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

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting on Tuesday, April 18, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR MARCH 21, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

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

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

6. * **3500 NORTH U.S. HIGHWAY 75**
The request of JMCR Sherman, LLC (Owner), Bryan Burger, P.E. (Representative), Blue Sky Surveying & Mapping Corporation (Surveyor), Mayse & Associates, Inc. (Architect), SMR Landscape Architects, Inc. (Landscape Architect) and Burger Engineering (Engineer) concerning the property located at 3500 N U.S. Highway 75, consisting of 1.0459 acres, being all of Lot 6B, Block 3, Sherman Town Center, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for Chick-Fil-A Restaurant.

7. * **3730 NORTH LOY LAKE ROAD**

The request of TK Farris (Owner), Sean Neal (Representative), TGS Architects (Architect) and RLG Consulting Engineers (Engineer) concerning the property located at 3730 North Loy Lake Road, consisting of 1.02 acres, Lot 7, Block C, of Amended Replat of Block "C" of Sherman Commons Addition, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for First Texas National Bank.

8. * **2103 WEST HOUSTON STREET**

The request of G and S Investing, LLC (Owner), Samantha Riddels (Representative), Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) and Preston Trail Land Surveying (Land Surveyor) concerning the property located at 2103 West Houston Street, consisting of 1.010 acres in the J.B. McAnair Survey, Abstract 763, as follows:

Planning & Zoning Commission

Preliminary Plat of Lange Veterinary Clinic.

9. * **122 NORTH LEE STREET**

The request of Charles and Brenda Goins (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 122 North Lee Street, consisting of 0.293 acres in the G.B. Pilant Survey, Abstract 963, as follows:

Planning & Zoning Commission

Final Plat of Goins Addition.

10. * **514 SOUTH DEWEY AVENUE**

The request of Naveed Owais, EMAAR TX, LLC (Owner),Greg Guerin (Representative), Underwood Drafting & Surveying (Surveyor) and East Star Design (Architect) concerning the property located at 514 South Dewey Avenue, consisting of 0.317 acres, being a part of George B. Pilant Survey, Abstract No. 963, and being all of Lot 4 and part of Lot 5 in Block 2 of J.C. Linnstead Addition, and is currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Retail Development.

11. * **320 ARAPAHO WEST TRAIL**

The request of Ben Crouse, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 320 Arapaho West Trail, consisting of 1.136 acres in the K.B. McAnair Survey, Abstract 763, being part of Lot 23, all of Lots 21 and 22, and a portion of Lot 20 in Block One of the replat of Lots 20 through 29, Block One and all of Block Four Stonewood Estates as follows:

Planning & Zoning Commission

Public Hearing and Replat for Stonewood Estates Block 1, Lots 21 & 22 and part of Lots 20 & 23.

12. * **801 PLEASANT HOME ROAD**

The request of Gerardo Solis, Sonoma Construction, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001 acres in the Elijah N. Deaver Survey, Abstract 358, as follows:

Planning & Zoning Commission

Final Plat of Sonoma Acres, Lots 1, 2, 3, 4, Block A.

13. * **1300-1500 WEST TAYLOR STREET**

The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones, Kimley-Horn and Associates (Representative/Surveyor) concerning the property located at 1300-1500 West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Park Apartments.

14. * **318 SOUTH TRAVIS STREET**

The request of City of Sherman (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 318 South Travis Street, consisting of 1.137 acres in the Samuel Blagg Survey, Abstract 56, being a part of Lots 1 and 3, and all of Lots 2, 4, and 6, in Block 10 of the Original Town Plat, as follows:

Planning & Zoning Commission

Replat for Sherman Fire Station #1 Addition.

15. * **3200 BLOCK NORTHGATE DRIVE**

The request of GlobalWafers America, LLC (Owner) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 3200 Block Northgate Drive, consisting of 142.972 acres in the Elizabeth Jones Survey Abstract No. 625, and located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District, as follows:

Planning & Zoning Commission

Replat for GlobalWafers America, LLC.

16. * **3012 TEXOMA PARKWAY**

The request of Avant Capital, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3012 Texoma Parkway, consisting of 6.558 acres in the Reuben Hendrix Survey, Abstract 504 and being Lot 2, Block 1, of Aaron's Addition, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Aaron's Addition.

17. * **620 & 622 SOUTH FIRST STREET**

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 620 and 622 South First Street, consisting of 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat of Mora on First Addition.

18. * **6000 BLOCK NORTH HIGHWAY 75**

The request of Himabindu Golla, Terrain Lot, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 6000 Block North Highway 75, consisting of 14.644 acres out of the David Harrison Survey, Abstract No. 581, A.C. Smith Survey, Abstract 1561, W.S. Thurman Survey, Abstract No. 1265 and William Milligan Survey, Abstract No. 875, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Reddy Addition

19. **1821 TEXOMA PARKWAY**

The request of Mohammed Jetpuri (Owner) and Jacob Hout (Representative) concerning the property located at 1821 Texoma Parkway in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

20. **1741 TEXOMA PARKWAY**

The request of John Munson, Eisenhower Texoma (Owner) and James Hart, DFW Dents & Dings (Representative) concerning the property located at 1741 Texoma Parkway being a part of Lots No. 24 and 25 of the J.B. Shannon Division of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

21. **4800 TEXOMA PARKWAY**

The request of Matthew Parrinello, Star Midway, LLC (Owner) and Ryan Bright (Representative) concerning the property located at 4800 Texoma Parkway being in the John Hendrix Survey, Abstract No. 503, the W.F. Paterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097, and the T.J. Shannon Survey, Abstract No. 1136 being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

22. **1013 SOUTH FIRST STREET**

The request of Jason Earnhart, Earnharbuilt, LLC (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 1013 South First Street, consisting of 0.169 acres, being a part of the George Pilant Survey, Abstract No. 963 and being the South 25 feet of Lot 3 and the North 27.5 feet of Lot 4, Block 2 of W.D Fitch Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.
B. Public Hearing and Final Plat of Earnhartbuilt's 12th Addition, being a Replat of the South 25 feet of Lot 3 and the North 27.5 feet of Lot 4, Block 2 of W.D Fitch Addition.

23. **208 WEST MCLAIN DRIVE**

The request of Muhammed Polani, LOXDON Group, Inc. (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 208 West McLain Street, consisting of 0.824 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of Beall and Stanley Addition and part of Lot 5, Block 2, J.B. Moorman's Subdivision, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, consisting of 0.233 acres in the J.B. McAnair Survey,

Abstract No. 763 and being all of Lot 1 of Beall and Stanley Addition also being Lot 2, Polani Addition from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

B. Public Hearing and Final Plat of Polani Addition

24. **2000 BLOCK DUKE AND DUCHESS**

The request of Bridgeston Construction (Owners), Fincher Land Surveying, PLLC (Land Surveyor) and Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) concerning the property located at 2000 Block North Duke Drive and North Duchess Drive, consisting of 8.934 acres in the G.W. McGlothlin Survey, Abstract No. 827 and being parts of Lot 2, 3 and 4 in Block 3 of the Hill-Smith Estates, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

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

25. **3001 BLOCK WEST WASHINGTON STREET**

The request of Washington Bend, LLC (Owners), Carlos Casas (Representative) and Helvey-Wagner Surveying, Inc. (Land Surveyor) concerning the property located at 3001 Block West Washington Street, consisting of 22.553 acres in the William Thompson Survey, Abstract No. 1210, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.

26. **2450 NORTH FRISCO ROAD**

The request of USOW, LLC (Owner), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2450 North Frisco Road, consisting of 3.896 acres being part of the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808 and currently zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a side setback of 15' in lieu of the required 60' from the South and West property lines in a C-2 (General Commercial) District.

B. Public Hearing and Variance under Section 14.02.017 to allow a side setback of 5' in lieu of the required 15' from the North property lines in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing and Zone Change from a C-2 (General Commercial) District and R-6 (Single-Family Residential) District to a C-2 (General Commercial) District.

D. Public Hearing and Site Plan for an Office/Warehouse Facility.

E. Public Hearing and Replat of USOW Sherman Addition, Phase Two

27. **5101 BLOCK NORTH TRAVIS STREET(WITHDRAWN)**

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

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-6 (Single-Family Residential) District to a C-1 (Retail Business) District.

28. **4613 NORTH FM 1417 BUILDING #200 AND #300 (HERITAGE PARKWAY)**

The request of Kelson Commercial Properties (Owner), Annie Burdette, Clear Edge Auto & Marine (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4613 North FM 1417, Building #200 and #300 (Heritage Parkway) consisting of 20.45 acres, being a part of the Alfred Hume Survey, Abstract No. 522, the Benjamin J. Hutson Survey, Abstract No. 496 and the James L. Atchison Survey, Abstract No. 21, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting and Boat/Recreational Vehicle (RV) rental, storage, and repair in a C-2 (Retail Business) District.

29. **601-701 BLOCK GRAHAM DRIVE (WITHDRAWN)**

The request of Greystar Development Central, LLC (Owner) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 601-701 Block Graham Drive, consisting of 20.196 acres in the James H. Clark Survey, Abstract 273 and the T.J. Shannon Survey, Abstract No. 1137, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Sherman Town Center 3

30. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of 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 13 at 4:00 PM. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of April 2023
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 04/18/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR MARCH 21, 2023, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

2023-03-21 Minutes

STATE OF TEXAS §

March 21, 2023

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on March 21, 2023.

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

CALL TO ORDER

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

APPROVE MINUTES

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

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15)

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approved Items 7, 9, 10, 11, 12, 13, 14 AND 15 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

FINAL PLAT – TEXOMA VET HOSPITAL 5005 NORTH FM 1417 (HERITAGE PARKWAY) (KENNETH AND MARY LAWRENCE)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KENNETH AND MARY LAWRENCE (OWNERS), LANGAN (ENGINEER) AND WINDROSE LAND SERVICES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5005 NORTH FM 1417 (HERITAGE PARKWAY), BEING 2.354 ACRES IN THE A. HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF TEXOMA VET HOSPITAL

The property is located at 5005 North FM 1417 (Heritage Parkway) near the Southeast corner of FM 1417 (Heritage Parkway) and Plainview Road. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – BEARCAT CROSSING ADDITION

SITE PLAN – ARKA MONTESSORI

2601-2701 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (JEFF HARKINSON, BEARCAT CROSSING, LTD.)

PRELIMIARY PLAT AND SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF JEFF HARKINSON, BEARCAT CROSSING, LTD. (OWNERS), MAHENDRAMANI MUTHU (REPRESENTATIVE), VORTEX SURVEYING COMPANY (SURVEYOR), BROCKETTE/DAVIS/DRAKE, INC. (ENGINEER), STUDIO RED DOT (ARCHITECT) AND SMR LANDSCAPE ARCHITECTS, INC. (LANDSCAPE ARCHITECT), CONCERNING THE PROPERTY LOCATED IN THE 2601-2701 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS, CONSISTING OF 15.264 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PRELIMINARY PLAT OF BEARCAT CROSSING ADDITION.
B. SITE PLAN OF ARKA MONTESSORI.

The property is located in the 2601-2701 Block South FM 1417 (Heritage Parkway) and 3001 Block West Travis between Steeple Chase Drive and West Travis Street. The owner would like to plat the property into five lots for commercial development. The owner is also requesting Site Plan for a Nursery, Kindergarten, or Daycare for children on Lot 1 of the Preliminary Plat. They had seen the Staff Review Letter and would abide by the Recommendations.

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

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, CONSISTING OF 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF MORA ON FIRST ADDITION.

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned R-6 (Single Family Residential) District. The owner is in the process of requesting a zone change from R-6 to R-4 for this property. If the zone change request is approved, this preliminary plat will conform with the City's zoning regulations. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – ROCKHILL CORNER ADDITION 121 ROCKPORT ROAD (ROBERT AND NANCY DOBBS)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF ROBERT AND NANCY DOBBS (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 121 ROCKPORT ROAD, CONSISTING OF 1.985 ACRES, BEING A PART OF THE WILLIAM C. ATCHISON SURVEY, ABSTRACT NO. 23, BEING ALL OF LOT 7, BLOCK ONE OF CHOCTAW ESTATES NO. II AND CURRENTLY IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT FOR ROCKHILL CORNER ADDITION.

The property is located at 121 Rockport Road at the intersection of WD Hill Road and Rockport Road. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

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

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

PRELIMINARY PLAT OF REDDY ADDITION

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

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

PRELIMINARY PLAT – RESIDENCES OF SHERMAN 4601 TRAVIS STREET (HOWARD AKIN JR., RESIDENCES OF SHERMAN, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF HOWARD AKIN JR., RESIDENCES OF SHERMAN, LLC (OWNER) AND BGE, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT NORTH 4601 TRAVIS STREET, CONSISTING OF 21.800 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF RESIDENCES OF SHERMAN.

The property is located at 4601 North Travis Street between East Northcreek Drive and Forest Creek Drive. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – HEIGHTS AT HICKORY STREET 400 WEST HIGHWAY 82 (CAPITAL ASSETS AND DEVELOPMENT, LLC)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF CAPITAL ASSETS AND DEVELOPMENT, LLC (OWNER), LUKE PULLIAM, TRIVERS ASSOCIATES, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 400 WEST HIGHWAY 82, CONSISTING OF 22.109 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR THE HEIGHTS AT HICKORY STREET.

The property is located at 400 West Highway 82 between Rex Cruse Drive and North Hickory Street. The owner is requesting Site Plan approval for The Heights at Hickory Street for a 368-unit multi-family development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT –

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM

FIELDER ADDITION 1104 EAST CHAFFIN STREET (PAUL TERRELL, LA CIMA CONTRACTING)

THE REQUEST OF PAUL TERRELL, LA CIMA CONTRACTING (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1104 EAST CHAFFIN STREET, CONSISTING OF 0.492 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, BEING A PART OF BLOCK 29, CHAFFIN'S SECOND ADDITION AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR FIELDER ADDITION.

The property is located at 1104 East Chaffin between North Vaden Street and North Gribble Street. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – HICKORY HILL GARDEN APARTMENTS ADDITION, LOTS 1 AND 2, BLOCK 1 2100-2300 BLOCK WEST LAMBERTH ROAD (SHERMAN HICKORY HILL, LLC)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SHERMAN HICKORY HILL, LLC (OWNER), SYLVAN SCHURWANZ, ALLEN HARRISON COMPANY (REPRESENTATIVE) AND BOHLER ENGINEERING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2100-2300 BLOCK WEST LAMBERTH ROAD, CONSISTING OF 22.330 ACRES IN THE RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18, AND CURRENTLY ZONED PD (PLANNED DEVELOPMENT) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF HICKORY HILL GARDEN APARTMENTS ADDITION, LOTS 1 AND 2, BLOCK 1.

The property is located in the 2100-2300 Block West Lamberth Road at the corner of West Lamberth Road and Meadowlake Lane and is zoned PD (Planned Development) District. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – FREDDY'S RESTAURANT 3715 SOUTH HIGHWAY 75 (MKT REAL ESTATE HOLDING, LLC)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF MKT REAL ESTATE HOLDING, LLC (OWNER), DREW DONOSKY (REPRESENTATIVE), COPLEY LAND SURVEYING (SURVEYOR), BDG (BAKER DESIGN GROUP, PA) (ARCHITECT), EVERGREEN DESIGN GROUP (LANDSCAPE ARCHITECT) AND CLAY MOORE (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3715 SOUTH HIGHWAY 75, CONSISTING OF 0.997 ACRES, BEING LOT 2 OF THE MBG SHERMAN ADDITION, AND IS IN THE BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

SITE PLAN OF FREDDY'S RESTAURANT.

The property is located at 3715 South Highway 75 at the northeast corner of Highway 75 and Legacy Boulevard. The owner is requesting Site Plan approval for Freddy's Restaurant. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE – LOT WIDTH SETBACK

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE – MF-30 TO R-2F

416 SOUTH ELM STREET (OSCAR MEDINA)

(WITHDRAWN)

VARIANCE, PUBLIC HEARING, SITE PLAN AND ZONE CHANGE

THE REQUEST OF OSCAR MEDINA (OWNER), LAURA MEDINA (REPRESENTATIVE), TANYA TAYLOR STUDIO (ARCHITECTS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 416 SOUTH ELM STREET, CONSISTING OF 0.341 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.009 TO ALLOW A LOT WIDTH OF 56.095' IN LIEU OF THE REQUIRED 60' IN AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM AN MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.

The property is located at 416 South Elm Street between West Cherry and West King Streets. The owner would like a Zone Change and Variance to build a duplex.

An email was received from Laura Medina on March 8, 2023, at 11:16 a.m., requesting to withdraw Item #16, 416 South Elm Street.

THIS ITEM WAS WITHDRAWN.

PUBLIC HEARING AND VARIANCE – FENCE

2626 HILLTOP DRIVE (GREG PITTMAN, MEALS ON WHEELS)

PUBLIC HEARING AND VARIANCE

THE REQUEST OF GREG PITTMAN, MEALS ON WHEELS (OWNER), CHUCK EDWARDS (REPRESENTATIVE), HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CORGAN (ARCHITECT) AND GLENN ENGINEERING (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 2626 HILLTOP DRIVE, CONSISTING OF, AS FOLLOWS:

BOARD OF ADJUSTMENT

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.004(4)(C) TO ALLOW A 10' TALL, BLACK VINYL CHAIN-LINK FENCE TO BE CONSTRUCTED IN THE FRONT YARD ON THE ON THE EAST PROPERTY LINE ALONG THE RAILROAD TRACKS IN LIEU OF THE ALLOWED 4' DECORATIVE FENCE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 2626 Hilltop Drive between Texoma Parkway and Cox Street.

This item was tabled at the February 21, 2023, meeting.

Chuck Edwards, P.O. Box 2966, Sherman, TX 75091
Mr. Edwards explained, "We are requesting a Variance for a ten foot fence along the East railroad property."

Chairman Mahone asked Mr. Edwards, "The building on the railroad side is basically your fencing on that side and South of the building you are going to have ten foot fence?"

Mr. Edwards replied to Chairman Mahone, "Yes, it will all be ten foot around."

Mr. Rae stated, "What was approved at the last months meeting was a six-foot ornamental fence in the front yard, and that covers the front yard and the area that goes along the front part of the parking lot. The fence went South within the building area as a ten-foot chain link fence across to the West property line. What we determined is that since the fence was not technically in the front yard that they are allowed to have a ten-foot chain link fence in that area. When they first applied for the Variance, the graphic showed the fence going all the way along the front; that change makes it conform to our ordinance. Based on the decision that was made last month, the only thing that wasn't approved by the Board of Adjustment is that ten-foot fence on the Eastern property line, that is still within the front yard."

Chairman Mahone stated, "Okay."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 2626 Hilltop Drive subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND ZONE CHANGE – C-1 TO R-2F

REPLAT – OCHOA ADDITION

800 MAXEY STREET (MANUEL DEJESUS OCHOA)

PUBLIC HEARING, ZONE CHANGE AND REPLAT

THE REQUEST OF MANUEL DEJESUS OCHOA (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 800 MAXEY STREET, CONSISTING OF 0.238 ACRES, BEING A PART OF GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, BEING ALL OF LOTS 13,14, AND 15 IN BLOCK 14 OF CONTINUATION OF W. ELLIOTTS ADDITION AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-2F (DUPLEX RESIDENTIAL) DISTRICT.
B. REPLAT FOR OCHOA ADDITION

The property is located at 800 Maxey Street between East Odneal Street and East Thomas Street.

Manuel Ochoa, 720 South Maxey Street, Sherman, TX 75090

Mr. Ochoa explained, "We are requesting a Zone Change and Replat for a duplex to provide housing for two families."

Chairman Mahone stated, "Looks like you have residential on at least three sides, already. What is next to you on the south side?"

Mr. Ochoa replied to Chairman Mahone, "That is a house."

Chairman Mahone asked Mr. Rae, "Am I reading this map right, is the house on the south side also zoned commercial?"

Mr. Rae replied to Chairman Mahone, "I believe it is, just that hard corner of Maxey and Odneal is zoned C-1 (Retail Business) District."

Chairman Mahone asked Mr. Ochoa, "Is there a building there currently?"

Mr. Ochoa replied to Chairman Mahone, "No sir."

Chairman Mahone asked Mr. Ochoa, "Is it just open land?"

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

Commission Member Davis asked Mr. Ochoa, "Are there many duplex's in this neighborhood?"

Mr. Ochoa replied to Commission Member Davis, "I have seen a couple that have been there for a while. As far as the new construction goes, it is mostly residential."

Commission Member Davis asked Mr. Ochoa, "You are going to have a total of six bedrooms?"

Mr. Ochoa replied to Commission Member Davis, "Yes sir."

Commission Member Davis asked Mr. Ochoa, "So six parking on a corner on a skinny street?"

Mr. Ochoa replied to Commission Member Davis, "We will have plenty. The lot is deep, and everything is going to be in the front."

Chairman Mahone replied to Mr. Ochoa, "There are four outside parking spaces and two garage spaces?"

Mr. Ochoa replied to Chairman Mahone, "Right."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Manley to approve the Zone Change and Replat located at 800 Maxey Street to the Staff Review letter. Second by Commission Member Davis.

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

MOTION CARRIED.

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

PUBLIC HEARING AND VARIANCE – LOT AREA

SITE PLAN AND PRELIMINARY PLAT – THE FAB APARTMENT HOMES

2505 NORTH HICKORY STREET (SARIKA MANDAVILLI)

<u>PUBLIC HEARING, VARIANCE, SITE PLAN AND PRELIMINARY PLAT</u>
THE REQUEST OF SARIKA MANDAVILLI (OWNER), VAMSI KRISHNA CHITLURI (REPRESENTATIVE), WRIGHT GROUP (ARCHITECTS-PLANNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2505 NORTH HICKORY STREET, CONSISTING OF 1.673 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.012 TO ALLOW A LOT AREA OF 1.673 ACRES IN

LIEU OF THE REQUIRED 5 ACRES IN AN MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT. (DENIED)

PLANNING AND ZONING COMMISSION

B. SITE PLAN FOR THE FAB APARTMENT HOMES.

C. PRELIMINARY PLAT OF THE FAB APARTMENT HOMES.

The property is located at 2505 North Hickory Street between West Lamberth Road and West Peyton Street.

Terry Wright, 1430 South Broadway Street, Carrollton, TX 75006

Mr. Wright explained, "We are requesting a Variance to allow the existing lot area in lieu of the recent adopted ordinance. When we started this project, it was in compliance, but the land size requirement did change during the time frame of us working on the project."

Chairman Mahone asked Mr. Wright, "When did you start the project?"

Mr. Wright replied to Chairman Mahone "Last fall. We are compliant to everything, but the one item that does not comply is the land size."

Chairman Mahone asked Mr. Rae, "This is three stories. What is our maximum height for MF-30 (Multi-Family Residential) District?"

Mr. Rae replied to Chairman Mahone, "It is fifty feet."

Chairman Mahone stated, "Are your residents mostly viewing North and South?"

Mr. Wright replied to Chairman Mahone, "Yes and we also set back from the oil storage tanks; you have the distance in there to make sure there are no bedrooms in those areas."

Chairman Mahone asked Mr. Wright, "Where are these storage tanks?"

Mr. Wright replied to Chairman Mahone, "They are so far away, we are clear. One hundred and twenty feet does get into the fire lane, but we are still outside of that."

Commission Member Davis asked Mr. Rae, "In the master plan what would be the thought for this part of town? Is the master plan a three-story building?"

Mr. Rae replied to Commission Member Davis, "Yes, multi-family would be a permitted use or a permitted Zone Change in this area but I believe the Future Land Use category is Suburban Neighborhood or Core Neighborhood and both of those allow for multi-family but our Zoning Ordinance changed from a minimum of 10,000 square foot to a minimum of 5 acres and that is to avoid having apartment complex's right next to single family."

Chairman Mahone stated, "It still seems like an awful lot of density for 1.6 acres. How many units is this?"

Mr. Wright replied to Chairman Mahone, "Thirty-six units. With that density, the parking requirements reduces the size of the building."

Chairman Mahone asked Mr. Wright, "What is the total height of the building?"

Mr. Wright replied to Chairman Mahone, "We would be in the thirty-five-foot range."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to deny the Variance located at 2505 North Hickory Street.

This fails for a lack of a Second.

Motion by Commission Member Manley to approve the Variance located at 2505 North Hickory Street subject to the Staff Review letter. Second by Commission Member Sims.

VOTING AYE: NONE
VOTING NAY: MAHONE, DAVIS, DOWNTAIN AND WHITAKER

This fails.

Chairman Mahone asked Ms. Cotton, "Do we have to make any motion on the Site Plan and Preliminary Plat?"

Ms. Cotton replied to Chairman Mahone, "We would like for you to take action on the Site Plan and Preliminary Plat."

Mr. Rae stated, "That is just because the Site Plan does not meet our Ordinances without the Variance approved. Because of the Shock Clock Rule State Law, if you don't deny it than it can potentially be automatically approved."

Motion by Commission Member Davis to deny the Site Plan and Preliminary Plat located at 2505 North Hickory Street. Second by Commission Member Whitaker.

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

THIS ITEM WAS DENIED.

PUBLIC HEARING AND VARIANCE – SIDE SETBACK

SITE PLAN – NEIGHBORHOOD CREDIT UNION

PRELIMINARY PLAT – SHERMAN CROSSROADS COMMERCIAL ADDITION

3600 BLOCK CROSSROADS BOULEVARD (WILLIAM HARKINSON, SHERMAN CROSSROADS, LTD)

PUBLIC HEARING, VARIANCE, SITE PLAN AND PRELIMINARY PLAT

THE REQUEST OF WILLIAM HARKINSON, SHERMAN CROSSROADS, LTD (OWNER), ALEK STRIMPLE, P.E. (REPRESENTATIVE), QUIDDITY (ENGINEER/LAND SURVEYOR) AND GAHL ARCHITECTURE, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 3600 BLOCK CROSSROADS BOULEVARD, CONSISTING OF 1.00 ACRE IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 37.3' SIDE SETBACK FOR THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK PLANNED DEVELOPMENT/BLALOCK COMMERCIAL OVERLAY DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 36.9' SIDE SETBACK FOR A CANOPY STRUCTURE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK PLANNED DEVELOPMENT/BLALOCK COMMERCIAL OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

C. SITE PLAN FOR NEIGHBORHOOD CREDIT UNION
D. PRELIMINARY PLAT OF SHERMAN CROSSROADS COMMERCIAL ADDITION

The property is located at 3600 Block Crossroads Boulevard between West Travis Street and West FM 1417 and located in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.

Alek Strimple, P.E., 7413 East Wick Avenue, McKinney, TX 75071

Mr. Strimple explained, "We are requesting a Variance for the side setback and the design and construction of a Neighborhood Credit Union bank. The side setback Variance is primarily because the Blalock Commercial Overlay District we are in has a standard of 55.7' side setback, our use is allowed by right in that overlay but the 55.7' side setback on a one-acre pad site, you end up with almost an unusable small space for the building. In our request letter we had mentioned doing potentially a 25' side setback, in this request it is listed 37.3' side setback and 36.9' side setback. That is exactly the measurements from the edge of the building on one side and the edge of the drive-thru awning on the other side."

Chairman Mahone stated, "Procedurally we have the ability to be more stringent than what is advertised to the public but not less stringent on those setbacks."

Jim Gahl, GAHL Architecture, Inc., 3875 Regent Drive, Dallas, TX 75201
Mr. Gahl explained, "I agree with Alek, putting the building right at the edge of where we are saying we are going to put it is kind of impossible. This canopy is a unique canopy to this client, it is a different canopy than what we have done in the past. It would be good to give us a couple feet than just coming right to the two tips of the building."

Commission Member Manley stated, "Wasn't this what you requested?"

Mr. Gahl replied to Mr. Manley, "We requested 25' side setback not 37.3' side setback and 36.9' side setback."

Chairman Mahone asked Mr. Rae, "How does that work?"

Mr. Rae replied to Chairman Mahone, "When the Site Plan is submitted to our office we look at what the Site Plan shows and our staff asked for those dimensions of where the building was. I understand you asked for a 25' side setback but we have to request the Variance based on the Site Plan that was given not a hypothetical Site Plan. That is why we have it like that."

Chairman Mahone stated, "One option is if you wanted to table this, you would have the opportunity to adjust those numbers."

Mr. Strimple replied to Chairman Mahone, "That would not be something we would not want to pursue."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 3600 Block Crossroads Boulevard subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Site Plan and Preliminary Plat located at 3600 Block Crossroads Boulevard subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND VARIANCE – SIDE YARD SETBACK

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT – CAR WASH

2901 BLOCK TEXOMA PARKWAY (SHERMAN NEC TEXOMA & 82, LP)

<u>PUBLIC HEARING, VARIANCE, SITE PLAN AND SPECIFIC USE PERMIT</u>
THE REQUEST OF SHERMAN NEC TEXOMA & 82, LP (OWNER), CLAY CRISTY (REPRESENTATIVE), FINKLE + WILLIAMS ARCHITECTURE (ARCHITECT), CLAY MOORE ENGINEERING (ENGINEER) AND EAGLE SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2901 BLOCK TEXOMA PARKWAY, CONSISTING OF 1.119 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT 504, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15' FOR A CANOPY STRUCTURE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

PLANNING AND ZONING

B. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW AN AUTOMOBILE LAUNDRY, CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

The property is located at 2901 Block Texoma Parkway between East US Highway 82 and Gallagher Drive.

<u>Clay Cristy, 1903 Central Drive, Bedford, TX 76021</u>
Mr. Cristy explained, "We are requesting a Variance for the side yard setback to allow the canopies of the vacuum bays and entrance canopies to encroach into the side yard setback and the development of a carwash facility with 20 vacuum bays."

Chairman Mahone asked Mr. Rae, "The canopy, we have enough language in here that restricts that setback to just that canopy, correct?"

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

Commission Member Manley asked Mr. Rae, "Why do they call it an Automobile Laundry, Carwash?"

Mr. Rae replied to Commission Member Manley, "The Specific Use Permit language has to match with what is in our ordinance. That is how the use chart demonstrates it in our Zoning Ordinance."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to approve the Variance located at 2901 Block Texoma Parkway subject to the Staff Review letter. Second by Commission Member Sims.

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

MOTION CARRIED.

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Specific Use Permit located at 2901 Block Texoma Parkway subject to the Staff Review letter. Second by Commission Member Sims.

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

MOTION CARRIED.

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

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE
THE REQUEST OF SHERMAN REAL ESTATE VENTURES, LLC (OWNER), CHARLES BRANCH (REPRESENTATIVE), WESTWOOD PROFESSIONAL SERVICES INC. (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4441 WEST HOUSTON STREET, BEING 28.665 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO.119, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE – R-A TO MF-15 4441 WEST HOUSTON STREET (SHERMAN REAL ESTATE VENTURES, LLC)

PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM A R-A (RESIDENTIAL AGRICULTURE) DISTRICT TO AN MF-15 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 4441 West Houston Street between North Friendship Road and Ridgeview Road.

Matthew Lee, Westwood Professional Services, 2901 Dallas Parkway, Plano, TX 75093

Mr. Matthew Lee explained, "The owner is requesting a Zone Change for the development of multi-family residential units. We have had an Environmental Assessment done since the site was a junk yard. We have also had a Traffic Impact Analysis done as well."

Chairman Mahone asked Mr. Wayne Lee, "Have you review this Traffic study?"

Mr. Wayne Lee replied to Chairman Mahone, "Yes, the amount of traffic generated, TxDOT requires a deceleration lane to be installed. As far as the effect on traffic it is fairly minimal, as far as decreasing the level of service out here. I have no comments concerning the Traffic Impact Analysis that was prepared."

Chairman Mahone asked Mr. Wayne Lee, "Who makes sure the deceleration lane get put in appropriately? Is that before the project gets started?"

Mr. Wayne Lee replied to Chairman Mahone, "That will be part of their civil drawings that they submit to Engineering."

Chairman Mahone asked Mr. Wayne Lee, "What about the Environmental Assessment? Were you able to review that?"

Mr. Wayne Lee replied to Chairman Mahone, "No.

Chairman Mahone asked Mr. Matthew Lee, "Can you tell us what the Environmental Assessment tells us?"

Mr. Matthew Lee replied to Chairman Mahone, "They went out and looked at the debris that was on site and it came back pretty favorable."

Commission Member Sims asked Mr. Matthew Lee, "Anything major that they found just car oil?"

Mr. Matthew Lee replied to Commission Member Sims, "Not nearly like I said from what you'd expect."

Commission Member Davis asked Mr. Matthew Lee, "Are these homes?"

Mr. Matthew Lee replied to Commission Member Davis, "Yes sir, these are single family rental units, one to two bedroom units."

Vice Chairman Downtain asked Mr. Matthew Lee, "Is all the parking exterior or is there a garage?"

Mr. Matthew Lee replied to Vice Chairman Downtain, "Yes and the units currently don't have attached garages."

Vice Chairman Downtain asked Mr. Matthew Lee, "What is that two story structure?"

Mr. Matthew Lee replied to Vice Chairman Downtain, "Some of the units are two stories."

Vice Chairman Downtain stated, "Is that not a garage shown in the picture?"

Commission Member Davis replied to Vice Chairman Downtain, "The two story looks like a garage."

Charles Branch, 3721 South Stonebridge, McKinney, TX 75070
Mr. Branch stated, "The two stories do have the one car garage in the front."

Katrina Moss, 104 Seasons West, Sherman, TX 75092
Mr. Moss explained, "My home sits directly across from this property. We as a community, we don't want apartments across the street from us that close to our homes. Even if you put a slowdown I'm afraid they are still going to try and use that and somebody could get hit. My other concern is, I don't want an apartment that close to my home. We are single family homes."

Larry Goodman, 211 Seasons West, Sherman, TX 75092
Mr. Goodman explained, "The place they are wanting to build the apartments is already a hazard with traffic and a turn lane would not really help a whole lot and I am looking at how many units they have in that, that is going to increase our traffic flow a lot. I have been there for 15 years, and we have already had four accidents. I don't think there have been any fatalities but there is a little club up the street and sometimes on Friday nights it gets a bit wild. With that many apartment buildings, that is going to create a lot more traffic. That road would need to be widened out more."

Mr. Branch stated, "I understand the concerns about traffic, that is why we went ahead and did the traffic study. The deceleration lane will offer the opportunity for a slow down before it gets to the development, and it won't interfere with any of the traffic. If I am not mistaken, I believe that is going to be a six-lane highway."

Mr. Matthew Lee stated, "The ultimate widening will be in control with TxDOT and their timeline."

Vice Chairman Downtain asked Mr. Wayne Lee, "Do you happen to have any idea on that timeline?"

Mr. Wayne Lee replied to Vice Chairman Downtain, "I've got nothing from TxDOT, now the Traffic Impact Analysis does mention that there might be a need for a left turn lane to be added to this section."

Chairman Mahone asked Mr. Wayne Lee, "So when the Traffic Impact Analysis says there might need to be one. Who decides when there actually is one?"

Mr. Wayne Lee replied to Chairman Mahone, "The Traffic Impact Analysis says that after the development is established an additional Traffic Impact Analysis would address the need of additional lanes. We did make a request to TxDOT to lower the speed limit along this section of Highway 56 and they did a study. We will be putting signs out that lower the speed limit five miles per hour from current posted signage that is out there. City Council approved TxDOT lowering the speed limit. There should be signage going out there sometime in the near future."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Zone Change located 4441 West Houston Street subject to the Staff Review letter. Second by Commission Member Manley.

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

MOTION CARRIED.

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

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT

THE REQUEST OF STAR MIDWAY, LLC (OWNER), ADAM MCGREGOR (PASSAGE EDUCATION, LLC) (TENANT/REPRESENTATIVE), DAVID PETREE (LAND SURVEYOR) AND OLD REPUBLIC (SITE MANAGEMENT SERVICES) CONCERNING THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY, CONSISTING OF 42.8134 ACRES

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT – SCHOOL, COMMERCIAL OR TRADE

IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THEY DANIEL SHELP SURVEY, ABSTRACT NO. 1097 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136, LOTS 1 AND 3, BLOCK 1, MIDWAY MALL, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A SCHOOL, COMMERCIAL OR TRADE IN A M-1 (LIGHT MANUFACTURING) DISTRICT.

4800 TEXOMA PARKWAY
(STAR MIDWAY, LLC)

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

Adam McGregor, 15300 US Highway 75, Van Alstyne, TX 75495

Mr. McGregor explained, "We are requesting a Site Plan and Specific Use Permit for a commercial driver's license training school that trains drivers to attain their Commercial Driver's License (CDL). Passage Education will be licensed by the Texas Workforce Commission as a Career School. Commercial Driver's License (CDL) students are required to complete the written portion of the Commercial Driver's License (CDL) test, obtain their Commercial Learners Permit, and have knowledge of operating a commercial vehicle prior to performing the training. An experienced Commercial Driver's License (CDL) instructor must be on-site and present when performing the training and will monitor the students at all times."

Chairman Mahone asked Mr. McGregor, "Presumably they will not be doing their maneuvers in the red box in addition to going on the road?"

Mr. McGregor replied to Chairman Mahone, "The behind the wheel includes the basic parking maneuvers and for road training you have to do it on public roads which is required by Department of Public Safety. We wanted to pick somewhere close where they could enter and exit the mall without disturbing any operations."

Vice Chairman Downtain asked Mr. McGregor, "Would that area be fenced?"

Mr. McGregor replied to Vice Chairman Downtain, "We won't put any permanent structures up, it would just be parking cones and in Summer a temporary canopy which we would take down every day."

Commission Member Davis asked Mr. McGregor, "There is going to be primarily two semi vehicles parked there on evenings and weekends."

Mr. McGregor replied to Commission Member Davis, "Yes sir, that is the plan."

Commission Member Davis asked Mr. McGregor, "Are they working on these trucks? Are you doing repairs?"

Mr. McGregor replied to Commission Member Davis, "No, we are not working on trucks. They are fairly new and no issues with them. They have to learn how to do a pre-trip inspection required by the Texas Department of Public Safety."

Commission Member Davis asked Mr. McGregor, "How long is the school?"

Mr. McGregor replied to Commission Member Davis, "It is a full month program."

Chairman Mahone asked Mr. Rae, "They are going to have these trucks outside of the red box, is this going to be a problem in the future?"

Mr. Rae replied to Chairman Mahone, "No, the property is currently zoned M-1 (Light Manufacturing) District and having trucks parked there is a permitted use. The thing not permitted without the Specific Use Permit is to have the school."

Vice Chairman Downtain asked Mr. McGregor, "How many students at a time are in the classroom?"

Mr. McGregor replied to Vice Chairman Downtain, "We expect five to ten students, but it could go up to about twenty. You want one instructor per twelve students and that is what the Department of Public Safety requires. If we have twenty students averaging at any given time, we will have three instructors to cover that."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit under Section 14.06.009 to allow a School, Commercial or Trade in a M-1 (Light Manufacturing) District located at 4800 Texoma Parkway subject to the Staff Review letter and subject to the Specific Use Permit being tied to Passage Education, LLC. Second by Commission Member Sims.

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

MOTION CARRIED.

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

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 04/18/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18)

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

List of Agenda Items:

6. * 3500 NORTH U.S. HIGHWAY 75 (Project No. 23-000954)

The request of JMCR Sherman, LLC (Owner), Bryan Burger, P.E. (Representative), Blue Sky Surveying & Mapping Corporation (Surveyor), Mayse & Associates, Inc. (Architect), SMR Landscape Architects, Inc. (Landscape Architect) and Burger Engineering (Engineer) concerning the property located at 3500 N U.S. Highway 75, consisting of 1.0459 acres, being all of Lot 6B, Block 3, Sherman Town Center, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning

Site Plan for Chick-Fil-A Restaurant.

7. * 3730 NORTH LOY LAKE ROAD

The request of request of TK Farris (Owner), Sean Neal (Representative), TGS Architects (Architect) and RLG Consulting Engineers (Engineer) concerning the property located at 3730 North Loy Lake Road, consisting of 1.02 acres, Lot 7, Block C, of Amended Replat of Block "C" of Sherman Commons Addition, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for First Texas National Bank.

8. * 2103 WEST HOUSTON STREET

The request of G and S Investing, LLC (Owner), Samantha Riddels (Representative), Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) and Preston Trail Land Surveying (Land Surveyor) concerning the property located at 2103 West Houston Street, consisting of 1.010 acres in the J.B. McAnair Survey, Abstract 763, as follows:

Planning and Zoning Commission

Final Plat of Lange Veterinary Clinic.

9. * 122 NORTH LEE STREET

The request of Charles and Brenda Goins (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 122 North Lee Street, consisting of 0.293 acres in the G.B. Pilant Survey, Abstract 963, as follows:

Planning and Zoning Commission
Final Plat of Goins Addition.

10. * 514 SOUTH DEWEY AVENUE
The request of Naveed Owais, EMAAR TX, LLC (Owner),Greg Guerin (Representative), Underwood Drafting & Surveying (Surveyor) and East Star Design (Architect) concerning the property located at 514 South Dewey Avenue, consisting of 0.317 acres, being a part of George B. Pilant Survey, Abstract No. 963, and being all of Lot 4 and part of Lot 5 in Block 2 of J.C. Linnstead Addition, and is currently zoned C-1 (Retail Business) District, as follows:
Planning and Zoning Commission
Site Plan for Retail Development.

11. * 320 ARAPAHO WEST TRAIL
The request of Ben Crouse, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 320 Arapaho West Trail, consisting of 1.136 acres in the K.B. McAnair Survey, Abstract 763, being part of Lot 23, all of Lots 21 and 22, and a portion of Lot 20 in Block One of the replat of Lots 20 through 29, Block One and all of Block Four Stonewood Estates as follows:
Planning and Zoning Commission
Public Hearing and Replat for Stonewood Estates Block 1, Lots 21 & 22 and part of Lots 20 & 23.

12. * 801 PLEASANT HOME ROAD
The request of Gerardo Solis, Sonoma Construction, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001 acres in the Elijah N. Deaver Survey, Abstract 358, as follows:
Planning and Zoning Commission
Final Plat of Sonoma Acres, Lots 1, 2, 3, 4, Block A.

13. * 1300-1500 WEST TAYLOR STREET
The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones, Kimley-Horn and Associates (Representative/Surveyor) concerning the property located at 1300-1500 West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Sherman Park Apartments.

14. * 318 SOUTH TRAVIS STREET
The request of City of Sherman (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 318 South Travis Street, consisting of 1.137 acres in the Samuel Blagg Survey, Abstract 56, being a part of Lots 1 and 3, and all of Lots 2, 4, and 6, in Block 10 of the Original Town Plat, as follows:
Planning and Zoning Commission
Replat for Sherman Fire Station #1 Addition.

15. * 3200 BLOCK NORTHGATE DRIVE
The request of GlobalWafers America, LLC (Owner) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 3200 Block Northgate Drive, consisting of 142.972 acres in the Elizabeth Jones Survey Abstract No. 625, and located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District, as follows:
:***Planning and Zoning Commission***
Replat for GlobalWafers America, LLC.

16. * 3012 TEXOMA PARKWAY

The request of Avant Capital, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3012 Texoma Parkway, consisting of 6.558 acres in the Reuben Hendrix Survey, Abstract 504 and being Lot 2, Block 1, of Aaron's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Aaron's Addition.

17. * 620 & 622 SOUTH FIRST STREET

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 620 and 622 South First Street, consisting of 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat of Mora on First Addition.

18. * 6000 BLOCK NORTH HIGHWAY 75

The request of Himabindu Golla, Terrain Lot, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 6000 Block North Highway 75, consisting of 14.644 acres out of the David Harrison Survey, Abstract No. 581, A.C. Smith Survey, Abstract 1561, W.S. Thurman Survey, Abstract No. 1265 and William Milligan Survey, Abstract No. 875, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Reddy Addition

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **3500 NORTH U.S. HIGHWAY 75**

The request of JMCR Sherman, LLC (Owner), Bryan Burger, P.E. (Representative), Blue Sky Surveying & Mapping Corporation (Surveyor), Mayse & Associates, Inc. (Architect), SMR Landscape Architects, Inc. (Landscape Architect) and Burger Engineering (Engineer) concerning the property located at 3500 N U.S. Highway 75, consisting of 1.0459 acres, being all of Lot 6B, Block 3, Sherman Town Center, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Chick-Fil-A Restaurant.

Background:

The property is located at 3500 North U.S. Highway 75 in the Sherman Town Center between East Northcreek Drive and U.S. Highway 82. The owner is requesting Site Plan approval for a Chick-Fil-A Restaurant.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

JMCR Sherman, LLC (Owner)
Bryan Burger, P.E. (Representative)
Blue Sky Surveying & Mapping Corporation (Surveyor)
Mayse & Associates, Inc. (Architect)
SMR Landscape Architects, Inc. (Landscape Architect)
Burger Engineering (Engineer)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

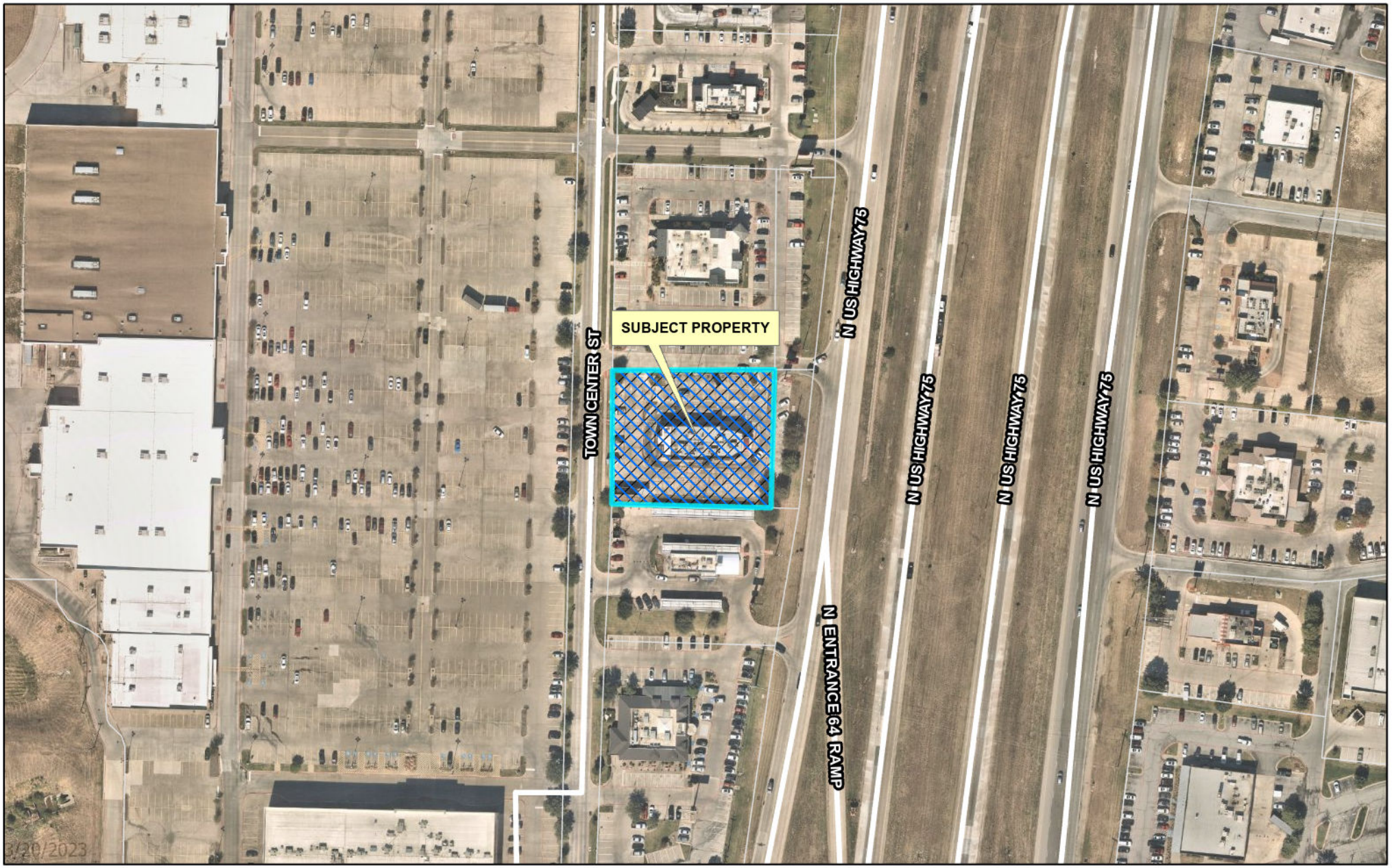
0

Development Review Meeting:

Yes

Attachments

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



dlagrone H:\PLANNING\Public Notification KT.aprx

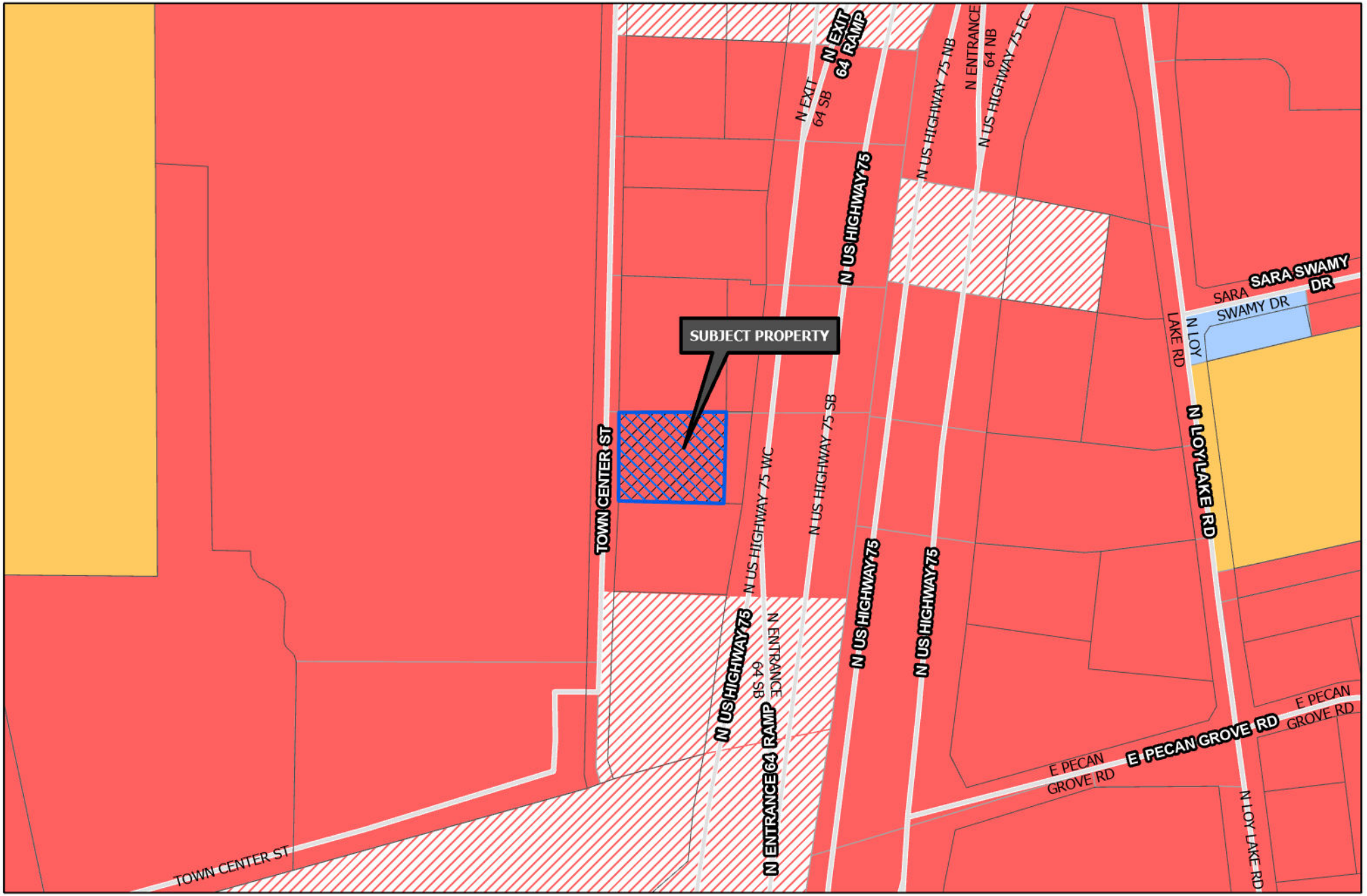
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3500 N HWY 75

N
W E
S

Date: 3/20/2023 9:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

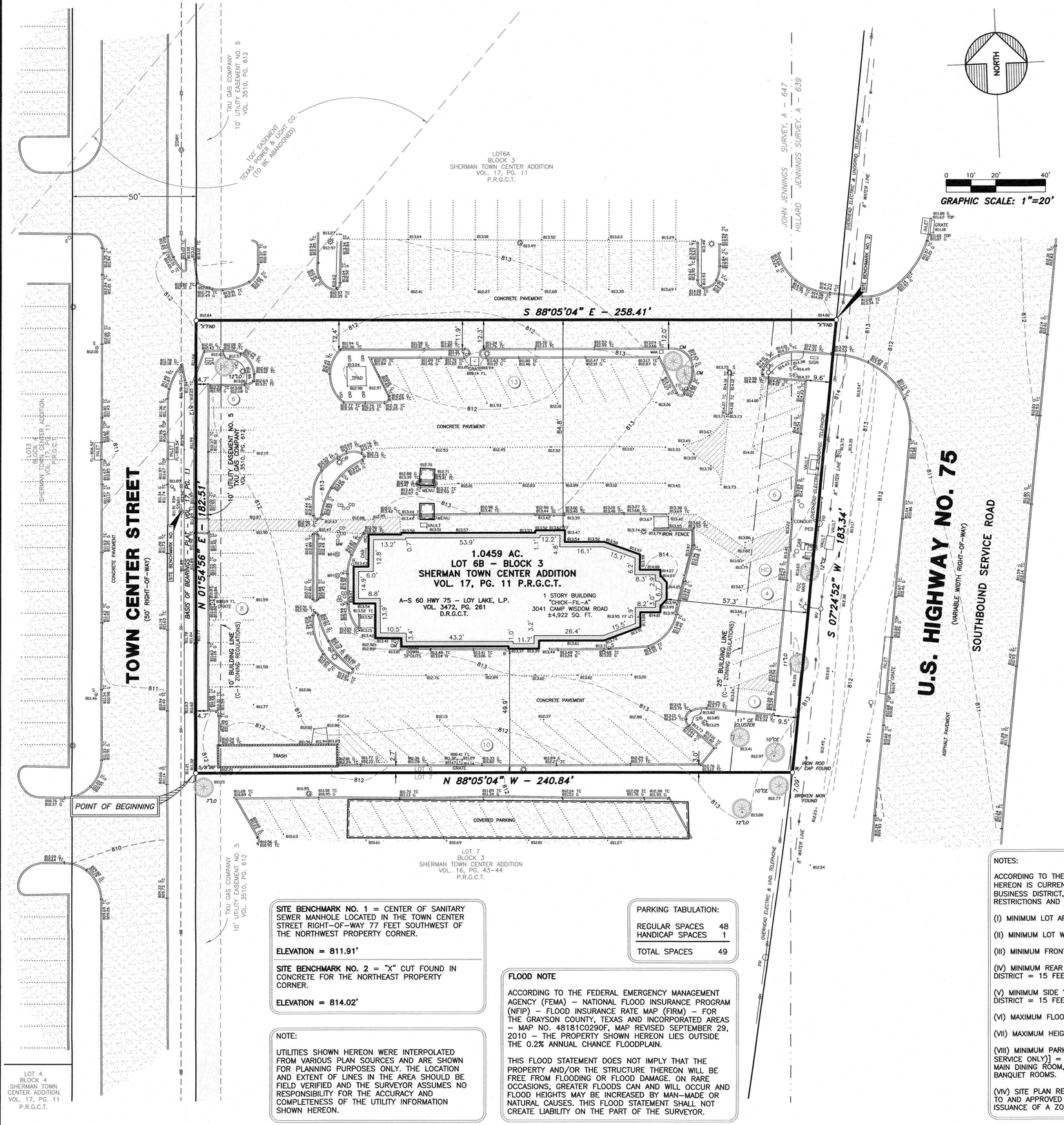
Development Services Department

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

CITY OF SHERMAN ZONING MAP 3500 N HWY 75

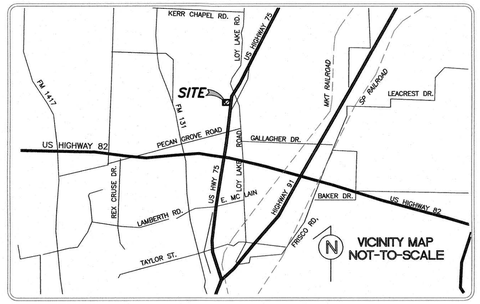
N W E S

Date: 3/20/2023 9:55 AM



LEGEND

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WMH WATER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- G.M. GAS METER
- C.V. CONTROL VALVE
- W.V. WATER VALVE
- W.M. WATER METER
- B. BOLLARD
- S.P. SIGNAL POLE
- S.B. SIGNAL BOX
- S.V. SIGNAL VAULT
- E.B. ELECTRIC BOX
- S.S. STREET SIGN
- C.M. CABLE MARKER
- S SIGN
- AS AUTO SPRINKLER
- TPAD TRANSFORMER PAD
- LIGHT POLE
- TREE



CONTACT LIST:

TELEPHONE
VERIZON
2303 S. FM 1417
SHERMAN TEXAS 75090
MR. ROBERT DAVIS
PHONE (903) 870-5294
FAX (903) 870-0009

ELECTRIC
ONCOR
2201 WOODLAKE ROAD
DENISON, TEXAS 75201
MR. KEVIN FAIRBROTHER
PHONE (903) 868-8227
FAX (903) 868-8249

STORM DRAINAGE
CITY OF SHERMAN
200 W. MULBERRY STREET
SHERMAN, TEXAS 75091
MR. MARK GIBSON
PHONE (903) 892-7210
FAX (903) 892-7274

WATER
CITY OF SHERMAN
405 N. RUSK STREET
SHERMAN, TEXAS 75091
MR. MIKE PRICE
PHONE (903) 892-7238
FAX (903) 892-3130

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CITY OF SHERMAN
405 N. RUSK STREET
SHERMAN, TEXAS 75091
MR. MIKE PRICE
PHONE (903) 892-7238
FAX (903) 892-3130

GAS
ONCOR
7909 TRADERS CIRCLE
GREENVILLE, TEXAS 75402
MR. DWIGHT GRIDER
PHONE (903) 453-2132
FAX (903) 453-2155

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING ALL OF LOT 6B IN BLOCK 3 OF SHERMAN TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 AT PAGE 11 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING PART OF THE PROPERTY CONVEYED TO A-S 60 HWY 75-LOY LAKE, L.P. BY DEED RECORDED IN VOLUME 3472 AT PAGE 261 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6B, SAME BEING THE NORTHWEST CORNER OF LOT 7 IN BLOCK 3 OF SHERMAN TOWN CENTER ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 AT PAGE 43-44 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, SAID POINT BEING IN THE EAST RIGHT OF WAY LINE OF TOWN CENTER STREET (50 FOOT RIGHT OF WAY);

THENCE NORTH 01° 54' 56" EAST (BASIS OF BEARING PER PLAT RECORDED IN VOLUME 17 AT PAGE 11 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS) ALONG THE EAST RIGHT OF WAY LINE OF SAID TOWN CENTER STREET, SAME BEING THE WEST LINE OF SAID LOT 6B FOR A DISTANCE OF 182.51 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 88° 05' 04" EAST AND DEPARTING THE EAST RIGHT OF WAY LINE OF SAID TOWN CENTER STREET FOR A DISTANCE OF 258.41 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER IN THE EAST LINE OF SAID LOT 6B AND BEING IN THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 75 (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 07° 24' 52" WEST ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID LOT 6B FOR A DISTANCE OF 183.34 FEET TO AN IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6B, SAME BEING THE NORTHEAST CORNER OF LOT 7 IN BLOCK 3 OF SHERMAN TOWN CENTER ADDITION;

THENCE NORTH 88° 05' 04" WEST ALONG THE COMMON LINE OF SAID LOTS 6B AND 7 FOR A DISTANCE OF 240.84 FEET TO THE **POINT OF BEGINNING AND CONATAINING 1.0459 ACRES OF LAND,** MORE OR LESS.

SITE BENCHMARK NO. 1 = CENTER OF SANITARY SEWER MANHOLE LOCATED IN THE TOWN CENTER STREET RIGHT-OF-WAY 77 FEET SOUTHWEST OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 811.91'

SITE BENCHMARK NO. 2 = "X" CUT FOUND IN CONCRETE FOR THE NORTHEAST PROPERTY CORNER.

ELEVATION = 814.02'

NOTE:

UTILITIES SHOWN HEREON WERE INTERPOLATED FROM VARIOUS PLAN SOURCES AND ARE SHOWN FOR PLANNING PURPOSES ONLY. THE LOCATION AND EXTENT OF LINES IN THE AREA SHOULD BE FIELD VERIFIED AND THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE UTILITY INFORMATION SHOWN HEREON.

PARKING TABULATION:

REGULAR SPACES	48
HANDICAP SPACES	1
TOTAL SPACES	49

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48181C0290F, MAP REVISED SEPTEMBER 29, 2010 - THE PROPERTY SHOWN HEREON LIES OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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:

ACCORDING TO THE CITY OF SHERMAN; THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "C-1 DISTRICT" - "RETAIL BUSINESS DISTRICT," WITH SOME OF THE FOLLOWING RESTRICTIONS AND MINIMUM REQUIREMENTS:

(I) MINIMUM LOT AREA = 5,000 SQUARE FEET.

(II) MINIMUM LOT WIDTH = 50 FEET.

(III) MINIMUM FRONT YARD = 25 FEET.

(IV) MINIMUM REAR YARD = 10 FEET. ABUTTING RESIDENTIAL DISTRICT = 15 FEET.

(V) MINIMUM SIDE YARD = 0 FEET. ABUTTING RESIDENTIAL DISTRICT = 15 FEET.

(VI) MAXIMUM FLOOR AREA RATIO = 1/2 OF LOT TOTAL.

(VII) MAXIMUM HEIGHT REGULATION = 45 FEET OR 3 STORIES.

(VIII) MINIMUM PARKING REQUIREMENTS [EATING PLACE (INSIDE SERVICE ONLY)] = 1 PARKING SPACE FOR EACH 4 SEATS IN MAIN DINING ROOM, INCLUDING COUNTER STOOLS, BUT NOT BANQUET ROOMS.

(VIV) SITE PLAN REQUIRED - A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR NEW CONSTRUCTION.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR 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, 7(A), 7(B)1, 8, 9, 13, 18 & 19 OF TABLE A THEREOF.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: NOVEMBER 14, 2021
SCALE: 1"=20'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

1.0459 ACRE PARCEL
LOT 6B - BLOCK 3
SHERMAN TOWN CENTER ADDITION
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

STORE
SERIES 08H-A

SHEET TITLE
TOPOGRAPHIC & LAND TITLE SURVEY

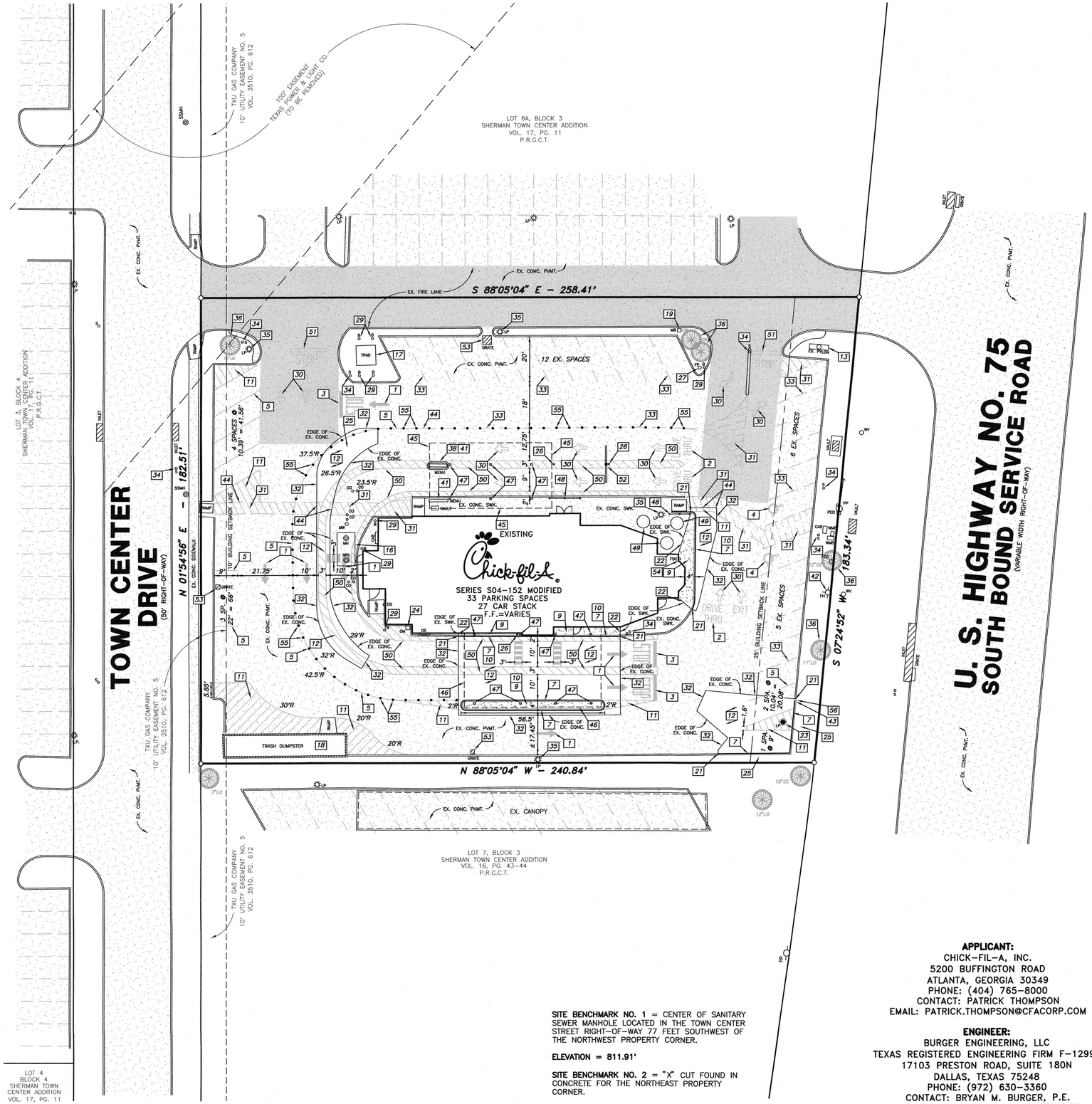
☒Preliminary
☐80% Submittal
☐For Construction

Job No. :
Store :
Date : 11.14.2021
Drawn By:
Checked By: DRP

Sheet
C-1A

The site plan application will allow the following items to be added to the Chick-fil-A site

1. Continuation of the dual drive through lane around the building to provide two pickup lanes.
2. Order point and meal delivery canopies will be added at the menu boards and order pickup points.
3. Parking will be reduced to add the additional drive though lane but the site will still meet city requirements and an offsite parking agreement has been obtained to additional offsite parking access.



SITE BENCHMARK NO. 1 = CENTER OF SANITARY SEWER MANHOLE LOCATED IN THE TOWN CENTER STREET RIGHT-OF-WAY 77 FEET SOUTHWEST OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 811.91'

SITE BENCHMARK NO. 2 = "X" CUT FOUND IN CONCRETE FOR THE NORTHEAST PROPERTY CORNER.

ELEVATION = 814.02'

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

N

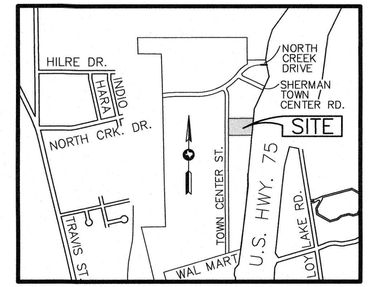
0 10' 20' 40'

1"=20'

LEGEND

F.H.	FIRE HYDRANT
SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
12"	TREE
MH	MANHOLE (TYPE AS NOTED)
SIG. BOX	TRAFFIC SIGNAL BOX
TRANS.	ELECTRIC TRANSFORMER BOX
TOWER	ELECTRIC TRANSMISSION STEEL TOWER
CABLE SIGN	UNDERGROUND CABLE MARKER
CE	CEDAR ELM
LO	LIVE OAK
CM	CREPE MYRTLE
	FIRE LANE

CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM



VICINITY MAP
N.T.S.

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICH EVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
6. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/ SUPERVISOR IMMEDIATELY.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
9. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.

SITE DATA

ZONING:	C-1 (RETAIL BUSINESS)
AREA:	1.0459 ACRES (45,559 S.F.)
BUILDING AREA:	4,840 S.F.
TOTAL SEATING:	132 SEATS
PARKING REQUIRED:	1 SPACE FOR EVERY 4 SEATS 132/4 = 33 SPACES
PARKING PROVIDED:	33 SPACES (2 H.C.)
BUILDING HEIGHT:	25'-6" (1 STORY)
EX. LANDSCAPING PROVIDED:	5,068 S.F. (11.12%)
PROP. LANDSCAPING PROVIDED:	4,377 S.F. (9.61%)
PROP. IMPERMOUS AREA PROVIDED:	41,182 S.F. (90.39%)

LAYOUT NOTES

1	PAINTED TRAFFIC ARROW
2	EX. DRIVE THRU STRIPING
3	STOP BAR
4	EX. PAINTED HANDICAP PARKING SYMBOL
5	PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS)
6	DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS) (NOT USED)
7	INTEGRAL CONCRETE CURB
8	CURBED RAMP "A" FLARED SIDES (NOT USED) "B" SHORT FLARED SIDES (NOT USED)
9	TYPICAL SIDEWALK DETAIL
10	SIDEWALK ADJACENT TO CURB
11	STRIPING
12	CONCRETE PAVEMENT
13	EX. CHICK-FIL-A PYLON SIGN
14	CONTRACTION JOINT (SEE SHEET C-6)
15	CONSTRUCTION JOINT (SEE SHEET C-6)
16	EX. GREASE TRAP
17	EX. PAD MOUNTED TRANSFORMER
18	EX. DUMPSTER / STORAGE AREA W/MASONARY SCREENING
19	EX. MAILBOX
20	EX. CHICK-FIL-A MAIN ENTRY RAMP (NOT USED)
21	MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB
22	MATCH EX. CONCRETE SIDEWALK
23	RELOCATED LIGHT POLE LOCATION
24	EX. GAS METER LOCATION
25	ADJUST EX. LANDSCAPING & IRRIGATION
26	PIPE BOLLARD
27	EX. FLAG POLE
28	HANDRAIL (NOT USED)
29	EX. BOLLARD
30	EX. TRAFFIC ARROW
31	EX. STRIPING
32	MATCH EX. CONCRETE PAVEMENT
33	EX. PAINTED STRIPE
34	EX. DIRECTIONAL SIGNAGE
35	EX. LIGHT POLE
36	EX. TREE / SHRUBS / CREPE MYRTLE TO REMAIN
37	CHICK-FIL-A ENTER / EXIT SIGN (NOT USED)
38	EX. MULTI ORDER POINT ISLAND
39	MENU BOARD LAYOUT DETAIL (NOT USED)
40	(NOT USED)
41	EX. MENU BOARD ORDERING STATION
42	EX. FIRE HYDRANT
43	CURB TURN DOWN
44	MATCH EX. STRIPING
45	DRIVE THRU ORDER CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
46	DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
47	CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
48	EX. HANDRAIL
49	REUSED PATIO TABLE
50	ORDER TAKING STRIPING DETAIL
51	EX. STOP BAR
52	CLEARANCE BAR
53	EX. INLET
54	EX. FDC LOCATION
55	REMOVABLE DELINEATORS @ 5' O.C. PER CHICK-FIL-A STANDARDS
56	CONST. 1' CURB OPENING

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

STATE OF TEXAS
BRYAN M. BURGER
88780
REGISTERED
PROFESSIONAL ENGINEER
2 of 2 sheets

3500 N. U.S. HIGHWAY 75
LOT 6B, BLOCK 3
SHERMAN TOWN CENTER.
THE CITY OF SHERMAN, TEXAS

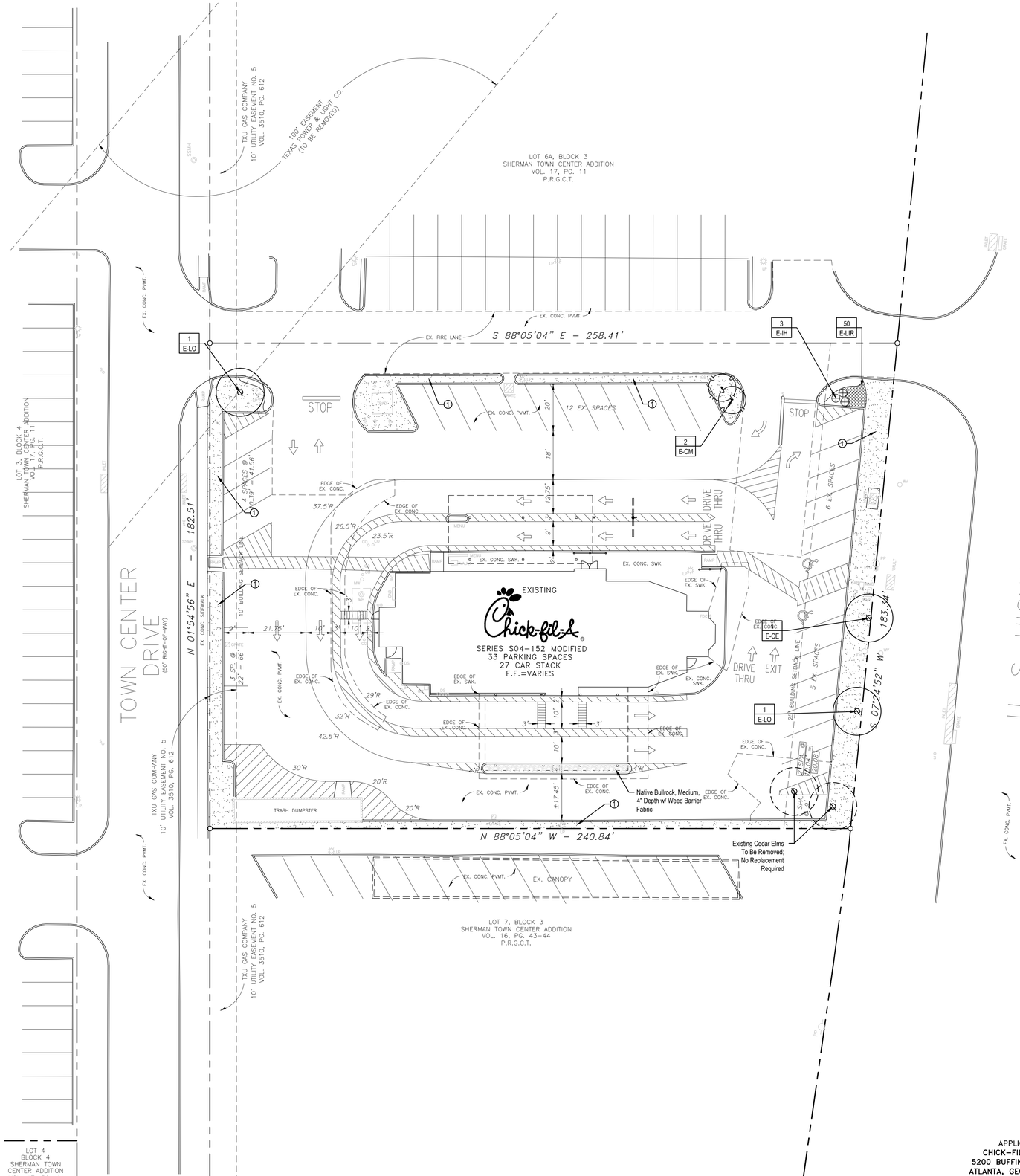
STORE
SERIES S04-152 MODIFIED

SHEET TITLE
SITE PLAN

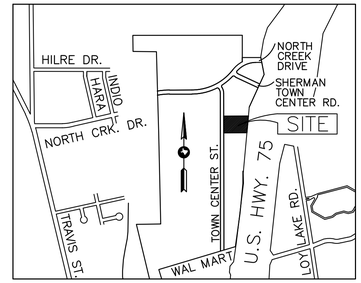
☒For Permit
☐For Bid
☐For Construction

Job No. : 013-352
Store : 01092
Date : 12/15/20
Drawn By : JAC
Checked By: BMB

Sheet
C-3



SITE DATA	
ZONING:	C-1 (RETAIL BUSINESS)
AREA:	1.0459 ACRES (45,559 S.F.)
BUILDING AREA:	4,840 S.F.
TOTAL SEATING:	152 SEATS
PARKING REQUIRED:	1 SPACE FOR EVERY 4 SEATS 152/4 = 38 SPACES
PARKING PROVIDED:	33 SPACES (2 H.C.)
BUILDING HEIGHT:	25'-6" (1 STORY)
EX. LANDSCAPING PROVIDED:	5,068 S.F. (11.12%)
PROP. LANDSCAPING PROVIDED:	4,810 S.F. (10.56%)
PROP. IMPERVIOUS AREA PROVIDED:	40,749 S.F. (89.44%)



VICINITY MAP
N.T.S.

ADDITIONAL INDICATIONS

(1) *Existing Turf to Remain*

EXISTING PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
1	E-CE	Existing Cedar Elm	*Ulmus crassifolia*	varies	to remain; refer to existing tree notes
2	E-CM	Existing Crape Myrtle	*Lagerstroemia x 'Natchez'*	varies	to remain; refer to existing tree notes
2	E-LO	Existing Live Oak	*Quercus virginiana*	varies	to remain; refer to existing tree notes

SHRUBS

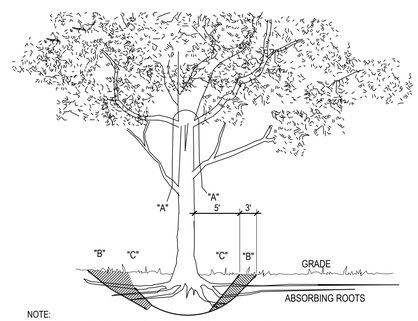
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	E-IH	Existing Indian Hawthorne	*Rhaphiolepsis indica 'Clara'*	varies	to remain
3	E-ELE	Existing Eleagnus	*Eleagnus 'Ebbenjii'*	varies	to remain

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
50	E-LIR	Existing Liriope	*Liriope gigantea*	varies	to remain
		Common Bermudagrass	*Cynodon dactylon*	n/a	refer to lawn repair notes

DEMOLITION NOTES

1. *Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.*
2. *Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.*
3. *Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.*
4. *Erect necessary barricades, storing and protective measures as required.*
5. *Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.*
6. *Remove pavements, and structures to the depths of their sub-structure.*
7. *Leave construction area clean and ready to use by other trades.*
8. *Remove pavement sub-base to the depth of the base materials.*
9. *Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.*
10. *Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.*
11. *Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.*



NOTE:
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (14,566 SF of Parking Area)
Requirements: 10% of the total parking lot area to be landscaped. 40% of the required landscaping to be landscape islands.

Required	Provided
1,456.6 s.f. (10%)	3,102 s.f. (21.3%)
582.6 s.f. (40%)	1,366 s.f. (93.7%)

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
13. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

IRRIGATION REPAIR SPECIFICATIONS

1. *Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.*
2. *Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.*

01 TREE REMOVAL DIAGRAM
NOT TO SCALE

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

CALL BEFORE YOU DIG
1-800-DIG-TEXAS
TEXAS ONE CALL SYSTEM

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2576
STATE OF TEXAS
6.2023

3500 N. U.S. HIGHWAY 75
LOT 6B, BLOCK 3
SHERMAN TOWN CENTER
THE CITY OF SHERMAN, TEXAS

STORE
SERIES
S04-152
MODIFIED

SHEET TITLE
LANDSCAPE PLAN

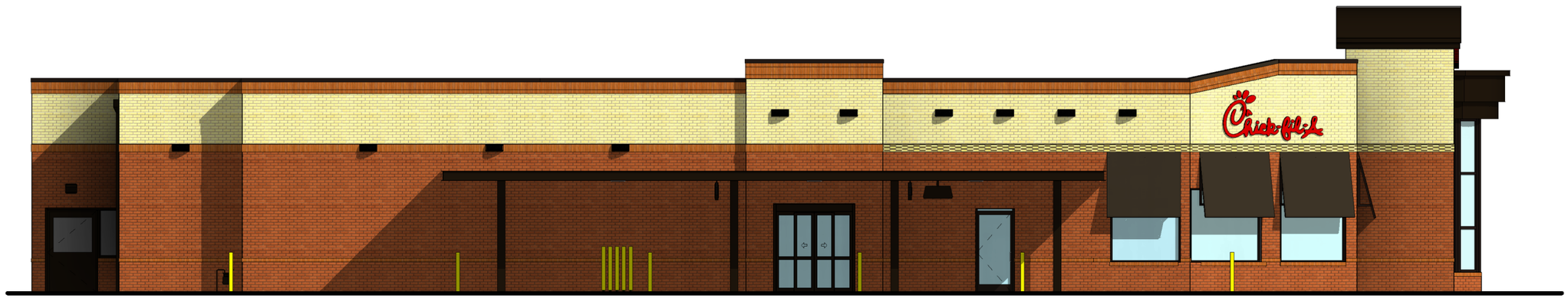
☒For Permit
☐For Bid
☐For Construction

Job No. : 013-352
Store : 01092
Date : 12/15/20
Drawn By : BCC
Checked By: BDA

Sheet
L-1

NOTE: EXISTING BRICK FINISHES TO REMAIN,
NO INCREASE IN BUILDING FOOTPRINT. ALL MISCELLANEOUS SITE METALS INCLUDINGSITE SIGNAGE, MENU BOARDS, CANOPIES, CLEARANCE BARS, BOLLARDS, LIGHT POLES, DOWNSPOUTS, PARAPET COPINGS TO BE PAINTED DARK BRONZE PT-113

1 ELEVATION - NORTH (MAIN ENTRY)
N.T.S.



NOTE: EXISTING BRICK FINISHES TO REMAIN,
NO INCREASE IN BUILDING FOOTPRINT. ALL MISCELLANEOUS SITE METALS INCLUDINGSITE SIGNAGE, MENU BOARDS, CANOPIES, CLEARANCE BARS, BOLLARDS, LIGHT POLES, DOWNSPOUTS, PARAPET COPINGS TO BE PAINTED DARK BRONZE PT-113

2 ELEVATION - SOUTH (DRIVE-THRU)
N.T.S.

EXTERIOR ELEVATIONS

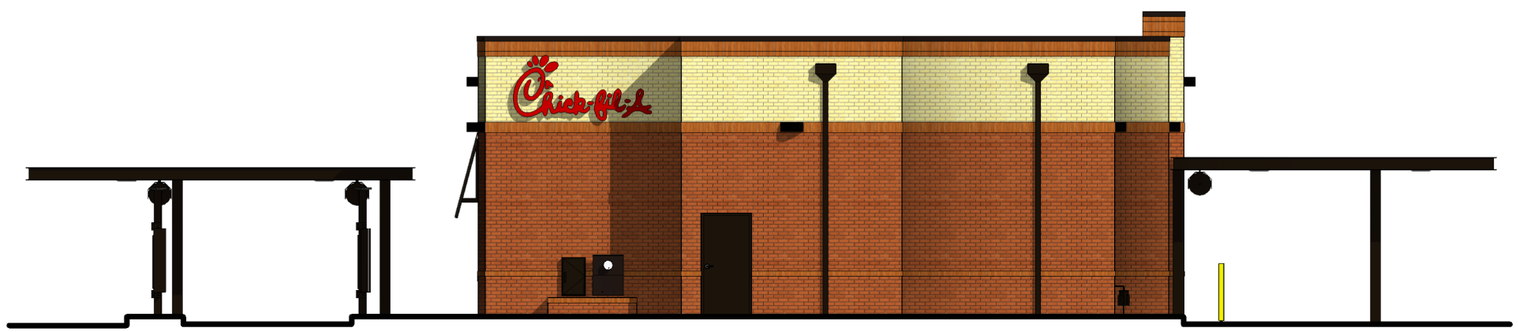
01092, Sherman FSU, 3500 N US Highway 75, Sherman, TX 75090

11/11/2022

11/14/2022 3:12:41 PM
D-060

NOTE: EXISTING BRICK FINISHES TO REMAIN,
NO INCREASE IN BUILDING FOOTPRINT. ALL MISCELLANEOUS SITE METALS INCLUDINGSITE SIGNAGE, MENU BOARDS, CANOPIES, CLEARANCE BARS, BOLLARDS, LIGHT POLES, DOWNSPOUTS, PARAPET COPINGS TO BE PAINTED DARK BRONZE PT-113

1 ELEVATION - WEST (FRONT)
N.T.S.



NOTE: EXISTING BRICK FINISHES TO REMAIN,
NO INCREASE IN BUILDING FOOTPRINT. ALL MISCELLANEOUS SITE METALS INCLUDINGSITE SIGNAGE, MENU BOARDS, CANOPIES, CLEARANCE BARS, BOLLARDS, LIGHT POLES, DOWNSPOUTS, PARAPET COPINGS TO BE PAINTED DARK BRONZE PT-113

2 ELEVATION - EAST (REAR)
N.T.S.

EXTERIOR FINISHES

BR-1
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-2
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS

01092, Sherman FSU, 3500 N US Highway 75, Sherman, TX 75090

11/11/2022

11/14/2022 3:12:49 PM
D-070

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

JMCR Sherman, LLC
4550 Travis Street
Dallas, TX 75205

Mayse & Associates, Inc.
04881 Quorum Drive, Suite 800
Dallas, TX 75254

Blue Sky Surveying & Mapping Corporation
11015 Midway Road
Dallas, TX 75229

SMR Landscape Architects, Inc.
1708 N. Griffin Street
Dallas, TX 75202

Burger Engineering
Bryan Burger
17103 Preston Road, Suite 180N
Dallas, TX 75248

Dear Applicants,

The request of Site Plan for Chick-Fil-A Restaurant located 3500 N U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.001)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and 14.03.001)*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **3730 NORTH LOY LAKE ROAD**

The request of TK Farris (Owner), Sean Neal (Representative), TGS Architects (Architect) and RLG Consulting Engineers (Engineer) concerning the property located at 3730 North Loy Lake Road, consisting of 1.02 acres, Lot 7, Block C, of Amended Replat of Block "C" of Sherman Commons Addition, and is currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for First Texas National Bank.

Background:

The property is located at 3730 North Loy Lake Road in the Sherman Commons Addition between East Pecan Grove Road and North U.S. Highway 75. The owner is requesting Site Plan approval for First Texas National Bank.

Adjacent Zoning:

C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District
C-O (Office) District

Origination:

TK Farris (Owner)
Sean Neal (Representative)
TGS Architects (Architect)
RLG Consulting Engineers (Engineer)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

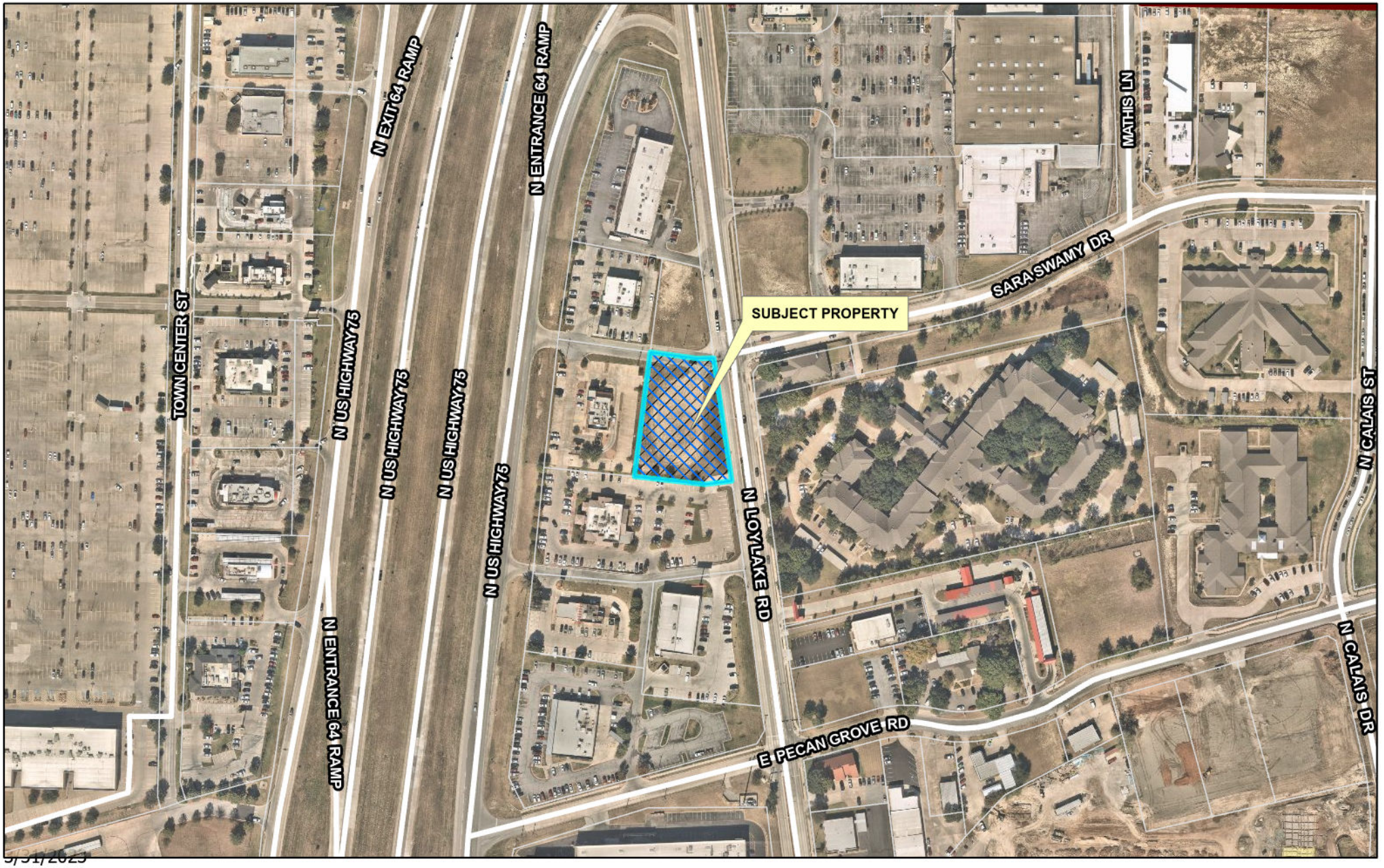
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Narrative
Site Plan
Survey
Landscape Plan
Elevations
Teller Cash Recycler Article
Bankrate Article
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

3/31/2023

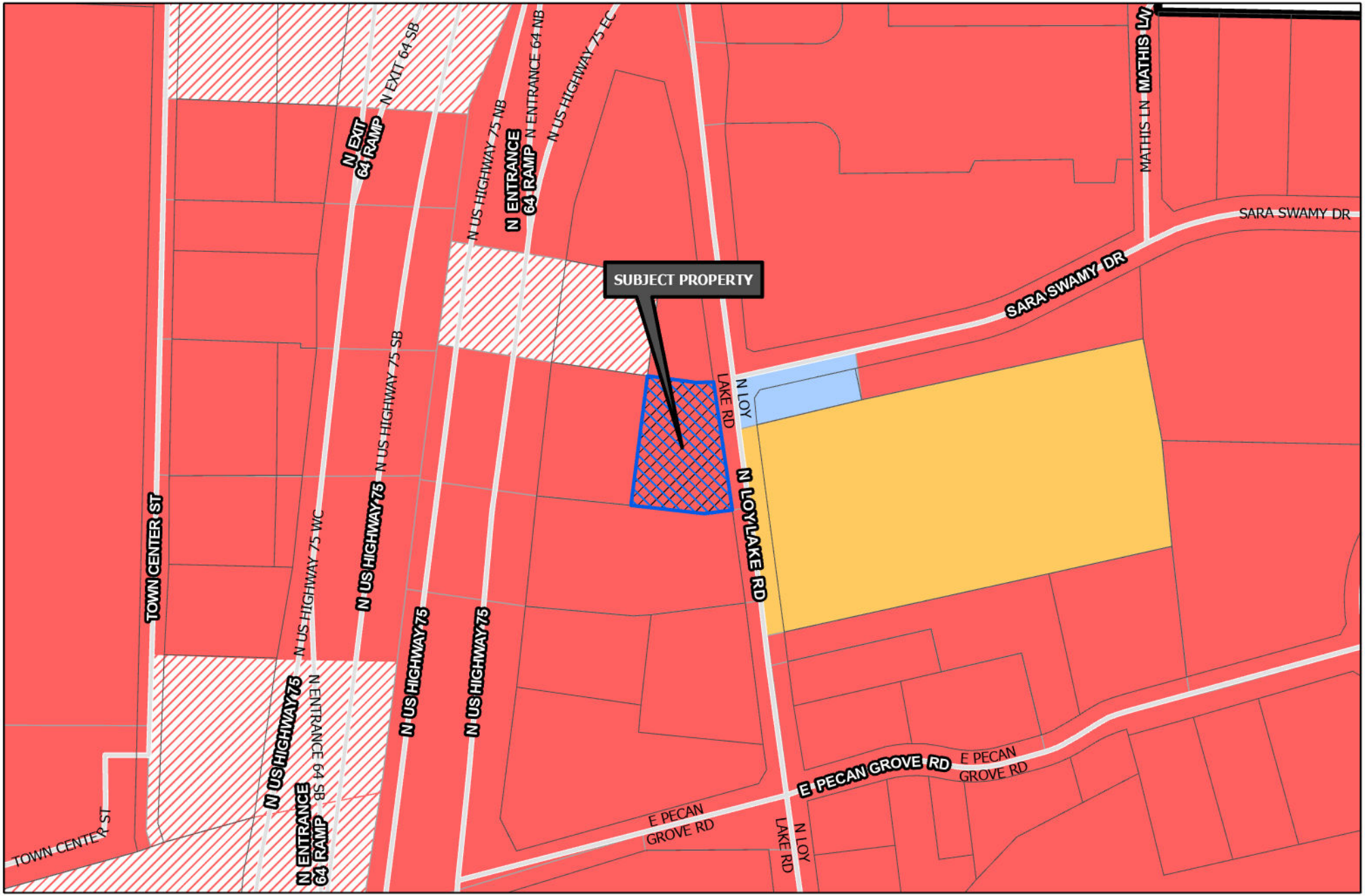
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3730 LOY LAKE RD

N
W E
S

Date: 3/31/2023 2:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
3730 LOY LAKE RD

N
W E
S

Date: 3/31/2023 2:27 PM

April 5th 2023

Bank Drive through car stack

This letter goes into the current situation with Bank drive through traffic and how the drop off in car stack in the past 6 years has changed site design for Banks and Credit Unions. I will briefly go over how the evolution of technology and the saturation of the Banking market has had a dramatic effect in the drop off in drive thru traffic.

Technology in the past 6 years has evolved greatly in the Banking industry. I have attached multiple articles that go into the dramatic change of Banking technology and how it has affected drive thru traffic. One of the biggest technology advances is the ability to use online or mobile banking. The ability to use your phone to deposit checks has greatly reduced the need for people to visit the bank. Roughly 25% of our Bank clients in the last couple of years open Bank facilities without a drive thru because of this fact.
The second greatest technology advancement is the use of teller Cash recyclers. A teller cash recycler is a machine that is used by the Bank teller that counts and recycles the cash and coin that is being deposited or requested by the customer. The machine that is being used by First Texas National Bank can speed up a transaction time by as much as 35%-40% reducing the amount of wait time in a drive thru and reducing the number of cars stacking up.

Market Share plays a big part in the expectations of how many cars a Bank can expect in a drive thru. For example, the City of Sherman in a three-mile radius of the First Texas National Bank site has at least eleven competitors. With the population of Sherman Texas in relation to the number of competitors First Texas National Bank can expect to have a lower than average turn out in drive thru traffic.
Lastly, we can say from our experience as a design firm that does a high volume of financial institutions, we have a lot of existing Bank clients that can attest to the reduction of drive thru traffic. At a Banks peak time of drive thru traffic at its worst can have a three-car stack. The following are some of our recent clients that can attest to this.

- First National Bank of central Texas (Waco, Hillsboro, Gatesville)
- Alliance Bank (Plano, Sulphur Springs)
- Frontier Bank (Austin, Round Rock, Taylor, Lindal)
- Texas Bank (Leander, Anna, Henderson)
- Community National Bank (Waxahachie)
- Access Bank (Denton, Dallas, Fort Worth, Ponder)
- First Lockhart Bank (Lockhart, San Marcus)
- Shelby Savings Bank (Center, Lindale)
- Relyon Credit Union (Forney, Kaufman)

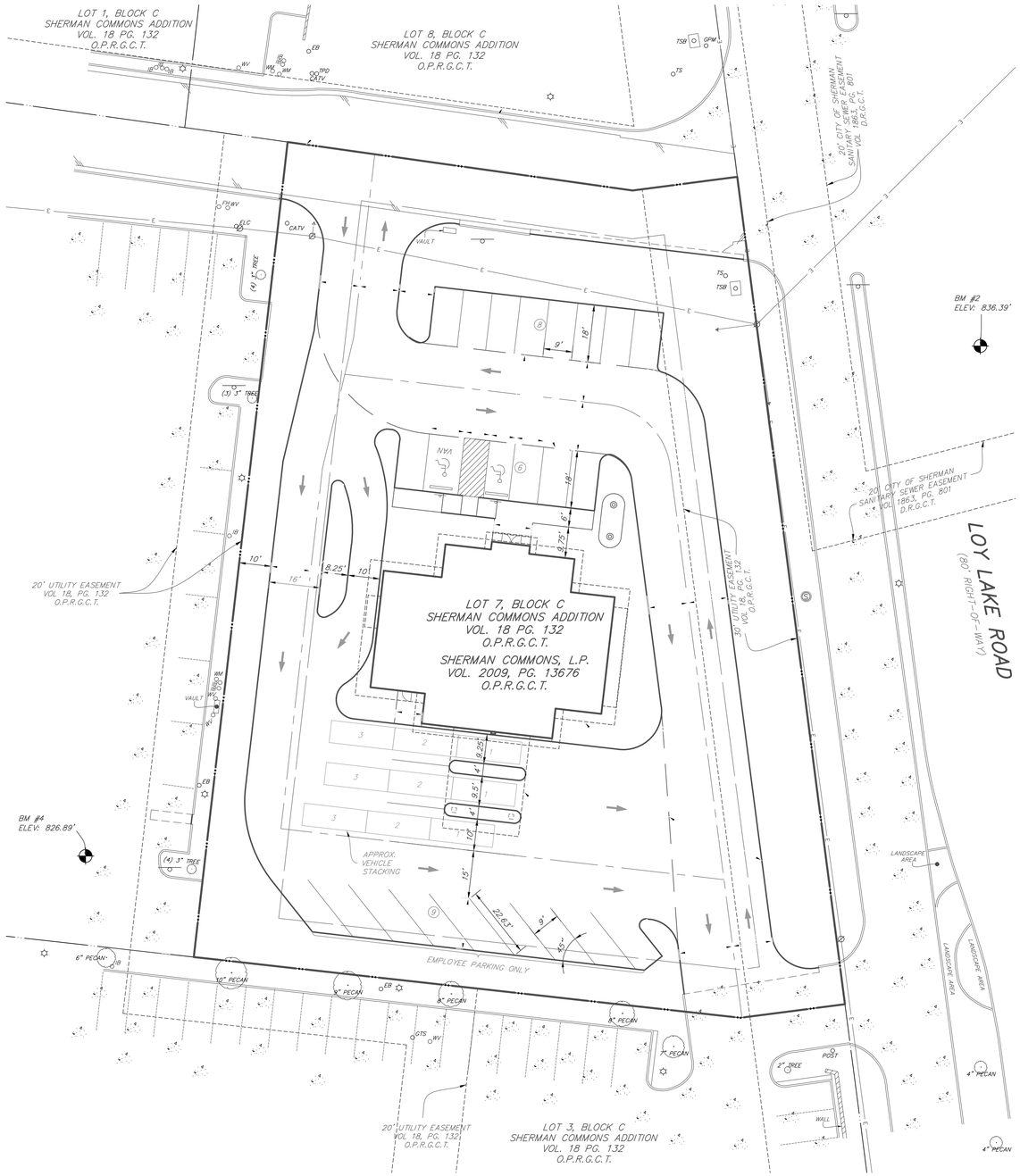
Employee Parking

The site plan also shows angled parking adjacent to the drive thru labeled employee parking only and is accessed by the drive thru access lane. A concern was brought up by the city that this parking would not be accessible if the drive thru stacked up more than 3 cars in each lane. However, the Banks employees arrive 30 min before the bank opens to the public and they leave 30 min after the bank closes.

In Conclusion bank site design is a result of the banks building/drive thru design needs working with the property constraints and City requirements. We feel we meet all the City's criteria and still meet the needs of the bank. First Texas National Bank is fully aware of the property's constraints and does not ever expect to see a four car or five car stack in three drive thru lanes.

Sincerely, Sean Neal
Lead project Manager/designer

TK Farris
CEO, First Texas National Bank



0 10 20 40
(FEET)
1 inch = 20 ft.

LEGEND

PROPOSED CURB

LIMITS OF PAVEMENT SAWCUT

825 WATTERS CREEK BLVD.
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Architects

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ENGINEER:
RLG CONSULTING ENGINEERS
KELLEN ROBERTSON, PE
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BENCHMARKS:

BM #2: SQUARE CUT ON INLET NEAR THE SOUTHEAST CORER OR SWAMY DRIVE AND LOY LAKE DRIVE INTERSECTION, 62'± SOUTHEAST OF THE INTERSECTION ALONG THE EAST CURBLINE OF NORTHBOUND LOY LAKE ROAD, AS SHOWN.
ELEV: 836.39'

BM #4: SQUARE CUT ON TOP OF CURB APPROXIMATELY SOUTHWEST OF PROPERTY, 230'± SOUTH OF SARA SWAMY DRIVER CENTERLINE AND 225'± EAST OF THE US-75 NORTHBOUND SERVICE ROAD CENTERLINE, AS SHOWN.
ELEV: 826.89'

RLG CONSULTING ENGINEERS
200 N. TRAVIS STREET, SUITE 412
SHERMAN, TX 75090
WWW.RLGINC.COM TBPE FIRM REG. F-493

SITE PLAN

FIRST TEXAS NATIONAL BANK

CITY OF SHERMAN

GRAYSON COUNTY, TEXAS

TGS ARCHITECTS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	03/17/2023	2243	004	C1.02

P:\Civil\2022\2201-RLG Sherman\2243.004 FTNB Sherman 1\8 - Project Drawings\SITE PLAN.dwg, 3/31/2023 10:31:24 AM, Robertson, Kellen

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.44'	S87° 24' 53"W
L2	309.49'	N89° 59' 04"W
L3	17.99'	N39° 01' 10"E
L4	640.69'	N90° 00' 00"W
L5	14.34'	N0° 00' 00"W
L6	69.68'	N89° 58' 11"W
L7	88.76'	N39° 01' 10"E
L8	52.00'	N50° 58' 50"W
L9	109.90'	N39° 01' 10"E
L10	56.94'	N0° 49' 05"E
L11	51.63'	N89° 10' 55"W
L12	86.81'	S0° 40' 48"E
L13	342.58'	N90° 00' 00"W
L14	18.61'	N79° 39' 40"W
L15	132.31'	N90° 00' 00"W
L16	40.00'	N0° 00' 00"E
L17	94.48'	N90° 00' 00"W
L18	50.00'	N0° 00' 00"W
L19	92.30'	N90° 00' 00"W
L20	57.97'	N84° 29' 09"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	35.78'	N90° 00' 00"W
L22	96.52'	N8° 35' 16"W
L23	30.48'	N90° 00' 00"E
L24	44.66'	N0° 00' 00"E
L25	87.00'	N90° 00' 00"E
L26	44.66'	N0° 00' 00"E
L27	199.69'	N90° 00' 00"W
L28	28.66'	N26° 37' 13"E
L29	263.18'	N90° 00' 00"W
L30	11.00'	N0° 00' 00"W
L31	98.93'	N90° 00' 00"E
L32	50.33'	N75° 42' 10"E
L33	26.80'	N90° 00' 00"E
L34	77.67'	N0° 40' 48"W
L35	60.69'	S4° 49' 28"W
L36	15.75'	S8° 03' 21"E
L37	246.45'	N62° 59' 04"E
L38	451.01'	N77° 25' 36"E
L39	25.96'	N0° 07' 05"W
L40	39.29'	N82° 34' 25"E
L40 (P)	39.29'	N82° 35' 46"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	33.00'	S82° 35' 46"W
L42	33.00'	S82° 35' 46"W
L43	86.16'	S5° 29' 28"E
L44	129.93'	S5° 29' 28"E
L45	83.94'	N81° 59' 31"W
L46	188.86'	N82° 00' 52"W
L47	104.96'	N81° 59' 31"W

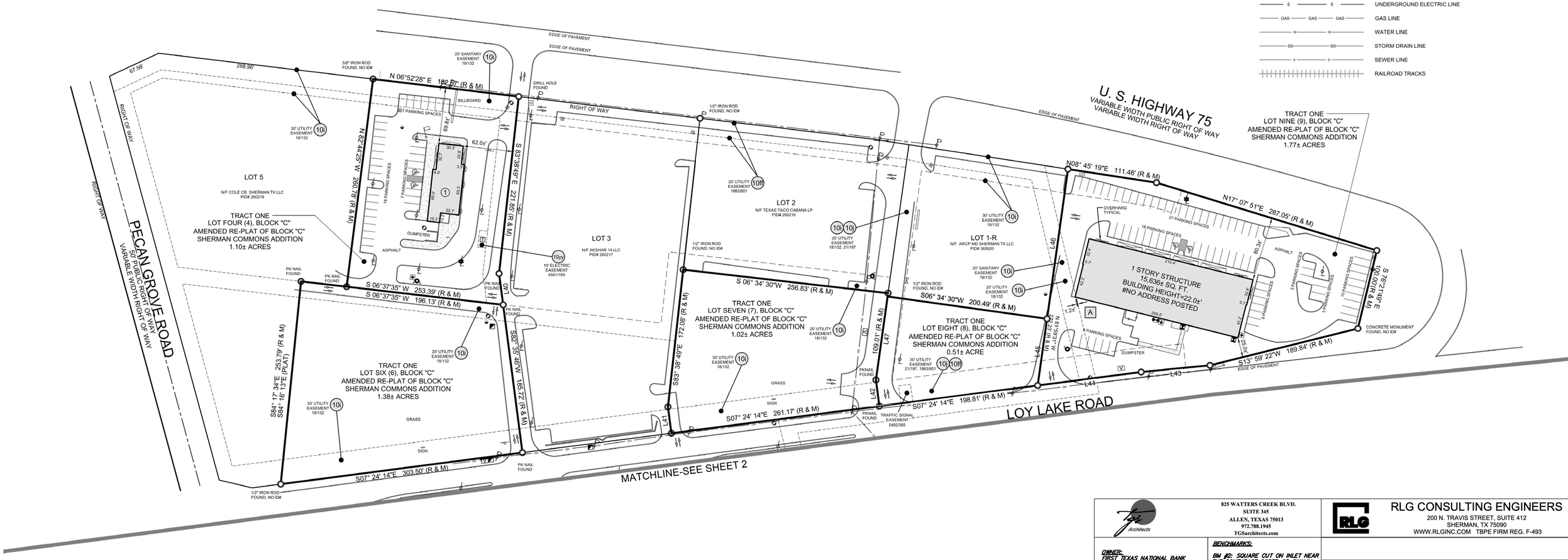
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	133.59	530.00	14° 26' 32"	N70° 12' 20"E	133.24
C4	78.52	50.00	89° 58' 30"	S44° 58' 50"E	70.70
C5	67.53	30.00	128° 58' 38"	S25° 28 30"E	54.15
C6	84.82	54.00	90° 00' 00"	S45° 00' 00"E	76.37
C7	84.82	54.00	90° 00' 00"	N45° 00' 00"W	76.37
C8	118.47	470.00	14° 26' 32"	N70° 12' 20"E	118.16

① 1 STORY STRUCTURE
3,254± SQ. FT.
BUILDING HEIGHT=22.4±'
#NO ADDRESS POSTED

SCALE : 1" = 60
0' 30' 60' 120'

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- CONCRETE HATCH
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- CMP CORRUGATED METAL PIPE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- RAILROAD TRACKS



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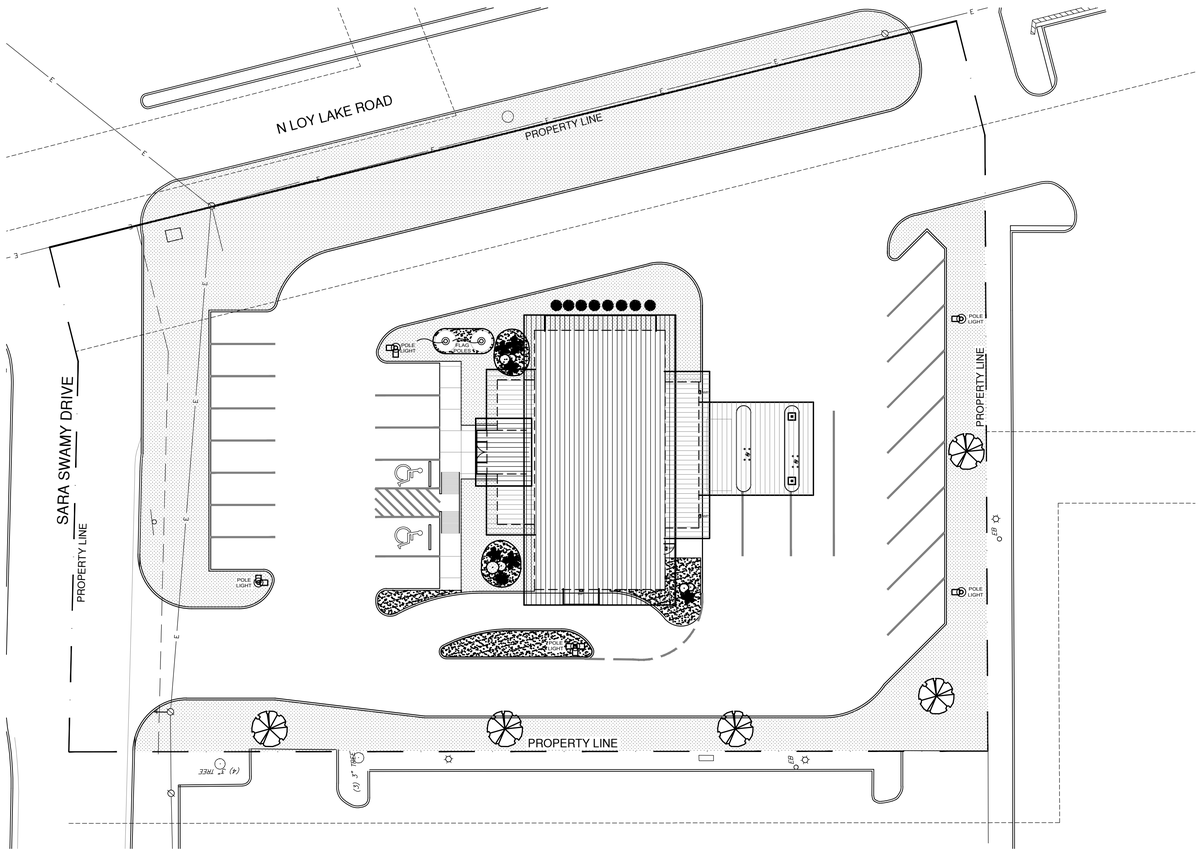

1 LANDSCAPE PLAN

SCALE: 1"=20'

LOT INFORMATION

PROPERTY AREA – 44,441 S.F.,
PROPERTY MINUS SHARED ROAD AND ACCESS DRIVE – 41,108 S.F.
TOTAL DEVELOPED LOT AREA – 27,155 S.F.
TOTAL LANDSCAPED AREA – 13,953 S.F.

LANDSCAPE PROVIDED

TREES PROVIDED – 5

TREE LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	CALIPER	MATURE HT	MATURE SPREAD
5	LIVE OAK	QUERCUS VIRGINIAN	2" MIN	45'	60'
ALTERNATE	TEXAS PERSIMMON	DIOSPYROS TEXANA	2" MIN	15–20'	15–20'

SHRUB PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	MATURE SPREAD
6	SLOWMOUND MUGO PINE	PINUS MUGO	5 GAL	2–4'	3–6'
3	BRIGHT EDGE YUCCA	YUCCA FILAMENTOSA	5 GAL		2–3'
9	SOCIETY GARLIC	TULBAGHIA VIOLACIA	1 GAL	12–18"	

NATIVE GRASS AREA'S –
SHALL BE HYDROSEEDED AT A RATE OF 3LBS/1000 SQUARE FEET, A WOOD OR FIBER MULCH, COMPOST, AND TACKIFIER.

LEGEND

SOCIETY GARLIC
BRIGHT EDGE YUCCA
LIVE OAK
SLOWMOUND MUGO PINE
LANDSCAPE ROCK
NATIVE GRASS

IRRIGATION NOTES:

IRRIGATION SHALL BE UNDERGROUND POLY DRIP SYSTEM WITH AN AUTOMATIC CONTROLLER. CONTROLLER TO BE LOCATED AS SHOWN ON PLAN. CONTROLLER SHALL BE AN OUTDOOR 4 STATION CONTROLLER. A REDUCED PRESSURE BACKFLOW SHALL BE INSTALLED BASED ON FINAL METER LOCATION AND SIZE WITH A HOTBOX OR CORRESPONDING SIZE. ALL MAINLINE AND SLEEVING IN PVC, DRIP LINE IS POLY.

ALL TREES SHALL RECIEVE THREE .2 GPH EMMITERS. EVERY OTHER SHRUB SHALL RECIEVE ONE .2 GPH EMMITERS.

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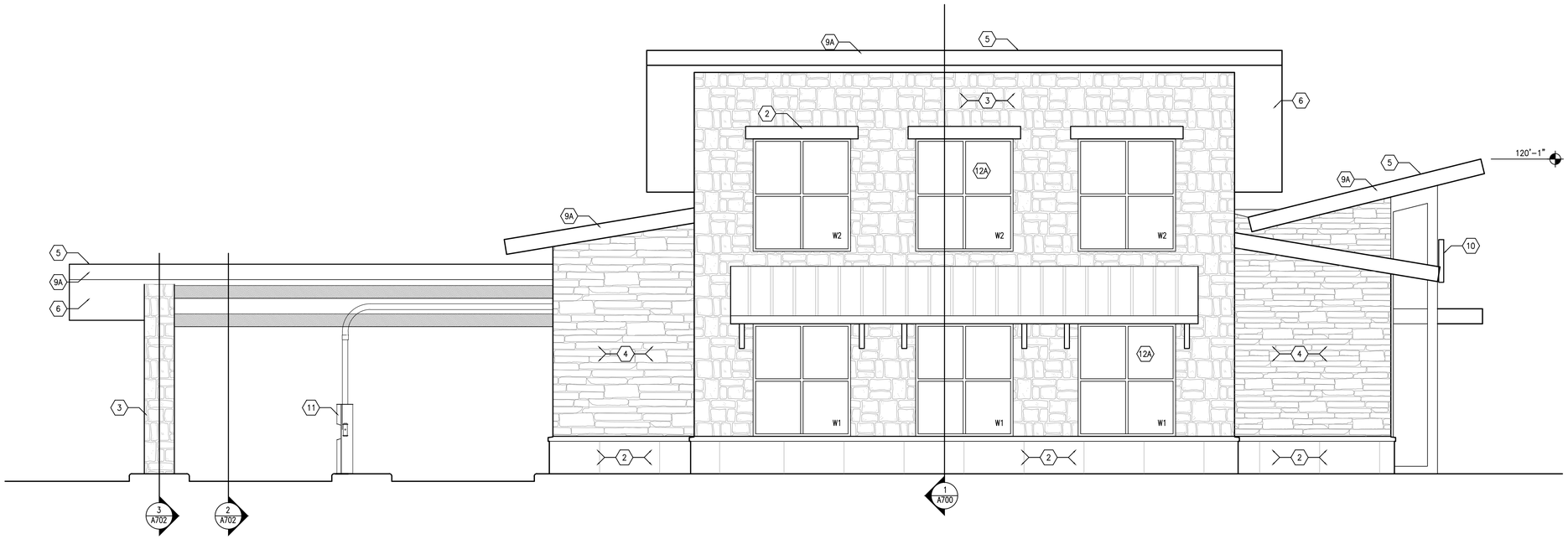
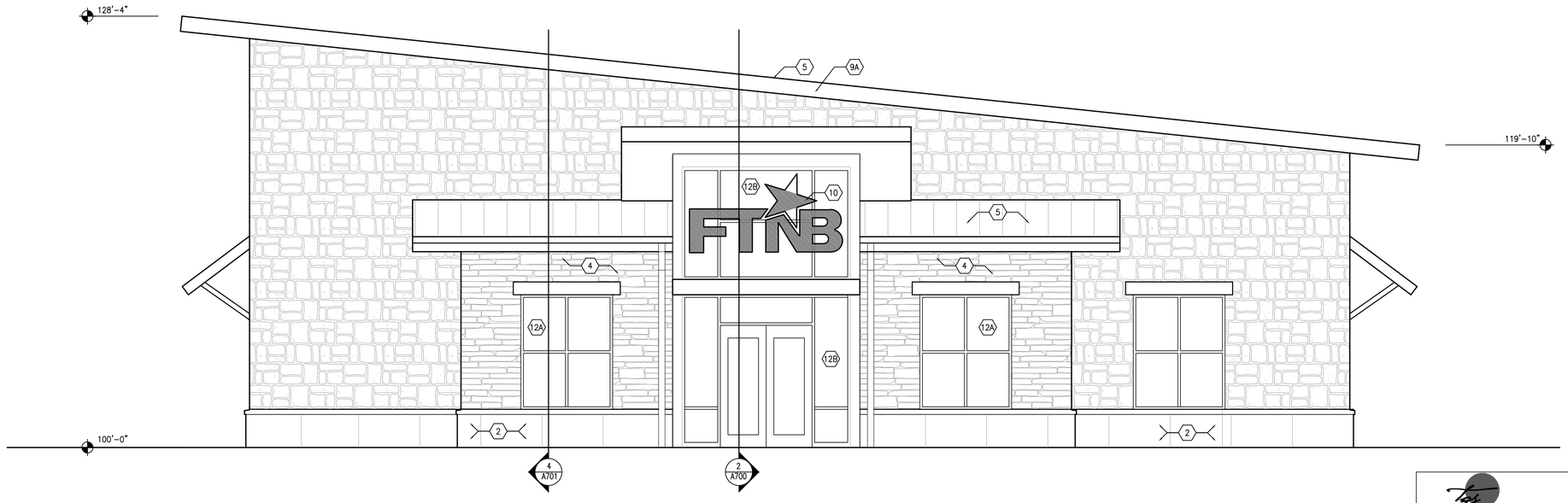


1 EAST ELEVATION

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



2 NORTH ELEVATION

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

EXTERIOR FINISH MATERIALS LEGEND

(APPLICABLE WHERE SHOWN ON THE EXTERIOR ELEVATIONS ON THIS SHEET)

1 CAST STONE WAINSCOT PANELS:
MFR.: CONTINENTAL CAST STONE
STYLE: RENAISSANCE
COLOR: 1102 NATURAL STONE
TEXTURE: SMOOTH
REF. 6/A502

JOINT SEALANT:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF CAST STONE

2 CAST STONE WATERTABLE AND WINDOW SILLS:
MFR.: CONTINENTAL CAST STONE
COLOR: 1102 NATURAL STONE
TEXTURE: SMOOTH

JOINT SEALANT:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF CAST STONE WAINSCOT PANELS.

3 MANUFACTURED STONE VENEER 1 (MSV1):
MFR.: CORONADO
STYLE: TEXAS RUBBLE
COLOR: TEXAS CREAM
TEXTURE: SMOOTH

MORTAR:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF MSV

4 MANUFACTURED STONE VENEER 2 (MSV2):
MFR.: ELDORADO STONE
STYLE: MOUNTAIN LEDGE
COLOR: BITTEROOT
TEXTURE:

MORTAR: DRY STACK
MFR.: SUBMITTED BY SUPPLIER

5 ROOF:
MFR.: BERRIDGE
STYLE: CEE-LOCK PANEL
COLOR: BRONZE

6 EIFS SOFFIT:
MFR.: DRYVIT
COLOR: OFF WHITE, SELECTED FROM SUBMITTED SAMPLES.
TEXTURE: SMOOTH.

NOTE:
THE SOFFIT AT THE ENTRANCE CANOPY SHALL BE EIFS FINISH COAT ONLY ON "DENS-GLASS" SHEATHING.

7 ALUMINUM DOOR AND WINDOWS SYSTEMS:
MFR.: KAWNEER
COLOR: BRONZE ANODIZED ALUMINUM
GLASS: SOLAR BAN 60 GREY

(REF. THE DOOR AND WINDOW SCHEDULES FOR COMPLETE DESCRIPTION)

8 STANDING SEAM METAL ROOF (SSMR):
MFR.: BERRIDGE
SYSTEM: "CEE-LOCK" STANDING SEAM PANELS
COLOR: DARK BRONZE

9 EXPOSED METAL SURFACES:

A. METAL COPINGS AND ROOF EDGES FASCIAS AND TRIMS; FACTORY PRE-FINISHED, COLOR TO MATCH THE SSMR. (PAINT THE WOOD TRIMS UNDER THE EAVES TO MATCH THE COLOR OF THE ADJACENT WALL FINISH).
B. METAL DOORS AND FRAMES AND LOUVERS – PAINT TO MATCH THE SWV COLOR.
C. BOLLARDS AND DRIVE-THRU ISLAND CURBS: SW7073, NETWORK GRAY.
D. ALL OTHER METAL SURFACES NOT LISTED HERE – PAINT TO MATCH THE SWV COLOR.

10 BUILDING MOUNTED SIGNAGE:
SIGNAGE PER OWNER'S STANDARD TYPESET AND LOGO.

11 BANK EQUIPMENT:
BANK EQUIPMENT IS INSTALLED UNDER A SEPARATE CONTRACT. FINISHES OF THESE ITEMS ARE SELECTED BY THE OWNER.

12 WINDOW SYSTEM AND GLASS:

A. MFR.: KAWNEER
STYLE: TRIFAB 451
COLOR: BRONZE
GLASS: SOLAR BAN 60 SOLAR GREY

B. MFR.: KAWNEER
STYLE: 1600 I.G.
COLOR: BRONZE
GLASS: SOLAR BAN 60 SOLAR GREY

NOTE:
MANUFACTURER'S PRODUCTS AND MODEL NUMBERS ARE SHOWN FOR FUNCTIONAL DESCRIPTION PURPOSES ONLY. THEY ARE NOT INTENDED TO LIMIT THE SELECTION OF PRODUCTS TO A SINGLE SUPPLIER. REF. SPECS. FOR LIST OF APPROVED MANUFACTURERS.

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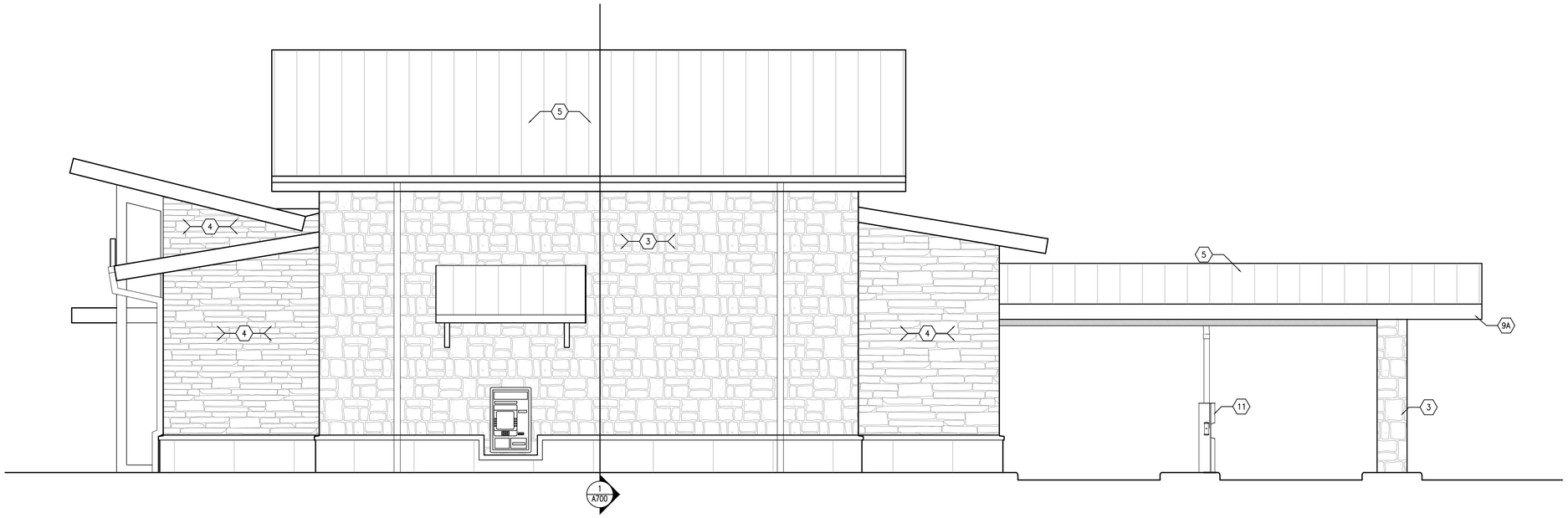
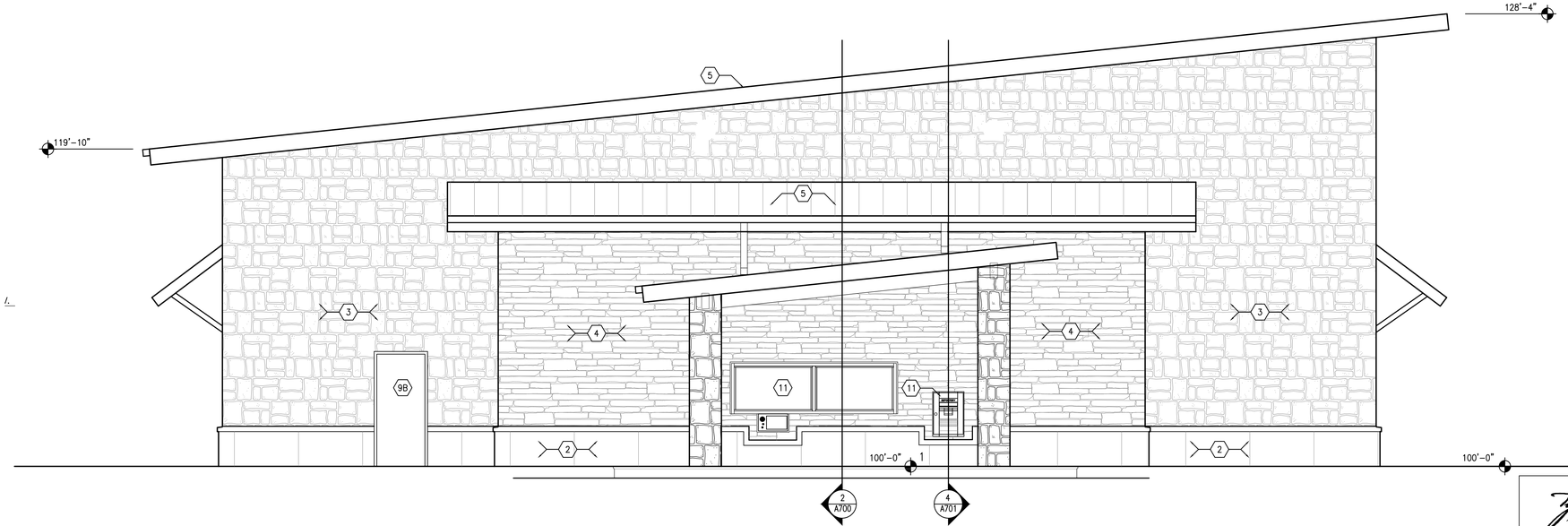


1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

EXTERIOR FINISH MATERIALS LEGEND

(APPLICABLE WHERE SHOWN ON THE EXTERIOR ELEVATIONS ON THIS SHEET)

1 CAST STONE WAINSCOT PANELS:
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STYLE: RENAISSANCE
COLOR: 1102 NATURAL STONE
TEXTURE: SMOOTH
REF. 6/A502

JOINT SEALANT:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF CAST STONE

2 CAST STONE WATERTABLE AND WINDOW SILLS:
MFR.: CONTINENTAL CAST STONE
COLOR: 1102 NATURAL STONE
TEXTURE: SMOOTH

JOINT SEALANT:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF CAST STONE WAINSCOT PANELS.

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COLOR: TEXAS CREAM
TEXTURE: SMOOTH

MORTAR:
MFR.: SUBMITTED BY SUPPLIER
COLOR: MATCH COLOR OF MSV

4 MANUFACTURED STONE VENEER 2 (MSV2):
MFR.: ELDORADO STONE
STYLE: MOUNTAIN LEDGE
COLOR: BITTEROOT
TEXTURE:

MORTAR: DRY STACK
MFR.: SUBMITTED BY SUPPLIER

5 ROOF:
MFR.: BERRIDGE
STYLE: CEE-LOCK PANEL
COLOR: BRONZE

6 EIFS SOFFIT:
MFR.: DRYVIT
COLOR: OFF WHITE, SELECTED FROM SUBMITTED SAMPLES.
TEXTURE: SMOOTH.
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BM #2: SQUARE CUT ON INLET NEAR THE SOUTHEAST CORER OR SWAMY DRIVE AND LOY LAKE DRIVE INTERSECTION, 62'± SOUTHEAST OF THE INTERSECTION ALONG THE EAST CURBLINE OF NORTHBOUND LOY LAKE ROAD, AS SHOWN.
ELEV: 836.39'

BM #4: SQUARE CUT ON TOP OF CURB APPROXIMATELY SOUTHWEST OF PROPERTY, 230'± SOUTH OF SARA SWAMY DRIVER CENTERLINE AND 225'± EAST OF THE US-75 NORTHBOUND SERVICE ROAD CENTERLINE, AS SHOWN.
ELEV: 826.89'

FIRST TEXAS NATIONAL BANK
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
TGS ARCHITECTS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	03/17/2023	2243	004	06

1 BUILDING RENDERING

SCALE: N.T.S.

825 WATTERS CREEK BLVD.
SUITE 345
ALLEN, TEXAS 75013
972.788.1945
TGSarchitects.com

RLG CONSULTING ENGINEERS
200 N. TRAVIS STREET, SUITE 412
SHERMAN, TX 75090
WWW.RLGINC.COM TBPE FIRM REG. F-493

OWNER:
FIRST TEXAS NATIONAL BANK
T.K. FERRIS
(806) 983-3717

ARCHITECT:
TGS ARCHITECTS
SEAN NEAL
(972) 788-1945
SNEAL@TGSARCHITECTS.COM

ENGINEER:
RLG CONSULTING ENGINEERS
KELLEN ROBERTSON, PE
(903) 342-7580
KROBERTSON@RLGINC.COM

BENCHMARKS:

BM #2: SQUARE CUT ON INLET NEAR THE SOUTHEAST CORER OR SWAMY DRIVE AND LOY LAKE DRIVE INTERSECTION, 62'± SOUTHEAST OF THE INTERSECTION ALONG THE EAST CURBLINE OF NORTHBOUND LOY LAKE ROAD, AS SHOWN.
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FIRST TEXAS NATIONAL BANK
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
TGS ARCHITECTS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	03/17/2023	2243	004	07

By: Sean Farrell (https://blog.qualitydatasystems.com/author/sean-farrell) on June 9th, 2020

Print/Save as PDF

Top 4 Reasons to Implement Teller Cash Recyclers (TCRs)

One of the technologies that continues to gain traction in the US market is Teller Cash Recyclers (https://www.qualitydatasystems.com/cash-automation)(TCRs). Prized for their security and efficiency, there are numerous benefits and strategies for their utilization.

In this article, we'll review the key reasons for implementation and how they have direct and indirect benefits to financial institutions.

Teller Cash Recycler Benefit #1 – Security

With many Financial Institutions implementing open branch concepts or just looking to offer better security

branch concepts or just looking to offer better security of cash on the retail floor, TCRs have become the staple to provide that security.

TCRs offer 24 hour vaults, so that cash is always locked in a secure place and cash doesn't need to be moved the vault nightly. This provides security and reduces labor time and exposure shuffling cash to the vault to be secured.

In an open branch or pod style concept, cash exposure can be a big concern. It can be especially concerning for clients that are taking in any sort of larger cash deposits. The TCR allows you to process those larger cash deposits quickly and get it secured in a matter of a few minutes, versus having it sit out on an open teller counter or POD counter exposed.

One of the key security principles is removing the temptation, and being able to secure cash faster, removes the opportunity for easy snatch and grab type robberies.

Teller Cash Recycler Benefit #2 – Transaction Speed

Transaction speed and efficiency is the primary target benefit that many executives and operations leaders gravitate towards when considering TCRs. This is a very powerful benefit of teller cash recyclers, in that it dramatically speeds up transaction times, especially for medium to large size deposits or withdrawals.

To use industry averages, the withdrawal time with a TCR is 6-8 seconds versus 45 seconds for a manual drawer. On the deposit transactions, timing is reduced to 30 seconds to 2 minutes, depending on size of deposit. A manual deposit process might range from 5-10 minutes or even longer depending on size and complexity of the deposit.

The typical rule of thumb is that 2 tellers or universal

The typical rule of thumb is that 2 tellers or universal staffers with a TCR can do the work of 3. We typically see that a TCR runs .5 to 1 FTE per unit and staffing model.

For example a higher volume branch with 6 tellers, could implement 2 TCRs and drop FTE count to 4, providing on average a $40,000 a year savings for a scenario like this. We also see that a single person can manage 3 lanes of drive through by themselves or 2 handle up to 5 lanes.

The other major part of speed and efficiency is the balancing process. A typical teller balancing process may range from 8-15 minutes to close out at the end of the shift. With TCRs that is typically reduced to 1-2 minutes per teller, reducing labor overages as well as driving more accurate balancing.

Teller Cash Recycler Benefit #3 – Vault Transactions

This is often the largest ROI of time and efficiency, but it can be overlooked at times during the decision process. Most of the time by implementing TCRs, you can drive your vault transactions down to 0-2 per day, where in a manual environment that might be 5-20 depending on branch volume. Many FIs don't realize how much time and effort their vault or head teller spends on a busy day shuttling cash back and forth to the vault to keep the tellers within their drawer limits. We typically see an efficiency gain on vault transactions alone north of 90%.

By putting TCRs into the environment, not only do you get your best teller back serving clients instead of other tellers, but now any other teller can buy or sell to the TCR in single control. This can be especially impactful in lower staffed branches where lunches can make dual control very difficult to maintain.

Since the TCR acts as the second control, many

Since the TCR acts as the second control, many Financial Institutions can open with fewer staff and handle the lunch time rotations better without having to get a branch manager or other staff member involved in maintaining dual control.

Teller Cash Recycler Benefit #4 – Universal Staffing

One feedback concept that typically rings true in most branch environments, is both sides of the house are not usually busy at the same time. Platform or Service representatives are not slammed at the same time as the tellers are.

One of the most frequent complaints we get is that platform people aren't willing to get a drawer and help a busy teller line, because they don't want to have to count, balance and close-out at the end of the day just to run 2-3 transactions during a peak time.

If you implement universal staff that can handle both transaction types and provide them a TCR, now to run a few teller transactions can be a quick and painless process and platform associates are more willing to help work the line down.

If you are entertaining moving to universal staff, check out this article for more specific information. (/why-financial-institutions-should-implement-universal-tellers)

Secondly, by implementing TCRs in a universal staffing world, it gives quick, convenient access to platform associates to do transactions like cash deposits or check cashing for clients who are opening CDs or moving money between accounts.

Since the process is simple and secure, they no longer have to have the client go "wait at the teller line" to accomplish the simple task.

The universal staff member can simply walk out to the TCR, sign on, and run their transaction in a matter of seconds, and return back to the office to finish the session with the client.

Conclusion

Overall teller cash recyclers provide several staffing level benefits, transaction efficiencies and even back end cash management efficiencies. In addition to providing higher security, the branch operates more efficiently allowing your staff to focus more on engaging with clients and less time handling cash.

Branches that implement TCRs typically see higher cross-sell ratios, lower cash outages, and certainly robbery drives down to near zero. If you are still unsure about if TCRs would help your branch environment or which TCR is right for you, QDS is here to help!

(https://blog.qualitydatasystems.com/cs/c/?cta_guid=57373852-1f61-4bf6-82f7-c56d0ea6b5b4&signature=AAH58kFWefm1W8SqbOEmMfH7rbTY55BuBw&pageId=30020337064&placement_guid=96a56678-c4dc-4057-9df3-09771edc1afa&click=f359ccd7-d19a-435d-8b4d-4fc24a1330da&hsutk=34a9a520ba79047f5050436ca0b55a5c&canon=https%3A%2F%2Fblog.qualitydatasystems.com%2Ftop-4-reasons-to-implement-teller-cash-recyclers&portal_id=360991&redirect_url=APefjpHwuxlqr7CA8DSjPfSMmpC11_ivsj2wg-gHzX3M7pO5nlt4PhMHpxKTv7zlTu_zsAk_eeq7ad4t6g6zjkwBWPVNspV4FdG4WC4wuNbykH-mCmYmTufgQdaMxYmVpzYO4vKUaQe3EYwOM4mh8RIUMhpmexenkw&__hstc=72631372.34a9a520ba79047f

5050436ca0b55a5c.1680198472369.1680198472369.1680198472369.1&__hssc=72631372.1.1680198472369&__hsfp=2659891191&contentType=blog-post)

BANKING

Advertiser Disclosure

How bank tellers quietly disappeared from America, and what that means for consumers

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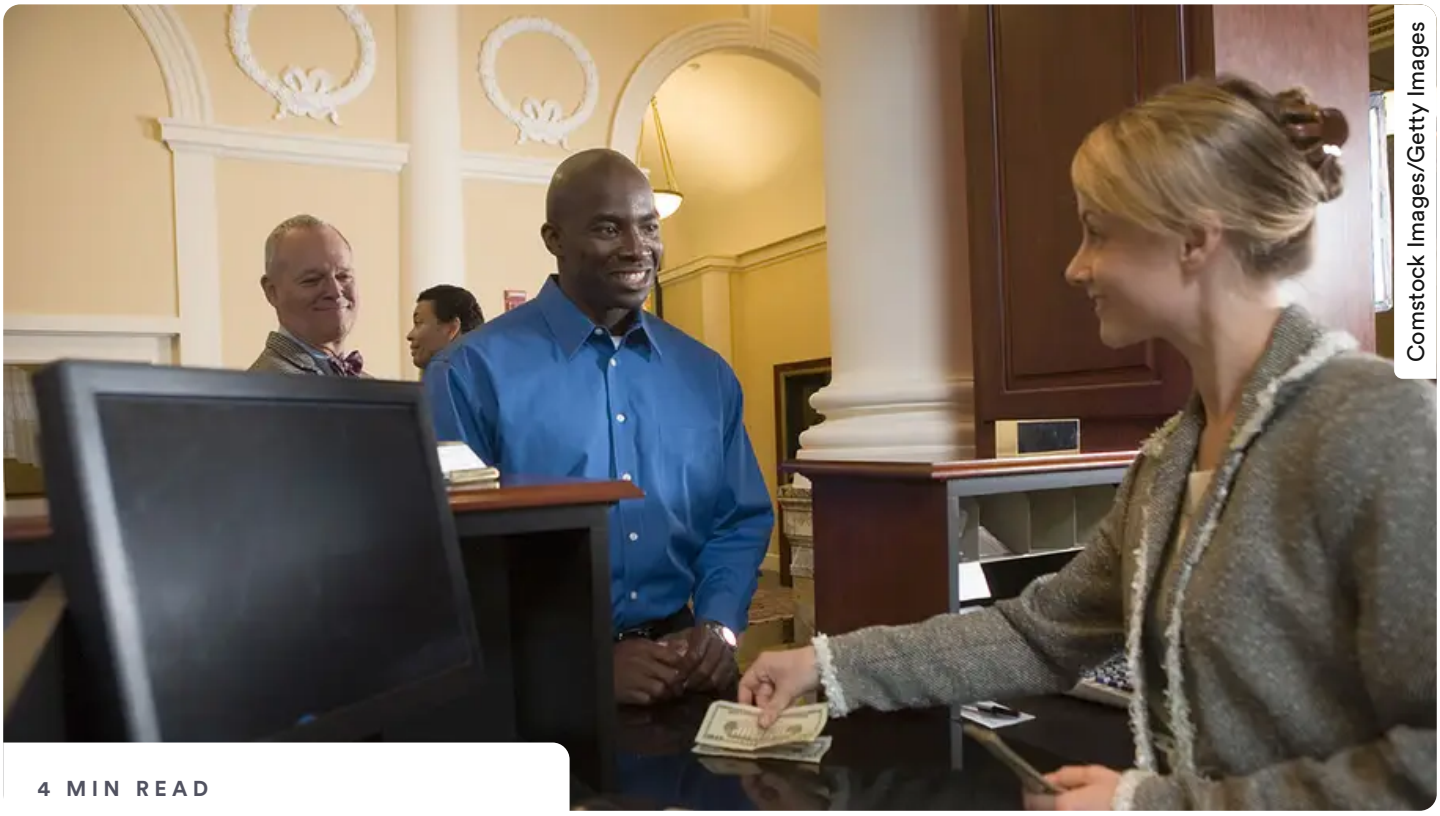

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4 MIN READ

Published March 20, 2019

Written by **Matthew Goldberg**

The Bankrate promise

More info

At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict editorial integrity, this post may contain references to products from our partners. Here's an explanation for how we make money .

A couple of tellers – and many vacant windows. This is a common scene in banks, especially in the older brick-and-mortar locations. Many of these branches were built before online banking, fintech and mobile check deposit existed.

Those innovations, which allow transactions to be conducted virtually anywhere, are just a few reasons the Bureau of Labor Statistics forecasted in 2017 that teller jobs would decline around 8 percent through 2026. Just one year after that forecast, tellers had already decreased a little more than 8 percent – from 502,700 to 481,490.

“You’re seeing that function, that traditional banking job role start to decline,” says Jim Edrington, chief member engagement officer at the American Bankers Association. “But I think more importantly you’re seeing it start to morph.”

Top Banking Accounts for March 30, 2023

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Featured Savings Products	APY	Min. Balance for APY	Est. Earnings

Sort by

Deposit your money and earn back interest with a savings account. You can withdraw your money at any time. A minimum balance may be required to earn the stated APY.

SAVINGS

3.40%	**$0**	**$850**	Next
Mar 30, 2023		Over 1 Year	Offer Details

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Member FDIC
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SAVINGS

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★★★★☆ ⓘ
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The teller of the future does much more than accept cash deposits and fill out money orders. This employee is vital to keeping branch banking alive and relevant in the digital banking world.

The position taking the place of tellers

The future bank teller is morphing into a universal banker, says Edrington. A universal banker is a bank employee who both is on the platform – in the branch desk area where more in-depth conversations take place – and on the teller line. Edrington, who was a teller himself in college, says the universal banker made its retail banking debut around 2010.

“Right after the financial downturn you started to see that whole job wall evolve,” says Edrington.

The evolution means the separation between tellers and platform workers is quickly fading. The universal banker takes away the divide between platform and teller.

Around five or six years ago, the American Bankers Association started offering a universal banker certificate. The series of courses took off immediately, Edrington says.

“We figured, ‘Well, we’ll see the teller piece just drop off,’” Edrington says. “Well

interestingly enough, the universal banker piece is going quite well. But there's still a nice bit of education business for us around our bank teller certificate."

Tellers still have a vital role

From customer retention to the customer experience, the teller can be the differentiator between a physical branch and an online bank. No position in the bank sees more customers than a bank teller. And consumers want personalized help, even in the online age. More than three quarters of U.S. retail bank customers are interested in receiving financial advice or guidance from their bank, according to the J.D. Power 2019 U.S. Retail Banking Advice Study.

Top Banking Accounts for March 30, 2023

Advertiser Disclosure

Featured CD Products	APY	Term	Min. Deposit	Est. Earnings

Sort by

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CD

★★★★½	4.15%	1yr	$0	$1,038	Next
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These days, technology can help a bank teller determine what conversation might be the best one to have with a particular customer. This customized advice can be

a more useful conversation for both the customer and the bank. It can be argued that the teller is even more important than ever.

“Banks have gotten smart with technology that when someone comes to the teller window or engages with a universal banker, they can pull up…their account and even recommend certain things that that bank employee should maybe mention or talk (about),” Edrington says.

A teller can be the difference between a customer simply walking in and out of a bank for what may be a rare visit, or a conversation that leads to more business for the bank in another product or service and a need filled for the customer.

“There’s a huge role here for connecting customers with the expertise, with the correct expertise inside the bank — whether that’s business banking, or mortgage or getting help with the mobile app,” says Paul McAdam, senior director, banking services at J.D. Power. “Or whatever the financial need may be.”

Fewer transactions means every customer interaction must be great

Routine branch transactions have been declining. That’s why every bank experience is crucial for the survival of brick-and-mortar banks – since for some customers, bank visits are few and far between.

“When these younger digital-only customers come in, it’s a really important moment of truth because this may only happen every two or three years,” McAdam says.

Since these digital customers bank in person so infrequently, assuming the bank interaction/visit goes well, satisfaction can go up quite a bit according to the J.D. Power retail banking study, McAdam says.

“So it can be very meaningful,” McAdam says. “Or it can be a bad moment of truth as well.”

Even though most depositors use online banking, a majority of those who use online banking still visit brick-and-mortar banks, according to the triennial Survey of Consumer Finances (SCF).

ATMs and advertisements when you login to online banking or on the bank’s mobile app can be effective in some situations. But a conversation with a teller may be the most effective approach for certain customers. Customers actually in a branch had a choice between visiting a bank or taking care of their banking via a mobile app or an ATM. So it makes sense that these customers may be more receptive to a human interaction than they are to a computer prompt.

“I think more and more are doing that,” Edrington says. “Certainly the very large banks have honed that quite well. But I think you’re seeing a lot of moves through some of the innovative technology companies out there to offer that kind of functionality to even the community banks.”

Weren’t ATMs supposed to eliminate tellers?

At Bank of America, the ATM similar to the one we are familiar with today, was piloted in September 1969. The prediction that ATMs would have eliminated the

need for bank tellers decades ago would have made sense. As a Bureau of Labor Statistics article notes, tellers survived the period after ATMs were expected to lead to fewer jobs.

“I think that was the number one fear, that they would replace traditional banking or branch banking. And it never happened,” Edrington says with a laugh. “It just provided additional convenience for the customer. And the branches certainly rode that wave very effectively.”

But ATMs actually, unexpectedly, lengthened banking hours without eliminating teller job opportunities, according to a June 1982 article in Monthly Labor Review. Suburban expansion and the increase in retail branches caused demand for tellers to increase.

For some transactions, convenience and speed are more important

Technological advances in banking – from mobile check deposits to ATM check deposits and ATM cash withdrawals — may eliminate the need for a brick-and-mortar bank for some simple transactions.

“When it comes to automation — consumers are interested in getting quick answers through automated means — absolutely,” McAdam says. “Quick transactions. Quick answers. The convenience of not having to deal with the complications that can sometimes arise in a personal face-to-face communication. That’s why we love Google and we love our apps. We can get our answers very quickly.”

Some banks are utilizing Interactive Teller Machines (ITMs). These allow a face-to-face video interaction with a teller. The same teller is able to help customers at multiple ITM locations in a day because they're based at a centralized location.

"Even branches with tellers, the interaction with that teller — it's not going to be over a counter," says Greg McBride, CFA, Bankrate's chief financial analyst. "It's going to be through a video screen. The tellers are going to be increasingly centrally located but may serve multiple branches through video technology."

This greater efficiency is how the teller might still be around in the future.

Written by

Matthew Goldberg

Consumer banking reporter

Read more from Matthew

Matthew Goldberg is a consumer banking reporter at Bankrate. Matthew has been in financial services for more than a decade, in banking and insurance.

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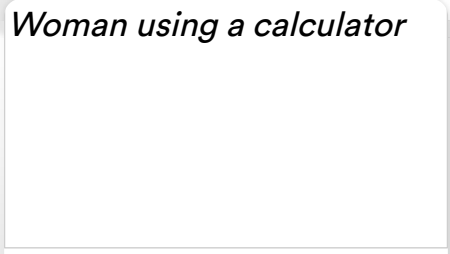

Woman using a calculator

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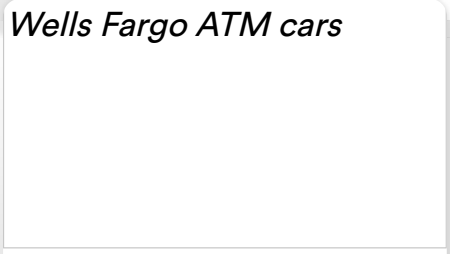

Wells Fargo ATM cars

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

TK Farris
P.O. Box 550
Floydada, TX 79235

RLG Consulting Engineers
200 N. Travis Street, Suite 412
Sherman, TX 75090

Sean Neal
TGS Architects
825 Watters Creek Blvd, Suite 345
Allen, TX 75013

Dear Applicants,

The request of Site Plan for First Texas National Bank located at 3730 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.001)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and 14.03.001)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Access along the northern property boundary is a private road.
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. Code of Ordinances Chapter 10, Exhibit A, Sec. 17
11. Modifications to existing drive approach off of Loy Lake Road 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. Additional Easement by separate instrument may be require for vault. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)
13. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
14. The location of the trash receptors must be approved by the Public Works Department.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **2103 WEST HOUSTON STREET**

The request of G and S Investing, LLC (Owner), Samantha Riddels (Representative), Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) and Preston Trail Land Surveying (Land Surveyor) concerning the property located at 2103 West Houston Street, consisting of 1.010 acres in the J.B. McAnair Survey, Abstract 763, as follows:

Planning & Zoning Commission

Preliminary Plat of Lange Veterinary Clinic.

Background:

The property is located at 2103 West Houston Street between Arapaho East Trail and Archer Drive. The property owner would like to plat the property into one lot for commercial development.

The following has been approved for this location:

- August 14, 1979 - Zone Change from a R-1 (One Family Residential) District to a C-2 (General Commercial) District
- November 21, 2006 - Variance to allow a 6' high monument sign with a 5' front setback.
- February 21, 2023 - Public Hearing and Variance under Section 14.03.007(7) to allow a 0.57’ side setback in lieu of the required 15’ in a C-2 (Retail Business) District.
- February 21, 2023 - Site Plan of Lange Veterinary Clinic.

Adjacent Zoning:

C-2 (General Commercial) District
R-6 (Single-Family Residential) District

Origination:

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

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

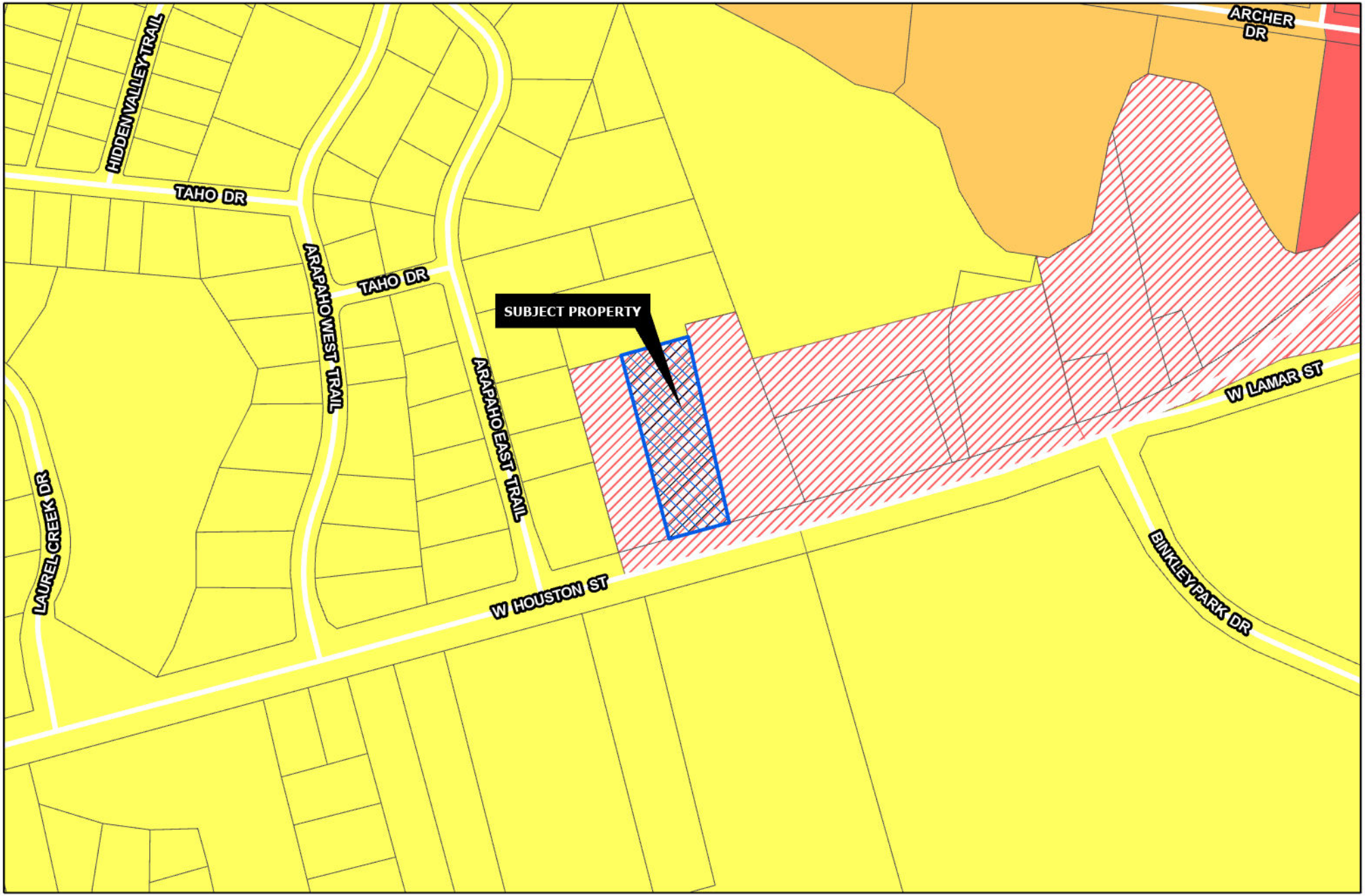
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2103 W. HOUSTON ST.

N
W E
S

Date: 2/2/2023 10:04 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

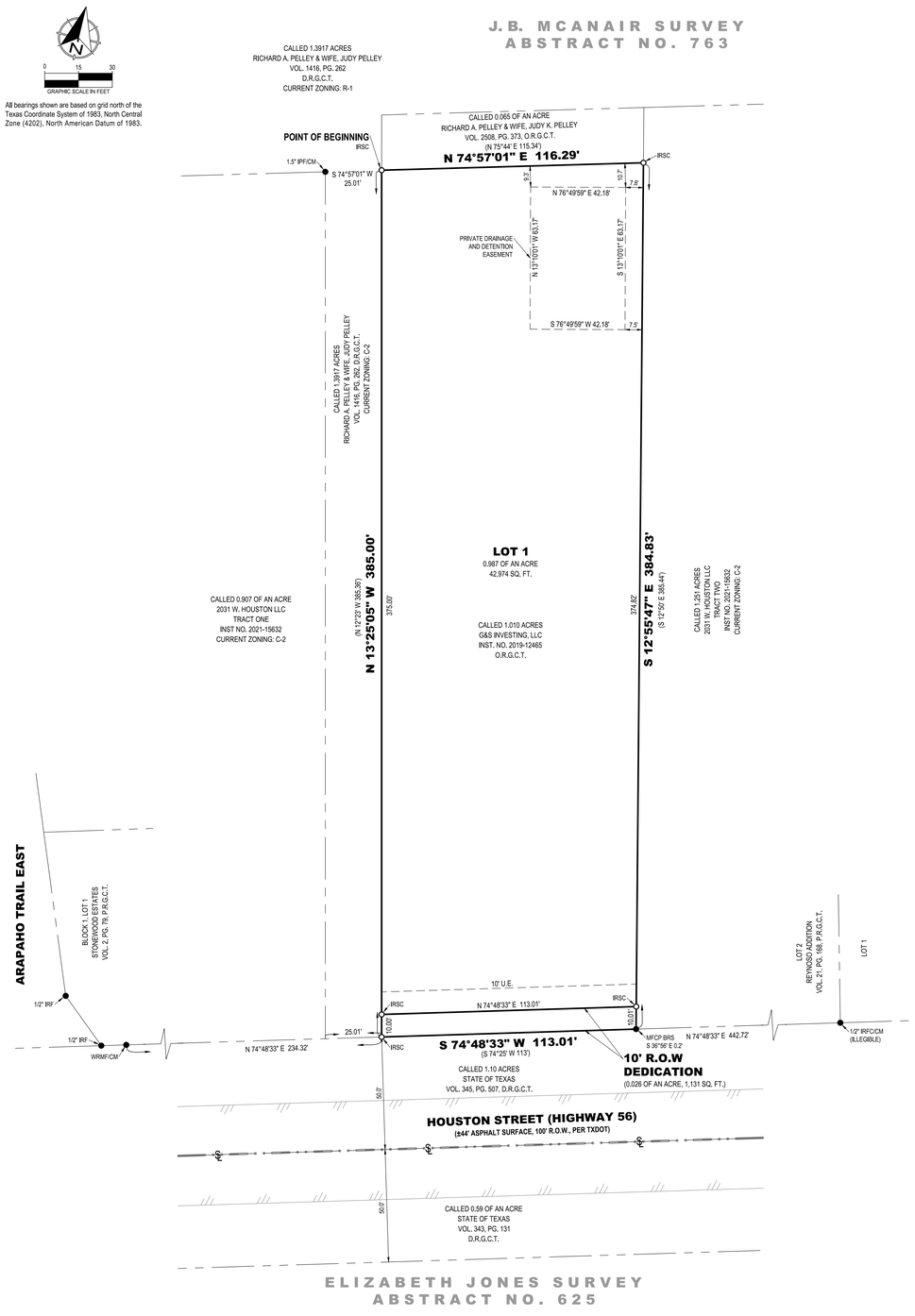
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

CITY OF SHERMAN

N W E S

2103 W. HOUSTON ST.

Date: 2/2/2023 10:11 AM



GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Abstract lines shown are approximate.
3. Private drainage and detention easements to be owned and maintained by property owner.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS G & S INVESTING, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 1.010 acre tract of land described in the deed to G&S Investing, LLC, recorded in Instrument No. 2019-12465, Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set at the northwest corner of said 1.010 acre tract, common to the southwest corner of a called 0.065 of an acre tract of land described in the deed to Richard A. Pelley and wife, Judy K. Pelley, recorded in Volume 2508, Page 373, said Official Records, and on an easterly line of a called 1.3917 acre tract of land described in the deed to Richard A. Pelley and wife, Judy Pelley, recorded in Volume 1416, Page 262, Deed Records of Grayson County, Texas, and from which a 1.5-inch iron pipe found for a re-entrant corner of said 1.3917 acre tract bears South 74°57'01" West, a distance of 25.01 feet;

THENCE North 74°57'01" East, with the northerly line of said 1.010 acre tract, and with the southerly line of said 0.065 acre tract, a distance of 116.29 feet to a Capped Iron Rod set for the northeast corner of said 1.010 acre tract, common to the southeast corner of said 0.065 acre tract, and on the westerly line of a called 1.251 acre tract of land described in the deed to 2031 W. Houston LLC, recorded in Instrument No. 2021-15632 said Official Records;

THENCE South 12°55'47" East, with the easterly line of said 1.010 acre tract, and with the westerly line of said 1.251 acre tract, a distance of 384.83 feet to the southeast corner of said 1.010 acre tract, and common to the southwest corner of said 1.251 acre tract, and on the northerly line of a called 1.10 acre tract of land described in the deed to State of Texas, recorded in Volume 345, Page 507, said Deed Records, and on the northerly right-of-way line of West Houston Street (Highway 56), and from which a found metal fence corner post bears South 36°56' East, a distance of 0.2 feet;

THENCE South 74°48'33" West, with the southerly line of said 1.010 acre tract, and with the northerly line of said 1.10 acre tract, and with the northerly right-of-way line of West Houston Street (Highway 56), a distance of 113.01 feet to Capped Iron Rod set for southwest corner of said 1.010 acre tract, common to the southern-most southeast corner of aforesaid 1.3917 acre tract;

THENCE North 13°25'05" West, with the westerly line of said 1.010 acre tract, and with an easterly line of said 1.3917 acre tract, a distance of 385.00 feet to the POINT OF BEGINNING and enclosing 1.013 acres (44,105 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

BY: G & S Investing, LLC

_____
By: Grayson Riddels

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd Young, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Mayor, City of Sherman, Texas Date

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

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

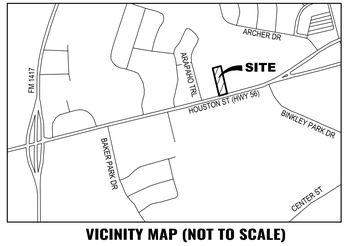
SURVEYORS CERTIFICATE

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

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

LEGEND

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



VICINITY MAP (NOT TO SCALE)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

FINAL PLAT
LANGE VET ADDITION
1.013 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
G & S Investing, LLC
2103 West Houston Street
Sherman, TX 75092
Ph: 903-893-5561
Contact: Grayson Riddels

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: LGT Checked by: CRN	Scale: 1"=30' Date: 03/20/2023	Project No. 19-0578.2 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 a re-tracement survey of a called 1.010 acre tract of land described in the deed to G&S Investing, LLC, recorded in Instrument No. 2019-12465, Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set at the northwest corner of said 1.010 acre tract, common to the southwest corner of a called 0.065 of an acre tract of land described in the deed to Richard A. Pelley and wife, Judy K. Pelley, recorded in Volume 2508, Page 373, said Official Records, and on an easterly line of a called 1.3917 acre tract of land described in the deed to Richard A. Pelley and wife, Judy Pelley, recorded in Volume 1416, Page 262, Deed Records of Grayson County, Texas, and from which a 1.5-inch iron pipe found for a re-entrant corner of said 1.3917 acre tract bears South 74°57'01" West, a distance of 25.01 feet;

THENCE North 74°57'01" East, with the northerly line of said 1.010 acre tract, and with the southerly line of said 0.065 acre tract, a distance of 116.29 feet to a Capped Iron Rod set for the northeast corner of said 1.010 acre tract, common to the southeast corner of said 0.065 acre tract, and on the westerly line of a called 1.251 acre tract of land described in the deed to 2031 W. Houston LLC, recorded in Instrument No. 2021-15632 said Official Records;

THENCE South 12°55'47" East, with the easterly line of said 1.010 acre tract, and with the westerly line of said 1.251 acre tract, a distance of 384.83 feet to the southeast corner of said 1.010 acre tract, and common to the southwest corner of said 1.251 acre tract, and on the northerly line of a called 1.10 acre tract of land described in the deed to State of Texas, recorded in Volume 345, Page 507, said Deed Records, and on the northerly right-of-way line of West Houston Street (Highway 56), and from which a found metal fence corner post bears South 36°56' East, a distance of 0.2 feet;

THENCE South 74°48'33" West, with the southerly line of said 1.010 acre tract, and with the northerly line of said 1.10 acre tract, and with the northerly right-of-way line of West Houston Street (Highway 56), a distance of 113.01 feet to Capped Iron Rod set for southwest corner of said 1.010 acre tract, common to the southern-most southeast corner of aforesaid 1.3917 acre tract;

THENCE North 13°25'05" West, with the westerly line of said 1.010 acre tract, and with an easterly line of said 1.3917 acre tract, a distance of 385.00 feet to the POINT OF BEGINNING and enclosing 1.013 acres (44,105 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

G&S Investing, LLC
2103 W. Houston St.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Lange Vet Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Utility Easement along Houston Street (Hwy 56). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. 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*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

*** 122 NORTH LEE STREET**

The request of Charles and Brenda Goins (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 122 North Lee Street, consisting of 0.293 acres in the G.B. Pilant Survey, Abstract 963, as follows:

Planning & Zoning Commission

Final Plat of Goins Addition.

Background:

The property is located at 122 North Lee Street between East Chaffin Street and East Houston Street. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Charles and Brenda Goins (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

3/31/2023

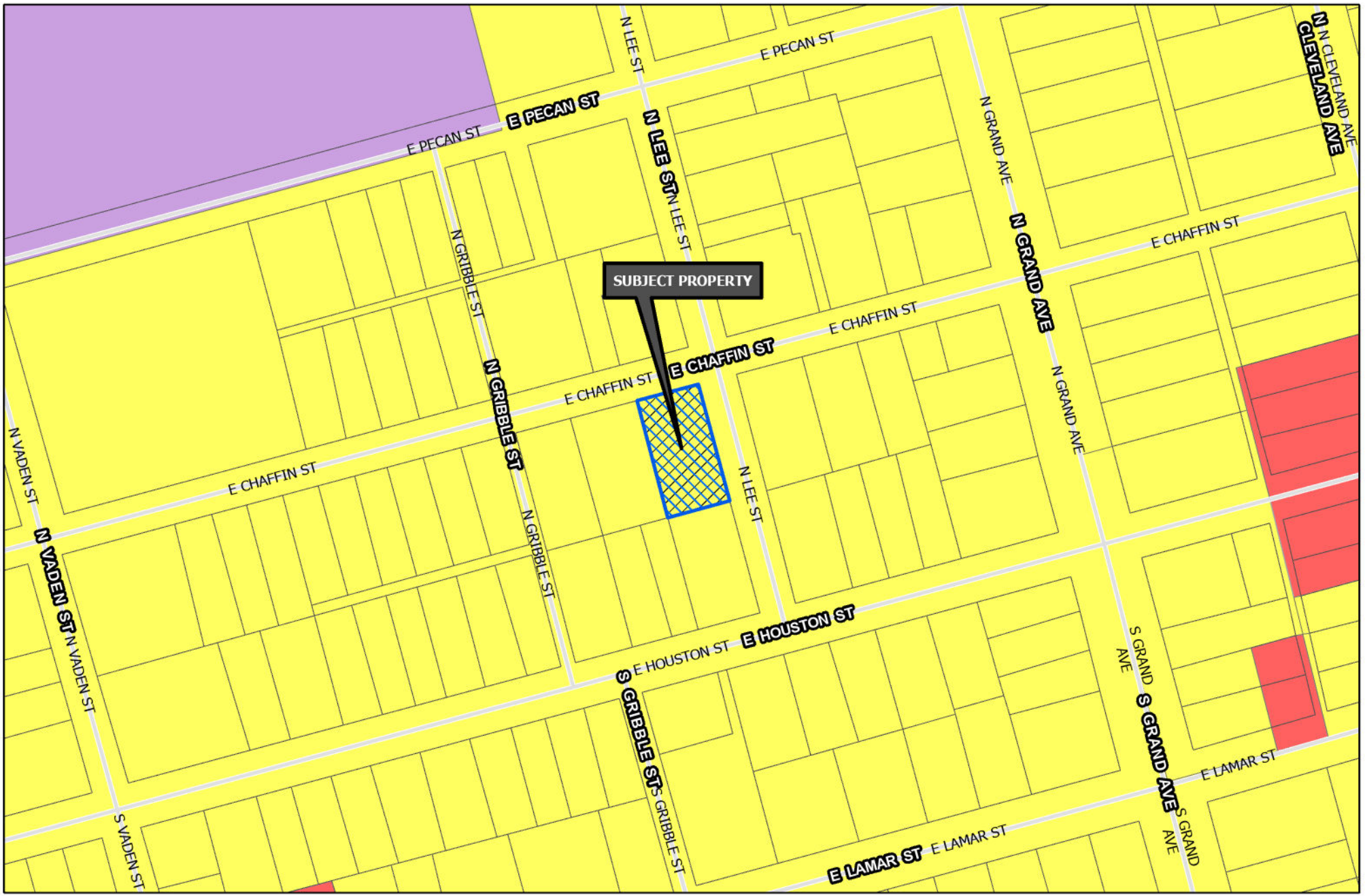
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
122 N LEE ST

N
W E
S

Date: 3/31/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

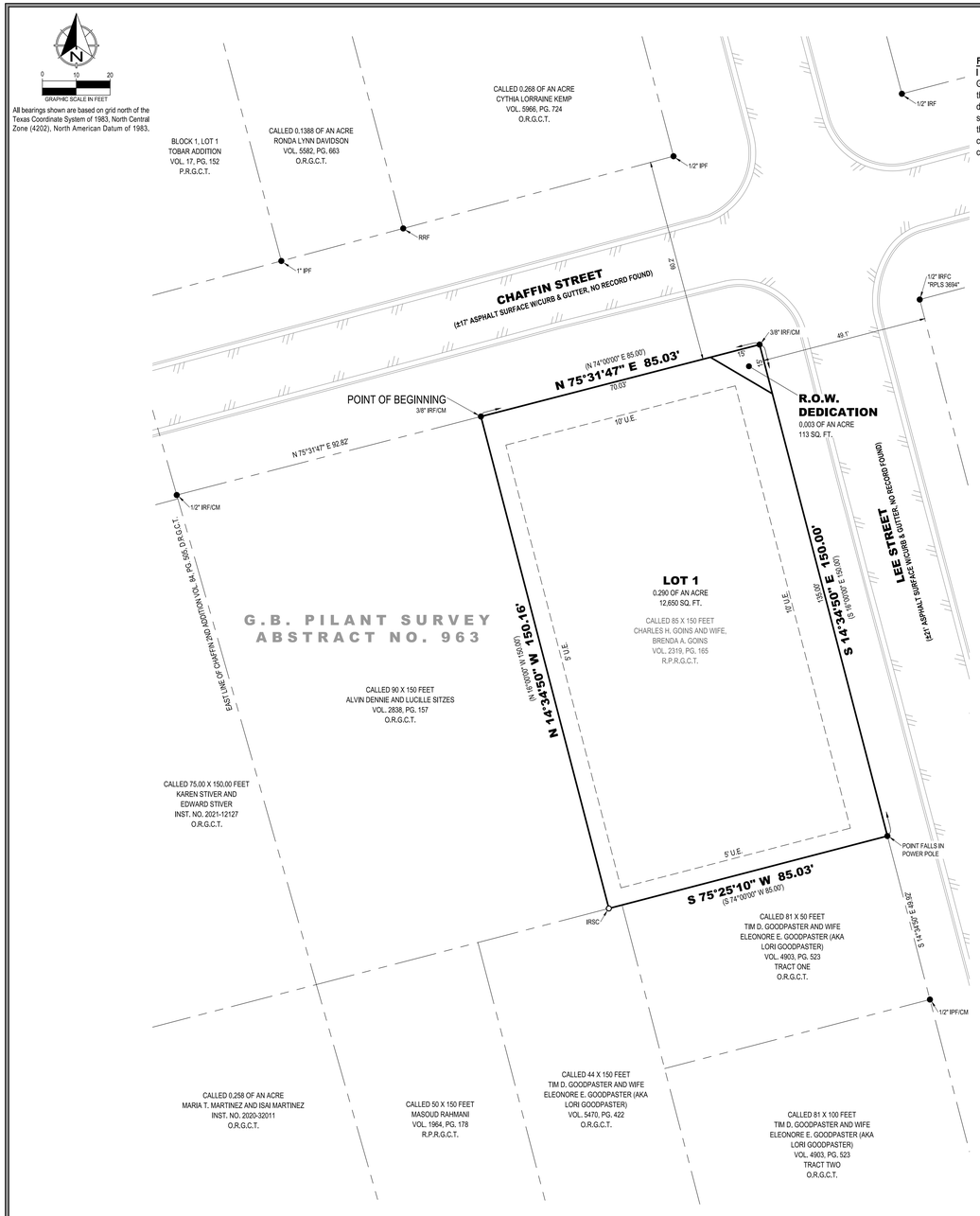
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

Road Names All

CITY OF SHERMAN
ZONING MAP
122 N LEE ST

N
W E
S

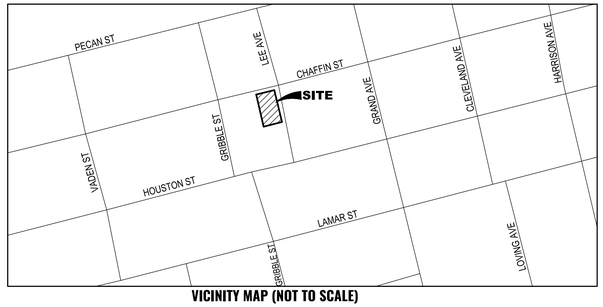
Date: 3/31/2023 3:37 PM



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

FLOOD STATEMENT:

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



VICINITY MAP (NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
		INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	AC	AC UNIT
IRFC	IRON ROD FOUND W/PLASTIC CAP	BM	BRICK MAILBOX
FST	FOUND SQUARE TUBE		ELECTRIC METER
RRF	RAILROAD SPIKE FOUND		UTILITY/POWER POLE
CM	CONTROLLING MONUMENT		NATURAL GAS METER
( )	DEED OR PLAT CALL		WATER METER
R.O.W.	RIGHT-OF-WAY	S	SANITARY SEWER MANHOLE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	C.O.	CLEAN OUT
			BOUNDARY LINE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
			WOOD FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		ASPHALT
			OVERHEAD ELECTRIC/UTILITY

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Charles and Brenda Goins are the owners of all of that certain tract or parcel of land situated in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 85-foot by 150-foot tract of land described in the deed to Charles H. Goins and wife, Brenda A. Goins, recorded in Volume 2319, Page 165, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for the northwest corner of said Goins tract, common to the northeast corner of a called 90-foot by 150-foot tract of land described in the deed to Alvin Dennie and Lucille Sitzes, recorded in Volume 2838, Page 157, Official Records, Grayson County, Texas, on the southerly line of East Chaffin Street, (no record found), from which a 1/2-inch iron rod found for the northwest corner of said Dennie tract bears South 75°31'47" West, a distance of 92.82 feet;

THENCE North 75°31'47" East, with the northerly line of said Goins tract, a distance of 85.03 feet to a 3/8-inch iron rod found for the northeast corner of said Goins tract, at the intersection of the southerly line of said East Chaffin Street and the westerly line of North Lee Street (no record found);

THENCE South 14°34'50" East, with the easterly line of said Goins tract, a distance of 150.00 to a point that falls inside a power pole, common to the northeast corner of a called 81-foot by 50-foot tract of land described as Tract One in the deed to Tim D. Goodpaster and wife, Eleonore E. Goodpaster (also known as Lori Goodpaster), recorded in Volume 4903, Page 523, said Official Records, and from which a 1/2-inch iron pipe found for the southwest corner of said Goodpaster Tract One bears South 14°34'50" East, a distance of 49.92 feet;

THENCE South 75°25'10" West, with the southerly line of said Goins tract, and with the northerly line of said Goodpaster tract part of the way, and with the northerly line of a called 44-foot by 150-foot tract of land described in the deed to Tim D. Goodpaster and wife, Eleonore E. Goodpaster (also known as Lori Goodpaster), recorded in Volume 5470, Page 422, said Official Records, a distance of 85.03 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of said Goins tract, common to the southeast corner of aforesaid Dennie and Sitzes Tract;

THENCE North 14°34'50" West, with the westerly line of said Goins tract, and with the easterly line of said Dennie and Sitzes Tract, a distance of 150.16 feet to the POINT OF BEGINNING and enclosing 0.293 of an acre (12,762 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

BY: **Charles Goins**

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 **Charles Goins**, 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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

BY: **Brenda Goins**

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

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

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Mayor, City of Sherman, Texas Date

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

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **Charles and Brenda Goins** , hereinafter called OWNERS (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **GOINS ADDITION** an addition to the City of Sherman, Grayson County, Texas.

OWNERS do hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that 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 OWNERS do hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNERS, their successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **GOINS 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: _____
Charles Goins

By: _____
Brenda Goins

FINAL PLAT
GOINS ADDITION
LOT 1
0.293 OF AN ACRE
G.B. PILANT SURVEY, ABSTRACT 963
City of Sherman, Grayson County, Texas.

OWNER/DEVELOPER:
Charles and Brenda Goins
122 North Lee Street
Sherman, TX 75090
Ph: 903-421-3445

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: LGT	Scale: 1"=20'	Project No. 23-0029.1
	Checked by: CRN	Date: 03/01/2023	Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Charles and Brenda Goins
122 N. Lee St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Goins Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Modify 10' Utility Easement on Northeast corner of proposed Lot 1 to parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Remove 5' Utility Easement from western property line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Remove directions, East and North, for Chaffin Street and Lee Street from metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. 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*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **514 SOUTH DEWEY AVENUE**

The request of Naveed Owais, EMAAR TX, LLC (Owner),Greg Guerin (Representative), Underwood Drafting & Surveying (Surveyor) and East Star Design (Architect) concerning the property located at 514 South Dewey Avenue, consisting of 0.317 acres, being a part of George B. Pilant Survey, Abstract No. 963, and being all of Lot 4 and part of Lot 5 in Block 2 of J.C. Linnstead Addition, and is currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Retail Development.

Background:

The property is located at 514 South Dewey Avenue at the intersection of South Dewey Avenue and East King Street. The owner is requesting Site Plan approval for Retail Development.

The following has been approved for this location:

- November 15, 2022 - Replat approval of Emaar Addition.

Adjacent Zoning:

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

Origination:

Naveed Owais, EMAAR TX, LLC (Owner)
Greg Guerin (Representative)
Underwood Drafting & Surveying (Surveyor)
East Star Design (Architect)

Master Plan Designation:

Not Applicable.

Number of notices mailed:
Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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

---

diagrone H:\PLANNING\Public Notification KT.aprx

5/31/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
514 S DEWEY AVE

N
W E
S

Date: 3/31/2023 3:39 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
514 S DEWEY AVE

N
W E
S

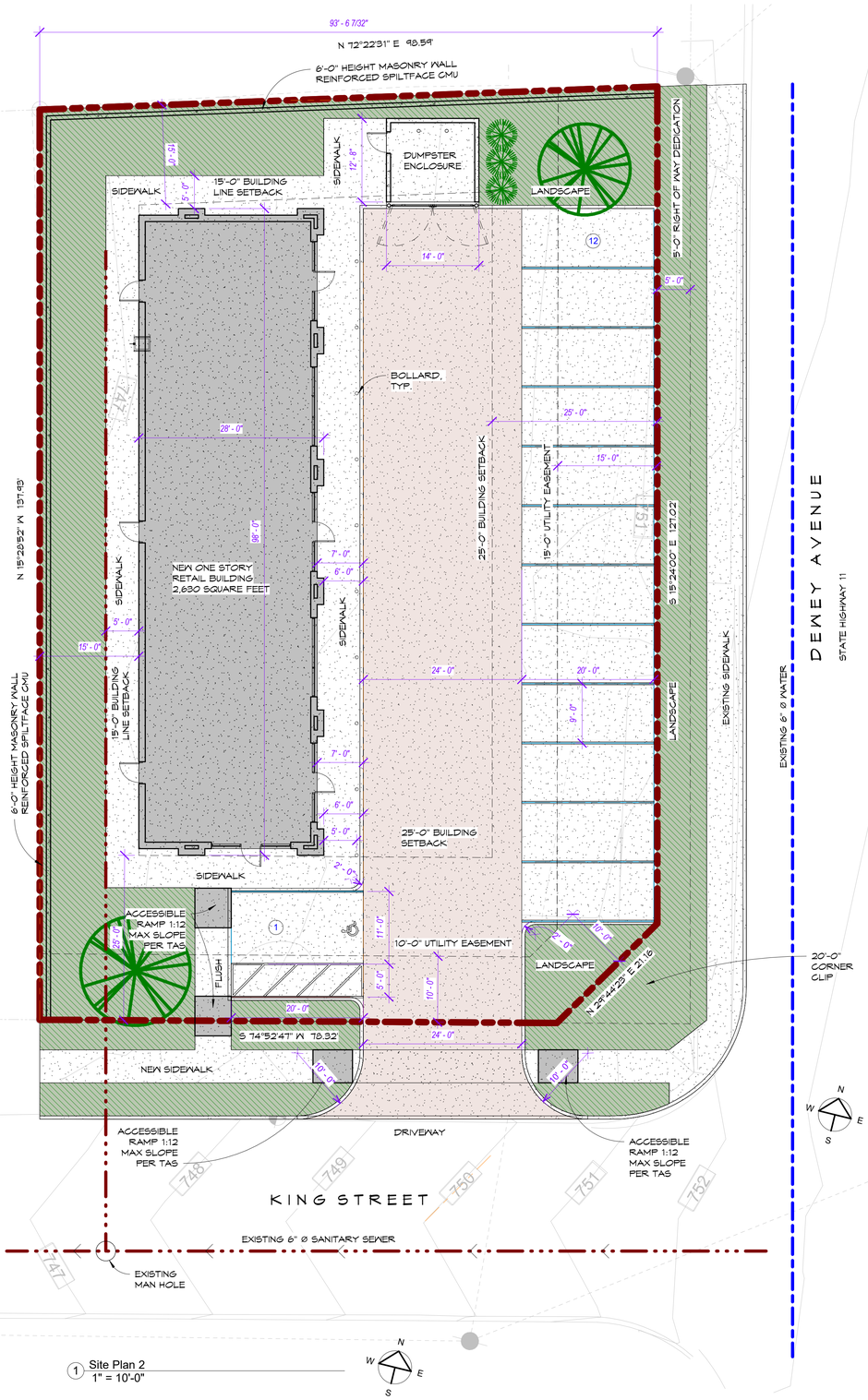
Date: 3/31/2023 3:42 PM

https://ecode360.com/41399446

(2) A minimum six (6) foot solid screening device shall be provided where a multifamily development (MF-15 or MF-30), commercial development (C-N, C-O, C-1, or C-2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, R-E, R-12, R-6, R-5, R-4, R-2F or R-TH).

(4) All uses within an MF-15, MF-30, C-N, C-O, C-1, C-2, M-1, M-1.5 or M-2 district shall provide a screening device as an enclosure for garbage and trash containers.
(A) Such enclosure shall be located within the building area of the lot.
(B) The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare.
(C) Enclosures shall be constructed of masonry or similar durable material.
(D) Trash enclosures may be permitted in the required rear or side yards when adjacent to other multifamily or non-residential zoning districts.

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



1 Site Plan 2
1" = 10'-0"

SITE TABULATION TABLE:

(I) GROSS SQUARE FEET OF EACH STRUCTURE:	
BULDING:	2,630 SF
DUMPSTER:	177 SF
(II) GROSS SQUARE FEET OF PROPERTY:	12,964 SF (.0.298 ACRES)
(III) REQUIRED PARKING:	11
(IV.) PARKING PROVIDED:	13
(V.) CURRENT ZONING:	C-1 RETAIL BUSINESS DISTRICT
(VI.) PROPOSED ZONING:	C-1
(VII) HARD SURFACE/IMPERVIOUS AREA (SF)	10,152 (78%)
(VIII) LANDSCAPED AREA (SF)	2,812 (22%)
(IX) FLOOR-TO-AREA RATIO (FAR)	

LOT WIDTH: 93.58'
LOT COVERAGE 2,807 SF (22%)

SETBACKS REQUIRED
FRONT 25'
REAR 25'
SIDE 15'

MAX HEIGHT: 35 FEET
ACTUAL HEIGHT: 22'-0" HEIGHT

PARKING
RETAIL 1 PER 250 SQ. FT.

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUPS: M, B, & A-2

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

LEGEND:

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

Site Legend 1
1" = 10'-0"

Seal:
NOT FOR CONSTRUCTION
THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL
Greg Guerin
Architect
TX License # 22011

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

Engineer / Design Consultant:

Owner:
EMAAR TX, LLC
Naveed Owais
2829 Gulf Breeze Ct.
Plano, TX 75074
(832) 614-7704
naveedowais91@gmail.com
syed@geoscienceinc.com

Revisions:

No.	Description	Date

RETAIL DEVELOPMENT
514 S Dewey Ave.
Sherman, TX 75090

Site Plan

Project number:	22-028
Date:	3/21/2023 6:00:27 PM
Drawn by:	GG
Checked by:	-

A003

Scale: As indicated

3/21/2023 6:00:27 PM
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JOB NO. 22101065
FW:WK — DFT:JP

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

NORTH

SCALE
1" = 30'

0 30 60 90

EAST PARK 2ND ADDITION
VOL. 8, PG. 93
P.R.G.C.T.

BLOCK 2
J.C. LINNSTEAD ADDITION
VOL. 313, PG. 568
D.R.G.C.T.

N 72°22'31" E 93.58'
N 15°28'52" W 137.93'
S 15°24'00" E 127.02'
S 74°52'47" W 78.32'
S 29°44'23" W 21.16'

15' UTILITY EASEMENT
15' UTILITY EASEMENT

ASPH
CONC
CONC
CONC
WV

BM
X IN CONC
N:7283462.879
E:2550492.467
EL:752.86

BM
X IN CONC
N:7283432.239
E:2550435.509
EL:748.71

DEWEY AVENUE
KING STREET

746 747 748 749 750 751 752 753

PP OHE

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- WV WATER VALVE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- OHE OHE OVERHEAD ELECTRIC LINE

TOPO SURVEY
LOT 1, EMAAR ADDITION
DEWEY AVE. & KING ST..
SHERMAN, TEXAS

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.

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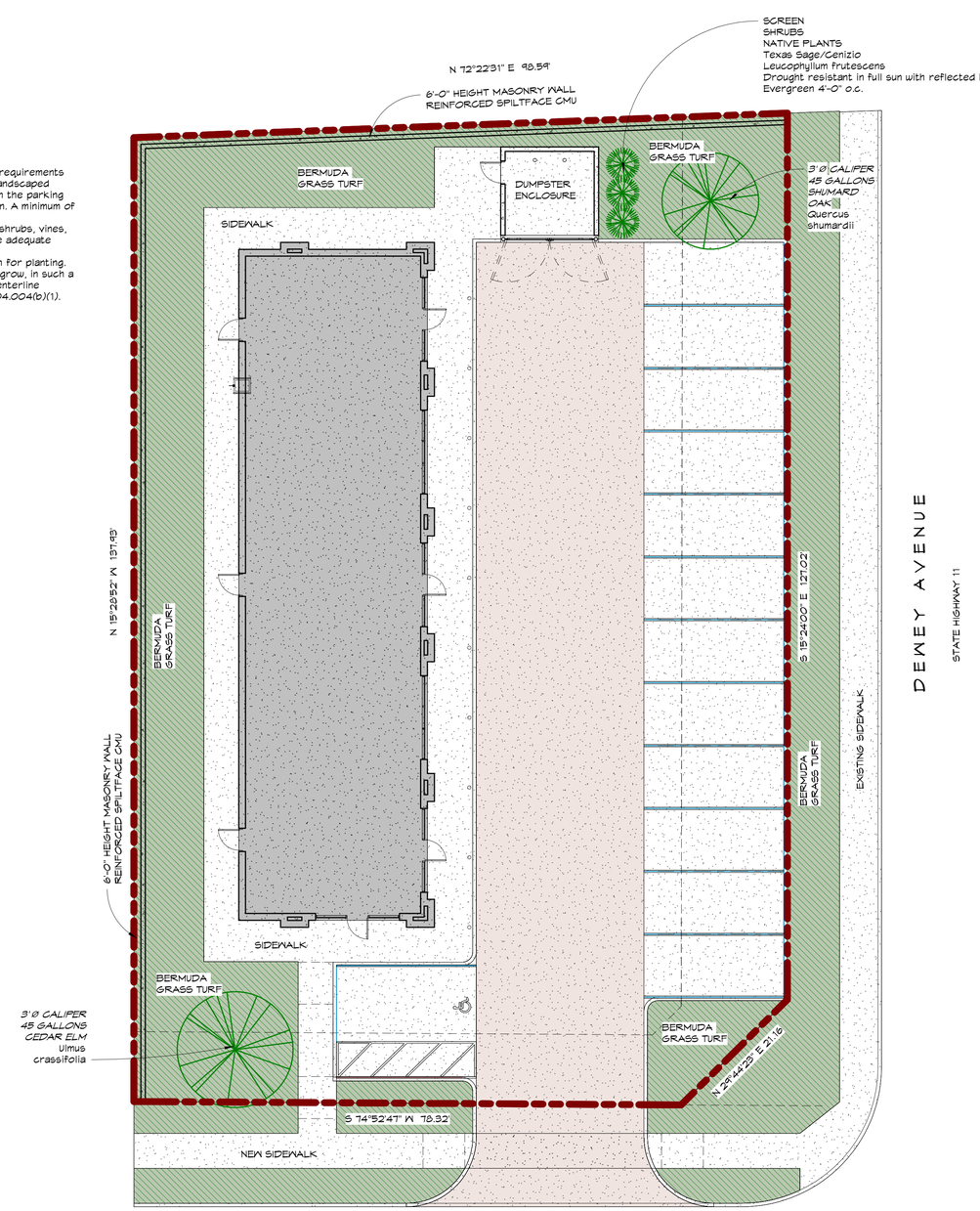
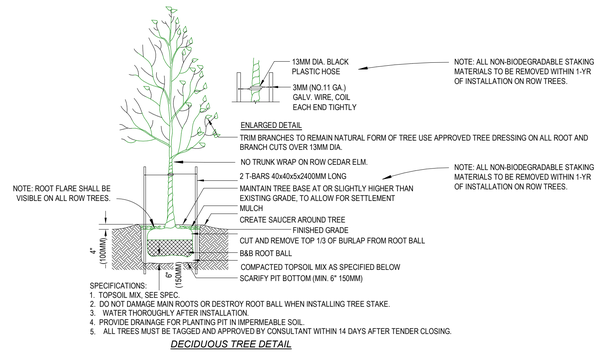
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

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



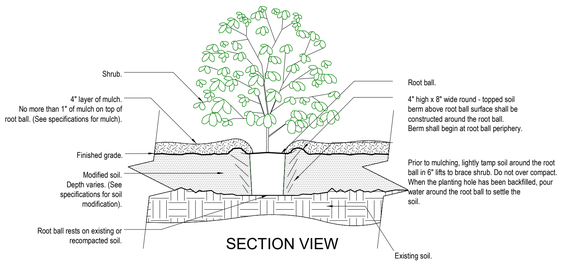
1 Lanscape Plan
1" = 10'-0"



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

DECIDUOUS TREE DETAIL

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



SECTION VIEW

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

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

SHRUB - MODIFIED SOIL

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

LEGEND:

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

Site Legend 1
1" = 10'-0"

Seal:

NOT FOR CONSTRUCTION

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Greg Guerin
Architect
TX License # 22011

Architect:

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

Engineer / Design Consultant:

Owner:

EMAAR TX, LLC
Naveed Owais
2829 Gulf Breeze Ct.
Plano, TX 75074
(832) 614-9704
naveedowais91@gmail.com
syed@geoscienceinc.com

Revisions:

No.	Description	Date

RETAIL DEVELOPMENT

514 S Dewey Ave.
Sherman, TX 75090

Landscape Plan

Project number:	22-028
Date:	3/21/2023 6:00:29 PM
Drawn by:	GG
Checked by:	–

L1

Scale: As indicated

3/21/2023 6:00:29 PM
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1 3D View 1

2 Axonometric View

Seal:

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TX License # 22011

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naveedowais91@gmail.com
syed@geoscienceinc.com

Revisions:

No.	Description	Date

RETAIL DEVELOPMENT

514 S Dewey Ave.
Sherman, TX 75090

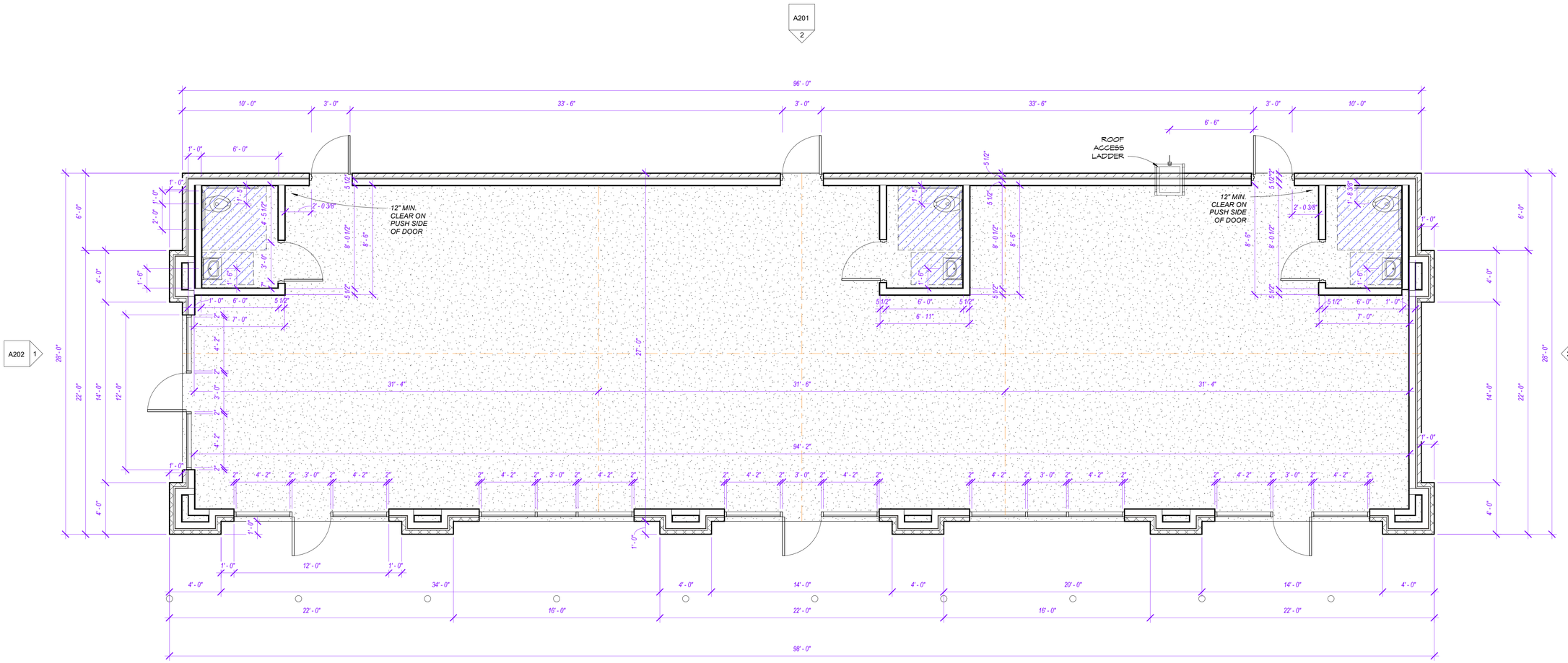
3D Views

Project number:	22-028
Date:	3/21/2023 6:00:27 PM
Drawn by:	GG
Checked by:	-

A002

Scale

3/21/2023 6:00:27 PM Z:\Revit and CAD Project Working Files\2022\2208-Sherman Retail\22028-Sherman Retail (v23) 11.rvt



1 Floor Plan
1/4" = 1'-0"

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3/21/2023 6:00:29 PM

Seal:

NOT FOR CONSTRUCTION

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Greg Guerin
Architect
TX License # 22011

Architect:

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

Engineer / Design Consultant:

Owner:

EMAAR TX, LLC
Naveed Owais
2829 Gulf Breeze Ct.
Plano, TX 75074
(832) 614-9704
naveedowais91@gmail.com
syed@geosciencelnc.com

Revisions:

No.	Description	Date

RETAIL DEVELOPMENT

514 S Dewey Ave.
Sherman, TX 75090

Floor Plan

Project number:	22-028
Date:	3/21/2023 6:00:29 PM
Drawn by:	GG
Checked by:	-

A101

Scale 1/4" = 1'-0"

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Naveed Owais, EMAAR TX, LLC
2829 Gulf Breeze Ct.
Plano, TX 75074

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

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for Site Plan for Retail Development located at 514 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Drive approaches will not be permitted off of Dewey Avenue.
9. 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*

10. The location of the trash receptors must be approved by the Public Works Department.
11. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)*
12. Parking space furthest north does not have adequate egress.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **320 ARAPAHO WEST TRAIL**

The request of Ben Crouse, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 320 Arapaho West Trail, consisting of 1.136 acres in the K.B. McAnair Survey, Abstract 763, being part of Lot 23, all of Lots 21 and 22, and a portion of Lot 20 in Block One of the replat of Lots 20 through 29, Block One and all of Block Four Stonewood Estates as follows:

Planning & Zoning Commission

Public Hearing and Replat for Stonewood Estates Block 1, Lots 21 & 22 and part of Lots 20 & 23.

Background:

The property is located at 320 Arapaho West Trail between Taho Drive and Archer Drive. The owner would like to plat the property into three lots for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Ben Crouse, LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

60

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

4/10/2023

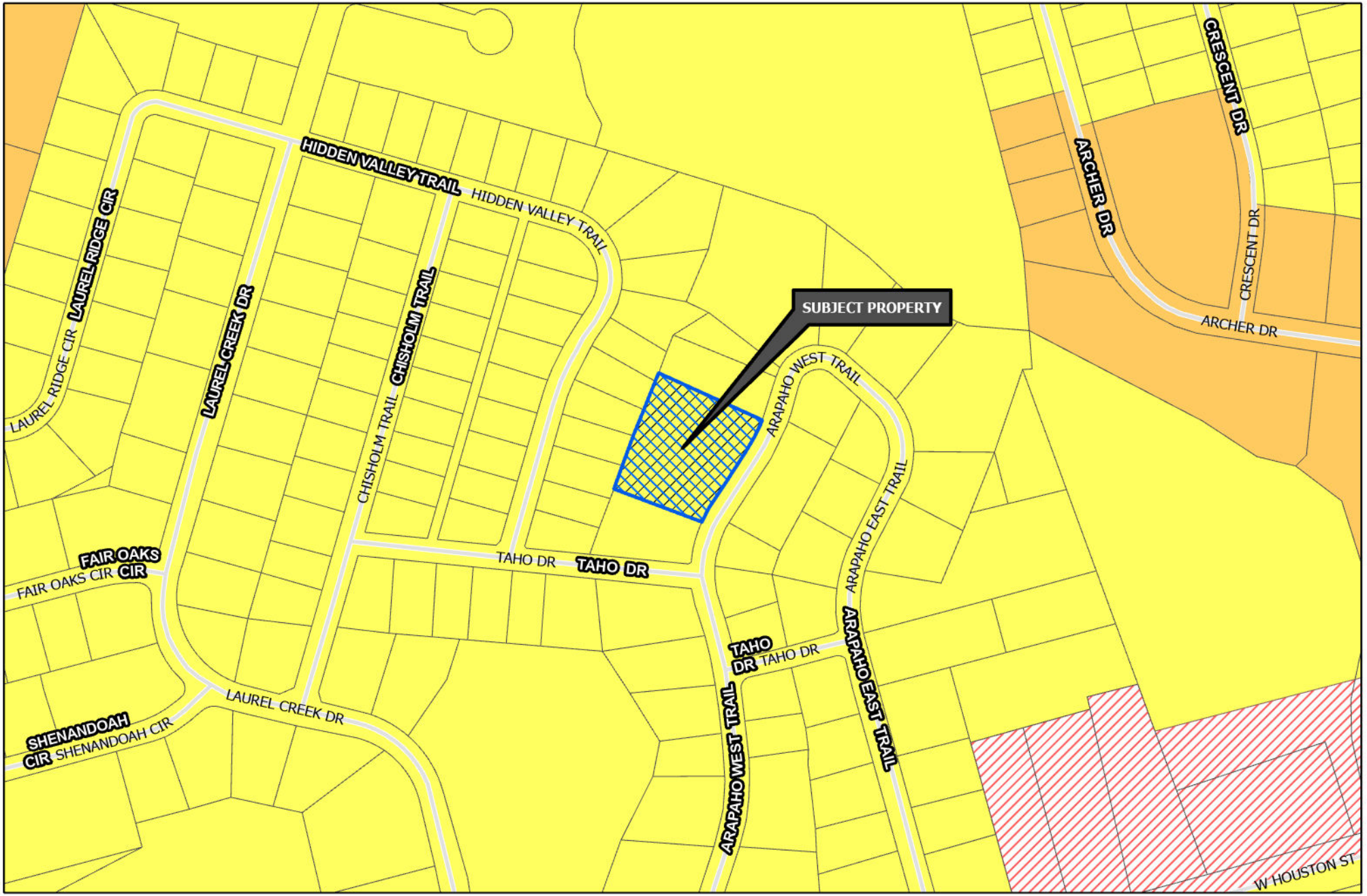
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
320 ARAPAHO W TRL

N
W E
S

Date: 4/10/2023 1:08 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

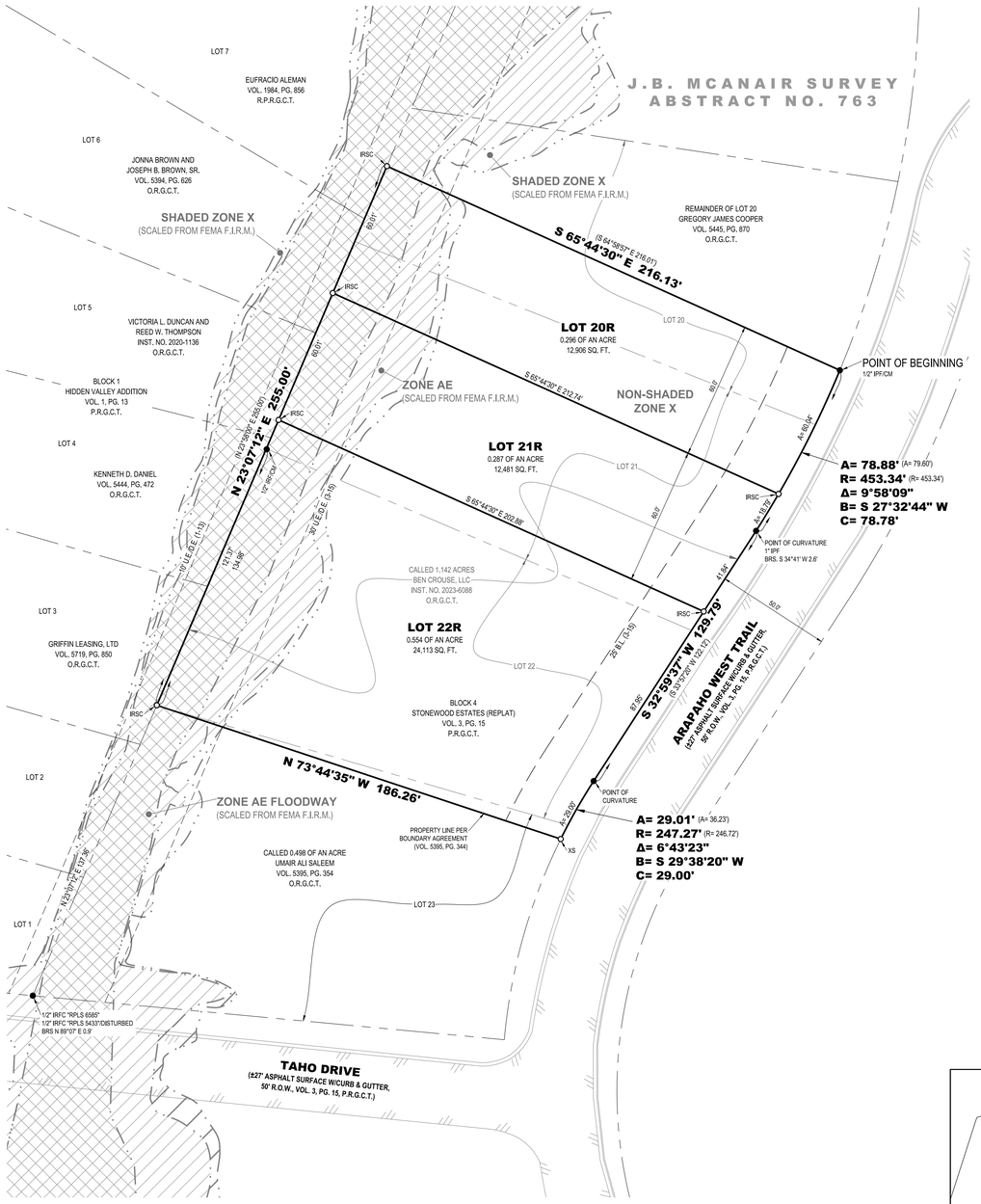
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

CITY OF SHERMAN
ZONING MAP
320 ARAPAHO W TRL

N
W E
S

Date: 4/10/2023 1:11 PM

Sherman
CLASSIC TOWN, BROAD HORIZON
NOTICE OF PROPOSED REPLAT
PROJECT #: 23-001084
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
04/05/2023 at 1:59 PM



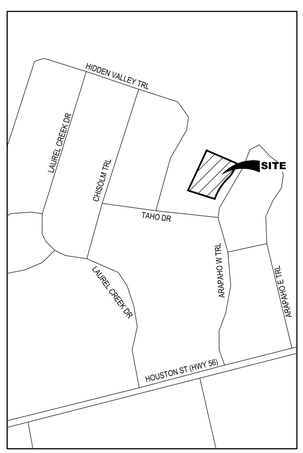
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 480829, effective date 09/01/2022 and that map indicates that a portion of this property is within "Zone AE" defined as "Areas subject to inundation by the 1% annual chance of flood with base flood elevations determined" as shown on Panel 0270 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE FOUND
XS	'X' SCRIBED IN CONCRETE SET
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	BUILDING LINE
	ASPHALT



VICINITY MAP (NOT TO SCALE)

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS BEN CROUSE, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 23, all of Lots 21 and 22, and a portion of Lot 20 in Block One of the replat of Lots 20 through 29, Block One and all of Block Four Stonewood Estates, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 3, Page 15 of the Plat records of Grayson County, Texas, and being the same tract of land described in the deed to Ben Crouse, LLC, recorded in Instrument No. 2023-6088, Official Public Records of Grayson County, Texas, as affected by Boundary Line agreement recorded in Volume 5395, Page 344, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch Iron Pipe found for the northeast corner of said Crouse tract, common to the southeasterly corner of a tract of land described in the deed to Gregory James Cooper, recorded in Volume 5445, Page 870, said Official Records, on the easterly line of said Lot 20, on the westerly right-of-way-line of Arapaho West Trail, and at the beginning of a curve to the right having a delta angle of 09°58'09", a radius of 453.34 feet, and chord bearing and distance of South 27°32'44" West, 78.78 feet;

THENCE in a southerly direction, with the easterly line of said Lot 20 part of the way, and with the easterly line of aforesaid Lot 21, and with the westerly right-of-way line of said Arapaho West Trail, and with said curve to the right an arc distance of 78.88 feet to the end of said curve, from which a 1/2-inch Iron Pipe found for witness bears South 34°41' West a distance of 2.6 feet;

THENCE South 32°59'37" West, continuing with the easterly line of said Lot 21 part of the way, and with the easterly line of aforesaid Lot 22 a distance of 129.79 to the beginning of a curve to the left having a delta angle of 06°43'23", a radius of 247.27 feet, and chord bearing and distance of South 29°38'20" West, 29.00 feet;

THENCE in a southerly direction, with the easterly line of said Lot 22, and the easterly line of aforesaid Lot 23, and with said curve to the left an arc distance of 29.01 feet to an "X" scribed in concrete, set for the southeast corner of said Crouse tract, common to the northeast corner of a called 0.498 of an acre described in the deed to Umair Ali Saleem, recorded in Volume 5395, Page 354, said Official Records, according to aforesaid Boundary Line Agreement,

THENCE North 73°44'35" West, with the southerly line of said Crouse tract, and with the northerly line of said Saleem tract, according to said Boundary Line Agreement, a distance of 186.26 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of said Lot 22, common to the northwest corner of said Lot 21, and common to the southwest corner of Crouse tract, and common to the northwest corner of said Saleem tract, on the easterly line of Block 1 of the Hidden Valley Addition, recorded in Volume 1, Page 13, said Plat Records;

THENCE North 23°07'12" East, with the westerly line of said Crouse tract, and with the easterly line of said Block 1 of said Hidden Valley Addition, passing enroute at a distance of 121.37 feet, a 1/2-inch Iron Rod found for the northwest corner of aforesaid Lot 22, and continuing on said course, a total distance of 255.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Crouse tract, common to the southwest corner of aforesaid Cooper tract;

THENCE South 65°44'30" East, crossing said Lot 20 with the northerly line of said Crouse tract, and with the southerly line of said Cooper Tract, a distance of 216.13 feet to the POINT OF BEGINNING and enclosing 1.136 acres (49,500 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **BEN CROUSE, LLC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF STONEWOOD ESTATES REPLAT, BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: **Ben Crouse, LLC, a Texas Limited Liability Company**

By:_____
Ben Crouse, Member

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF STONEWOOD ESTATES REPLAT, BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23**, to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

REPLAT OF STONEWOOD ESTATES REPLAT
BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23
1.136 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Ben Crouse, LLC
920 Brown Road
Sherman, TX 75090
Ph: 903-271-3104

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: LGT Checked by: CRN	Scale: 1"=30' Date: 03/20/2023	Project No. 23-0065.1 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Ben Crouse, LLC
920 Brown Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Stonewood Estates Replat Block 1, Lots 21 & 22 and Part of Lots 20 & 23 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Dedicate a 10' Utility Easement along Arapaho West Trail. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

*** 801 PLEASANT HOME ROAD**

The request of Gerardo Solis, Sonoma Construction, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001 acres in the Elijah N. Deaver Survey, Abstract 358, as follows:

Planning & Zoning Commission

Final Plat of Sonoma Acres, Lots 1, 2, 3, 4, Block A.

Background:

The property is located at 801 Pleasant Home Road at the corner of Riddels Road and Pleasant Home Road. The owner would like to plat the property into four lots for residential development.

The following has been approved for this location:

- February 21, 2023 - Preliminary Plat of Sonoma Acres.

Adjacent Zoning:

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

Origination:

Gerardo Solis, Sonoma Construction, LLC (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

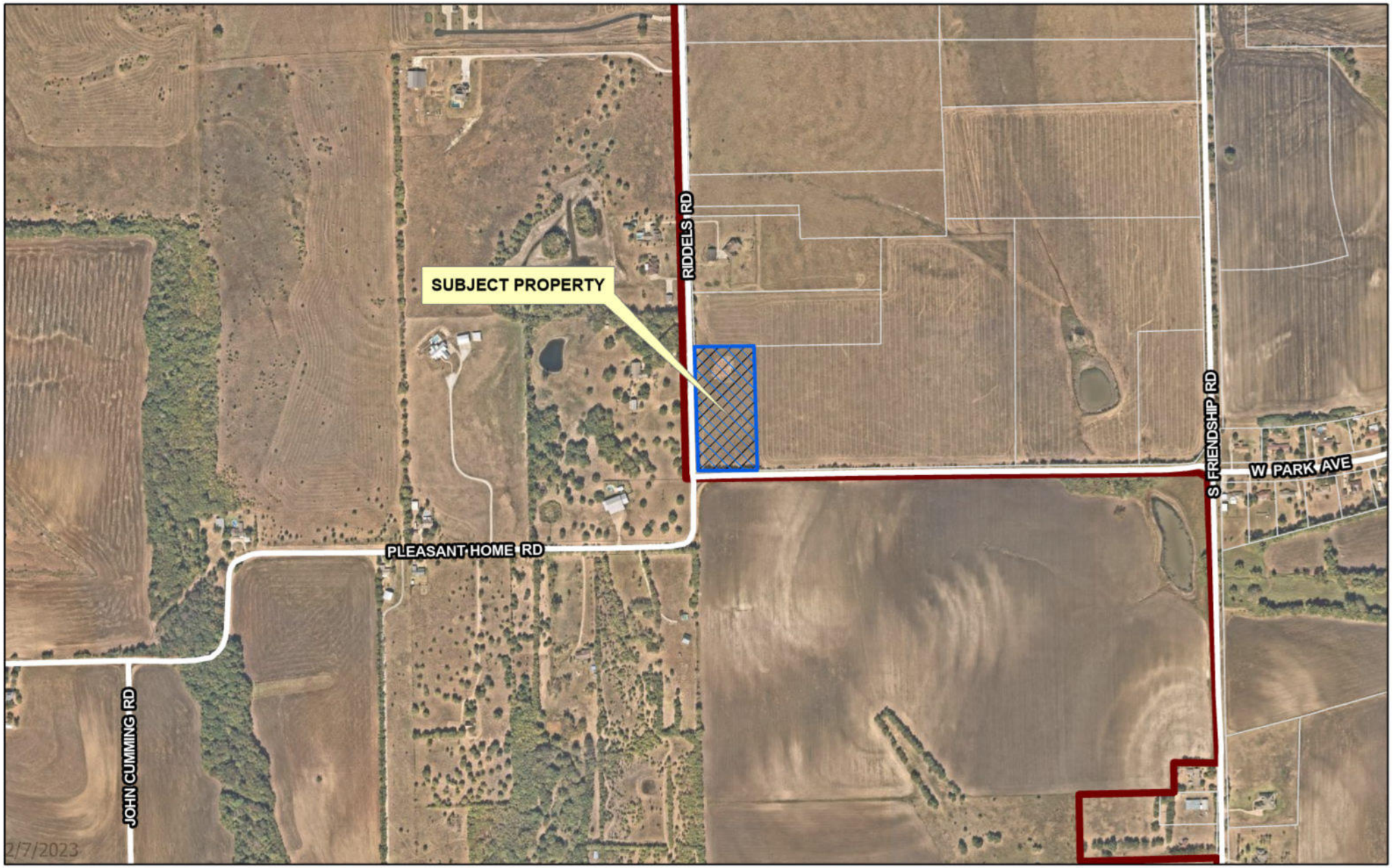
Attachments

Location Map

Zoning Map

Final Plat

STAFF REVIEW LETTER - Engineering



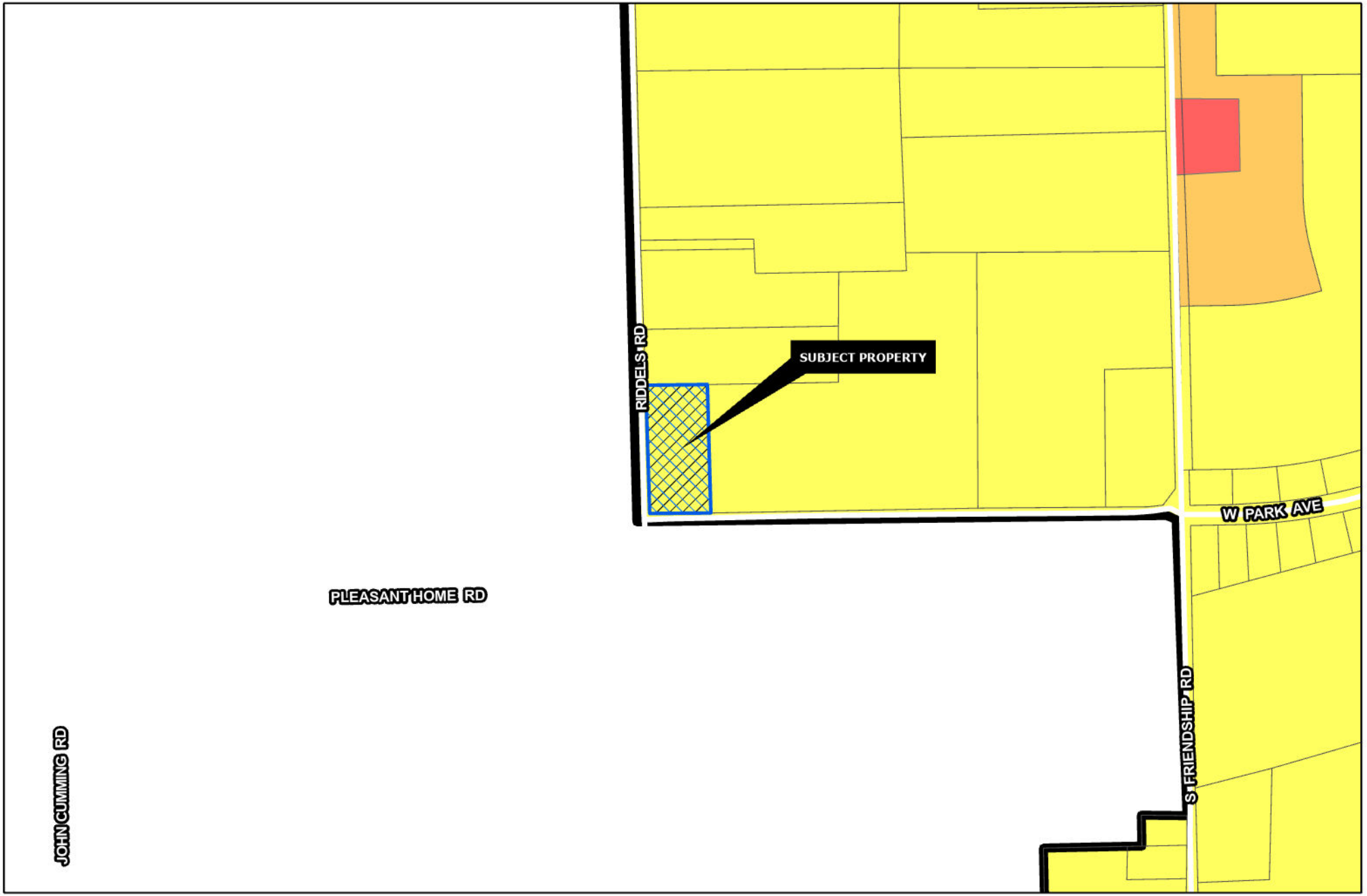
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
801 PLEASANT HOME R D.

N
W E
S

Date: 2/7/2023 10:45 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

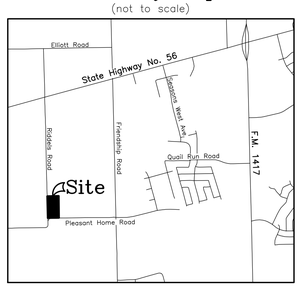
Road Names All

CITY OF SHERMAN
ZONING MAP
801 PLEASANT HOME RD.

N
W E
S

Date: 2/7/2023 10:45 AM

Vicinity Map
(not to scale)



Leonard Reed Survey
Abstract No. 1029
Grayson County, Texas

remainder of
Dean Johnson &
Juanita Johnson
22.67 Acres
Vol. 2428, Pg. 283
O.P.R.G.C.T.

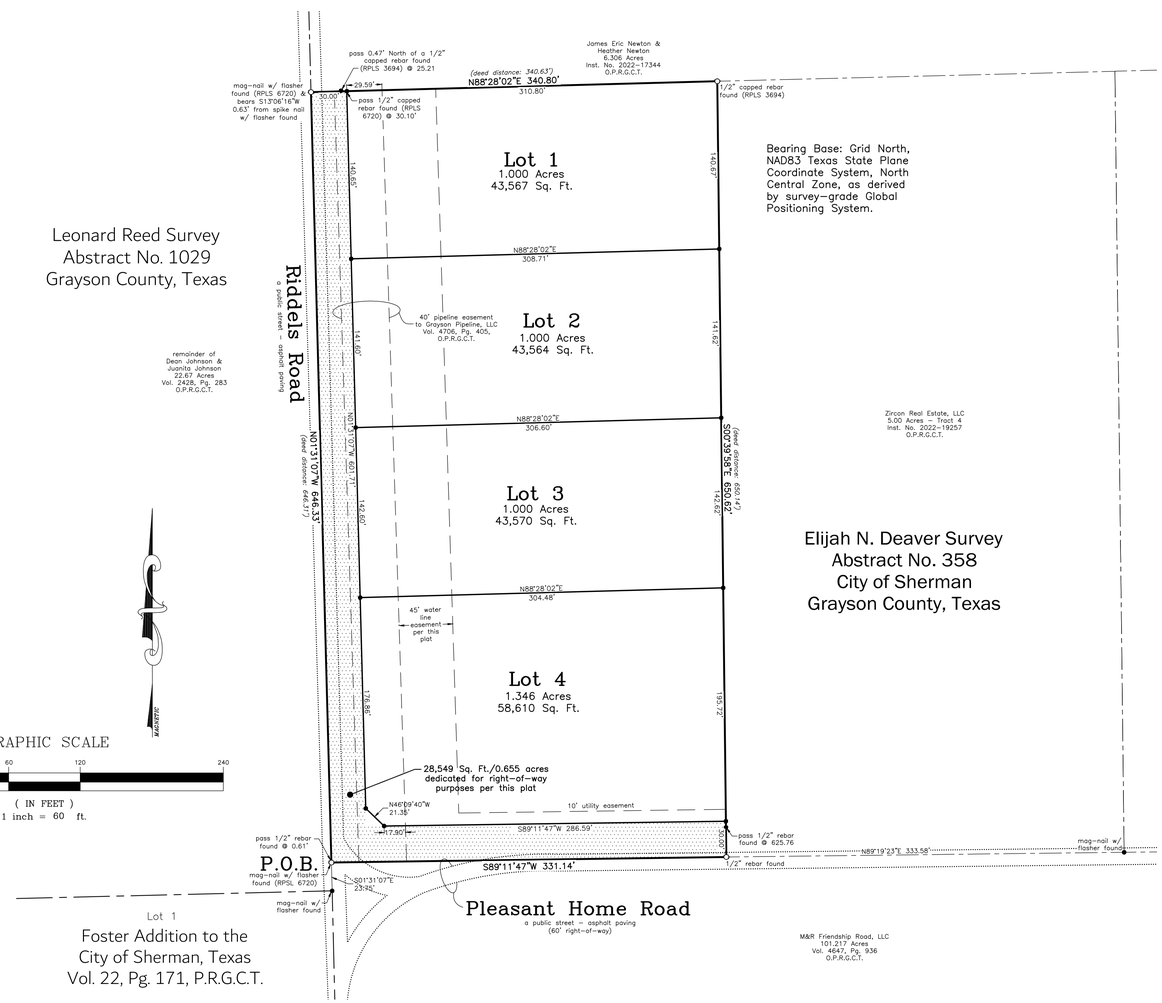
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
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.48181C0400 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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

Elijah N. Deaver Survey
Abstract No. 358
City of Sherman
Grayson County, Texas

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, being a part of the Elijah N. Deaver Survey, Abstract No. 358, and being all of the "called" 4.998 Acres conveyed by Warranty Deed from Jeffery T. Adams and Desiree Adams to Sonoma Construction, LLC on October 19, 2022, as recorded in Inst. No. 2022-34627, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail with flasher found (RPLS 6720) at the intersection of Riddels Road, a public street, with Pleasant Home Road, a public street, lying in the West line of said Elijah N. Deaver Survey and the East line of both Leonard Reed Survey, Abstract No. 1029, and the remainder of 22.67 ac. conveyed to Dean Johnson and Juanita Johnson, as recorded in Vol. 2428, Pg. 283, said Official Public Records, being the Northwest corner of 101.217 ac. tract conveyed to M&R Friendship Road, LLC, as recorded in Vol. 4647, Pg. 936, said Official Public Records, and the Southwest corner of said Sonoma Construction, LLC 4.998 ac.;

THENCE North 01 deg. 31 min. 07 sec. West, with or near the centerline of said Riddels Road, the East line of both said Johnson 22.67 ac. and Leonard Reed Survey, with the West line of both said Elijah N. Deaver Survey and Sonoma Construction 4.998 ac., **PASSING** a 1/2 inch rebar found at 0.61 ft. and continuing for a **TOTAL** distance of 646.33 ft. to a mag-nail with flasher found (RPLS 6720) at the Southwest corner of 6.306 ac. conveyed to James Eric Newton and Heather Newton, as recorded in Inst. No. 2022-17344, said Official Public Records, and being the Northwest corner of said Sonoma Construction, LLC 4.998 ac., from which point bears South 13 deg. 06 min. 16 sec. West, 0.63 ft. from a spike nail with flasher found;

THENCE North 88 deg. 28 min. 02 sec. East, with the South line of said Newton 6.306 ac. and the North line of said Sonoma Construction 4.998 ac., **PASSING** a 1/2 inch capped rebar found (RPLS 3694) at 25.21 ft. that bears North, 0.47 ft., **PASSING** a 1/2 inch capped rebar found (RPLS 6720) at 30.10 ft. and continuing for a **TOTAL** distance of 340.80 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Northwest corner of the 5.00 ac. (Tract 4) conveyed to Zircon Real Estate, LLC, as recorded in Inst. No. 2022-19257, said Official Public Records, and being the Northeast corner of said Sonoma Construction, LLC 4.998 ac.

THENCE South 00 deg. 39 min. 58 sec. East, with the West line of said Zircon Real Estate, LLC 5.00 ac. and the East line of said Sonoma Construction 4.998 ac., **PASSING** a 1/2 inch rebar at 625.76 ft. and continuing for a **TOTAL** distance of 650.62 ft. (deed distance: 650.14 ft.) to a 1/2 inch rebar found lying in or near the centerline of said Pleasant Home Road, the North line of said M&R Friendship Road, LLC and being the Southeast corner of said Sonoma Construction, LLC 4.998 ac.;

THENCE South 89 deg. 11 min. 47 sec. West, with the or near the centerline of said Pleasant Home Road, the North line of said M&R Friendship Road, LLC 101.217 ac. and the South line of said Sonoma Construction 4.998 ac., a distance of 331.14 ft. to the **PLACE OF BEGINNING** and containing **5.001 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, Gerardo Solis, Authorized Representative for Sonoma Construction, LLC, sole owner of Sonoma Acres 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.

_____
Gerardo Solis, Authorized Representative for Sonoma Construction, LLC

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final plat of Sonoma Acres to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final plat of Sonoma Acres to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat
Lots 1, 2, 3 & 4, Block A
Sonoma Acres
to the
City of Sherman
Grayson County, Texas
5.001 Acres
in the
Elijah N. Deaver Survey
Abstract No. 358

Date of Preparation: March 21, 2023

Job No. CGS380323

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:
Sonoma Construction, LLC
985 East Cottage Hill Parkway
McKinney, Texas 75071

X:\Shared Projects\4.998-Acres-W-A-Deaver-Survey\Civil 3D\4.998 Acres.dwg 3/21/2023 3:10 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Sonoma Construction, LLC
985 E. Cottage Hill Parkway
McKinney, TX 75071

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

Dear Applicants,

The request for approval of the Final Plat of Sonoma Acres has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 45' Water Easement along Riddels Road to be shown as a separate instrument with Instrument Information shown on plat.
2. 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)*
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. 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. Three Party Agreement required for Public Infrastructure.
6. 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.
7. 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)*
8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **1300-1500 WEST TAYLOR STREET**

The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones, Kimley-Horn and Associates (Representative/Surveyor) concerning the property located at 1300-1500 West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Park Apartments.

Background:

The property is located at 1300-1500 West Taylor Street between Westside Drive and Park Place. The owner would like to plat the property into two lots for a multi-family development.

Adjacent Zoning:

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

Origination:

Justin Webb, Sherman Parks Apartments, LP (Owner)
Caleb Jones, Kimley-Horn and Associates (Representative)
Kimley-Horn and Associates (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

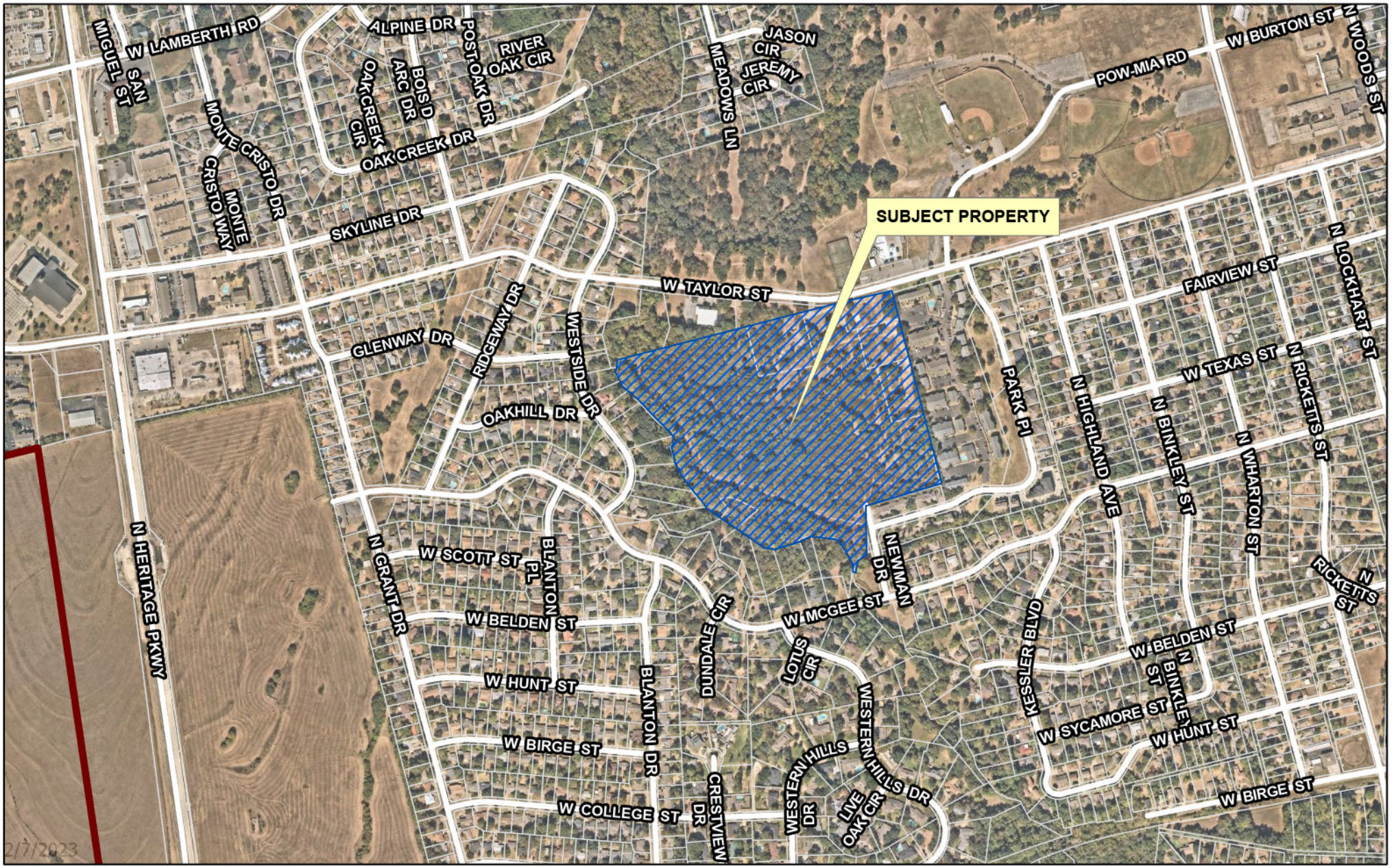
Not required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
Hydrologic Workmap
Comment Response Letter
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

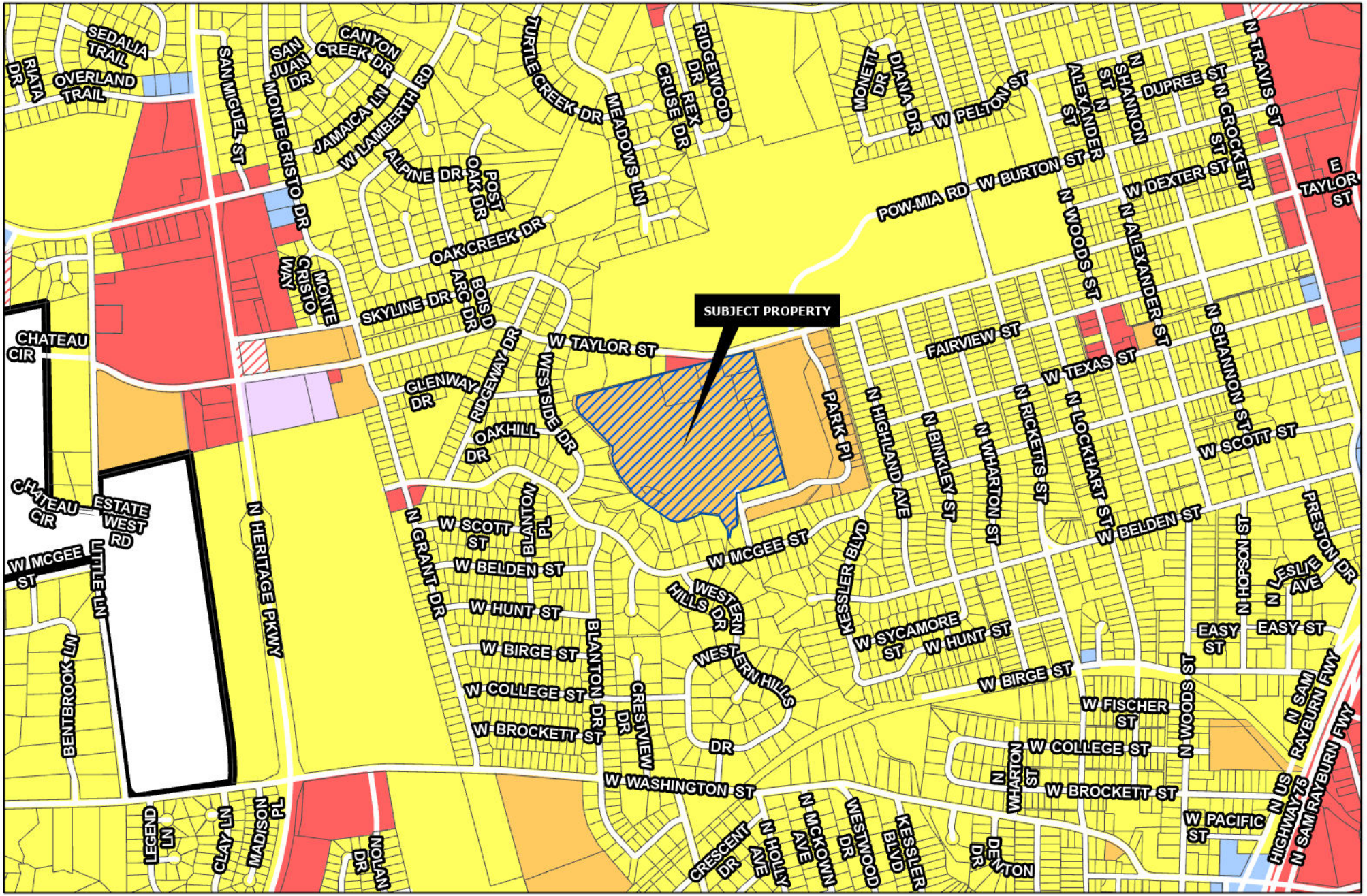
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1400 W. TAYLOR ST.

N
W E
S

Date: 2/7/2023 11:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 1400 W. TAYLOR ST.

N W E S

Date: 2/7/2023 11:15 AM

TAYLOR STREET
(60' R.O.W.) (VOL. 3, PG. 50)

0.097 ACRE (5,209 SQ. FT.) RIGHT OF WAY DEDICATION TO THE CITY OF SHERMAN

TAYLOR STREET
(A PUBLIC STREET)

CITY OF SHERMAN TRACT OF LAND
(FAIRVIEW PARK)
NO DEED REFERENCE

S83°43'52"E 137.98'
12.78'
S80°20'24"E 115.37'
N84°15'23"W 585.95'
S84°15'23"E 371.40'
S84°17'38"E 363.47'
S84°17'38"E 363.46'
N84°15'23"W 40.41'
N75°31'41"E 147.89'
N74°16'00"E 211.20'
N75°25'58"E 268.59'
S14°36'32"E 13.05'
Δ=2°47'32"
R=640.00'
L=31.19'
CB=S85°41'24"E
C=31.19'
Δ=2°53'26"
R=643.50'
L=32.46'
CB=S85°44'21"E
C=32.46'
Δ=15°28'13"
R=643.50'
L=173.75'
CB=N82°00'06"E
C=173.22'
N14°07'06"E 255.44'
242.66'
N0°53'55"W 162.64'
N75°16'45"E 346.00'
N75°23'24"E 235.13'
N14°36'52"W 176.74'
N6°59'42"E 31.32'
S78°47'08"W 34.94'
N6°59'42"E 32.81'
N13°35'00"W 34.67'
N42°14'59"W 283.65'
N50°10'34"W 113.19'
N9°40'45"W 36.80'
N38°44'34"E 28.74'
N16°12'15"W 88.46'
N14°36'32"W 1008.16'
S14°36'32"E 847.38'
S35°47'03"W 13.39'
S14°12'57"E

43.5' 8-8 26.1' 43.5' 8-8 26.1' 43.5' 15.33' 15.33'

15' UTILITY EASEMENT

15' WATER EASEMENT

VARIABLE WIDTH STREET, SIDEWALK AND UTILITY EASEMENT

25' ACCESS & UTILITY EASEMENT

26' ACCESS & UTILITY EASEMENT

15' WATER EASEMENT

15' WATER EASEMENT

30' ACCESS EASEMENT
VOL. 2575, PG. 370
(HATCHED PORTION ABANDONED BY SEPARATE INSTRUMENT)

10 DRAINAGE & UTILITY EASEMENT
VOL. 6, PG. 29
P.R.G.C.T.

20' ACCESS EASEMENT IN
VOL. 1184, PG. 317
(HATCHED PORTION ABANDONED BY SEPARATE INSTRUMENT)

20' WIDE ACCESS EASEMENT
VOL. 1275, PG. 622
(HATCHED PORTION ABANDONED BY SEPARATE INSTRUMENT)

10 DRAINAGE & UTILITY EASEMENT
VOL. 6, PG. 29
P.R.G.C.T.

10' SANITARY SEWER EASEMENT
VOL. 2575, PG. 370, &
VOL. 2580, PG. 415, O.P.R.G.C.T.
(HATCHED PORTION ABANDONED BY SEPARATE INSTRUMENT)

100 FT. WIDE EASEMENT TO TEXAS POWER & LIGHT CO. IN VOL 247, PG 288, D.R.G.C.T.

APPROXIMATE LIMIT OF F.E.M.A. 100-YEAR FLOODPLAIN PER FIRM MAP NO. 48181C0275 G REVISED 09/01/2022

ZONE AE

ZONE X (SHADED)

ZONE AE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

20' ALLEY

LOT 6, BLOCK 3
WESTERN HILLS
SECTION FOUR
VOL. 3, PG. 50
P.R.G.C.T.

CITY OF SHERMAN
VOL. 2346, PG. 384
D.R.G.C.T.

BLOCK 3
WESTERN HILLS
SECTION FOUR
VOL. 3, PG. 50
P.R.G.C.T.

CITY OF SHERMAN TRACT
OF LAND
VOL. 889, PG. 150
D.R.G.C.T.

BLOCK 3
WESTERN HILLS
SECTION THREE
VOL. 2, PG. 42
P.R.G.C.T.

CALLED 1.9894 ACRES
CITY OF SHERMAN
VOL. 5120, PG. 10
D.R.G.C.T.

CITY OF SHERMAN TRACT OF LAND
VOL. 889, PG. 150
D.R.G.C.T.

BLOCK A, LOT 3
3.925 ACRES
(170,985 SQ. FT.)

BLOCK A, LOT 1
23.590 ACRES
(1,027,599 SQ. FT.)

CALLED 22.73 ACRES
ALTERRIAN CAPITAL, LLC
DOC. NO. 2022-36996
O.R.G.C.T.

BLOCK A, LOT 2
9.846 ACRES
(428,890 SQ. FT.)

CALLED 9.85 ACRES
SHERMAN PARK APARTMENTS, LP
DOC. NO. 2022-37006
O.R.G.C.T.

BLOCK 1
REPLAT OF LOTS 6 THRU 45,
WOOD HAVEN ADDITION
VOL. 6, PG. 29
P.R.G.C.T.

BLOCK 2
REPLAT OF LOTS 6 THRU 45,
WOOD HAVEN ADDITION
VOL. 6, PG. 29
P.R.G.C.T.

J.B. MCANAIR SURVEY
ABSTRACT NO. 763

IRSC
1/2" IRF
1/2" IRFC
SARTIN 3694"
3/4" IRF
BOIS D'ARC
POST FOUND

MATCHLINE "A"

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 30X42

LINE TYPE LEGEND

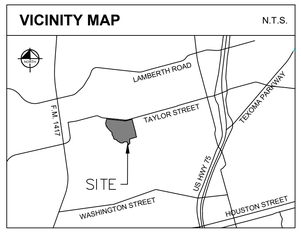
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ELEVATION BENCHMARK		
	GUY ANCHOR	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	UTILITY POLE	IRFC	IRON ROD WITH CAP FOUND
T	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	SIGN	P.O.B.	POINT OF BEGINNING
	MARQUEE/BILLBOARD	DRGCT	DEED RECORDS, GRAYSON
	LIGHT STANDARD		COUNTY, TEXAS
	MAIL BOX	OPRGCT	OFFICIAL PUBLIC RECORDS,
	SANITARY SEWER CLEAN OUT		GRAYSON COUNTY, TEXAS
	STORM SEWER DRAIN	PRGCT	PLAT RECORDS, GRAYSON
W	WATER BOX		COUNTY, TEXAS
	FIRE HYDRANT	VOL	VOLUME
	WATER VALVE	PG.	PAGE
	WATER WELL	INST.	INSTRUMENT No.

VICINITY MAP

N.T.S.



NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. 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 0.9998928914.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4818C0270F, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within the following Zones:

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

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

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

For the portions of 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.

FINAL PLAT
SHERMAN PARK APARTMENTS
BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC/CDS	KHA	April 2023	063970006	1 OF 3

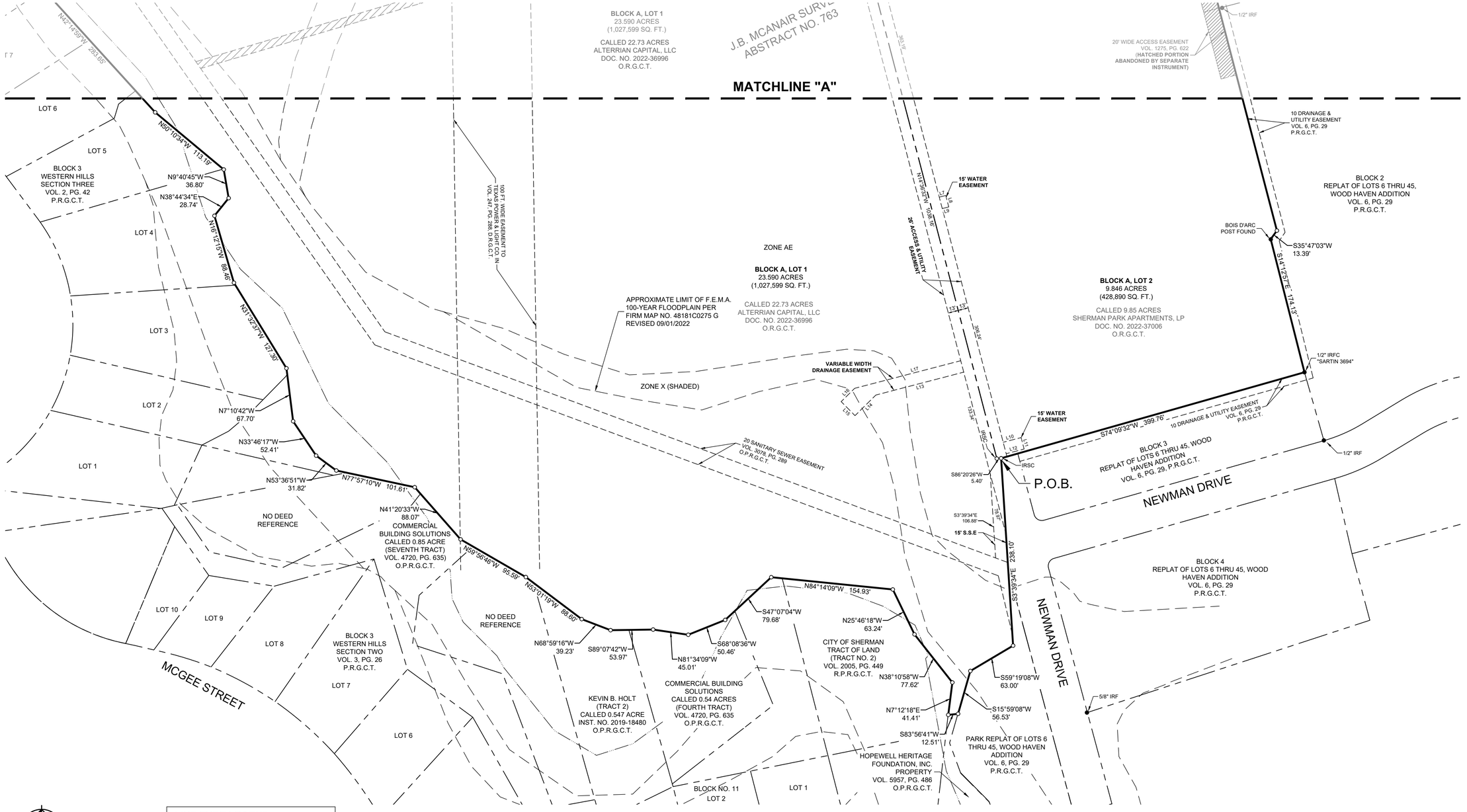
OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
Sherman Park
Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

DWG NAME: K:\FRI_SURVEY\063970006-TERRELL PARTNERS TRACT - SHERMAN\DWG\063970006 SHERMAN PARK APARTMENTS FP.DWG PLOTTED BY MARX, MICHAEL 4/5/2023 5:07 PM LAST SAVED 4/5/2023 7:09 AM



NORTH

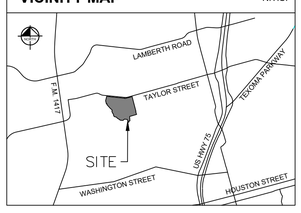
GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 30X42

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
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	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
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	GUY ANCHOR	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	UTILITY POLE	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	SIGN	P.O.B.	POINT OF BEGINNING
	MARQUEE/BILLBOARD	DRGCT	DEED RECORDS, GRAYSON COUNTY, TEXAS
	LIGHT STANDARD		
	MAIL BOX	OPRGCT	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	SANITARY SEWER CLEAN OUT		
	STORM SEWER DRAIN	PRGCT	PLAT RECORDS, GRAYSON COUNTY, TEXAS
	WATER BOX		
	FIRE HYDRANT	VOL.	VOLUME
	WATER VALVE	PG.	PAGE
	WATER WELL	INST.	INSTRUMENT No.

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. 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 0.9998928914.

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

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

For the portions of 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			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S75°23'28"W	23.50'	L11	S14°36'32"E	15.00'
L2	N14°36'32"W	15.00'	L12	S75°23'28"W	23.50'
L3	N75°23'28"E	23.50'	L13	S75°23'28"W	115.00'
L4	N75°23'28"E	8.50'	L14	S45°23'28"W	37.28'
L5	S14°36'32"E	15.00'	L15	N44°36'32"W	25.00'
L6	S75°23'28"W	8.50'	L16	N45°23'28"E	23.98'
L7	N75°23'28"E	8.50'	L17	N75°23'28"E	139.02'
L8	S14°36'32"E	15.00'			
L9	S75°23'28"W	8.50'			
L10	N75°23'28"E	23.50'			

FINAL PLAT
SHERMAN PARK APARTMENTS

BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC/CDS	KHA	April 2023	063970006	2 OF 3

OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
Sherman Park Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

DWG NAME: K:\FRI_SURVEY\063970006-TERRELL PARTNERS TRACT - SHERMAN\DWG\063970006 SHERMAN PARK APARTMENTS FP.DWG PLOTTED BY MARK, MICHAEL 4/5/2023 5:07 PM LAST SAVED 4/5/2023 7:09 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, are the sole owners of a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas, and being all of a called 22.73 acre tract of land described in a deed to Alterrian Capital, LLC, recorded in Document No. 2022-36996, Official Records of Grayson County, Texas, all of a called 9.85 acre tract of land described in a deed to Sherman Park Apartments, LP, recorded in Document No. 2022-37006, Official records of Grayson County, Texas, all of a called 1.984 acre tract of land described in a deed to the City of Sherman, recorded in Volume 5120, Page 10 of the Deed Records of Grayson County, Texas, all of Lot 6, Block 3 of Western Hills Section Four, an addition to the City of Sherman, according the Plat thereof recorded in Volume 3, Page 50 of the Plat Records of Grayson County, Texas, and also described in a deed to the City of Sherman, recorded in Volume 2346, Page 384 of the Deed Records of Grayson County, Texas, and being a portion of a tract of land described in a deed to the City of Sherman, recorded in Volume 889, Page 150 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap set for the northwest corner of the northerly terminus of Newman Drive (a variable width right-of-way);

THENCE South 03°39'34" East, with the westerly right-of-way line of said Newman Drive and the southeast line of said 22.73 acre tract, a distance of 238.10 feet to a 5/8-inch iron rod with a red plastic cap set in the north line of a Park, per the plat of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas;

THENCE along said north line, the following courses and distances:

South 59°19'08" West, a distance of 63.00 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 15°59'08" West, a distance of 56.53 feet to a point for corner;

THENCE along the southerly and west lines of said 22.73 acre tract, the following courses and distances:

South 83°56'41" West, a distance of 12.51 feet to a point for corner;

North 07°12'18" East, a distance of 41.41 feet to a point for corner;

North 38°10'58" West, a distance of 77.62 feet to a point for corner;

North 25°46'18" West, a distance of 63.24 feet to a point for corner;

North 84°14'09" West, a distance of 154.93 feet to a point for corner;

South 47°07'04" West, a distance of 79.68 feet to a point for corner;

South 68°08'36" West, a distance of 50.46 feet to a point for corner;

North 81°34'09" West, a distance of 45.01 feet to a point for corner;

South 89°07'42" West, a distance of 53.97 feet to a point for corner;

North 68°59'16" West, a distance of 39.23 feet to a point for corner;

North 53°01'19" West, a distance of 88.60 feet to a point for corner;

North 59°56'46" West, a distance of 95.59 feet to a point for corner;

North 41°20'33" West, a distance of 88.07 feet to a point for corner;

North 77°57'10" West, a distance of 101.61 feet to a point for corner;

North 53°36'51" West, a distance of 31.82 feet to a point for corner;

North 33°46'17" West, a distance of 52.41 feet to a point for corner;

North 07°10'42" West, a distance of 67.70 feet to a point for corner;

North 31°32'37" West, a distance of 127.30 feet to a point for corner;

North 16°12'15" West, a distance of 88.46 feet to a point for corner;

North 38°44'34" East, a distance of 28.74 feet to a point for corner;

North 09°40'45" West, a distance of 36.80 feet to a point for corner;

North 50°10'34" West, a distance of 113.19 feet to a point for corner;

North 42°14'59" West, a distance of 283.65 feet to a point for corner;

North 13°35'00" West, a distance of 34.67 feet to a point for corner;

North 06°59'42" East, a distance of 32.81 feet to the northeast corner of Lot 9, Block 3 of Western Hills Section Three, an addition to the City of Sherman according to the Plat thereof recorded in Volume 2, Page 42 of the Plat Records of Grayson County, Texas;

THENCE South 78°47'08" West, along the northerly line of said Lot 9, Block 3, a distance of 34.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Lot 1, Block 3 of said Western Hills Section Four;

THENCE North 14°34'52" West, along the easterly line of said Lot 1, Block 3 and along the easterly line of Lot 2, Block 3 of said Western Hills Section Four, a distance of 176.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 2, Block 3, common to the southeast corner of Lot 3, Block 3 of said Western Hills Section Four;

THENCE North 14°07'08" East, along the easterly line of said Lot 3, Block 3, the easterly line of Lot 4 and 5, Block 3 of said Western Hills Section Four, and along the westerly line of said Lot 6, Block 3, a distance of 255.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 5, Block 3, common to the northwest corner of said Lot 6, Block 3, same being on the southerly right-of-way line of Taylor Street, a 60-foot wide right-of-way as recorded in said Western Hills Section Four;

THENCE South 83°43'52" East, along the northerly line of said Lot 6, Block 3 and along the southerly right-of-way line of said Taylor Street, a distance of 137.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 6, Block 3 and being at the south end of the easterly terminus of said Taylor Street;

THENCE South 80°20'24" East, along the occupied southerly line of Taylor Street, a public street, no record found and crossing said City of Sherman tract, a distance of 115.37 feet to 3/4 inch iron rod found for the northwest corner of said 1.9894 acre tract;

THENCE South 84°15'23" East, continuing along the occupied southerly line of said Taylor Street and along the northerly line of said 1.9894 acre tract, a distance of 371.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 1.9894 acre tract;

THENCE South 84°17'38" East, continuing along the occupied southerly line of said Taylor Street and crossing said City of Sherman tract, a distance of 363.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 640.00 feet, a central angle of 02°47'32", and a chord bearing and distance of South 85°41'24" East, 31.19 feet;

THENCE in a southeasterly direction, continuing along the occupied southerly line of said Taylor Street and continuing across said City of Sherman tract, with said tangent curve to the left, an arc distance of 31.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 14°36'32" East, continuing along the occupied southerly line of said Taylor Street and continuing across said City of Sherman tract, a distance of 13.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 22.73 acre tract, common to the northwest corner of said 9.85 acre tract;

THENCE continuing along the occupied southerly line of said Taylor Street and along the northerly line of said 9.85 acre tract, the following courses and distance:

North 75°31'41" East, a distance of 147.89 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 75°25'58" East, a distance of 268.59 feet to a 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of said 9.85 acre tract;

THENCE departing the occupied southerly line of said Taylor street and along the easterly line of said 9.85 acre tract and the southwest line of Block 1 and Block 2, of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas, the following courses and distances:

South 14°36'32" East, a distance of 847.38 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 35°47'03" West, a distance of 13.39 feet to a Bois d'arc fence corner post found for corner;

South 14°12'57" East, a distance of 174.13 feet to 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of Block 3 of said Replat of Lots 6 thru 45, Wood Haven Addition and the southeast corner of said 9.85 acre tract;

THENCE South 74°09'32" West, with the north line of said Block 3, a distance of 399.76 feet to the **POINT OF BEGINNING** and containing 37.481 acres (1,632,684 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **SHERMAN PARK APARTMENTS,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, do 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: ALTERRIAN CAPITAL, LLC., a Delaware limited liability company

By: _____
(Name)

By: _____
(Title)

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

BY: SHERMAN PARK APARTMENTS, LP, a Delaware limited partnership

By: _____
(Name)

By: _____
(Title)

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

BY: CITY OF SHERMAN

BY: _____
(NAME)

BY: _____
(TITLE)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS

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 _____, 20___.

_____
Notary Public, State of Texas

FINAL PLAT
SHERMAN PARK APARTMENTS

BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	JCC/CDS	KHA	April 2023	063970006	3 OF 3

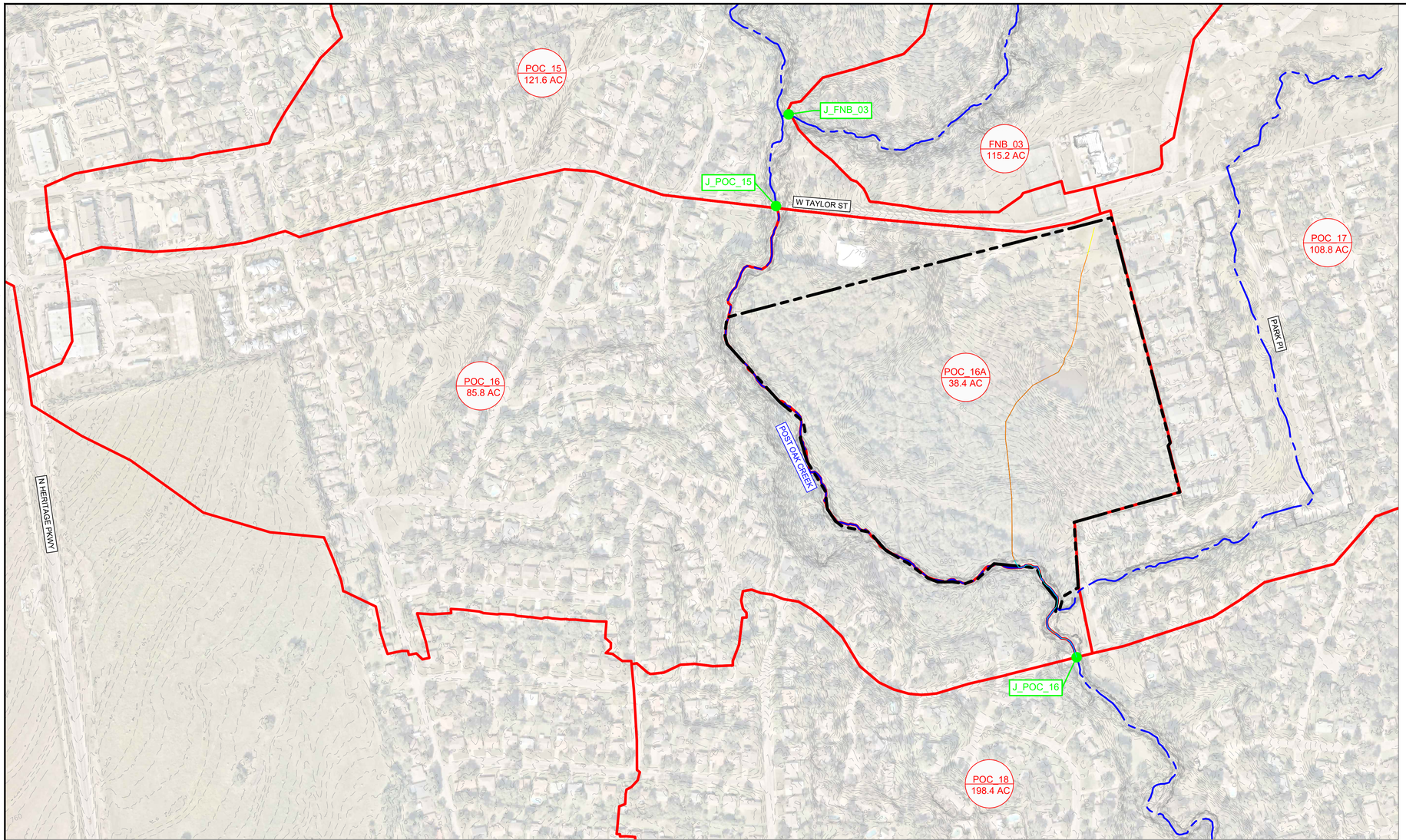
OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
Sherman Park Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

DWG NAME: K:\FRI_SURVEY\063970005-TERRELL PARTNERS TRACT - SHERMAN\DWG\063970006 SHERMAN PARK APARTMENTS FP.DWG PLOTTED BY MARX, MICHAEL 4/5/2023 5:07 PM LAST SAVED 4/5/2023 7:09 AM



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

NOTE: BASIN LIMITS ARE BASED ON FEMA EFFECTIVE LOMR CASE NO 1660-0016 (LETTER OF MAP OF REVISION FOR POST OAK CREEK AT U.S. HWY 75 DATED JULY 2018). THE BASIS OF THIS DRAINAGE EVALUATION IS THE ACCEPTED LOMR. OFFSITE FULLY DEVELOPED CONDITIONS WERE TAKEN FROM FULLY DEVELOPED EFFECTIVE MODELING. THE FULLY DEVELOPED LAND USE MAP WAS NOT AVAILABLE AT THE TIME OF THE STUDY.

TIME OF CONCENTRATION
PRE-PROJECT CONDITIONS
SCS Methodology

	SHEET FLOW						SHALLOW CONCENTRATED FLOW							PIPE FLOW			OPEN CHANNEL FLOW			TOTAL		
	SEGMENT 1 Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from iSWM 4.2 in. * Maximum = 100 ft.						SEGMENT 2 Tc = L / 60*V * $V_{Unpaved}$ = 16.13(S)$^{0.5}$ V_{Paved} = 20.33(S)$^{0.5}$							SEGMENT 4 Tc = L / 60*V * Assumed pipe velocity = 6ft/s			SEGMENT 3 Tc = L / 60*V					
Basin	Length*	$Elev_1$	$Elev_2$	Slope	Manning's	T_{c1}	Length	$Elev_2$	$Elev_3$	Slope	Condition	V_{avg}*	T_{c2}	Length	Velocity*	T_{c4}	Length	Velocity[1]	T_{c3}	T_{cTOTAL}	T_{lag}	Basin
	(ft)			(ft/ft)	"n"	(min)	(ft)			(ft/ft)	TR-55 Fig. 3-1	(ft/s)	(min)	(ft)	(ft/s)	(min)	(ft)	(ft/s)	(min)	(min)	0.6*T_c (min)	
POC_16																					10.0	POC_16
POC_16A	100	733.1	732.9	0.050	0.15	5.9	1225	732.9	689.3	0.036	Unpaved	3.0	6.7				522	5.0	1.7	14.3	8.6	POC_16A

TIME OF CONCENTRATION
POST-PROJECT CONDITIONS
SCS Methodology

	SHEET FLOW						SHALLOW CONCENTRATED FLOW							PIPE FLOW			OPEN CHANNEL FLOW			TOTAL		
	SEGMENT 1 Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from iSWM 4.2 in. * Maximum = 100 ft.						SEGMENT 2 Tc = L / 60*V * $V_{Unpaved}$ = 16.13(S)$^{0.5}$ V_{Paved} = 20.33(S)$^{0.5}$							SEGMENT 4 Tc = L / 60*V * Assumed pipe velocity = 6ft/s			SEGMENT 3 Tc = L / 60*V					
Basin	Length*	$Elev_1$	$Elev_2$	Slope	Manning's	T_{c1}	Length	$Elev_2$	$Elev_3$	Slope	Condition	V_{avg}*	T_{c2}	Length	Velocity*	T_{c4}	Length	Velocity[1]	T_{c3}	T_{cTOTAL}	T_{lag}	Basin
	(ft)			(ft/ft)	"n"	(min)	(ft)			(ft/ft)	TR-55 Fig. 3-1	(ft/s)	(min)	(ft)	(ft/s)	(min)	(ft)	(ft/s)	(min)	(min)	0.6*T_c (min)	
POC_16																					10.0	POC_16
POC_16A	50	733.0	732.4	0.050	0.150	3.4	250	732.4	730.3	0.008	Paved	1.9	2.2	937	7.0	2.2	693	5.0	2.3	10.2	6.1	POC_16A

Notes:
1.To assume fully developed off-site conditions, times of concentration were calculated using existing flow paths assuming 50-ft of grassed sheet flow at 0.5% slope, 250-ft of paved shallow concentrated flow at 1% slope, and pipe flow until the existing flow path outfalls into a creek.

Pre-Project Conditions
Hydrologic Parameters

Basin	Area (ac)	CN	Lag Time (min)
POC_16	85.8	87	10.0
POC_16A	38.4	76	8.6

Post-Project Conditions
Hydrologic Parameters

Basin	Area (ac)	CN	Lag Time (min)
POC_16	85.8	87	10.0
POC_16A	38.4	88	6.1

Pre-Project vs Post-Project Conditions
HEC-HMS Output Comparison

Hydrologic Element	Peak Discharge (cfs)		Difference (cfs)
	Pre-Project	Post-Project	
J_POC_16	5777	5776.1	-0.9

LEGEND

- PROPERTY LINE
- CREEK CENTERLINE
- DRAINAGE AREA
- J-POC_16 — JUNCTION
- SHEET FLOW PATH
- SHALLOW CONCENTRATED FLOW PATH (UNPAVED)
- PIPE FLOW PATH
- OPEN CHANNEL FLOW PATH
- STORM SEWER FLOW PATH
- 720 — EXISTING 1-FT ON-GROUND TOPOGRAPHY (KH, 2022)
- 720 — 1-FT AERIAL TOPOGRAPHY (TNRIS, 2019)

NEARMAP IMAGE: MAY 2022

No.	REVISIONS	DATE	BY

Kimley»Horn
6160 Warren Parkway, Suite 210
FRISCO, TEXAS 75034
PHONE: 972-335-3580 FAX: 972-335-3779
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT NO. 069970800 | DATE: AUGUST 2022 | SCALE: AS SHOWN | DESIGNED BY: MDB | DRAWN BY: MDB | CHECKED BY: CBF

SHERMAN PARK APARTMENTS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

HYDROLOGIC WORKMAP

SHEET NUMBER
EXH-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. 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 EPSG:2276, Date:2021102 1,at33,650297, 1,on-96,630077, Mpp0,937 - EPSG2276, Date:2021102 1,at33,650297, 1,on-96,630077, Mpp0,937 -
XREFS XREF c2450_Landscape - XREF c3D_PR - XREF c3D_PR - XREF c3Aerial
PLOTTED BY MARK DEBOLT 8/10/2022 11:08 AM
DWG NAME K:\DAL_CIVIL\069700800 - SHERMAN PARK APARTMENTS\DESIGN\HAIP\DWG\EXHIBITS\DRAINAGE AREA WORKMAP.DWG
LAST SAVED 8/10/2022 11:08 AM

Kimley»Horn

April 5, 2023

City of Sherman
Attn: Robert Epperson, P.E.
220 W. Mulberry Street
Sherman, TX 75090
planning@cityofsherman.com

RE: ***Sherman Park Final Plat***
Response to Review Comments #1

To whom it may concern:

This letter is in response to the review dated February 13, 2023, regarding Sherman Park Apartments Final Plat. Your comment is listed first, followed by the response in bold italics.

1. Plat title and civil plans title must match. Civil Plans are currently titled “Sherman Park Apartments.”
   Response: Revised per comment.

2. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)
   Response: Right-of-way and street easement was dedicated per conversations and direction from director of engineering Wayne Lee.

3. Additional Dedication of Right of Way on Taylor Street may be required upon verification of existing ROW. Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(l)(k)(l)-(3); 12(B)(5)
   Response: Right-of-way and street easement was dedicated per conversations and direction from director of engineering Wayne Lee.

4. Dedicate a 15’ Utility Easement along Taylor Street. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)
   Response: Revised per comment.

5. Fire Lane to be removed from the 26’ Fire Lane, Access, and Utility Easement.
   Response: Revised per comment.

6. Permanent structures will not be permitted to encroach into any easements.
   Response: Noted.

7. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
   Response: Noted. The floodplain is shown per the FEMA FIRM.

8. All requirements of the Floodplain Ordinance shall be followed. Code of Ordinances Chapter 3, Article 3.12
   Response: Noted.

9. Coordinate with Engineering Department for possible dedication of Sidewalk Easement for walking trail.
   Response: This was coordinated with the engineering and planning department. A meeting is scheduled with Oncor for 04/10/2023 to discuss the sidewalk easement being placed within the electric easement.

10. 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(1)
    Response: A study was completed for this project that shows no detention for this site is required. Please find the attached Hydrologic Workmap that shows a decrease in flow in post-project conditions.

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.
    Response: Civil engineering plans were submitted to the City on 01/24/2023. The first round of engineering comments were received on 02/14/2023.

12. Three Party Agreement required for Public Infrastructure.
    Response: Noted.

13. Internal water and wastewater lines will be privately owned and maintained.
    Response: Noted.

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
    Response: Noted.

15. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final-Plat to Planning & Zoning Commission. Code of Ordinances Chapter 10.05, Section 6(A)(1)
    Response: Noted.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

Jonathan Kerby, P.E. – Project Manager

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Alterrain Capital, LLC
1 Candlelight Trail
Heath, TX 75032

Sherman Park Apartments, LP
1 Candlelight Trail
Heath, TX 75032

City of Sherman
Attn: Robert Epperson, PE
220 W. Mulberry St.
Sherman, TX 75090

Kimley-Horn and Associates, Inc.
Attn: Jonathan Kerby, PE
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, TX 75240

Dear Applicants,

The request for approval of the Final Plat of Sherman Park Apartments has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove graphical 90' ROW along Travis Street from drawing.
2. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
3. Coordinate with Engineering Department for possible dedication of Sidewalk Easement for walking trail.
4. 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)*
5. 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.*
6. Three Party Agreement required for Public Infrastructure.
7. Internal water and wastewater lines will be privately owned and maintained.

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
9. 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.
10. 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)*
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

Prepared by: Rob Rae, Director of Development Services

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:

* **318 SOUTH TRAVIS STREET**

The request of City of Sherman (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 318 South Travis Street, consisting of 1.137 acres in the Samuel Blagg Survey, Abstract 56, being a part of Lots 1 and 3, and all of Lots 2, 4, and 6, in Block 10 of the Original Town Plat, as follows:

Planning & Zoning Commission

Replat for Sherman Fire Station #1 Addition.

Background:

The property is located at 318 South Travis Street between West Cherry Street and West Jones Street. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

City of Sherman (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

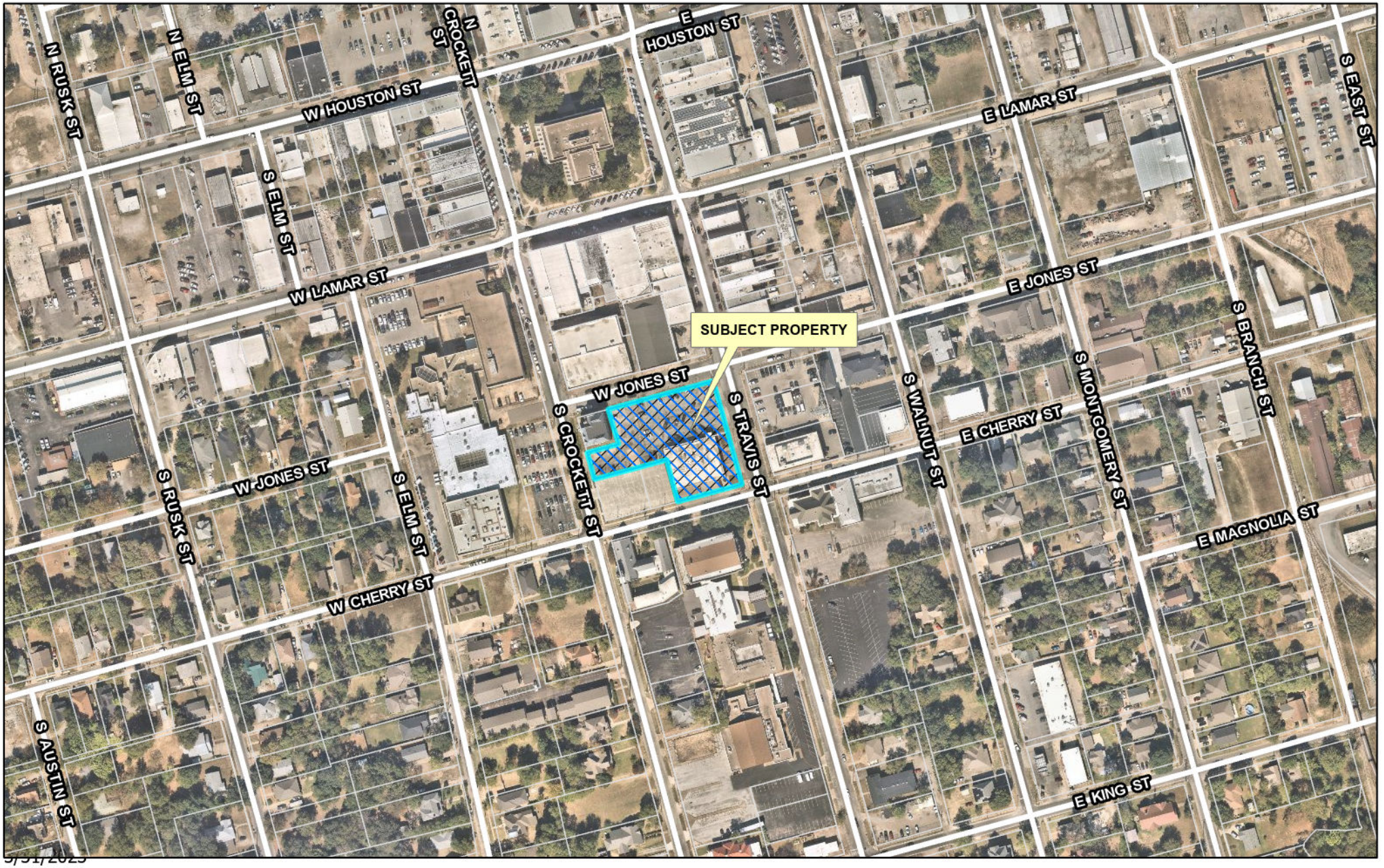
Objections Received:

0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

3/31/2023

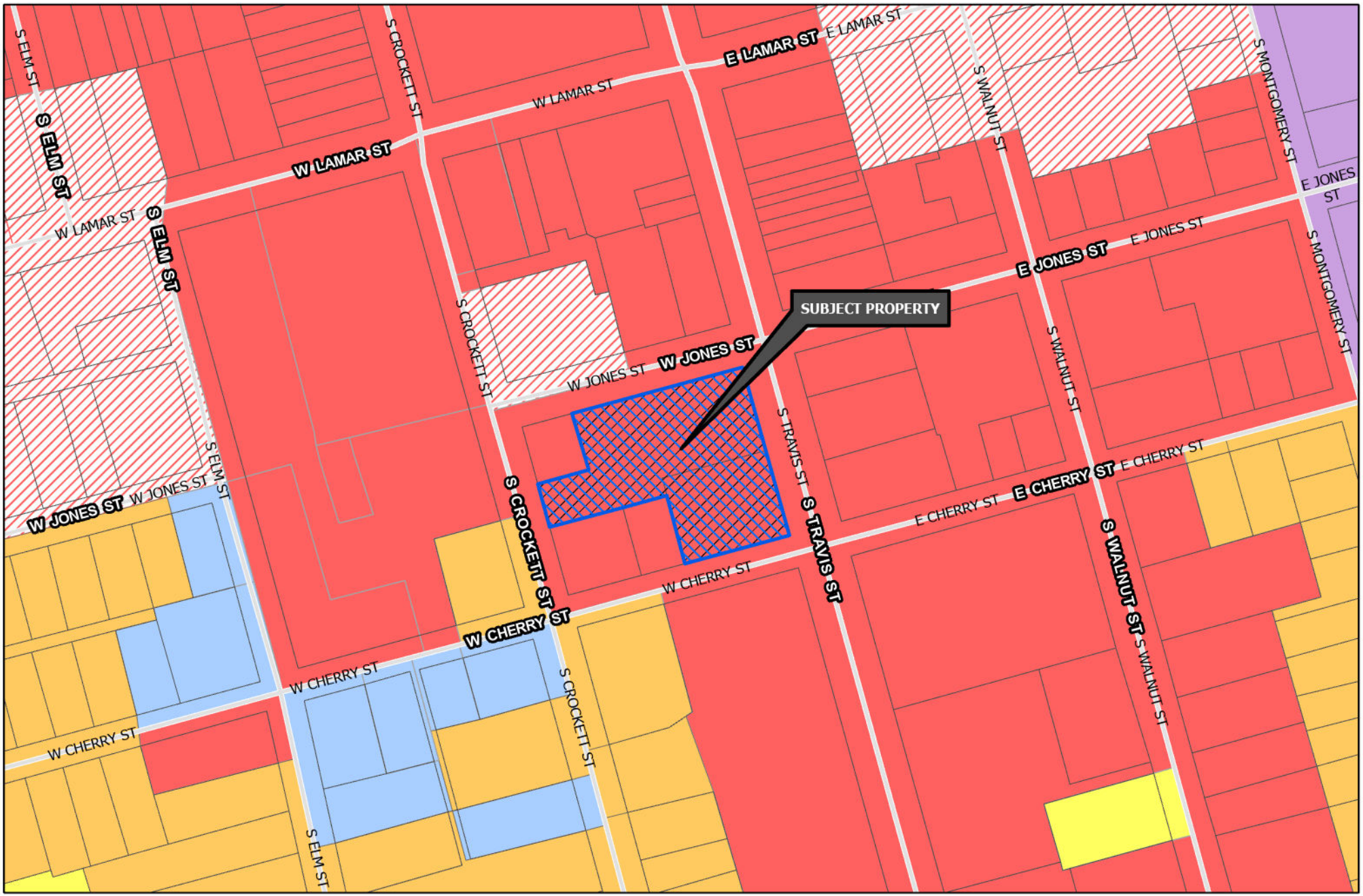
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
318 S TRAVIS ST

N
W E
S

Date: 3/31/2023 4:04 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
318 S TRAVIS ST

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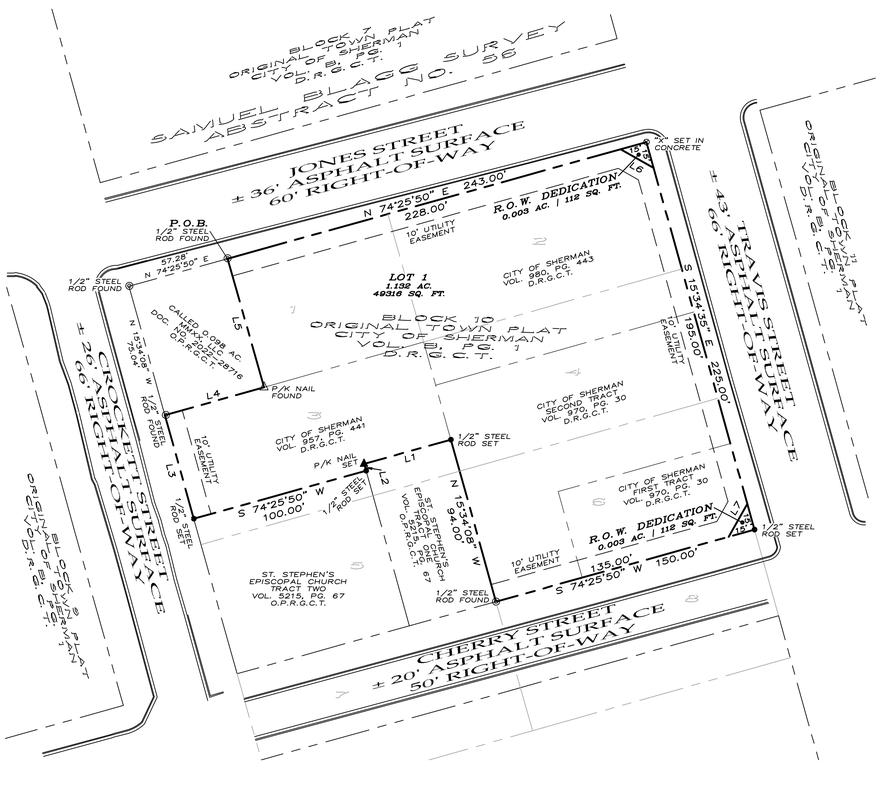
Date: 3/31/2023 4:04 PM



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

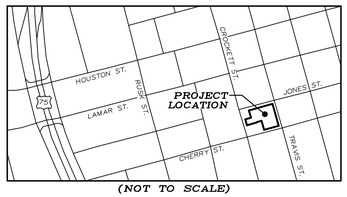
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°25'50" W	50.31'
L2	S 15°34'08" E	4.00'
L3	N 15°34'08" W	60.06'
L4	N 74°11'14" E	57.54'
L5	N 15°46'22" W	74.70'
L6	S 80°34'22" E	21.21'
L7	S 29°25'38" W	21.21'

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
⊗	"X" CUT IN CONCRETE
▲	P/K NAIL FOUND
△	P/K NAIL SET
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LOCATION MAP



(NOT TO SCALE)

FINAL PLAT
SHERMAN FIRE STATION #1 ADDITION

Replat of part of Block 10
Original Town Plat of
the City of Sherman
Being a part of the Samuel Blagg
Survey, Abstract Number 4
Being in the City of Sherman
Grayson County, Texas
Containing 1.137 acres of land

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

03/22/2023

GRAPHIC SCALE

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

OWNERS/DEVELOPER
CITY OF SHERMAN
220 W. MULBERRY STREET
SHERMAN, TX 75090-5832
CONTACT:
ROBBY HEFTON, CITY MANAGER

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a part of Lots 1 and 3 and all of Lots 2, 4, and 6, in Block 10 of the Original Town Plat of the City of Sherman, according to the plat thereof recorded in Volume B, Page 1, Deed Records, Grayson County, Texas, and the same being all of a tract of land described in the deed to the City of Sherman, recorded in Volume 980, Page 443, said Deed Records, and all of a tract of land described as First Tract and Second Tract in the deed to the City of Sherman, recorded in Volume 970, Page 30, and all of a tract of land described in the deed to the City of Sherman, recorded in Volume 957, Page 441, said Deed Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of the City of Sherman Tract (Volume 980, Page 443), common to the norrtheast corner of a called 0.098 acre tract of land described in the deed to MMXX, LLC, recorded in Document No. 2022-28716, Official Public Records, Grayson County, Texas, and on the southerly right-of-way line of Jones Street;

Thence North 74°25'50" East, with the northerly line of said City of Sherman Tract (Volume 980, Page 443), and with the southerly right-of-way line of said Jones Street, a distance of 243.00 feet to an "X" set in concrete for the northeast corner of said City of Sherman Tract (Volume 980, Page 443), and at the intersection of the southerly right-of-way line of said Jones Tract and the westerly right-of-way line of Travis Street;

Thence South 15°34'35" East, with the easterly line of said City of Sherman Tract (Volume 980, Page 443), and with the easterly line of aforesaid City of Sherman Tract (Volume 970, Page 30), and with the westerly right-of-way line of said Travis Street, a distance of 225.00 feet to a 1/2" steel rod set for the southeast corner of said City of Sherman Tract (Volume 970, Page 30), and at the intersection of the westerly right-of-way line of said Travis Street and the northerly right-of-way line of Cherry Street;

Thence South 74°25'50" West, with the southerly line of said City of Sherman Tract (Volume 970, Page 30), and with the northerly right-of-way line of said Cherry Street, a distance of 150.00 feet to a 1/2" steel rod found for the southwest corner of said City of Sherman Tract (Volume 970, Page 30), common to the southeast corner of a tract of land described as Tract One in the deed to St. Stephen's Episcopal Church, recorded in Volume 5215, Page 67, said Official Public Records;

Thence North 15°34'08" West, with the westerly line of said City of Sherman Tract, and with the easterly line of said Tract One, a distance of 94.00 feet to a set 1/2" steel rod;

Thence South 74°25'50" West, with the northerly line of said Tract One, a distance of 50.31 feet to a set P/K nail;

Thence South 15°34'08" East, with the westerly line of said Tract One, a distance of 4.00 feet to a 1/2" steel rod set for the northeast corner of a tract of land described as Tract Two in aforesaid deed to St. Stephen's Episcopal Church (Volume 5215, Page 67);

Thence South 74°25'50" West, with the southerly line of aforesaid City of Sherman Tract (Volume 957, Page 441), and with the northerly line of said Tract Two, a distance of 100.00 feet to a 1/2" steel rod set for the southwest corner of said City of Sherman Tract (Volume 957, Page 441), common to the northwest corner of said Tract Two, and on the easterly right-of-way line of Crockett Street;

Thence North 15°34'08" West, with the westerly line of said City of Sherman Tract (Volume 957, Page 441), and with the westerly right-of-way line of said Crockett Street, a distance of 60.06 feet to a 1/2" steel rod found for the northwest corner of said City of Sherman Tract (Volume 957, Page 441), common to the southwest corner of aforesaid 0.098 acre tract;

Thence North 74°11'14" East, with the northerly line of said City of Sherman Tract City of Sherman Tract (Volume 957, Page 441), and with the southerly line of said 0.098 acre tract, a distance of 57.54 feet to a P/K nail found for the southeast corner of said 0.098 acre tract, common to the western-most southwest corner of aforesaid City of Sherman Tract (Volume 980, Page 443);

Thence North 15°46'22" West, with the westerly line of said City of Sherman Tract (Volume 980, Page 443), and with the easterly line of said 0.098 acre tract, a distance of 74.70 feet to the Point of Beginning and containing 1.137 acres or 49,541 square feet of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN FIRE STATION #1 ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CITY OF SHERMAN, do hereby adopt this plat designating the hereinabove property as the SHERMAN FIRE STATION #1 ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2023.

_____
ROBBY HEFTON, CITY MANAGER
CITY OF SHERMAN

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___day of_____, 2023.

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

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 FIRE STATION #1 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 , an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2023

BY: CITY OF SHERMAN

_____
ROBBY HELFTON, CITY MANAGER

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

FINAL PLAT
SHERMAN FIRE STATION #1 ADDITION
Replat of part of Block 10
Original Town Plat of
the City of Sherman
Being a part of the Samuel Blagg
Survey, Abstract Number 4
Being in the City of Sherman
Grayson County, Texas
Containing 1.137 acres of land

03/22/2023

OWNERS/DEVELOPER
CITY OF SHERMAN
220 W. MULBERRY STREET
SHERMAN, TX 75090-5832
CONTACT:
ROBBY HEFTON, CITY MANAGER

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

City of Sherman
Attn: Robby Hefton, City Manager
220 W. Mulberry St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Sherman Fire Station #1 Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **3200 BLOCK NORTHGATE DRIVE**

The request of GlobalWafers America, LLC (Owner) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 3200 Block Northgate Drive, consisting of 142.972 acres in the Elizabeth Jones Survey Abstract No. 625, and located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District, as follows:

Planning & Zoning Commission

Replat for GlobalWafers America, LLC.

Background:

The property is located at 3200 Block Northgate Drive between West Travis Street and West FM Highway 1417. The owner would like to plat the property into one lot for commercial development.

The following has been approved for this location:

- August 16, 2022 - Preliminary Plat approval of Globalwafers America Addition.
- December 13, 2022 - Site Plan approval of Globalwafers America Addition
- January 10, 2023 - Site Plan for Globalwafers America Addition.
- January 10, 2023 - Public Hearing and Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas.
- February 21, 2023 - Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District.

Adjacent Zoning:

PD (Planned Development)
R-6 (Single Family Residential)
M-1 (Light Manufacturing) District

Origination:
GlobalWafers America, LLC (Owner)
Kimley-Horn and Associates, Inc. (Surveyor)

Master Plan Designation:
Not Applicable.

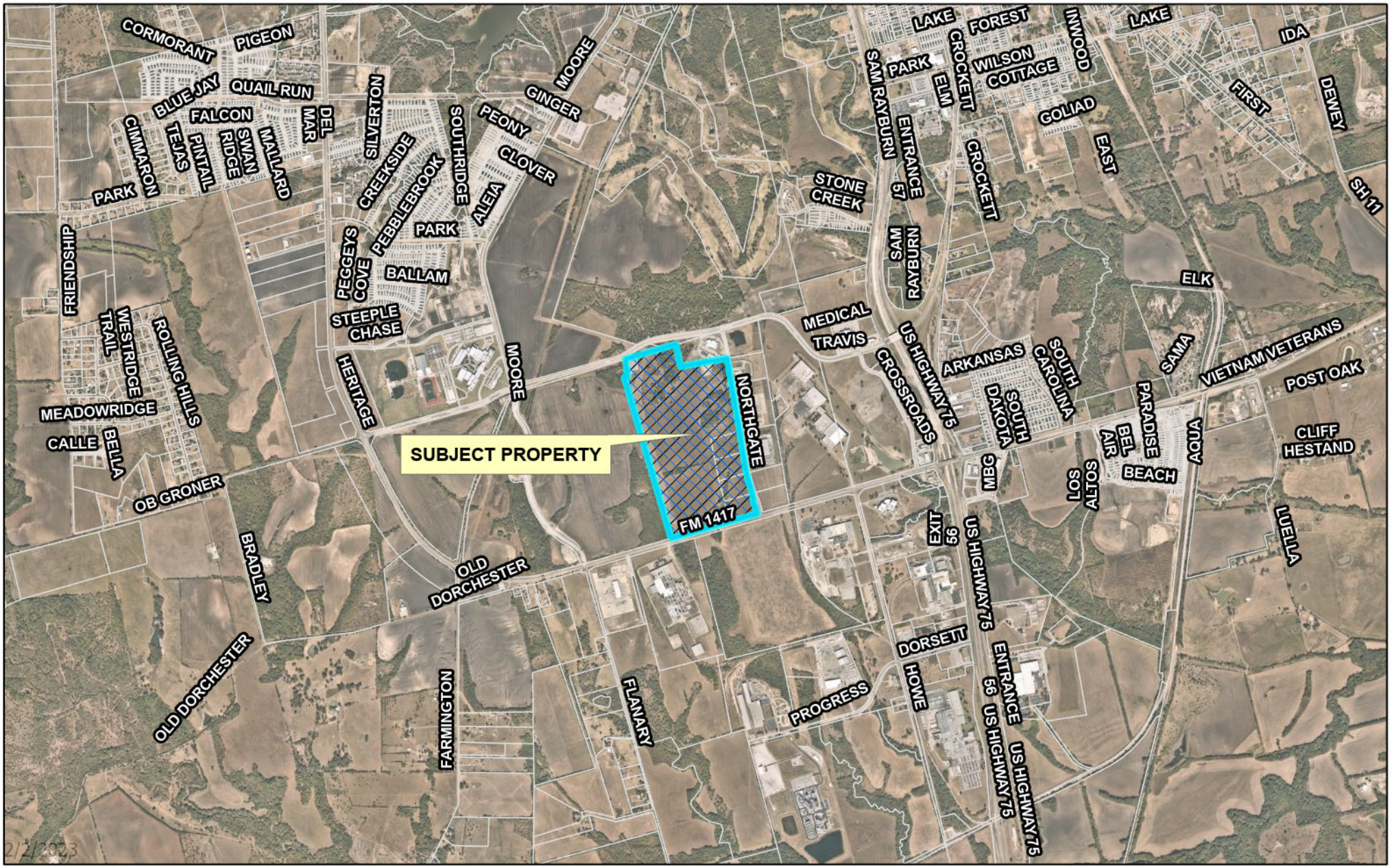
Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Replat
STAFF REVIEW LETTER - Engineering



2/2/2023

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3200 NORTHGATE DRIVE

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W E
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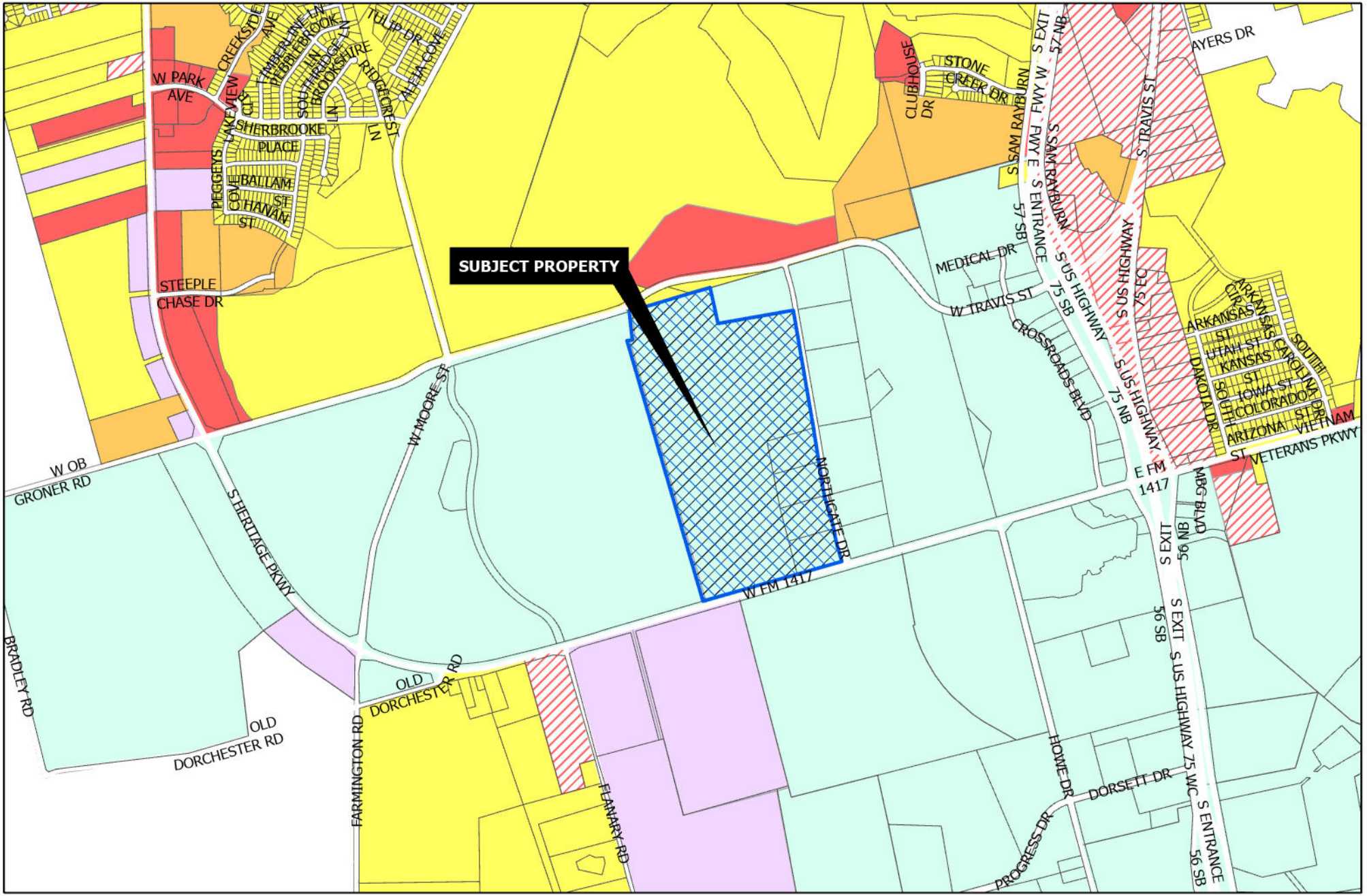
Date: 1/30/2023 11:22 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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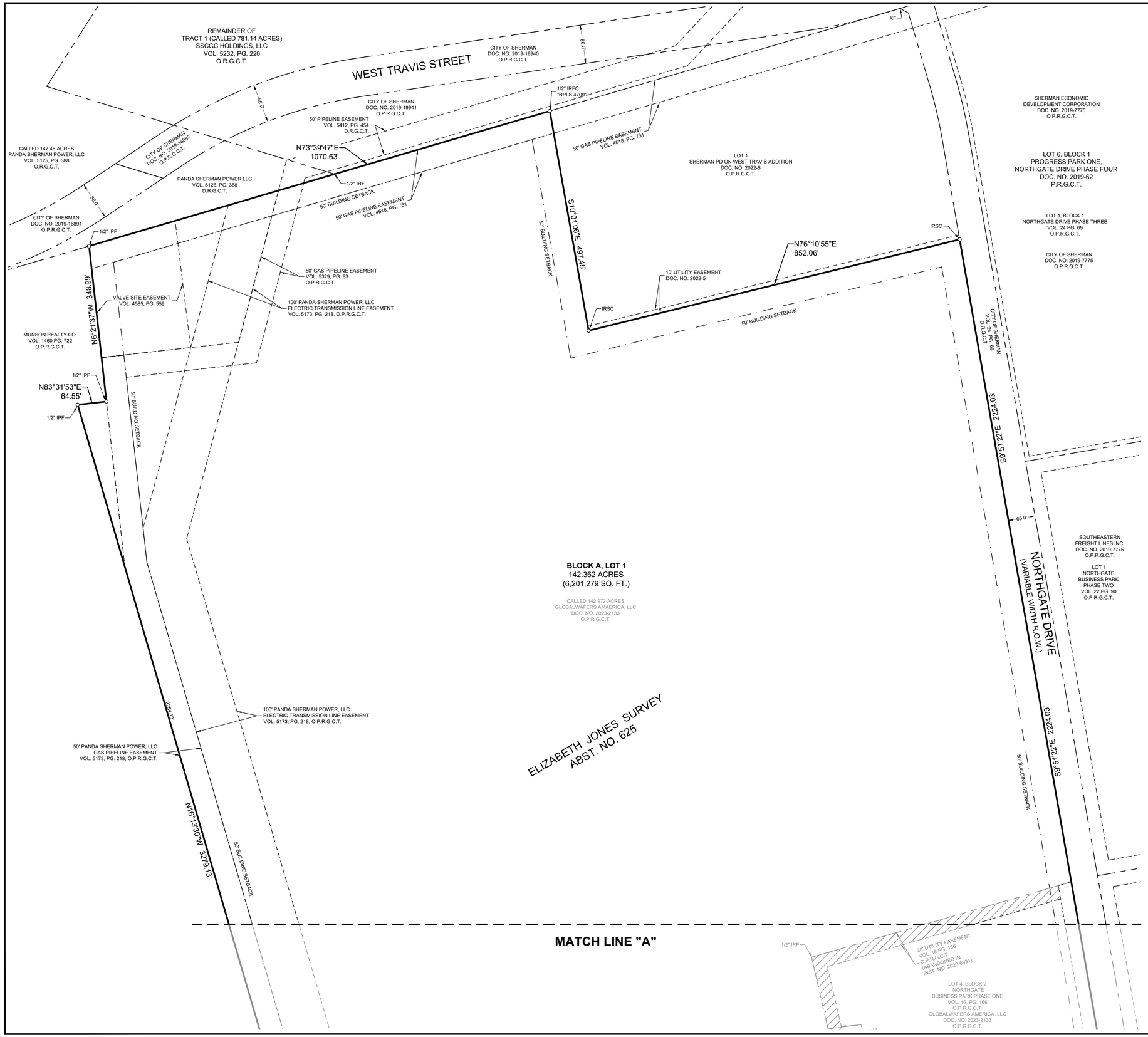
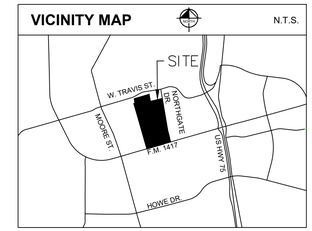
- C-N Neighborhood Commercial
- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development
- Subject Locations

CITY OF SHERMAN
3200 NORTHGATE DR.

N W E S

Date: 1/30/2023 11:22 AM





GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. 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 0.9998928914.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0400G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, 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.

ACCEPTANCE

Approved this _____ day of _____, 20___, 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

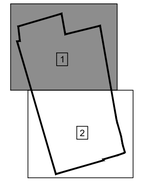
CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Progress Park, Block A, Lot 1, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

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

_____

Clerk, City of Sherman, Texas



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

REPLAT
GLOBALWAFERS AMERICA ADDITION

143.038 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	March 2023	064046018	1 OF 3

OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064046018-GLOBALWAFERS-PROGRESS PARK - SHERMAN\DWG\064046018-GLOBAL WAFERS PROGRESS PARK SHERMAN RP.DWG PLOTTED BY CRABLE, JEFF 3/29/2023 1:25 PM LAST SAVED 3/29/2023 1:17 PM

MATCH LINE "A"

N16°13'30"W 3279.13'

50' BUILDING SETBACK

MUNSON REALTY CO.
VOL. 1460 PG. 722
O.P.R.G.C.T.

100' PANDA SHERMAN POWER, LLC
ELECTRIC TRANSMISSION LINE EASEMENT
VOL. 5173, PG. 218, O.P.R.G.C.T.

50' PANDA SHERMAN POWER, LLC
GAS PIPELINE EASEMENT
VOL. 5173, PG. 218, O.P.R.G.C.T.

ELIZABETH JONES SURVEY
ABST. NO. 625

BLOCK A, LOT 1
142.362 ACRES
(6,201,279 SQ. FT.)

CALLED 142.972 ACRES
GLOBALWAFERS AMAERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.

1/2" IRF

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

LOT 4, BLOCK 2
NORTHGATE
BUSINESS PARK PHASE ONE
VOL. 16, PG. 166
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

60.0'

NORTHGATE DRIVE
(VARIABLE WIDTH R.O.W.)

ARC FESHRTX001 LLC.
VOL. 5000 PG. 497
O.P.R.G.C.T.

LOT 3, BLOCK 2
NORTHGATE
BUSINESS PARK PHASE ONE
VOL. 16, PG. 166
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED
IN INST. NO. 2023-6931)

15' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

1/2" IRFC
"RPLS 4709"

Δ=6°11'42"
R=1030.00'
L=111.37'
CB=S12°57'13"E
C=111.31'

1/2" IRFC
"RPLS 4709"

15' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

1/2" IRF

15' UTILITY EASEMENT
DOC. NO. 2021-234
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.

50' BUILDING SETBACK

S16°03'04"E 295.14'

SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 16 PG. 166
O.P.R.G.C.T.

LOT 2, BLOCK 2
REPLAT OF LOTS 1 AND 2 OF NORTHGATE
BUSINESS PARK PHASE ONE
DOC. NO. 2021-234
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.

Δ=6°50'54"
R=988.50'
L=118.15'
CB=S12°37'37"E
C=118.08'

IRSC

60.0'

SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 16 PG. 166
O.P.R.G.C.T.

1/2" IRFC
"RPLS 4709"

S9°12'10"E
44.02'

IRSC

Δ=6°50'41"
R=1011.50'
L=120.84'
CB=S12°37'31"E
C=120.77'

IRSC

S16°02'51"E
150.20'

99.0'

IRSC

S26°48'51"W
21.91'

IRSC

S70°45'26"W
164.40'

36' UTILITY EASEMENT
DOC. NO. 2021-234
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

69.7' UTILITY EASEMENT
DOC. NO. 2021-234
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

36' UTILITY EASEMENT
DOC. NO. 2021-234
O.P.R.G.C.T.
(ABANDONED IN
INST. NO. 2023-6931)

LOT 1, BLOCK 2
REPLAT OF LOTS 1 AND 2 OF NORTHGATE
BUSINESS PARK PHASE ONE
DOC. NO. 2021-234
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.

100' BUILDING SETBACK

UTILITY EASEMENT
DOC. NO. 2021-234
O.P.R.G.C.T.

IRSC

S73°57'09"W 360.01'

25' RIGHT-OF-WAY
DEDICATION
0.676 ACRES
(29,441 SQ. FT.)

15' WATER
EASEMENT

SANITARY SEWER
EASEMENT

50' GAS PIPELINE EASEMENT
VOL. 5329, PG. 83
O.P.R.G.C.T.

100' BUILDING SETBACK

50' PANDA SHERMAN POWER, LLC
GAS PIPELINE EASEMENT
VOL. 5173, PG. 218, O.P.R.G.C.T.

L1
L2
L3
L4
L5
L6

82.52'

N73°54'54"E 520.25' 437.22'

20' GAS PIPELINE EASEMENT
VOL. 961, PG. 168
O.P.R.G.C.T.

STATE OF TEXAS
6.839 ACRES
VOL. 932, PG. 373
O.P.R.G.C.T.

S16°02'51"E
25.00'

1/2" IRF

APPROXIMATE
ABSTRACT LINE

145.0'

120.0'

S73°56'59"W 1177.59'

F.M. 1417
(VARIABLE WIDTH R.O.W.)

P.O.B.

1/2" IRF

25.00'

120.0'

20' GAS PIPELINE EASEMENT
VOL. 961, PG. 168
O.P.R.G.C.T.

10' TXU ELECTRIC EASEMENT
VOL. 2970, PG. 28 &
VOL. 2980, PG. 497
O.P.R.G.C.T.

SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 4895 PG. 876
O.P.R.G.C.T.

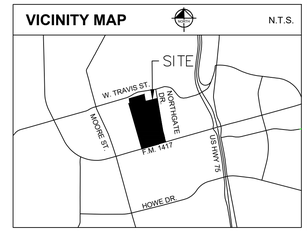
WILLIAM MARTIN SURVEY
ABST. NO. 765

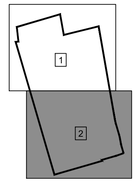
LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°03'04"W	27.33'
L2	N73°56'56"E	15.00'
L3	S16°03'04"E	19.96'
L4	N16°03'00"W	52.33'
L5	N73°56'33"E	15.00'
L6	S16°03'00"E	52.34'

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

VICINITY MAP N.T.S.





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

REPLAT
GLOBALWAFERS AMERICA ADDITION

143.038 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	March 2023	064046018	2 OF 3

OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064046018-GLOBALWAFERS-PROGRESS PARK - SHERMAN\DWG\064046018-GLOBAL WAFERS PROGRESS PARK SHERMAN BP.DWG PLOTTED BY CRABLE, JEFF 3/29/2023 1:26 PM LAST SAVED 3/29/2023 1:17 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS GLOBALWAFERS AMERICA, LLC, is the sole owner of a tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being all of a called 142.972 acre tract of land described in a deed to Globalwafers America, LLC, recorded in Document No. 2023-2133 of the Official Public Records of Grayson County, Texas, all of Lots 3 and 4, Block 2 of Northgate Business Park Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the Final Plat thereof recorded in Volume 16, Page 166 of the Official Public Records of Grayson County, Texas, and being all of Lots 1 and 2, Block 2 of the Replat of Lots 1 and 2 of Northgate Business Park Phase One, an Addition to the City of Sherman, Grayson County, Texas, according to the Replat thereof recorded in Document No. 2021-234 of the Official Public Records of Grayson County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 142.972 acre tract, common to the southeast corner of a tract of land described in a deed to Munson Realty Co., recorded in Volume 1460, Page 722 of the Official Public Records of Grayson County, Texas, being in the northerly right-of-way line of F.M. 1417, a variable width right-of-way;

THENCE departing the northerly right-of-way line of said F.M. 1417, along the westerly line of said 142.972 acre tract and along the easterly line of said Munson Realty, LLC tract, the following distances and courses:

North 16°13'30" West, a distance of 3,279.13 feet to a 1/2 inch iron pipe found for corner;

North 83°31'53" East, a distance of 64.55 feet to a 1/2 inch iron pipe found for corner;

North 06°21'37" West, a distance of 348.99 feet to a 1/2 inch iron pipe found for the northwest corner of said 142.972 acre tract, same being the northeast corner of said Munson Realty, LLC tract, same also being on the southerly line of a tract of land described in a deed to Panda Sherman Power, LLC, recorded in Volume 5125, Page 388 of the Deed Records of Grayson County, Texas;

THENCE North 73°39'47" East, along the northerly line of said 142.972 acre tract, the southerly line of said Panda Sherman Power, LLC tract, and the southerly line of a tract of land described in a deed to the City of Sherman, recorded in Document No. 2019-19941 of the Official Public Records of Grayson County, Texas, a distance of 1,070.63 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 4709" found for the northernmost northeast corner of said 142.972 acre tract, same being the northwest corner of Lot 1 of Sherman PD on West Travis Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the final plat thereof recorded in Document No. 2022-5 of the Official Public Records of Grayson County, Texas;

THENCE South 10°01'06" East, departing the southerly line of said City of Sherman tract, continuing along the northerly line of said 142.972 acre tract and along the westerly line of said Lot 1, a distance of 497.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said 142.972 acre tract, same being the southwest corner of said Lot 1;

THENCE North 76°10'55" East, continuing along the northerly line of said 142.972 acre tract and along the southerly line of said Lot 1, a distance of 852.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost northeast corner of said 142.972 acre tract, common to the southeast corner of said Lot 1, same being on the westerly right-of-way line of said Northgate Drive, a variable width right-of-way;

THENCE along the westerly right-of-way line of said Northgate Drive, the easterly line of said 142.972 acre tract, and along the easterly line of said Lot 1-4, Block 2, the following courses and distances:

South 09°51'22" East, a distance of 2,224.03 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found at the beginning of a tangent curve to the left with a radius of 1,030.00 feet, a central angle of 06°11'42", and a chord bearing and distance of South 12°57'13" East, 111.31 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 111.37 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found for corner;

South 16°03'04" East, a distance of 285.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 988.50 feet, a central angle of 06°50'54", and a chord bearing and distance of South 12°37'37" East, 118.08 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 118.15 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found for corner;

South 09°12'10" East, a distance of 44.02 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 1,011.50 feet, a central angle of 06°50'41", and a chord bearing and distance of South 12°37'31" East, 120.77 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 120.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°02'51" East, a distance of 150.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said Northgate Drive with the northerly right-of-way line of said F.M. 1417, same being the easternmost southeast corner of said Lot 1, Block 2;

THENCE South 26°48'51" West, departing the westerly right-of-way line of said Northgate Drive and along said corner clip, a distance of 21.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, same being the southerly southeast corner of said Lot 1, Block 2;

THENCE along the northerly right-of-way line of said F.M. 1417, the southerly line of said Lot 1, Block 2, and along the southerly line of said 142.972 acre tract, the following courses and distances:

South 70°45'26" West, a distance of 164.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°57'09" West, a distance of 360.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°02'51" East, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°56'59" West, a distance of 1,177.59 feet to the **POINT OF BEGINNING** and containing 143.038 acres (6,230,720 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GLOBALWAFERS AMERICA, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GLOBALWAFERS AMERICA ADDITION,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

GLOBALWAFERS AMERICA, 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: GLOBALWAFERS AMERICA, LLC, a Delaware limited liability company

By: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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 _____, 20___.

_____
Notary Public, State of Texas

REPLAT
GLOBALWAFERS AMERICA ADDITION

143.038 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	March 2023	061287023	3 OF 3

OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064046018-GLOBALWAFERS-PROGRESS PARK - SHERMAN\DWG\064046018-GLOBAL WAFERS PROGRESS PARK SHERMAN RP.DWG PLOTTED BY CRABLE, JEFF 3/29/2023 1:25 PM LAST SAVED 3/29/2023 1:17 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Globalwafers America, LLC
200 F.M. 1417
Sherman, TX 75092

Kimley-Horn and Associates, Inc.
Attn: Michael Carlisle, PE
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Plat of Globalwafers America Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapter 10, Exhibit A, Sec. 6(B)(7)*
2. Extend Utility Easement as dedicated in Instrument No. 2021-234 to the western property line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. The width of the pavement for Northgate Drive and FM 1417 shall be shown on the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
5. 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)*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **3012 TEXOMA PARKWAY**

The request of Avant Capital, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3012 Texoma Parkway, consisting of 6.558 acres in the Reuben Hendrix Survey, Abstract 504 and being Lot 2, Block 1, of Aaron's Addition, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Aaron's Addition.

Background:

The property is located at 3012 Texoma Parkway between Gallagher Drive and East US Highway 82. The owner would like to plat the property into two lots; one for residential development (Lot 2R-A) and the other for commercial development (Lot 2R-B).

The following has been approved for this location:

- December 11, 2001 - Specific Use Permit to allow automobile sales in a C-2 (General Commercial) District
- May 17, 2022 - Zone change under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
- May 17, 2022 - Site plan approval for a multi-family development.
- May 17, 2022 - Site plan approval for a retail development.

Adjacent Zoning:

C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

Avant Capital, LLC (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:
Not Applicable.

Number of notices mailed:
12

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER - Engineering

5/31/2023

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3012 TEXOMA PKWY

N
W E
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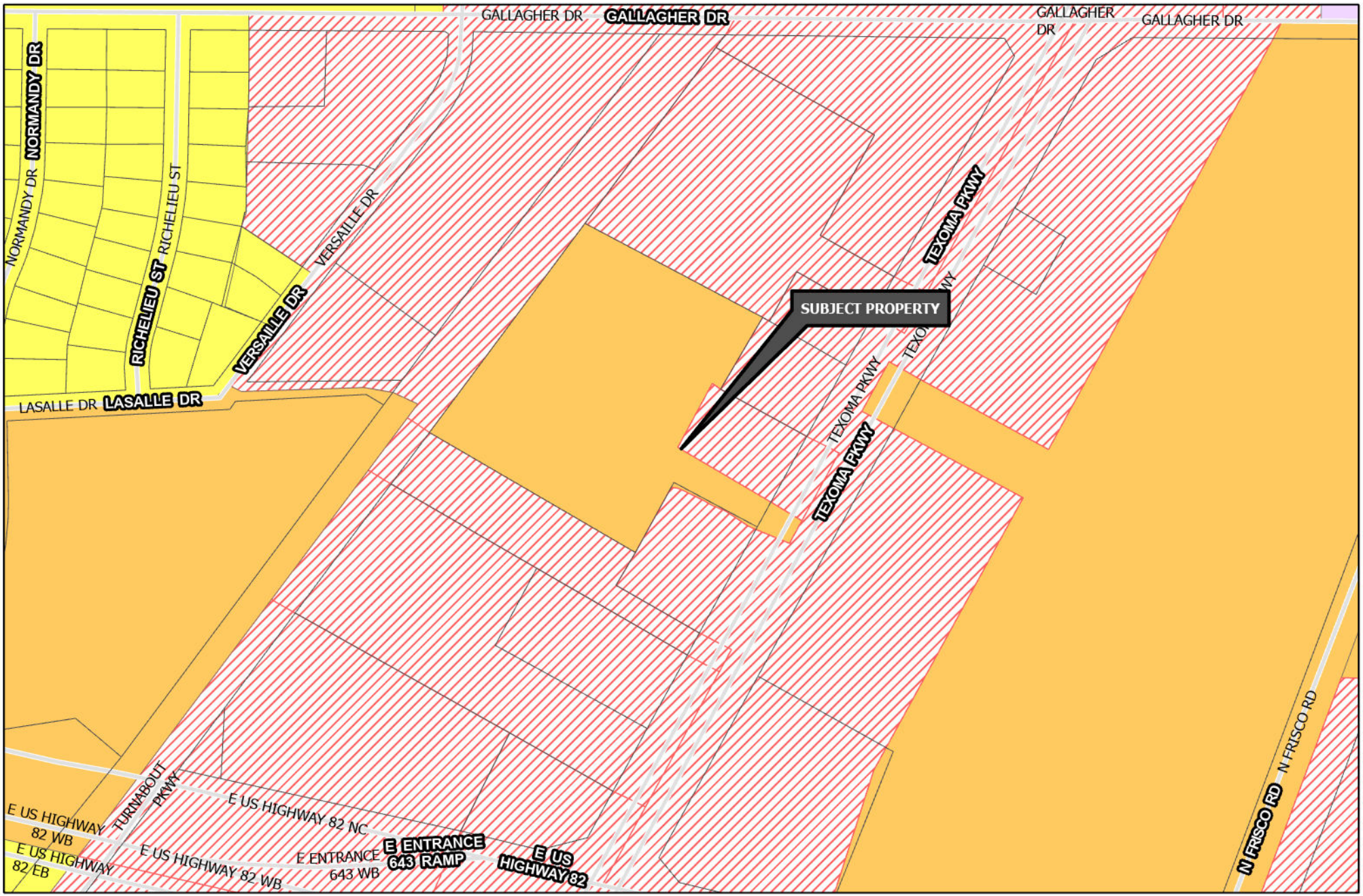

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 3012 TEXOMA PKWY

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Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-001143

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

UPTOWN MOTORS
23-870-0405 WE FINANCE

04/05/2023 at 1:35 PM

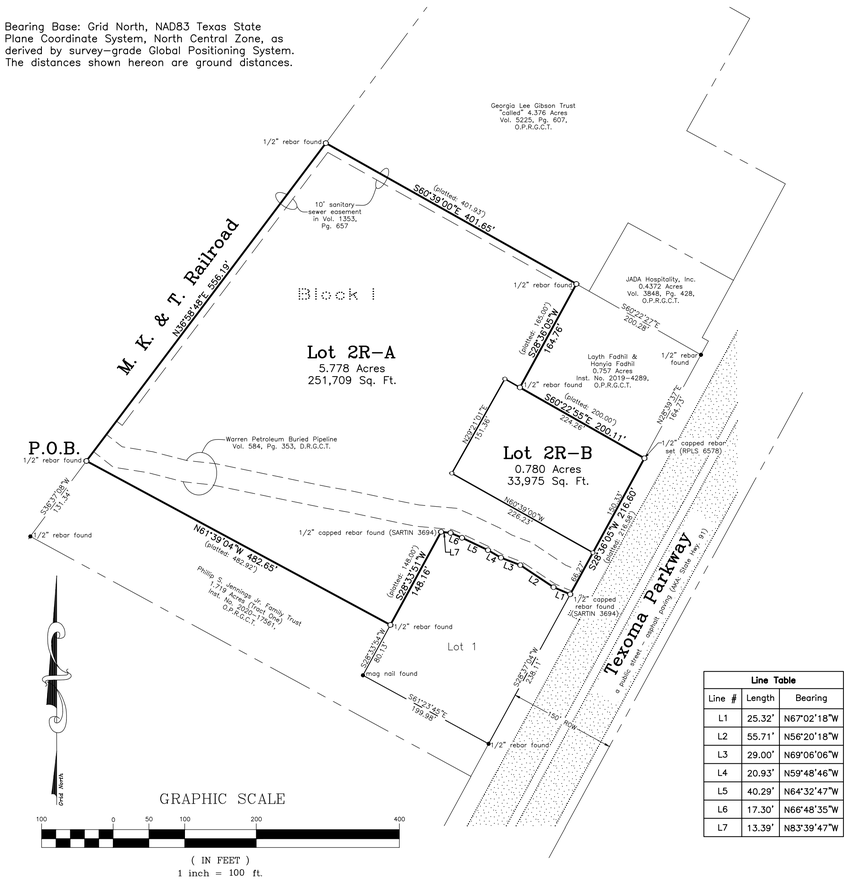
Vicinity Map

not to scale

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.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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



Line Table		
Line #	Length	Bearing
L1	25.32'	N67°02'18"W
L2	55.71'	N56°20'18"W
L3	29.00'	N69°06'06"W
L4	20.93'	N59°48'46"W
L5	40.29'	N64°32'47"W
L6	17.30'	N66°48'35"W
L7	13.39'	N83°39'47"W

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, Avant Capital, LLC, sole owner of Replat of Lot 2, Block 1, Aaron's Addition to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Prem Shahl, Authorized Agent for Avant Capital, LLC

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the plat of Replat of Lot 2, Block 1, Aaron's Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the plat of Replat of Lot 2, Block 1, Aaron's Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing plat of Replat of Lot 2, Block 1, Aaron's Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, being a part of the Reuben Hendrix Survey, Abstract No. 504 and being Lot 2, Block 1, of Aaron's Addition to the City of Sherman, Texas, as per plat of record in Volume 13, Pages 21 and 22, Plat Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch rebar found at the Northeast corner of 1.719 acres conveyed to Phillip S. Jennings Jr. Family Trust, as recorded in Instrument No. 2020-17561, Official Public Records, Grayson County, Texas and the Southwest corner of said Lot 2, in the East right-of-way line of the M.K.& T. Railroad right-of-way, ;

THENCE North 36 deg. 58 min. 48 sec. East, with the East right-of-way line of M. K. & T. Railroad, and the West line of said Lot 2, a distance of 556.19 ft. to the Northwest corner of said Lot 2 and the Southwest corner of the "called" 4.376 acre tract of land conveyed to Georgia Lee Gibson Trust in Volume 5225, Page 607, said Official Public Records;

THENCE South 60 deg. 39 min. 00 sec. East, with a South line of said Gibson 4.376 ac. and a North line of said Lot 2, a distance of 401.65 ft. to the Northwest corner of the Layth Fadhil and Hanyia Fadhil 0.757 acre tract of land conveyed in Inst. No. 2019-4289, said Official Public Records and the most Northerly Northeast corner of said Lot 2;

THENCE South 28 deg. 36 min. 05 sec. West, with the West line of said Fadhil 0.757 ac. and an East line of said Lot 2, a distance of 164.76 ft. to a ½ inch rebar found at the Southwest corner of said Layth Fadhil & Hanyia Fadhil 0.757 ac. and an Ell corner of said Lot 2;

THENCE South 60 deg. 22 min. 55 sec. East, with the South line of said Layth Fadhil & Hanyia Fadhil 0.757 ac. and a North line of said Lot 2, a distance of 200.11 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the West right-of-way line of Texoma Parkway, at the Southeast corner of said Layth Fadhil & Hanyia Fadhil 0.757 ac. and the most Easterly Northeast corner of said Lot 2;

THENCE South 28 deg. 36 min. 05 sec. West, with the West right-of-way line of said Texoma Parkway and the East line of said Lot 2, a distance of 216.60 ft. to a ½ inch capped rebar found, stamped "RPLS 3694" at the Northeast corner of Lot 1, said Block 1, Aaron's Addition and the most Easterly Southeast corner of said Lot 2;

THENCE in a Northwesterly direction, with the North lines of said Lot 1 and the South lines of said Lot 2, the following calls and distances:

1. North 67 deg. 02 min. 18 sec. West, a distance of 25.32 ft. to an angle point;
2. North 56 deg. 20 min. 18 sec. West, a distance of 55.71 ft. to an angle point;
3. North 69 deg. 06 min. 06 sec. West, a distance of 29.00 ft. to an angle point;
4. North 59 deg. 48 min. 46 sec. West, a distance of 20.93 ft. to an angle point;
5. North 64 deg. 32 min. 47 sec. West, a distance of 40.29 ft. to an angle point;
6. North 66 deg. 48 min. 35 sec. West, a distance of 17.30 ft. to an angle point;
7. North 83 deg. 39 min. 47 sec. West, a distance of 13.39 ft. to a ½ inch capped rebar found (RPLS 3694) at an Ell corner of said Lot 2 and the Northwest corner of Lot 1, Block 1 of said Aaron's Addition;

THENCE South 28 deg. 33 min. 51 sec. West, with the West line of said Lot 1 and an East line of said Lot 2, a distance of 148.16 ft. to a ½ inch rebar found at the most Northerly Northeast corner of said Jennings 1.719 ac. and the most Southerly Southeast corner of said Lot 2;

THENCE North 61 deg. 39 min. 04 sec. West, with the North line of said Jennings 1.719 ac. and a South line of said Lot 2, a distance of 482.65 ft. to the **PLACE OF BEGINNING** and containing **6.558 ACRES** of land.

Replat
Lots 2R-A & 2R-B, Block 1
Replat of Lot 2, Block 1, Aaron's Addition
to
City of Sherman
Grayson County, Texas
6.558 Acres
in the
Reuben Hendrix Survey
Abstract No. 504
Date of Preparation: March 22, 2023

Job No. CGS430323

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:
Avant Captial, LLC
5152 Village Creek Drive
Plano, Texas 75093

X:\Shared Projects\Lot-2-Block-1-Aarons-Addition\Drawings\Replat.dwg 3/22/2023 1:12 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Avant Capital, LLC
5152 Village Creek Drive
Plano, TX 75093

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

Dear Applicants,

The request for approval of the Replat of Lot 2, Block 1, Aaron's Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Dedicate a 15' Utility Easement along Texoma Parkway. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a Mutual Access Easement along proposed Lot 2R-A to access proposed Lot 2R-B from existing drive approach off of Texoma Parkway.
4. 10' Sanitary Sewer Easement, Vol. 1353, Pg. 657, in Northwest corner of property to be shown as "10' Private Sanitary Sewer Easement, Vol. 1353, Pg. 657, DRGCT." *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
6. 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)*
7. 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.*
8. Three Party Agreement required for Public Infrastructure.

9. 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.
10. 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)*
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

*** 620 & 622 SOUTH FIRST STREET**

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 620 and 622 South First Street, consisting of 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat of Mora on First Addition.

Background:

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

The following has been approved for this location:

- March 22, 2022 - Preliminary plat approval of Mora on First Addition.
- December 13, 2022 - Final plat approval of Mora on First Addition
- March 21, 2023 - Preliminary Plat of Mora on First Addition.

Adjacent Zoning:

R-6 (Single-Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

M & G Homebuilders (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Final Plat

STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

5/31/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
620 & 622 S FIRST ST

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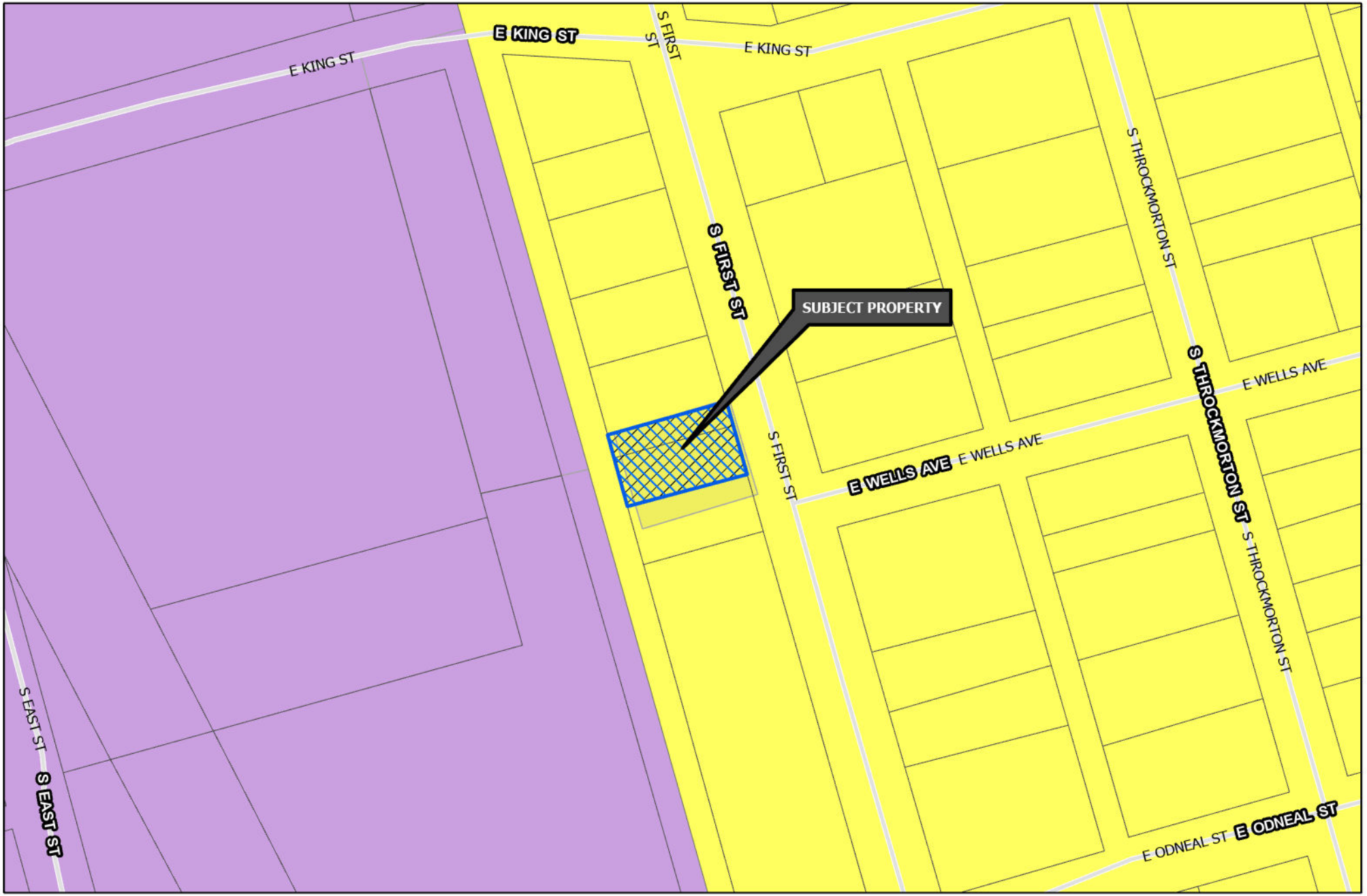
Date: 3/31/2023 4:27 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
620 & 622 S FIRST ST

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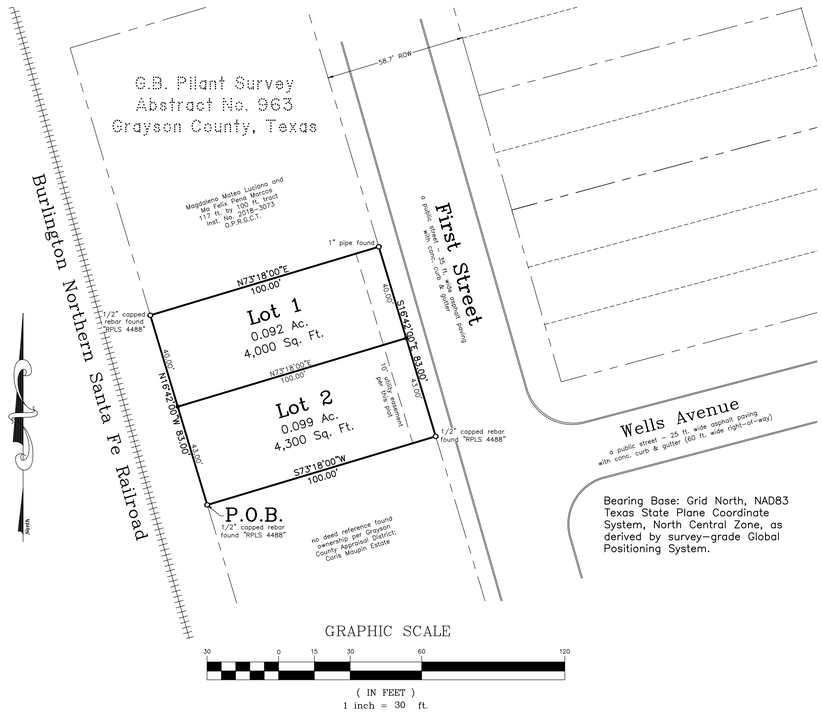
Date: 3/31/2023 4:37 PM

Vicinity Map

(not to scale)

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by 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. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



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 "called" 42 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Umair A. Saleem and Qundeel Aslam to M&G Home Builders, LLC on August 5, 2020 and recorded in Instrument No. 2020–20354, Official Public Records, Grayson County, Texas and being better described as a 43 ft. by 100 ft. tract (Tract No. 2) of land conveyed by Trustee's Deed from Johnnie C. Caldwell to Curtis L. Seidlits Jr. on December 4, 1981, and recorded in Volume 1622, Page 450, Deed Records, Grayson County, Texas, and all of the 40 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Michael P. Tollison and Kristi A. Tollison to M&G Home Builders on October 31, 2020 and recorded in Instrument No. 2020–30777, said Official Public Records (being better described in Volume 907, Page 258, said Deed Records) and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 4488" in the East line of the Burlington Northern Santa Fe Railroad right–of–way, at the Southwest corner of both said M&G Home Builders 42 ft. 100 ft. tract and the herein described tract;

THENCE North 16 deg. 42 min. 00 sec. West, with the East line of said Burlington Northern Santa Fe Railroad right–of–way and the West line of both said M&G Home Builders 42 ft. by 100 ft. tract and 40 by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Southwest corner of the "called" 117 ft. by 100 ft. tract of land conveyed to Magdaleno Mateo Luciano and Ma Felix Pena Marcos conveyed in Instrument No. 2018–3073, said Official Public Records and the Northwest corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE North 73 deg. 18 min. 00 sec. East, with the apparent South line of said Luciano and Marcos tract and the North line of said M&G Home Builders 40 ft. by 100 ft. tract, a distance of 100.00 ft. to a 1 inch pipe found in the West right–of–way line of First Street, at the Southeast corner of said Luciano and Marcos tract and the Northeast corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE South 16 deg. 42 min. 00 sec. East, with the West line of said First Street and the East line of both said M&G Home Builders 40 ft. by 100 ft. tract and 42 ft. by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Southeast corner of both said M&G Home Builders 42 ft. by 100 ft. tract and the herein described tract;

THENCE South 73 deg. 18 min. 00 sec. West, with the South line of said M&G Home Builders 42 ft. by 100 ft. tract, a distance of 100.00 ft. to the **PLACE OF BEGINNING** and containing **0.191 ACRES and/or 8,300 SQUARE FEET** of land.

Job No. CGS520323

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

Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

X:\Shared Projects\42–ft–by–100–ft–tract–GB–Pilant–Survey\Civil 3D\Plat.dwg 2/22/2023 3:37 PM

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

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

AVIGATION RELEASE

WHEREAS, M&G Home Builders, 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 Preliminary Plat of Mora on First 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 Preliminary Plat of Mora on First Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2023.

By:_____

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

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat
Mora on First Addition
to the
City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

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

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

Dear Applicants,

The request for approval of the Final Plat of Mora on First Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

* **6000 BLOCK NORTH HIGHWAY 75**

The request of Himabindu Golla, Terrain Lot, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 6000 Block North Highway 75, consisting of 14.644 acres out of the David Harrison Survey, Abstract No. 581, A.C. Smith Survey, Abstract 1561, W.S. Thurman Survey, Abstract No. 1265 and William Milligan Survey, Abstract No. 875, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Reddy Addition

Background:

The property is located at 6000 Block North Highway 75 between North Highway 75 and Swamy Drive. The owner would like to plat the property into six lots for commercial development.

The following has been approved for this location:

- March 21, 2023 - Final Plat of Dr. Swamy Addition, Phase Four

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Himabindu Golla, Terrain Lot, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6000 BLK N HWY 75

N
W E
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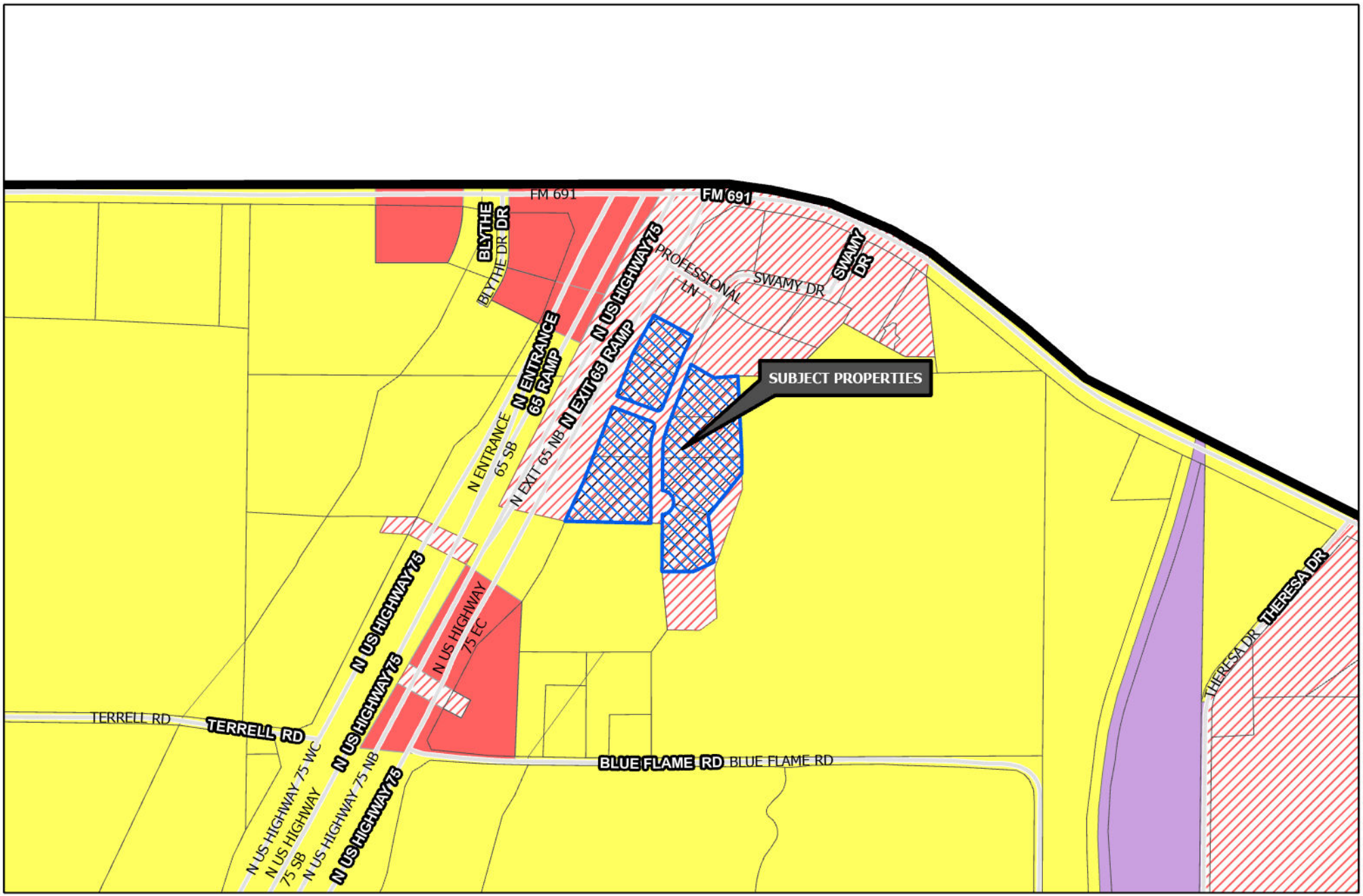
Date: 3/3/2023 11:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

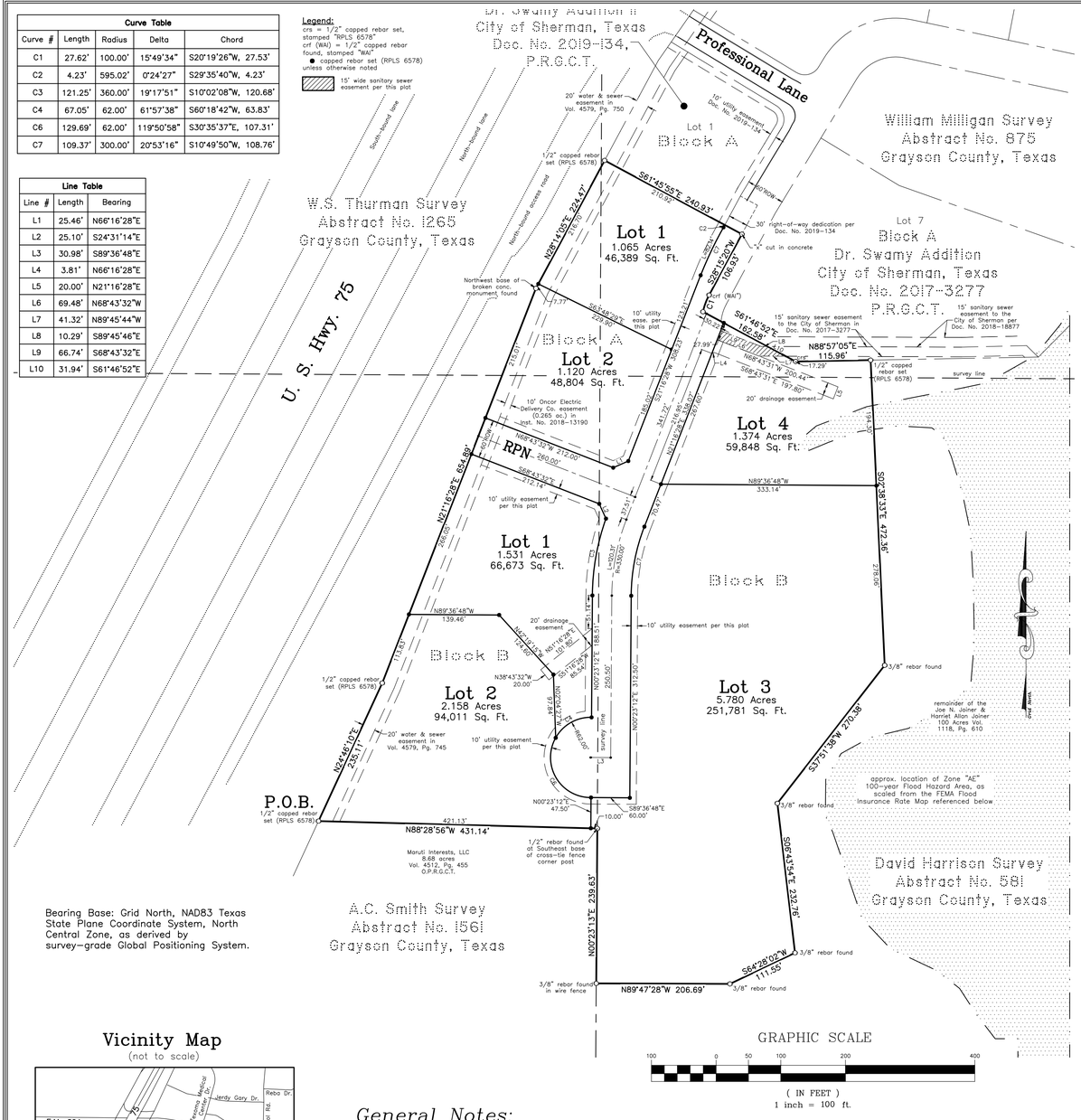
CITY OF SHERMAN
ZONING MAP
6000 BLK N HWY 75

N
W E
S

Date: 3/3/2023 11:31 AM

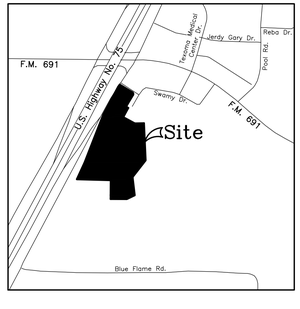
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	27.62'	100.00'	15°49'34"	S20°19'26"W, 27.53'
C2	4.23'	595.02'	0°24'27"	S29°35'40"W, 4.23'
C3	121.25'	360.00'	19°17'51"	S10°02'08"W, 120.68'
C4	67.05'	62.00'	61°57'38"	S60°18'42"W, 63.83'
C6	129.69'	62.00'	119°50'58"	S30°35'37"E, 107.31'
C7	109.37'	300.00'	20°53'16"	S10°49'50"W, 108.76'

Line Table		
Line #	Length	Bearing
L1	25.46'	N66°16'28"E
L2	25.10'	S24°31'14"E
L3	30.98'	S89°36'48"E
L4	3.81'	N66°16'28"E
L5	20.00'	N21°16'28"E
L6	69.48'	N68°43'32"W
L7	41.32'	N89°45'44"W
L8	10.29'	S89°45'46"E
L9	66.74'	S68°43'32"E
L10	31.94'	S61°46'52"E



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

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGD510323

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:
Terrain Lot Limited Liability Company
3135 Denali Drive
Irving, Texas 75063

X:\Shared Projects\Topo-14.925-Acres-Highway-75-691\Civil 3D\Plat.dwg 3/10/2023 9:47 AM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the A. C. Smith Survey, Abstract No. 1561 and being a part of the William Milligan Survey, Abstract No. 875, being a part of the David Harrison Survey, Abstract No. 581 and a part of the W.S. Thurman Survey, Abstract No. 1265 and being all of the 14.644 ac. tract of land conveyed from One Ganesha, Ltd. to Terrain Lot Limited Liability Company by Special Warranty Deed with Vendor's Lien on April 14, 2022 as recorded in Inst. No. 2022-12863, Official Public Records, Grayson County, Texas and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578) in the East right-of-way line of U. S. Highway No. 75, at the Northwest corner of the 8.68 ac. tract of land conveyed to Maruti Interests, LLC in Volume 4512, Page 455, said Official Public Records, at the most Westerly Southwest corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 24 deg. 46 min. 10 sec. East, with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 235.11 ft. to a 1/2 inch capped rebar set (RPLS 6578) at an angle point;

THENCE North 21 deg. 16 min. 28 sec. East, continuing with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 654.89 ft. to a point at the Northwest base of a broken concrete monument found;

THENCE North 28 deg. 14 min. 05 sec. East, continuing with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 224.47 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Terrain Lot Limited Liability Co. 14.644 ac. and the Southwest corner of Lot 1, Block A, Dr. Swamy Addition II to the City of Sherman, Texas as per plat of record in Doc. No. 2019-134, Plat Records, Grayson County, Texas;

THENCE South 61 deg. 45 min. 55 sec. East, with the South line of said Lot 1, Block A, Dr. Swamy Addition II and the North line of said Terrain Lot Limited Liability Co. 14.644 ac., passing the Southeast corner of said Lot 1 and continuing for a total distance of 240.93 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the most Northern Northeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE South 28 deg. 15 min. 20 sec. West, with the current West right-of-way line of Swamy Drive, a public street, and an East line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 106.93 ft. to a 1/2 inch capped rebar found (WA) at the beginning of a curve;

THENCE Southerly, continuing with the current West right-of-way line of said Swamy Drive and the East line of said Terrain Lot Limited Liability Co. 14.644 ac., with a curve to the left, having a radius of 100.00 ft. and a central angle of 15 deg. 49 min. 34 sec. (chord bears South 20 deg. 19 min. 26 sec. West, 27.53 ft.), an arc distance of 27.62 ft. to a point at an Ell corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE South 61 deg. 46 min. 52 sec. East, with the current South right-of-way line of said Swamy Drive, passing the most Westerly Southwest corner of Lot 7, Block A, Dr. Swamy Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2017-3277, said Plat Records at 31.74 ft. and continuing now with a South line of said Lot 7 for a total distance of 162.58 ft. a 1/2 inch capped rebar set (RPLS 6578);

THENCE North 88 deg. 57 min. 05 sec. East, with a South line of said Lot 7 and a North line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 115.96 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Northerly Northeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE Southerly, with an East line of said Terrain Lot Limited Liability Co. 14.644 ac., the following calls and distances:
1. South 02 deg. 38 min. 33 sec. East, a distance of 472.36 ft. to a 3/8 inch rebar found at an angle point;
2. South 37 deg. 51 min. 38 sec. West, a distance of 270.38 ft. to a 3/8 inch rebar found at an angle point;
3. South 06 deg. 43 min. 54 sec. East, a distance of 232.76 ft. to a 3/8 inch rebar found at the Southeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE Westerly, with the South line of said Terrain Lot Limited Liability Co. 14.644 ac., the following calls and distances:
1. South 64 deg. 28 min. 02 sec. West, a distance of 111.55 ft. to a 3/8 inch rebar found at an angle point;
2. North 89 deg. 47 min. 28 sec. West, a distance of 206.69 ft. to a 3/8 inch rebar found in a wire fence, in the West line of the David Harrison Survey and the East line of both said Maruti Interests, LLC 8.68 ac. and A.C. Smith Survey, at the most Southerly Southwest corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 00 deg. 23 min. 13 sec. East, with the East line of both said Maruti Interests, LLC and A.C. Smith Survey and the West line of both said Terrain Lot Limited Liability Co. 14.644 ac. and David Harrison Survey, a distance of 239.63 ft. to a 1/2 inch rebar found at the Southeast base of a cross-tie fence corner post, at the Northeast corner of said Maruti Interests, LLC 8.68 ac., at an Ell corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 88 deg. 28 min. 56 sec. West, with the North line of said Maruti Interests, LLC 8.68 ac. and a South line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 431.14 ft. to the **PLACE OF BEGINNING** and containing **14.644 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

We, Terrain Lot Limited Liability Company, sole owners of Reddy 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.

_____
Golla Himabindu, Authorized Representative for Terrain Lot Limited Liability Company

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Reddy Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Reddy Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat
Reddy Addition
City of Sherman
Grayson County, Texas
14.644 Acres
in the
David Harrison Survey, Abst. No. 581, the A.C. Smith Survey, Abst. No. 1561, the W.S. Thurman Survey, Abst. No. 1265 & William Milligan Survey, Abst. No. 875

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Terrain Lot Limited Liability Company
3135 Denali Drive
Irving, TX 75063

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

Dear Applicants,

The request for approval of the Final Plat of Reddy Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Right of Way named "RPN" shall have an indicator attached. i.e. RPN Road, RPN Lane, RPN Drive, etc. Please Note, subject right of way does not meet qualifications to be a Boulevard.
2. 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)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department.
5. 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)*
6. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. 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.*
8. Three Party Agreement required for Public Infrastructure.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

1821 TEXOMA PARKWAY

The request of Mohammed Jetpuri (Owner) and Jacob Hout (Representative) concerning the property located at 1821 Texoma Parkway in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

Background:

The property is located at 1821 Texoma Parkway between North Grand Avenue and North Frisco Road. The owner is requesting a Temporary Use Permit to allow a tent for paintless dent repair from hail damage. This Temporary Use Permit will have a time limitation of six months.

Development Services Staff has been approving temporary Certificate of Occupancy's (CO) for businesses conducting dent repair as a result of the hail storm that hit Sherman on March 2, 2023. These temporary COs are only issued for 90 days. Staff has only allowed these temporary COs to be issued on properties zoned C-2 (General Commercial). If the property does not have a permanent structure, staff has required businesses that install tents to get approved for a Temporary Use Permit from the Planning and Zoning Commission.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Mohammed Jetpuri (Owner)
Jacob Hout (Representative)

Master Plan Designation:

Not Applicable.

Number of notices mailed:
9

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Tent Permit
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1821 TEXOMA PKWY

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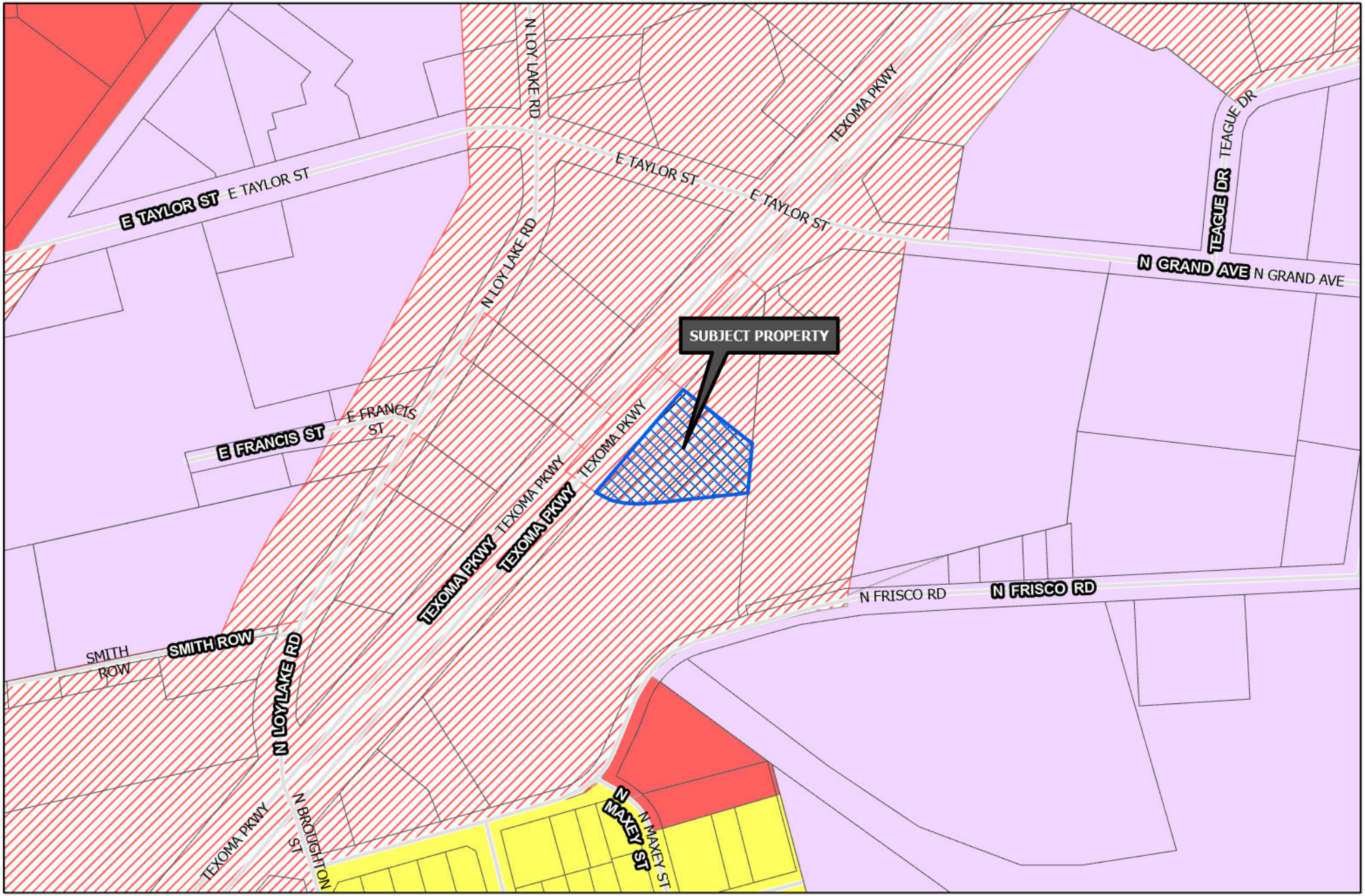
Date: 3/20/2023 9:02 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1821 TEXOMA PKWY

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Date: 3/20/2023 9:04 AM

AUTO HAIL REPAIR
www.dontwantabodyshop.com
HAIL
THE NAME YOU
SOLUTIONS
AMERICAS
CATASTROPHE RAPID RESPONSE TEAM
APR 9-10
DENISON
Sherman
NOTICE OF
TEMPORARY USE
PERMIT REQUEST
PROJECT #: 23-000932
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
WATER
XPRESS
25¢
Gal
HAIL REPAIR
04/13/2023 at 8:17 A.M.

Good morning,

I am submitting our Temporary Use Permit.

We are looking to set up 2- 20x40 Tents to conduct estimates and do repairs via PDR (Paintless Dent Removal). In the site plan you will see we are well within the setbacks. We also be putting a trailer on site to use for storing equipment. Please let me know if anything else is needed. Thanks.

2:45
LTE
40’
35’
Tent
Tent
3D

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Commercial Additions & Remodels

#23-000930 | Issued on: 03/17/2023 at 4:54 PM

Project Description: TENT - HAIL DENT REPAIR APPLYING FOR TEMP USE PERMIT WILL BE ALLOW TO KEEP TENT IN SAME PLACE UNTIL OTHERWISE DETERMINED BY BOA 4/18/2023

ADDRESS
1821 TEXOMA PARKWAY,
Sherman, TX 75090

LEGAL
G-0763 Mcanair J B, Acres .965, 40946 Sq Ft

PERMIT HOLDER
Jacob Hout
Hail Solutions
(915) 422-7493

COLLABORATORS
- Jacob Hout
  Hail Solutions
  (915) 422-7493

OWNERS
- Mohaj Management LLC

TENANTS
- Maycol Castaneda & Denissee Xiomara Aleman Carranza
  Ruby's Cuisine
- Ruby's Cuisine

INFORMATION FIELDS

Proposed Use	TENT - HAIL DENT REPAIR	Former Use	RESTAURANT
Type of Construction List	Structural Steel	Square Feet	1600
Off Street Parking	17	Lessee Name	JACOB HOUT
Lessee Address	1821 TEXOMA PKWY, SHERMAN, TX 75090	Lessee Phone Number	915-4227493
		Permit Certification	Yes

FEE	TOTAL	PAID	DUE
Minimum Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started. This permit is for the Permit Holder only. Repermitting will be required if Contractor changes.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

It shall be the duty of the holder of this permit to notify the Building Department when work is ready for inspection. It shall be the duty of the Permit Holder to provide access to and means for inspections of such work required by the adopted codes.

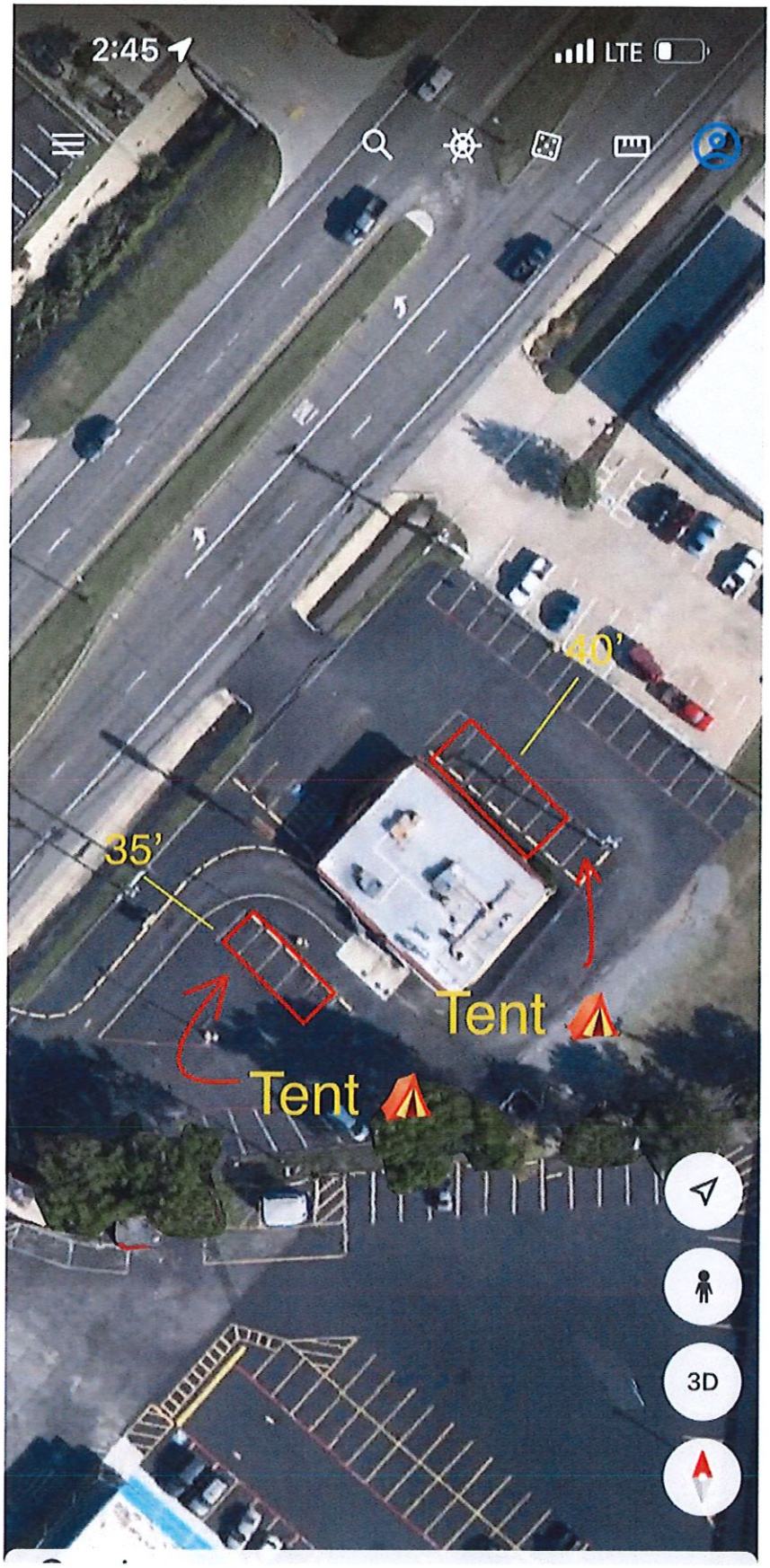
Permit not valid until signed by all parties.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Flood Plain Administrator _____ Date 3-27-2023

(Approved By) Building Official or his Designee _____ Date 3-17-23

Note: This permit is not approved or valid until signed by the Building Official or his Designee.


2:45
LTE
40'
35'
Tent
Tent
3D

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Mohammed Jetpuri
876 Cotswolds Ct
Richardson, TX 75081

Jacob Hout
1620 Bill Ogden
El Paso, TX 79936

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District located at 1821 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
    a. Banners, pennants, searchlights, sandwich or "A" frame signs, or wind-driven signs are not allowed. *(Article 14.07, Sec. 14.07.006(c))*
4. Temporary Use Permits may be granted for a time period between 2 weeks and 6 months. *(Sec. 14.06.008(A)*
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

1741 TEXOMA PARKWAY

The request of John Munson, Eisenhower Texoma (Owner) and James Hart, DFW Dents & Dings (Representative) concerning the property located at 1741 Texoma Parkway being a part of Lots No. 24 and 25 of the J.B. Shannon Division of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

Background:

The property is located at 1741 Texoma Parkway between North Grand Avenue and North Loy Lake Road. The owner is requesting a Temporary Use Permit to allow a tent for paintless dent repair from hail damage. This Temporary Use Permit will have a time limitation of six months.

Development Services Staff has been approving temporary Certificate of Occupancy's (CO) for businesses conducting dent repair as a result of the hail storm that hit Sherman on March 2, 2023. These temporary COs are only issued for 90 days. Staff has only allowed these temporary COs to be issued on properties zoned C-2 (General Commercial). If the property does not have a permanent structure, staff has required businesses that install tents to get approved for a Temporary Use Permit from the Planning and Zoning Commission.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District
C-1 (Retail Business) District
R-6 (Single-Family Residential) District

Origination:

John Munson, Eisenhower Texoma (Owner)
James Hart, DFW Dents & Dings (Representative)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

25

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Survey
Tent Permit
STAFF REVIEW LETTER

---

dlagrone H:\PLANNING\Public Notification KT.aprx

4/10/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1741 TEXOMA PKWY

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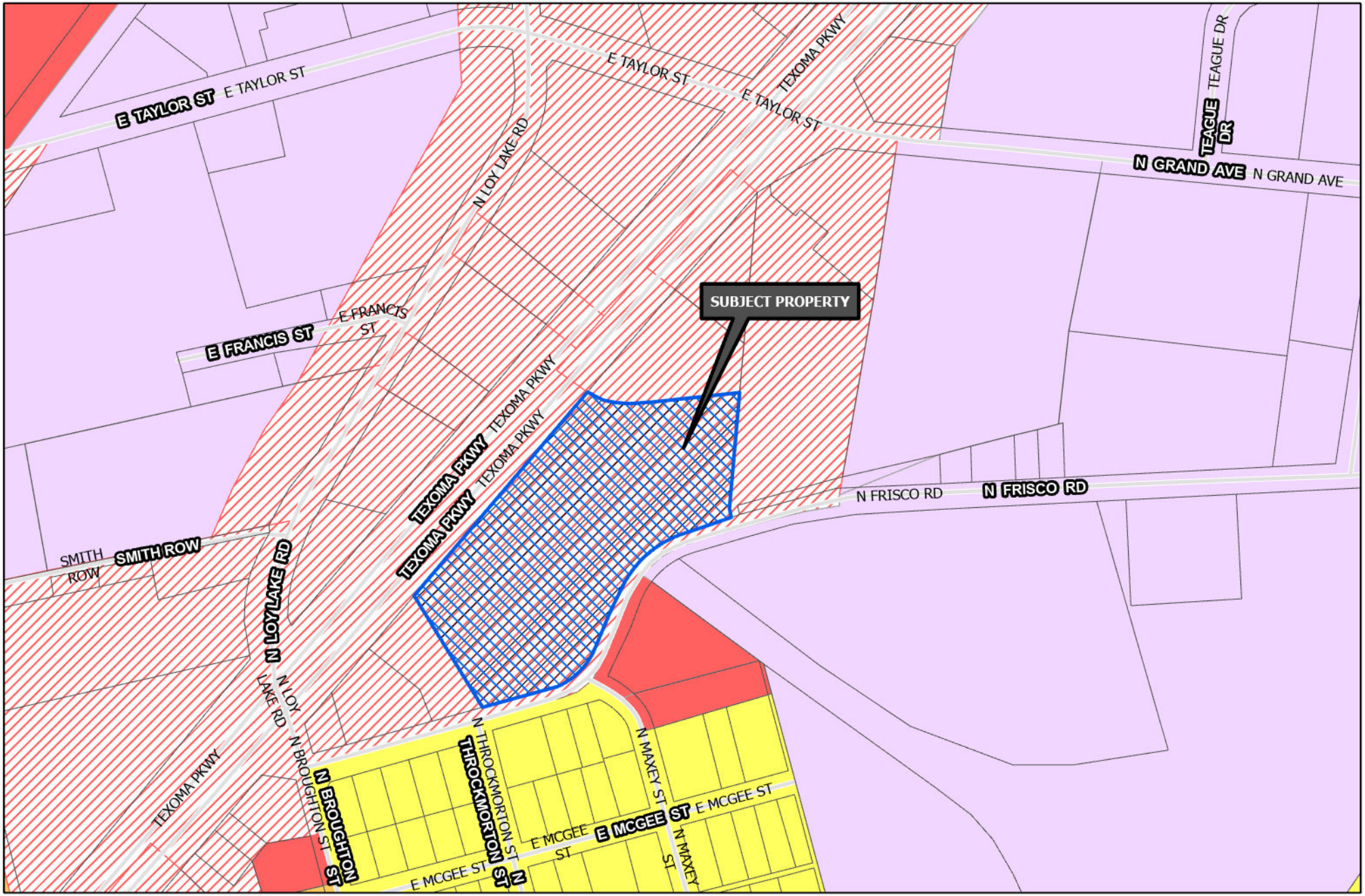
Date: 4/10/2023 12:30 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1741 TEXOMA PKWY

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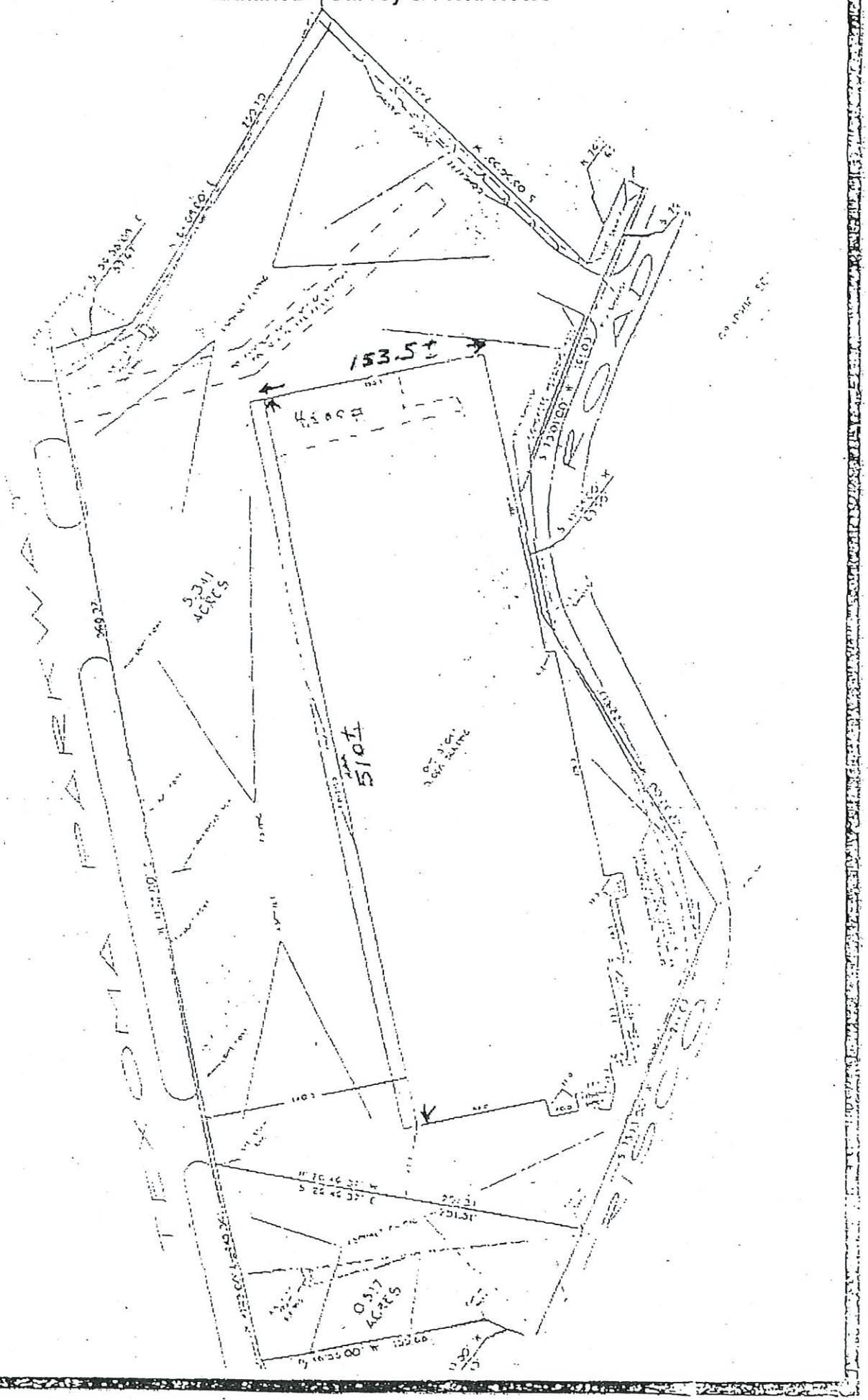
Date: 3/29/2023 2:33 PM

AUTO HAIL
972.653.2560
DFW
NOTICE OF
TEMPORARY USE
PERMIT REQUEST

Requesting Permit for Tent at 1741 Texoma Pkwy, for Auto Hail Repair, will be be performing Paintless Dent Repair from the March 2nd Hail Storm.

Texoma Pkwy
Texoma Pkwy
Frisco Rd
Frisco Rd
Frisco Rd
Frisco Rd
N Mercy St
Google
Exhibit
No.
Date
08.
Vol.
Pg.

Exhibit B - Survey & Field Notes



Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Commercial Additions & Remodels

#23-000826 | Issued on: 03/14/2023 at 9:20 AM

Project Description: 30 X 30 TENT FOR HAIL REPAIR - EXPIRES IN 14 DAYS

ADDRESS
1741 TEXOMA PKWY

PERMIT HOLDER
DFW DENTS & DINGS
(972) 653-2560

COLLABORATORS
- DFW DENTS & DINGS
(972) 653-2560

INFORMATION FIELDS

Proposed Use	30 X 30 TENT FOR HAIL REPAIR - EXPIRES IN 14 DAYS	Type of Construction List	Wood Frame
		Square Feet	902
Off Street Parking	15	Valuation	$ 6,000.00
		Permit Certification	Yes

FEE	TOTAL	PAID	DUE
Minimum Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started. This permit is for the Permit Holder only. Repermitting will be required if Contractor changes.

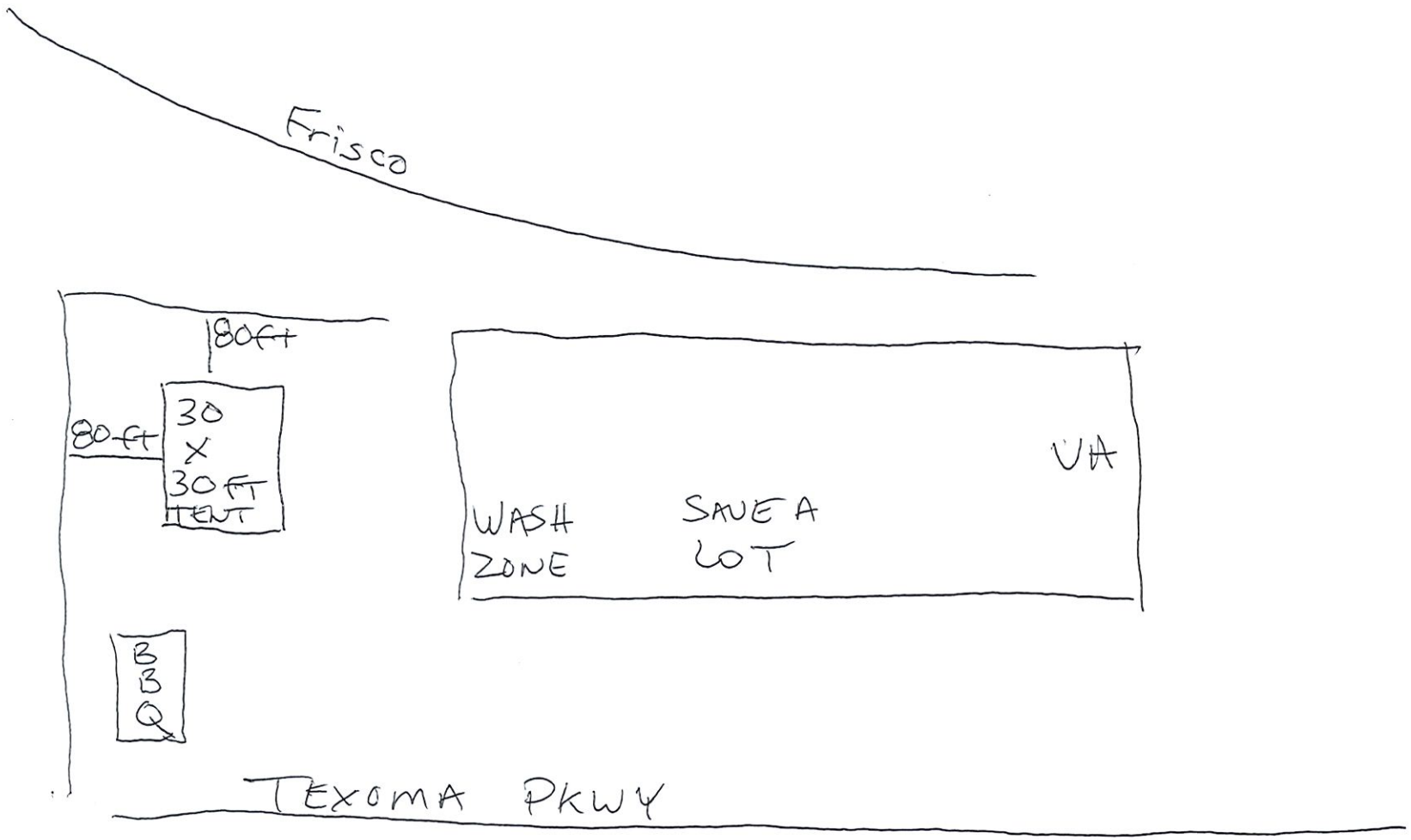
I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

It shall be the duty of the holder of this permit to notify the Building Department when work is ready for inspection. It shall be the duty of the Permit Holder to provide access to and means for inspections of such work required by the adopted codes.

Permit not valid until signed by all parties.

(Signature of Contractor or Authorized Agent)	Date	(Approved By) Flood Plain Administrator	Date
	3/15/23	3-14-2023	
(Approved By) Building Official or his Designee	Date		

Note: This permit is not approved or valid until signed by the Building Official or his Designee.


Frisco
80ft
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VA
WASH
ZONE
SAVE A
LOT
BBQ
TEXOMA PKWY

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

John Munson
Eisenhower Texoma
P.O. Box 357
Denison, TX 75020

James Hart
DFW Dents & Dings
520 Laurel Ln
Rockwall, TX 75087

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District located at 1741 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
    a. Banners, pennants, searchlights, sandwich or "A" frame signs, or wind-driven signs are not allowed. *(Article 14.07, Sec. 14.07.006(c))*
4. Temporary Use Permits may be granted for a time period between 2 weeks and 6 months. *(Sec. 14.06.008(A)*
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY

The request of Matthew Parrinello, Star Midway, LLC (Owner) and Ryan Bright (Representative) concerning the property located at 4800 Texoma Parkway being in the John Hendrix Survey, Abstract No. 503, the W.F. Paterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097, and the T.J. Shannon Survey, Abstract No. 1136 being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District

Background:

The property is located at 4800 Texoma Parkway between Fallon Drive and North Frisco Road. The owner is requesting a Temporary Use Permit to allow a tent for paintless dent repair from hail damage. This Temporary Use Permit will have a time limitation of six months.

Development Services Staff has been approving temporary Certificate of Occupancy's (CO) for businesses conducting dent repair as a result of the hail storm that hit Sherman on March 2, 2023. These temporary COs are only issued for 90 days. Staff has only allowed these temporary COs to be issued on properties zoned C-2 (General Commercial). If the property does not have a permanent structure, staff has required businesses that install tents to get approved for a Temporary Use Permit from the Planning and Zoning Commission.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District
MF-30 (Multi-Family Residential) District

Origination:

Matthew Parrinello, Star Midway, LLC (Owner)
Ryan Bright (Representative)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Tent Permit
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

3/29/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

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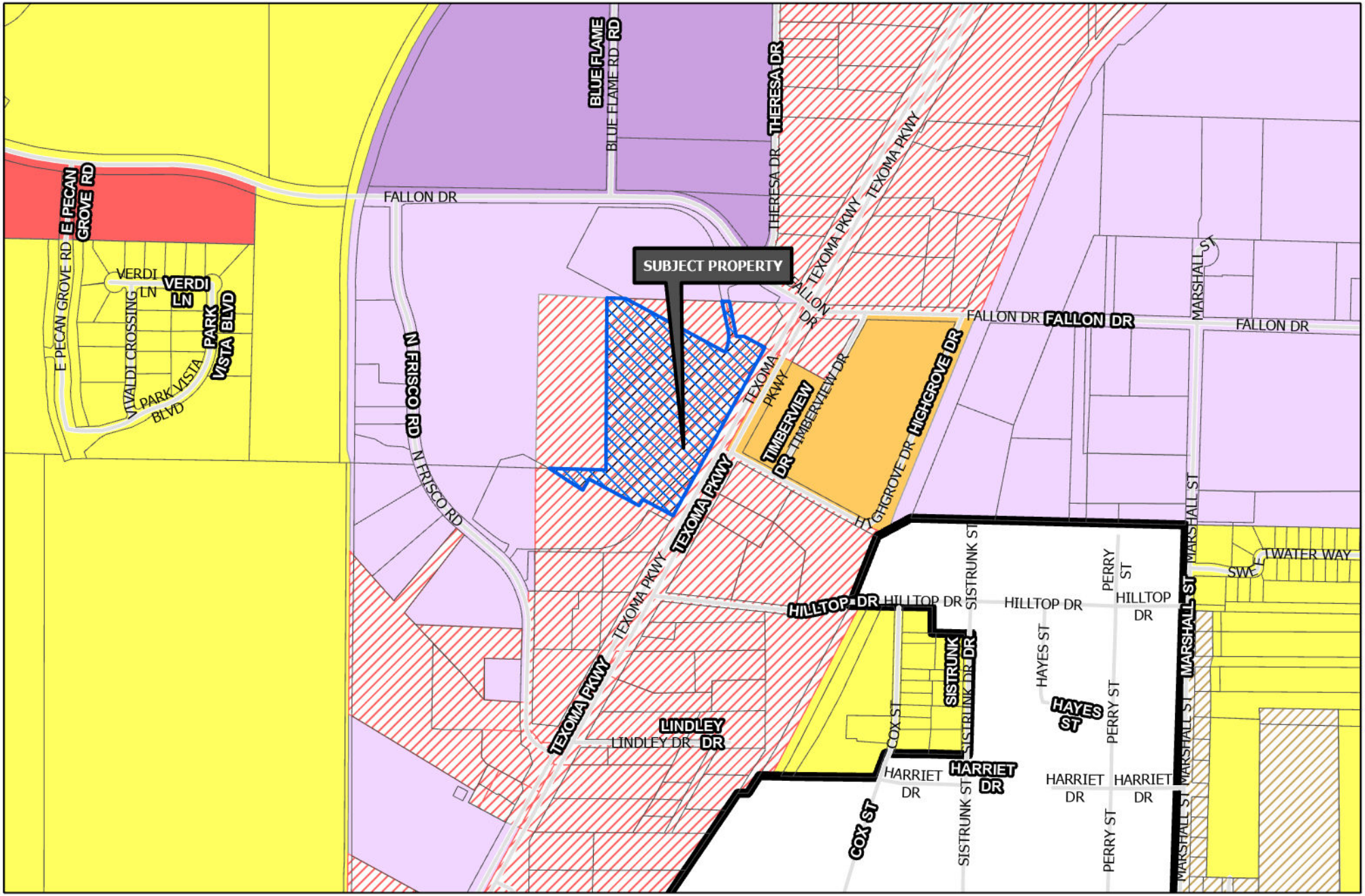
Date: 3/29/2023 3:30 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4800 TEXOMA PKWY

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Date: 3/29/2023 3:33 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
TEMPORARY USE
PERMIT REQUEST

PROJECT #: 23-001123

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

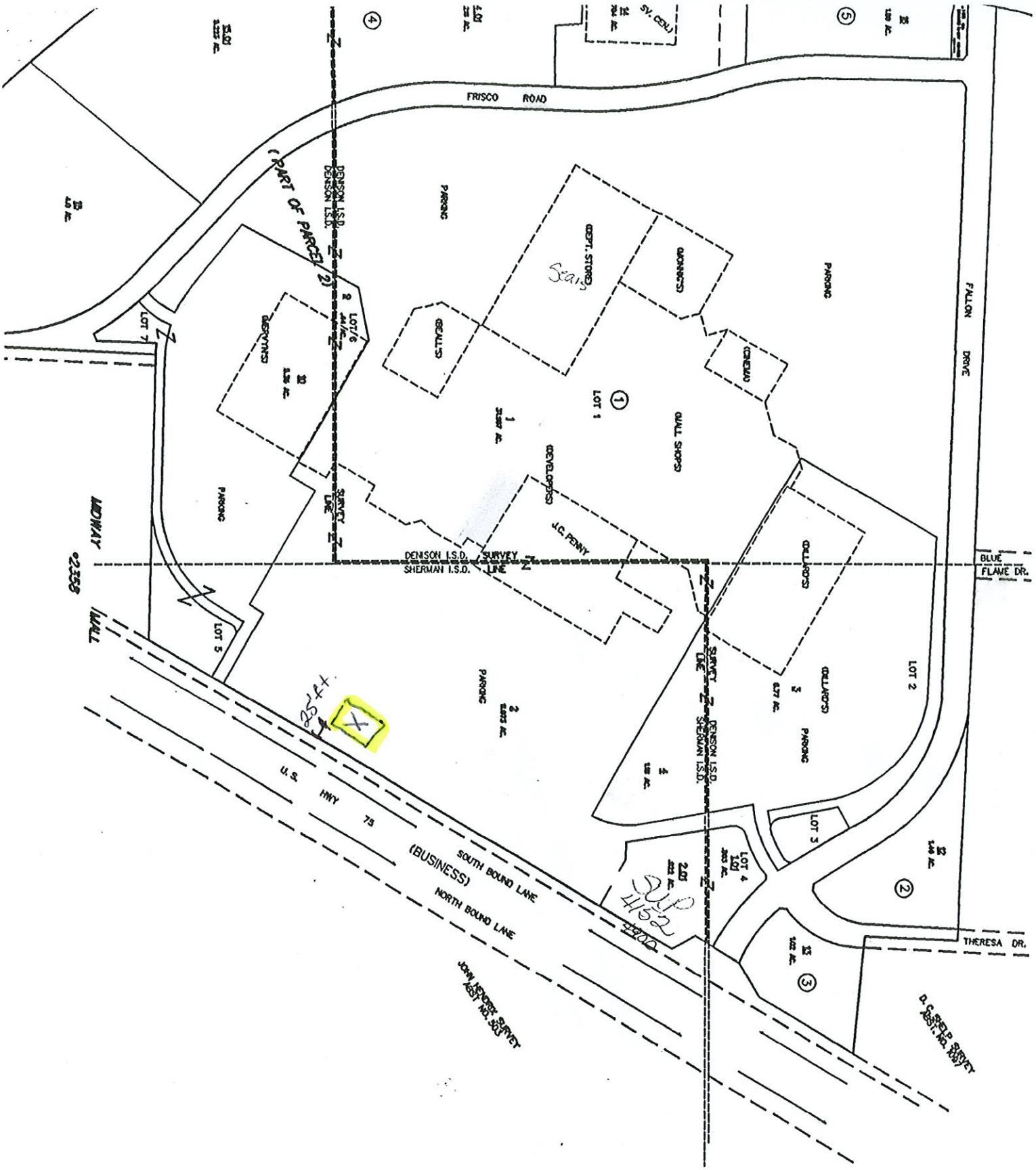
04/05/2023 at 1:27 PM

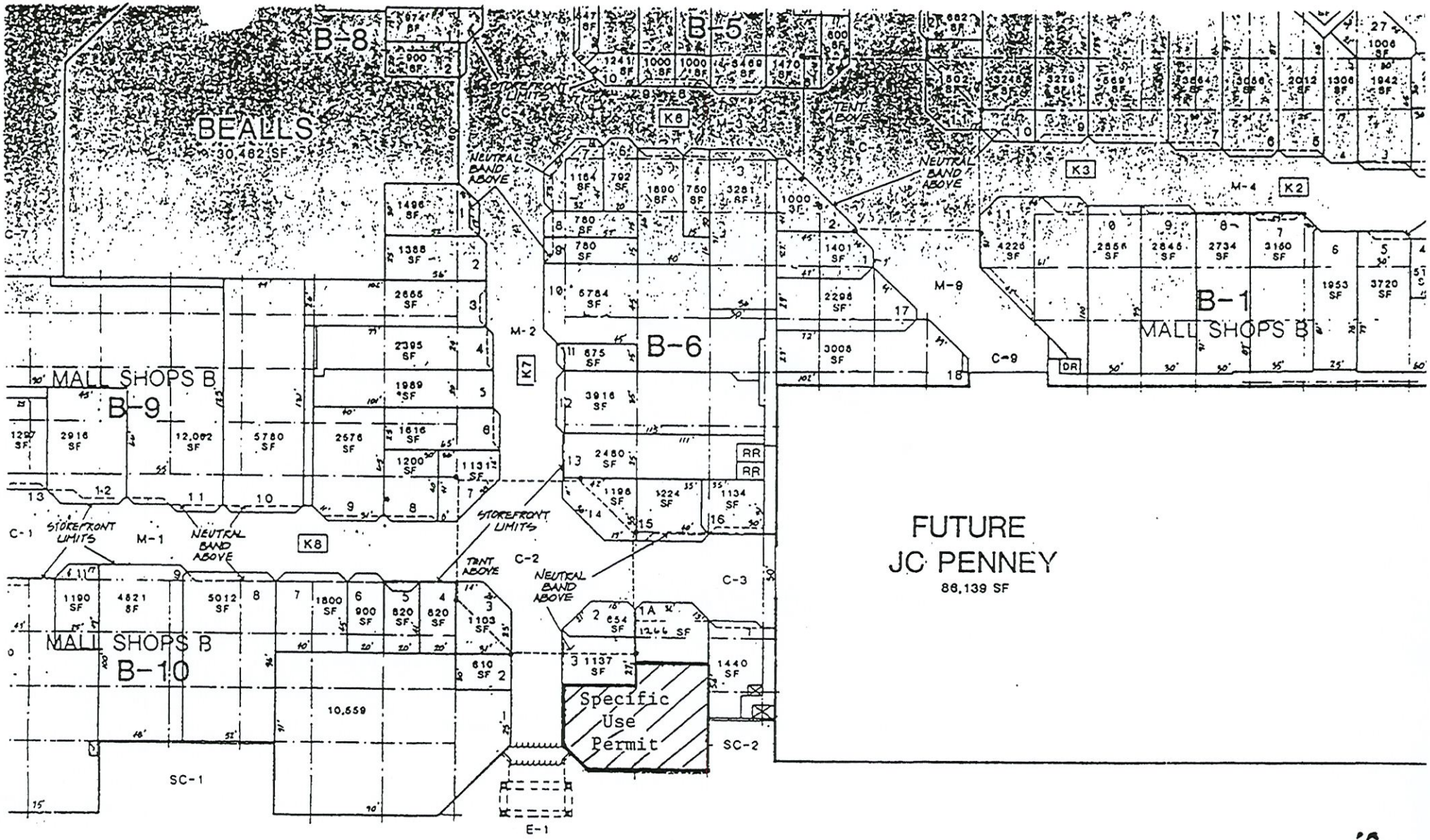
Dent Masters is Requesting a temporary use permit to utilize our tent for up to six months. We are current utilizing the temporary tent permit to operate in the midway mall parking Lot. The tent is used to repair vehicles damaged from the recent Hail Storms.

Google Maps Dent Tent

Imagery ©2023 Maxar Technologies, Map data ©2023 20 ft

4800 Texoma Parkway Suit B615
Sherman TX 75090


FRISCO ROAD
FALLON DRIVE
(PART OF PARCEL 2)
DENISON I.S.D.
DENISON I.S.D.
PARKING
DEPT. STORE)
Sears
(GROCERY)
(CINEMA)
PARKING
LOT 1
MALL SHOPS)
DEVELOPERS)
J.C. PENNY
SURVEY LINE
DENISON I.S.D.
SHERMAN I.S.D.
BLUE FLAME DR.
MIDWAY
MALL
LOT 7
LOT 6
LOT 5
PARKING
DEVELOPERS)
DILLARD'S
LOT 2
PARKING
LOT 3
LOT 4
SUP 1452
THERESA DR.
U.S. HWY 75
(BUSINESS)
SOUTH BOUND LANE
NORTH BOUND LANE
JOHN NEWCOMB SURVEY ABST. NO. 503
D. C. REID SURVEY ABST. NO. 1097


B-8
B-5
BEALLS
30,462 SF
STOREFRONT LIMITS
NEUTRAL BAND ABOVE
TENT ABOVE
K8
K3
K2
K7
M-1
M-2
M-3
M-4
M-8
C-1
C-2
C-3
C-5
C-7
C-9
B-1
MALL SHOPS B
B-6
B-9
B-10
AR
DR
FUTURE
JC PENNEY
88,139 SF
Specific Use Permit
SC-1
SC-2
E-1
10,559

96-021

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Commercial Additions & Remodels

#23-000704 | Issued on: 03/06/2023 at 1:41 PM

Project Description: 20 X 60 TENT FOR HAIL REPAIR - 14 DAYS ONLY

ADDRESS
4800 TEXOMA PKWY, B615
Sherman, TX 75090

PERMIT HOLDER
RYAN BRIGHT
(615) 258-3838

INFORMATION FIELDS

Proposed Use	20 X 60 TENT FOR HAIL REPAIR - 14 DAYS ONLY	Former Use	VACANT
		Type of Construction List	Wood Frame
Valuation	$ 4,000.00	Square Feet	1200
		Permit Certification	Yes

FEE	TOTAL	PAID	DUE
Minimum Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started. This permit is for the Permit Holder only. Repermitting will be required if Contractor changes.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

It shall be the duty of the holder of this permit to notify the Building Department when work is ready for inspection. It shall be the duty of the Permit Holder to provide access to and means for inspections of such work required by the adopted codes.

Permit not valid until signed by all parties.

(Signature of Contractor or Authorized Agent) — Date: 03/06/23

(Approved By) Flood Plain Administrator — Date

(Approved By) Building Official or his Designee — Date: 3/7/23

Note: This permit is not approved or valid until signed by the Building Official or his Designee.

Google Maps Dent Tent

Imagery ©2023 Maxar Technologies, Map data ©2023 20 ft

4800 Texoma Parkway Suit B615
Sherman TX 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Star Midway, LLC
Matthew Parrinello
900 Linden Ave #100
Rochester, NY 14625

Ryan Bright
4400 Ivan Creek Drive
Franklin, TN 37064

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District located at 4800 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
    a. Banners, pennants, searchlights, sandwich or "A" frame signs, or wind-driven signs are not allowed. *(Article 14.07, Sec. 14.07.006(c))*
4. Temporary Use Permits may be granted for a time period between 2 weeks and 6 months. *(Sec. 14.06.008(A)*
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

1013 SOUTH FIRST STREET

The request of Jason Earnhart, Earnharbuilt, LLC (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 1013 South First Street, consisting of 0.169 acres, being a part of the George Pilant Survey, Abstract No. 963 and being the South 25 feet of Lot 3 and the North 27.5 feet of Lot 4, Block 2 of W.D Fitch Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.
B. Public Hearing and Final Plat of Earnhartbuilt's 12th Addition, being a Replat of the South 25 feet of Lot 3 and the North 27.5 feet of Lot 4, Block 2 of W.D Fitch Addition.

Background:

The property is located at 1013 South First Street between East Spring Street and East Epstein Street. The owner is requesting a Zone Change to an R-5 (Single-Family Residential) District and to plat the property into one lot for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Jason Earnhart, Earnharbuilt, LLC (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

27

Objections Received:

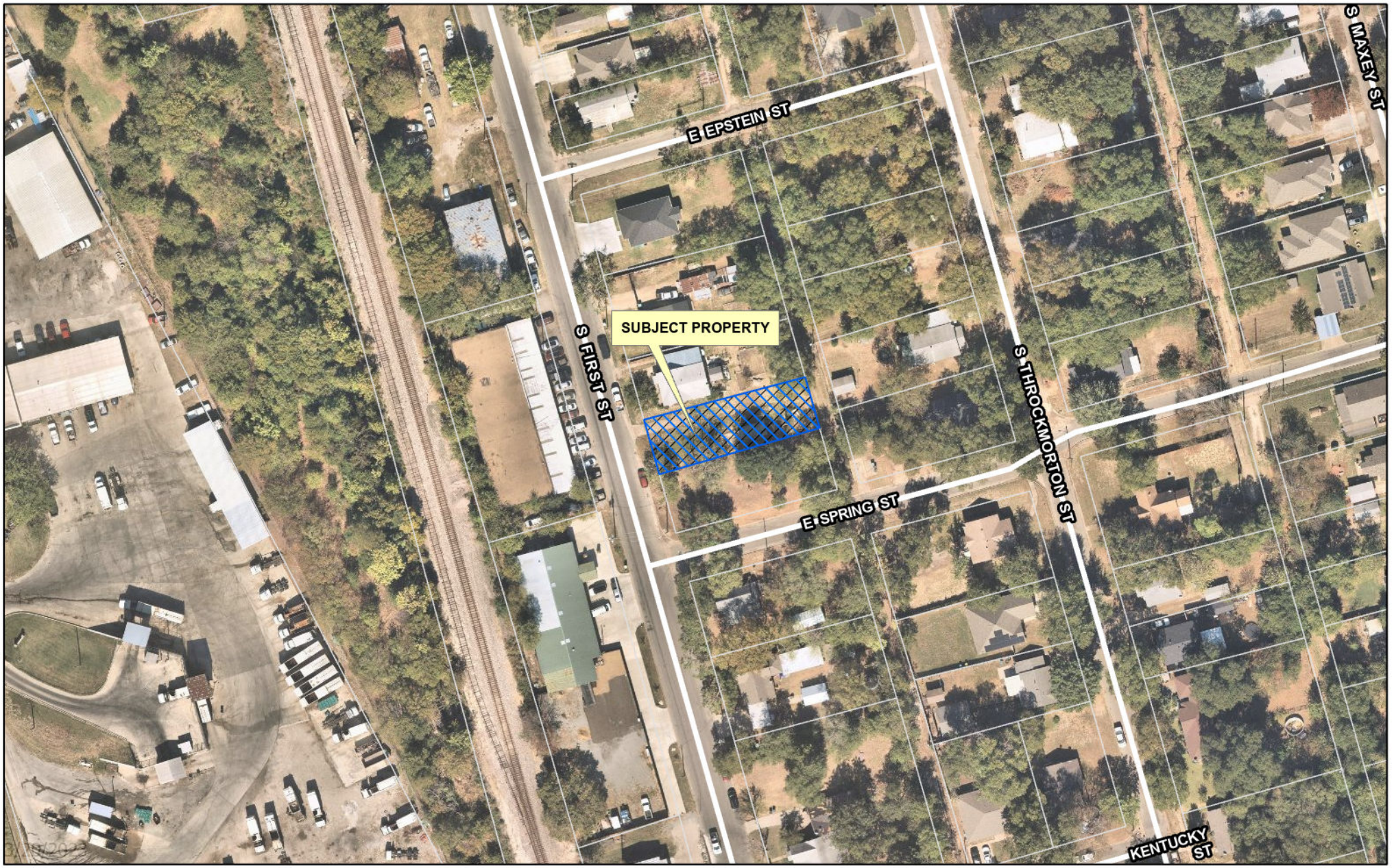
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Final Plat
STAFF REVIEW LETTER - Engineering
Staff Review Letter - Zoning



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1013 S FIRST ST

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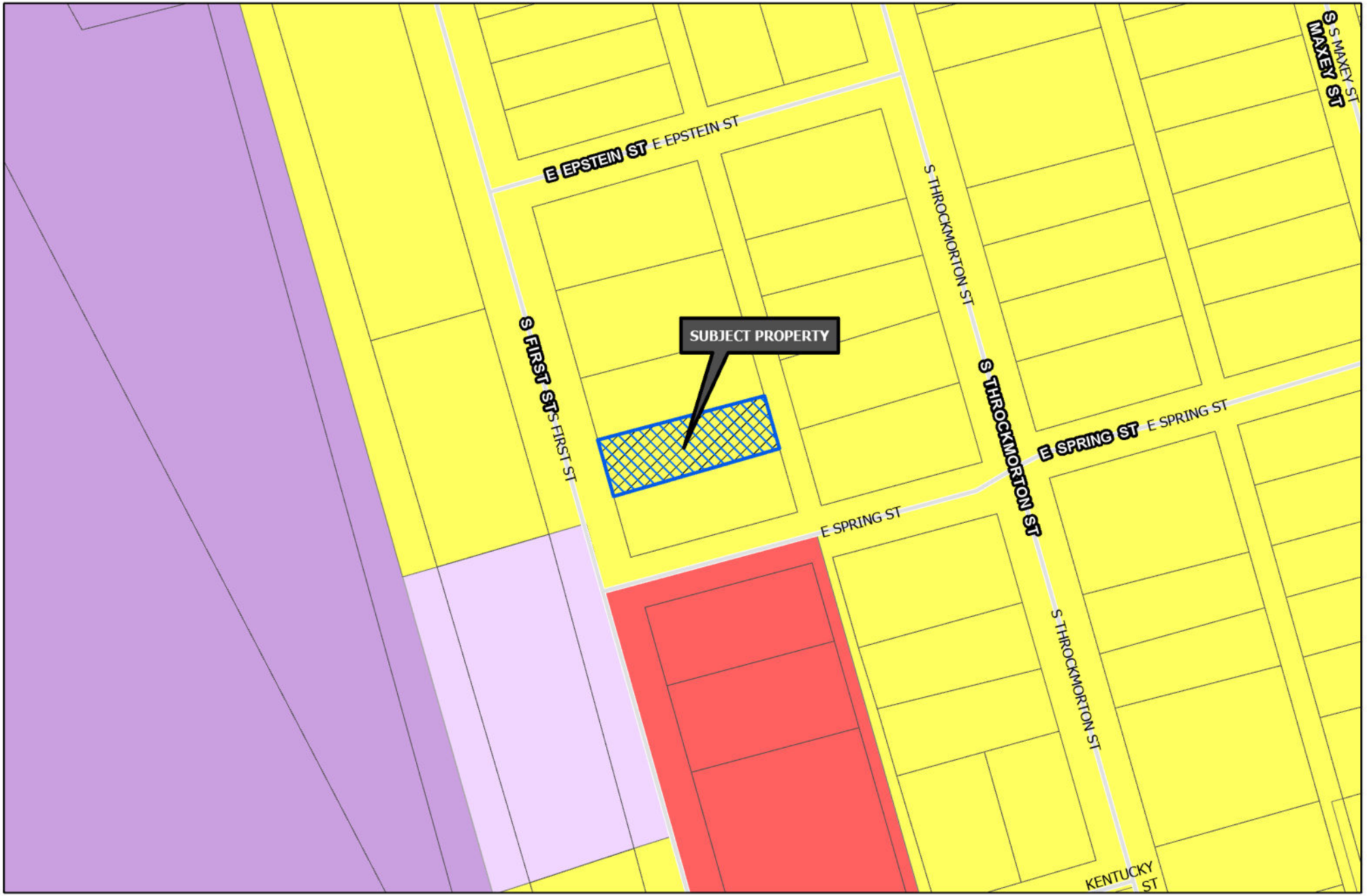
Date: 3/20/2023 11:06 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN ZONING MAP 1013 S FIRST ST

N
W E
S

Date: 3/20/2023 11:06 AM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT #: 23-000959
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
04/04/2023 at 4:30 p.m.

CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
1013 S FIRST ST

N
W E
S

Date: 3/20/2023 11:10 AM

earnhartbuilt

March 20, 2023

To: City of Sherman
Development Services Department
Main Number: (903)892-7229
Direct Line: (903)892-7392
Kerri Turner, Development Services Planning Technician
planning@cityofsherman.com

RE: Rezoning Request - 1013 S First Street Sherman, Texas Grayson County

Hello Kerri,
We are platting this property to build a single-family home and request a zoning change to meet the minimum lot width requirements.

Please let me know if you need further information.

Thank you,
Casey Hollowell
Office Manager
Casey.EarnhartBuilt@gmail.com

EarnhartBuilt, LLC
2903 S Woodlawn Blvd
Denison, Texas 75020
Office - 903.462.0014
Office - 903.337.1264
earnhartbuilt@gmail.com

0 20 40

SCALE ~ 1" = 20'

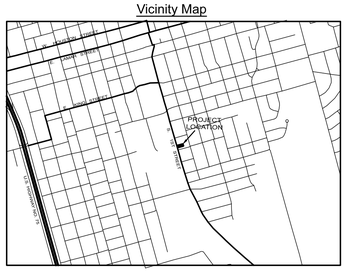
N

W E

S

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

Vicinity Map



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this is to Replat a portion of 2 Lots into 1 Lot.

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

OWNERS/DEVELOPER
EARNHARTBUILT, LLC
2903 WOODLAWN BLVD.
DENISON, TEXAS 75020

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the George Pilant Survey, Abstract No. 963, and being the South 25 feet of Lot 3 and the North 27.5 feet of Lot 4, Block 2, of W.D. Fitch Addition, an addition to the City of Sherman, Grayson County, Texas as shown by plat of record in Volume 35, Page 555, Deed Records, Grayson County, Texas, said tract conveyed to Earnhartbuilt, LLC by deed of record in Document No. 2022-16738, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Commencing *at a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Block 2, W.D. Fitch Addition, being the southwest corner of Lot 1, Habitat South First Addition, an addition to the City of Sherman as shown by plat of record in Document No. 2023-24, Plat Records, Grayson County, Texas and the intersection of the north line of Spring Street and the east line of First Street;*

Thence North 16°03'20" West, along the east line of said First Street and the west line of said Lot 1, Habitat South First Addition, a distance of 47.50 feet to a 1/2" steel rod found maintaining the northwest corner of said Lot 1, Habitat South First Addition and the southwest corner of said Earnhartbuilt, LLC Tract;

Thence ***North 15°50'35" West****, along the east line of said First Street and the west line of said Block 2, W.D. Fitch Addition, a distance of* ***52.50 feet*** *to a 1/2" steel rod found maintaining the northwest corner of said Earnhartbuilt, LLC Tract and the southwest corner of the N 50' of Lot 3, Block 2, W.D. Fitch Addition conveyed to Thomas E. Vann and Joy L. Vann by deed of record in Volume 2160, Page 54 of said Official Public Records;*

Thence ***North 74°16'49" East****, along the north line of said Earnhartbuilt, LLC Tract and the south line of said Vann Tract, a distance of* ***140.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Earnhartbuilt, LLC Tract, the southeast corner of said Vann Tract and being in the east line of said Lot 3, and west line of a 20' alley of said Block 2, W.D. Fitch Addition;*

Thence ***South 15°50'35" East****, along the west line of said 20' alley and the east line of said Lot 3 and Lot 4, Block 2, W.D. Fitch Addition, a distance of* ***52.50 feet*** *to a axel found maintaining the northeast corner of said Lot 1, Habitat South First Addition and the southeast corner of said Earnhartbuilt, LLC Tract;*

Thence ***South 74°16'49" West****, along the north line of said Lot 1, Habitat South First Addition and the south line of said Earnhartbuilt, LLC Tract, a distance of* ***140.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.169 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

_____ _____
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, EARNHARTBUILT, 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 Earnhartbuilt's 12th, 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 Earnhartbuilt's 12th, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By: EARNHARTBUILT, LLC

*By:*_____
JONATHAN EARNHART

*By:*_____
JASON EARNHART

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, EARNHARTBUILT, LLC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of EARNHARTBUILT'S 12TH, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____ _____, 2023.

_____
JONATHAN EARNHART

_____
JASON EARNHART

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JASON EARNHART known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of EARNHARTBUILT'S 12TH, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of _____, _____ ,2023.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____,2023, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas *Date*

Final Plat of
Earnhartbuilt's 12th
an addition to the City of Sherman Grayson County, Texas Being a replat of the South 25' of Lot 3 & the North 27.5' of Lot 4, Block 2, W.D. Fitch Addition

3/16/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Earnhartbuilt, LLC
2903 Woodlawn Blvd.
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Earnhartbuilt's 12th has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Jason Earnhart
Earnharbuilt, LLC
2903 S Woodlawn Blvd
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District located at 1013 South First Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

208 WEST MCLAIN DRIVE

The request of Muhammed Polani, LOXDON Group, Inc. (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 208 West McLain Street, consisting of 0.824 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of Beall and Stanley Addition and part of Lot 5, Block 2, J.B. Moorman's Subdivision, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change, consisting of 0.233 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of Beall and Stanley Addition also being Lot 2, Polani Addition from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.
B. Public Hearing and Final Plat of Polani Addition

Background:

The property is located at 208 West McLain Drive between North Hickory Street and North Travis Street. The owner is requesting to plat the property into two lots, keeping one with the existing single-family home (Lot 1) and the other for a proposed 2-unit duplex (Lot 2) and a Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District. Only the proposed Lot 2 is being requested for a Zone Change from R-6 to R-2F.

Adjacent Zoning:

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

Origination:

Muhammed Polani, LOXDON Group, Inc. (Owners)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

16

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Final Plat
Staff Review Letter - Final Plat
Staff Review Letter - Zoning

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
208 W MCLAIN DR

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W E
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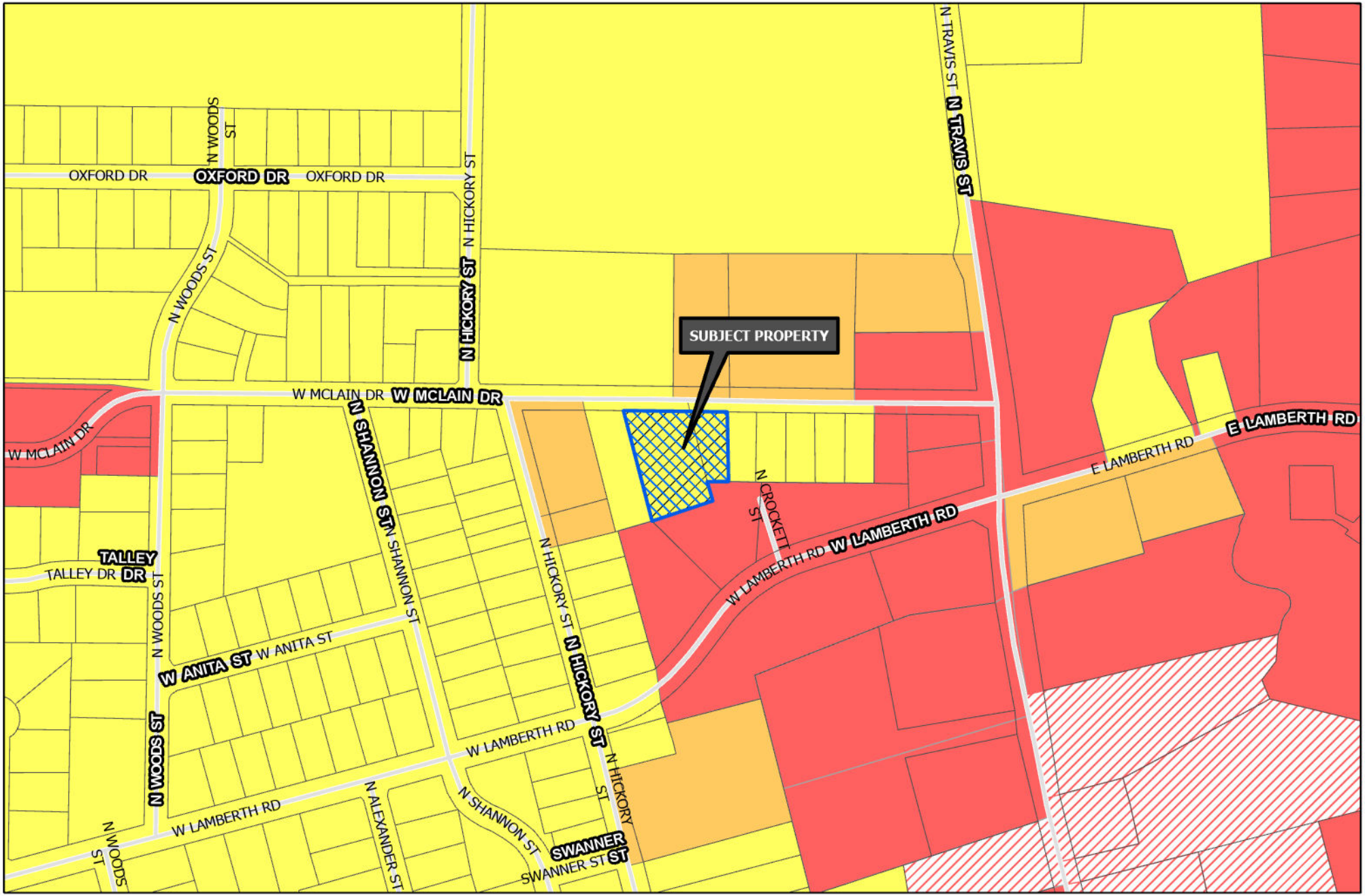
Date: 3/20/2023 3:51 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 208 W MCLAIN DR

N W E S

Date: 3/20/2023 3:53 PM

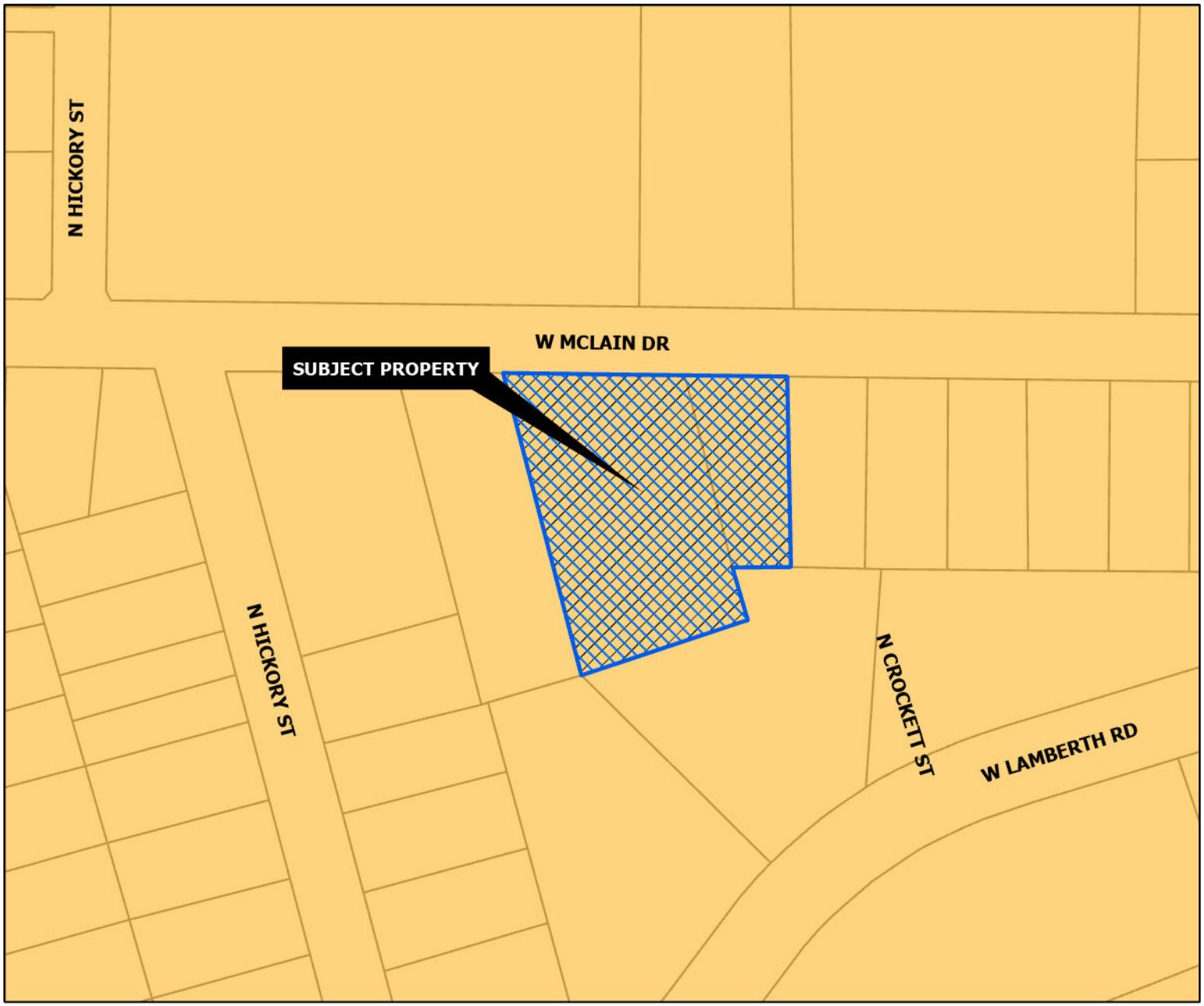
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-000981

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

04/04/2023 at 4:50 p.m.



CORE NEIGHBORHOOD

Intent & Character

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Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
208 W MCLAIN DR

N
W E
S

Date: 3/20/2023 3:53 PM

Turner, Kerri

From: MUHAMMED POLANI <polanimi@msn.com>
Sent: Wednesday, March 29, 2023 11:25 AM
To: Turner, Kerri
Subject: 208 west McLain Drive

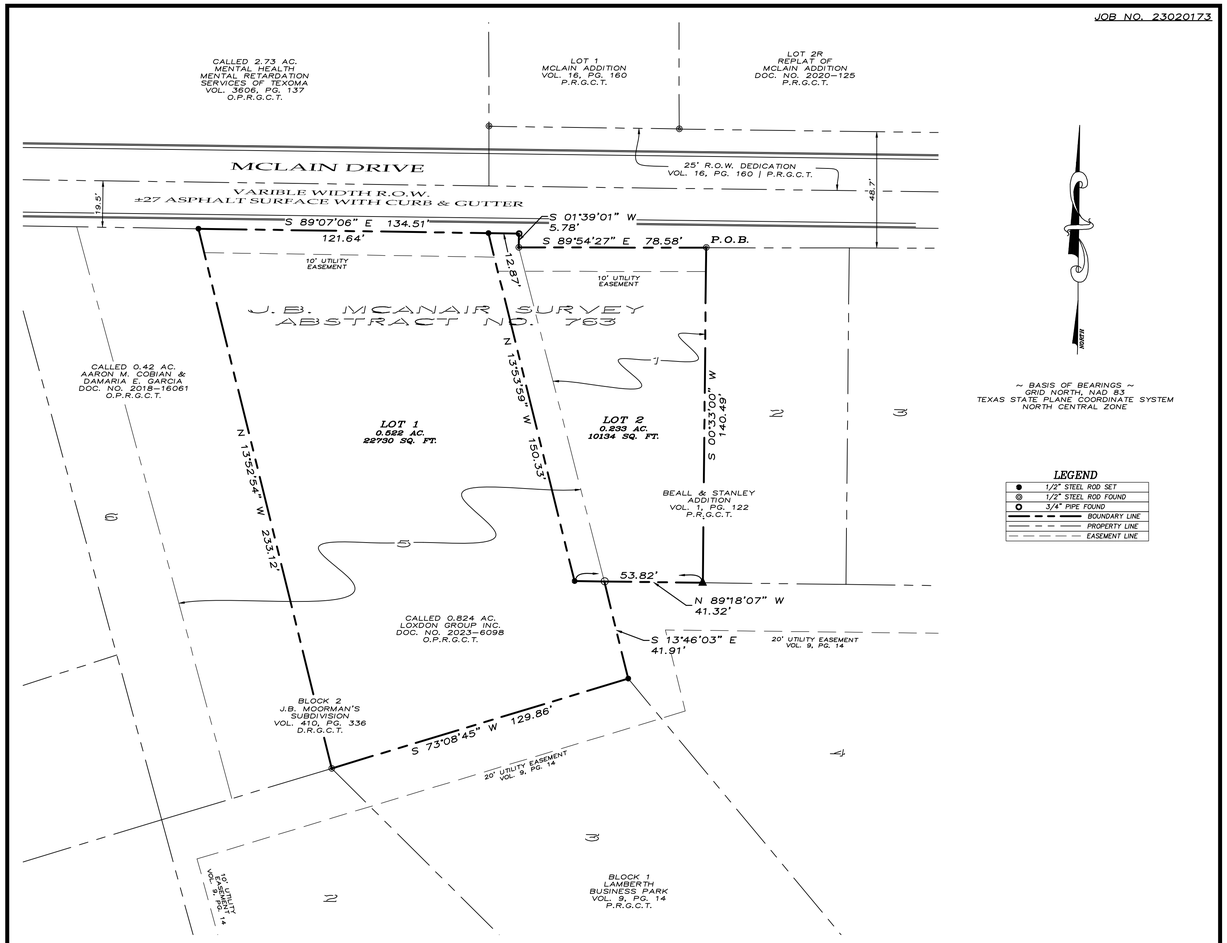
EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Good Morning Kerri
Here is the written statement
Can you please make a changes on the zoning application at 208 West McLain Drive, one existing house and replat lot #2 for duplex with 2 units

Underwood surveyor will send the survey for the replat
Please let me know if you have any questions

Thank you
Muhammed Polani
214-334-8165

JOB NO. 23020173



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

FINAL PLAT
POLANI ADDITION
Being a part of the J.B. McAnair Survey, Abstract Number 763 Being in the City of Sherman Grayson County, Texas Containing 0.824 acres of land

OWNERS/DEVELOPER
LOXDON GROUP INC.
3645 CAPSTONE LANE
PLANO, TX 75074
CONTACT: MUHAMMED POLANI

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

03/20/23

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

SHEET 1 OF 2

JOB NO. 23020173

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of Lot 1 of Beall and Stanley Addition, according to the plat thereof recorded in Volume 1, Page 122, Plat Records, Grayson County, Texas, and part of Lot 5 in Block 2 of J.B. Moorman's Subdivision, according to the plat thereof recorded in Volume 410, Page 336, Deed Records, Grayson County, Texas, and all of which being the same 0.824 acre tract of land described in the deed to Loxdon Group Inc., recorded in Document No. 2023-6098, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the eastern-most northeast corner of said 0.824 acre tract, common to the northeast corner of said Lot 1, common to the northwest corner of Lot 2 of said Beall and Stanley Addition, and on the southerly right-of-way line of McLain Drive;

Thence South 00°33'00" West, with an easterly line of said 0.824 acre tract, and with the easterly line of said Lot 1, and with the westerly line of said Lot 2, distance of 140.49 feet to a fence corner post found for the eastern-most southeast corner of said 0.824 acre tract, common to the southeast corner of said Lot 1, and common to the southwest corner of said Lot 2, and on the northerly line of Lot 4 in Block 1 of Lamberth Business Park, according to the plat thereof recorded in Volume 9, Page 14, said Plat Records;

Thence North 89°18'07" West, with a southerly line of said 0.824 acre tract, and with the southerly line of said Lot 1, and with the northerly line of said Lot 4, a distance of 41.32 feet to a 3/8" steel rod found for the southwest corner of said Lot 1, common to the northwest corner of said Lot 4, and on the easterly line of aforesaid Lot 5;

Thence South 13°46'03" East, with an easterly line of said 0.824 acre tract, and with the easterly line of said Lot 5, and with the westerly line of said Lot 4, a distance of 41.91 feet to a 1/2" steel rod set for the southern-most southeast corner of said 0.824 acre tract, common to the southeast corner of said Lot 5, and common to the northeast corner of Lot 3 of aforesaid Lamberth Business Park;

Thence South 73°08'45" West, with a southerly line of said 0.824 acre tract, and with the southerly line of said Lot 5, and with the northerly line of said Lot 3, a distance of 129.86 feet to a 1/2" steel rod found for the southwest corner of said 0.824 acre tract, common to the northwest corner of said Lot 3, and common to the northeast corner of Lot 2 of said Lamberth Business Park, and common to the southeast corner of a called 0.42 acre tract of land described in the deed to Aaron M. Cobian and Damarla E. Garcia, recorded in Document No. 2018-16061, said Official Public Records;

Thence North 13°52'54" West, with the westerly line of said 0.824 acre tract, and with the easterly line of said 0.42 acre tract, and crossing said Lot 5, a distance of 233.12 feet to a 1/2" steel rod set for the northwest corner of said 0.824 acre tract, common to the northeast corner of said 0.42 acre tract, and on the northerly line of said Lot 5, and on the southerly line of aforesaid McLain Drive;

Thence South 89°07'06" East, with a northerly line of said 0.824 acre tract, and with the northerly line of said Lot 5, and with the southerly right-of-way line of said McLain Drive, a distance of 134.51 feet to a 3/4" pipe found for the northern-most northeast corner of said 0.824 acre tract, common to the northeast corner of said Lot 5;

Thence South 01°39'01" West, with an easterly line of said 0.824 acre tract, and with the easterly line of said Lot 5, and with the westerly right-of-way line of said McLain Drive, a distance of 5.78 feet to a 1/2" steel rod found for the northwest corner of aforesaid Lot 1;

Thence South 89°54'27" East, with a northerly line of said 0.824 acre tract, and with the northerly line of said Lot 1, and with the southerly right-of-way line of said McLain Drive, a distance of 78.58 feet to the Point of Beginning and containing 0.824 acres (35,907 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, POLANI ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____ 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____ 2023, by the City Planning Commission to the City of Sherman, Texas.

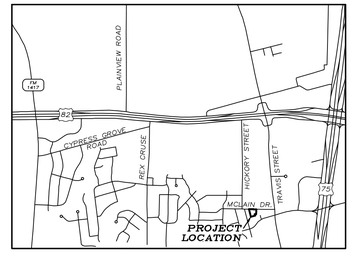
_____ Chairman _____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas _____ Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, LOXDON GROUP INC., do hereby adopt this plat designating the hereinabove property as the POLANI 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 systems without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2023.

_____
MUHAMMED POLANI
LOXDON GROUP INC.

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MUHAMMED POLANI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__day of_____, 2023.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

FINAL PLAT
POLANI ADDITION
Being a part of the J.B. McAnair Survey, Abstract Number 763 Being in the City of Sherman Grayson County, Texas Containing 0.824 acres of land

OWNERS/DEVELOPER
LOXDON GROUP INC.
3645 CAPSTONE LANE
PLANO, TX 75074
CONTACT: MUHAMMED POLANI

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

03/20/23

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

Loxdon Group, Inc.
Attn: Muhammed Polani
3645 Capstone Lane
Plano, TX 75074

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Polani Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a Right of Way Dedication along McLain Drive to total a 50' ROW (25' from centerline of existing roadway). *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
2. Plat subtitle to include Beall and Stanley Addition and JB Moorman's Subdivision. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Modify 10' Utility Easement to reflect new Right of Way line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Muhammed Polani
LOXDON Group, Inc.
3645 Capston Ln.
Plano, TX 75074

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

Dear Applicants,

The request for Public Hearing and Zone Change, consisting of 0.233 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of Beall and Stanley Addition also being Lot 2, Polani Addition from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District located at 208 West McLain Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

2000 BLOCK DUKE AND DUCHESS

The request of Bridgeston Construction (Owners), Fincher Land Surveying, PLLC (Land Surveyor) and Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) concerning the property located at 2000 Block North Duke Drive and North Duchess Drive, consisting of 8.934 acres in the G.W. McGlothlin Survey, Abstract No. 827 and being parts of Lot 2, 3 and 4 in Block 3 of the Hill-Smith Estates, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2000 Block North Duke Drive and North Duchess Drive between Princess Drive and East Alma Avenue. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Bridgeston Construction (Owners)
Fincher Land Surveying, PLLC (Land Surveyor)
Vilbig & Associates, Inc., (Consulting Engineers & Surveyors)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Survey
Zoning Exhibit
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

3/29/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000 BLK N DUKE & N DUCHESS DR

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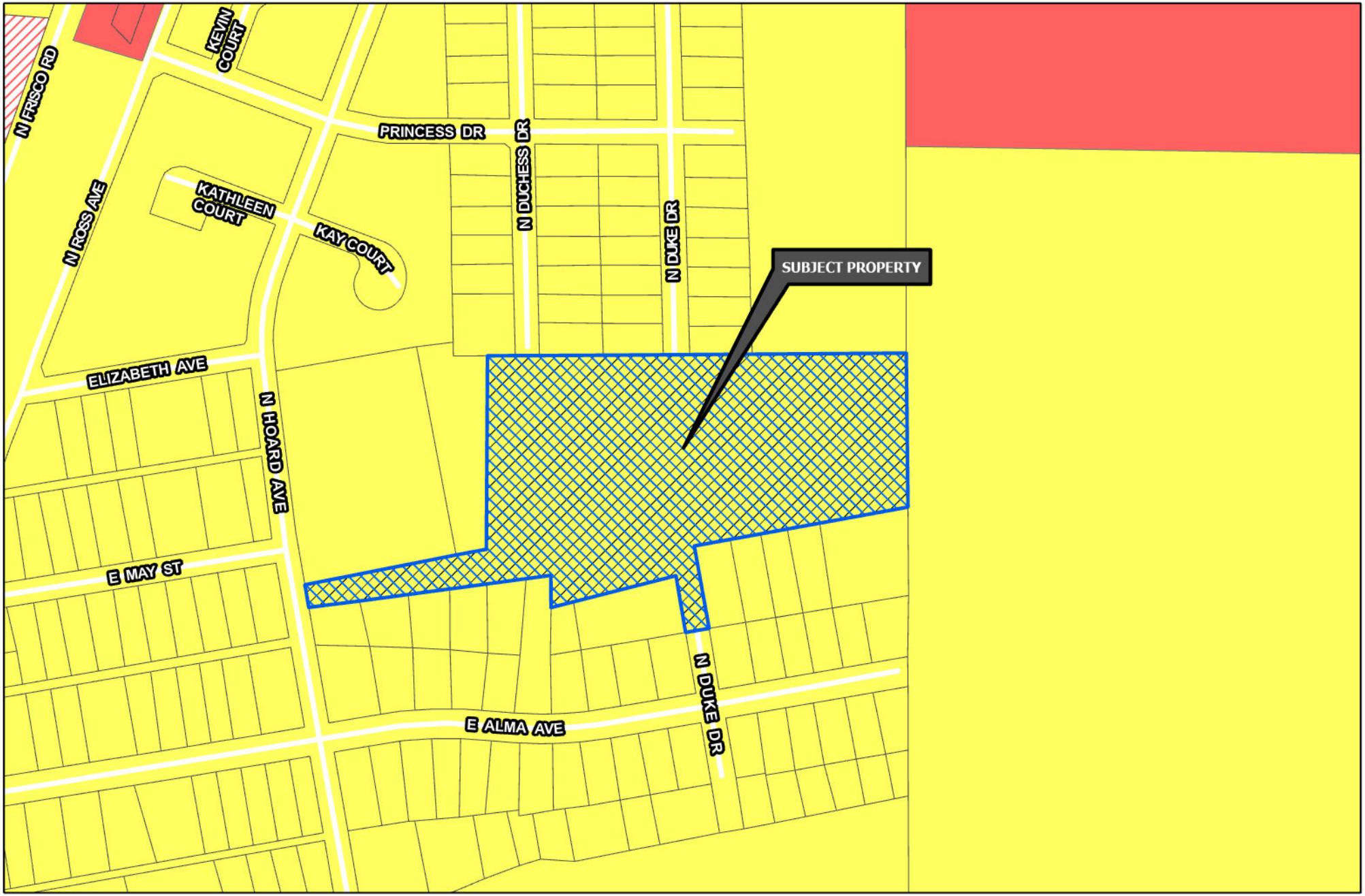
Date: 3/29/2023 4:30 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2000 BLK N DUKE & N DUCHESS DR

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Date: 3/29/2023 4:33 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-001073

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

04/05/2023 at 2:45 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
PROPOSED ZONING
CHANGE

PROJECT #: 23-001073

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

04/05/2023 at 2:45 PM

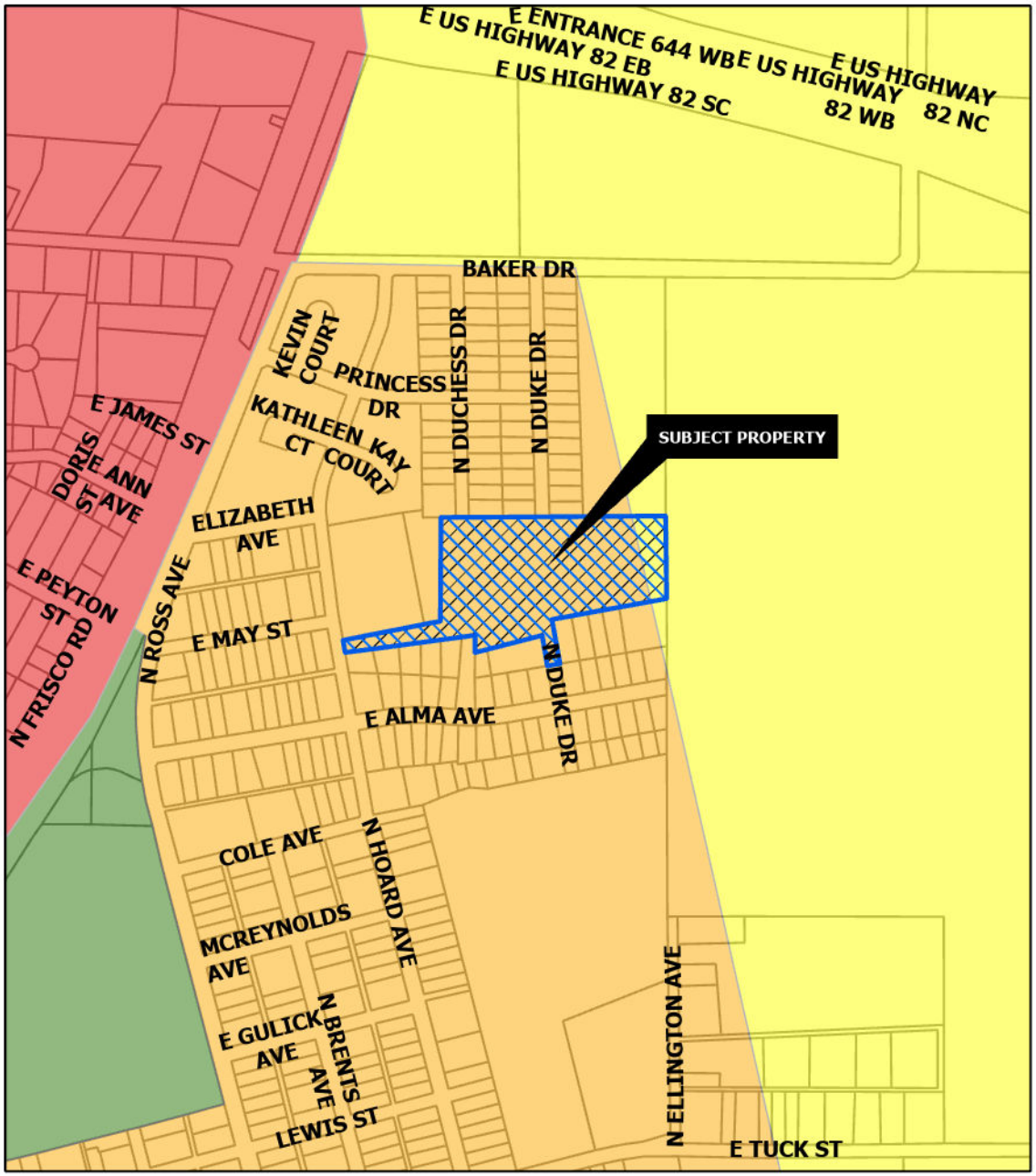
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-001073

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

04/05/2023 at 2:45 PM



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2000 BLK N DUKE & N DUCHESS DR

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Date: 3/29/2023 4:39 PM

03/20/2023

PROJECT NARRATIVE

For the Duke and Duchess subdivision in Sherman, TX we will be changing the Zoning from R-6 (Single-Family Residential) to R-2F (Duplex Residential) District to allow for duplexes to be built.

ADDRESS: 2207 E. ALMA AVENUE, SHERMAN, TEXAS 75090

ORDER BY:

Red River Title Company

PROPERTY DESCRIPTION

SEE PROPERTY DECRIPTION SHOWN HEREON

SURVEY PLAT

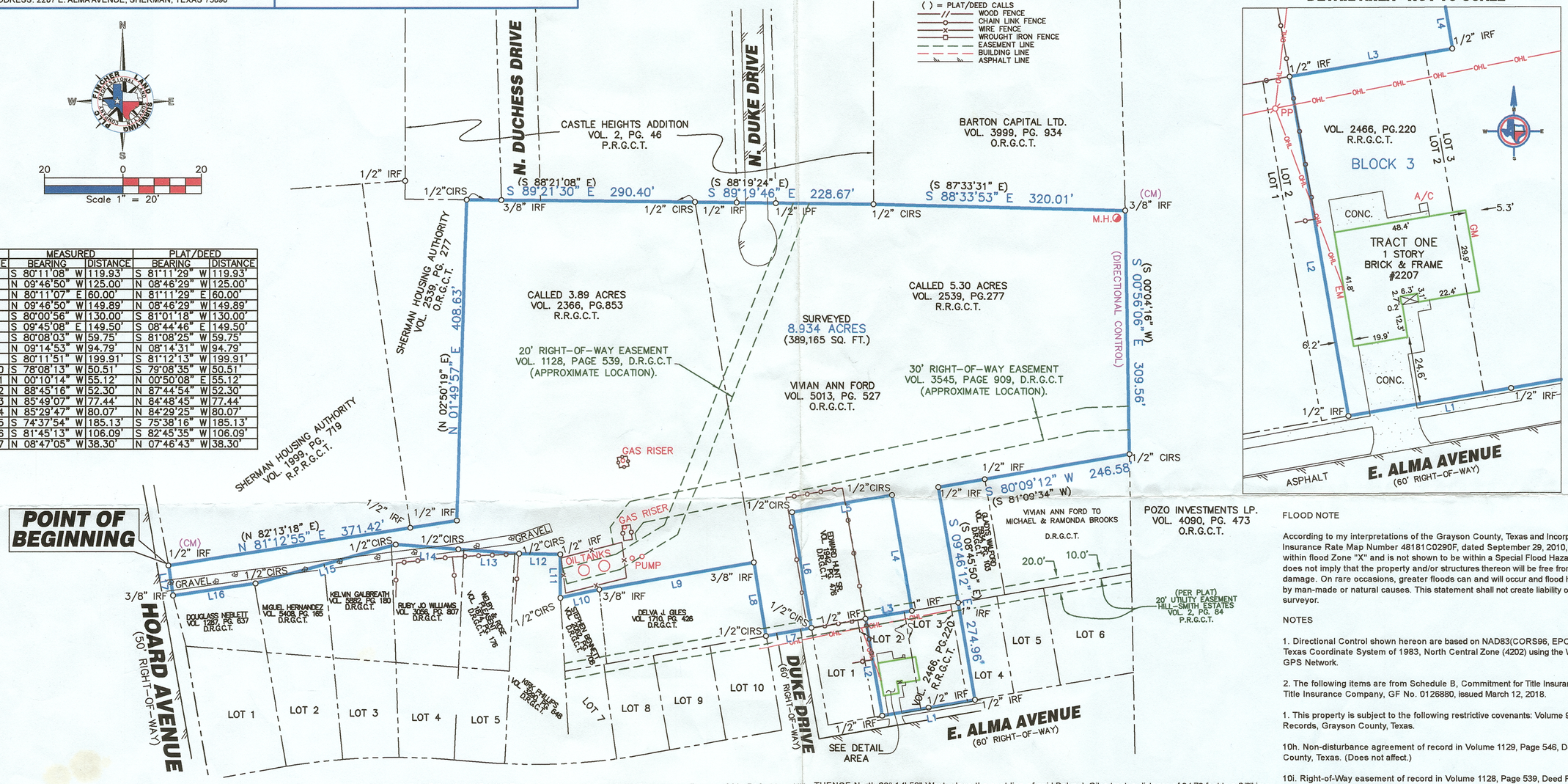
LEGEND

A/C = AIR CONDITION
CIRS = 1/2" IRON ROD W/5633 CAP SET
(CM) = CONTROLLING MONUMENT
EM = ELECTRIC METER
GM = GAS METER
IPF =IRON PIPE FOUND
IRF = IRON ROD FOUND
MH = MANHOLE
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
( ) = PLAT/DEED CALLS
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
WROUGHT IRON FENCE
EASEMENT LINE
BUILDING LINE
ASPHALT LINE

N
W E
S
FANCHER LAND SURVEYING
PROFESSIONAL LAND SURVEYING

20 0 20
Scale 1" = 20'

#	MEASURED		PLAT/DEED	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 80°11'08" W	119.93'	S 81°11'29" W	119.93'
L2	N 09°46'50" W	125.00'	N 08°46'29" W	125.00'
L3	N 80°11'07" E	60.00'	N 81°11'29" E	60.00'
L4	N 09°46'50" W	149.89'	N 08°46'29" W	149.89'
L5	S 80°00'56" W	130.00'	S 81°01'18" W	130.00'
L6	S 09°45'08" E	149.50'	S 08°44'46" E	149.50'
L7	S 80°08'03" W	59.75'	S 81°08'25" W	59.75'
L8	N 09°14'53" W	94.79'	N 08°14'31" W	94.79'
L9	S 80°11'51" W	199.91'	S 81°12'13" W	199.91'
L10	S 78°08'13" W	50.51'	S 79°08'35" W	50.51'
L11	N 00°10'14" W	55.12'	N 00°50'08" E	55.12'
L12	N 88°45'16" W	52.30'	N 87°44'54" W	52.30'
L13	N 85°49'07" W	77.44'	N 84°48'45" W	77.44'
L14	N 85°29'47" W	80.07'	N 84°29'25" W	80.07'
L15	S 74°37'54" W	185.13'	S 75°38'16" W	185.13'
L16	S 81°45'13" W	106.09'	S 82°45'35" W	106.09'
L17	N 08°47'05" W	38.30'	N 07°46'43" W	38.30'



DETAIL AREA - NOT TO SCALE

POINT OF BEGINNING

PROPERTY DESCRIPTION

BEING a tract, lot or parcel of land situated in the G.W. McGlothlin Survey, Abstract No. 827, Grayson County, Texas, same being all of a called 3.89 acre tract by deed recorded in Volume 2366, Page 853, Real Records, Grayson County, Texas, and part of a called 5.30 acre tract by deed recorded in Volume 2539, page 277, Real Records, Grayson County, Texas, also being parts of Lots 2, 3 and 4 in Block 3 of the HILL-SMITH ESTATES, an addition to the City of Sherman, Texas, as shown by plat recorded in Volume 2, Page 84, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Hoard Avenue (50 feet right-of-way) and being the southwest corner of a tract of land conveyed to Sherman Housing Authority by deed recorded in Volume 1999, Page 719, Real Property Records, Grayson County, Texas;

THENCE North 81° 12' 55" East, along the south line of said Sherman Housing Authority tract, a distance of 371.42 feet to a 1/2" iron rod found for corner, same being the southeast corner of a tract of land conveyed to Sherman Housing Authority by deed recorded in Volume 2539, Page 277, Official Records, Grayson County, Texas;

THENCE North 01° 49' 57" East, along the east line of said Sherman Housing Authority tract, a distance of 408.63 feet to a 1/2" capped iron rod for corner stamped "RPLS 5633" in the south line of Castle Heights Addition, an Addition to the City of Sherman, Grayson County, Texas, as shown on plat recorded in Volume 2, Page 46, Plat Records, Grayson County, Texas;

THENCE South 89° 21' 30" East, along the south line of said Castle Heights Addition, a distance of 290.40 feet, to a 1/2" capped iron rod set stamped "RPLS 5633" for corner;

THENCE South 89° 19' 46" East, continuing along the south line of said Castle Heights Addition, a distance of 228.67 feet to a 1/2" capped iron rod set stamped "RPLS 5633" for corner, same being the southwest corner of a tract of land conveyed to Barton Capital, Ltd. by deed recorded in Volume 3999, Page 934, Official Records, Grayson County, Texas;

THENCE South 88° 33' 53" East, along the south line of said Barton Capital, Ltd. tract, a distance of 320.01 feet to a 3/8" iron rod found for corner in the west line of a tract of land conveyed to Pozo Investments LP. by deed recorded in Volume 4090, Page 473, Official Records, Grayson County, Texas;

THENCE South 00° 56' 06" East, along the west line of said Pozo tract, a distance of 309.56 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633" in the west line of said Pozo Investments LP. tract;

THENCE South 80° 09' 12" West, a distance of 246.58 feet to a 1/2" iron rod found for corner, same being the northwest corner of a tract of land conveyed to Gladys Walford recorded by deed in Volume 5934, Page 103, Deed Records, Grayson County, Texas;

THENCE South 09° 46' 12" East, along the west line of said Gladys Walford, a distance of 274.96 feet to a 1/2" iron rod found for corner in the north right-of-way line of East Alma Avenue (60 feet right-of-way);

THENCE South 80°11'08" West, along the north right-of-way line of said East Alma Avenue, a distance of 119.93 feet to a 1/2" iron rod found for corner;

THENCE North 09°46'50" West, leaving the right-of-way line of East Alma Avenue, a distance of 125.00 feet to a 1/2" iron rod found for corner at the southeast corner of a tract of land conveyed to Edward Hunt Sr. by deed recorded in Volume 1942, Page 476, Deed Records, Grayson County, Texas;

THENCE North 80°11'07" East, along the north line of said HILL-SMITH ESTATES, a distance of 60.00 feet to a 1/2" iron rod found for corner;

THENCE North 09°46'50" West, a distance of 149.89 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633";

THENCE South 80°00'56" West, a distance of 130.00 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633" at the northwest corner of said Edward Hunt Sr. tract;

THENCE South 09° 45' 08" East, along the west line of said Edward Hunt Sr. tract, a distance of 149.50 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633" in the north line of said HILL-SMITH ESTATES;

THENCE South 80° 08' 03" West, along the north line of said Hill-Smith Estates, a distance of 59.75 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633", same being the southeast corner of a tract of land conveyed to Delva J. Giles by deed recorded in Volume 1710, Page 426, Deed Records, Grayson County, Texas;

THENCE North 09° 14' 53" West, along the east line of said Delva J. Giles tract, a distance of 94.79 feet to a 3/8" iron rod found for corner;

THENCE South 80° 11' 51" West, along the north line of said Giles tract, a distance of 199.91 feet to a 3/8" iron rod found for corner, same being the northeast corner of a tract of land conveyed to Stephen Bennett by deed recorded in Volume 2062, Page 708, Deed Records, Grayson County, Texas;

THENCE South 78° 08' 13" West, along the north line of said Bennett tract, a distance of 50.51 feet to a 1/2" capped iron rod set stamped "RPLS 5633" for corner in the east line of a tract of land conveyed to Kirk Phillips by deed recorded in Volume 3290, Page 648, Deed Records, Grayson County, Texas;

THENCE North 00° 10' 14" West, along the east line of said Kirk Phillips tract, a distance of 55.12 feet to s 1/2" iron rod found for corner;

THENCE North 88° 45' 16" West, along the north line of said Phillips tract, a distance of 52.30 feet to a 1/2" capped iron rod set for corner stamped "RPLS 5633", same being the northeast corner of a tract of land conveyed to Welby and Rose Pleasent by deed recorded in Volume 1874, Page 176, Deed Records, Grayson County, Texas;

THENCE North 85° 49' 07" West, along the north line of said Welby and Rose Pleasent tract, a distance of 77.44 feet to a 1/2" capped iron rod set stamped "RPLS 5633" for corner, same being the northeast corner of a tract of land conveyed to Ruby Jo Williams by deed recorded in Volume 3056, Page 807, Deed Records, Grayson County, Texas;

THENCE North 85° 29' 47" West, along the north line of said Ruby Jo Williams tract, a distance of 80.07 feet to a 1/2" capped iron rod set stamped "RPLS 5633" for corner, same being the northeast corner of a tract of land conveyed to Kelvin Galbreath by deed recorded in Volume 5882, Page 180, Deed Records, Grayson County, Texas;

THENCE South 74° 37' 54" West, along the north line of said Kelvin Galbreath tract, a distance of 185.13 feet to a 1/2" capped iron rod set stamped "RPLS 5633" for corner;

THENCE South 81° 45' 13" West, along the north line of a tract of land conveyed to Douglass Neblett by deed recorded in Volume 1287, Page 637, Deed Records, Grayson County, Texas, a distance of 106.09 feet to a 3/8" iron rod found for corner in the east right-of-way line of said Hoard Avenue;

THENCE North 08° 47' 05" West, along the east right-of-way line of said Hoard Avenue, a distance of 38.30 feet to the POINT OF BEGINNING and containing 8.934 acres (389,165 square feet) of land.

FLOOD NOTE

According to my interpretations of the Grayson County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48181C0290F, dated September 29, 2010, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.

NOTES

1. Directional Control shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WDS "TRIMBLE" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, Alliant National Title Insurance Company, GF No. 0126880, issued March 12, 2018.

1. This property is subject to the following restrictive covenants: Volume 991, Page 185, Deed Records, Grayson County, Texas.

10h. Non-disturbance agreement of record in Volume 1129, Page 546, Deed Records, Grayson County, Texas. (Does not affect.)

10i. Right-of-Way easement of record in Volume 1128, Page 539, Deed Records, Grayson County, Texas. (Affects, as shown hereon.)

10j. Right-of-Way easement of record in Volume 3545, Page 909, Real Property Records, Grayson County, Texas. (Affects, as shown hereon.)

SURVEYOR'S CERTIFICATE

I hereby certify to Red River Title Company, Alliant National Title Insurance Company and Brandon Gillespie that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

STATE OF TEXAS
REGISTERED
TODD FINCHER
5633
PROFESSIONAL
LAND SURVEYOR

Todd Fincher, R.P.L.S. No. 5633
Signed: April 20, 2018.

JOB NO.	1803-1024
FIELDED	E.V./K.M./K.W.
DRAFTED	S.S.
CHECKED	T.F.

FINCHER LAND SURVEYING, PLLC
3213 IH-30, Suite 107 TXBPLS FIRM NO. 10194258
Mesquite, Texas 75150 PHONE: 903-944-6397
www.texasrpls.com todd@texasrpls.com

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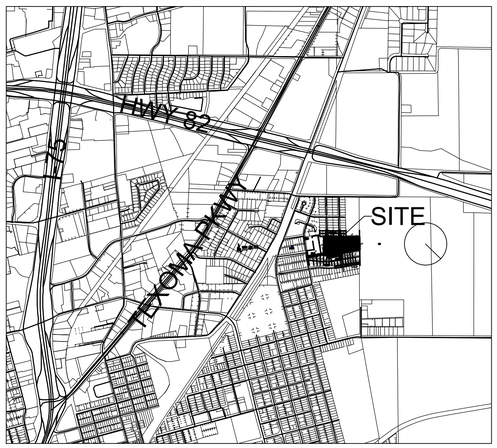
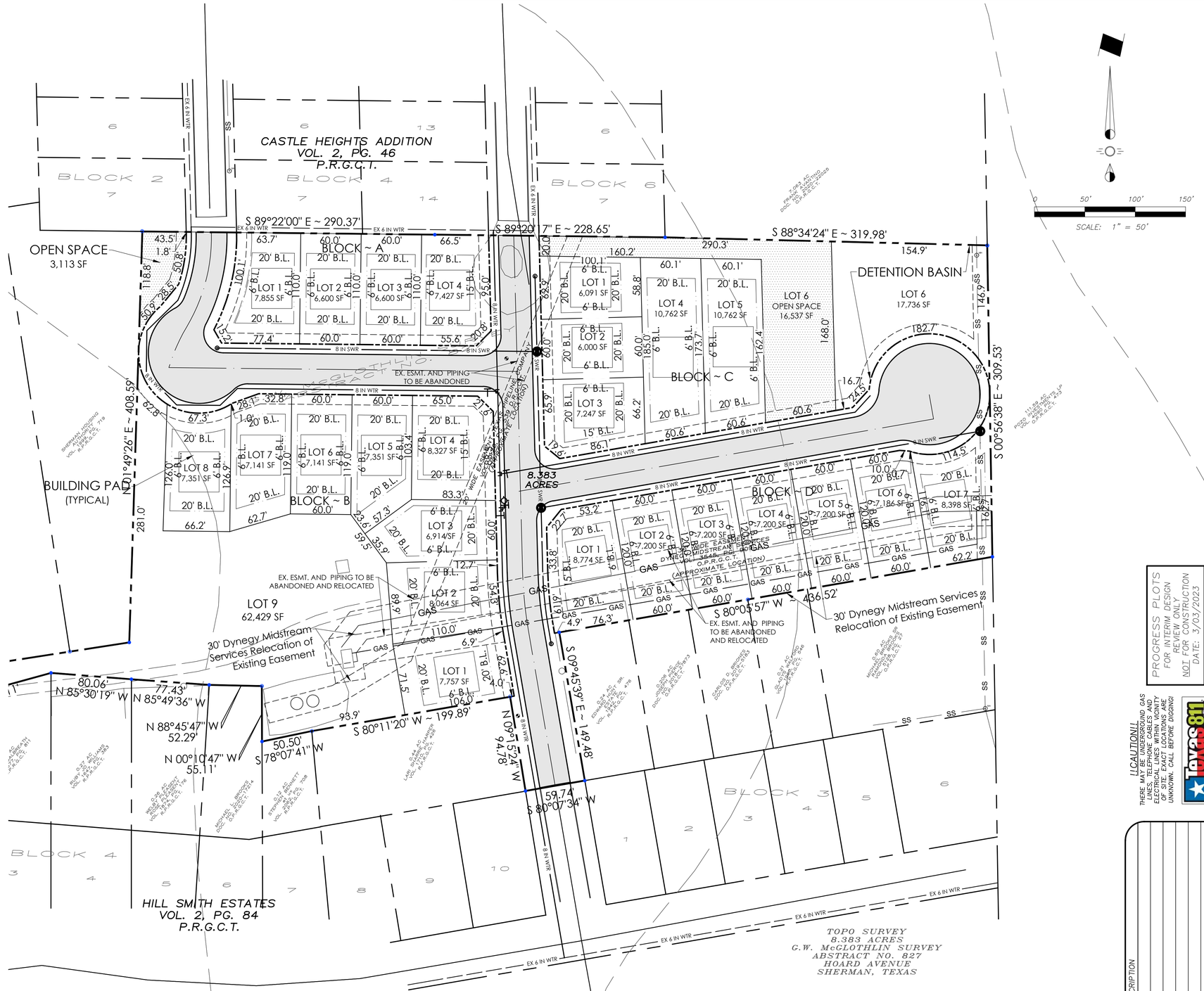
R-2F (DUPLEX RESIDENTIAL) DISTRACT

Minimum Requirements for Lot Area, Width and Setback.
Lot area: 6,000 sq. ft.
Lot width: 60'
Lot depth: 100'
Front setback: 20'
Rear setback: 20'
Side setback (of corner lot): 6' (15')
Usable Open Space Requirements. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) 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 fifty (50) or more lots 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.

LOCATION MAP



SCALE: N.T.S.



VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333, FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON MARCH 03, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

DUKE & DUCHESS ADDITION

8.934 AC.
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 3/03/2023

LICAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN THE LIMITS OF SITE. EXACT LOCATIONS ARE UNKNOWN, CALL BEFORE DIGGING!
Texas 811

R-2 ZONING EXHIBIT

NO.	DATE	BY	DESCRIPTION
			REVISIONS

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 50'
VA PROJECT NO: 2093-02

SHEET
ZE1

Mar 21, 2023 - 9:50am User: User X:\2093-02 Duke & Duchess Addition\Civil 2093-02\Production Drawings\SCHEMATIC LAYOUT 2093-02 8-24-2022.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Bridgeston Construction
2830 S FM 131
Denison, TX 75020

Vilbig & Associates, Inc.
517 W. Woodard
Denison, TX 75076

Fincher Land Surveying, PLLC
3213 IH-30, Suite 107
Mesquite, TX 75150

Dear Applicants,

The request for Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District located in the 2000 Block North Duke Drive and North Duchess Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

Engineering

5. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
6. 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)*
7. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
10. Three Party Agreement required for Public Infrastructure.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

3001 BLOCK WEST WASHINGTON STREET

The request of Washington Bend, LLC (Owners), Carlos Casas (Representative) and Helvey-Wagner Surveying, Inc. (Land Surveyor) concerning the property located at 3001 Block West Washington Street, consisting of 22.553 acres in the William Thompson Survey, Abstract No. 1210, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.

Background:

The property is located at 3001 Block West Washington Street between Wellington Drive and Timbercreek Road. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.

Adjacent Zoning:

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

Origination:

Washington Bend, LLC (Owners)
Carlos Casas (Representative)
Helvey-Wagner Surveying, Inc. (Land Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

13

Objections Received:

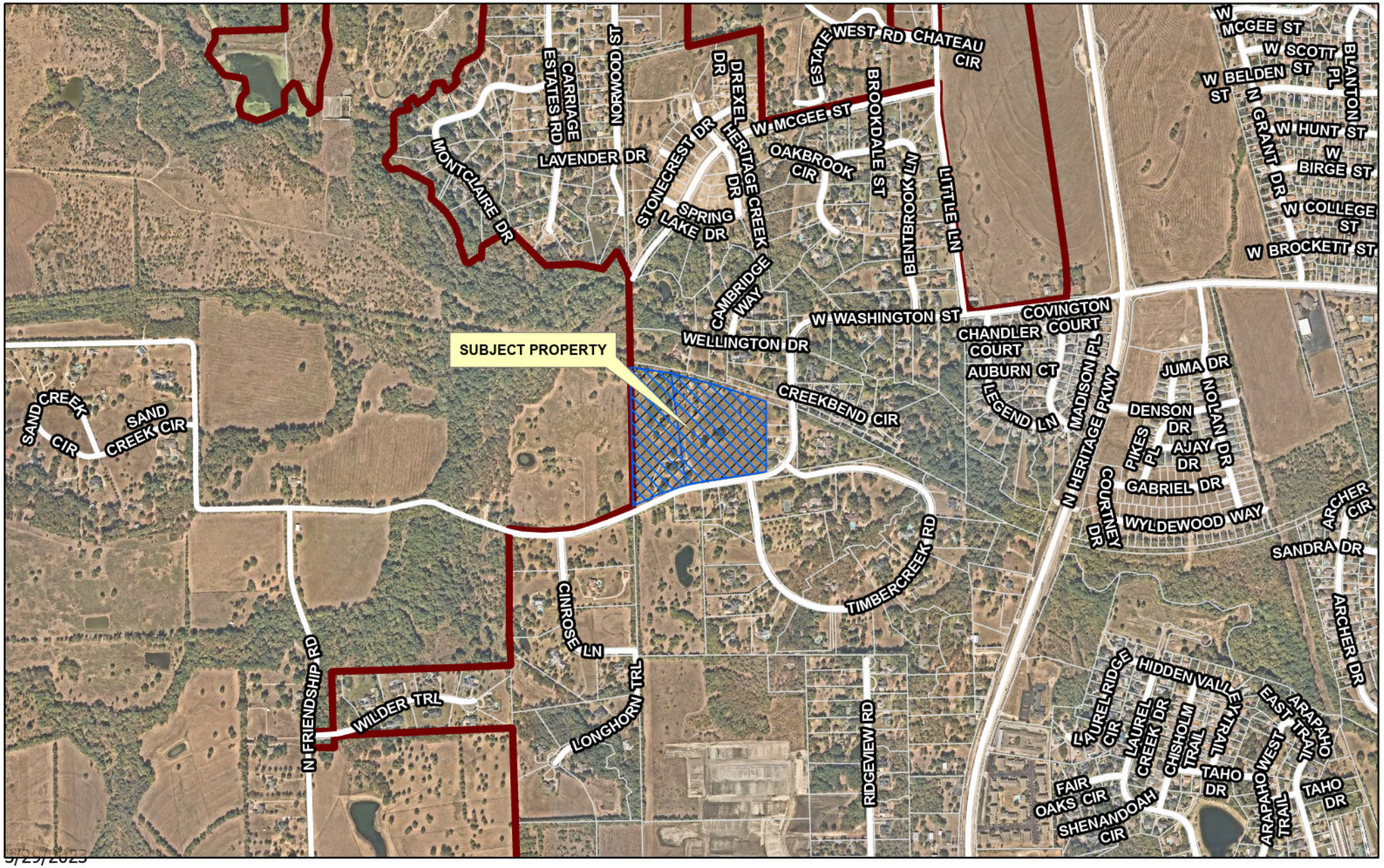
4

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Concept Plan
Survey
Opposition Email
Opposition Email
Opposition Email
Opposition Email
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

5/29/2023

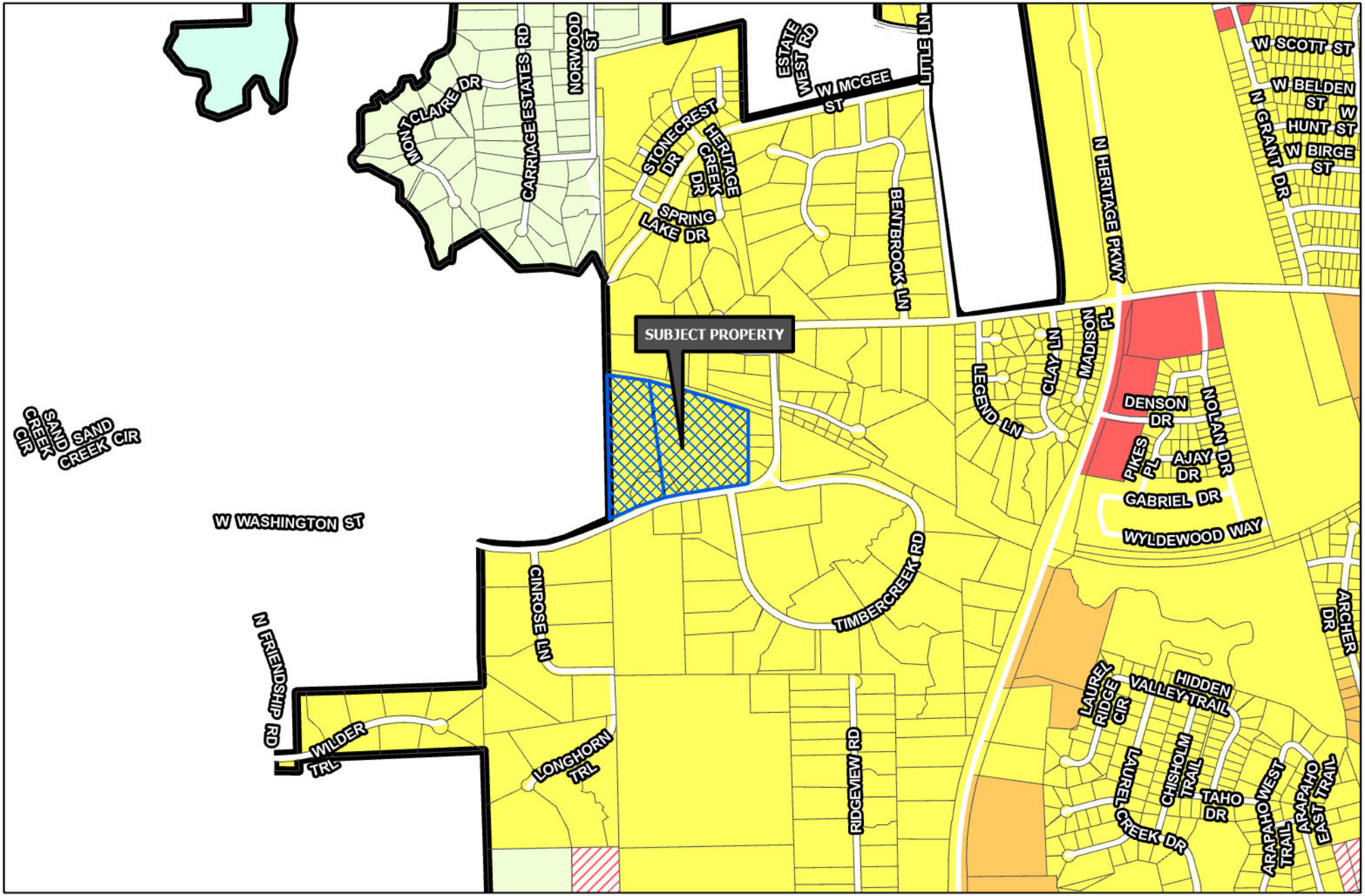
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3001 BLK W WASHINGTON ST

N
W E
S

Date: 3/29/2023 4:54 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
3001 BLK W WASHINGTON ST

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W E
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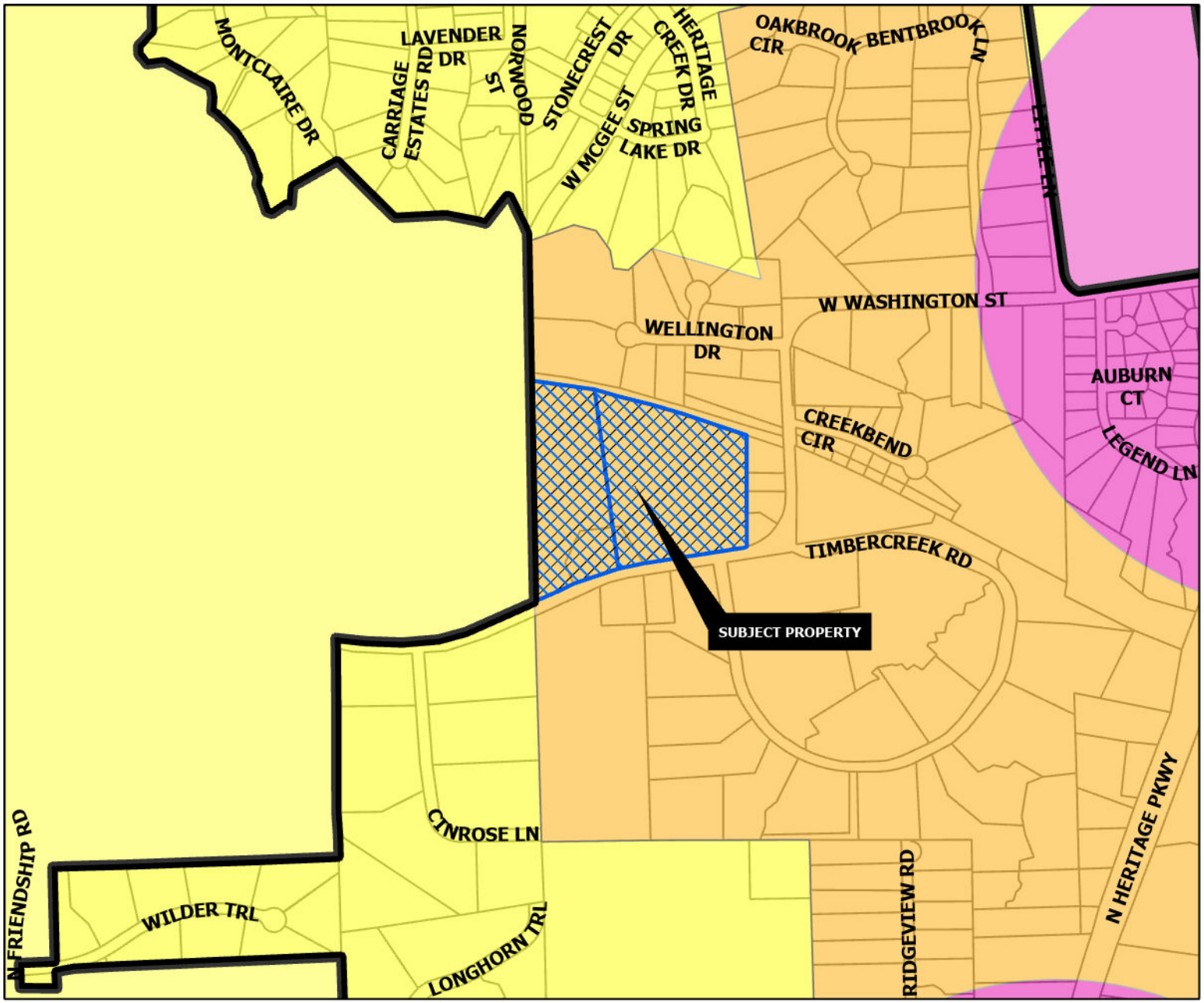
Date: 3/29/2023 4:56 PM

04/04/2023 at 3:12 p.m.



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
3001 BLK W WASHINGTON ST

N
W E
S

Date: 3/29/2023 4:58 PM

STRAND

21 March 2023

City of Sherman

220 W Mulberry

Sherman, TX 75090

Re: Sherman Rezoning Application

This project is located at 3071 Washington Street in Sherman, Texas. Currently, the project site is an undeveloped grassed area, with an existing detention pond located on the northwestern portion of the property.

The proposed development includes a single-family residential development with approximately 70 lots, as well as a walking trail, amenity center, and a park/playground area. In addition, the development includes all drives and parking associated with the proposed neighborhood. Also included in this project is the construction of water and storm sewer utilities to serve the proposed homes.

Sincerely,

Carlos Casas

Carlos Casas, PE
Civil Engineer
Civil Engineering Department

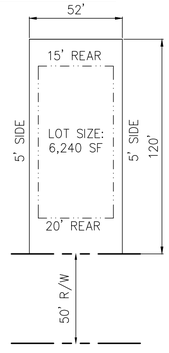
60 0 60 120

SCALE: 1"=60'

LEGEND

RIGHT OF WAY	
LOT LINE	
SETBACK	
LOT COUNT	15

TYPICAL LOT LAYOUT



STRAND

10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #117989 MARCH 29, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY LAND PLAN

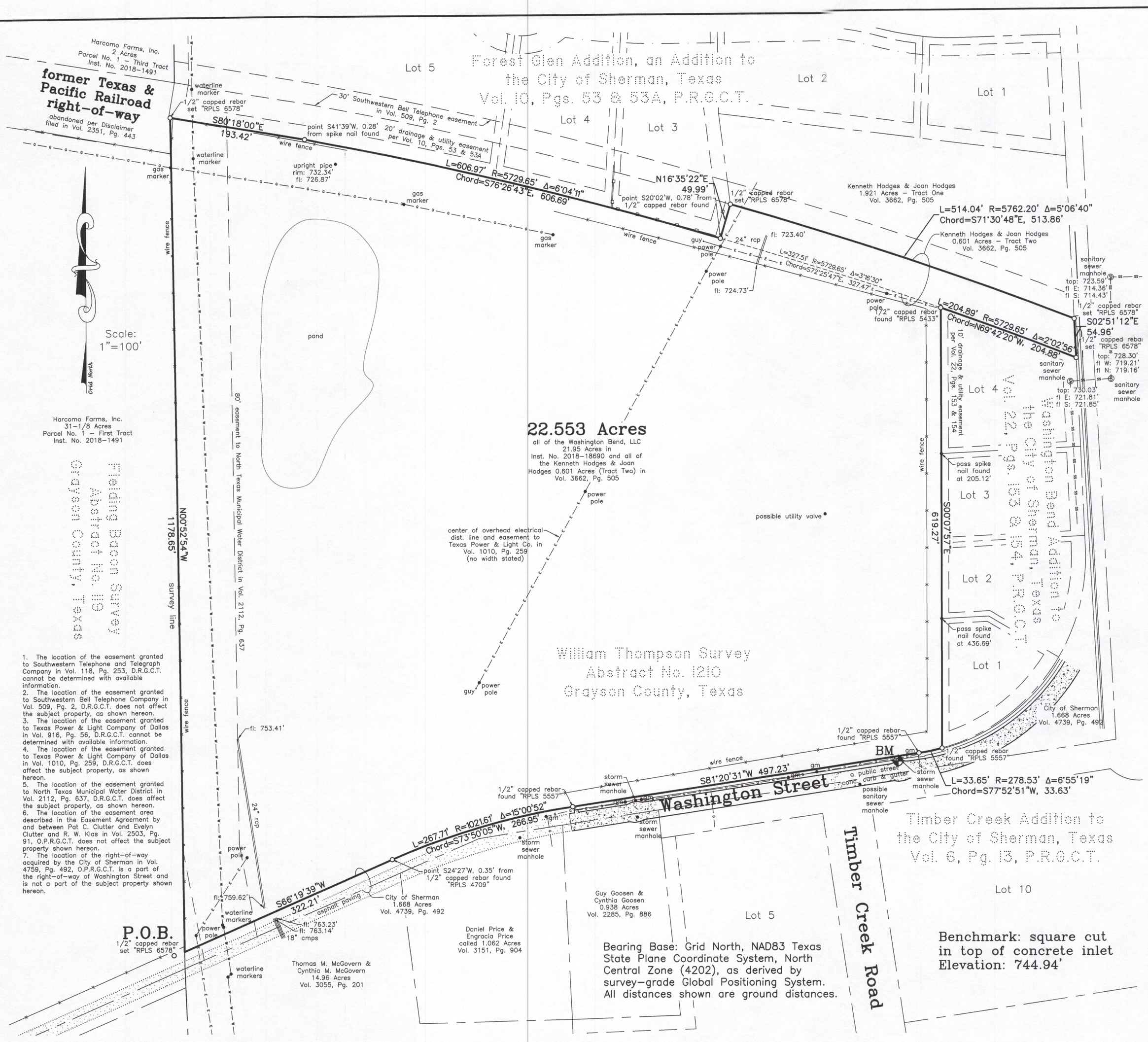
SHERMAN RESIDENTIAL
3071 W WASHINGTON STREET

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE:	3/29/2023
DESIGNED BY:	SB
DRAWN BY:	SB
CHECKED BY:	CC

STRAND 2247204

SHEET NUMBER
1



1. The location of the easement granted to Southwestern Telephone and Telegraph Company in Vol. 118, Pg. 253, D.R.G.C.T. cannot be determined with available information.
2. The location of the easement granted to Southwestern Bell Telephone Company in Vol. 509, Pg. 2, D.R.G.C.T. does not affect the subject property, as shown hereon.
3. The location of the easement granted to Texas Power & Light Company of Dallas in Vol. 916, Pg. 56, D.R.G.C.T. cannot be determined with available information.
4. The location of the easement granted to Texas Power & Light Company of Dallas in Vol. 1010, Pg. 259, D.R.G.C.T. does affect the subject property, as shown hereon.
5. The location of the easement granted to North Texas Municipal Water District in Vol. 2112, Pg. 637, D.R.G.C.T. does affect the subject property, as shown hereon.
6. The location of the easement area described in the Easement Agreement by and between Pat C. Clutter and Evelyn Clutter and R. W. Klas in Vol. 2503, Pg. 91, O.P.R.G.C.T. does not affect the subject property shown hereon.
7. The location of the right–of–way acquired by the City of Sherman in Vol. 4759, Pg. 492, O.P.R.G.C.T. is a part of the right–of–way of Washington Street and is not a part of the subject property shown hereon.

Owner: Washington Bend, LLC

This survey is for the sole benefit of the owner stated at left, and their Mortgage Co./Lender and Abstract/Title Co. 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 both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

Job No. CGS631118

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

P:\Shared Projects\Land Projects R2\Topo–22–Acres–William–Thompson–Survey\Drawings\Topo.dwg
1/11/2019 10:15 AM

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: December 28, 2018

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

22.553 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the William Thompson Survey, Abstract No. 1210, and being all of the 21.95 ac. tract of land conveyed to Washington Bend, LLC by Phillip A. Klas and Elizabeth Ellen Andrews Schnitker, Independent Executrix of the Estate of Stephen H. Klas, Deceased by Warranty Deed with Vendor's Lien dated August 16, 2018 and recorded in Instrument No. 2018-18690, Official Public Records, Grayson County, Texas, and being all of the 0.601 ac. tract of land (Tract Two) conveyed to Kenneth Hodges and spouse, Joan Hodges by Pat C. Clutter, III and Evelyn L. Clutter by Warranty Deed with Vendor's Lien dated April 30, 2004 and recorded in Volume 3662, Page 505, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" in the North line of Washington Street, a public street, in the East line of both the Fielding Bacon Survey, Abstract No. 119 and the 31-1/8 ac. tract of land (Parcel No. 1 – First Tract) conveyed to Harcomo Farms, Inc. in Instrument No. 2018-1491, said Official Public Records, in the West line of said William Thompson Survey, at the most Westerly Northwest corner of the 1.688 ac. tract of land conveyed to the City of Sherman in Volume 4739, Page 492, said Official Public Records, at the Southwest corner of said Washington Bend, LLC 21.95 ac.;

THENCE North 00 deg. 52 min. 54 sec. West, with the East line of both said Fielding Bacon Survey and said Harcomo Farms, Inc. 31-1/8 ac. and the West line of both said William Thompson Survey and said Washington Bend, LLC 21.95 ac., passing the Northeast corner of said Harcomo Farms, Inc. 31-1/8 ac. and crossing the South line of the former Texas and Pacific Railroad right-of-way, now abandoned as per Disclaimer filed in Volume 2351, Page 443, Real Property Records, Grayson County, Texas and continuing for a total distance of 1178.65 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the South line of Lot 5, Forest Glen Addition, an Addition to the City of Sherman, Texas, as per plat of record in Volume 10, Pages 53 and 53A, Plat Records, Grayson County, Texas, at the Northwest corner of said Washington Bend, LLC 21.95 ac., at the most Westerly Northwest corner of the herein described tract;

THENCE South 80 deg. 18 min. 00 sec. East, with the South line of said Lot 5 and the North line of said Washington Bend, LLC 21.95 ac., a distance of 193.42 ft. to a point at the beginning of a curve, said point being South 41 deg. 39 min. West, 0.28 ft. from a spike nail found;

THENCE Easterly, with the South line of said Lot 5, Lot 4 and Lot 3, the North line of said Washington Bend, LLC 21.95 ac. and with a non-tangent curve to the right, having a radius of 5,729.65 ft. and a central angle of 06 deg. 04 min. 11 sec. (chord bears South 76 deg. 26 min. 43 sec. East, 606.69 ft.), an arc distance of 606.97 ft. to a point at the end of said curve, at the beginning of another curve, at the Southeast corner of said Lot 3, at the Southwest corner of said Hodges 0.601 ac., said point being South 20 deg. 02 min. West, 0.78 ft. from a 1/2 inch capped rebar found;

THENCE North 16 deg. 35 min. 22 sec. East, with the East line of said Lot 3 and the West line of said Hodges 0.601 ac., a distance of 49.99 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of the 1.921 ac. tract of land (Tract One) conveyed to Kenneth Hodges and Joan Hodges in said Vol. 3662, Pg. 505, said Official Public Records, at the Northwest corner of said Hodges 0.601 ac., at the most Easterly Northwest corner of the herein described tract;

THENCE Easterly, with the South line of said Hodges 1.921 ac., the North line of said Hodges 0.601 ac. and with a non-tangent curve to the right, having a radius of 5,762.20 ft. and a central angle of 05 deg. 06 min. 40 sec. (chord bears South 71 deg. 30 min. 48 sec. East, 513.86 ft.), an arc distance of 514.04 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the West line of said Washington Street, at the Southeast corner of said Hodges 1.621 ac., at the Northeast corner of both said Hodges 0.601 ac. and the herein described tract;

THENCE South 02 deg. 51 min. 12 sec. East, with the West line of said Washington Street and the East line of said Hodges 0.601 ac., a distance of 54.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of Lot 4, Washington Bend Addition to the City of Sherman, Texas, as per plat of record in Volume 22, Pages 153 and 154, said Plat Records, at the Southeast corner of said Hodges 0.601 ac., at the most Easterly Southeast corner of the herein described tract;

Continued on Page Two

Continued From Page One

THENCE Westerly, with the North line of said Lot 4 and the South line of said Hodges 0.601 ac. and with a curve to the left, having a radius of 5,729.65 ft. and a central angle of 2 deg. 02 min. 56 sec. (chord bears North 69 deg. 42 min. 20 sec. West, 204.88 ft.), an arc distance of 204.89 ft. to a 1/2 inch capped rebar found stamped "RPLS 5433" at the Northwest corner of said Lot 4, at the Northeast corner of said Washington Bend, LLC 21.95 ac., at an Ell corner of the herein described tract;

THENCE South 00 deg. 07 min. 57 sec. East, with the West line of Lots 4, 3, 2, and 1 and the East line of said Washington Bend, LLC 21.95 ac., passing a spike nail found at the Southwest corner of said Lot 4 and the Northwest corner of said Lot 3 at 205.12 ft. and continuing, passing a spike nail found at the Southwest corner of said Lot 2 and the Northwest of said Lot 1 at 436.69 ft. and continuing for a total distance of 619.27 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557" in the North line of both said Washington Street and said City of Sherman 1.668 ac., at the Southwest corner of said Lot 1, at the Southeast corner of said Washington Bend, LLC 21.95 ac.;

THENCE Westerly, with the North line of both said Washington Street and said City of Sherman 1.668 ac., the South line of said Washington Bend, LLC 21.95 ac. and with a curve to the right, having a radius of 278.53 ft. and a central angle of 06 deg. 55 min. 19 sec. (chord bears South 77 deg. 52 min. 51 sec. West, 33.63 ft.), an arc distance of 33.65 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557 at the end of said curve;

THENCE South 81 deg. 20 min. 31 sec. West, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac. and the South line of said Washington Bend, LLC 21.95 ac., a distance of 497.23 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557" at the beginning of a curve;

THENCE Westerly, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac., the South line of said Washington Bend, LLC 21.95 ac. and with a curve to the left, having a radius of 1,021.61 ft. and a central angle of 15 deg. 00 min. 52 sec. (chord bears South 73 deg. 50 min. 05 sec. West, 266.95 ft.), an arc distance of 267.71 ft. to a point at the end of said curve, said point being South 24 deg. 27 min. West, 0.35 ft. from a 1/2 inch capped rebar found stamped "RPLS 4709";

THENCE South 66 deg. 19 min. 39 sec. West, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac. and the South line of said Washington Bend, LLC 21.95 ac., a distance of 322.21 ft. to the **PLACE OF BEGINNING** and containing **22.553 ACRES** of land.

Kate A. Wagner, R. P. L. S. No. 6578
December 28, 2018

Marlow, Lauren

From: Janet Hennard
Sent: Wednesday, April 5, 2023 3:49 PM
To: Planning
Subject: Proposed Zoning Change for the Property at Washington Bend

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Planning and Zoning Committee,
Sherman, Texas

Dear Committee Members,

We are homeowners directly adjacent to a 22-acre property at W. Washington Street that is being considered for development as well as a residential zoning change, to be discussed at the P&Z meeting on April 18. We have spoken with representatives of the development company who are requesting the zoning change, and learned that their plan is to build 75 homes at this property for the mostly 55+ age group.

According to City of Sherman zoning codes, the change from R6 to R5 zoning will allow for:

- A decrease in the minimum lot size
- A decrease in the minimum home size
- A decrease in setbacks
- An increase in the percent of the gross area of the home on the lot

We object not just to the change from R6 to R5 intended to increase housing density, but to the whole idea of a drastic change to the character of this neighborhood. We currently enjoy the quiet, open feel to our neighborhood. It is peaceful, even somewhat rural. Before we purchased our home adjacent to the said 22-acre property in 2021, we learned that it was for sale with a proposed plat for approximately 20 homes. We felt this would be in line with the neighborhood.

The proposed development with 75 homes is much higher-density housing than currently exists anywhere close to the property, and will not only look out of place, but will bring crowding, traffic nuisances, and will likely decrease existing home values within the vicinity.

The developer states they plan for high-quality homes, but this does not change the disturbing fact these would be *high-density* homes. We believe the proposed development is inappropriate at this location, and ask the P&Z Committee to consider the wishes of us and our other neighbors. We plan to attend the meeting on April 18.

Kind Regards,
Wesley and Janet Hennard
2916 W. Washington St.
Sherman

Easwar Sundaram Jr. MD FAAN
26 Timbercreek Rd
Sherman, TX 75092

Sent: Thursday, April 6, 2023 12:04 PM
To: Planning <Planning@cityofsherman.com>
Subject: RE: Zoning change request

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Ms. Marlow.

Thank You so much for your reply and clarification.
I would like to oppose this change as that area of West Washington was designed to be a lower density development with more larger lots and not so much traffic. This will change that. I don't mind the development but it has to remain as R-6.
I am fairly certain the rest of Timbercreek, and the other developments will want that as well.

Thanks

Easwar Sundaram Jr. MD FAAN

Marlow, Lauren

From: John Cernero
Sent: Wednesday, April 12, 2023 6:59 AM
To: Planning
Cc:
Subject: Concerning Property at 3001 Block West Washington Street, 22.553 Acres in the William Thompson Survey, Abstract No. 1210 and Currently Zoned R-6

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

To Whom it May Concern:

We are **opposed** to any change to the existing Zone R-6 for the above reference property, to a Zone R-5. We do not want to reduce the size of the lots to less than 60 feet wide as is the R-6 requirements. This would have a negative effect on the value of our home/property. Please do not change the Zone to a Zone R-5.

If you have any questions, please let us know.

Thank you,

John & Patricia Cernero
2409 Creekbend Circle.
Sherman, TX 75092

Marlow, Lauren

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

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Dear Commissioners,

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

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

Sincerely,
Gary Marlow MD
18 Timbercreek Rd.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Washington Bend, LLC
717 N. Crockett
Sherman, TX 75090

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

Carlos Casas
10003 Technology Blvd West
Dallas, TX 75220

Dear Applicants,

The request for Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District located at 3001 Block West Washington Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

Engineering

5. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
6. Hike and Bike trail along old Railroad right of way required per Master Trail Plan. Code of Ordinances Chapter 10, Exhibit A, Sec. 26(B)(d)
7. 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)
8. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater 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.
11. Three Party Agreement required for Public Infrastructure.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

2450 NORTH FRISCO ROAD

The request of USOW, LLC (Owner), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2450 North Frisco Road, consisting of 3.896 acres being part of the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808 and currently zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a side setback of 15' in lieu of the required 60' from the South and West property lines in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.02.017 to allow a side setback of 5' in lieu of the required 15' from the North property lines in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing and Zone Change from a C-2 (General Commercial) District and R-6 (Single-Family Residential) District to a C-2 (General Commercial) District.
D. Public Hearing and Site Plan for an Office/Warehouse Facility.
E. Public Hearing and Replat of USOW Sherman Addition, Phase Two

Background:

The property is located at 2450 Frisco Road between East James Street and Baker Drive. The owner is requesting a Variance on the required side setback for a wood fence along the South and West side of the property and a Variance for the North side of the property to discourage tenants from storing items behind the building. The owner is also requesting Zone Change, Site Plan and Replat approval for an office/warehouse facility to match the adjoining property on the South.

The following has been approved for this location:

- July 21, 2020 - Zone change from R-1 (One-Family Residential) District to C-2 (General

Commercial) District
- May 17, 2022 - Preliminary Plat approval of USOW Sherman Addition.
- July 19, 2022 - Final Plat approval of USOW Sherman Addition.

Adjacent Zoning:

R-6 (Single-Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

USOW, LLC (Owner)
Kent Hughlett (Representative/Architect)
Helvey-Wagner Surveying, Inc.(Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

24

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Survey
Building Plan
Staff Review Letter - Replat
Staff Review Letter - Zoning

---

dlagrone H:\PLANNING\Public Notification KT.aprx

5/30/2023

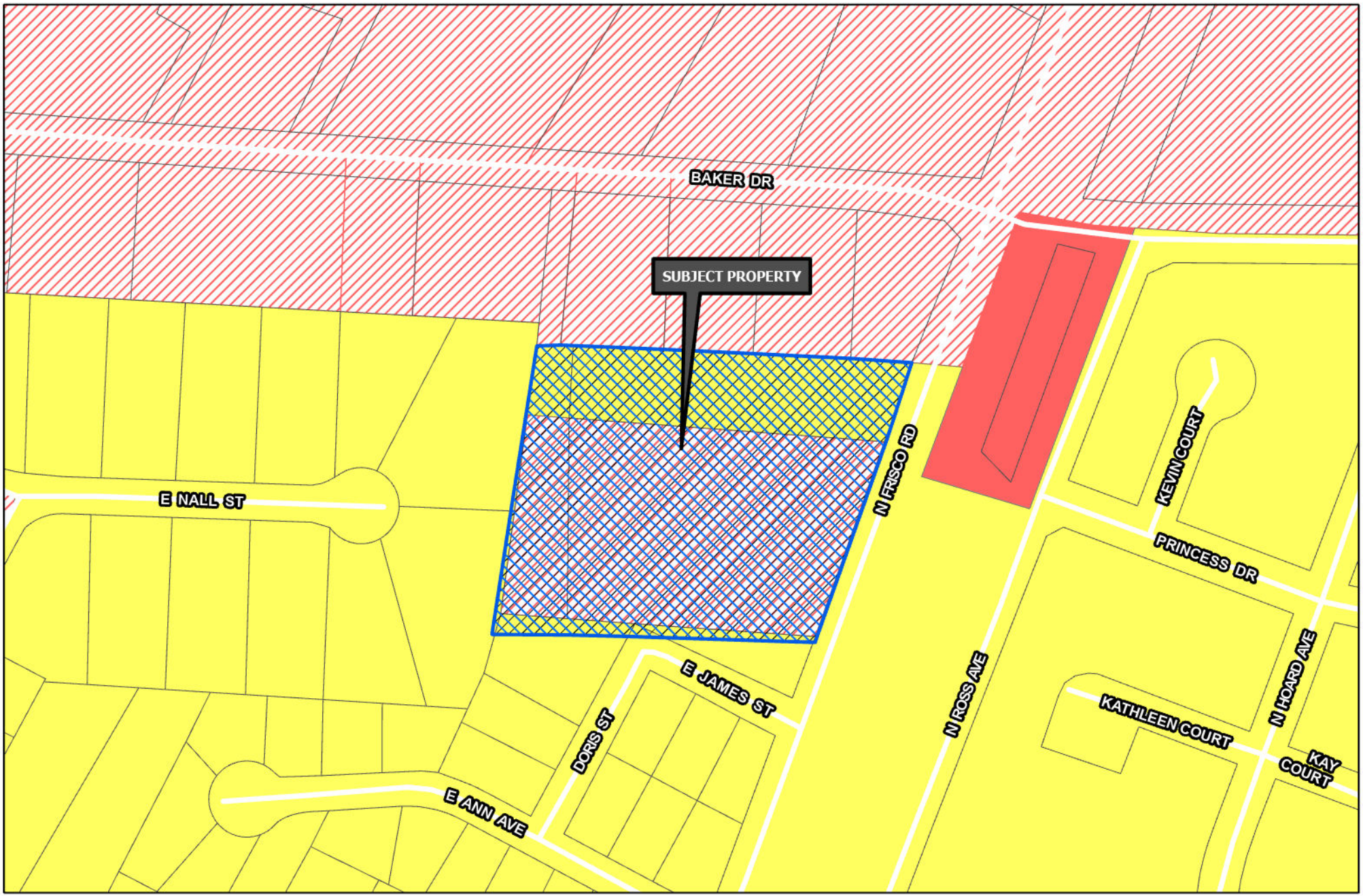
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2450 & 2522 N FRISCO RD

N
W E
S

Date: 3/30/2023 4:53 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

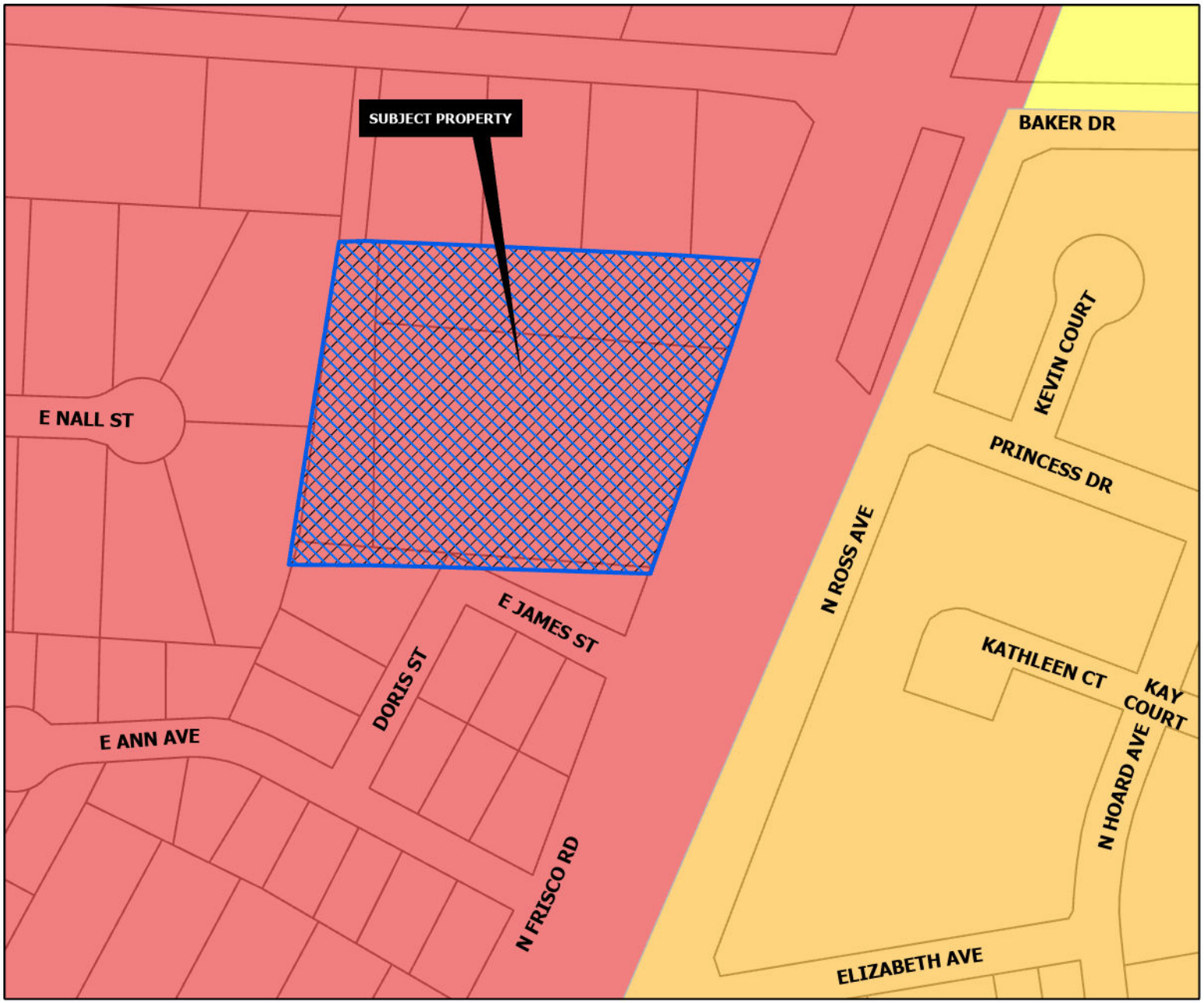
CITY OF SHERMAN
ZONING MAP
2450 & 2522 N FRISCO RD

N
W E
S

Date: 3/30/2023 4:57 PM

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-001121
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
04/05/2023 at 4:35 p.m.

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 23-001121
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
04/05/2023 at 4:35 p.m.



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2450 & 2522 N FRISCO RD

N
W E
S

Date: 3/30/2023 4:59 PM

Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
2450 Frisco Road Office Warehouse

The current zoning for this site is C-2. We are joining the one acre property to the North. That one acre property had an old house that has been demolished. This one acre is currently zoned residential so we are requesting that property be rezoned to match the C-2 on the South adjoining property. We are replatting both tracts into a single tract for the development of office/warehouse buildings.

We are requesting a 15′ setback variance in lieu of the 60′ setback along the South and West sides of the property. 15′ was the required setback on the previous zoning ordinance for C-2. We are going to install wood fence to separate the property from the existing residential property. We are requesting a 5′ setback variance in lieu of the 15′ setback along the North side of the property. This side of the property borders an existing paved access to the existing buildings facing Baker Road. We are wanting to keep the area behind the buildings reduced to discourage tenants from storing items behind the buildings.

Zoned C-2
170,850SF / 3.95 Acres
Building Coverage 58,500sf
123,573SF Hard and Impervious Area
34.24% Ratio Building Lot Coverage

17,085sf 10% Total Landscaping Required
47,277sf Landscaping Provided
6,882sf 40% Island Landscaping Required
8,324sf Island Landscaping Provided

3,900 SF Office Space
54,600 SF Warehouse Space
58,500 SF Total Office/Warehouse Building Area

10 Office Parking Spaces + 55 Warehouse Parking Spaces = 65 Required Spaces
58 Regular Parking Spaces Provided + 10 Handicap Accessible Parking Spaces Provided = 68 Total Spaces

SITE PLAN

SCALE: 1"= 20'-0"

NORTH

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

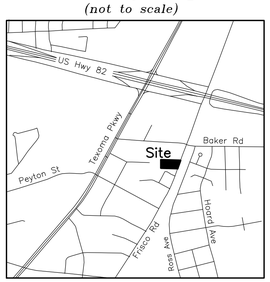
OFFICE WAREHOUSE SITE REVISED
2450 FRISCO ROAD
SHERMAN, TEXAS

C-1.0

MAR. 23, 2023

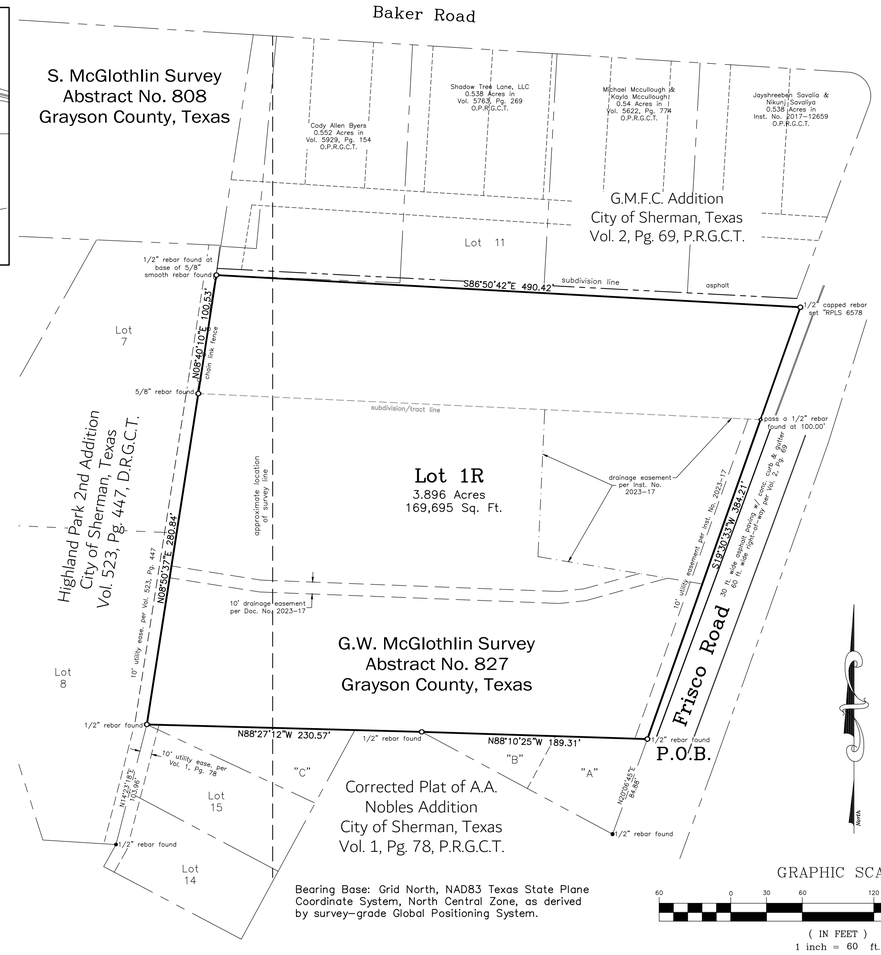
Vicinity Map

(not to scale)



General Notes:

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



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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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, USOW, LLC, sole owner of USOW Sherman Addition, Phase Two 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.

_____
Authorized Representative for USOW, LLC
H. Blume Loe, Jr.

AVIGATION RELEASE

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

Executed this _____ day of _____, 2023.

By:_____

By: Authorized Representative for USOW, LLC, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, USOW Sherman Addition, Phase Two to the City of Sherman, Texas is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, USOW Sherman Addition, Phase Two to the City of Sherman, Texas is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

LEGAL DESCRIPTION

SITUATED in the City of Sherman County of Grayson, State of Texas, being a part of the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808, being all of the "called" 100 ft. by 500 ft. tract of land conveyed by General Warranty Deed from Neal Spencer to USOW, LLC on September 15, 2022 and recorded in Inst. No. 2022-31095, Official Public Records, Grayson County, Texas, and all of Lot 1 of USOW Sherman Addition to the City of Sherman, Grayson County, Texas as per plat of record in Doc. No. 2023-17, Plat Records, Grayson County, Texas and being more particularly described as one tract by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the West line of Frisco Road, a public road, at the "monumented" Northeast corner of the Corrected Plat of A.A. Nobles Addition to the City of Sherman, Texas, recorded in Volume 1, Page 78, Plat Records, Grayson County, Texas, and the Southeast corner of both said Lot 1, USOW Sherman Addition and the herein described tract, SAID rebar bears North 20 deg. 06 min. 45 sec. East, 84.88 ft. from a 1/2 inch rebar found at the Southeast corner of Lot "A" said Nobles Addition;

THENCE North 88 deg. 10 min. 25 sec. West, with the North line of said A.A. Nobles Addition and the South line of said Lot 1, USOW Sherman Addition, a distance of 189.31 ft. to a 1/2 inch rebar found at the West corner of Lot "B", said Nobles Addition;

THENCE North 88 deg. 27 min. 12 sec. West, continuing with the North line of said A.A. Nobles Addition and the South line of said Lot 1, USOW Sherman Addition,, passing the West line of said G.W. McGlothlin Survey and the East line of said S. McGlothlin Survey and continuing on for a TOTAL distance of 230.57 ft. to a 1/2 inch rebar found in the East line of Lot 8, Highland Park 2nd Addition to the City of Sherman, Texas, recorded in Volume 523, Page 447, Deed Records, Grayson County, Texas, at the "monumented" Northwest corner of said Nobles Addition and the Southwest corner of both said Lot 1, USOW Sherman Addition and the herein described tract, SAID rebar bears North 14 deg. 23 min. 18 sec. East, 103.96 ft. from a 1/2 inch rebar found at an angle point in Lot 14, said Nobles Addition;

THENCE North 08 deg. 50 min. 37 sec. East, with the East line of said Highland Park 2nd Addition and the West line of said Lot 1, USOW Sherman Addition, for a distance of 280.84 ft. to a 5/8 inch rebar found at the "monumented" Southwest corner of said USOW, LLC 100 ft. by 500 ft. tract and the Northwest corner of said Lot 1, USOW Sherman Addition;

THENCE North 08 deg. 40 min. 10 sec. East, with the West line of said USOW, LLC 100 ft. by 500 ft. tract, a distance of 100.53 ft. to a ½ inch rebar found at the base of a ⅝ inch smooth rebar found at the Southwest corner of both Lot 11 of G.M.F.C. Addition to the City of Sherman, Texas as per plat of record in Volume 2, Page 69, said Plat Records and the 0.552 acre tract of land conveyed to Cody Allen Byers in Volume 5929, Page 154, said Official Public Records and the Northwest corner of said USOW, LLC 100 ft. by 500 ft. tract, at the most Western Northwest corner of the herein described tract;

THENCE South 86 deg. 50 min. 42 sec. East, with North line of said USOW, LLC 100 ft. by 500 ft. tract, at distance of 490.42 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the West right-of-way line of said Frisco Road, at the Northeast corner of both said USOW, LLC 100 ft. by 500 ft. tract and the herein described tract;

THENCE South 19 deg. 30 min. 33 sec. West, with the West line of said Frisco Road and the East line of said USOW, LLC 100 ft. by 500 ft. tract, passing a 1/2 inch rebar found at the Southeast corner of said USOW 100 ft. by 500 ft. tract and the Northeast corner of said Lot 1, USOW Sherman Addition, continuing on for a total distance of 384.21 ft. to the **PLACE OF BEGINNING** and containing **3.896 ACRES** of land

Replat
Lot 1R
USOW Sherman Additon, Phase Two
Being a Replat of USOW Sherman Addition & adjoining metes/bounds tract to the City of Sherman Grayson County, Texas
3.896 Acres
in the
G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808

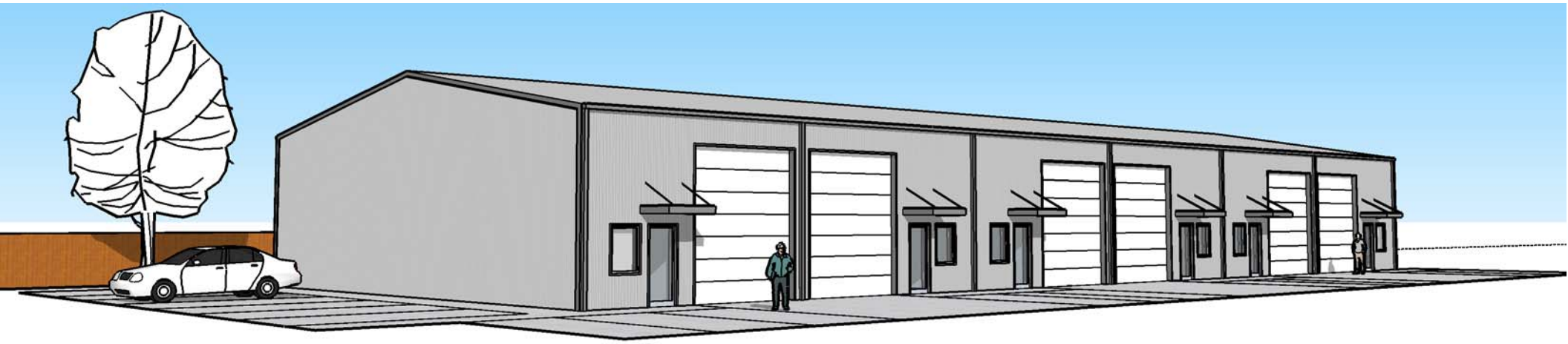
Date of Preparation: March 8, 2023

Job No. CGS160323

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:
USOW, LLC
780 Tanglewood Trail
Pottsboro, Texas 75076

D:\Replat-Topo-2450-Frisco-Road\Civil 3D\Frisco-rd-3ac-TBC.dwg Layout: Plat Plot Date Mar 7 23 Time: 8:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 10, 2023

USOW, LLC
780 Tanglewood Trail
Pottsboro, TX 75076

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

Dear Applicants,

The request for approval of the Plat of USOW Sherman Addition, Phase Two has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, April 18, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Graphically show all boundary lines of Drainage Easement on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Extend Utility Easement as dedicated in Instrument No. 2023-17 to the northern property line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Upgrade of 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)*
5. 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.*
6. 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.
7. 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)*

8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

USOW, LLC
780 Tanglewood Trail
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75021

Kent Hughlett
177 Timberbrook Circle
Denison, TX 75021

Dear Applicants,

The request for Public Hearing and Variance under Section 14.02.017 to allow a side setback of 15' in lieu of the required 60' from the South and West property lines in a C-2 (General Commercial) District; Public Hearing and Variance under Section 14.02.017 to allow a side setback of 5' in lieu of the required 15' from the North property lines in a C-2 (General Commercial) District; Public Hearing and Zone Change from a C-2 (General Commercial) District and R-6 (Single-Family Residential) District to a C-2 (General Commercial) District; and Public Hearing and Site Plan for an Office/Warehouse Facility located at 2450 and 2522 North Frisco Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
5. Floor to Area Ratio not to exceed 0.5. *(Sec. 14.02.017(4)(B)*
6. Required Parking for Manufacturing and Industrial Parking *(Sec. 14.04.003(e)(1)* is as follows:
    a. 1 parking space for every 400 square feet of office floor area.
    b. 1 parking space for every 1,000 square feet for manufacturing or industrial floor area up to 20,000 square feet.
    c. 1 parking space for every 2,000 square feet for manufacturing or industrial floor area over 20,000 square feet.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
10. 24' Fire Lane to extend north towards proposed dumpster sites between buildings 2 & 3 and between buildings 3 & 5 for fire code compliance. Code of Ordinances Chapter 3.02.002(c)
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. The location of the trash receptors must be approved by the Public Works Department.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
14. Upgrade of Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

5101 BLOCK NORTH TRAVIS STREET(WITHDRAWN)

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

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-6 (Single-Family Residential) District to a C-1 (Retail Business) District.

Background:

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

Adjacent Zoning:

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

Origination:

Haribabu Kancharla & Gayatri Gouni (Owner)
Carlos Casas, PE, STRAND (Architect/Engineer)
Corinthian Design Associates, LLC (Designer)
STRAND (Land Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Number of notices mailed:

28

Objections Received:

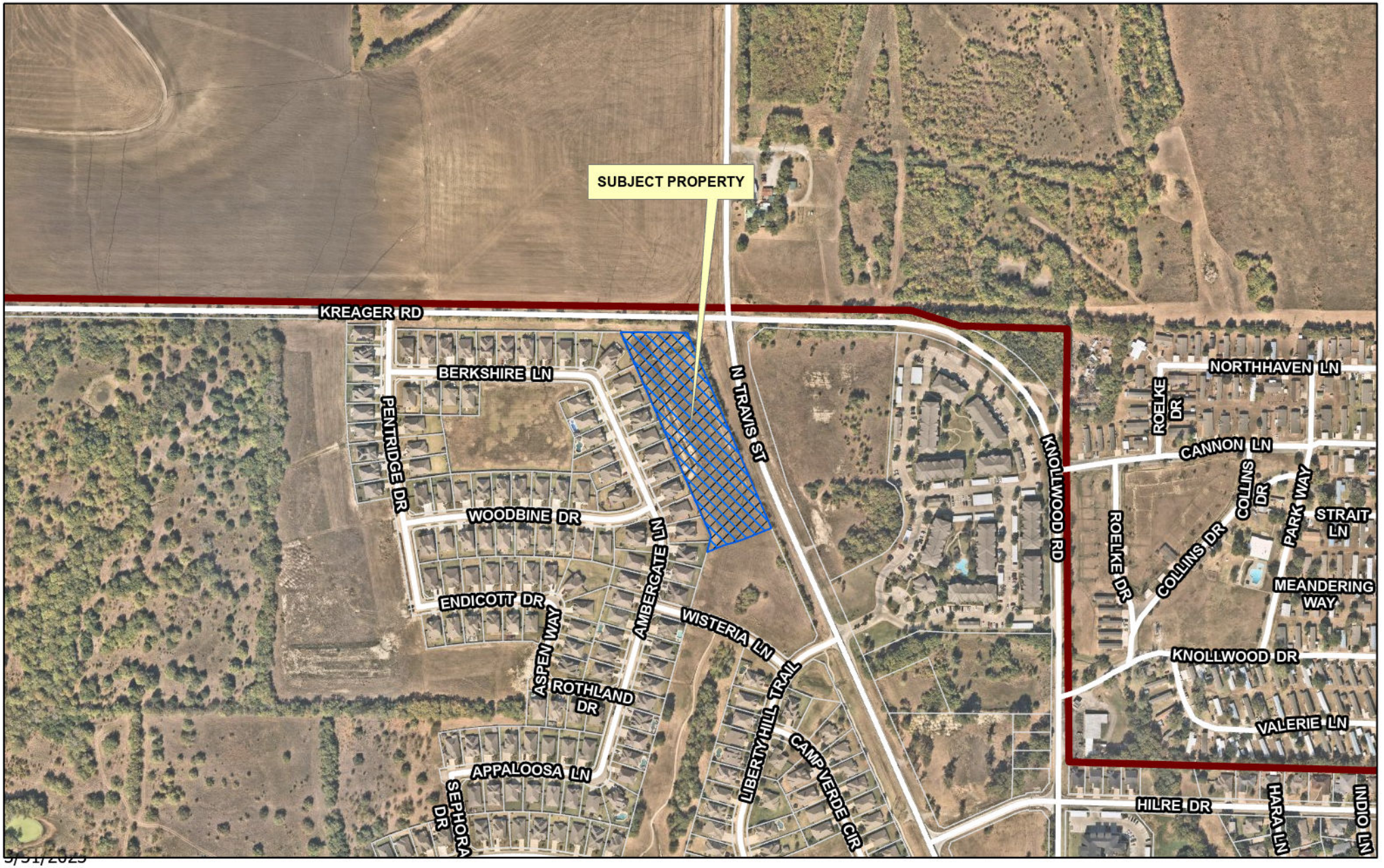
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
FLUM
Narrative
Site Plan
Survey
Landscape Plan
Elevations
Withdraw Request



dlagrone H:\PLANNING\Public Notification KT.aprx

3/31/2023

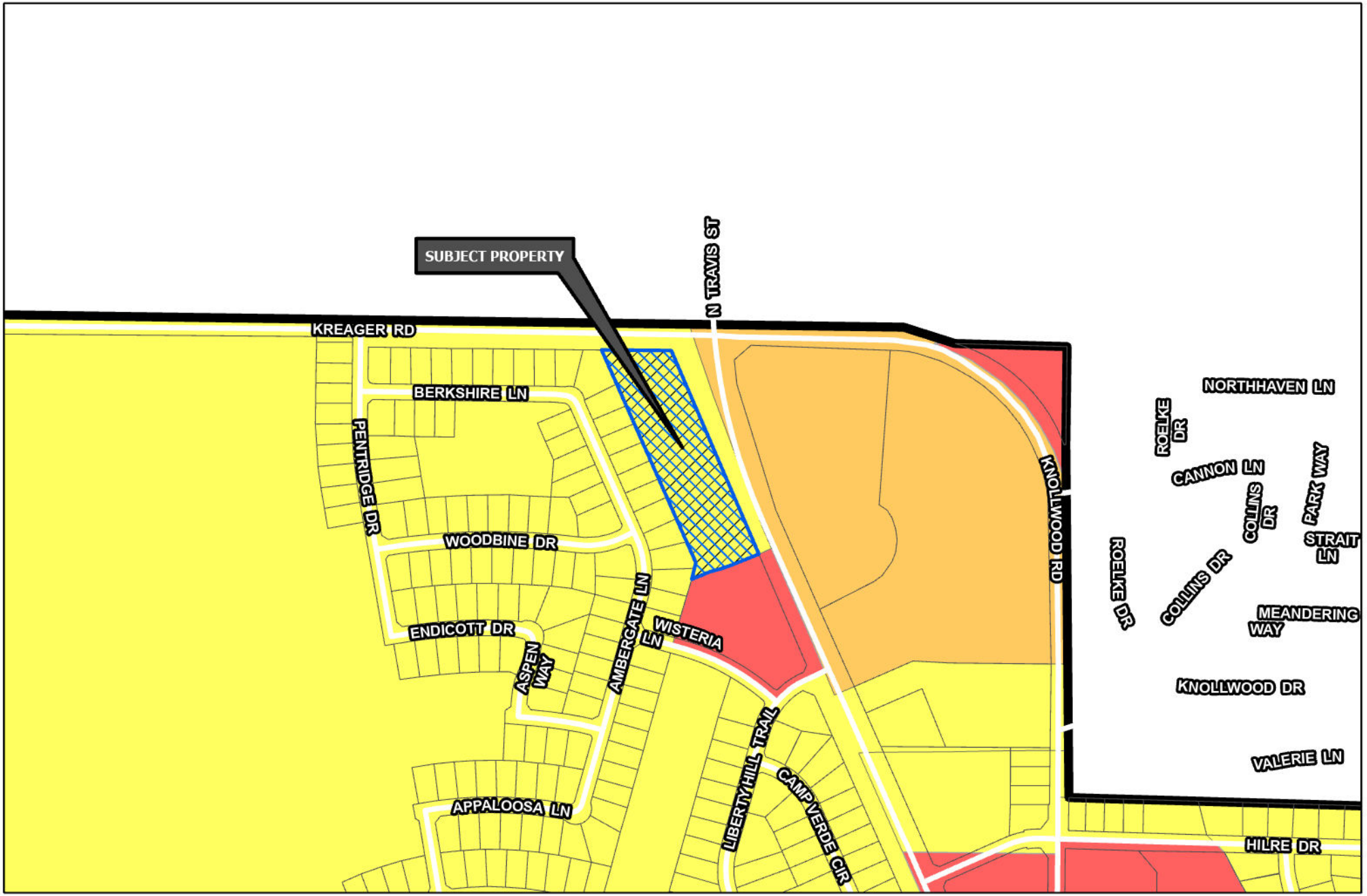
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5101 BLK N TRAVIS ST

N
W E
S

Date: 3/31/2023 9:21 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
5101 N TRAVIS ST

N
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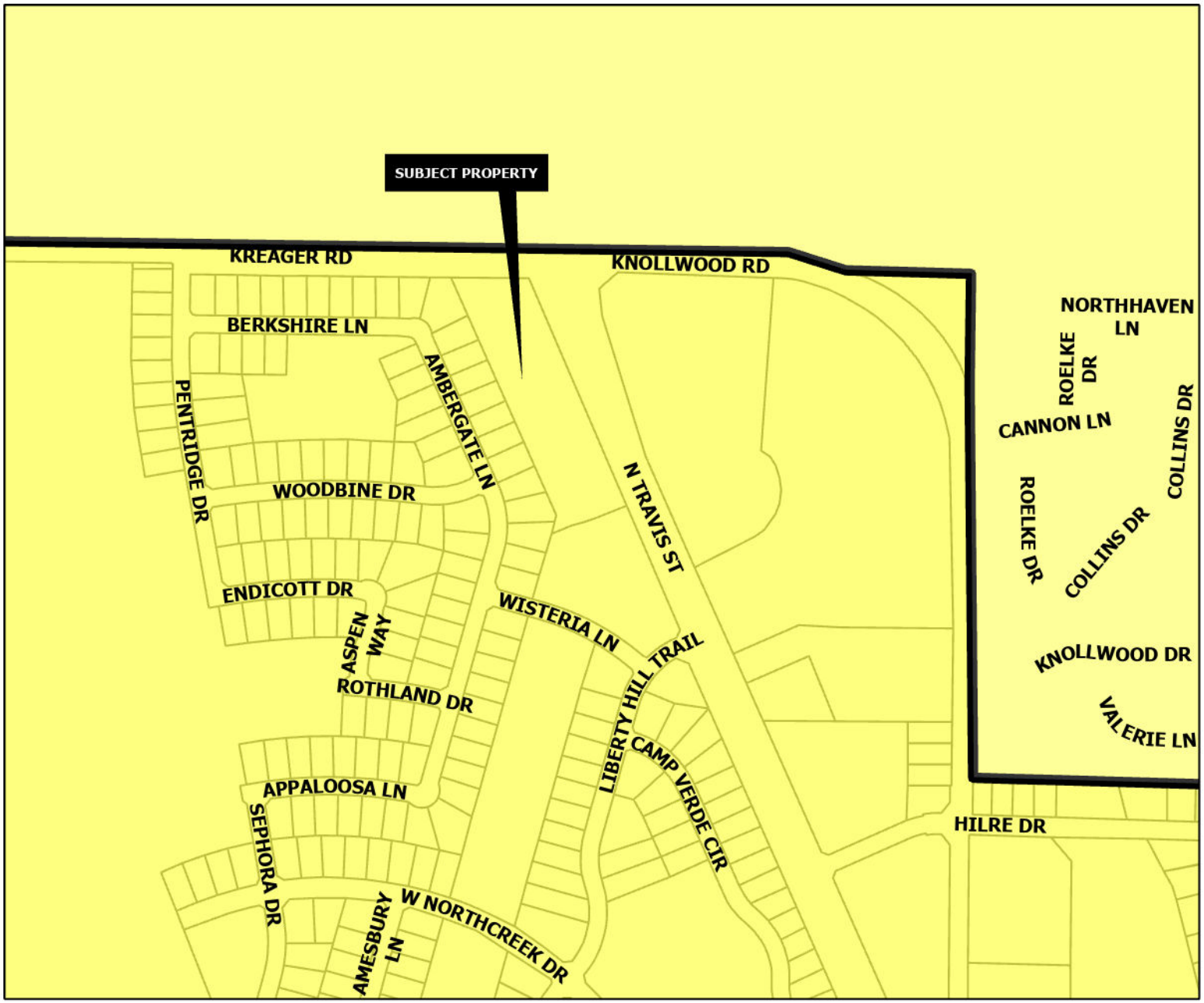
Date: 3/31/2023 10:52 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
5101 BLK N TRAVIS ST

N
W E
S

Date: 3/31/2023 1:29 PM

STRAND

22 March 2023

City of Sherman

220 W Mulberry

Sherman, TX 75090

Re: Sherman Commercial Rezoning Application

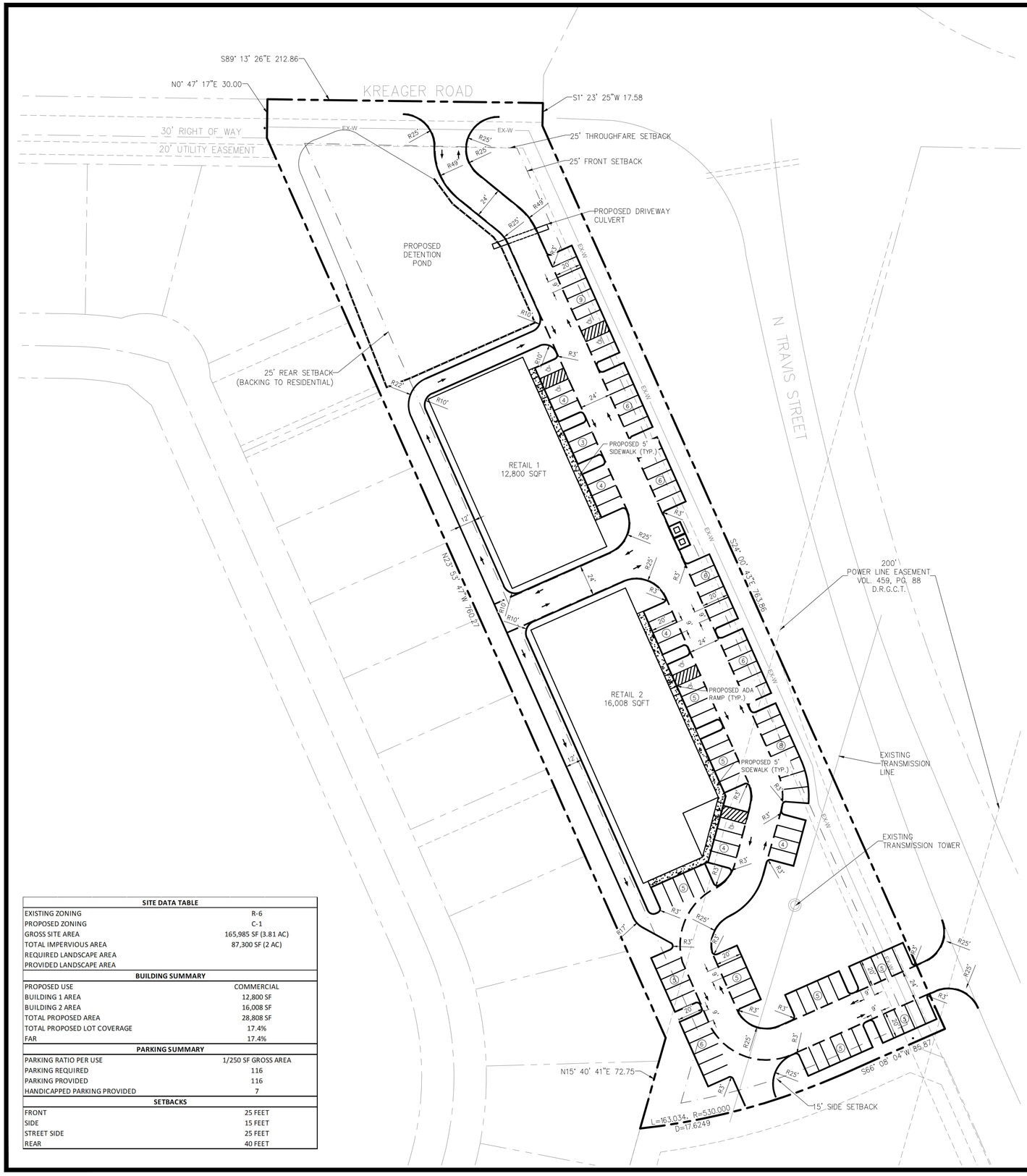
This project is located in Sherman, Texas off of North Travis Street and Kreager Road. Currently, the project site is an undeveloped grassed and lightly forested area, with an existing detention pond located on the northwestern portion of the property.

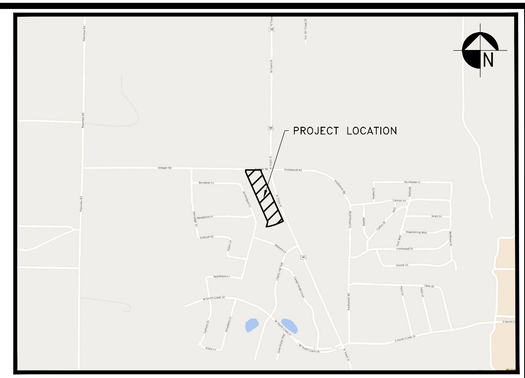
The proposed development includes neighborhood commercial buildings (i.e. laundry mat, nail salon, coffee shop, etc.) as well as the required entrance drives and parking required with these developments. Also included in this project is the extension of the existing sewer main located along Kreager Road, as well as the construction of water and storm sewer utilities to serve the proposed buildings.

Sincerely,

Carlos Casas

Carlos Casas, PE
Civil Engineer
Civil Engineering Department





PROJECT VICINITY MAP

SCALE: 1"=1000'

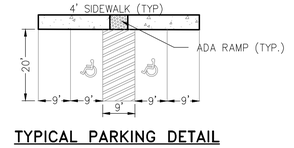
50 0 50 100

SCALE: 1"=50'

LEGEND	EXISTING	PROPOSED
1' CONTOURS	98 100	
SANITARY SEWER	12" SS	
WATER	EX-W	
WATER METER	W	
WATER VALVE	W	
FIRE HYDRANT		
SANITARY SEWER MANHOLE	S	
SANITARY SEWER CLEANOUT		
FDC		
LIGHT POLE		
FENCE		
24' FIRE LANE		
SIDEWALK		
ADA RAMP		
PARKING COUNT		(#)

GENERAL NOTES:

1. UTILITIES
   - A. THE MINIMUM UTILITY EASEMENT SHALL BE 12 FEET WIDE
   - B. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.
   - C. PROPOSED LIGHT POLES SHALL MATCH EXISTING LIGHT POLES ON SITE
2. SIDEWALKS
   - A. ALL SIDEWALKS SHALL BE ADA COMPLIANT
3. ALL PLANT MATERIAL INCLUDING TREES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE LEGISLATION.
4. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR COMPRESSORS, PUMPS, EXTERIOR WATER HEATERS, WATER SOFTENERS, PRIVATE GARBAGE CANS (NOT INCLUDING PUBLIC SIDEWALK WASTE BINS), AND STORAGE TANKS MAY NOT BE STORED OR LOCATED WITHIN ANY STREET SPACE. WATER PUMPS NOT VISIBLE ARE NOT INCLUDED IN THE PROHIBITION.
5. ALL STRIPING AND SIGNAGE MUST CONFORM TO THE CITY OF SHERMAN SIGNAGE CRITERIA.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
7. REFER TO LANDSCAPE LIGHTING PLAN FOR PROPOSED STREET LIGHT LOCATIONS.



TYPICAL PARKING DETAIL

SITE DATA TABLE	
EXISTING ZONING	R-6
PROPOSED ZONING	C-1
GROSS SITE AREA	165,985 SF (3.81 AC)
TOTAL IMPERVIOUS AREA	87,300 SF (2 AC)
REQUIRED LANDSCAPE AREA	
PROVIDED LANDSCAPE AREA	
BUILDING SUMMARY	
PROPOSED USE	COMMERCIAL
BUILDING 1 AREA	12,800 SF
BUILDING 2 AREA	16,008 SF
TOTAL PROPOSED AREA	28,808 SF
TOTAL PROPOSED LOT COVERAGE	17.4%
FAR	17.4%
PARKING SUMMARY	
PARKING RATIO PER USE	1/250 SF GROSS AREA
PARKING REQUIRED	116
PARKING PROVIDED	116
HANDICAPPED PARKING PROVIDED	7
SETBACKS	
FRONT	25 FEET
SIDE	15 FEET
STREET SIDE	25 FEET
REAR	40 FEET

STRAND

10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #117989 MARCH 22, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

NO.	DATE	REVISION DESCRIPTION

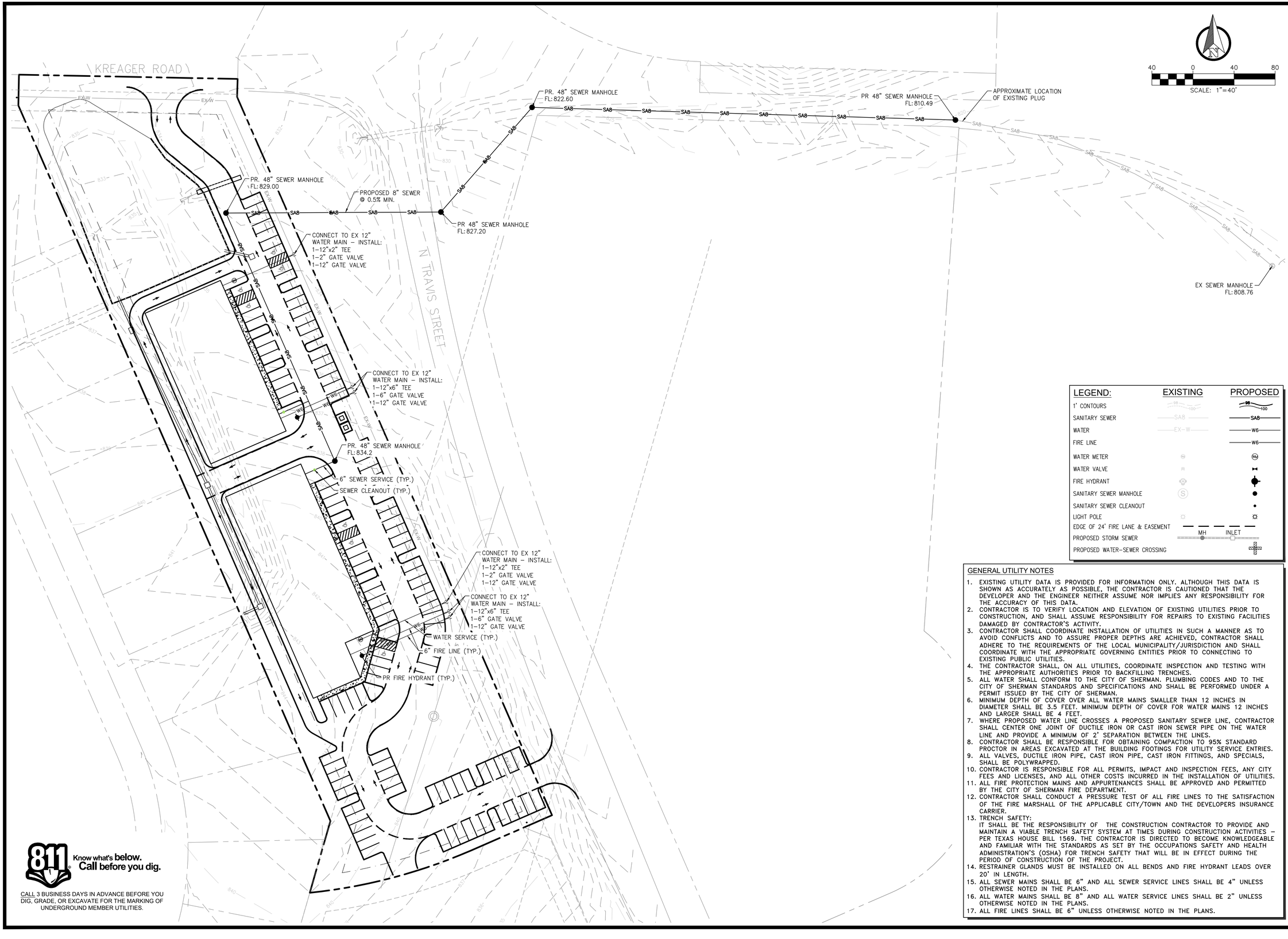
PRELIMINARY SITE PLAN

SHERMAN COMMERCIAL
TWO RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/22/2023
DESIGNED BY: SB
DRAWN BY: SB
CHECKED BY: CC

STRAND

SHEET NUMBER
1



811 Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LEGEND:	EXISTING	PROPOSED
1' CONTOURS	98 100	98 100
SANITARY SEWER	SAB	SAB
WATER	EX-W	W6
FIRE LINE		W6
WATER METER		
WATER VALVE		
FIRE HYDRANT		
SANITARY SEWER MANHOLE	S	
SANITARY SEWER CLEANOUT		
LIGHT POLE		
EDGE OF 24' FIRE LANE & EASEMENT		
PROPOSED STORM SEWER		MH INLET
PROPOSED WATER-SEWER CROSSING		

GENERAL UTILITY NOTES

1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUME NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
2. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITY.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE LOCAL MUNICIPALITY/JURISDICTION AND SHALL COORDINATE WITH THE APPROPRIATE GOVERNING ENTITIES PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
4. THE CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
5. ALL WATER SHALL CONFORM TO THE CITY OF SHERMAN. PLUMBING CODES AND TO THE CITY OF SHERMAN STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED UNDER A PERMIT ISSUED BY THE CITY OF SHERMAN.
6. MINIMUM DEPTH OF COVER OVER ALL WATER MAINS SMALLER THAN 12 INCHES IN DIAMETER SHALL BE 3.5 FEET. MINIMUM DEPTH OF COVER FOR WATER MAINS 12 INCHES AND LARGER SHALL BE 4 FEET.
7. WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CENTER ONE JOINT OF DUCTILE IRON OR CAST IRON SEWER PIPE ON THE WATER LINE AND PROVIDE A MINIMUM OF 2' SEPARATION BETWEEN THE LINES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
9. ALL VALVES, DUCTILE IRON PIPE, CAST IRON PIPE, CAST IRON FITTINGS, AND SPECIALS, SHALL BE POLYWRAPPED.
10. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES, AND ALL OTHER COSTS INCURRED IN THE INSTALLATION OF UTILITIES.
11. ALL FIRE PROTECTION MAINS AND APPURTENANCES SHALL BE APPROVED AND PERMITTED BY THE CITY OF SHERMAN FIRE DEPARTMENT.
12. CONTRACTOR SHALL CONDUCT A PRESSURE TEST OF ALL FIRE LINES TO THE SATISFACTION OF THE FIRE MARSHALL OF THE APPLICABLE CITY/TOWN AND THE DEVELOPERS INSURANCE CARRIER.
13. TRENCH SAFETY:
    IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT TIMES DURING CONSTRUCTION ACTIVITIES – PER TEXAS HOUSE BILL 1569, THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONS SAFETY AND HEALTH ADMINISTRATION'S (OSHA) FOR TRENCH SAFETY THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
14. RESTRAINER GLANDS MUST BE INSTALLED ON ALL BENDS AND FIRE HYDRANT LEADS OVER 20' IN LENGTH.
15. ALL SEWER MAINS SHALL BE 6" AND ALL SEWER SERVICE LINES SHALL BE 4" UNLESS OTHERWISE NOTED IN THE PLANS.
16. ALL WATER MAINS SHALL BE 8" AND ALL WATER SERVICE LINES SHALL BE 2" UNLESS OTHERWISE NOTED IN THE PLANS.
17. ALL FIRE LINES SHALL BE 6" UNLESS OTHERWISE NOTED IN THE PLANS.

STRAND
10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

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NO.	DATE	REVISION DESCRIPTION

PRELIMINARY UTILITY PLAN

SHERMAN COMMERCIAL
TWO RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE:	3/22/2023
DESIGNED BY:	SB
DRAWN BY:	SB
CHECKED BY:	CC

STRAND

SHEET NUMBER
2

50 0 50 100

SCALE: 1"=50'

LEGEND

- 100 — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- DRAINAGE AREA
- A / 1.00 AC — DRAINAGE AREA / ACRES
- EXISTING FLOW ARROW

DRAINAGE DESIGN CRITERIA:

RUNOFF COMPUTATIONS

BASIS: RATIONAL METHOD Q=C*I*A
Q = STORM DRAINAGE DISCHARGE (CFS) AT DESIGN POINT
C = RUNOFF COEFFICIENT
I = DESIGN STORM INTENSITY (INCHES PER HOUR)
A = DRAINAGE AREA (ACRES)

RUNOFF COEFFICIENT:0.30

INTENSITY: REFER TO CITY OF SHERMAN DRAINAGE DESIGN MANUAL ESTIMATES:SHERMAN, TX
STORM FREQUENCY:10-YEAR
100-YEAR

TIME OF CONCENTRATION: 15 MIN.

TYPE OF AREA	RUNOFF COEFFICIENT	MINIMUM INLET TIME
UNDEVELOPED	0.30	15 MINUTES

DRAINAGE AREA TABLE

NAME	AREA (ACRE)	C	TC (MIN)	10YR INTENSITY	100YR INTENSITY	Q10 (CFS)	Q100 (CFS)	DISCHARGE LOCATION
EX-1	0.83	0.30	15	6.60	9.60	**1.64**	**2.39**	EXISTING PROPOERTY TO POND
EX-2	1.87	0.30	15	6.60	9.60	**3.70**	**5.39**	EXISTING PROPERTY TO NORTHERN SWALE
EX-3	1.05	0.30	15	6.60	9.60	**2.08**	**3.02**	EXISTING PROPERTY TO SOUTHERN SWALE
	3.75					**7.43**	**10.80**	

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NO.	DATE	REVISION DESCRIPTION

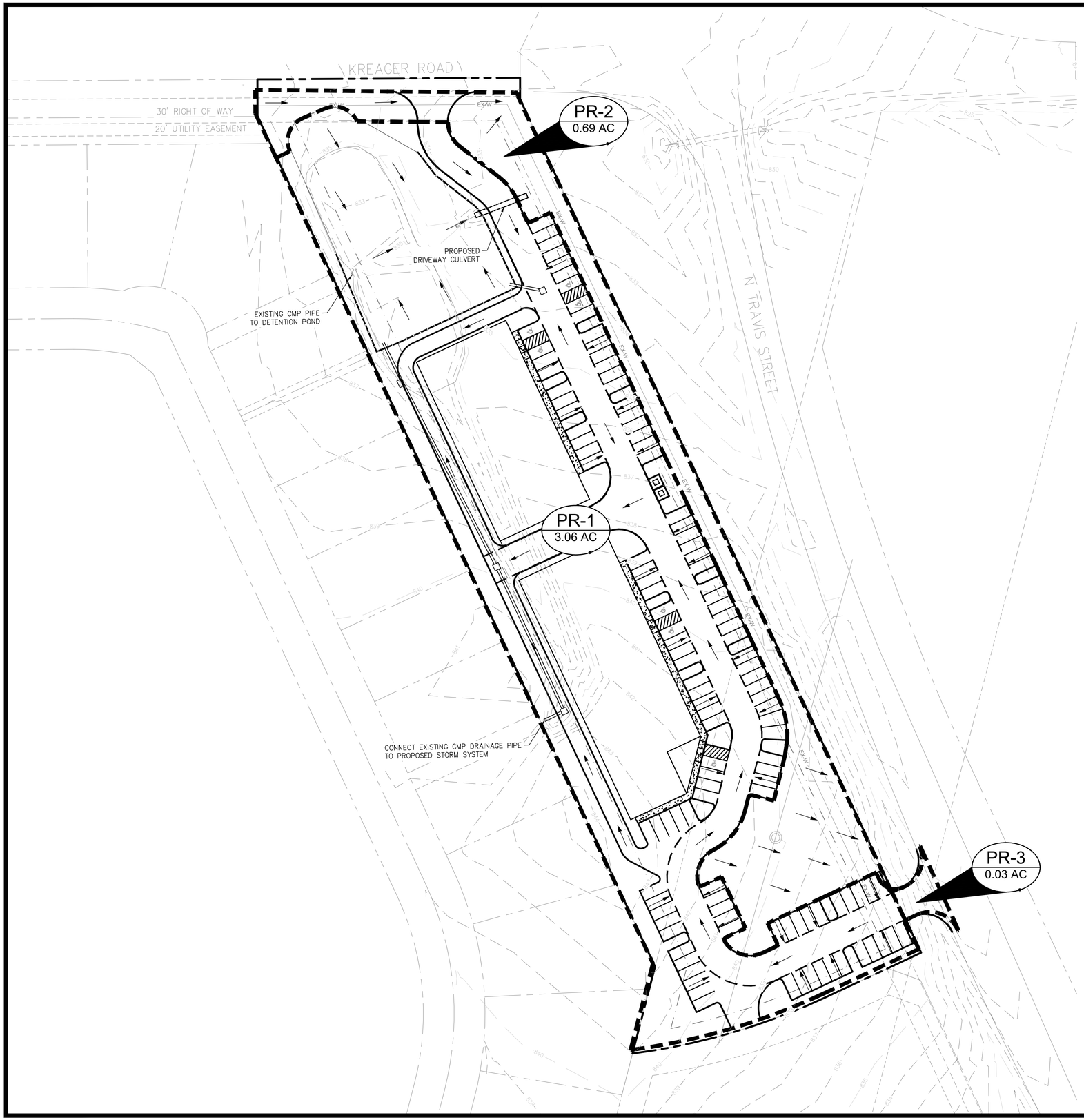
EXISTING DRAINAGE AREA MAP

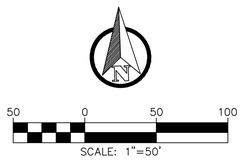
SHERMAN COMMERCIAL
TWO RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/22/2023
DESIGNED BY: SB
DRAWN BY: SB
CHECKED BY: CC

STRAND

SHEET NUMBER
3





LEGEND

- 100 — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- DRAINAGE AREA
- A / 1.00 AC — DRAINAGE AREA / ACRES
- EXISTING FLOW ARROW

DRAINAGE DESIGN CRITERIA:

RUNOFF COMPUTATIONS

BASIS: RATIONAL METHOD Q=C*I*A
Q = STORM DRAINAGE DISCHARGE (CFS) AT DESIGN POINT
C = RUNOFF COEFFICIENT
I = DESIGN STORM INTENSITY (INCHES PER HOUR)
A = DRAINAGE AREA (ACRES)

RUNOFF COEFFICIENT:0.85

INTENSITY: REFER TO CITY OF SHERMAN DRAINAGE DESIGN MANUAL ESTIMATES:SHERMAN, TX
STORM FREQUENCY:10-YEAR
100-YEAR

TIME OF CONCENTRATION: 10 MIN.

TYPE OF AREA	RUNOFF COEFFICIENT	MINIMUM INLET TIME
UNDEVELOPED	0.85	10 MINUTES

DRAINAGE AREA TABLE

NAME	AREA (ACRE)	C	TC (MIN)	10YR INTENSITY	100YR INTENSITY	Q10 (CFS)	Q100 (CFS)	DISCHARGE LOCATION
PR-1	3.06	0.85	10	7.90	11.60	**20.55**	**30.17**	PROPERTY TO POND
PR-2	0.69	0.85	10	7.90	11.60	**4.63**	**6.80**	PROPERTY TO EXISTING SWALE
PR-3	0.03	0.85	10	7.90	11.60	**0.20**	**0.30**	PROPERTY TO N. TRAVIS STREET
	3.78					**25.38**	**37.27**	

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NO.	DATE	REVISION DESCRIPTION

PROPOSED DRAINAGE AREA MAP

SHERMAN COMMERCIAL
TWO RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

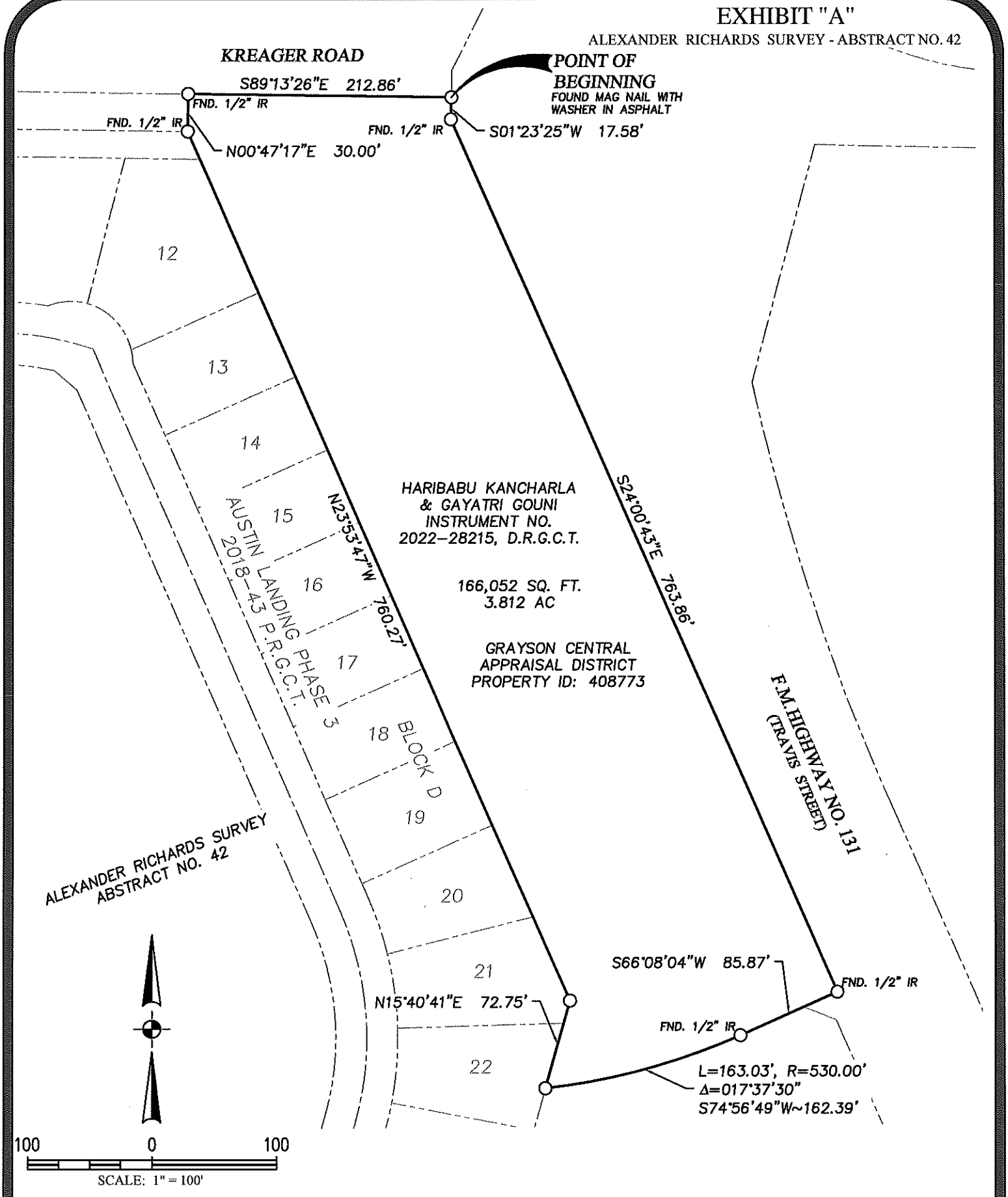
DATE: 3/22/2023
DESIGNED BY: SB
DRAWN BY: SB
CHECKED BY: CC

STRAND

SHEET NUMBER
4

EXHIBIT "A"

ALEXANDER RICHARDS SURVEY - ABSTRACT NO. 42



SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT)

TBPELS FIRM NO: 10194076

STRAND ARCHITECTURE | ENGINEERING

EXHIBIT B

BEING A 3.812 ACRE (166,052 SQ. FT.) TRACT OF LAND
HARIBABU KANCHARLA & GAYATRI GOUNI
DOCUMENT NO. 2022-28215, DEED RECORDS, GRAYSON COUNTY, TEXAS
SITUATED IN THE ALEXANDER RICHARDS SURVEY, ABSTRACT NO. 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BEING a 3.812 acre tract of land situated in the Alexander Richards Survey, Abstract No. 42, City of Sherman, Grayson County, Texas and being all of a tract of land as described in deed to Haribabu Kancharla and Gayatri Gouni recorded in Document No. 2022-28215, Deed Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a found mag nail with washer in an asphalt road, also known as Kreager Road and being in the west right-of-way of Farm to Market Highway No. 131, and being the Northeast corner of the herein described tract;

THENCE South 01°23'25" West a distance of 17.58 feet with said FM 131 right-of-way to a found 1/2 inch iron rod;

THENCE South 24°00'43" East a distance of 763.86 feet with said FM 131 right-of-way to a found 1/2 inch iron rod;

THENCE South 66°08'04" West a distance of 85.87 feet departing said FM 131 right of way to a found 1/2 inch iron rod in the north line of Lot 1, Block G, Austin Landing Addition, Phase One, as recorded in Volume 23, Page 102, Plat Records, Grayson County, Texas for the beginning of a tangent curve to the right having a radius of 530.00 feet, a central angle of 17°37'30", and a long chord which bears South 74°56'49" West, 162.39 feet;

THENCE along said tangent curve to the right, an arc length of 163.03 feet to a point in the East line of Lot 22, Block D, Austin Landing, Phase 3, as recorded in Document Number 2018-43, Plat Records, Grayson County, Texas;

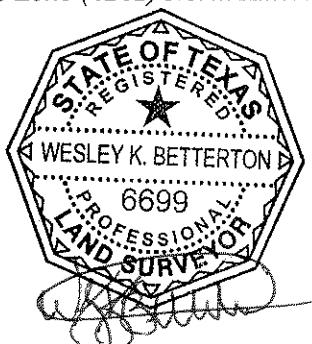
THENCE North 15°40'41" East a distance of 72.75 feet along the East line of Lot 21, Block D, of said Austin Landing, Phase 3 to a point;

THENCE North 23°53'47" West a distance of 760.27 feet to a found 1/2 inch iron rod;

THENCE North 00°47'17" East a distance of 30.00 feet to a found 1/2 inch iron rod;

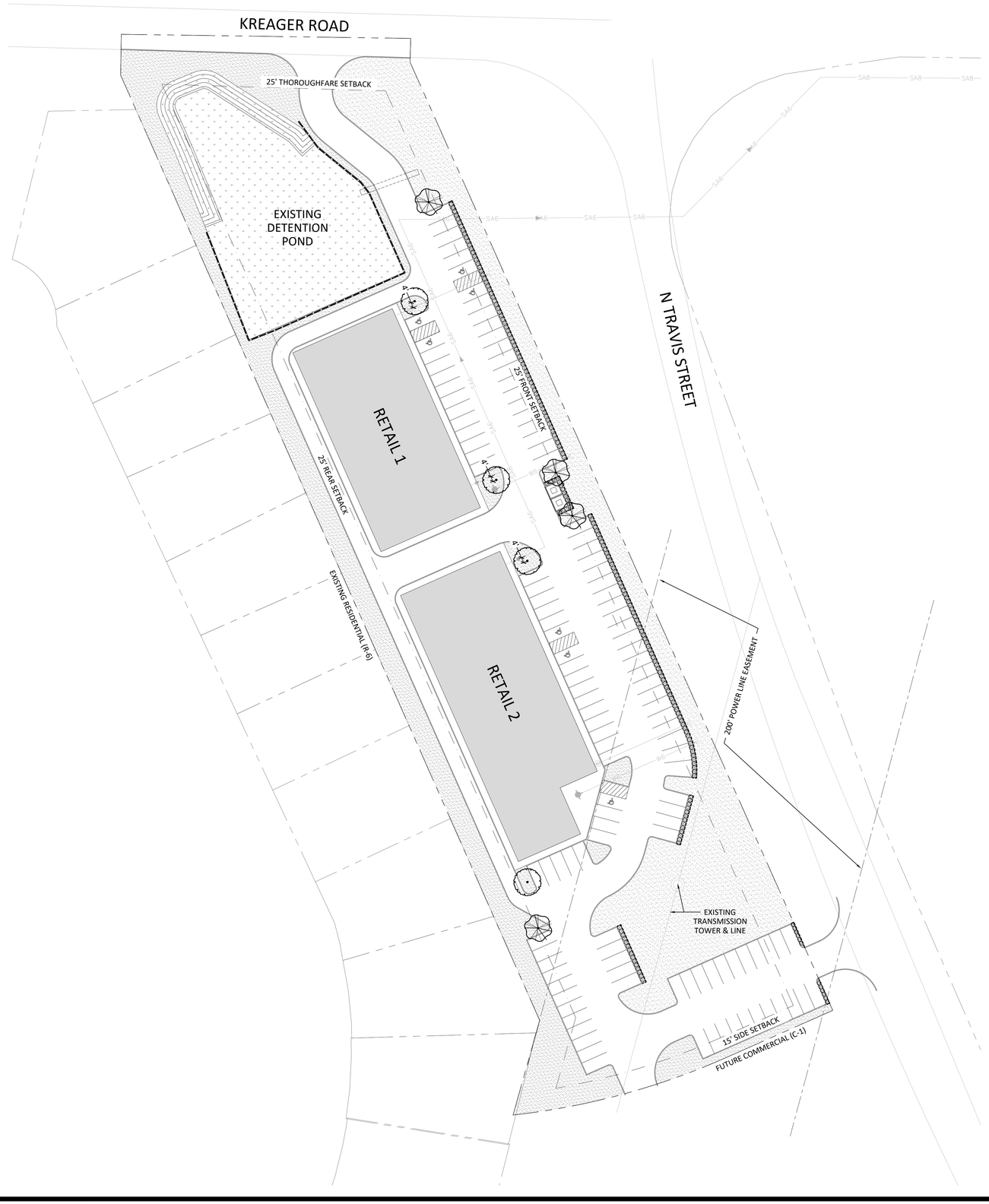
THENCE South 89°13'26" East a distance of 212.86 feet to the **POINT OF BEGINNING** and **CONTAINING** 166,052 square feet, 3.812 acres of land, more or less.

Basis of Bearings is the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83).



3-16-2023

Wesley K. Betterton, RPLS
Registration No. 6699
TBPELS Firm No. 10194076



SITE AREA:	165,985 SF
RETAIL BUILDINGS (2)	28,008 SF
VEHICULAR USE AREA:	60,857 SF
PARKING ISLANDS (17):	3,199 SF
LANDSCAPE (TURF):	47,054 SF
LANDSCAPE (BEDS):	1,707 SF
TOTAL LANDSCAPE AREA:	48,761 SF
DETENTION POND:	19,698 SF

MINIMUM LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
LANDSCAPE AREA		
10% OF VEHICULAR USE AREA	6,086 SF	48,761 SF (80%)
PARKING ISLANDS		
40% OF REQUIRED LANDSCAPE AREA	2,434 SF	3,199 SF (53%)

PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	QS	4	QUERCUS SHUMARDII SHUMARD OAK	3" CAL.	
	QV	4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" CAL.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	IC	194	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	5 GAL.	
SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	SOD	47,054 SF	CYNODON DACTYLON`TIFWAY 419` `TIFWAY 419` BERMUDA GRASS	-	INSTALL ON 4" OF SCREENED TOPSOIL FREE OF DEBRIS, GRAVEL, AND/OR ROCKS. PLANT GRASS EDGE TO EDGE WITH STAGGERED JOINTS.TOPDRESS WITH SHARP SAND RANKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.
GRASS SEED MIX	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	MIX	19,698 SF	NATIVE GRASS DAM SLOPE MIX	-	(AT DETENTION AREAS) SEED RATE 20 LBS./ ACRE; PREPARE SOIL, AND INSTALL AS PER MANUFACTURER`S RECOMMONDATIONS. AVAILABLE FROM NATIVE AMERICAN SEED COMPANY; PHONE: (800) 728.4043 EMAIL: INFO@SEEDSOURCE.COM
WOOD MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	MUL	1,707 SF	SHREDDED HARDWOOD MULCH	-	INSTALL MULCH AT 3" DEPTH.
HARDSCAPE MATERIAL					
		667 LF	STEEL EDGING		WHERE SHOWN ON PLAN, INSTALL 1/8" X 4" GREEN STEEL EDGING WITH 12" STAKES

0 20 40 80 120
SCALE: 1"=40'

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NO.	DATE	REVISION DESCRIPTION

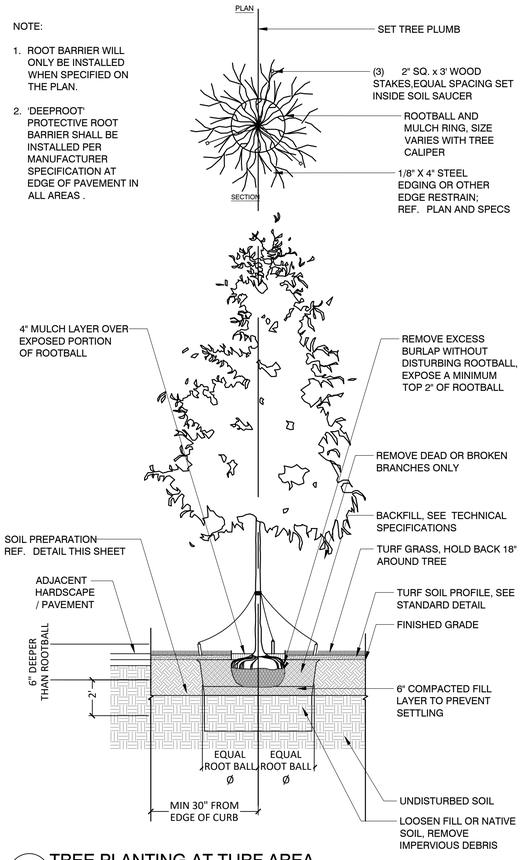
PLANTING PLAN & SCHEDULE

SHERMAN COMMERCIAL
THREE RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/10/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:

STRAND 2247204

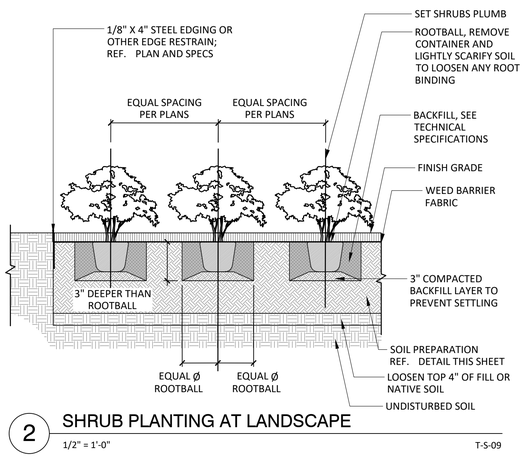
SHEET NUMBER
LP1.01



1 TREE PLANTING AT TURF AREA

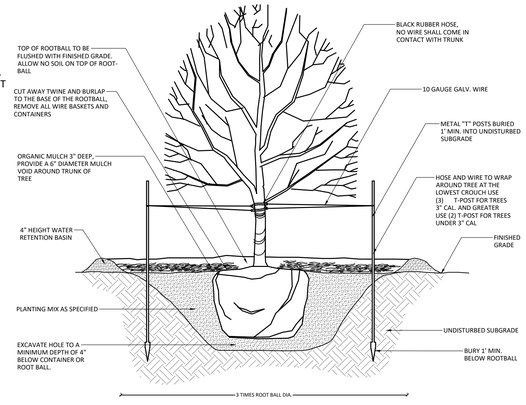
1/4" = 1'-0" T-S-21

NOTE: ALL PLANTS SHALL BE INSTALLED W/ TRIANGULAR SPACING AS SHOWED IN SPACING DETAIL THIS SHEET.



2 SHRUB PLANTING AT LANDSCAPE

1/2" = 1'-0" T-S-09



3 TREE STAKING DETAIL

NTS T-S-16

LANDSCAPE PLANTING NOTES

1. All proposed landscaping to be installed as per local city ordinances and codes.
2. Contractor shall be responsible for becoming aware of related existing conditions, utilities, pipes, and structures, etc. prior to building and construction. The contractor shall be held responsible for contracting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
3. The contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and /or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
4. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and replaced operations.
5. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
6. Coordinate installation of all plant material with installation or all adjacent irrigation, pavements, curb, and related structures Any damage to existing improvements is the responsibility of the Contractor.
7. Contractor shall notify Owner's Representative 5 business days prior to commencement of work to coordinate project inspection schedules.
8. The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. Preliminary approved planting dates include Spring time, March 20-June 20. Or Fall time September 22- December 21. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
9. If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution, Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
10. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
11. Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity Take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
12. It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
13. Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
14. The Contractor is responsible to restore all areas or the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates, and species of existing condition, or as specified.
15. All plants shall be nursery grown, Grade I plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60. I-200"1). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
16. Required landscape areas shall be maintained free of debris and litter. Required landscape material that dies shall be replaced at the minimum standard required by the city.
17. Contractor to provide separate line item for a one(1) year maintenance package. Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to planes. Plants replaced under Warranty will be warranted for one year following replacement
18. Container grown trees to be planted as specified in the specifications Section 329300. If specified, planting of b&b trees is allowed only from October 1st till march 31st. from April 1st till September 31.

PLANTING GRADING & PREPARATION NOTES

1. Contractor shall be responsible for finished grading of the project. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set now lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
2. Prior to preparing Turf Sod, Turf Seed, and Plant Bed areas, eradicate all weeds, briars and vines with pose-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and caking all necessary precautions After weed eradication and removal and the specified waiting period apply 10 lb. of MicroLife Hummates Plus per 1,000 sq. ft. to restore soil health.
3. All topsoil areas shall be raked smooth, removing, and disposing of stones over 1" diameter and fine graded to feather into natural grade.
4. The Contractor shall excavate Plant Beds as required to accommodate a full 6" of prepared soil and 3" organic hardwood mulch or rock mulch layer. Clean, native topsoil removed from these beds may be spread on nearby areas to be Sodded or Seeded, Stones larger than 1" diameter shall be removed and disposed of off-site. Following excavation, place prepared soil in plant beds. Prepared planting soil shall consist of 4" topsoil (see specs) and 2" specified Soil Conditioner, thoroughly blended together. This mix shall also be used to backfill planting pits of all pit-planted shrubs and trees, In Bid Proposal furnish a unit price per cubic yard of Prepared Soil placed This unit price will be used in the adjustment or bed areas.

PLANTING LAYOUT & INSTALLATION NOTES

1. The Contractor shall be responsible for accurately laying out the planting beds and lawn areas by scaling the Drawings, The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field Changes affecting quantities will be covered by unit prices.
2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout. If conflicts arise between landscape planting and landscape irrigation plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
3. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unite price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
4. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
5. Unless otherwise indicated:
   a. All groupings of groundcover, perennials, ornamental grasses, and annuals shall be triangularly spaced (equal-equal).
   b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the details, notes and specifications.
   c. Sodded lawn shall have been grown between 9 and I 8 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4 ".
   d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
6. All Plant Beds and pit planted plants shall receive a layer of hardwood mulch or rock mulch as specified on the plans. Reference plans, planting & soil preparation details, and specifications for location and type of mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
7. Plants shall be installed to present their best side facing the viewer.
5. Minimum 3' clear space around all fire hydrants.
6. Landscaping will be placed so as not to obstruct vehicular views of streets, drives, or parking aisles.
7. Owner's Representative shall have final approval of plant material layout.

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NO.	DATE	REVISION DESCRIPTION

PLANTING DETAILS & NOTES

SHERMAN COMMERCIAL
THREE RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/10/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:

STRAND 2247204

SHEET NUMBER
LP1.02

SECTION 32 92 02
SODDING

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. SOD.
2. FERTILIZATION.

1.2 DEFINITIONS

A. RETAIN DEFINITION(S) REMAINING AFTER THIS SECTION HAS BEEN EDITED.

B. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF SOIL.

C. MANUFACTURED TOPSOIL: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR PLANTING SOIL.

D. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. THIS INCLUDES INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. IT ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.

E. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. THESE INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.

F. TOPSOIL SHALL BE FRIABLE CLAY LOAM SURFACE SOIL REASONABLY FREE OF CLAY LUMPS, STONES, WEEDS, ROOTS AND OTHER OBJECTIONABLE MATERIAL, A PRODUCT OF ON-SITE OPERATIONS.

G. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

H. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

1.3 SUBMITTALS

A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

B. CERTIFICATION OF GRASS SOD.

1. SOD CERTIFICATION - CERTIFICATION SHALL BE SUBMITTED FROM THE SOD NURSERY AS TO THE GRASS SPECIES, LOCATION OF THE FIELD FROM WHICH THE SOD HAS BEEN STRIPPED AND THE DATE OF STRIPPING. CERTIFICATION SHALL ACCOMPANY THE DELIVERY OF THE SOD.

C. FERTILIZER CERTIFICATION: CERTIFICATION SHALL BE SUBMITTED FROM THE FERTILIZER MANUFACTURER AS TO THE CHEMICAL ANALYSIS OF THE FERTILIZER, A LISTING OF THE ELEMENTS CONTAINED THEREIN AND THEIR PERCENTAGES. CERTIFICATION SHALL ALSO INDICATE THAT THE FERTILIZER IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE AUTHORITIES.

1.4 QUALITY ASSURANCE

A. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.

1. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY.

1. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING.
2. REPORT SUITABILITY OF TESTED SOIL FOR TURF GROWTH.
   a. STATE RECOMMENDATIONS FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
   b. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS; IF PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.

1.5 DELIVERY, STORAGE, AND HANDLING

A. SOD DELIVERY - SOD SHALL BE DELIVERED ON PALLETS WITH THE ROOT SYSTEM PROTECTED FROM EXPOSURE TO WIND AND SUN. STRIPPING AND DELIVERY SHALL BE TIMED SO THAT SOD WILL BE PLACED WITHIN 48 HOURS OF STRIPPING.

B. FERTILIZER DELIVERY: FERTILIZER SHALL BE DELIVERED IN THE MANUFACTURER'S UNOPENED CONTAINERS, LABELED TO INDICATE THE MANUFACTURER'S NAME AND PRODUCT IDENTIFICATION. CONTAINERS SHALL BE STORED PROTECTED FROM GROUND CONTACT AND FROM THE ELEMENTS.

1.6 MAINTENANCE SERVICE

A. INITIAL TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN SECTION 329301. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE TURF IS ESTABLISHED.

PART 2 - PRODUCTS

2.1 MATERIALS

A. SOD SHALL BE NURSERY GROWN, TIFWAY 419 BERMUDA SOD HAVING A HEALTHY, VIRILE ROOT SYSTEM OF DENSE, THICKLY MATTED ROOTS THROUGHOUT THE SOIL OF THE SOD FOR A MINIMUM THICKNESS OF 1 INCH. SOD SHALL BE FREE OF NOXIOUS WEEDS AND UNDESIRABLE NATIVE GRASSES. SOIL ATTACHED TO THE SOD SHALL BE FREE OF STONES AND DEBRIS.

B. SOD SHALL HAVE BEEN MOWED WITHIN 7 DAYS OF BEING STRIPPED. SOD SHALL BE PROVIDED IN RECTANGULAR PADS OF NOT LESS THAN 12 INCHES NOR MORE THAN 24 INCHES. DRY SOD WILL BE REJECTED.

C. FERTILIZER: SHALL BE 13-13-13 GRADE, PELLETED, UNIFORM IN COMPOSITION, FREE-FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED, CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, AND BEARING THE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

PART 3 - EXECUTION

3.1 INSPECTIONS

A. SURFACES INDICATED TO RECEIVE SOD SHALL BE INSPECTED TO VERIFY THAT ALL PREPARATORY WORK IN THE AREA HAS BEEN COMPLETED. SOD INSTALLATION SHALL NOT START UNTIL ALL PREPARATORY WORK HAS BEEN COMPLETED. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST TWO DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION.

3.2 PREPARATION

A. STRIP EXISTING VEGETATION AND 1 INCH OF EXISTING SOIL FROM ALL AREAS TO RECEIVE SOD NOT STRIPPED AND GRADED UNDER PREVIOUS WORK.

B. AFTER STRIPPING, LOOSEN SOIL TO A DEPTH OF 2 INCHES PRIOR TO LAYING SOD. BREAK UP COMPACTED SOIL. REMOVE ALL STONES, ROOTS, VEGETATION, RUBBISH, DEBRIS AND OTHER FOREIGN MATTER 1" IN DIAMETER OR LARGER FROM THE TOP 2" OF SOIL. NO FOREIGN MATTER MAY BE BURIED ON SITE.

C. HAND RAKE TO ACHIEVE A UNIFORM LOOSE DEPTH TO 2 INCHES AND A SMOOTH, CONSISTENT GRADE IMMEDIATELY PRIOR TO LAYING SOD.

D. FINISH GRADE TO BE 1" BELOW TOP OF ADJACENT HARDSCAPE.

E. IMMEDIATELY PRIOR TO PLACING SOD, APPLY THE FERTILIZER AND LIGHTLY MOISTEN.

3.3 INSTALLATION

A. ALL SOD SHALL BE CAREFULLY LAID IN PARALLEL ROWS IN A SMOOTH MANNER, ALTERNATING ALL SOD JOINTS. FIT SOD STRIPS TIGHTLY TOGETHER SO THAT NO JOINTS ARE VISIBLE AND TAMP FIRMLY. CUT PIECES OF SOD TO FILL ANY VOIDS LEFT.

B. WATER SOD IMMEDIATELY AFTER PLANTING, SLOWLY BUT THOROUGHLY, TO SECURE AT LEAST SIX (6) INCHES PENETRATION INTO THE SOIL BELOW THE SOD. DO NOT ALLOW THE BLADES OF GRASS TO WILT. THE SODDED AREA SHALL BE THOROUGHLY ROLLED IN 2 DIRECTIONS TO FORM A THOROUGHLY EVEN, SOLID MAT. ANY VOIDS LEFT IN BLOCK SODDING SHALL BE FILLED WITH CUT SOD PIECES AND/OR TOPSOIL.

C. FOLLOWING THE COMPLETION OF THE INSTALLATION, THE SOD SHALL BE WATERED IN AN AMOUNT AND AS OFTEN AS NECESSARY TO MAINTAIN HEALTHY GROWTH OF THE GRASS.

D. TREAT ENTIRE AREAS OF SOD FOR FIRE ANTS DURING THE 60 DAY MAINTENANCE PERIOD AS PER MANUFACTURER'S INSTRUCTIONS AND SECTION 329300, PLANTS.

E. APPLY SECOND APPLICATION OF FERTILIZER 60 DAYS AFTER PLANTING AS PER SECTION 329300, PLANTS.

3.4 MAINTENANCE OF SODDED AREAS

A. SODDED AREA SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE INSTALLATION PROCESS AND THROUGHOUT THE MAINTENANCE PERIOD AS SPECIFIED IN SECTION 329301, EXTERIOR LANDSCAPE MAINTENANCE.

B. UPON COMPLETION OF WORK, CLEAN AREAS WITHIN CONTRACT LIMITS, REMOVE TOOLS, SUPPLIES AND EQUIPMENT. WASH DOWN CURBS AND PAVEMENT AREAS. SCRUB CURBS AND WALKS AS NECESSARY TO INSURE A CLEAN SURFACE. PROVIDE SITE CLEAN AND FREE OF MATERIALS AND SUITABLE FOR USE AS INTENDED.

3.5 GUARANTEE

A. A WRITTEN GUARANTEE SHALL BE PROVIDED GUARANTEEING TO MAINTAIN THE TREATED AREAS IN A HEALTHY, VIGOROUS, UNDAMAGED CONDITION FOR A PERIOD OF 60 DAYS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF THE WORK.

B. GUARANTEE SHALL PROVIDE FOR TIMELY FILLING, LEVELING AND REPAIRING ERODED AREAS, RESEEDING AREAS EXHIBITING LACK OF HEALTHY GROWTH AND MOWING AS NECESSARY TO MAINTAIN A NEAT APPEARANCE.

END OF SECTION 32 92 02

SECTION 32 93 00
PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. PLANTS.
2. PLANTING SOILS.
3. PLANT DRAINAGE.

1.2 DEFINITIONS

A. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.

B. FINISH GRADE: ELEVATION OF FINISHED SURFACE ADJACENT TO PLANTING BED.

C. PREPARED BACKFILL MIX: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR PLANTING SOIL.

D. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. THIS INCLUDES INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. IT ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.

E. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED, OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. THESE INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.

F. TOPSOIL: STANDARDIZED TOPSOIL; EXISTING, NATIVE SURFACE TOPSOIL; EXISTING, IN-PLACE SURFACE SOIL; IMPORTED TOPSOIL; OR MANUFACTURED TOPSOIL THAT IS MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.

G. ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.

H. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

I. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

1.3 SUBMITTALS

A. WORK SCHEDULE: CONTRACTOR SHALL SUBMIT A WORK SCHEDULE FOR ALL PLANTING WORK PRIOR TO PURCHASE AND INSTALLATION OF PLANT MATERIAL.

B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.

C. SAMPLES OF BACKFILL MIX.

D. SAMPLES OF MULCH.

E. PRODUCT CERTIFICATES.

F. MAINTENANCE INSTRUCTIONS: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. INCLUDING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTING WORK. SUBMIT INSTRUCTIONS PRIOR TO EXPIRATION OF CONTRACTOR'S REQUIRED MAINTENANCE PERIOD.

1.4 QUALITY ASSURANCE

A. INSTALLER: INSTALLATION OF PLANTING WORK SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE AND PLANTING WORK. CONTRACTOR SHALL BE LICENSED BY THE TEXAS ASSOCIATION OF NURSERYMEN, SHALL POSSESS AN AGRICULTURAL CERTIFICATE, SHALL BE A LICENSED PEST APPLICATOR, AND SHALL HAVE NOT LESS THAN 5 YEARS OF EXPERIENCE IN THIS TYPE OF WORK.

B. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.

1. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.

D. DELIVERY, STORAGE AND HANDLING

1. COMPLIANCE: SHIP PLANTING MATERIALS WITH CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
2. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS UNLESS APPROVED IN WRITING BY OWNER'S REPRESENTATIVE. IF SPECIFIED PLANTING MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. CONTRACTOR SHALL SUBMIT PROPOSAL IN A TIMELY MANNER AS TO NOT IMPACT PROJECT COMPLETION OR INSTALLATION OF OTHER WORK.
3. ANALYSIS AND STANDARDS: ALL PACKAGED PRODUCTS SHALL BE DELIVERED IN ORIGINAL MANUFACTURER'S SEALED CONTAINERS. FOR UNPACKAGED MATERIALS, SUBMIT ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL AGRICULTURE CHEMISTS, WHEREVER APPLICABLE.
4. INSPECTION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST 2 WEEKS PRIOR TO INSTALLATION, OF LOCATION WHERE MATERIALS THAT HAVE BEEN SELECTED FOR PLANTING MAY BE INSPECTED, EITHER AT PLACE OF GROWTH OR THE SITE PRIOR TO PLANTING. PLANT MATERIAL WILL BE INSPECTED FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. OWNER'S REPRESENTATIVE RETAINS RIGHT TO FURTHER INSPECT TREES FOR SIZE AND CONDITIONS OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. CONTRACTOR SHALL REMOVE REJECTED TREES IMMEDIATELY FROM SITE AND REPLACE WITH SPECIFIED MATERIALS. PLANT MATERIAL NOT INSTALLED IN ACCORDANCE WITH CONTRACT DOCUMENTS WILL BE REJECTED.

1.5 WARRANTY

A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. WARRANTY PLAN MATERIALS TO BE IN HEALTHY, VIGOROUS AND ATTRACTIVE GROWING CONDITION FOR PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE:
   a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
   b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
   c. ANNUALS: 12 MONTHS.
3. REMOVE AND REPLACE TREES, SHRUBS AND GROUNDCOVER FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES, SHRUBS AND GROUNDCOVER WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD. HOWEVER, IF IN THE OPINION OF OWNER, SUCH DOUBTFUL MATERIAL MAY SURVIVE, CONTRACTOR SHALL EXTEND THE WARRANTY PERIOD FOR A FULL GROWING SEASON. OWNER WILL DETERMINE WHICH ITEMS ARE IN DOUBTFUL CONDITION.

1.6 MAINTENANCE SERVICE

A. INITIAL MAINTENANCE SERVICE: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED THROUGHOUT THE MAINTENANCE PERIOD. SEE SECTION 329301 - EXTERIOR LANDSCAPE MAINTENANCE.

1. REVISE MINIMUM MAINTENANCE PERIOD IN SUBPARAGRAPHS BELOW TO SUIT PROJECT.
2. MAINTENANCE PERIOD FOR TREES AND SHRUBS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
3. MAINTENANCE PERIOD FOR GROUND COVER AND OTHER PLANTS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
4. MAINTENANCE PERIOD FOR NEW LAWNS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.

1.7 JOB CONDITIONS

A. WORK SCHEDULING: PROCEED WITH AND COMPLETE PLANTING WORK IN A TIMELY MANNER, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF PLANTING WORK REQUIRED.

B. PLANTING TIME

1. CORRELATE PLANTING WITH SPECIFIED MAINTENANCE PERIODS TO PROVIDE MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
2. PLANT FROST-TENDER TREES ONLY AFTER DANGER OF FROST IS PAST OR SUFFICIENTLY BEFORE FROST SEASON TO ALLOW FOR ESTABLISHMENT BEFORE FIRST FROST. DO NOT PLANT IN FROZEN GROUND.
3. PLANT TREES, SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE IN WRITING. IF PLANTING OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.

C. UTILITIES: REFER TO DRAWINGS AND COORDINATE WITH UTILITY CONTRACTOR FOR LOCATION OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

D. SECURITY: THE OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SECURITY OF ANY MATERIALS, EQUIPMENT, ETC. DURING CONSTRUCTION OF THE PROJECT UNTIL PROJECT ACCEPTANCE.

E. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS BEYOND THE SCOPE OF THIS CONTRACT, OR OBSTRUCTIONS, NOTIFY OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, IMMEDIATELY AND BEFORE PLANTING.

F. POLLUTION CONTROL: CONTROL DUST CAUSED BY PLANTING OPERATIONS. DAMPEN SURFACES AS NECESSARY. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

2.2 FERTILIZERS

A. FERTILIZER FOR PLANTING AREAS SHALL BE GRANULAR FERTILIZER SHALL BE A COMMERCIAL FERTILIZER, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE, HAS BECOME CAKED OR OTHERWISE DAMAGED MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE. CONTRACTOR TO SUBMIT FOR REVIEW BEFORE INSTALLATION.

B. PLANT TABLET SHALL BE AGRIFORM 20-10-5 PLANTING TABLETS SHALL BE EVENLY PLACED IN PLANTING PITS AT THE FOLLOWING RATE:

MATERIAL	NO. OF TABLETS
1 GALLON/4" POTS	1/2 (OR GRANULAR FERTILIZER)
5 GALLON	1
15 GALLON	2
30 GALLON	3
GREATER THAN 30 GALLON	1 - FOR EACH ½ INCH

C. ADDITIONAL MICROLIFE ULTIMATE FERTILIZER SHALL BE EVENLY DISPERSED THROUGH SOIL IN PLANTING PITS AT THE FOLLOWING RATE:

MATERIAL	NO. OF OUNCES PER PLANTING PIT
30 GALLON	3
65 GALLON	6

D. TREE INOCULENT: RHIZANOVA MYCORRHIZAL INOCULANT AS SUPPLIED BY SAN JACINTO LANDSCAPE SUPPLY, HOUSTON, TX, SHALL BE APPLIED TO ALL TREES AND PLANT MATERIALS 65 GAL. AND LARGER AT THE RATE OF ONE 3 OZ. DRY PACK PER CALIPER INCH.

2.3 PLANTING SOILS

A. PREPARED BACKFILL MIX: SHALL BE 33% TOPSOIL, 33% SHARP SAND, AND 33% ENRICHED BARK MULCH OR APPROVED COMMERCIALLY AVAILABLE SOIL MIX. ADD FERTILIZER AS PER SPECIFICATIONS. OR GARDEN & FLOWERBED MIX AS SUPPLIED BY NATURE'S WAY RESOURCES, CONROE, TX 936-321-6990, OR APPROVED EQUAL.

B. COMPOST FOR BED PREP/SOIL BACKFILL MIX SHALL BE LEAF MOLD COMPOST AS SUPPLIED BY NATURE'S WAY RESOURCES, INC., CONROE, TEXAS OR APPROVED EQUAL. COMPOST SHALL BE AND ORGANIC COMPOST FREE FROM DELETERIOUS MATERIALS, 100% COMPOSTED VEGETATIVE MATERIAL AND HORSE. COMPOST MUST BE MADE FROM ORGANIC MATERIALS APPROVED BY THE STATE OF TEXAS AS SPECIFIED IN CHAPTER 332 OF THE HEALTH & SAFETY CODE AS LISTED IN THE TEXAS REGISTER. COMPOST MUST CONTAIN LESS THAN 1% BY DRY WEIGHT OF INERT CONTAMINANTS SUCH AS GLASS, PLASTIC, ROCKS, ETC. INDUSTRIAL OR HAZARDOUS WASTE CAN NOT BE USED IN THE PRODUCTION OF THE COMPOST (I.E. BOILER ASH, RICE HULL ASH, ETC.). COMPOST SHALL BE FREE OF FILLERS SUCH AS RICE HULLS OR PINE BARK. COMPOST SHALL NOT EXCEED THE HEAVY METAL LIMITS AS SPECIFIED IN THE US EPA PART 503 REGULATIONS.

1. CONTRACTOR SHALL FURNISH COPIES OF MANUFACTURER'S LITERATURE, CERTIFICATIONS, SOURCES, SAMPLES, OR LABORATORY ANALYTICAL DATA FOR THE FOLLOWING ITEMS: CERTIFICATES OF INSPECTION REQUIRED FOR TRANSPORTATION SHALL ACCOMPANY EACH SHIPMENT OF MATERIALS. PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE.
2. TESTING:
   a. CHEMICAL AND PHYSICAL - ALL COMPOST COMPONENTS SHALL BE TESTED BY THE FOLLOWING TESTING LABORATORIES FOR CONFORMITY TO THE SPECIFICATIONS:
   b. TEXAS PLANT AND SOIL LAB, 5115 WEST MONTE CRISTO, EDINBURG, TEXAS 78539, (956) 383-0739; A&L PLAINS AGRICULTURAL LABORATORIES, INC., 302 34TH STREET, LUBBOCK, TEXAS 79404, (806) 763-4278; SOIL AND PLANT LABORATORY, INCORPORATED, POST OFFICE BOX 153, SANTA CLARA, CALIFORNIA 95052, (408) 243-0330.
   c. BIOLOGICAL: SOIL FOOD WEB. 1128 NE 2ND STREET, SUITE 120, CORVALLIS, OREGON 97330, (541) 752-5066.
   d. IF HERBICIDE CONTAMINATION IS SUSPECTED, THEN A RADISH/RYE-GRASS GROWTH TRIAL MUST BE PERFORMED. FOR DELIVERED MATERIAL, TEST ONE GRAB SAMPLE FOR EACH FIFTY (50) CUBIC YARDS OF BULK MATERIAL DELIVERED TO THE SITE. TESTING WILL BE AT THE EXPENSE OF CONTRACTOR. DEVIATIONS GREATER THAN PLUS OR MINUS TWENTY (20%) PERCENT FROM CONTROL DATA MAY BE GROUNDS FOR REJECTION OF MIXES TESTED. NON-CONFORMING MATERIALS SHALL NOT BE USED AND SHALL BE REMOVED FROM THE SITE.
3. BIOLOGICAL, PHYSICAL AND CHEMICAL SPECIFICATIONS:
   a. SPECIFICATIONS: STABILITY/MATURITY (CARBON DIOXIDE EVOLUTION RATE) SHALL BE LESS THAN 8 MG CO2-C PER G OM (ORGANIC MATTER) PER DAY AND GREATER THAN 6.0 ON THE SOLVITATM COMPOST MATURITY TEST.
   b. BIOLOGICAL COMPONENTS:
      BACTERIA (ACTIVE) - MINIMUM OF 15-25 MICROGRAMS PER GRAM OF COMPOST; BACTERIA (TOTAL) - MINIMUM OF 150 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (ACTIVE) - MINIMUM OF 15-25 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (TOTAL) - MINIMUM OF 150 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (HYPHAL DIAMETER) - SHOULD BE GREATER THAN 1 MM; PROTOZOA: FLAGELLATES - 8,000 OR HIGHER PER GRAM OF COMPOST; AMOEBAE - 8,000 OR HIGHER PER GRAM OF COMPOST; CILIATES - 50-100 OR HIGHER PER GRAM OF COMPOST; ROOT FEEDING NEMATODES SHOULD NOT BE PRESENT (BENEFICIAL NEMATODES ARE A BENEFIT)
4. PHYSICAL SPECIFICATIONS: MOISTURE CONTENT - 30-60%, WET WEIGHT BASIS; MOISTURE HOLDING CAPACITY - 75-200% OF DRY WEIGHT; ORGANIC MATTER CONTENT - 30-70% (40-50% PREFERRED), DRY WEIGHT BASIS; PARTICLE SIZE: STANDARD GRADE COMPOST - 100% PASSING THROUGH A 1" RECTANGULAR MESH SCREEN OR SMALLER; FINE GRADE COMPOST - 100% PASSING THROUGH A 3/8" RECTANGULAR MESH SCREEN OR SMALLER; BULK DENSITY - 700-1,200 (800-1,000 PREFERRED), POUNDS PER CUBIC YARD; ELECTRICAL CONDUCTIVITY (SOLUBLE SALT CONCENTRATION) -10 DS/M MAX., (2.0-3.6 OR LESS PREFERRED).
5. CHEMICAL SPECIFICATIONS: PH 6.0-8.5; TOTAL SALINITY-2,000 PPM OR LOWER; CHEMICAL COMPONENTS (H2O EXTRACTION): NITROGEN-10 PPM OR HIGHER, PHOSPHORUS-100 PPM OR HIGHER, POTASSIUM- 400 PPM OR HIGHER, CALCIUM-2000 PPM OR HIGHER, MAGNESIUM-200 PPM OR HIGHER, ZINC-6 PPM OR HIGHER, IRON-25 PPM OR HIGHER, MANGANESE - 8 PPM OR HIGHER, COPPER-1 PPM OR HIGHER, SODIUM-1000 PPM OR LESS, SULFUR-10 PPM OR HIGHER BORON-1 PPM OR HIGHER.

STRAND
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DALLAS, TX 75220
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REGISTRATION NO: F-1629

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NO.	DATE	REVISION DESCRIPTION

PLANTING SPECIFICATIONS

SHERMAN COMMERCIAL
THREE RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/10/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:

STRAND 2247204

SHEET NUMBER
LP1.03

C. TOPSOILS

1. PROVIDE TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

2. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. TOPSOIL SHALL NOT BE COLLECTED FROM SITES THAT ARE INFECTED WITH GROWTH OF, OR THE REPRODUCTIVE PARTS OF NOXIOUS WEEDS, ESPECIALLY NUT GRASS. TOPSOIL SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET. TOPSOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL.

D. COMPOST MULCH FOR BED PREPARATION SHALL BE ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS. MULCH SHALL BE COMPOSTED, WELL-ROTTED, BLENDED DOUBLE-SHREDDED HARDWOOD MULCH, BLACK OR DARK BROWN IN COLOR. MULCH PIECES SHALL BE SIZED TO PASS THROUGH A 1" SCREEN. COMPOST MULCH: ENRICHED BARK MULCH FOR BED PREP SHALL BE WITH ADDITIONAL ORGANIC OF PEAT AND/OR MANURE. NO DYES, MUSHROOM COMPOST OR OTHER ADDITIVES SHALL BE USED TO ARTIFICIALLY ENHANCE THE APPEARANCE OF THE LEVEL OF COMPOSTING.

E. SHARP SAND: SAND SHALL BE THOROUGHLY WASHED, COARSE, GRADED SHARP, CONSTRUCTION OR BRICK SAND, FREE OF CLAY BALLS, WEEDS, AND GRASS. SO-CALLED CUSHION SAND, BLOW SAND, OR CREEK SILT IS NOT ACCEPTABLE FOR SUBSTITUTION WHERE SHARP SAND IS SPECIFIED.

2.4 MULCHES

A. MULCH FOR TOP DRESSING: DOUBLE SHREDDED HARDWOOD MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS. MULCH SHALL BE COMPOSTED, WELL-ROTTED, BLENDED DOUBLE-SHREDDED HARDWOOD MULCH, BLACK OR DARK BROWN IN COLOR. MULCH PIECES SHALL BE SIZED TO PASS THROUGH A 1" SCREEN. NO DYES, MUSHROOM COMPOST OR OTHER ADDITIVES SHALL BE USED TO ARTIFICIALLY ENHANCE THE APPEARANCE OF THE LEVEL OF COMPOSTING. MULCH SHALL BE NATIVE HARDWOOD MULCH AS SUPPLIED BY NATURES WAY RESOURCES, 101 SHERBROOK CIRCLE, CONROE, TX, OR APPROVED EQUAL.]

B. PINE STRAW: PINE STRAW SHALL BE CLEAN, DRY COMMERCIALLY BALED PINE STRAW.

COMPOST IS A WIDELY USED BULK ORGANIC MULCH AND A RECYCLED PRODUCT. CONSIDER EACH PLANT'S PH AND SOLUBLE SALT REQUIREMENTS AND HOW THEY RELATE TO THE COMPOST BEING USED.

C. ROCK MULCH:

1. SIZE RANGE: REFERENCE DRAWING, SUBMIT FOR LANDSCAPE ARCHITECT REVIEW PRIOR INSTALLATION.

2. COLOR: REFERENCE DRAWING, SUBMIT FOR LANDSCAPE ARCHITECT REVIEW PRIOR INSTALLATION.

2.5 WEED-CONTROL BARRIERS

A. STEEL EDGING: REFERENCE DRAWING, OR APPROVED EQUAL.

B. WEED BARRIER: WOVEN SOIL SEPARATOR/WEED BARRIER TO BE INSTALLED ON THE PATH SYSTEM SHALL BE PRO 5 WEED BARRIER AS MANUFACTURED BY DEWITT COMPANY, OR APPROVED EQUAL.

2.6 PLANTING DRAINAGE

A. REFERENCE DRAWINGS FOR BIORETENTION DRAINAGE.

2.7 PESTICIDES

A. GENERAL: PESTICIDE REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

2.8 HERBICIDE

A. PRE-EMERGENT HERBICIDE SHALL BE TEAM PRO AS MANUFACTURED BY BONUS CORP FERTILIZER, HOUSTON, TX, OR APPROVED EQUAL. APPLY PRE-EMERGENT OVER ALL PLANTING AREAS PRIOR TO SPREADING MULCH AT THE RATE OF 7 LBS./1000 SQ. FEET.

B. IF NECESSARY, CONTACT HERBICIDE SHALL BE ROUNDUP BY MONSANTO, 800 N. LINDBERGH, ST. LOUIS, MO 63167, 314-694-1000, OR APPROVED EQUAL. APPLY ROUNDUP ONLY IF NECESSARY AND IF APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. DO NOT EXCEED MANUFACTURER'S RECOMMENDED RATE OF APPLICATION.

2.9 STAKING AND GUYING

A. REFERENCE DRAWINGS FOR STAKING AND GUYING MATERIAL.

PART 3 - EXECUTION

3.1 PLANTING

A. EXCAVATION FOR TREES AND LARGE SHRUBS

1. EXCAVATE PITS WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. ROUGH UP SIDES OF PIT.

2. MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS 4" ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL.

3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

B. PLANTING TREES AND LARGE SHRUBS

1. SET STOCK ON LAYER OF COMPACTED PREPARED PLANTING SOIL BACKFILL MIX, PLUMB AND IN CENTER OF PIT AT SAME ELEVATION AS ADJACENT FINISHED PLANTING GRADES. DISTRIBUTE ADDITIONAL FERTILIZER EVENLY THROUGHOUT BACKFILL MIX IN HOLE AT SPECIFIED RATE. PLACE PREPARED PLANTING SOIL BACKFILL MIX AROUND BASE AND SIDES OF BALL AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. FOR TREES, APPLY TREE INOCULANT AT RATE SPECIFIED ACCORDING TO SIZE OF TREE. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

2. PRUNE, THIN OUT, AND SHAPE SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED STOCK RESULTING FROM IMPROPER PRUNING.

3. STAKE AND GUY TREES AS PER THE DRAWINGS.

C. EXCAVATION AND SOIL PREPARATION FOR SHRUBS/GROUNDCOVERS IN PLANTING BEDS

1. EXCAVATE ENTIRE PLANTING BEDS TO A DEPTH OF 8 INCHES. PLANTING BEDS TO HAVE VERTICAL SIDES.

2. DISPOSE OF SUBSOIL REMOVED FROM PLANTING BEDS EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

3. TILL BOTTOM OF PLANTER 2"-4", LEAVE BOTTOM OF PLANTER UN-COMPACTED. BACKFILL WITH 8" OF PREPARED BACKFILL MIX.

4. STRIP EXISTING VEGETATION TO REMOVE ROOT LAYER. EXCAVATE ENTIRE PLANTING BEDS, MINIMUM 4" BELOW FINISHED GRADE, TO THE DEPTH REQUIRED TO ACHIEVE FINAL GRADE OF PLANTING BED.

5. DISPOSE OF SOIL REMOVED FROM PLANTING BEDS EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

6. PLACE 4" OF PREPARED PLANTING SOIL BACKFILL MIX, INCLUDING FERTILIZER AND TILL INTO EXISTING SOIL TO A DEPTH OF 8" (4" INTO EXISTING SOIL). PLACE A MINIMUM OF 4" (AFTER SETTLING) ADDITIONAL PREPARED SOIL BACKFILL MIX AND FERTILIZER.

D. PLANTING OF TREES AND SHRUBS IN BEDS

1. SET STOCK ON LAYER PLANTING SOIL MIXTURE, PLUMB AND AT THE SAME ELEVATION AS ADJACENT FINISHED PLANTING GRADES. PLACE FERTILIZER TABLETS PACED IN PLANTING BED AT SPECIFIED RATE. PLACE ADDITIONAL BACKFILL MIX AROUND BASE AND SIDES OF BALL AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WATER ENTIRE BED THOROUGHLY, ADJUSTS PLANT IF SETTLING OCCURS.

3.2 PLANT MAINTENANCE

A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

C. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE PRACTICES TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

D. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.

E. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

END OF SECTION 32 93 00

SECTION 32 93 01
LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL APPLICABLE SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 WORK COVERED

A. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS NECESSARY TO PROVIDE A LANDSCAPE MAINTENANCE PROGRAM IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

1.3 RELATED WORK IN OTHER SECTIONS

A. EXAMINE ALL SECTION FOR WORK RELATED TO THIS SECTION.

1.4 REQUIREMENTS OF REGULATORY AGENCIES

A. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL PERMITS REQUIRED BY LOCAL AUTHORITIES.

1.5 CONTRACTOR RESPONSIBILITIES

A. THE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY UPON STARTING ANY PORTION OF THE WORK OF THIS CONTRACT.

B. THE CONTRACTOR'S MAINTENANCE PERIOD SHALL CONTINUE 12 MONTHS BEYOND FINAL ACCEPTANCE OF ALL WORK IN THIS CONTRACT.

C. TREES, SHRUBS AND GROUNDCOVERS: THE CONTRACTOR'S MAINTENANCE OF NEW PLANTING SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING OF GUYS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS AND INVIGORANTS AS ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASE AND IN THRIVING CONDITION.

D. IRRIGATION SYSTEM: MAINTENANCE OF IRRIGATION SYSTEM SHALL CONSIST OF MONITORING AND ADJUSTMENT OF THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAINS AND LATERAL LINES AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING IRRIGATION SYSTEM.

E. LAWNS: MAINTENANCE OF NEW LAWNS SHALL CONSIST OF MOWING, WATERING, WEEDING, REPAIR OF ALL EROSION AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF SPECIFIED GRASSES.

F. TRASH PICK-UP: PICK UP TRASH ON SITE AND EMPTY TRASH RECEPTACLES AT EACH SITE VISIT.

1.6 PROTECTION

A. PROTECT PLANTING AREAS AND LAWNS AT ALL TIMES AGAINST DAMAGE OF ALL KINDS FOR DURATION OF MAINTENANCE PERIOD. MAINTENANCE INCLUDES TEMPORARY PROTECTION FENCES, BARRIERS AND SIGNS AS REQUIRED FOR PROTECTION. IF ANY PLANTS BECOME DAMAGED OR INJURED, BECAUSE SUFFICIENT PROTECTION WAS NOT PROVIDED, TREAT OR REPLACE AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO OWNER.

1.7 FINAL ACCEPTANCE

A. WORK UNDER THIS SECTION WILL BE ACCEPTED BY LANDSCAPE ARCHITECT UPON SATISFACTORY COMPLETION OF ALL WORK, INCLUDING MAINTENANCE, REPLACEMENT OF PLANT MATERIALS AND LAWNS UNDER THE WARRANTY PERIOD. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE WORK.

1.8 WARRANTIES AND REPLACEMENTS

A. REFER TO OTHER SECTIONS.

1.9 MAINTENANCE INSTRUCTIONS

A. AT THE COMPLETION OF WORK, FURNISH TWO (2) COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO OWNER AND ONE (1) COPY TO LANDSCAPE ARCHITECT FOR MAINTENANCE AND CARE OF ALL PLANTING THROUGHOUT THE YEAR.

PART 2 - PRODUCTS

2.1 MATERIALS

A. MATERIALS REQUIRED FOR INSTALLED ITEMS SHALL MATCH THOSE ALREADY IN USE.

B. SAMPLES OF ALL MATERIALS NOT SPECIFIED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO USE.

C. TOPDRESS FERTILIZER: COMMERCIAL FERTILIZER WITH GUARANTEED ANALYSIS OF 16-6-8 OR AS REQUIRED FOR APPLICATION USE. FERTILIZER SHALL HAVE A SALT INDEX PER NUTURIENT OF LESS THAN 65.

2.2 REQUIRED EQUIPMENT

A. CONTRACTOR SHALL HAVE AVAILABLE FOR THEIR USE THE FOLLOWING MAINTENANCE EQUIPMENT:

1. LAWN MOWERS
2. GASOLINE POWERED EDGERS
3. TRASH COLLECTION EQUIPMENT
4. LINE TRIMMERS
5. MISCELLANEOUS HAND TOOLS, RAKES, BROOMS, ETC.
6. BLOWERS
7. OTHER AS NEEDED.

PART 3 - EXECUTION

3.1 WATERING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE CORRECT WATERING OF PLANT MATERIALS IS BEING ACCOMPLISHED THROUGH THE FOLLOWING IRRIGATION TECHNIQUES:

B. REGULAR DEEP WATERING TO ALL NEW TREES UNTIL THERE ARE DEFINITE SIGNS THAT THE TREES HAVE ESTABLISHED THEMSELVES, NEW GROWTH IS APPARENT, AND NO TREES ARE EXPERIENCING STRESS CONDITIONS.

C. FREQUENT WATERING TO THE LAWN AREAS TO INSURE AGAINST DRYING. THIS MAY BE ACCOMPLISHED AS ABOVE, BY THE AUTOMATIC SPRINKLER SYSTEM, HAND WATERING OR PORTABLE SPRINKLERS. CONTRACTOR SHALL MONITOR SETTINGS OF AUTOMATIC SPRINKLER CONTROLS AND RECOMMEND NECESSARY ADJUSTMENTS ACCORDING TO CLIMATIC CHANGES.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AREAS WITHIN THE PROJECT LIMITS THAT DO NOT HAVE IRRIGATION SYSTEMS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO IRRIGATION SYSTEM CAUSED BY MAINTENANCE OPERATIONS.

3.2 MAINTENANCE OF TURF AREAS

A. MOWING LAWN/GRASS AREAS SHALL BE ACCOMPLISHED WITH SHARP, PROPERLY ADJUSTED MOWERS OF THE CORRECT SIZE FOR THE VARIOUS AREAS.

B. MOWING FREQUENCY SHALL BE AS PER THE LANDSCAPE MAINTENANCE PROGRAM. BLADE HEIGHTS SHALL BE SET ACCORDING TO THE FOLLOWING SCHEDULE.

1. 1 ½ INCHES INITIAL MOWING
2. 1 ½ INCHES APRIL - NOVEMBER
3. 2 INCHES DECEMBER - MARCH

C. IN THE EVENT OF A PROLONGED RAINY PERIOD AND A SURGE OF LEAF GROWTH IS ANTICIPATED, THE MOWER HEIGHT MAY BE READJUSTED TO PREVENT "SCALPING" OR SKINNING OF LAWN ON PRECEDING CUTS.

D. LAWN SHALL BE EDGED EVENLY AT ALL WALKS, HEADERS AND OTHER STRUCTURES AS PER THE SCHEDULE. USE AN EGDER, NOT A LINE TRIMMER.

E. UNTIL THE ESTABLISHMENT OF THE TURF, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING SOILS THAT HAVE ERODED ONTO THE PAVED AREAS. RESIDUAL SOILS ON PAVING WILL BE REMOVED AND IF NOT MINGLED WITH OBJECTIONABLE MATERIALS MAY BE RE-USED IN ERODED AREAS.

F. IMMEDIATELY UPON OBSERVING ANY LAWN GRASS SPREADING INTO SHRUB OR GROUNDCOVER AREAS, THE CONTRACTOR SHALL INITIATE A PROGRAM OF REMOVAL AND MAINTAIN THIS PROGRAM THROUGHOUT THE MAINTENANCE PERIOD.

G. ANY LAWN GRASS APPEARING IN PAVED AREAS SHALL RECEIVE AN APPLICATION OF SOIL STERILANT ACCORDING TO MANUFACTURER'S DIRECTION. THE STERILANT SHALL BE APPROVED AND WILL NOT BE DETRIMENTAL STRUCTURALLY TO PAVED AREAS.

H. SPECIAL EFFORT SHALL BE GIVEN TO THE CONTROL TO FIRE ANTS INFESTING THE SITE. AFTER CONTROL IS ACCOMPLISHED, THE ANT MOUNDS SHALL BE LOWERED AND TAMPED TO THE EXISTING GRADE.

I. APPLY TOP DRESS FERTILIZER AFTER GRASSING, IF NEEDED.

3.3 MAINTENANCE OF TREES AND SHRUBS

A. CONTRACTOR SHALL ADJUST AND TIGHTEN AS REQUIRED ALL TREE STAKING AND GUYING. REMOVAL AS DIRECTED BY OWNER'S REPRESENTATIVE.

B. ALL WEEDS WITHIN THE MULCHED AREA AROUND EACH TREE AND IN EACH SHRUB BED SHALL BE REMOVED AS OFTEN AS REQUIRED. UNDER NO CIRCUMSTANCES SHALL WEEDS AND GRASS WITHIN PLANTED AREAS BE ALLOWED TO ATTAIN MORE THAN 4 INCHES GROWTH.

C. CONTRACTOR SHALL BE CONTINUOUSLY ALERT FOR SIGNS OF INSECT PRESENCE OR DAMAGE OR THE PRESENCE OR DAMAGE FROM PLANT FUNGI. UPON LOCATING SUCH EVIDENCE, THE CONTRACTOR SHALL REPORT IT TO THE OWNER'S REPRESENTATIVE AND TAKE ACTION AS DIRECTED.

3.4 MAINTENANCE OF IRRIGATION SYSTEM

A. IRRIGATION SYSTEM: MAINTENANCE OF IRRIGATION SYSTEM SHALL CONSIST OF MONITORING AND ADJUSTMENT OF THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAINS AND LATERAL LINES AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING IRRIGATION SYSTEM.

3.5 TRASH COLLECTION

A. REMOVAL OF DEBRIS FROM THE SITE UNRELATED TO HORTICULTURAL MAINTENANCE (PAPER, BOTTLES, CAN, "PIRATE" SIGNS, ETC.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PICK UP TRASH AND EMPTY TRASH RECEPTACLES AT EACH SITE VISIT. FREQUENCY AS PER LANDSCAPE MAINTENANCE PROGRAM.

3.6 DE-WATERING

B. CONTRACTOR SHALL DE-WATER BY PUMPING OR SIPHONING AS OFTEN AS NECESSARY TO REMOVE EXCESS MOISTURE FROM SOIL IN PLANTING AREAS AND TREE BALLS. DE-WATERING TO OCCUR DURING SCHEDULED VISITS AS REQUIRED.

PART 4 - SCHEDULES

4.1 THE EXECUTION ITEMS OF PART 3 IN THIS SPECIFICATION SHALL BE PERFORMED AS PER THE FOLLOWING SCHEDULE AS APPLICABLE FOR THE MAINTENANCE PERIOD:

MONTH	# OF VISITS PER MONTH
JANUARY	2
FEBRUARY	2
MARCH	4
APRIL	4
MAY	5
JUNE	4
JULY	5
AUGUST	5
SEPTEMBER	5
OCTOBER	3
NOVEMBER	2
DECEMBER	2

4.2 TOPDRESS FERTILIZER

A. THIRTY (30) DAYS AFTER SEEDING.

4.3 MULCHING, WEEDING, WEED CONTROL, GUYING AND STAKING ADJUSTMENT

A. AS REQUIRED AT EACH VISIT.

4.4 MEETING

A. CONTRACTOR SHALL MEET ONCE EACH MONTH AND AT THE END OF THE MAINTENANCE PERIOD WITH THE OWNER'S ON-SITE MAINTENANCE PERSONNEL. CONTRACTOR SHALL REVIEW IRRIGATION SYSTEM SCHEDULE AND OPERATION AND OTHER PERTINENT AND HELPFUL MAINTENANCE INFORMATION AT EACH MEETING.

END OF SECTION 32 93 01

STRAND

10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
(972) 620-8204
REGISTRATION NO: F-1629

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #117989 MARCH 10, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

NO.	DATE	REVISION DESCRIPTION

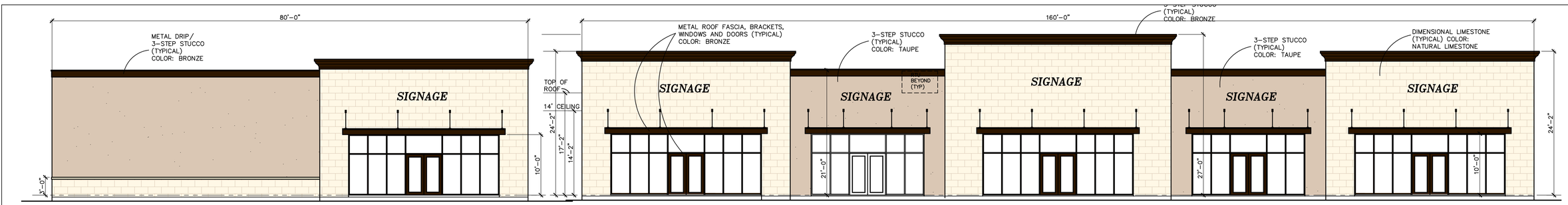
PLANTING SPECIFICATIONS

SHERMAN COMMERCIAL
THREE RETAIL CENTERS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE: 3/10/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:

STRAND 2247204

SHEET NUMBER
LP1.04

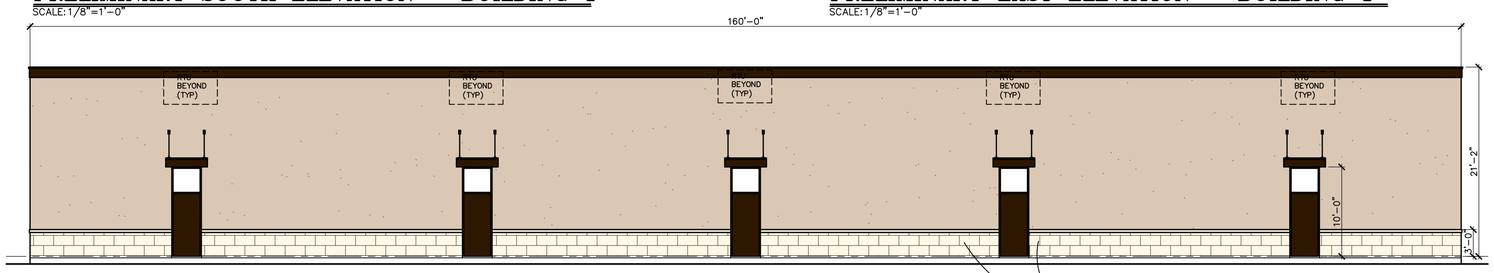


PRELIMINARY SOUTH ELEVATION – BUILDING 1

SCALE: 1/8"=1'-0"

PRELIMINARY EAST ELEVATION – BUILDING 1

SCALE: 1/8"=1'-0"



PRELIMINARY WEST ELEVATION – BUILDING 1

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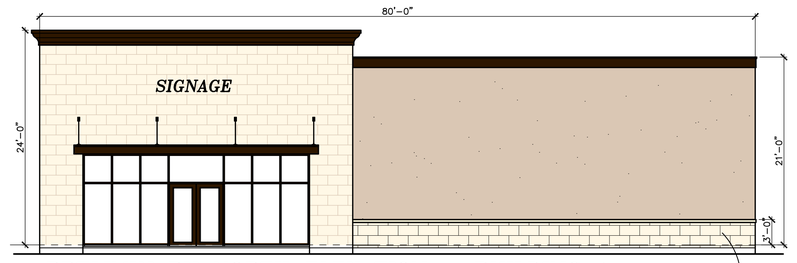

PRELIMINARY NORTH ELEVATION – BUILDING 1

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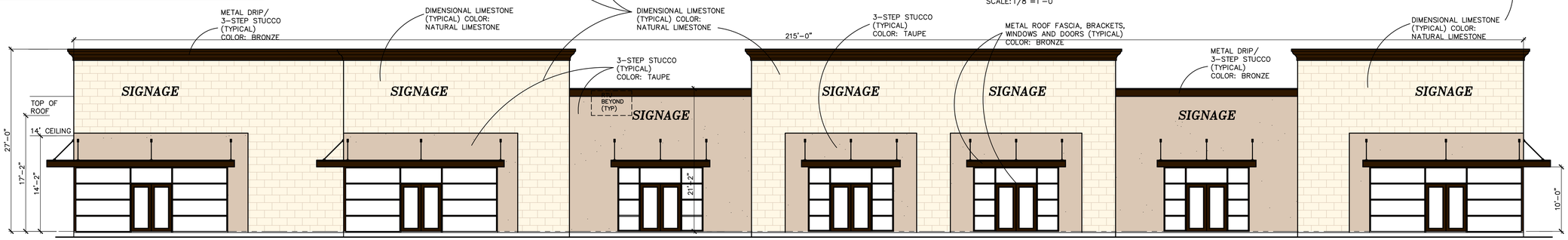

PRELIMINARY EAST ELEVATION – BUILDING 2

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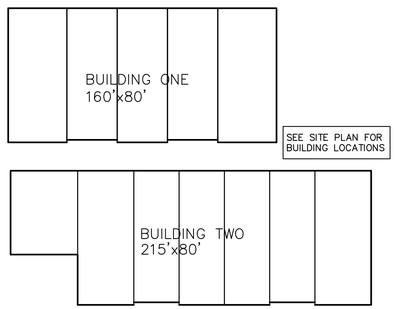
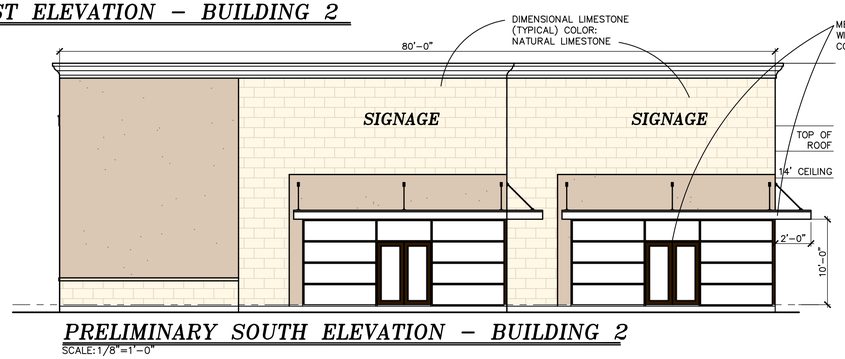


BUILDING FOOTPRINTS

NO SCALE



PRELIMINARY SOUTH ELEVATION – BUILDING 2

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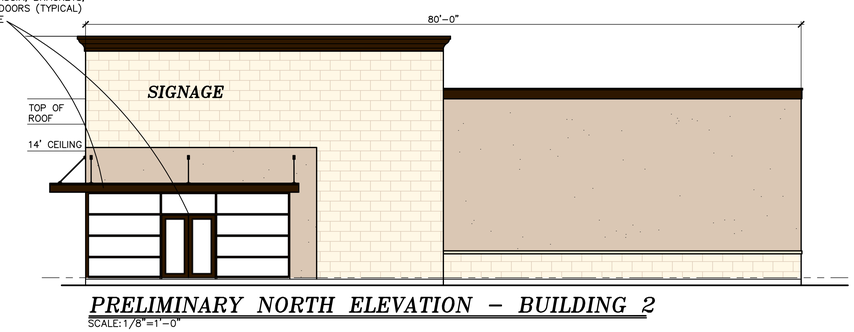

PRELIMINARY NORTH ELEVATION – BUILDING 2

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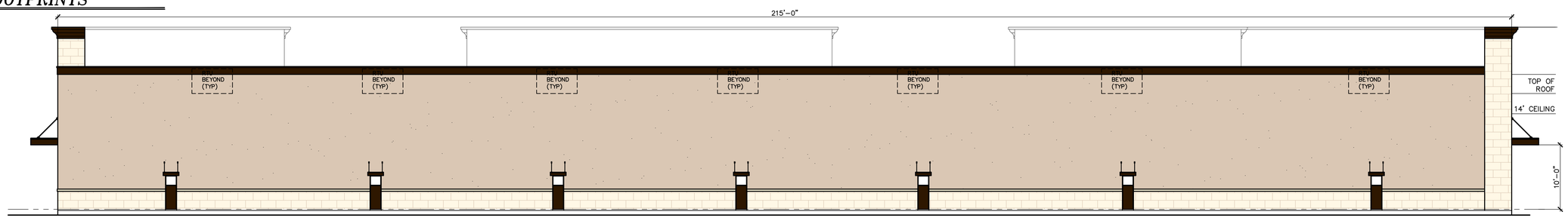

PRELIMINARY WEST ELEVATION – BUILDING 2

SCALE: 1/8"=1'-0"

SHERMAN COMMERCIAL
TWO RETAIL SHELL BUILDINGS
SW CORNER of N. TRAVIS ST. & KREAGER ROAD
CITY OF SHERMAN, TEXAS

CORINTHIAN DESIGN ASSOCIATES, LLC
RESIDENTIAL / COMMERCIAL
PLANNING & DESIGN

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KENNETH FIELDS
214-223-4501 (DIRECT)
CorinthianDesignAssociates@gmail.com

DATE ISSUED
MARCH 22, 2022

DATE REVISED

JOB NO.
SHERMAN COMMERCIAL

SHEET
A1.1

From: Seth Bishop <seth.bishop@Strandae.com>
Sent: Friday, March 31, 2023 1:35 PM
To: Turner, Kerri <kerriT@cityofsherman.com>
Subject: RE: City of Sherman Planning and Zoning Application

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Kerri,

I apologize for the confusion of the zoning change, it was our intention to have it changed to CN, I just left it as C-1 in application as it was my understanding that CN was a "sub-zone" of the overall C-1 zoning classification. If it has already been posted as C-1, we will just withdraw and resubmit for the next Planning and Zoning meeting in May. Are the documents we originally submitted sufficient, or is there anything else we should add?

Thanks,

Seth Bishop, EIT
Design Engineer
CIVIL ENGINEERING

STRAND
10003 TECHNOLOGY BLVD WEST
DALLAS TEXAS 75220
v 972 620 8204
c 864 910 1408
WWW.STRANDSYSTEMS.COM

From: Turner, Kerri <kerriT@cityofsherman.com>
Sent: Friday, March 31, 2023 1:28 PM
To: Seth Bishop <seth.bishop@Strandae.com>
Subject: RE: City of Sherman Planning and Zoning Application

Let me know what you decide.

From: Seth Bishop <seth.bishop@Strandae.com>
Sent: Friday, March 31, 2023 1:26 PM

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

4613 NORTH FM 1417 BUILDING #200 AND #300 (HERITAGE PARKWAY)

The request of Kelson Commercial Properties (Owner), Annie Burdette, Clear Edge Auto & Marine (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4613 North FM 1417, Building #200 and #300 (Heritage Parkway) consisting of 20.45 acres, being a part of the Alfred Hume Survey, Abstract No. 522, the Benjamin J. Hutson Survey, Abstract No. 496 and the James L. Atchison Survey, Abstract No. 21, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting and Boat/Recreational Vehicle (RV) rental, storage, and repair in a C-2 (Retail Business) District.

Background:

The property is located at 4801 North FM 1417 (Heritage Parkway) near the intersection of Plainview Road and North Heritage Parkway. The owner is requesting a Specific Use Permit and Site Plan for an auto and marine mechanic shop in an existing building.

The following has been approved for this location:

- May 8, 1984 - Zone Change from R-1 (Single Family Residential) District to C-2 (General Commercial) District.
- July 10, 1984 - Exception to allow a 6' security fence around the perimeter of the property fronting on FM 1417 N.
- February 13, 1996 - Exception to allow a parking surface that is not concrete or asphalt & to not require a screening device between commercial and residentially zoned property (P&Z required that if adjacent property does develop , the request be brought back to the Board for further review)
- June 6, 1996 - Construction Code Board to allow a propane installation.
- January 17, 2017 - Exception - to allow the existing metal buildings in lieu of the required masonry in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District. P&Z Condition: 5 years
- January 17, 2017 - Specific Use Permit to allow truck repair, storage, rental and office for Ryder

Trucks and a General Contractor's Office and storage Facility in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

- May 9, 2000 - Zone Change from R-1 (Single Family Residential) District to C-2 (General Commercial) District.
- May 9, 2000 - Exception to allow a 6' screening device with 3 strands of barbed wire on the property line in a C-2 (General Commercial) District.

Adjacent Zoning:

C-2 (General Commercial) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Kelson Commercial Properties (Owner)
Annie Burdette, Clear Edge Auto & Marine (Representative)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

7

Objections Received:

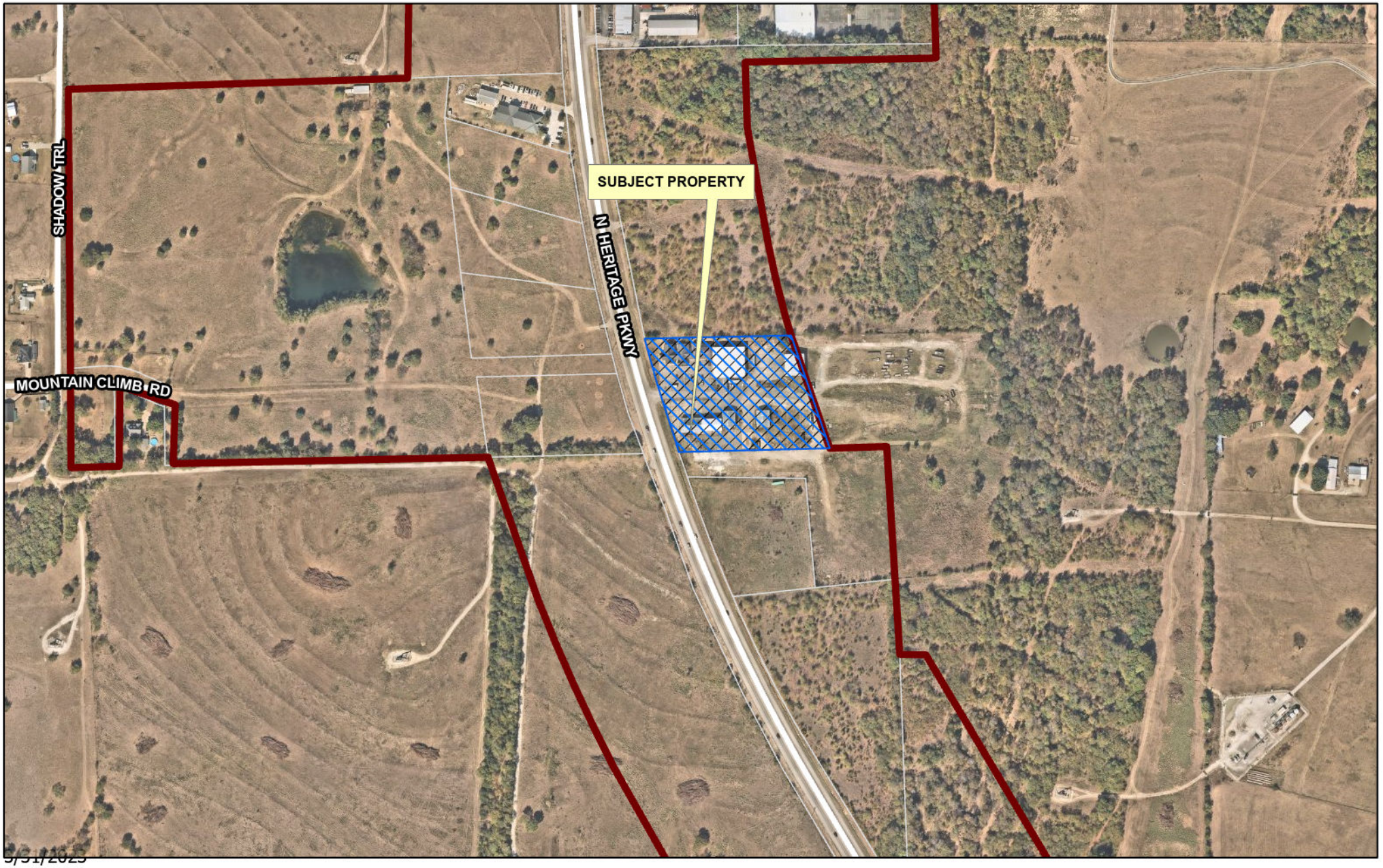
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Survey
Elevations
STAFF REVIEW LETTER



5/31/2023

diagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4613 N FM 1417 (HERITAGE PKWY) #200 & 300

N
W E
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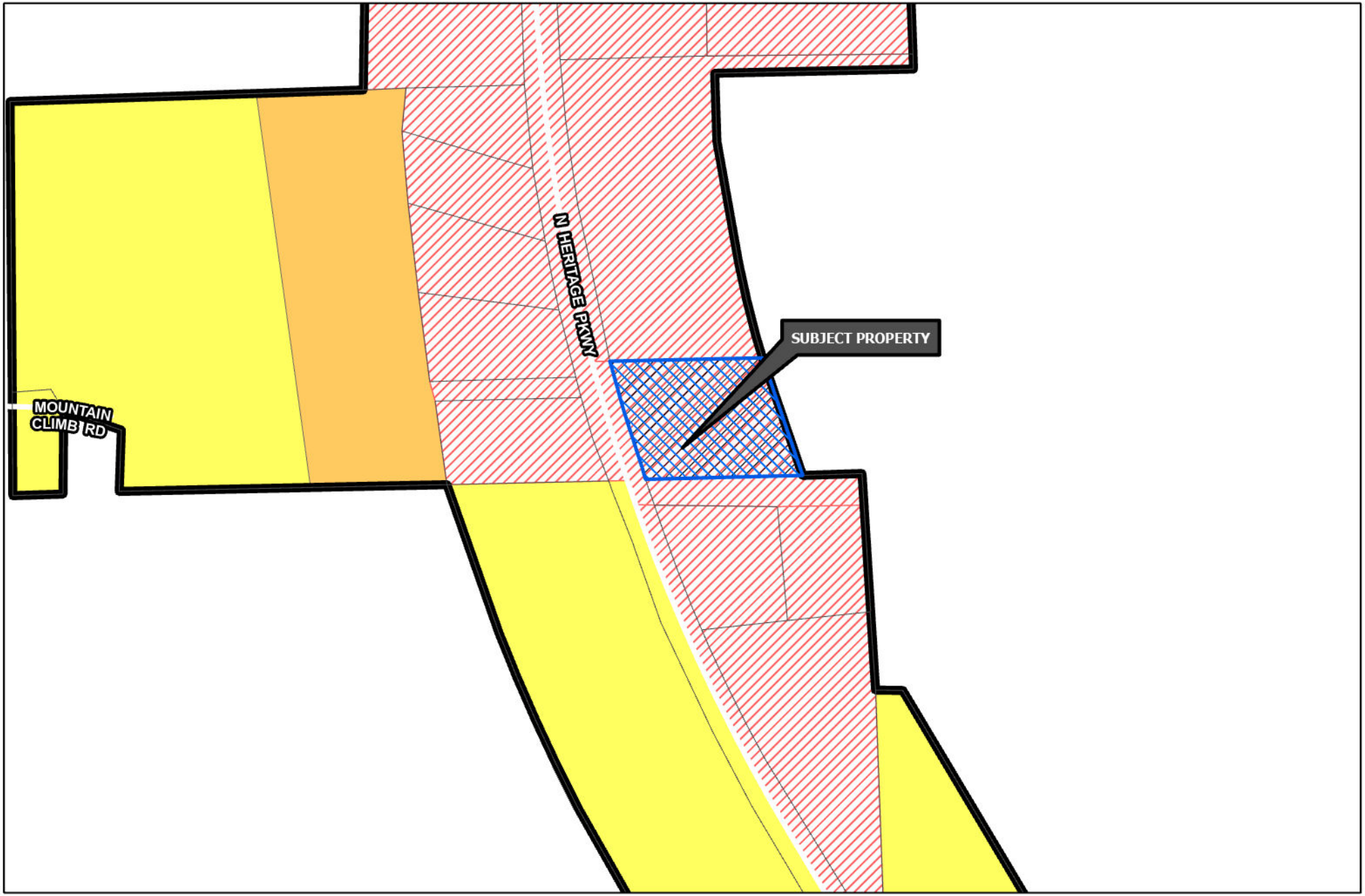
Date: 3/31/2023 2:00 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4613 N FM 1417 (HERITAGE PKWY) #200 & 300

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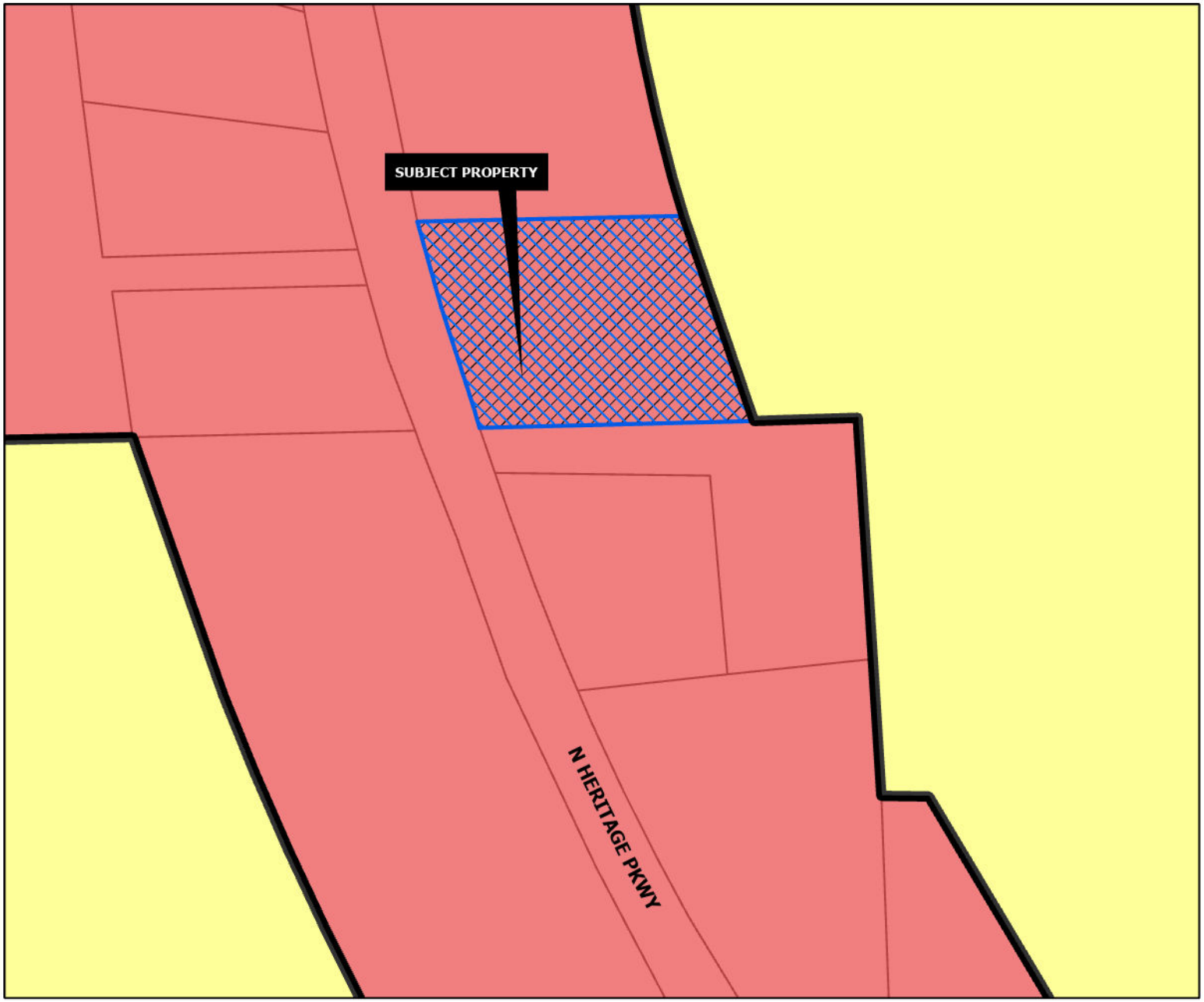
Date: 3/31/2023 2:02 PM

Sherman
CLERMISTOWN BROADMOORE
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 23-001137
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
Ford
BFG 3300
Apr 5, 2023, 2:31 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

N
W E
S

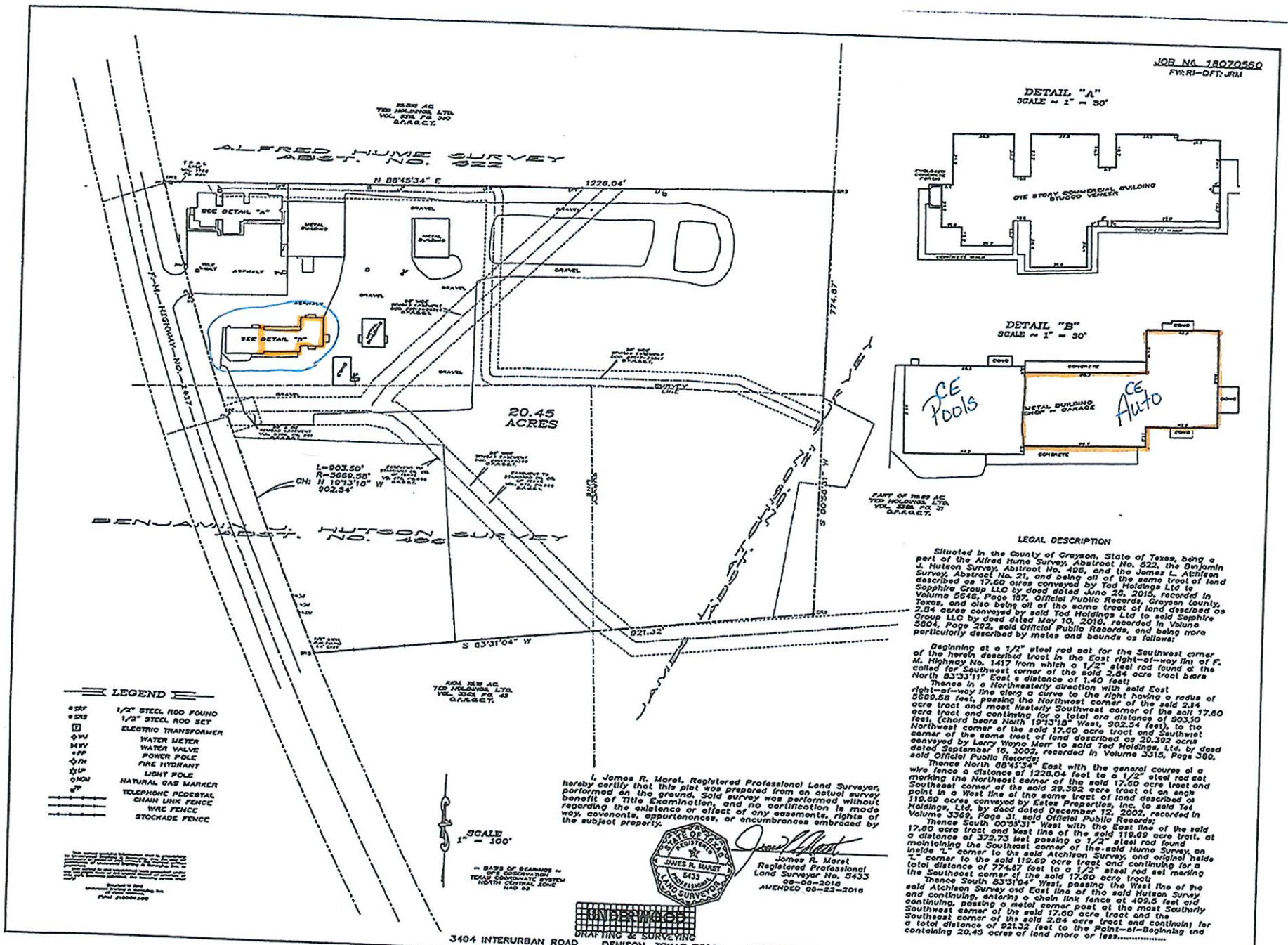
CITY OF SHERMAN
FUTURE LAND USE MAP
4613 N FM 1417 (HERITAGE PKWY) #200 & 300

Date: 3/31/2023 2:02 PM

Project Narrative

4613 N FM 1417 Building #200 & #300

Existing building that we are converting to an auto and marine mechanic shop.



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, the Benjamin J. Hutson Survey, Abstract No. 496, and the James L. Atchison Survey, Abstract No. 21, and being all of the same tract of land described as 17.60 acres conveyed by Ted Holdings Ltd to Sapphire Group LLC by deed dated June 26, 2015, recorded in Volume 5648, Page 187, Official Public Records, Grayson County, Texas, and also being all of the same tract of land described as 2.84 acres conveyed by said Ted Holdings Ltd to said Sapphire Group LLC by deed dated May 10, 2016, recorded in Volume 5804, Page 292, said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the Southwest corner of the herein described tract in the East right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found at the called for Southwest corner of the said 2.84 acre tract bears North 83°33'11" East a distance of 1.40 feet;

Thence in a Northwesterly direction with said East right-of-way line along a curve to the right having a radius of 3669.58 feet, passing the Northwest corner of the said 2.84 acre tract and most Westerly Southwest corner of the said 17.60 acre tract and continuing for a total arc distance of 903.50 feet, (chord bears North 10°13'18" West, 902.54 feet), to the Northwest corner of the said 17.60 acre tract and Southwest corner of the same tract of land described as 20.392 acres conveyed by Larry Wayne Marr to said Ted Holdings, Ltd. by deed dated September 16, 2002, recorded in Volume 3315, Page 380, said Official Public Records;

Thence North 88°45'34" East with the general course of a wire fence a distance of 1226.04 feet to a 1/2" steel rod set marking the Northeast corner of the said 17.60 acre tract and Southeast corner of the said 20.392 acre tract at an angle point in a West line of the same tract of land described as 119.69 acres conveyed by Estes Properties, Inc. to said Ted Holdings, Ltd. by deed dated December 12, 2002, recorded in Volume 3369, Page 31, said Official Public Records;

Thence South 00°59'31" West with the East line of the said 17.60 acre tract and West line of the said 119.69 acre tract, at a distance of 372.73 feet passing a 1/2" steel rod found marking the Southeast corner of the said Hume Survey, an inside "L" corner to the said Atchison Survey, and original inside "L" corner to the said 119.69 acre tract and continuing for a total distance of 774.87 feet to a 1/2" steel rod set marking the Southeast corner of the said 17.60 acre tract;

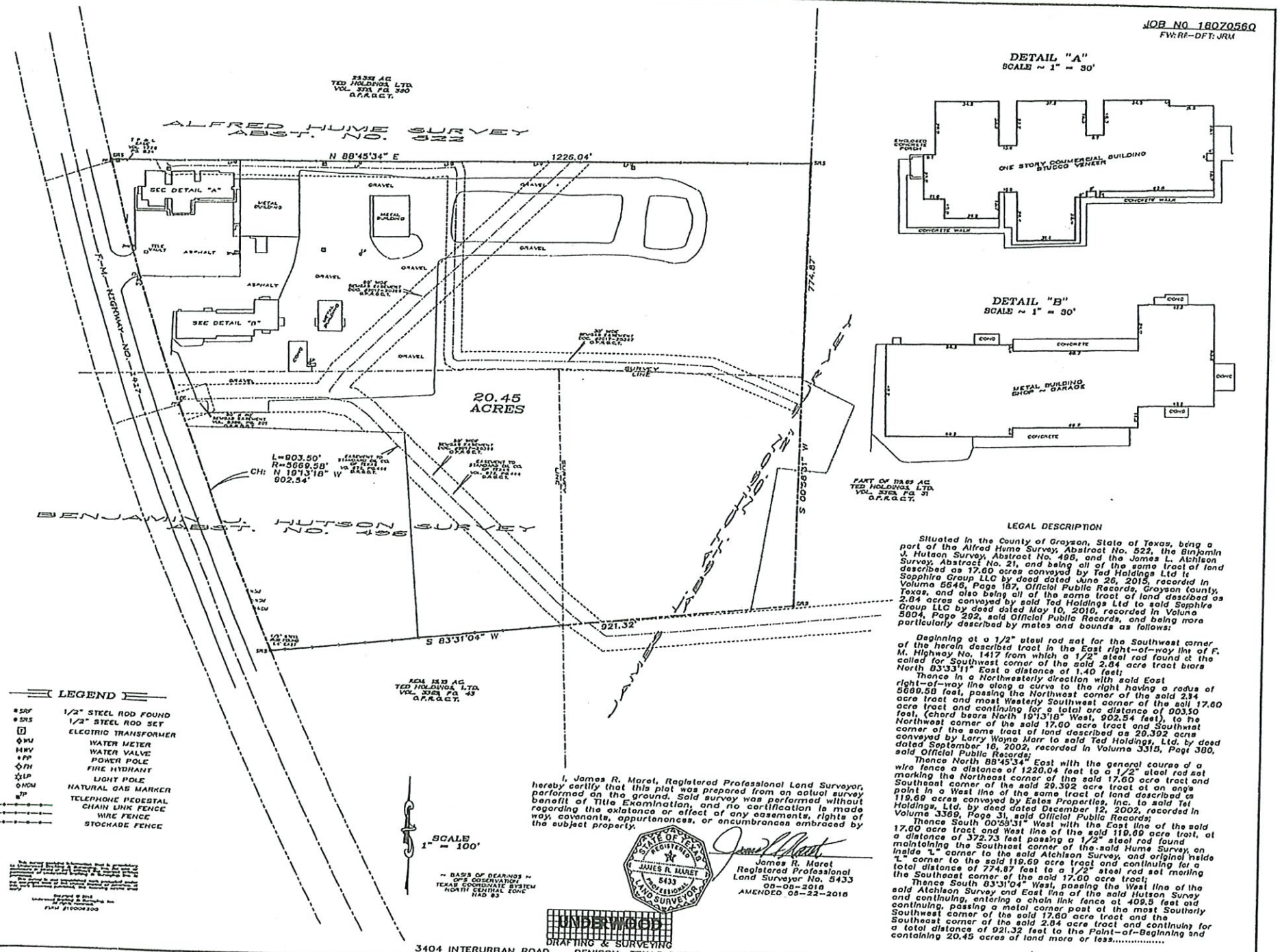
Thence South 83°31'04" West, passing the West line of the said Atchison Survey and East line of the said Hutson Survey and continuing, entering a chain link fence at 409.5 feet and continuing, passing a metal corner post at the most Southerly Southwest corner of the said 17.60 acre tract and the Southeast corner of the said 2.84 acre tract and continuing for a total distance of 921.32 feet to the Point-of-Beginning and containing 20.45 acres of land more or less.....

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

James R. Maret
Registered Professional
Land Surveyor No. 5433
08-08-2018
AMENDED 08-22-2018

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

JOB NO 18070560
FW: RF-DFT: JRM



DETAIL "A"
SCALE ~ 1" = 30'

DETAIL "B"
SCALE ~ 1" = 30'

PART OF 13.63 AC.
TED HOLDINGS, LTD.
VOL. 3721, PG. 31
O.P.R.G.C.T.

LEGEND

● 5/8"	1/2" STEEL ROD FOUND
● SRS	1/2" STEEL ROD SET
T	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE
PP	POWER POLE
FH	FIRE HYDRANT
LP	LIGHT POLE
NGM	NATURAL GAS MARKER
TP	TELEPHONE PEDESTAL
	CHAIN LINK FENCE
	WIRE FENCE
	STOCKADE FENCE

SCALE
1" = 100'

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

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

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

James R. Maret
Registered Professional
Land Surveyor No. 5433
08-08-2016
AMENDED 08-22-2016

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, the Benjamin J. Hutson Survey, Abstract No. 496, and the James L. Atchison Survey, Abstract No. 21, and being all of the same tract of land described as 17.60 acres conveyed by Ted Holdings Ltd to Sapphire Group LLC by deed dated June 26, 2015, recorded in Volume 5646, Page 187, Official Public Records, Grayson County, Texas, and also being all of the same tract of land described as 2.84 acres conveyed by said Ted Holdings Ltd to said Sapphire Group LLC by deed dated May 10, 2010, recorded in Volume 5004, Page 292, said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the Southwest corner of the herein described tract in the East right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found at the called for Southwest corner of the said 2.84 acre tract bears North 83°33'11" East a distance of 1.40 feet;

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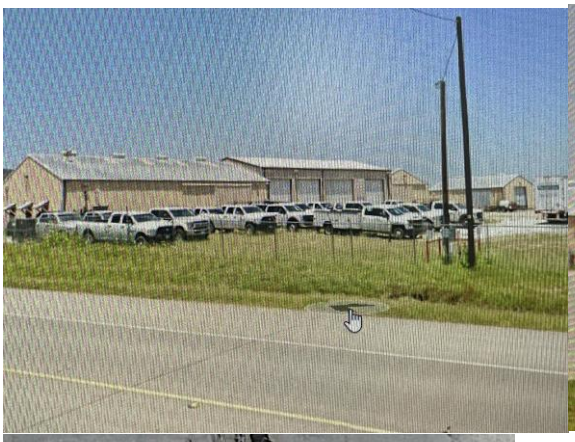
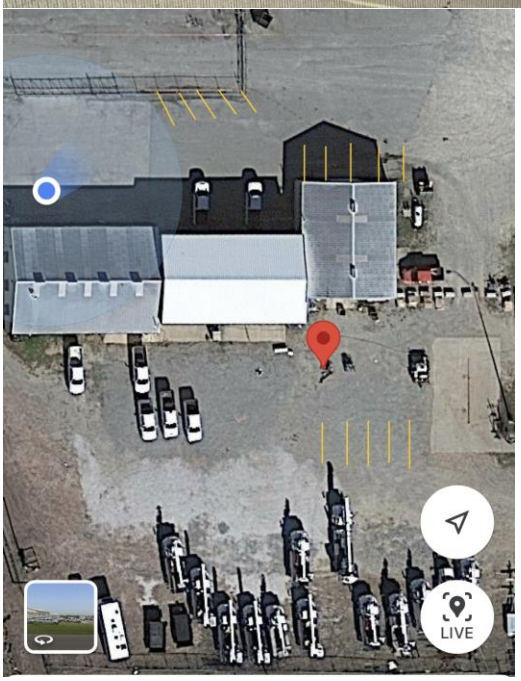
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Good afternoon, Kerri,

Here are the pictures you requested of our building. In the last photo you will see the parking spaces marked. We have 4 bays and we are not a quick service auto shop. Please let me know if you need anything else from us.

Have a great day!





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 11, 2023

Clear Edge Auto & Marine
Annie Burdette
4613 FM 1417, Bld # 200
Sherman, TX 75092

Kelson Commercial Properties
1010 Bridle Path Road
Argyle, TX 76226

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

Dear Applicants,

The request for Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting and Boat/Recreational Vehicle (RV) rental, storage, and repair in a C-2 (Retail Business) District located at 4613 North FM 1417, Building #200 and #300 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 18, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
10. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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 Development Services at 903-892-7229 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 04/18/2023

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

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

Requested Action/Proposed Use:

601-701 BLOCK GRAHAM DRIVE (WITHDRAWN)

The request of Greystar Development Central, LLC (Owner) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 601-701 Block Graham Drive, consisting of 20.196 acres in the James H. Clark Survey, Abstract 273 and the T.J. Shannon Survey, Abstract No. 1137, being all of Lot 1A, Block 1 of Sherman Town Center Section Two, as follows:

Planning & Zoning Commission

Public Hearing and Replat for Sherman Town Center 3

Background:

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

Adjacent Zoning:

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

Origination:

Greystar Development Central, LLC (Owner)
Kimley-Horn and Associates, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

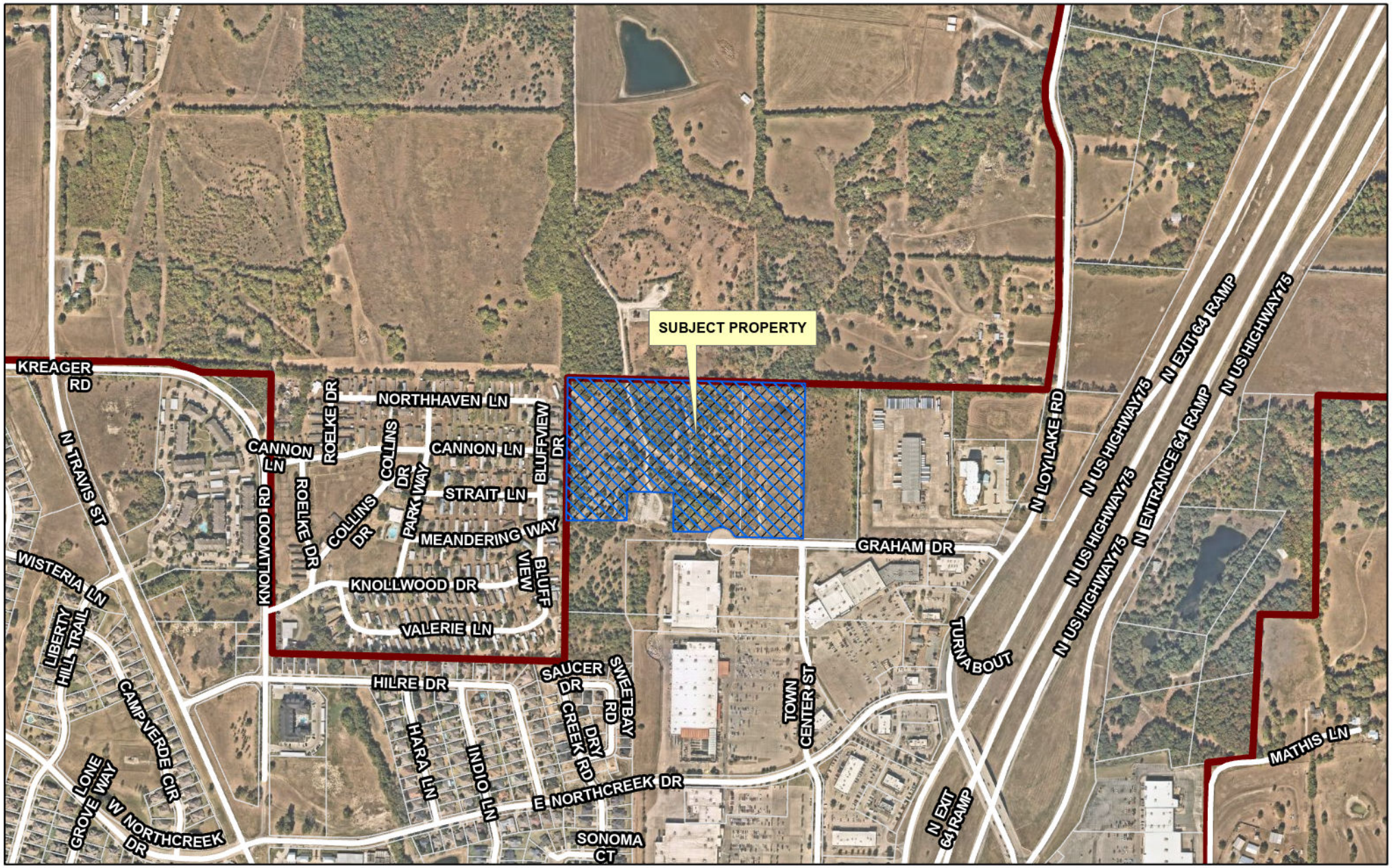
6

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Site Plan
Preliminary Plat
Withdraw Request



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
601-701 BLKS GRAHAM DR

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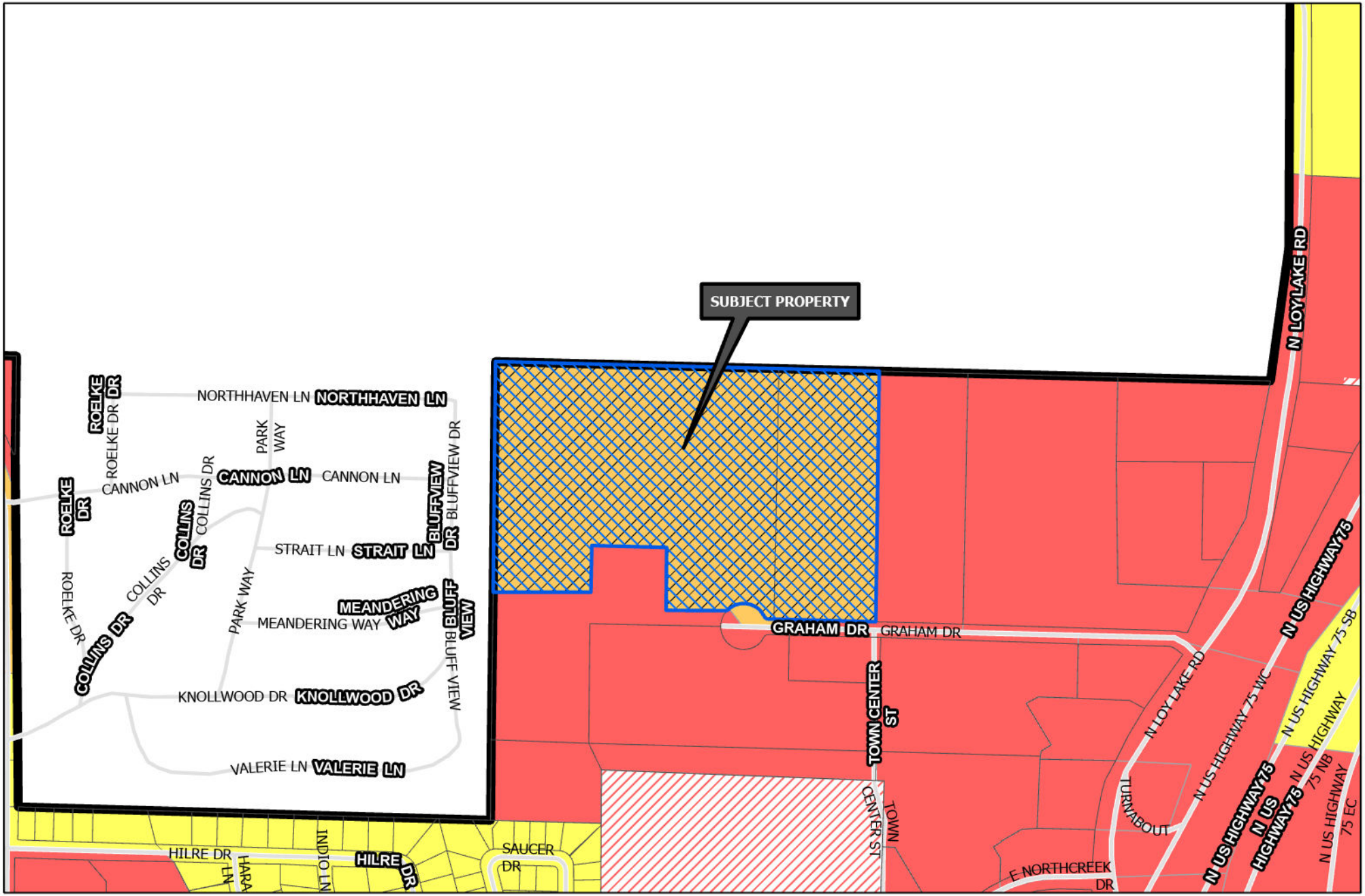

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development
- Subject Locations

Road Names All

CITY OF SHERMAN
ZONING MAP
601-701 BLKS GRAHAM DR

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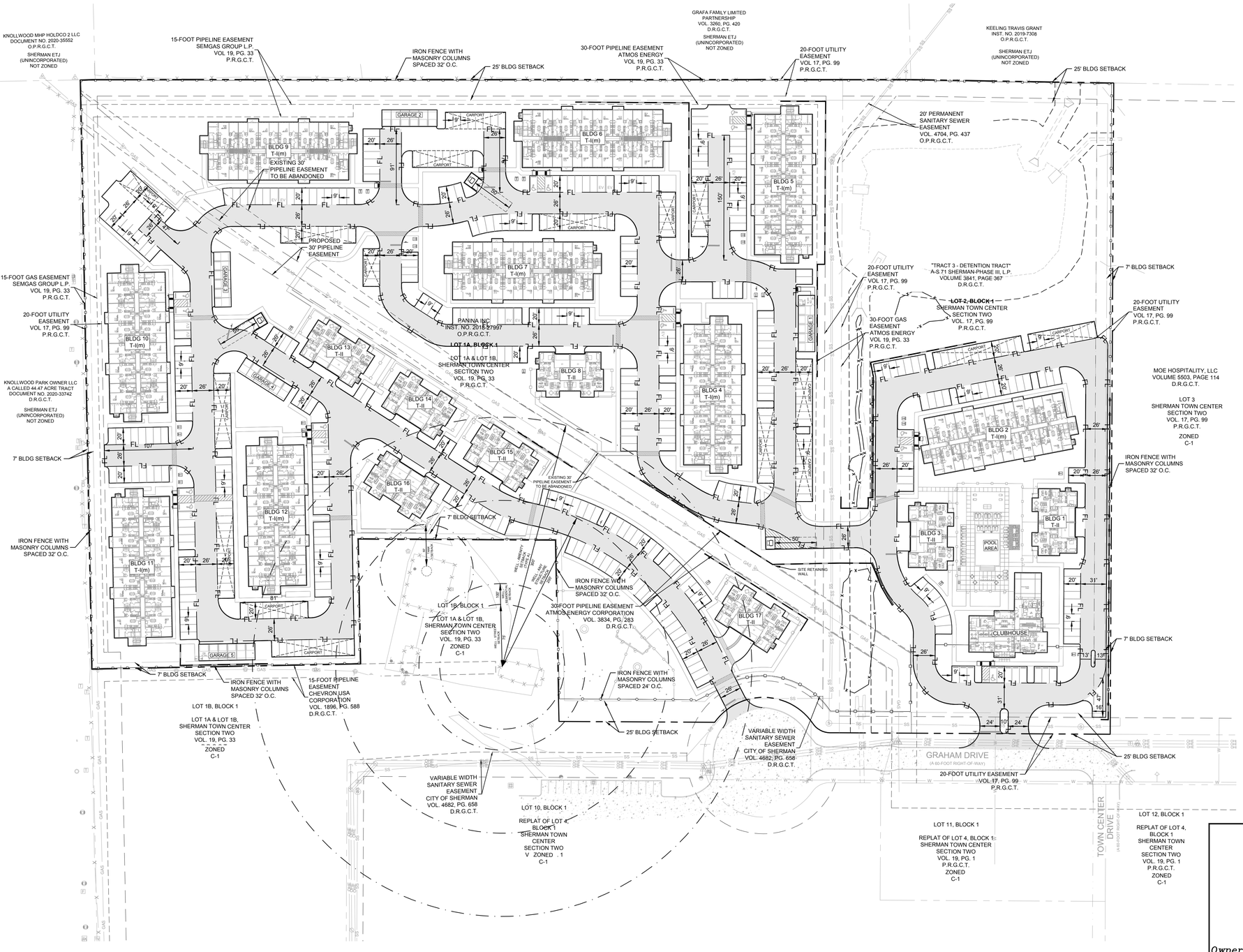
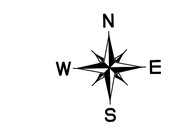
Date: 3/29/2023 1:35 PM





LEGEND

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

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

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

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

SITE PLAN

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

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

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

Owner:
Panina Inc
PO Box 794205
Dallas, TX 75379

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

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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

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

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

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

Sherman
CLASSIC HOME AMENITIES

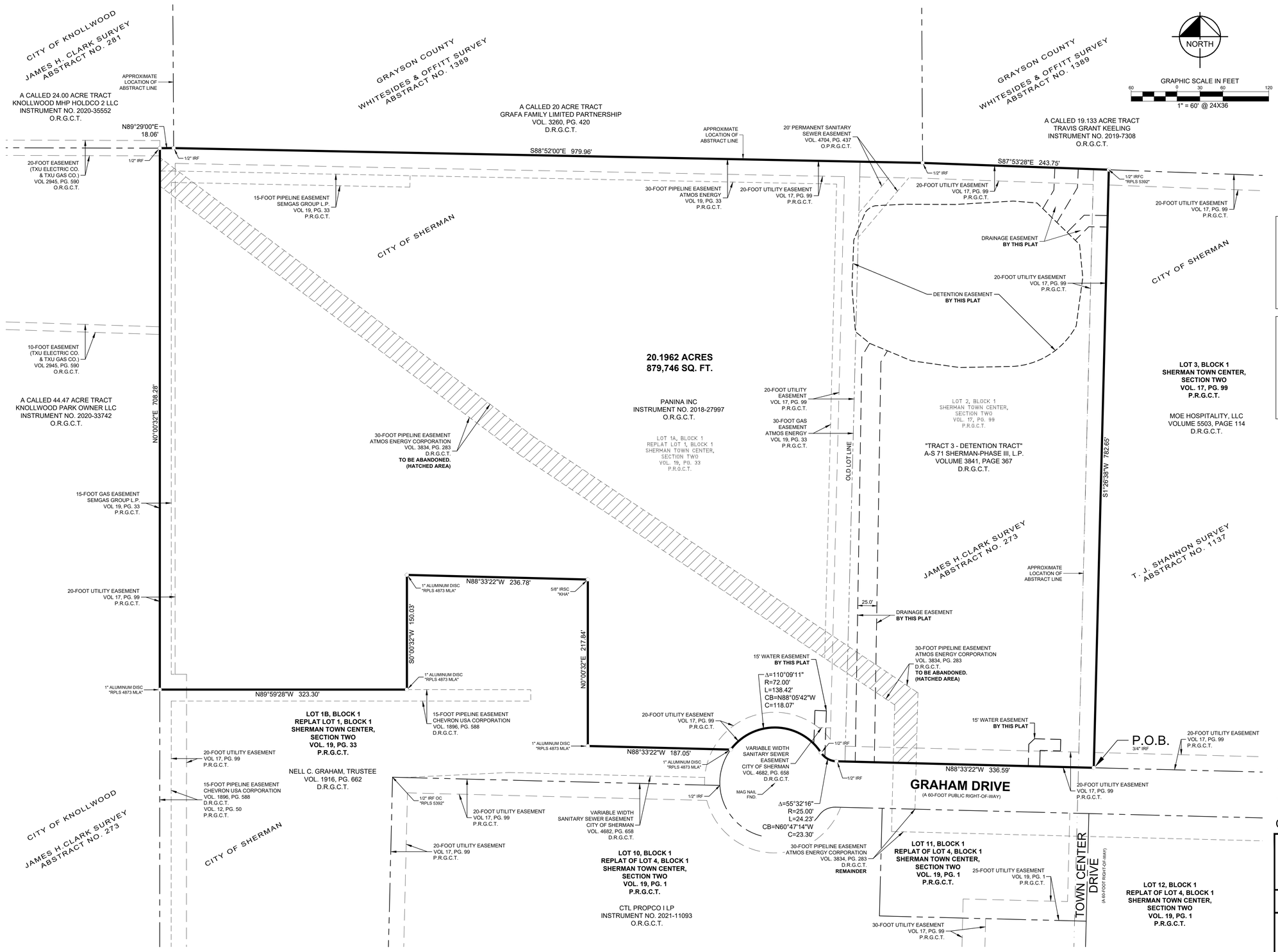
SITE PLAN

SHEET NUMBER
1

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

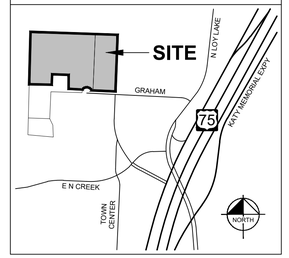
ISSUANCE
XREFS
LAST SAVED BY
PLOT DATE
DWG PATH
DWG NAME
PLOT SCALE

Sherman.ctb ;1
dBar ; xRef ; xRefSetbackCircles ; xHard ; xBldg ; xHtch ; xSurv
BGRIDGES, MJCH 3/22/2023 1:01 PM
K:\SHA_Civil\067771705_SHERMAN TOWN CENTER MULTIFAMILY\CAD\PLANSHEETS
SITE PLAN.dwg
1" = 120.0000'



VICINITY MAP

N.T.S.



FLOOD STATEMENT:

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

NOTES:

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

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

LINE TYPE LEGEND

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

ABBREVIATION LEGEND

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

SHERMAN TOWN CENTER 3

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

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

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

OWNERS:
PANINA, INC.
AND
A-S 71 SHERMAN-PHASE III, L.P.

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

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

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DWG NAME: K:\DAL_SURVEY\067771705-GS_SHERMANOWG\067771705-GS_SHERMAN_FP_ST-CLOWS_PLOTTED BY: MATHERNE, MARK 3/22/2023 9:06 AM LAST SAVED: 3/22/2023 7:26 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

BY: PANINA, INC.

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

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

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

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, PANINA, INC. and **A-S 71 SHERMAN-PHASE III, L.P.**, 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 TOWN CENTER 3,** 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 **SHERMAN TOWN CENTER 3,** 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, 2023.

BY: PANINA, INC.

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

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

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

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

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 03/23/2023

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

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

_____ _____
Mayor, City of Sherman, Texas Date

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

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

_____
City Clerk, City of Sherman, Texas

SHERMAN TOWN CENTER 3

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

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

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

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

OWNERS:
PANINA, INC.
AND
A-S 71 SHERMAN-PHASE III, L.P.

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

DWG NAME: K:\DAL_SURVEY\067771705-DS_SHERMAN\DWG\067771705-SS-SHERMAN_FP_STC1.DWG PLOTTED BY: MAYHERNE, MARK 3/23/2023 9:07 AM LAST SAVED: 3/23/2023 7:26 AM

Marlow, Lauren

From: Carlisle, Michael <michael.carlisle@kimley-horn.com>
Sent: Thursday, April 6, 2023 8:13 AM
To: Turner, Kerri
Cc: Doan, Amber; Lee, Wayne; Burgess, Macy; Rae, Rob; Marlow, Lauren
Subject: RE: Sherman Town Center Multifamily RePlat Submittal

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Per discussion with Wayne, we will withdraw this plat from consideration due to lacking the current owner's signature for authorization. Also per discussion, we would like the submitted plat to be reviewed to obtain a staff review letter and civil plans will continue to be reviewed.

Please let me know if you have any questions.

Thanks and have a great "Friday",

Michael Carlisle, P.E. (TX)
Kimley-Horn | 260 E. Davis Street, Suite 100, McKinney, Texas 75069
Direct: 469-353-6061| Mobile: 830-279-3151 | Kimley-Horn.com

From: Turner, Kerri <KerriT@cityofsherman.com>
Sent: Wednesday, March 22, 2023 5:15 PM
To: Carlisle, Michael <michael.carlisle@kimley-horn.com>
Cc: Doan, Amber <amberd@cityofsherman.com>; Lee, Wayne <WayneL@cityofsherman.com>; Burgess, Macy <Macy.Burgess@kimley-horn.com>; Rae, Rob <RobR@cityofsherman.com>; Marlow, Lauren <laurenm@cityofsherman.com>
Subject: RE: Sherman Town Center Multifamily RePlat Submittal

Michael,

Go ahead and submit, but we will need that by April 4, 2023

From: Carlisle, Michael <michael.carlisle@kimley-horn.com>
Sent: Wednesday, March 22, 2023 3:14 PM
To: Turner, Kerri <KerriT@cityofsherman.com>
Cc: Doan, Amber <amberd@cityofsherman.com>; Lee, Wayne <WayneL@cityofsherman.com>; Burgess, Macy <Macy.Burgess@kimley-horn.com>; Rae, Rob <RobR@cityofsherman.com>
Subject: FW: Sherman Town Center Multifamily RePlat Submittal

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Good Afternoon Kerri,

We're looking to submit the attached plat this week and having trouble getting a signature from one of the owners. We have 1 of 2 signatures but just wanted to see if there was any grace period to get the signed application in. I don't think there's any risk of not signing, it's just a manner of hunting him down and getting the signature.