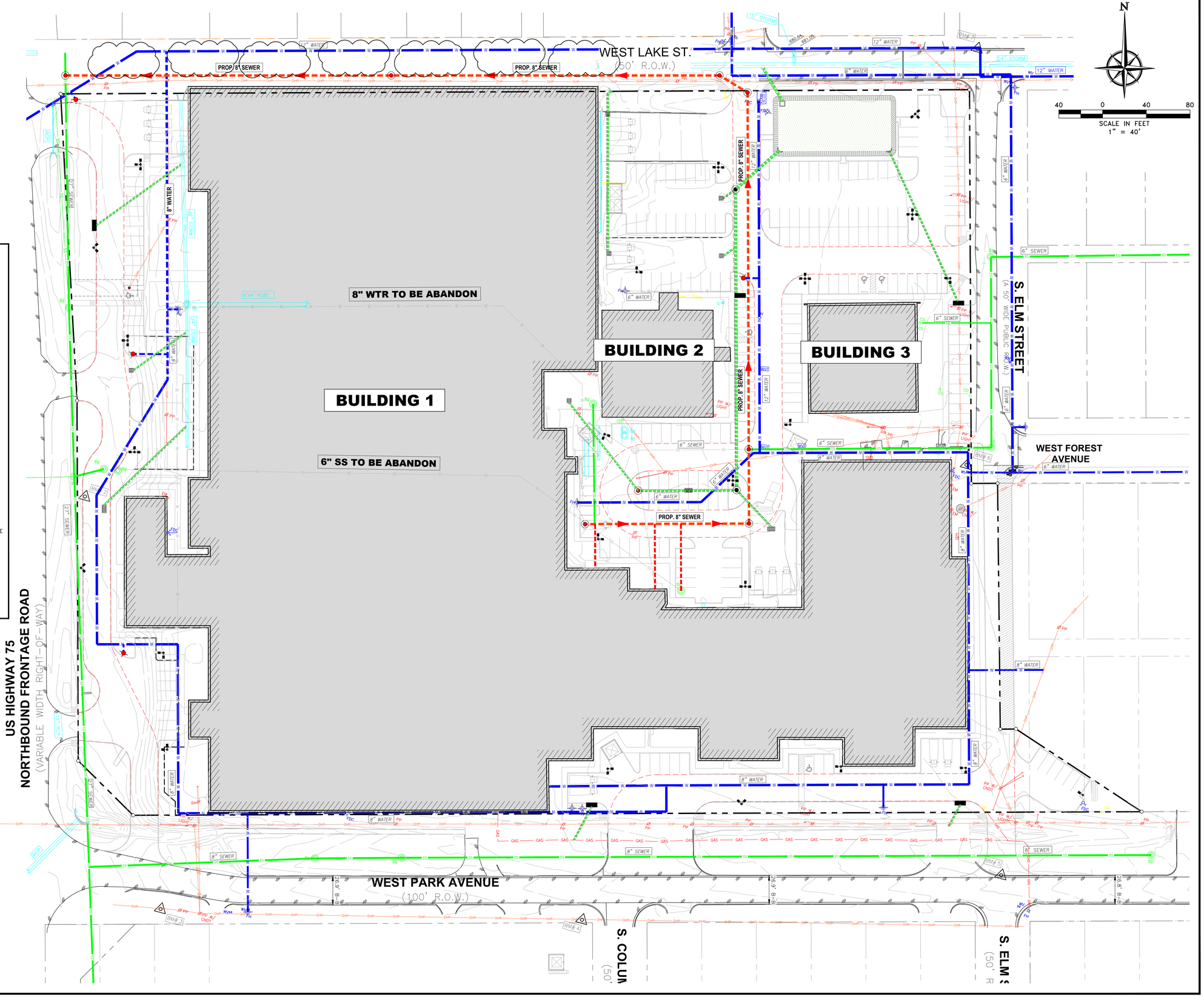


VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER LINE
- EX. DRAINAGE PIPE
- EX. GAS LINE
- EX. OVERHEAD POWER LINE
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE TO BE ABANDON
- EX. SANITARY SEWER LINE TO BE ABANDON
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. SANI. SEWER MANHOLE
- PROP. SANI. SEWER MANHOLE
- PROP. STORM DRAINAGE MANHOLE
- EX. POWER POLE
- PROPOSED RCP LATERAL
- PROPOSED GRATE INLET
- PROPOSED CURVE INLET



MASTER UTILITIES PLAN
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

03.24.22

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17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX. T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
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CHECKED BY:	PSA
PROJECT NO.	22205.AWS

SHEET
C-2
MARCH 24, 2022

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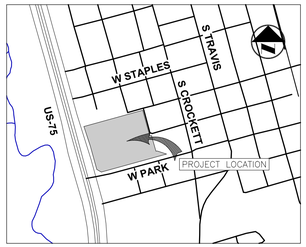


VICINITY MAP
(NOT TO SCALE)

LEGENDS:

- A-1 / 7.37 / 90.84 — AREA NO / AREA ACREAGE / Q_{100} (CFS)
- DRAINAGE DIVIDE
- 724 — EXISTING CONTOUR
- FLOW DIRECTION

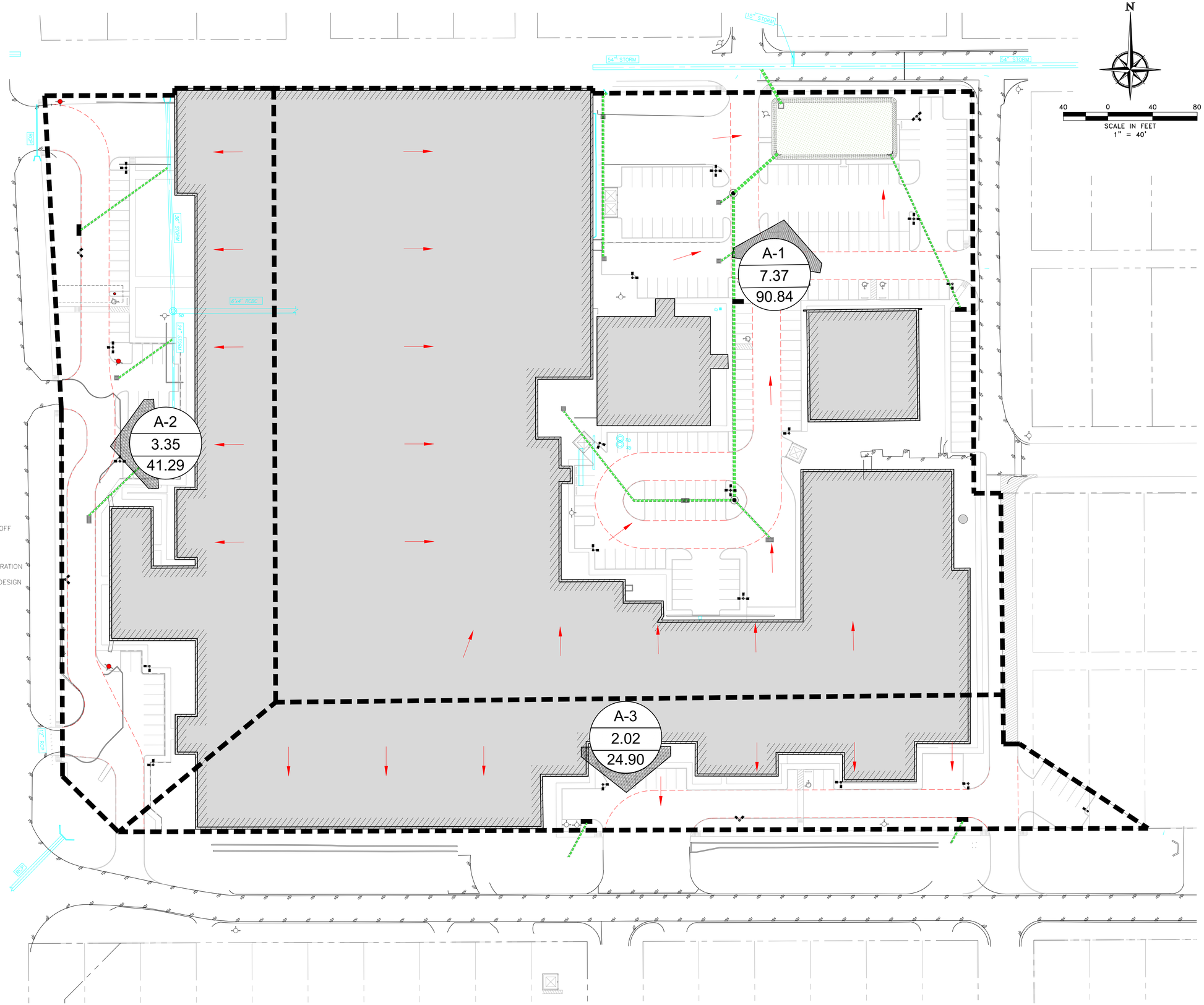
FROM CITY OF SHERMAN STORM DRAINAGE DESIGN MANUAL PREPARED BY KIMLEY–HORN AND ASSOCIATES, INC.

DRAINAGE DATA

DRAINAGE DATA BASE ON 100 FREQUENCY	
FACTOR	1.25
RUNOFF COEFFICIENT	0.85
RAINFALL INTENSITY*	11.6 (in/hr)
Tc	10 MIN.

USE RATIONAL METHOD TO CALCULATE ESTIMATE WATER RUNOFF

Q = fCIA
Q = MAXIMUM RATE OF RUNOFF (CFS)
f = ANTECEDENT PRECIPITATION FACTOR
I = AVERAGE RAINFALL INTENSITY FOR A DURATION EQUAL TO Tc (in/hr)
A = DRAINAGE AREA CONTRIBUTING TO THE DESIGN LOCATION (ACRES)



DRAINAGE AREA MAP
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
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CHECKED BY: PSA
PROJECT NO. 22205.AWS

SHEET
C-3
MARCH 24, 2022

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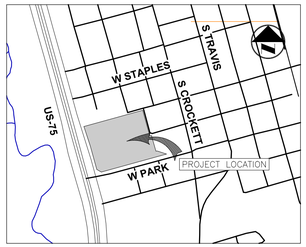

VICINITY MAP
(NOT TO SCALE)



NOTES:

1. ATTACH GROUND WIRE SIZED AS PER ELECTRICAL CODE.
2. THE LIGHT POLE FOOTINGS SHALL BE SET AND REINFORCED AS SHOWN ON THE DETAIL EXCEPT FOR THE FOOTINGS LOCATED IN UNSTABLE AREAS OR IN AREAS WITH SHALLOW SOIL.
3. THESE AREAS SHALL BE REDESIGNED WITH THE DEPTH OF FOUNDATION AND REINFORCING REVISED TO MEET POLE AS NOTED BY GEOLOGICAL INSPECTOR.
4. THE STRUCTURAL ENGINEER SHALL REDESIGN AND DETAIL ALL FOOTINGS FOR LOCATIONS INDICATED BY THE CONSULTING GEOLOGIST THAT NEED REVISING.
5. FOR <20' MOUNTING HEIGHT POLE SHALL INSTALL DEPTH OF FOOTING IS 6' MIN. AND HEIGHT OF SQUARE BASE COVER IS 5-3/4". TX DOT/TRAFFICE STANDARDS/RID(FND)-11.

CATALOG: KAX2 LED P2 50K R5 MVOLT
DESCRIPTION: KAX AREA SERIES SIZE 2,PERFORMANCE PACKAGE 2, 500K, TYPE 5, 120-277V
LAMP: LAMP
LAMP OUTPUT: TOTAL LUMINARIES LUMENS 36674.2
BALLAST: LED DRIVER
INPUT WATTAGE: 248
DESCRIPTION: TYPE VS, BUG RATING: B5-U0-G3

Luminaire Schedule

Symbol	Label	Qty	Label	Arrangement	LLF	Description	Arr. Watts
	A	2	KAD LED, 60 LED, 1AMP MVOLT	SINGLE	1.000	1 WAY	248
	B	13	KAD LED, 60 LED, 1AMP MVOLT	2 HEADS	1.000	90 DEGREE	6,448
	C	5	KAD LED, 60 LED, 1AMP MVOLT	3 HEADS	1.000	BACK-BACK	3,720
	D	4	KAD LED, 60 LED, 1AMP MVOLT	4 HEADS	1.000	BACK-BACK	3,968

PLAN 1

1631 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	4.2
Maximum	12.3
Minimum	0.1
Avg:Min	N/A
Max:Min	N/A
Coef Var	1.31
UnifGrad	N/A

PHOTOMETRIC PLAN
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

03.24.22

PSA ENGINEERING
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SL-1

MARCH 24, 2022

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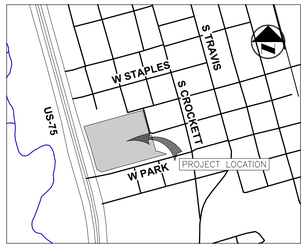

VICINITY MAP
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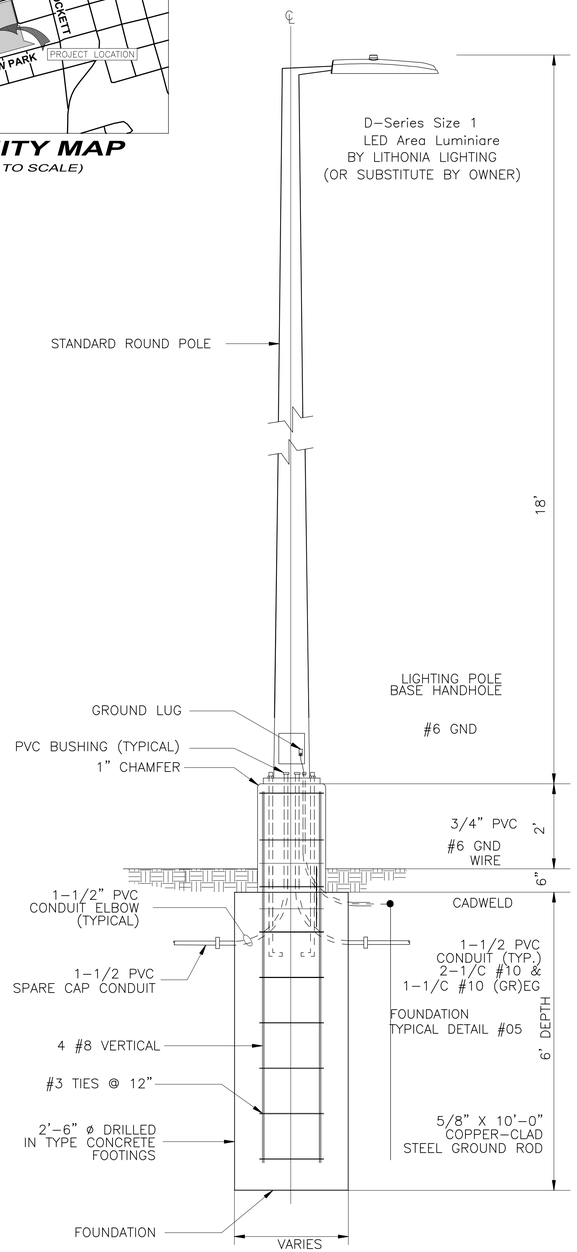
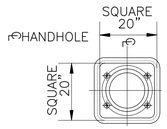


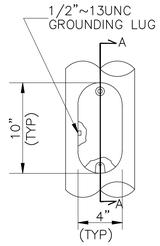
ACTUAL NUMBER OF WIRES WILL VARY.

02 TYP. SINGLE LIGHT POLE DETAILS
NTS

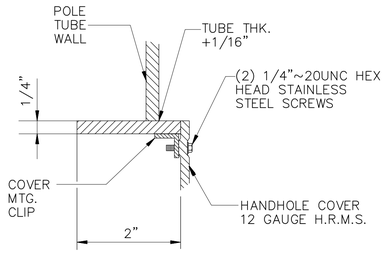


COVER BASE PLAN

01 TYPICAL DETAIL

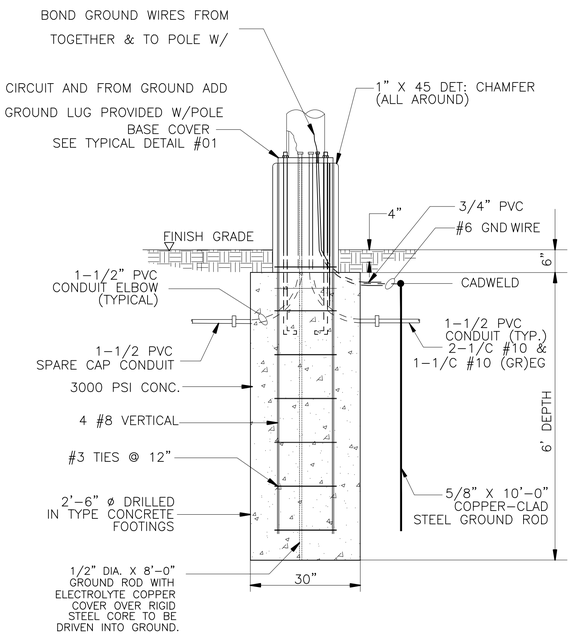


TYPICAL DETAIL
HANDHOLE ELEVATION



HANDHOLE
SECTION A - A

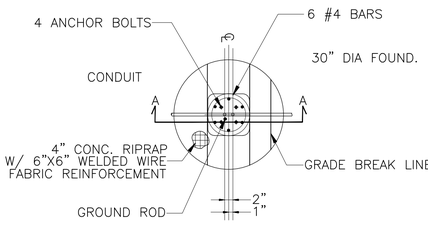
03 TYPICAL DETAIL
NTS



ACTUAL NUMBER OF WIRES WILL VARY.

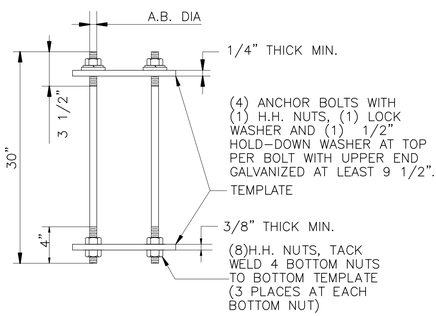
STREET LIGHT FOUNDATION - SECTION

05 SECTION A-A'
NTS



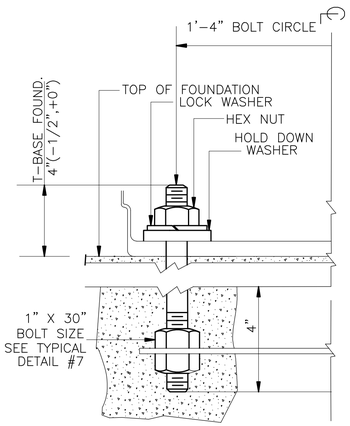
STREET LIGHT FOUNDATION - PLAN

04 TYPICAL DETAIL
NTS



BASE ANCHOR BOLT
ASSEMBLY

06 TYPICAL DETAIL
NTS



ANCHOR BOLT
DETAILS 'T-BASE'

07 TYPICAL DETAIL
NTS

LIGHT POLE DETAILS
FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPACK, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

03.24.22

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE:	AS SHOWN
DESIGNED BY:	PSA
DRAWN BY:	PSA
CHECKED BY:	PSA
PROJECT NO.	22205.AWS

SHEET
SL-2
MARCH 24, 2022

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SITE PLANS SET

FOR

ACEPACK WAREHOUSES

552,974 SF., 12.69 ACRES

PRESTON KITCHEN SURVEY ABSTRACT NO. 667

AT

1815 S. SAM RAYBURN FREEWAY

CITY OF SHERMAN

GRAYSON COUNTY, TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.



VICINITY MAP

(NOT TO SCALE)

SHEET INDEX:

SHEET NO.	SHEET CONTENTS
SITE PLAN	
G-0	COVER/ INDEX SHEET
C-1	SITE PLAN
C-2	MASTER UTILITIES PLAN
C-3	DRAINAGE AREA MAP
C-4	FIELD SURVEY
L-1	LANDSCAPE PLAN
SL-1	PHOTOMETRIC PLAN
SL-2	LIGHT POLE DETAILS



PROJECT ENGINEER

PANN S. SRIBHEN, P.E.

ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTERATION # 100433

OWNER / DEVELOPER

ACEPACK, INC

1815 S.SAM RAYBURN FREEWAY
SHERMAN, TX 75090

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Acepack Inc
1815 S Sam Rayburn Fwy
Sherman, TX 75090

Pann S Sribhen
PSA Engineering
17819 Davenport Rd, Ste. 215
Dallas, TX 75252

Dear Applicants,

The request for site plan approval of a warehouse for manufacturing and commercial use located at 1815 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-2 (Heavy manufacturing) district/O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.3; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The setbacks for this property are as follows (*Chapter 14, Exhibit A, Sec. 6.13.3(5)*):
    a. 40 feet from S. Sam Rayburn Freeway
    b. 25 feet from W. Park Avenue
    c. 15 feet from S. Elm Street, W. Lake Street
    d. 10 feet from all other property lines (*Chapter 14, Exhibit A, Sec.6.10(1)).*
4. A variance is required if the buildings are within any of the setbacks indicated in item 3.
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Parking is permitted on paved surfaces only (concrete and asphalt). (*Chapter 14, Exhibit A, Sec.7(10)(h)).*
7. Parking shall be provided for one (1) space per 1,000 square feet of gross floor space for warehouse uses and/or one (1) space per 400 square feet of gross floor space for office uses; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.10(4)(b) & Section 7, Subsection 10(b))*
8. Loading docks, overhead doors, service bays and trash receptacles shall be screened by earthen berms and/or landscape when located on the parkway side of any building. *((Chapter 14, Exhibit A, Sec. 6.13.3(5)(c))*
9. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*

10. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Exhibit A, Sec. 6.13.3(6)(2)).*
11. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
12. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Platting of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
15. Eastern drive approach off of Park Street does not meet standard.
16. 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)*
17. Sanitary Sewer Main to be relocated out from beneath existing structure. Abandonment of Sanitary Sewer Easement, if any, required after installation of sewer main relocation.
18. New water meter vaults required for individual points of connection off of City water main.
19. Encroachment Agreement required for buildings within West Lake right of way.
20. 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))*
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)*
22. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
23. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer
Clint Philpott, Asst. City Manager
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 04/19/2022

Prepared by: Kerri Turner, Administrative Assistant
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:

2801 TEXOMA PARKWAY

The request of QuikTrip South, LLC (Owner), Corey Vaughan (Representative), Vilbig and Associates, PLLC (Civil Engineer/Surveyor) and 1519 Surveying & Engineering (Engineer/Surveyor) concerning the property at 2801 Texoma Parkway, being 3.115 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (4)(b) to allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 2801 Texoma Parkway, the northeast corner of U.S. Highway 82 and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. QuikTrip is asking for variance to allow o allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding.

The following has been approved for the property:

- January 11, 2022 - Exception/Variance to allow a 63 square foot, 6’8.5" tall monument sign, 5’ from the Texoma Parkway property line in lieu of 25’ setback in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.
- February 22, 2022 - Variance to allow an additional 392 square foot, 80’ tall freestanding sign, 14’ from the southwest property line along U.S. Highway 82 in lieu of of one freestanding sign per development lot and the required 110’ setback and the allowed 300 square foot, 50’ tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District
R-2 (Multi-Family Residential) District

Origination:

Sherman NEC Texoma and 82 LP (Owner)
Corey Vaughan, QuikTrip (Prospective Buyer)
Vilbig and Associated, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

2

Objections Received:

0

Development Review Meeting:

Yes

Attachments

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



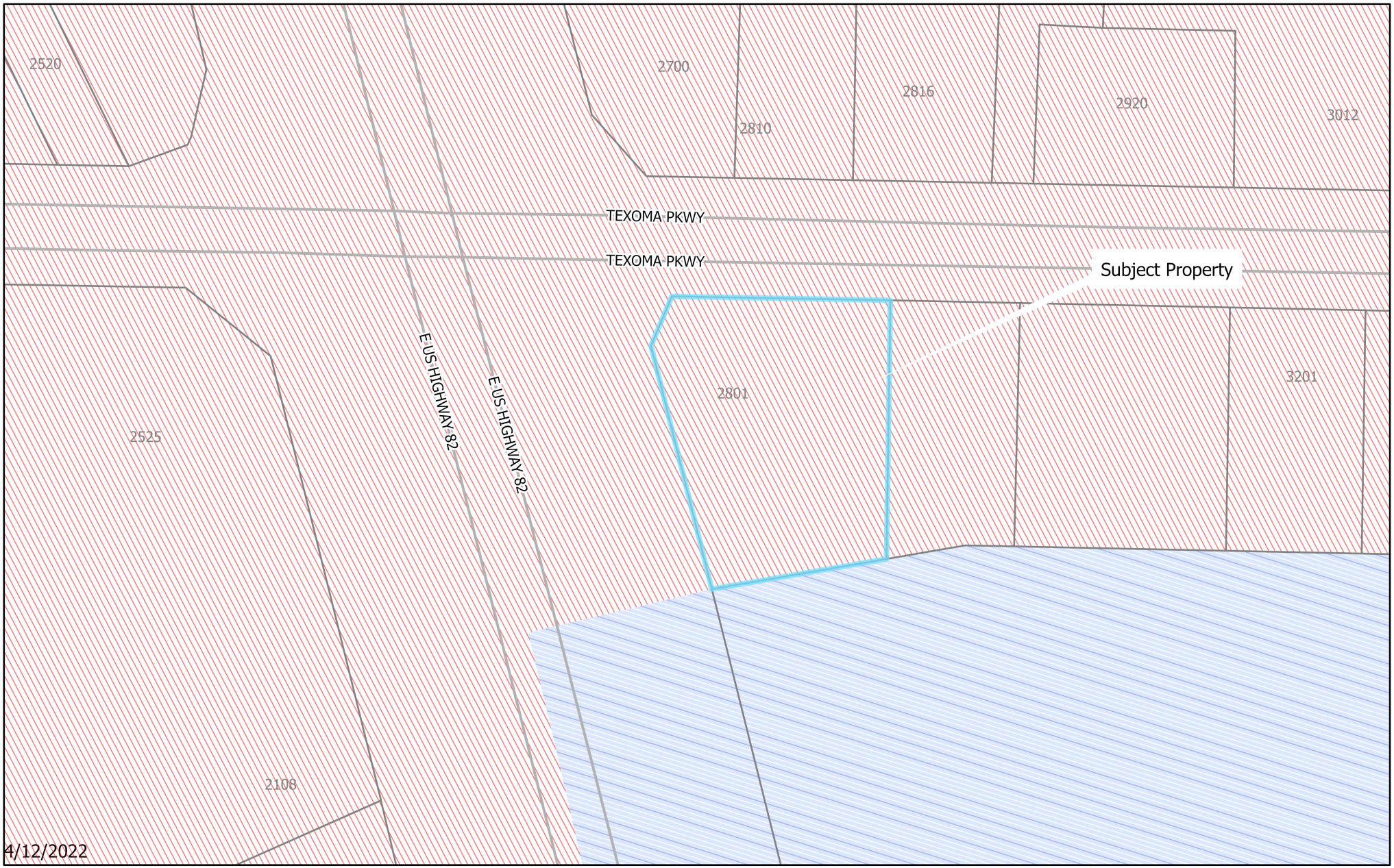
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2801 Texoma Parkway

NOT TO SCALE

1 in = 305 ft



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(2801 Texoma Parkway)

W N S E

Scale: 1:1,933

Date: 4/11/2022 4:49 PM

2801 Texoma Parkway



UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REUBEN HENDRIX SURVEY
ABSTRACT NO. 504

REMAINDER OF
CALLED 41.247 ACRES
SHERMAN NEC TEXOMA AND 82 LP
DOCUMENT NO. 2021-6423
O.P.R.G.C.T.

REMNANTS TXDOT TYPE III

(3)3"STEEL POST

ASPHALT/GRAVEL

13"ELM

3"ELM

STR 20"DIVE 40' R/W

WV FULL OF SILT

(T)BM# BOX CUT W/"X" ELEV=788.67

6' CHAIN LINK FENCE

BRANCH 8"STL LINK FENCE YELLOW PAINT

FROD AND LODGING

DO NOT ENTER

CP#50 CP 1/2"CIRS "1519 CONTROL"

8"HACKBERRY

CP#55 CP 1/2"CIRS "1519 CONTROL"

4"HACKBERRY

5"HACKBERRY

4"HACKBERRY

4"HACKBERRY

8"HACKBERRY

7"HACKBERRY

S23°28'40"W 348.40'

SET MAG NAIL

ZONING: C-2 COMMERCIAL

FLOOD ZONE X (UNSHADED)

8" SANITARY SEWER FORCE MAIN PER PLANS

12" WATER LINE PER PLANS

ONE WAY

6' CHAIN LINK FENCE

SCHEDULE B, ITEM 10k, VOLUME 1146, PAGE 620 D.R.G.C.T.

14"OAK

(2)5"HACKBERRY

36"BOIS D'ARC

EMH

2"PIPE

12"SYCAMORE

7"COTTONWOOD

5"COTTONWOOD

5"HERCULES CLUB

10"SYCAMORE

OLD CONCRETE PAD

PIPELINE EASEMENT TEXAS PIPE LINE COMPANY VOLUME 584, PAGE 352 (AMENDED VOLUME 1137, PAGE 9) D.R.G.C.T.

USN TXU GAS

5"ELM

ASPHALT/GRAVEL

(4)6"STEEL POST

N76°29'00"W 312.52'

U.S. HIGHWAY 82
(VARIABLE-WIDTH R.O.W.)
STATE OF TEXAS
VOLUME 1068, PAGE 495
D.R.G.C.T.

TITLE COMMITMENT TRACT 2

A PORTION OF
CALLED 41.247 ACRES
SHERMAN NEC TEXOMA AND 82 LP
DOCUMENT NO. 2021-6423
O.P.R.G.C.T.

OLD CONCRETE PAD

OVERALL AREA
3.115 ACRES
(135,703± SQUARE FEET)

OLD CONCRETE PAD

6' CHAIN LINK FENCE

RAILROAD SPIKE

S28°32'04"W 149.96'

ASPHALT

1/2"CIRF "CAP BROKEN" TRANSFORMER

47.45'

FF=799.22

4"STEEL

1 STORY BRICK BUILDING
3296.44 SQ. FT.

TITLE COMMITMENT TRACT 1

"PARCEL A"
SHERMAN NEC TEXOMA & 82 LP
DOCUMENT NO. 2021-6422
O.P.R.G.C.T.

ASPHALT/GRAVEL

S61°23'19"E 328.81'

S61°22'29"E 154.96'

USN ATMOS ENERGY

GAS UTILITY W/(4)4"BOLLARDS

WV TN=795.45

SSMH RIM=799.66
FL NE±10"CLAY=794.46
FL SE±8"CLAY=794.76
FL SW±10"CLAY=794.32

TXDOT TYPE III

N38°41'36"W 62.98'

10" SANITARY SEWER LINE PER PLANS

91 SOUTH
91 NORTH

CALLED 0.431 ACRES

PARCEL B
SHERMAN NEC TEXOMA AND 82 LP
DOCUMENT NO. 2021-6422
O.P.R.G.C.T.

2)"BRADFORD PEAR

5"BRADFORD PEAR

5"HACKBERRY

11"HACKBERRY

6"HERCULES CLUB

USN LOW SURE GAS

6' CHAIN LINK FENCE

8"HACKBERRY

USN BRANCH ENERGY

USN BURIED COMMUNICATIONS

ASPHALT

BURIED GAS (BRANCH ENERGY)

N28°36'41"E 137.09'

N28°36'41"E 963.30'

251.91'

N28°36'41"E 403.56'

N28°36'41"E 151.65'

3"STEEL

3"STEEL

1/2"CIRF"JBI"

1/2"CIRF"JBI"

1/2"IRF

FH

P.O.B.

TXDOT TYPE III

NO PARKING

AC PARKING

8" WATER LINE PER PLANS

CP 1/2"CIRS "1519 CONTROL"

SPEED LIMIT

SET "X"-CUT

(T)BM# BOX CUT W/"X" LEV=799.02

SSMH RIM=800.74
FL NW±12"CLAY=794.64
FL SW±10"CLAY=794.54

TMH

TMH

91 NORTH

BASE ONLY

DO NOT ENTER

TCB

82 WEST
91 NORTH

CP#51 1/2"CIRS "1519 CONTROL"

TEXOMA PARKWAY
(N. Highway 91)
(150' R.O.W.)
STATE OF TEXAS
VOLUME 434, PAGE 195
D.R.G.C.T.

LP

NO LEFT TURN

TCB

GUARDRAIL

SSMH RIM=799.21
FL NE±12"PVC=791.21
FL NW±8"PVC=793.31

MB

WV TN=801.17

MB

WV TN=799.94

8" WATER LINE PER PLANS

WV TN=801.93

WV TN=801.29

82 EAST
82 WEST

BONHAM

1/2"IRF

PP

PP

1/2"IRF

1/2"CIRF "ILLEGIBLE"

PP

CITY SIGN

SSMH RIM=803.08
FL NE±12"CLAY=795.08
FL SE±12"CLAY=795.23
FL SW±8"CLAY=795.78

1/2"IRF

PP

GUY

USN ATMOS

TXDOT TYPE III "BROKEN"

PP

TMH

SSMH RIM=803.10
FL NE±8"CLAY=796.04
FL NW±8"PVE=796.00

FOR LEASE

BURIED FIBER OPTIC

8" WATER LINE PER PLANS

CALLED 0.98 ACRES

DOUBLE TREE PROPERTIES, LP
VOLUME 5399, PAGE 704
D.R.G.C.T.

18"RCP
FL=799.69

18"RCP
FL=800.16

DO NOT ENTER

LOT 1, BLOCK 1
AARON'S ADDITION
VOLUME 13, PAGE 21
P.R.G.C.T.

CALLED 0.98 ACRES
PHILLIP S. JENNINGS, JR.
JENNINGS JR. FAMILY TRUST
DOCUMENT NO. 1997-17084
O.P.R.G.C.T.

LOT 2, BLOCK 1
RISK ADDITION
VOLUME 23, PAGE 73
P.R.G.C.T.

LOT 1, BLOCK 1
RISK ADDITION
VOLUME 23, PAGE 73
P.R.G.C.T.

ALTA/NSPS LAND TITLE SURVEY OVERALL SHEET 1 OF 3 SHEETS



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING UTILITIES

- ohe — Overhead Electric
- gas — Gas Line
- wtr — Water Line
- ss — Sanitary Sewer Line
- Storm Sewer Line
- Utility Pole
- Guy Wire
- Light Pole
- ICV — Irrigation Control Valve
- Utility Manhole
- WV — Water Valve
- WM — Water Meter
- EM — Electric Meter
- FH — Fire Hydrant
- Single Post Sign
- Mailbox
- Bollard (or as noted)

CONTROL LEGEND

- Control Point
- Found Property Corner (and/or As Noted)
- Benchmark

EXISTING FEATURES

- Property R/W Line (QT Net)
- Property R/W Lot Line (Others)
- Curb Line
- Edge Of Asphalt
- Edge Of Concrete
- 664.32 — Spot Elevation
- TC 932.69 / G 931.17 — Curb & Gutter Elevation
- 945 — Major Contour
- 944 — Minor Contour
- Fence
- Treeline

(Record Call)

ABBREVIATION LEGEND

POB	Point Of Beginning
WM	Water Meter
EM	Electric Meter
EB	Electric Box
FH	Fire Hydrant
FF	Finished Floor
HB	Hose Bib
SDMH	Storm Sewer Manhole
SSMH	Sanitary Sewer Manhole
WV	Water Valve
MH	Manhole
RCP	Reinforced Concrete Pipe
TC	Top Curb
G	Gutter
CONC	Concrete
FL	Flowline
N	North
S	South
E	East
W	West
CIRS	1/2" Iron Rod With Cap Set "1519 SURVEYING"
D.R.G.C.T.	Deed Records Grayson County, Texas
O.R.G.C.T.	Official Records Grayson County, Texas
O.P.R.G.C.T.	Official Public Records Grayson County, Texas
P.R.G.C.T.	Plat Records Grayson County, Texas

1519
SURVEYING & ENGINEERING
1519LLC.com
CENTRAL TEXAS
5004 Franklin Ave., Ste. A
Waco, TX, 76710
254.315.1519
DALLAS / FT. WORTH
1200 West Magnolia, Ste. 300
Fort Worth, TX 76104
214.484.8586
TBPELS# 10193968 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

PROJECT NO.:10142

QuikTrip No. 1915

2801 TEXOMA PARKWAY
SHERMAN, TEXAS

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PROTOTYPE:	P-79 (05/01/14)
DIVISION:	08
VERSION:	001
DESIGNED BY:	
DRAWN BY:	RH/RP
REVIEWED BY:	RAH

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
ALTA/NSPS
LAND TITLE SURVEY

SHEET NUMBER:
1 OF 2

LEGAL DESCRIPTION OF PROPERTY
(written to reflect the field measurements of the survey)

BEING a 3.115-acre tract of land situated within the City of Sherman, Reuben Hendrix Survey, Abstract No. 504, Grayson County, Texas, being all of a called 0.581-acre tract of land as described in the deed to Sherman NEC Texoma & 82 LP recorded under Document No. 2021-6422 of the Official Public Records of Grayson County, Texas, and being a portion of a called 41.247 acre tract of land as described in the deed to Sherman NEC Texoma & 82 LP recorded under Document No. 2021-6423 of said Official Public Records. Said 3.115-acre tract of land surveyed on the ground under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 and being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone 4202):

BEGINNING at a Texas Department of Transportation concrete right of way monument (TXDOT TYPE III) found at the intersection of the southeast right of way line of Texoma Parkway (N. Highway 91), a 150-foot right of way, as described in the deed to the State of Texas recorded in Volume 434, Page 195 of the Deed Records of Grayson County, Texas with the north right of way line of U.S. Highway 82, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 1068, Page 495 of said Deed Records;

THENCE NORTH 28 degrees 36 minutes 41 seconds EAST, with the southeast right of way line of said Texoma Parkway, passing at 151.65 feet a 1/2-inch iron rod found at the northwest corner of said called 0.581-acre tract of land, continuing for a total distance of 403.56 feet to an “X” cut in concrete set, from which a 1/2-inch capped iron rod found at a salient corner of said called 41.247 acre tract of land bears NORTH 28 degrees 36 minutes 41 seconds EAST, 963.30 feet;

THENCE SOUTH 61 degrees 23 minutes 19 seconds EAST, 328.81 feet through the interior of said called 41.247 acre tract of land to a Mag nail set;

THENCE SOUTH 23 degrees 28 minutes 40 seconds WEST, 348.40 feet through the interior of said called 41.247 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set on the north right of way line of said U.S. Highway 82, from which a TXDOT TYPE III found bears SOUTH 76 degrees 23 minutes 00 seconds EAST, 641.80 feet;

THENCE NORTH 76 degrees 23 minutes 00 seconds WEST, with the north right of way line of said U.S. Highway 82, passing at 212.05 feet a 1/2-inch iron rod with a broken cap, continuing for a total distance of 312.52 feet to a found TXDOT TYPE III;

THENCE NORTH 38 degrees 41 minutes 36 seconds WEST, 62.98 feet the north right of way line of said U.S. Highway 82 to the POINT OF BEGINNING, containing 3.115 acres (135,703± square feet).

UTILITY NOTES

TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11(a):
SOURCES OF UTILITY INFORMATION:
TEXAS 811 TICKET NO.: 2181272467 & 2182327008

UTILITY COMPANY RESPONSE:

1TN-Spectrum	UNMARKED
ABOVE02-Zayo Group	CLEAR
ANO-Atmos Midtx	MARKED
CA1-Cable One	UNMARKED
GCC-Gcec Technologies	UNMARKED
TX3-Oncor Electric Distribution	MARKED
TXN1-At&t	CLEAR
UFTRTX01-Frontier Communications Inc	MARKED
WPB-Branch Energy Partners	MARKED

CITY OF SHERMAN CONTACT (ONLY GIS PROVIDED):

Amber Doan
Engineering Coordinator
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090
Office: (903) 892-7209

UTILITY LINES NOTED HEREON AS (PER PLANS) ARE PER THOSE PLANS PROVIDED BY THE SOURCE NOTED ABOVE.

SURVEYOR'S CERTIFICATE

TO: QT SOUTH LLC, A TEXAS LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 09, 2021.

DATE OF PLAT OR MAP: DECEMBER 09, 2021

ROBERT HANSEN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6439
email: robert.hansen@1519llc.com

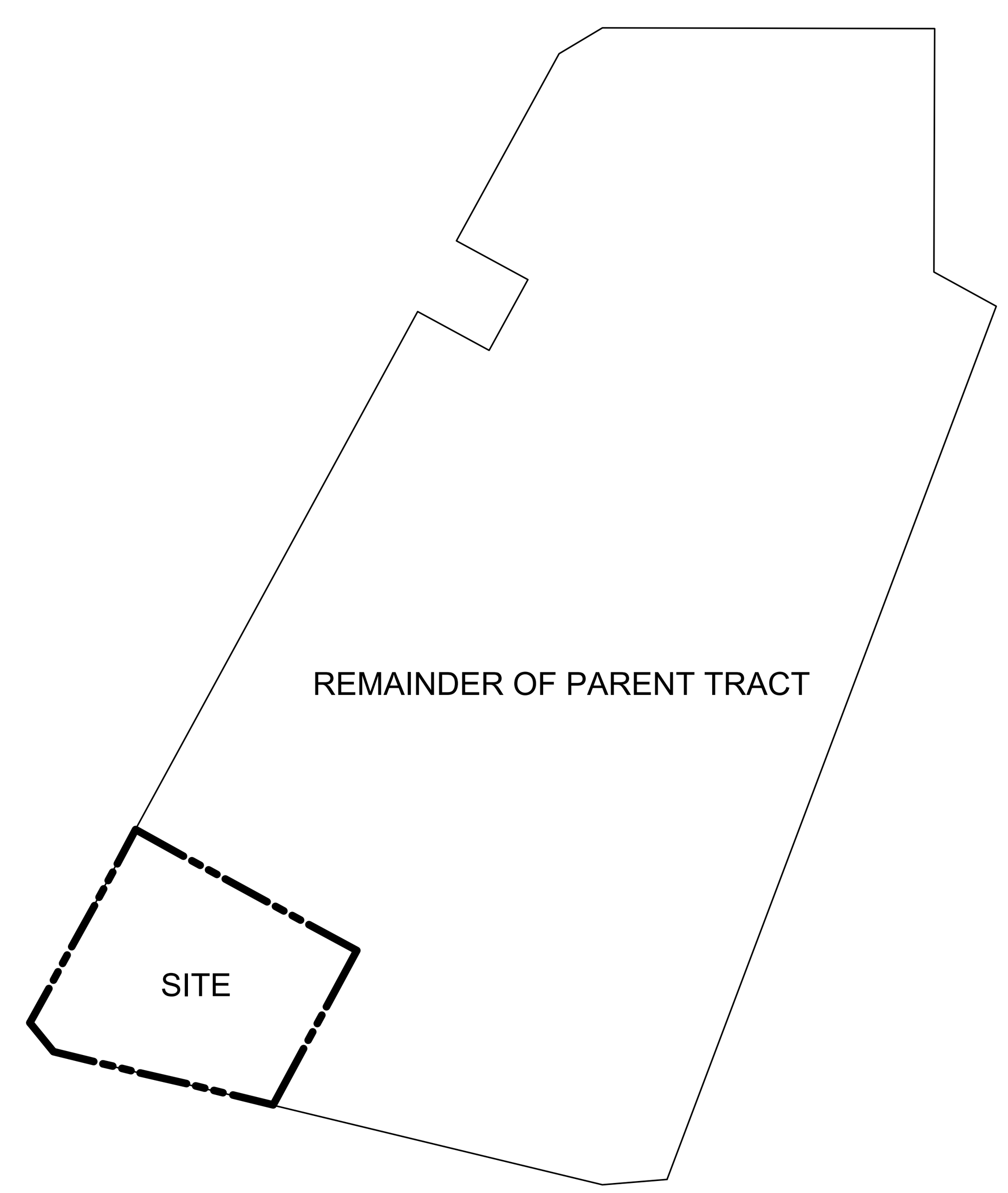
ALTA/NSPS LAND TITLE SURVEY OVERALL SHEET 3 OF 3 SHEETS

NOTES

1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
2. THE SUBJECT TRACT IS ZONED "C-2" COMMERCIAL PER THE CITY OF SHERMAN ZONING ORDINANCE SECTION 6.7.

SETBACKS	
FRONT:	15'
SIDE:	0'
REAR:	10'
HEIGHT:	NO BUILDING SHALL EXCEED 35 FEET OR 2 STORIES IN HEIGHT.
FLOOR SPACE:	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.
PARKING REQUIREMENTS:	VARIOUS RATIOS LISTED UNDER SECTION 7 OF SAID ORDINANCE.

3. UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THERE WERE 26 REGULAR PARKING SPACE AND 3 HANDICAP PARKING SPACES AT THE DATE OF SURVEY.
5. THERE APPEARS TO BE EVIDENCE OF RIGHT OF WAY CHANGES PER THE TEXAS DEPARTMENT OF TRANSPORTATION REAL PROPERTY ASSET MAP, BUT THE LOCAL OFFICE DID NOT HAVE KNOWLEDGE OF ANY CHANGES.
6. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR GRAYSON COUNTY, TEXAS, PER MAP NUMBER 48181C0290F DATED SEPTEMBER 29, 2010 PANEL 290 OF 575, SUBJECT TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 2001422T, OF CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 07, 2021, ISSUED NOVEMBER 17, 2021. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. THE SOUTHWEST CORNER OF THE SUBJECT TRACT IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF N HWY 91 (TEXOMA PARKWAY) AND HWY 82.
9. THE ORIENTATION OF THE MAP DRAWING IS PER THE CLIENT REQUEST.



TITLE COMMITMENT GF NO. 2001422T SCHEDULE "B"

THE NOTES BELOW ARE TAKEN VERBATIM FROM SAID SCHEDULE "B" WITH THE EXCEPTION OF THOSE COMMENTS PREFACED BY "SURVEYOR NOTE".

10f. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: State of Texas
Purpose: As provided in said document
Recording Date: May 5, 1948
Recording No: in Volume 556, Page 482, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Pipe Line Company
Purpose: As provided in said document
Recording Date: June 30, 1949
Recording No: in Volume 584, Page 352, as affected by amendments in Volume 1129, Page 790 and Volume 1137, Page 9, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document Volume 1137, Page 9, this item affects the Surveyed Property and is shown hereon.

10h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman
Purpose: As provided in said document
Recording Date: March 17, 1964
Recording No: in Volume 1002, Page 335, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10i. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Sherman-Sher-Den, a limited partnership
Lessee: Montgomery Ward & Co., Incorporated, an Illinois corporation
Recording Date: August 28, 1969
Recording No: in Volume 1142, Page 226, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the depiction under Exhibit "A" and the description under Exhibit "B" contained in the record document this item does not affect the Surveyed Property.

10j. A lease with certain terms, covenants, conditions and provisions set forth therein
Dated: September 29, 1969
Lessor: Meyer Steinberg
Lessee: The Kroger Co., an Ohio corporation
Recording Date: October 1, 1969
Recording No: in Volume 1144, Page 647, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10k. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and/or other minerals, and all rights incident thereto, contained in instrument dated October 20, 1969, recorded October 29, 1969 in Volume 1146, Page 620 of the Official Records of Grayson County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10l. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman
Purpose: As provided in said document
Recording Date: November 6, 1969
Recording No: in Volume 1147, Page 341, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10m. A lease with certain terms, covenants, conditions and provisions set forth therein
Dated: November 5, 1969
Lessor: Meyer Steinberg
Lessee: SuperX Drugs of Texas, Inc.
Recording Date: November 13, 1969
Recording No: in Volume 1147, Page 646, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10n. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman
Purpose: As provided in said document
Recording Date: July 29, 1970
Recording No: in Volume 1166, Page 644, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10o. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Lone Star Gas Company
Purpose: As provided in said document
Recording Date: August 19, 1970
Recording No: in Volume 1168, Page 643, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10p. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: General Telephone Company of the Southwest, a Delaware corporation
Purpose: As provided in said document
Recording Date: November 13, 1973
Recording No: in Volume 1266, Page 62, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item affects the Surveyed Property and is shown hereon.

10q. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: General Telephone Company of the Southwest, a Delaware corporation
Purpose: As provided in said document
Recording Date: April 24, 1981
Recording No: in Volume 1555, Page 217, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10r. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman
Purpose: As provided in said document
Recording Date: December 9, 1982
Recording No: in Volume 1626, Page 426, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10s. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Short Form of Lease
Lessor: Southwest Mall Associates, a Missouri limited partnership
Lessee: Enterprise Development Associates, a New York general partnership
Recording Date: November 28, 1983
Recording No: in Volume 1672, Page 194, as affected by assignment in Volume 2709, Page 426 corrected in Volume 2794, Page 566, Real Property Records, Grayson County, Texas

SURVEYOR NOTE: Based on the description contained in the record document this item does not affect the Surveyed Property.

10t. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Meyer Steinberg, dba Sher-Den Mall
Lessee: Grandy's, Inc., a California corporation
Recording Date: March 16, 1992
Recording No: in Volume 2201, Page 499, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item may affect the Surveyed Property as Exhibit "A" contains the Surveyed Property, but the terms may have expired.

10u. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Assignment and Modification of Lease
Lessor: Meyer Steinberg d/b/a Sher-Den Mall
Lessee: Cinemark USA, Inc., a Texas corporation
Recording Date: August 21, 1992
Recording No: in Volume 2227, Page 477, Real Property Records, Grayson County, Texas.

SURVEYOR NOTE: Based on the description contained in the record document this item may affect the Surveyed Property as Exhibit "A" contains the Surveyed Property.

10v. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and/or other minerals, and all rights incident thereto, contained in instrument dated February 22, 2021, recorded March 3, 2021 in Clerk's File No.2021-6422 of the Official Records of Grayson County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

SURVEYOR NOTE: Based on the description contained in the record document this item affects the portion of the Surveyed Property noted hereon as "Parcel A".

10w. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and/or other minerals, and all rights incident thereto, contained in instrument dated February 22, 2021, recorded March 3, 2021 in Clerk's File No. 2021-6423 of the Official Records of Grayson County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

SURVEYOR NOTE: Based on the description contained in the record document this item affects the portion of the Surveyed Property outside of the area noted hereon as "Parcel A".

1519
SURVEYING & ENGINEERING
1519LLC.com
CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX. 76710
254.776.1519
DALLAS / FT. WORTH
1200 West Magnolia, Ste. 300
Fort Worth, TX. 76104
214.484.8586
TBPELS# 10193968 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

PROJECT NO.:10142

QuikTrip No. 1915
2801 TEXOMA PARKWAY
SHERMAN, TEXAS

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PROTOTYPE: P-79 (05/01/14)
DIVISION: 08
VERSION: 001
DESIGNED BY:
DRAWN BY: RH/RP
REVIEWED BY: RAH

REV	DATE	DESCRIPTION
1		

ORIGINAL ISSUE DATE: December 09, 2021

SHEET TITLE:
ALTA/NSPS
LAND TITLE SURVEY

SHEET NUMBER:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

TBM "1" BOX-CUT WITH "X" CUT ON THE CONCRETE BASE OF A LIGHT POLE. LOCATED AT THE NORTH SIDE OF US HIGHWAY 82 SERVICE ROAD, +/- 36' NORTH FROM THE CENTERLINE OF US HIGHWAY 82 SERVICE ROAD, +/- 488' EAST FROM THE CENTERLINE OF TEXOMA PARKWAY HIGHWAY 91, +/- 101' EAST FROM THE CENTERLINE OF AN ASPHALT DRIVE.

Elevation=788.67'

TBM "2" BOX-CUT WITH "X" CUT ON THE TOP OF CURB, LOCATED AT THE EAST SIDE OF TEXOMA PARKWAY, +/- 48' EAST FROM THE CENTER OF MEDIAN, +/- 463' NORTH FROM THE CENTERLINE OF EAST HIGHWAY 82 SERVICE ROAD, +/- 100' SOUTHWEST FROM A FIRE HYDRANT ON THE EAST SIDE OF TEXOMA PARKWAY.

Elevation=799.02'

UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY), THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REUBEN HENDRIX SURVEY
ABSTRACT NO. 504

REMAINDER OF CALLED 41.247 ACRES SHERMAN NEC TEXOMA AND 82 LP DOCUMENT NO. 2021-6423 O.P.R.G.C.T.

TITLE COMMITMENT TRACT 2

A PORTION OF CALLED 41.247 ACRES SHERMAN NEC TEXOMA AND 82 LP DOCUMENT NO. 2021-6423 O.P.R.G.C.T.

OVERALL AREA 3.115 ACRES (135,703± SQUARE FEET)

ZONING: C-2 COMMERCIAL

FLOOD ZONE X (UNSHADED)

SCHEDULE B, ITEM 10k. VOLUME 1146, PAGE 620 D.R.G.C.T.

PIPELINE EASEMENT TEXAS PIPE LINE COMPANY VOLUME 584, PAGE 352 (AMENDED VOLUME 1137, PAGE 9) D.R.G.C.T.

UNDERGROUND CONDUIT EASEMENT GENERAL TELEPHONE COMPANY OF THE SOUTHWEST VOLUME 1266, PAGE 62 D.R.G.C.T.

USN LOW PRESSURE GAS

USN BRANCH ENERGY

USN BURIED COMMUNICATIONS

BURIED GAS (BRANCH ENERGY)

USN ATMOS ENERGY

GAS UTILITY W/(4)4"BOLLARDS

USN TXU GAS

BURIED FIBER OPTIC

FOR LEASE

TITLE COMMITMENT TRACT 1

"PARCEL A" SHERMAN NEC TEXOMA & 82 LP DOCUMENT NO. 2021-6422 O.P.R.G.C.T.

U.S. HIGHWAY 82 (VARIABLE-WIDTH R.O.W.) STATE OF TEXAS VOLUME 1068, PAGE 495 D.R.G.C.T.

TEXOMA PARKWAY (N. Highway 91) (150' R.O.W.) STATE OF TEXAS VOLUME 434, PAGE 195 D.R.G.C.T.

LOT 1, BLOCK 1 AARON'S ADDITION VOLUME 13, PAGE 21 P.R.G.C.T.

CALLED 0.98 ACRES PHILLIP S. JENNINGS, JR., DENNIS W. PAMLY TRUST DOCUMENT NO. 1997-17060 O.P.R.G.C.T.

LOT 2, BLOCK 1 RISK ADDITION VOLUME 23, PAGE 73 P.R.G.C.T.

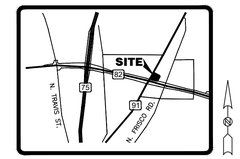
LOT 1, BLOCK 1 RISK ADDITION VOLUME 23, PAGE 73 P.R.G.C.T.

CALLED 0.98 ACRES DOUBLE TREE PROPERTIES, LP VOLUME 5399, PAGE 704 D.R.G.C.T.

P.O.B.

ALTA/NSPS LAND TITLE SURVEY OVERALL SHEET 2 OF 3 SHEETS

40 20 0 40 80



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING UTILITIES

- Overhead Electric
- Gas Line
- Water Line
- Sanitary Sewer Line
- Storm Sewer Line
- Utility Pole
- Guy Wire
- Light Pole
- ICV Irrigation Control Valve
- Utility Manhole
- WV Water Valve
- WM Water Meter
- EM Electric Meter
- FH Fire Hydrant
- Single Post Sign
- Mailbox
- Bollard (or as noted)

CONTROL LEGEND

- Control Point
- Property Corner (As Noted)
- Benchmark

EXISTING FEATURES

- Property R/W Line (QT Net)
- Property R/W Lot Line (Others)
- Curb Line
- Edge Of Asphalt
- Edge Of Concrete
- Spot Elevation
- Curb & Gutter Elevation
- Major Contour
- Minor Contour
- Fence
- Treeline

(Record Call)

ABBREVIATION LEGEND

POB	Point Of Beginning
WM	Water Meter
EM	Electric Meter
EB	Electric Box
FH	Fire Hydrant
FF	Finished Floor
HB	Hose Bib
SDMH	Storm Sewer Manhole
SSMH	Sanitary Sewer Manhole
WV	Water Valve
MH	Manhole
RCP	Reinforced Concrete Pipe
TC	Top Curb
G	Gutter
CONC	Concrete
FL	Flowline
N	North
S	South
E	East
W	West
CIRS	1/2" Iron Rod With Cap Set "1519 SURVEYING"
D.R.G.C.T.	Deed Records Grayson County, Texas
O.R.G.C.T.	Official Records Grayson County, Texas
O.P.R.G.C.T.	Official Public Records Grayson County, Texas
P.R.G.C.T.	Plat Records Grayson County, Texas

CENTRAL TEXAS
5954 Franklin Ave., Ste. A
Waco, TX 76710
254.776.1519
DALLAS / FT. WORTH
7200 West Magnolia, Ste. 300
Fort Worth, TX 76116
214.484.8586
1519
SURVEYING & ENGINEERING
1519llc.com
TBPELS# 10193988 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

PROJECT NO.:10142

QuikTrip No. 1915

2801 TEXOMA PARKWAY
SHERMAN, TEXAS

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PROTOTYPE:	P-79 (05/01/14)
DIVISION:	08
VERSION:	001
DESIGNED BY:	
DRAWN BY:	RH/RP
REVIEWED BY:	RAH

REV	DATE	DESCRIPTION
1		

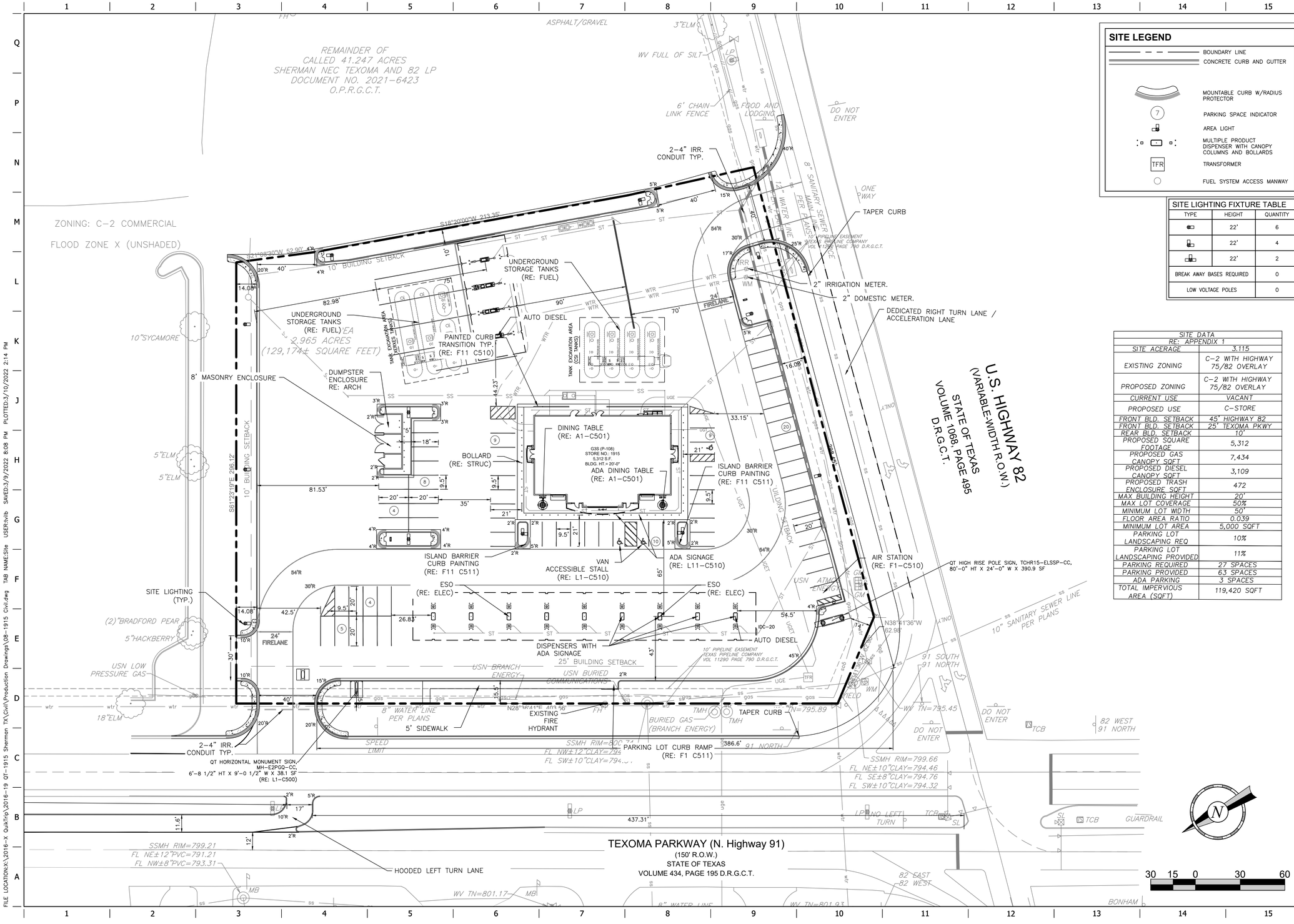
ORIGINAL ISSUE DATE:

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

1 OF 1



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
	22'	6
	22'	4
	22'	2
BREAK AWAY BASES REQUIRED		0
LOW VOLTAGE POLES		0

SITE DATA RE: APPENDIX 1	
SITE ACREAGE	3.115
EXISTING ZONING	C-2 WITH HIGHWAY 75/82 OVERLAY
PROPOSED ZONING	C-2 WITH HIGHWAY 75/82 OVERLAY
CURRENT USE	VACANT
PROPOSED USE	C-STORE
FRONT BLD. SETBACK	45' HIGHWAY 82
FRONT BLD. SETBACK	25' TEXOMA PKWY
REAR BLD. SETBACK	10'
PROPOSED SQUARE FOOTAGE	5,312
PROPOSED GAS CANOPY SQFT	7,434
PROPOSED DIESEL CANOPY SQFT	3,109
PROPOSED TRASH ENCLOSURE SQFT	472
MAX BUILDING HEIGHT	20'
MAX LOT COVERAGE	50%
MINIMUM LOT WIDTH	50'
FLOOR AREA RATIO	0.039
MINIMUM LOT AREA	5,000 SQFT
PARKING LOT LANDSCAPING REQ	10%
PARKING LOT LANDSCAPING PROVIDED	11%
PARKING REQUIRED	27 SPACES
PARKING PROVIDED	63 SPACES
ADA PARKING	3 SPACES
TOTAL IMPERVIOUS AREA (SQFT)	119,420 SQFT

Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.:2016-19

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON MARCH 9TH, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip No. 1915

2801 TEXOMA PARKWAY
SHERMAN, TEXAS

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PROTOTYPE: P-108 (11/01/21)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

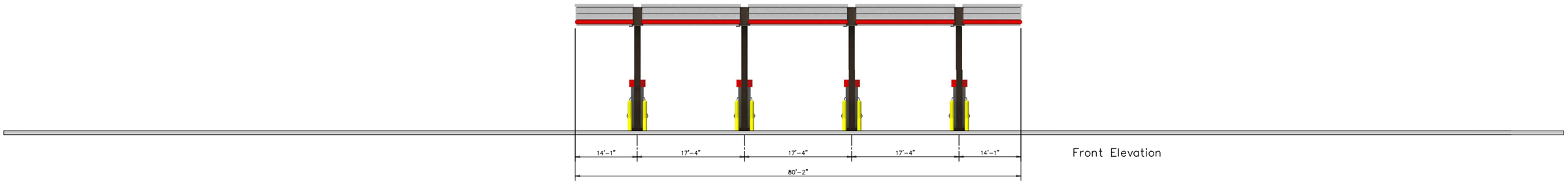
SHEET TITLE:

SITE PLAN

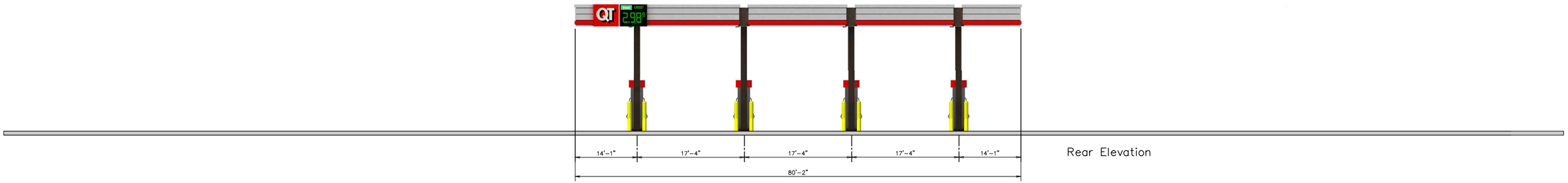
SHEET NUMBER:

C100

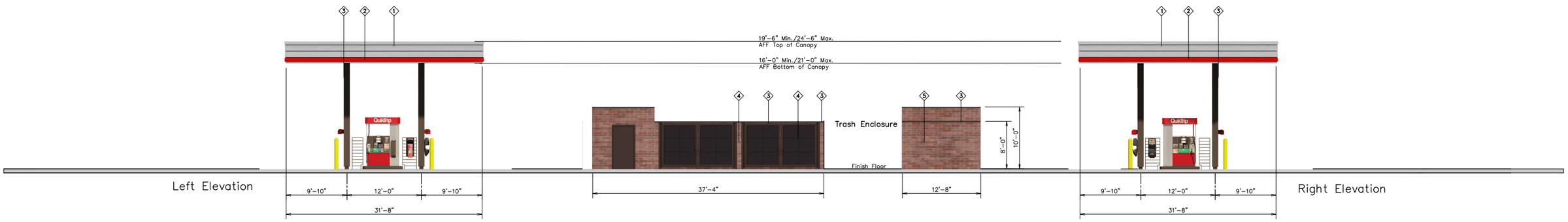
FILE LOCATION:X:\2016-X QuikTrip\2016-19 QT-1915 Sherman TX\Civil\Production Drawings\08-1915 Civil.dwg TAB NAME:Site USER:tvilb SAVED:3/9/2022 8:08 PM PLOTTED:3/10/2022 2:14 PM



Front Elevation



Rear Elevation



Left Elevation

Right Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1915	3 Bay Diesel Canopy	2701 Texoma Pkwy	Sherman, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-1915-DV03	1/16"=1'-0"	03.07.22	JK	

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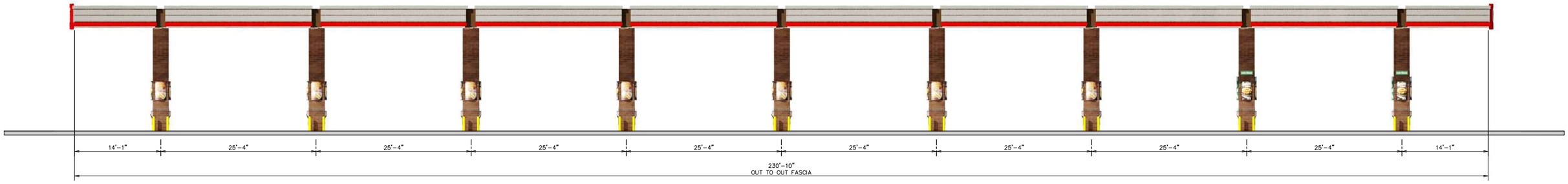
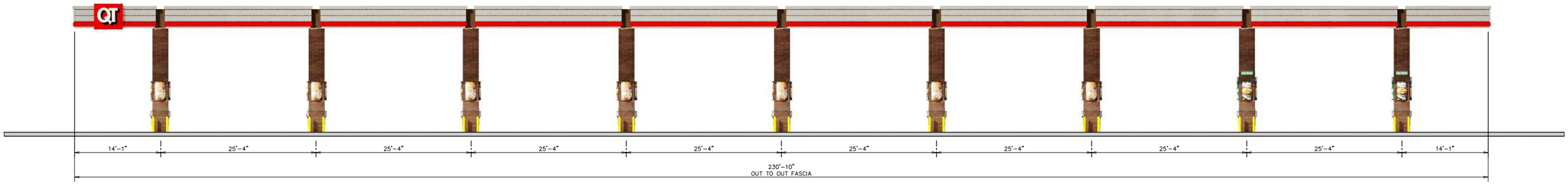
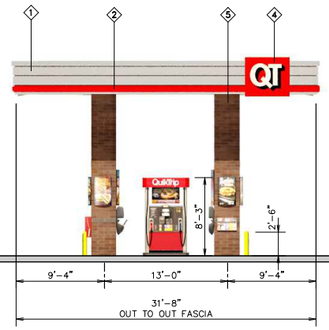
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



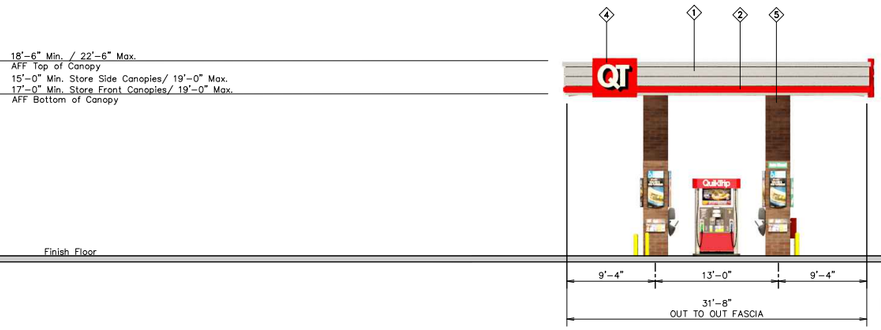
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1915	Vertical 8 Canopy Elevations	2701 Texoma Pkwy	Sherman, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-1915-GV09	1/16"=1'-0"	03.07.22	JK	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	METAL/PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

QuikTrip.
DALLAS / FORT WORTH DIVISION
1120 North Industrial Boulevard
Euless, Texas 76039-7700
817-358-7680
Fax 817-858-0213

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

Project Narrative:

QuikTrip South LLC currently owns the property on the northeast corner of US Highway 82 & US Highway 91 (Texoma Parkway.) The property is zoned O-1 (75 & 82) Overlay District and C-2 General Commercial District. QuikTrip is requesting an exception and variance under Chapter 14 Zoning Ordinance No. 2280, Section 6.13.1, Subsection (4)(b) Ordinance No. 6385, and Section 6.7, Subsection (6)(d) to allow the use of painted metal columns on the diesel canopy. The diesel canopy is located on the East side of the property toward the North East corner of the building rear.

Ordinances:

6.313.1 (4)(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the Planning and Zoning Commission. (Ordinance 6385 adopted)

6.7 (6)(d) Exterior Facade. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way.

Respectfully,

Corey Vaughan
Real Estate Project Manager
QuikTrip Corporation



* Not site adapted

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1915	3 Bay Diesel Canopy	2701 Texoma Pkwy	Sherman, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-1915-DV03	1/16"=1'-0"	03.07.22	JK	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 12, 2022

QT South, LLC
Corey Vaughan
1120 N Industrial Blvd
Euless, TX 76039

Vilbig & Associates PLLC
517 W Woodard St
Denison, TX 75020

1519 Surveying & Engineering
1200 W Magnolia, Ste. 300
Fort Worth, TX 76104

Dear Applicants,
The request for Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (4)(b) to allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 2801 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7, Sec. 6.13.1, Sec. 7 (14) and Sec. 17).*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. All lighting of the sign shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic. *Chapter 14, Exhibit A, Sec. 7(14)(m).*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
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)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer
Clint Philpott, Asst. City Manager
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

200 BLOCK WEST PARK AVENUE

The request of Barton Capital LTD (Owner), Jacob Craft (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 200 block West Park Avenue, being Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 31 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40, and 41 of South Side Addition, as follows:

Planning and Zoning Commission

Zone change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District.

Background:

The property is located in the 200 block West Park Avenue between South Elm and South Crockett Streets. The owner is requesting a zone change from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District for residential development of eight (8) single family homes.

Adjacent Zoning:

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

Origination:

Barton Capital LTD (Owner)
Jacob Craft (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Floor Plan/Roof Plan
Elevations
Staff Review Letter



dlagrone H:\ENGINEERING\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

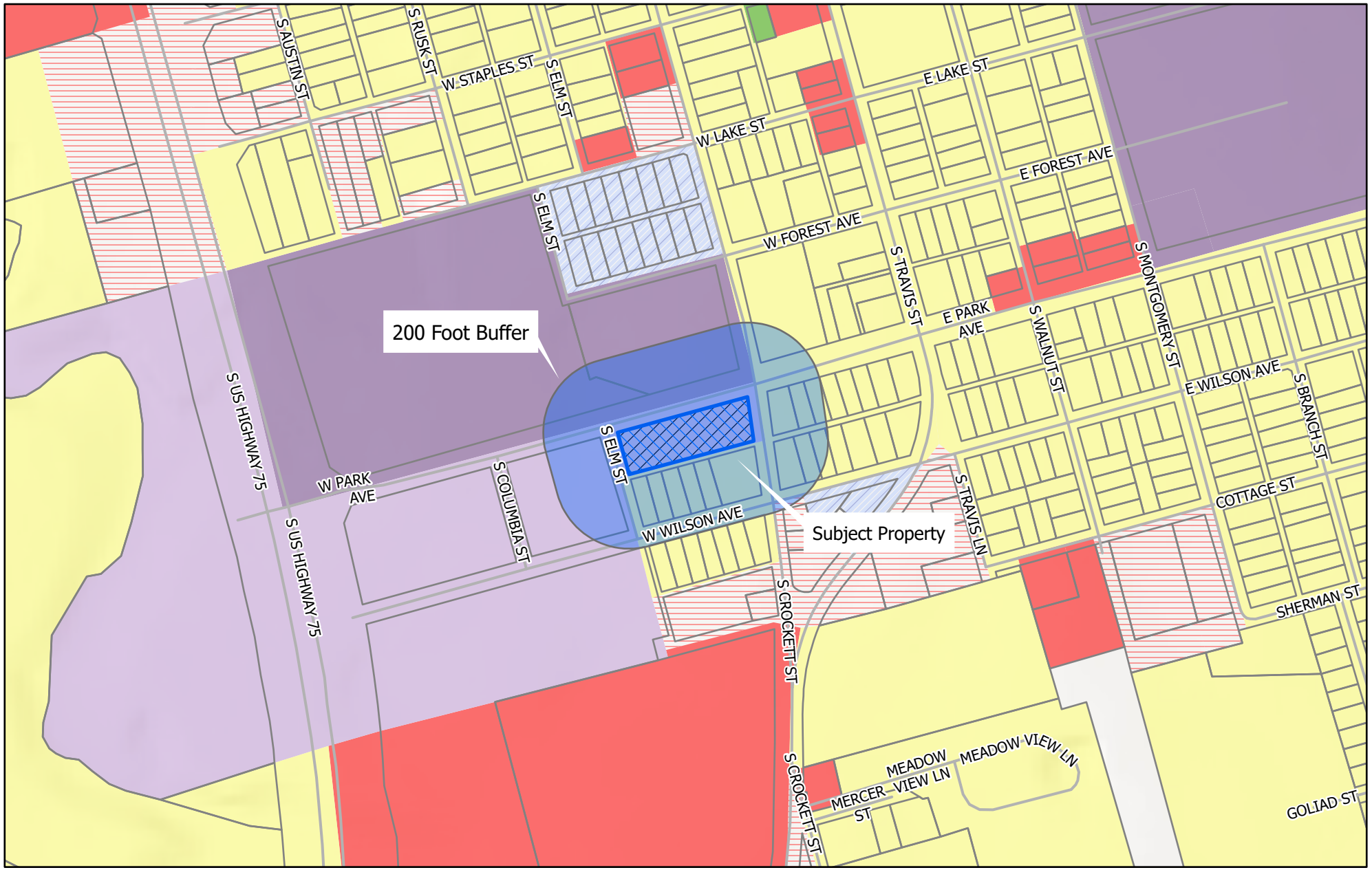
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Location Map
(200 Block W Park Ave)

N
W E
S

Date: 3/28/2022 11:13 AM

Scale: 1:4,800



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(200 Block W Park Ave)

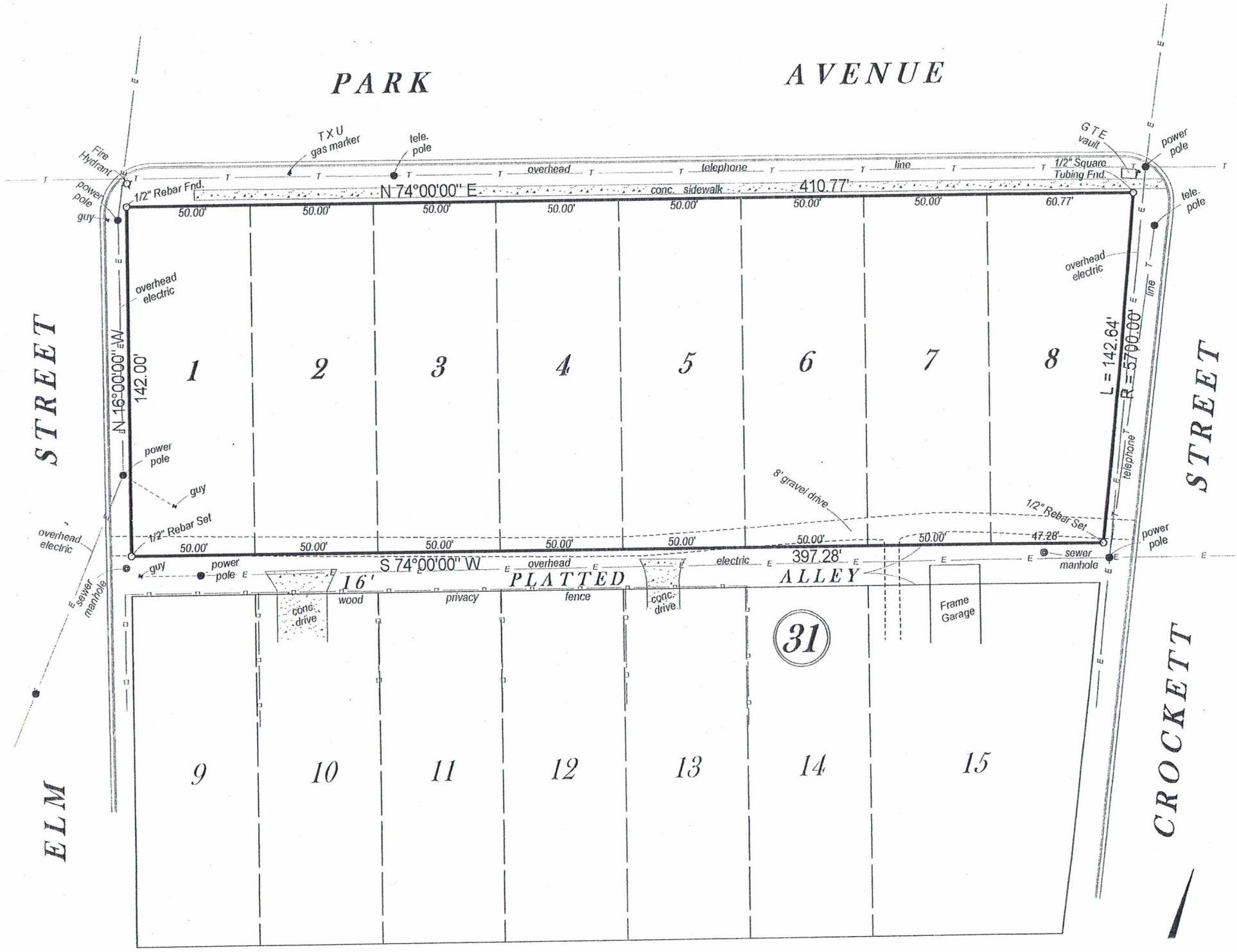
N
W E
S

Scale: 1:4,800

Date: 3/28/2022 4:03 PM

200 BLOCK WEST PARK AVENUE




PARK AVENUE
STREET
STREET
ELM
CROCKETT
Fire Hydrant
power pole
guy
1/2" Rebar Fnd.
TXU gas marker
tele. pole
overhead telephone line
1/2" Square Tubing Fnd.
GTE vault
power pole
tele. pole
N 74°00'00" E
410.77'
conc. sidewalk
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
60.77'
overhead electric
N 16°00'00" W
142.00'
1
2
3
4
5
6
7
8
L = 142.64'
R = 5700.00'
overhead electric
line
telephone
power pole
guy
8' gravel drive
1/2" Rebar Set
1/2" Rebar Set
overhead electric
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
47.28'
power pole
guy
power pole
S 74°00'00" W
397.28'
overhead electric
sewer manhole
sewer manhole
16'
PLATTED ALLEY
conc. drive
wood
privacy
fence
conc. drive
31
Frame Garage
9
10
11
12
13
14
15

WILSON AVENUE



Scale: 1" = 50'

BEARING BASE

Assumed Bearing, (N 74° 00' 00" E), along the south line of Park Avenue between found monumentation as shown.

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

SURVEY FOR: BARTON CAPITAL, LTD.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 22 nd day of May, 2006 of the following described property:

Lots ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), and EIGHT (8) in Block THIRTY ONE (31) of the RE-PLAT OF BLOCKS FOUR, FIVE, SIX, FIFTEEN, SIXTEEN, SEVENTEEN, TWENTY-NINE, THIRTY, THIRTY-ONE, FORTY, and FORTY-ONE of SOUTH SIDE ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 363, Page 101, Deed Records, Grayson County, Texas.

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adoxted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

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



1-8STH-2.PCS

Window Schedule						
Count	Type	Width	Height	Sill Height	Head Height	Type Mark
9	36" x 60" SH	3' - 0"	5' - 0"	1' - 8"	6' - 8"	135

Door Schedule				
Count	Type	Width	Height	Type Mark
1	(2)-2-0 x 6-8 Door-Interior-Double	4' - 0"	6' - 8"	122
1	18' x 7' Garage Door	18' - 0"	7' - 0"	21
3	Door-Exterior-Single -36" x 80"	3' - 0"	6' - 8"	42
1	Door-Interior-Single - 24" x 80"	2' - 0"	6' - 8"	108
3	Door-Interior-Single - 30" x 80"	2' - 6"	6' - 8"	43
3	Door-Interior-Single - 32" x 80"	2' - 8"	6' - 8"	111
1	Door-Interior-Single - 36" x 80"	3' - 0"	6' - 8"	120
1	Door-Interior-Single-Pocket - 28" x 80"	2' - 4"	6' - 8"	109
1	Door-Interior-Single-Pocket - 32" x 80"	2' - 8"	6' - 8"	134

GENERAL FRAMING NOTES:

1. 2 x 4 interior wood walls (except those with plumbing).
2. 2 x 6 exterior wood walls, 16" O.C.
3. 2 x 6 interior wood walls that have plumbing.
4. Cabinetry dimensions to be verified before manufacturing.
5. 16' sill plates.
6. 9' ceilings throughout, unless otherwise noted.

GENERAL EXTERIOR NOTES:

1. 30 year onyx shingles.
2. Board/Batten & Lap Siding (SmartSide).

GENERAL INSULATION NOTES:

1. R-19 in walls (batts).
2. R-38 blown in attic.

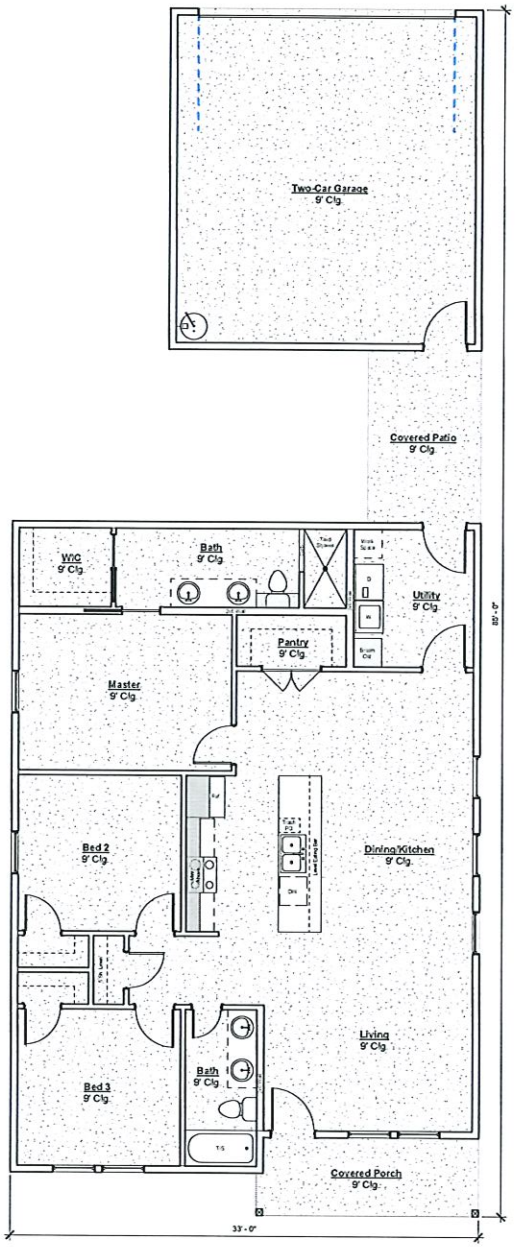
GENERAL WINDOW NOTES:

1. Low-E U-Factor .35 SHGC .22
2. Window color & grid pattern to be determined by owner.

GENERAL ROOFING NOTES:

1. 1' overhang, unless otherwise noted.

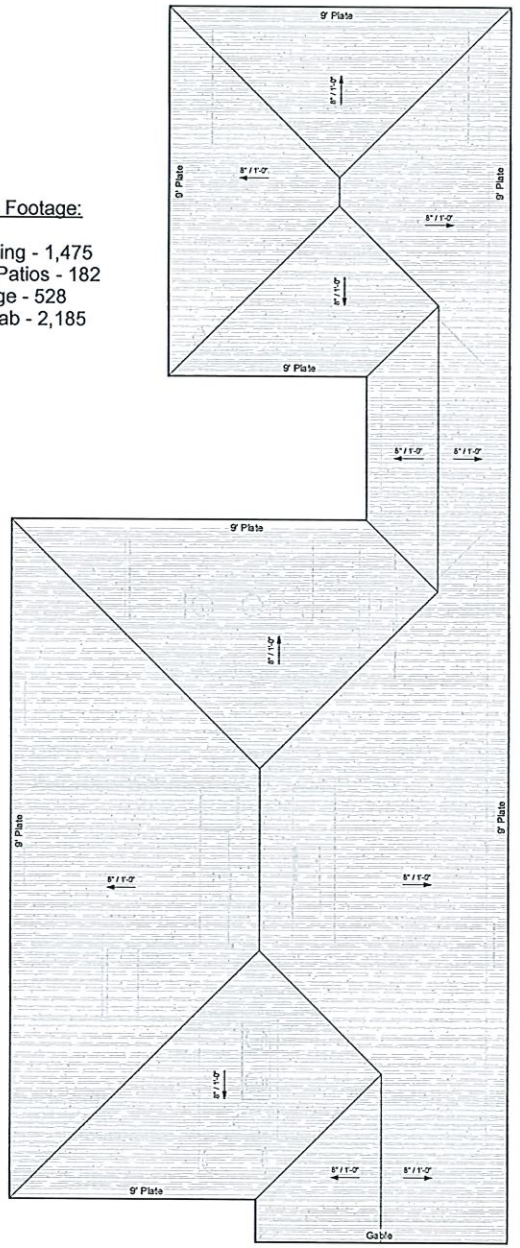
INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY



Floor Plan

Square Footage:

Total Living - 1,475
Porches/Patios - 182
Garage - 528
Total Slab - 2,185

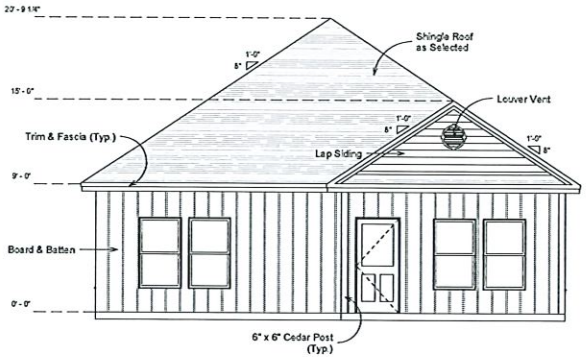


Roof Plan

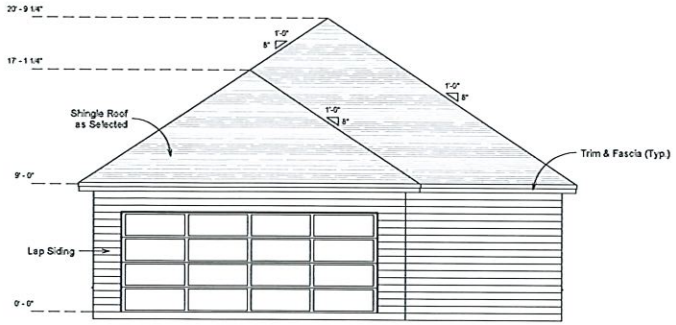
Floor & Roof Plans
A3
Project Number: Cook Addition
Date: 02/10/22
Drawn by: JCG
Checked by: JCG
Scale: 1/4" = 1'-0"

Project Address:
TBD Park Ave.
Sherman, TX 75090

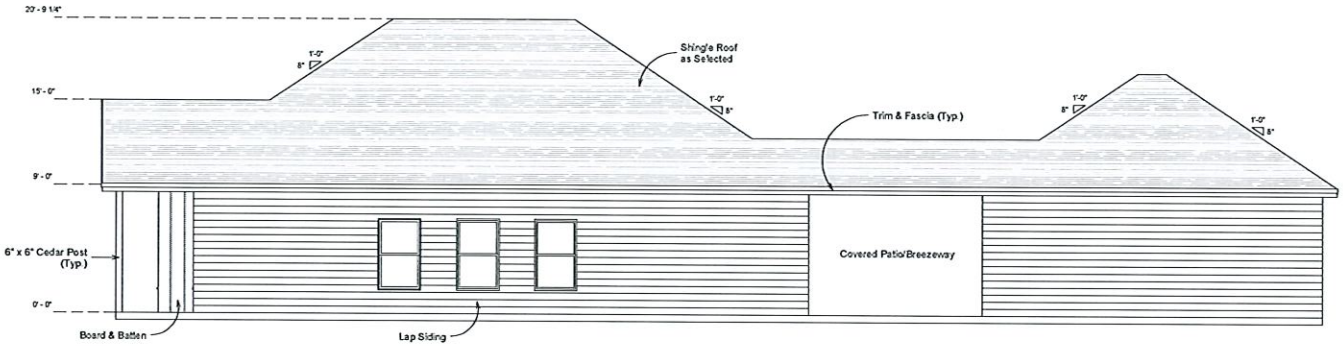
115 Crow Rd.
Sherman, Texas 75092
903-647-6051
slasdrafting anddesign@gmail.com



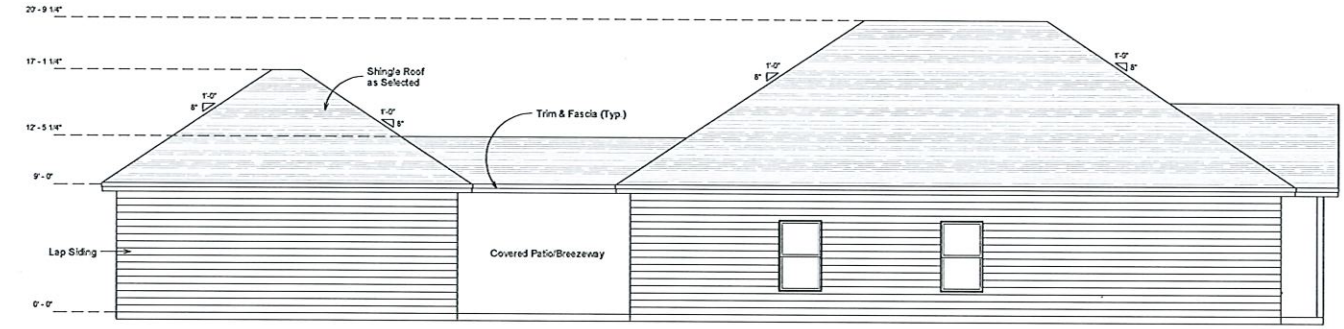
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY

Elevation Views
A5
Project number: Construction
Date: 03/09/22
Drawn by: JCG
Checked by: JCG
Scale: 1/4" = 1'-0"

Project Address:
TBD Park Ave.
Sherman, TX 75090

115 Crow Rd.
Sherman, Texas 75092
903-647-6051
blackmillingmilldesign@gmail.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 12, 2022

Barton Capital LTD
715 S Sam Rayburn Fwy
PO Box 1846
Sherman, TX 75090

Helvey-Wagner Surveying
222 W Main
Denison, TX 75020

Jacob Craft
1817 Bonner St
McKinney, TX 75069

Dear Applicants,

The request for a zone change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District located in the 200 block West Park Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 19, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Impact fees will be required if the property was not platted before June 7, 2021 *(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. 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 this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 04/19/2022

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

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

Requested Action/Proposed Use:

* **2000-2300 BLOCKS WEST MOORE STREET**

The request of Carbet Properties LLC (Owner), Jacob Tudor (Representative), McManus & Johnson Consulting Engineers, LLC (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 blocks of West Moore Street, being 37.441 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Pebblebrook, Phase 4.

Background:

The property is located in the 2000-2300 blocks of West Moore Street, south of Park Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 133 lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Carbet Properties LLC (Owner)
Jacob Tudor (Representative)
McManus & Johnson Consulting Engineers, LLC (Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

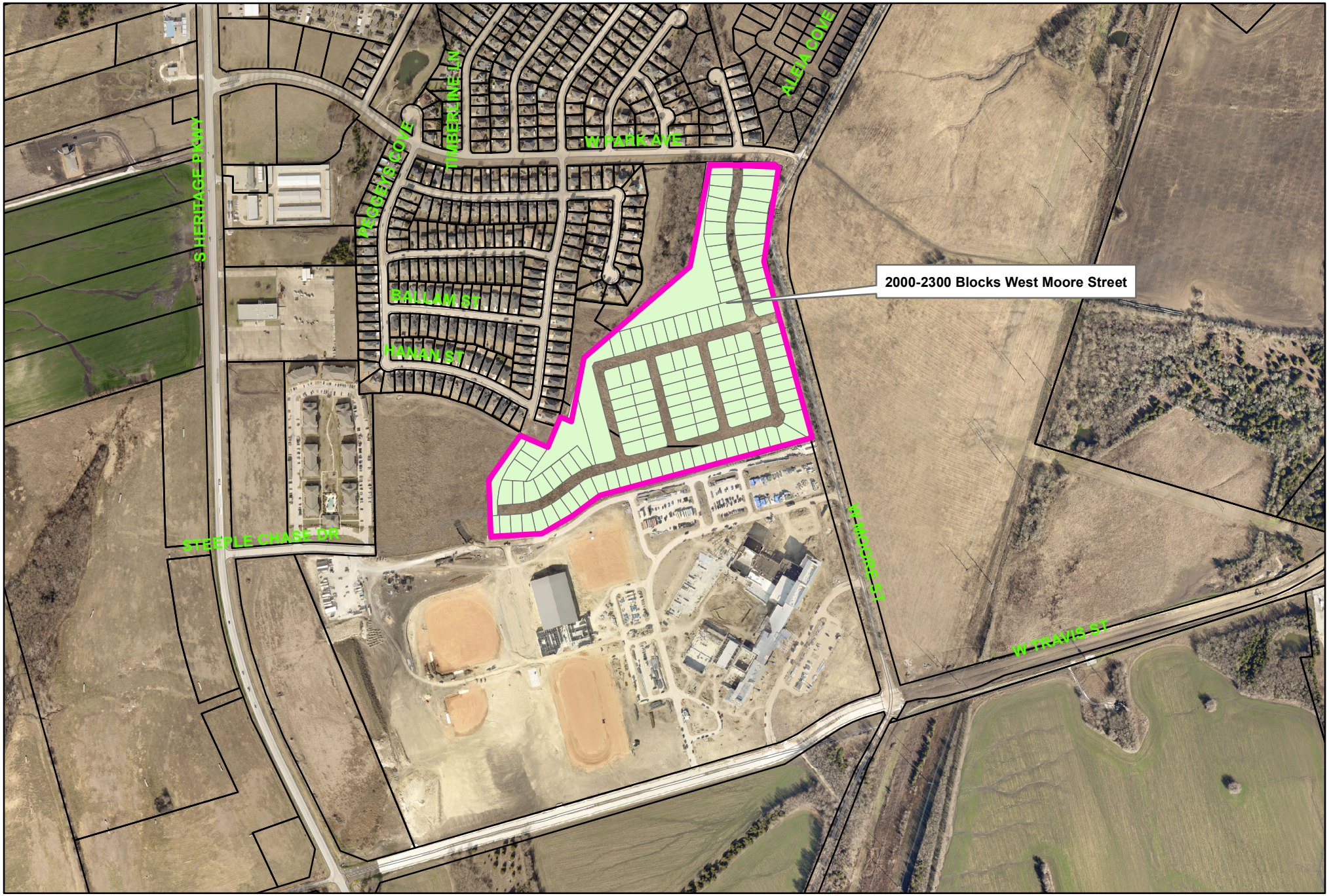
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:

Attachments

Location Map
Zoning Map
Final Plat



Sherman
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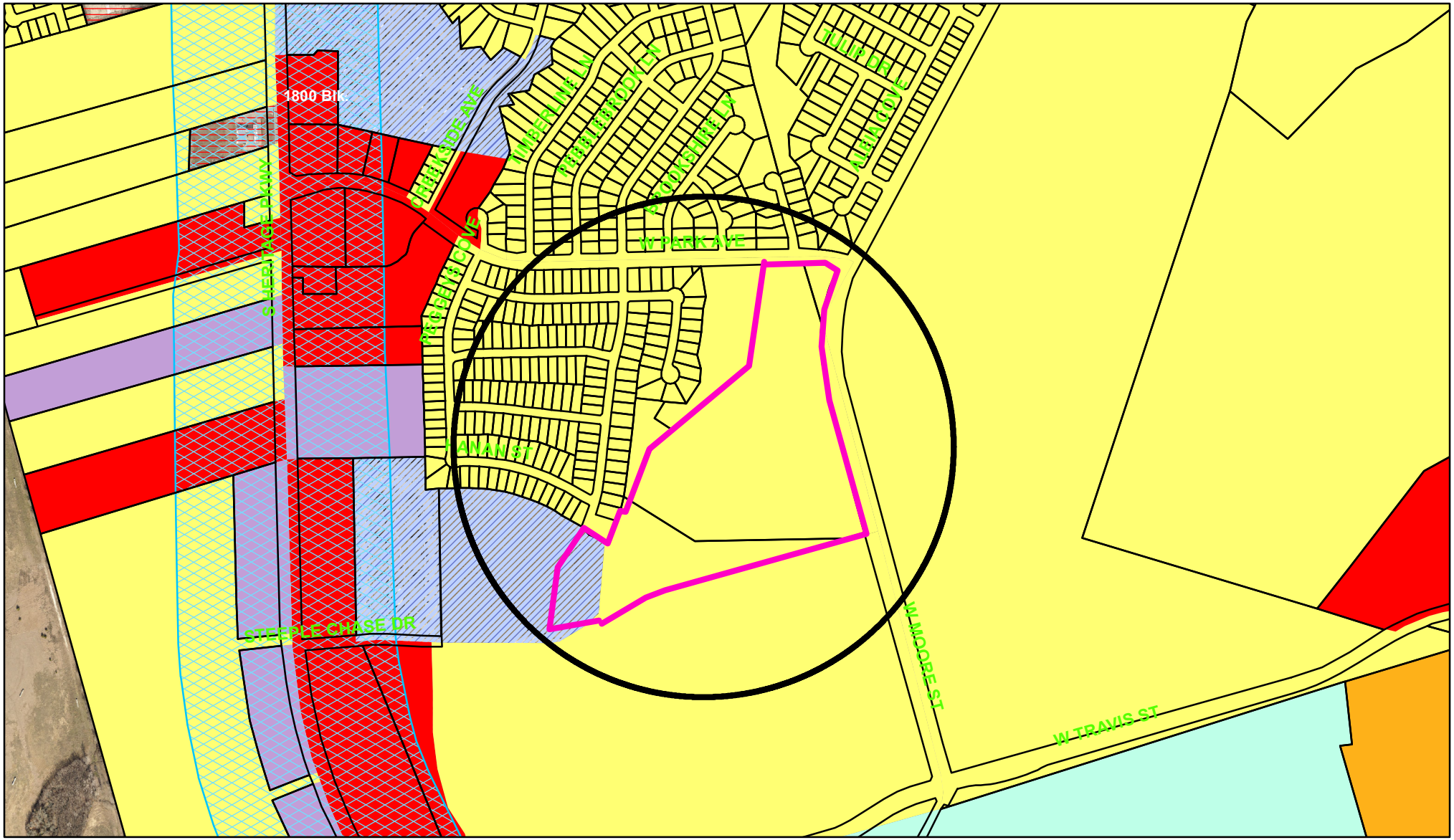
City of Sherman, Texas
Development Services Department

2000-2300 Blocks West Moore Street

NOT TO SCALE

1 in = 667 ft



Zoning - 2000-2300 Blocks West Moore Street

Legend

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

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

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

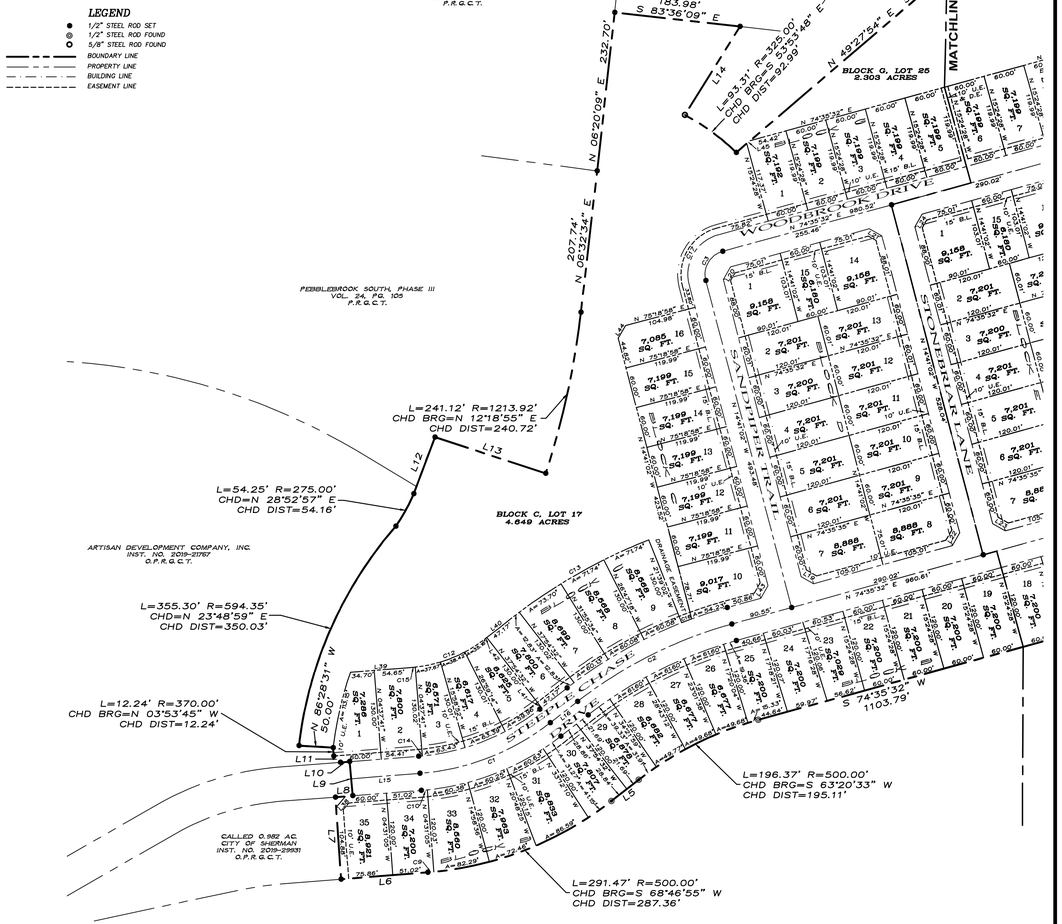
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 751 ft

JOB NO. 21080753



FINAL PLAT
PEBBLEBROOK PHASE 4

Being a part of the Elizabeth Jones Survey,
Abstract Number 625.
Being in the City of Sherman,
Grayson County, Texas.
Containing 37.441 acres of land

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

03-10-22

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

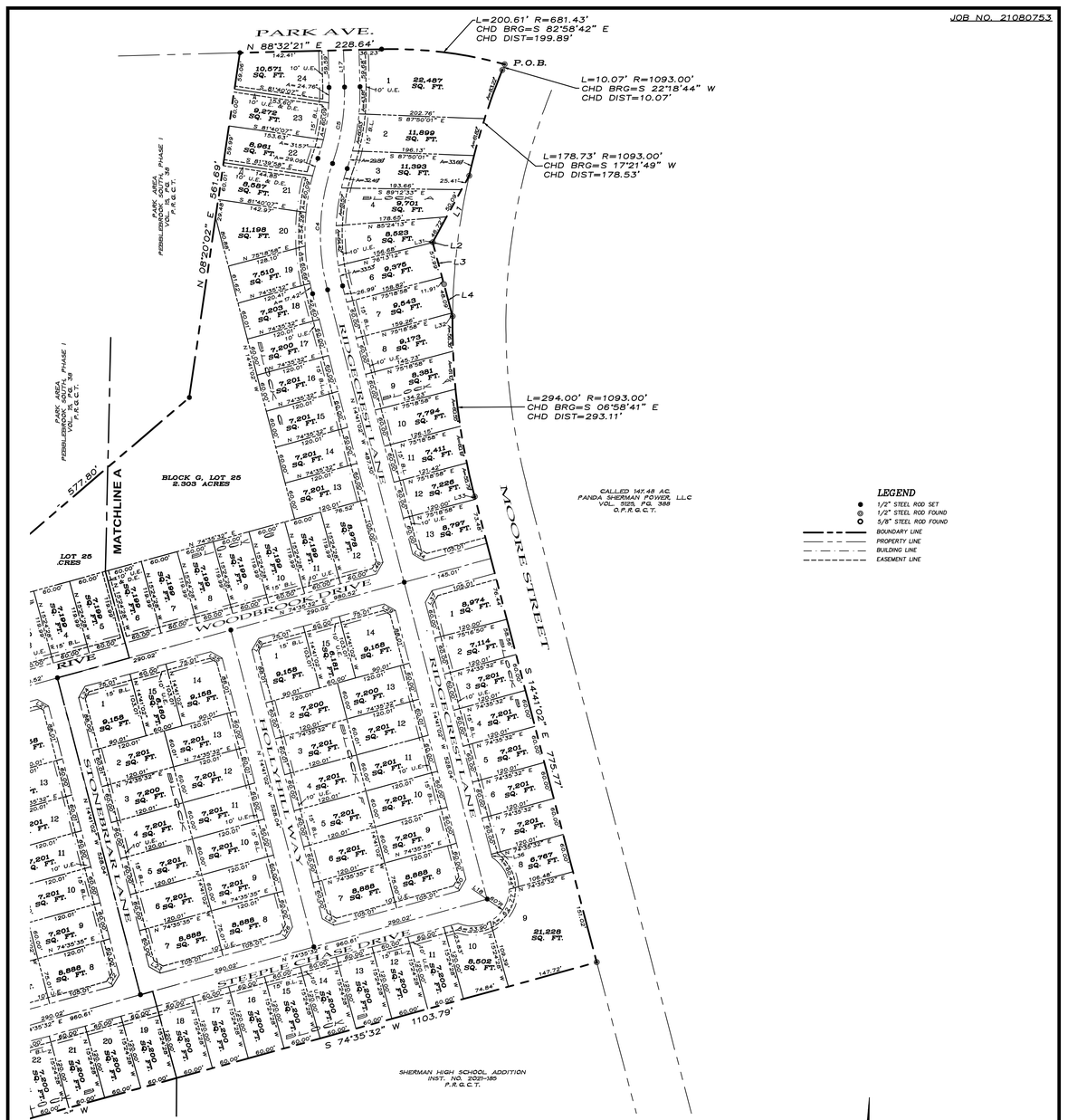
OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

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

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

SHEET 1 OF 4

JOB NO. 21080753



FINAL PLAT
PEBBLEBROOK PHASE 4

Being a part of the Elizabeth Jones Survey,
Abstract Number 625.
Being in the City of Sherman,
Grayson County, Texas.
Containing 37.441 acres of land

03-10-22

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

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

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

SHEET 2 OF 4

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being all of a called 36.87 acre tract of land described in the deed to Carbet Properties, LLC, recorded in Instrument No. 2021-38984, Official Public Records, Grayson County, Texas, and all of a called 0.563 acre tract of land described in the deed to Carbet Properties, LLC, recorded in Instrument No. 2022-2756, 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 36.87 acre tract;

Thence with a non-tangent curve to the left having a radius of 1093.00 feet, (chord bears South 22°18'44" West, a distance of 10.07 feet) an arc length of 10.07 feet to a found 1/2" steel rod;

Thence with a compound curve to the left having a radius of 1093.00 feet, (chord bears South 17°21'49" West, a distance of 178.53 feet) an arc length of 178.73 feet to a found 1/2" steel rod;

Thence South 28°48'13" West, a distance of 122.22 feet to a found 1/2" steel rod;

Thence South 14°54'23" East, a distance of 0.29 feet to a point for corner;

Thence South 15°07'03" East, a distance of 69.90 feet to a found 1/2" steel rod;

Thence South 15°06'06" East, a distance of 53.39 feet to a found 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 1093.00 feet, (chord bears South 06°58'41" East, a distance of 293.11 feet) an arc length of 294.00 feet to a found 1/2" steel rod;

Thence South 14°41'02" East, a distance of 775.77 feet to a found 1/2" steel rod;

Thence South 74°35'32" West, a distance of 1103.79 feet to a found 1/2" steel rod;

Thence with a tangent curve to the left having a radius of 500.00 feet, (chord bears South 63°20'33" West, a distance of 195.11 feet) an arc length of 196.37 feet to a found 1/2" steel rod;

Thence South 52°05'28" West, a distance of 50.53 feet to a found 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 500.00 feet, (chord bears South 68°46'55" West, a distance of 287.36 feet) an arc length of 291.47 feet to a set 1/2" steel rod;

Thence South 85°28'55" West, a distance of 126.88 feet to a set 1/2" steel rod;

Thence North 03°56'54" West, a distance of 120.01 feet to a set 1/2" steel rod;

Thence North 85°28'55" East, a distance of 25.30 feet to a set 1/2" steel rod;

Thence North 05°12'40" West, a distance of 50.00 feet to a set 1/2" steel rod;

Thence South 85°33'33" West, a distance of 13.33 feet to a set 1/2" steel rod;

Thence North 46°42'54" West, a distance of 13.50 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 370.00 feet, (chord bears North 03°53'45" West, a distance of 12.24 feet) an arc length of 12.24 feet to a set 1/2" steel rod;

Thence North 86°28'31" West, a distance of 50.00 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 594.35 feet, (chord bears North 23°48'59" East, a distance of 350.03 feet) an arc length of 355.30 feet to a set 1/2" steel rod;

Thence with a reverse curve to the left having a radius of 275.00 feet, (chord bears North 28°52'57" East, a distance of 54.16 feet) an arc length of 54.25 feet to a set 1/2" steel rod;

Thence North 20°31'44" East, a distance of 88.15 feet to a found 1/2" steel rod set;

Thence South 71°52'55" East, a distance of 170.11 feet to a found 1/2" steel rod set;

Thence with a non-tangent curve to the left having a radius of 1213.92 feet, (chord bears North 12°18'55" East, a distance of 240.72 feet) an arc length of 241.12 feet to a set 1/2" steel rod set;

Thence North 06°32'34" East, a distance of 207.74 feet to a set 1/2" steel rod;

Thence North 06°20'09" East, a distance of 232.70 feet to a set 1/2" steel rod;

Thence South 83°36'09" East, a distance of 183.98 feet to a set 1/2" steel rod;

Thence South 31°56'52" West, a distance of 152.26 feet to a found 5/8" steel rod;

Thence with a non-tangent curve to the right having a radius of 325.00 feet, (chord bears South 53°53'48" East, a distance of 92.99 feet) an arc length of 93.31 feet to a set 1/2" steel rod;

Thence North 49°27'54" East, a distance of 577.80 feet to a set 1/2" steel rod;

Thence North 08°20'02" East, a distance of 561.69 feet to a set 1/2" steel rod;

Thence North 88°32'21" East, a distance of 228.64 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 681.43 feet, (chord bears South 82°58'42" East, a distance of 199.89 feet) an arc length of 200.61 feet to the Point-of-Beginning and containing 37.441 acres (1,630,909 square feet) of land, more or less.....

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°48'13" W	122.22'
L2	S 14°54'23" E	0.29'
L3	S 15°07'03" E	69.90'
L4	S 15°06'06" E	53.39'
L5	S 52°05'28" W	50.53'
L6	S 85°28'55" W	126.88'
L7	N 03°56'54" W	119.98'
L8	N 84°46'50" E	25.30'
L9	N 05°12'40" W	50.00'
L10	S 84°47'20" W	13.41'
L11	N 46°42'54" W	13.37'
L12	N 20°31'44" E	88.15'
L13	S 71°52'55" E	170.11'
L14	S 31°56'52" W	152.26'

LINE TABLE

LINE	BEARING	DISTANCE
L15	N 85°28'55" E	100.69'
L16	N 52°05'28" E	50.55'
L17	N 01°21'22" W	59.64'
L18	N 55°30'27" W	30.00'
L19	N 60°02'14" W	21.08'
L20	N 29°57'14" E	21.35'
L21	S 60°02'38" E	21.08'
L22	S 29°57'13" W	21.35'
L23	N 60°02'14" W	21.08'
L24	N 29°58'36" E	21.35'
L25	S 60°02'46" E	21.08'
L26	S 29°57'13" W	21.35'
L27	N 60°02'14" W	21.08'
L28	N 29°57'05" E	21.35'
L29	S 60°03'13" E	21.08'
L30	S 29°57'13" W	21.35'
L31	S 14°54'23" E	0.29'
L32	S 15°06'06" E	5.30'
L33	S 14°41'02" E	4.23'
L34	N 60°02'45" W	21.08'
L36	N 14°41'02" W	5.52'
L37	S 29°57'15" W	21.35'
L38	S 39°53'23" W	21.18'
L39	N 85°28'55" E	89.35'
L40	N 52°05'28" E	50.08'
L41	S 52°05'28" W	3.39'
L42	N 52°05'28" E	3.41'
L43	N 29°57'14" E	21.35'
L44	N 29°58'48" E	21.35'
L45	N 49°27'54" E	6.16'
L46	N 29°57'15" E	21.35'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	355.00'	206.94'	N 68°46'55" E	204.03'	33°24'00"
C2	645.00'	253.32'	N 63°20'32" E	251.69'	22°30'08"
C3	35.00'	54.54'	N 29°57'15" E	49.18'	89°16'34"
C4	350.00'	206.78'	N 02°14'28" E	203.79'	33°51'01"
C5	350.00'	125.36'	N 08°54'18" E	124.70'	20°31'21"
C10	500.00'	8.98'	S 84°58'03" W	8.98'	1°01'44"
C11	380.00'	8.98'	N 84°48'18" E	8.98'	1°21'14"
C12	200.00'	116.59'	N 68°46'55" E	114.94'	33°24'00"
C13	800.00'	230.01'	N 60°19'40" E	229.22'	16°28'23"
C14	330.00'	5.59'	S 84°59'46" W	5.59'	0°58'17"
C15	200.00'	5.35'	N 84°42'58" E	5.35'	1°31'53"
C16	669.98'	15.79'	N 69°18'52" E	15.79'	1°21'01"
C17	60.00'	93.49'	N 29°57'15" E	84.32'	89°16'34"

FINAL PLAT
PEBBLEBROOK PHASE 4
Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 37.441 acres of land

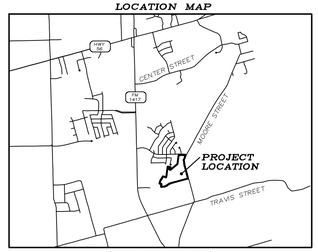
03-10-22

OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

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

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

LOCATION MAP



(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. 48181C0400F, effective date September 29, 2010.
12. All lot corners are 1/2" steel rod with a plastic cap stamped "RPLS 4709" unless said otherwise.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, PEBBLEBROOK, PHASE 4, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2022.

Clerk, City of Sherman, Texas

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CARBET PROPERTIES, LLC (JACOB TUDOR), do hereby adopt this plat designating the herelnabove property as the PEBBLEBROOK, PHASE 4, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

JACOB TUDOR
CARBET PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, JACOB TUDOR known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, CARBET PROPERTIES, LLC (JACOB TUDOR), 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 PEBBLEBROOK, PHASE 4, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at PEBBLEBROOK, PHASE 4, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____ DAY OF_____, 2022

BY: CARBET PROPERTIES, LLC

BY: _____

FINAL PLAT
PEBBLEBROOK PHASE 4
Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 37.441 acres of land

03-10-22

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

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 04/19/2022

Prepared By: Kerri Turner, Administrative Assistant

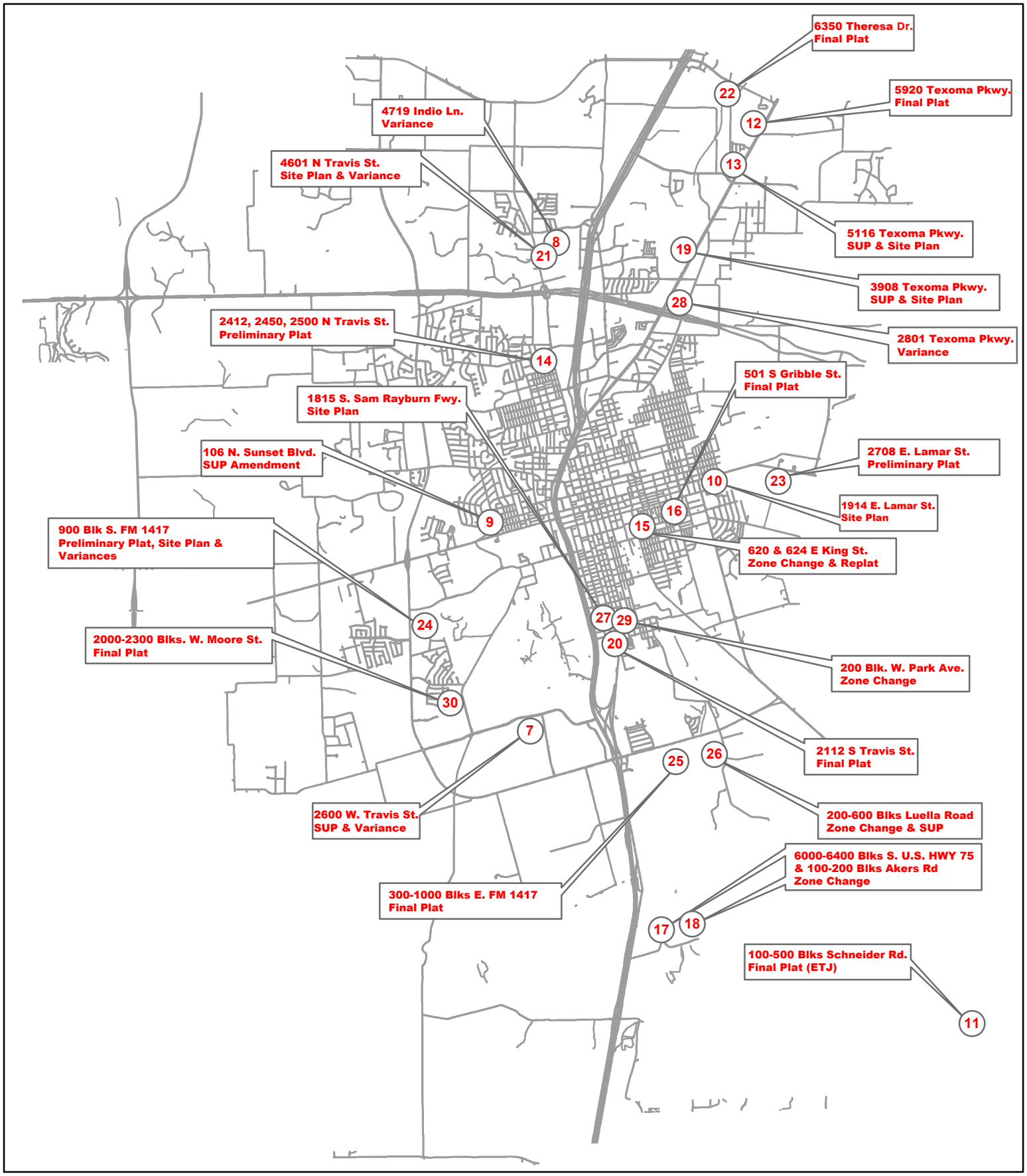
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Location Map



Planning and Zoning and Board of Adjustments Meeting
April 19, 2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE
1 inch = 7,500 feet