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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 22, 2022 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

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

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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

6. **CONSENT AGENDA (ITEMS 11, 12, 13, 14, 16, 20, 21, 23, 24, 25, 26, 30 & 31)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. **600 BLOCK NORTH FRISCO ROAD**
The request of Roberto Meraz (Owner), Lisseth Lara (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 600 Block of North Frisco Road, being 0.826 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 1 thru 4, Block 1, Las Casitas Addition, as follows:
Planning and Zoning Commission

   A. Replat approval of Lots 1 thru 4, Block 1, of Las Casitas
   B. **(AN EMAIL WAS RECIEVED FROM ROBERTO MERAZ ON MARCH 9,**

2022, REQUESTING TO WITHDRAW THE ZONE CHANGE AND SITE PLAN APPROVAL REQUEST) Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

8. **1802 EAST HOUSTON STREET**

The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows;

Board of Adjustments

Renew a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District for a one year period.

9. **2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant), Trisha Mollen (Applicant) and Bo Green, Symonds Flags & Poles, Inc. (Contractor) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flag pole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District.

10. **1321 AND 1327 EAST TUCK STREET**

The request of Evolution Realty LLC (Owner), Jacob Craft (Representative), SIAS Drafting & Design (Drafting and Design) and Copley Land Surveying (Surveyor) concerning the property at 1321 and 1327 East Tuck Street, being 0.321 acres and being part of Lots 1, 2 and 3, Block 4, Mildred Heights Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width for residential dwellings in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Tuck Street, Second Addition, Being a replat of part of Lots 1, 2, and 3, Block 4 Mildred Heights Addition.

11. * **371 MITCHELL ROAD**

The request of Karen and Billy Dixon (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 371 Mitchell Road, being 11.445 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final plat approval of the Dixon Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

12. * **415 VALLEY RANCH ROAD**

The request of Tommie and Tammy Rhodes (Owners) and Copley Land Surveying (Surveyor) concerning the property at 415 Valley Ranch Road, being 10.048 acres and being part of the William Watkins Survey, Abstract No. 1325, and being all of 5.00-acre Tract 34 and a 5.00 acre Tract 34.

Planning and Zoning Commission

Final plat approval of the Rhodes Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

13. * **875 NORTHCREEK DRIVE**

The request of JCMR Sherman, LLC (Owner), Chipotle Mexican Grill (Tenant), R.E.D. Architecture & Planning, Thomas LaPens (Representative/Architect) and Kimley-Horn and Associates, Inc. (Engineer) concerning the property located at 875 Northcreek Drive, being Block 1, Lot 6, Sherman Town Center, as follows:

Planning and Zoning Commission

Site plan approval for a drive-thru lane for Chipotle restaurant.

14. * **1800 BLOCK IDA ROAD (FM HIGHWAY 697)**

The request of Michael Lee Oakley (Owner), Frank D. May, FDM Equities, LLC (Developer) and Vilbig and Associates (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Preliminary plat approval of Old Orchard Estates Subdivision.

15. **1604 SOUTH TRAVIS STREET (AN EMAIL WAS RECEIVED FROM DEVON LEWIS REQUESTING TO WITHDRAW THIS REQUEST.)**

The request of David Ashley (Owner), Devon Lewis (Prospective Buyer), Preston Trail Land Surveying (Surveyor) and D2L Designs LLC (Designer) concerning the property located at 1604 South Travis Street, being 0.943 acres in the Samuel Blagg Survey, Abstract No. 56, and being part of Block B of Staples Addition, as follows:

Planning and Zoning Commission

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

16. * **4100 BLOCK SISTRUNK DRIVE AND COX STREET & 2700 BLOCK LEACREST DRIVE**

The request of Tobar Properties (Owner), Mario Tobar (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4100 block of Sistrunk Drive and Cox Streets and the 2700 Block of Leacrest Drive, being 2.805 acres in the J. Hendrix Survey, Abstract 503, also being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sihuapilapa Estates, being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates.

17. **403 WEST BELDEN STREET**

The Request of Robert and Kellie LaPrelle (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 403 West Belden Street, being 0.624 Acres in the J.B McAnair Survey, abstract No. 763, also being all of Lots 4 and 5, Block 1, of R.E. Shannon Second Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2' setback from the side property line in lieu of the required 5' and a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 5' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 4 & 5, Block 1, R. E. Shannon Second Addition.

18. **2834 REX CRUSE DRIVE**

The request of Lauri and Charles Harrelson (Owners) and David Fite Surveying (Surveyor) concerning the property located at 2834 Rex Cruse Drive, being Lot 1, Block One of Sleepy Hollow Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District.

19. **2525 NANTUCKET DRIVE**

The request of Jeff and Laura Hill (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2525 Nantucket Drive, being Lot 6 and the north 53 feet of Lot 5, Block 1, of the Canyon Creek Addition Section 2B, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow an accessory building 42' from the front property line in lieu of the required 60' in an R-1 (One-Family Residential) District.

20. * **200-600 BLOCKS LUELLA ROAD**

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

Planning and Zoning Commission

Preliminary plat approval for Luella Crossing Phases 1 & 2 in Sherman's Extra Territorial Jurisdiction (ETJ).

21. * **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, being 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary plat approval of Mora on First Addition.

22. **4600 AND 4608 WEST HOUSTON STREET**

The request of Westar Investments, LLC (Owner), Henry Marroquin (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4600 and 4608 West Houston, being 5.003 acres in the Elizabeth Jones Survey, Abstract No 625, also being all of Lot 3C, Block One of the Replat of Lot 3, Block One of Seasons West Addition, and all of Lot 5, Block One, of the Amended Plat of Seasons West Addition as follows:

Planning and Zoning Commission

A. Replat approval Seasons West Addition, Phase four being a Replat of Lot 5, Block One, Amended Plat of Seasons West Addition, Phase One and Lot 3C, Block One, Repat of Lot 3, Block One of Seasons West Addition.
B. Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District.

23. * **1530 EAST LAMAR STREET**

The request of Heriberto Munoz Garcia. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 1530 East Lamar being 0.295 acres in the G.B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary Plat approval Garcia Lamar Addition.

24. * **214 NORTH HARRISON AVENUE**

The request of Brogan H. Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 214 North Harrison Avenue, being 0.454 acres in the G.B. Pilant Survey, Abstract 963, also being all of Lots 7 and 8, and the North One-Half of Lot 9, Block 33, of the Replat of College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Brogan's Addition, being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition

25. * **2400 SOUTH FIRST STREET**

The request of Ricci Alvarado (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property at 2400 South First Street, being 0.859 acres in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

Final plat approval of Alvarado-Vela Addition.

26. * **511 NORTH BURDETTE AVENUE**

The request of Jose Antonio Menjivar (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 511 North Burdette Avenue, being 0.241 acres in the Charles Carter Survey, Abstract 229, also being all of Lot 51 and the North 30' of Belmont Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 51 and the North 30' of Belmont Addition.

27. **2500-2700 BLOCKS EAST HIGHWAY 82**

The request of BR Estates at Hwy 82, LLC (Owner), MCF Investments, LLC (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property in the 2500-2700 Blocks East Highway 82, being 19.172 acres in the Samuel McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Recreational Vehicle (RV) Resort in a C-2 (General Commercial) District/ O-1 (75 & 82) Overlay District.

28. **106 NORTH SUNSET BOULEVARD**

The request of Mahmoud Alsalem, ARM Petroleum (Owner) and Mariela Diaz (Representative) concerning the property at 106 North Sunset Boulevard, Block 1, Lot 1 of the Westwood Village Replat Block 2, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a storage container in the parking lot in a C-1 (Retail Business) District.

29. **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Ronny Guerrero, Bel Air Village SFR, LLC (Owner) and Michael Carlisle (Representative) concerning the property in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 121.2 acres in the G-0329 Dunman Sherod Survey, as follows:

Planning and Zoning Commission

Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.

30. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

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

Planning and Zoning Commission

Preliminary Plat approval for Bel Air Village Multifamily Phase 1.

31. * **702 EAST LAMBERTH ROAD**

The request of Ameristate Bank (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying (Surveyor), concerning the property 702 East Lamberth Road, being 0.54 acres, and being Part of Lot 4, Block 1 of the Dr. J.H. Carraway Subdivision, as follows:

Planning and Zoning Commission

Replat approval for Nguyen's Addition, a Replat of part of Lot 4, Block 1 of Dr. J.H. Carraway Subdivision.

32. **ADJOURNMENT**

33. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on March 17, 2022 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of March 2022
City of Sherman, Texas

_____

Kerri Turner,
Administrative Assistant

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 03/22/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR FEBRUARY 22, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

February 22, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on February 22, 2022.

MEMBERS PRESENT:	CHAIRMAN MAHONE VICE CHAIRMAN DOWNTAIN COMMISSION MEMBERS: DAVIS, MANLEY, WHITAKER AND BLAGG
ALTERNATE:	NONE
MEMBERS ABSENT:	SIMS
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, PATSY REEVES, DEVELOPMENT SERVICES COORDINATOR, KERRI TURNER, DEVELOPMENT SERVICES ADMINISTRATIVE ASSISTANT AND WAYNE LEE, DIRECTOR OF ENGINEERING.
CITY ATTORNEY:	ALICESON COTTON

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:02 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the January 11, 2022 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
Rob Rae, Director of Development Services, announced, "The Planning and Zoning Commission has legal training tomorrow, February 23, 2022, from 11:00 AM to 1:00 PM. We will be joined by City Council. Ryan Pittman, City Attorney will be doing that training."

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS
Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, MANLEY AND WHITAKER.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA

CONSENT AGENDA (ITEMS 8, 12, 13, 16, 17, 20, 22, 23, 24, 26, 28, 29, 30 & 33)

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Downtain. All present voted AYE.

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

REPLAT – ALEMAN ADDITION
302 S WALNUT ST
(JOHN C. DANNEL FUNERAL HOME INC.)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN C. DANNEL FUNERAL HOME INC. (OWNER), CHARLES DANNEL (REPRESENTATIVE), AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 302 SOUTH WALNUT STREET, BEING 0.683 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING ALL OF LOTS 2 AND PART OF LOTS 4 AND 6, BLOCK 11, ORIGINAL TOWN PLAT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF ORIGINAL TOWN PLAT, BEING A REPLAT OF BLOCK 11, LOT 2 AND PART OF LOT 4 AND 6, ORIGINAL TOWN PLAT.

The property is located at 302 South Walnut Street between East Jones and East Cherry Streets and is zoned a C-1 (Retail Business) District. The owner would like to Replat three lots into one lot for commercial use. 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 – MEDICAL OFFICE BLDGS
2416 SWAMY DR.
(MANDEEP SINGH, 2017 GK ASSOCIATES, LLC)

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF MANDEEP SINGH, 2017 GK ASSOCIATES, LLC (OWNER), GHASSEM GANJI (REPRESENTATIVE), HELVEY-WAGNER SURVEYING, INC. AND PATRICK AHEARNE (ARCHITECT) CONCERNING THE PROPERTY AT 2416 SWAMY DRIVE, BEING LOT 6A-R AND LOT 6B-R, IN THE REPLAT OF LOT 6, BLOCK A, DR. SWAMY ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
SITE PLAN APPROVAL FOR TWO MEDICAL OFFICE BUILDINGS.

The property is located at 2416 Swamy Drive, the southeast corner of U.S. Highway 75 and FM 691 and is zoned a C-2 (General Commercial) District. The owner would like a site plan approval for two medical offices. 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 – THE HILL ADDITION
3000 LUELLA RD.
(RANDY AND AMY THOMPSON)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF RANDY AND AMY THOMPSON (OWNER/APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3000 LUELLA ROAD, BEING 4.020 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NUMBER 64 AND BEING ALL OF LOT 2 OF THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 AND 2, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF THE HILL ADDITION, BEING A REPLAT OF LOT 2 OF THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 AND 2 IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located at 3000 Luella Road between State Highway 11 and U.S. Highway 75 in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to replat 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 – ALVAREZ ADDITION
5116 TEXOMA PKWY
(ZULA INVESTMENTS)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF ZULA INVESTMENTS (OWNER), ADRIANA ALVAREZ (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5116 TEXOMA PARKWAY, BEING 0.72 ACRES IN THE D.C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE ALVAREZ ADDITION.

The property is located at 5116 Texoma Parkway, the northwest corner of Fallon Drive and Texoma Parkway and is zoned a C-2 (General Commercial) District. The owner would like final plat approval of the Alvarez Addition. 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 – SCHNEIDER FARM SUBDIVISION
100-500 BLKS OF SCHNEIDER RD.

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF CHAPMAN TILLETT CONSTRUCTION, LLC (OWNER), PHILIP TILLETT (REPRESENTATIVE) AND WILLIAM DAVIS FINNEY, DATA LAND SERVICES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-500 BLOCKS OF SCHNEIDER ROAD, BEING 23.071 ACRES IN THE JEREMIAH MCDANIEL SURVEY, ABSTRACT

NO. 774, AND THE R. M WILLIAMSON SURVEY, ABSTRACT NO. 1300 AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL FOR SCHNEIDER FARM SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

(CHAPMAN TILLETT CONSTRUCTION, LLC)

The property is located in the 100-500 Blocks of Schneider Road between Harrell Road and Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like preliminary plat approval of the Schneider Farm Subdivision 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 & SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF ARTISAN DEVELOPMENT CO. INC. (OWNERS), SIVA PALCHURU (DEVELOPER), KAZ SURVEYING (SURVEYOR), VIZUAL ARCHITECTURE (ARCHITECT) AND LA TERRE ENGINEERING, LLC (CIVIL ENGINEER) CONCERNING THE PROPERTY AT 3401 STEEPLE CHASE DRIVE, BEING 10.30 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PRELIMINARY PLAT APPROVAL OF LOT 1, BLOCK A, ARTISAN ADDITION.
B. SITE PLAN APPROVAL OF PEBBLECREEK APARTMENTS.

PRELIMINARY PLAT - ARTISAN ADDN.
SITE PLAN – PEBBLECREEK APTS
3401 STEEPLE CHASE DR.
(ARTISAN DEVELOPMENT CO. INC.)

The property is located in the 3300-3500 blocks Steeple Chase Drive across from the new Sherman High School. The property is zoned an R-2 (Two-Family Residential) District.

The owner would like to plat the property for residential development of a 300-unit apartment complex. The complex consists of seven (7) buildings in total; Four (4) three-story, 60-unit, 21,350 square foot buildings, Two (2) three-story, 30-unit, 10,675 square foot buildings, and a one-story, 5,854 square foot office/clubhouse and pool. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT– CONSENT AGENDA ITEM
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER/DEVELOPER), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND CEC CORPORATION (ENGINEER) CONCERNING THE PROPERTY AT 2100 EAST LAMAR STREET, BEING 13.00 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963, AS FOLLOWS:

PRELIMINARY PLAT - SWEETWATER GAP ADDN.
2100 E. LAMAR ST.
(WYLDEWOOD HOMES, LLC)

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL FOR SWEETWATER GAP ADDITION.

The property is located at 2100 East Lamar Street, the intersection of East Lamar and South Colbert Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like preliminary plat approval for the Sweetwater Gap Addition to build Two-Family Dwellings (Duplexes). 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 – DOLLAR GENERAL STORE 2112 S. TRAVIS ST. (HP INVESTMENTS)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF HP INVESTMENTS (OWNERS), JOHN FLIPPO (REPRESENTATIVE), DRAWING THE LINE (ARCHITECT) AND CHANEY ENGINEERING, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 2112 SOUTH TRAVIS STREET, BEING 1.352 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A DOLLAR GENERAL STORE.

The property is located at 2112 South Travis Street, the intersection of South Travis and South Crockett Streets and is zoned a C-1 (Retail Business) District. The owner would like site plan approval for Dollar General Store. 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 – GARSON RETREAT 6350 THERESA DR. (SCOTT WEISMANN III)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SCOTT WEISMANN III (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY AT 6350 THERESA DRIVE, BEING 8.418 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL FOR GARSON RETREAT.

The property is located at 6350 Theresa Drive, the southwest corner of FM 691 (Grayson Drive) and Theresa Drive and zoned an R-1 (One Family Residential) District. The owner would like preliminary plat approval of Garson Retreat. 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 – MEALS ON WHEELS ADDITION
2626 HILLTOP DR.
(TRI-COUNTY SENIOR NUTRITION PROJECT, INC.)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

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

The property is located at 2626 Hilltop Drive, between Texoma Parkway and Cox Street next to the Burlington Northern Santa Fe Railroad track and is zoned C-2 (General Commercial) District. The owner would like preliminary plat approval for the Meals on Wheels Addition. 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 – JACKSON WALKER ADDITION
1000 BLK OF E. PECAN GROVE RD.
(PRESTON TRAIL PARTNERS, LLC)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF PRESTON TRAIL PARTNERS, LLC (OWNER), COVENANT DEVELOPMENT, LLC (DEVELOPER) AND UNDERWOOD SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 1000 BLOCK OF EAST PECAN GROVE ROAD, BEING 3.383 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING LOT 2, JACKSON WALKER ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 2 OF THE JACKSON WALKER ADDITION.

The property is located in the 1000 block of East Pecan Grove Road at the southwest corner of East Pecan Grove Road and North Calais Drive and is zoned a C-1 (Retail Business) District. The owner would like replat approval of the Jackson Walker Addition. 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 – DAVID H. BROWN ADDN.
2309 GALLAGHER DR.
(HOME PLACE PARTNERS, LP)

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HOME PLACE PARTNERS, LP (OWNER), ERIC L DAVIS ENGINEERING, INC. (ENGINEER) AND LARRY PROBECK, RPLS (SURVEYOR), CONCERNING THE PROPERTY AT 2309 GALLAGHER DRIVE, BEING 1.041 ACRES IN THE SAMUEL MCGLOTHLIN SURVEY, ABSTRACT NUMBER 811, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL FOR LOT 1, BLOCK A, DAVID H. BROWN ADDITION.

The property is located at 2309 Gallagher Drive, the northwest corner of Gallagher Drive and Frisco Road and is zoned an M-1 (Light Manufacturing) District. The owner would like preliminary plat approval for the David H. Brown Addition. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – MIDWAY INDUSTRIAL PARK ADDN. 5100 & 5104 MARSHALL ST. (LARRY MUELLER)

THE REQUEST OF LARRY MUELLER (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5100 AND 5104 MARSHALL STREET, BEING 11.216 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AND BEING PART OF LOT 4, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF MIDWAY INDUSTRIAL PARK ADDITION.

The property is located at 5100 and 5104 Marshall Street between Woodlake Road and Fallon Drive and is zoned an M-1 (Light Manufacturing) District. The owner would like replat approval of the Midway Industrial Park Addition. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – WILLOW BRANCH SUBDIVISION 2800-3500 BLKS OF N. TRAVIS ST. (TBJB1, LLC)

THE REQUEST OF TBJB1, LLC (OWNER), BEN MCKAY (DEVELOPER), ASHLEY BICE, PE (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY IN THE 2800-3500 BLOCKS OF NORTH TRAVIS STREET, BEING 31.475 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NUMBER 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL FOR WILLOW BRANCH SUBDIVISION.

The property is located in the 2800-3500 Blocks of North Travis Street between Highway 82 and West McLain Drive and is zoned R-1 (One Family Residential) District. The owner would like preliminary plat approval for the Willow Branch Subdivision. 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.

ZONE CHANGE

ZONE CHANGE – C-1 TO C-2

1410 W. HOUSTON ST.
(LAUREL ACRES, LTD)

THE REQUEST OF LAUREL ACRES, LTD (OWNER), JONATHAN HALLFORD, DESTINY'S HEATING AND AIR (TENANT) AND JERRY MONTGOMERY (SURVEYOR) CONCERNING THE PROPERTY AT 1410 WEST HOUSTON STREET, BEING LOT 1, BLOCK 3 OF THE REPLAT OF LOTS 1, 2, 3, 4 AND THE NORTH 15 FT. OF LOT 5, BLOCK 3 OF ELLIOTT'S GRAY'S HILL ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

Jonathan Hallford, 1505 Linda Lane, Sherman, TX
Mr. Hallford appeared to represent the request and answer any questions. The property is located at 1410 West Houston Street between South Tolbert and South Holly Avenues.

Mr. Hallford explained, "We are requesting a zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District for an HVAC (heating, ventilation, and air conditioning) contractors office with no outside storage. We will be conducting business in the same manner as the previous business. We will have a warehouse and an office. Eventually we would like to put up a 6' privacy fence around the back for safety."

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

Mr. Hallford 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.

Planning and Zoning
ACTION TAKEN.
Motion by Commission Member Davis to approve the Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District at 1410 West Houston Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

VARIANCE – FRONT SIGN SETBACK 2205 TEXOMA PKWY (NASER YACOUB)

VARIANCE

THE REQUEST OF NASER YACOUB (OWNER), DAVID BACA STUDIO (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2205 TEXOMA PARKWAY, BEING LOTS 4 & 5, BLOCK 9, HIGHLAND PARK 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (6) TO ALLOW A 6' FRONT SETBACK FOR AN 80 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE REQUIRED 25' IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

David Baca, 100 N. Travis St., Sherman, TX

Mr. Baca appeared to represent the request and answer any questions at 2205 Texoma Parkway between Peyton and Nall Streets and is zoned a C-2 (General Commercial) District

Mr. Baca explained, "The owner requesting a variance to allow a 6' front setback for an 80 square foot monument sign in lieu of the required 25'. The retail center is L-shaped and the tenants at the back do not have visibility. The sign out front would give them visibility. We are wanting a 3' stone base to compliment the building with the sign sitting on top."

Peter Tracy, 700 S. Valentine Dr., Sherman, TX

Mr. Tracy asked, "Is the 6' setback from the street?"

Chairman Mahone replied, "from the property line."

Mr. Rae stated, "The property line is about 20' from the curb."

Mr. Tracy asked, "Is there ample distance there so that when cars pull up, they can see oncoming traffic and it won't block the view?"

Chairman Mahone replied, "It does not appear so. It would be no different than if a car were parked there."

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

Mr. Baca 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.

Motion by Vice Chairman Downtain to approve the variance under Ordinance No. 2280, Section 7, Subsection (6) to allow a 6' front setback for an 80 square foot monument sign in

lieu of the required 25' in a C-2 (General Commercial) District at 2205 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Manley.

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

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

VARIANCE – SETBACK FROM MAIN STRUCTURE 3117 PRESTON CLUB DR. (MONTE & HELEN IAMS)

VARIANCE
THE REQUEST OF MONTE AND HELEN IAMS (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3117 PRESTON CLUB DRIVE, BEING LOT 9, BLOCK 10 OF PRESTON CLUB, THE LEGENDS SUBDIVISION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 3' SETBACK FROM THE MAIN STRUCTURE FOR A SWIMMING POOL IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Brad Iams, 3117 Preston Club Dr., Sherman, TX
Mr. Iams appeared to represent the request and answer any questions. The property is located at 3117 Preston Club Drive between Highway 82 and Eagle Ridge Trail and is zoned an R-1 (One Family Residential) District.

Mr. Iams explained, "We are requesting a 3' setback from the covered patio for an 8' wide swimming pool. We do not want to get into the easement and still get the 8' width of the pool."

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

Mr. Iams 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.
Motion by Commission Member Manley to approve the variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 3' setback from the main structure for a swimming pool in lieu of the required 6' in an R-1 (One-Family Residential) District at 3117 Preston Club Drive subject to the Staff Review letter. Second by Commission Member Davis.

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

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

SUP & SITE PLAN – SMOKE/VAPE SHOP 2916 N. HWY. 75 #110 (TAVA PROPERTIES)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF TAVA PROPERTIES, LLC (OWNER), INFINITY AND BEYOND (TENANT), NOUMAN MUHAMMAD (REPRESENTATIVE) AND SANDS SURVEYING CORPORATION (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2916 NORTH HIGHWAY 75, SUITE 110, BEING LOT 4 OF SHAFER PLAZA, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SMOKE/VAPE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Nouman Muhammand, 2916 N. Highway 75, Ste. 110, Sherman, TX 75204
Mr. Muhammad appeared to represent the request and answer any questions. The property is located at 2916 North Highway 75, Suite 110, between Highway 82 and Michelle Drive. The property is zoned a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Mr. Muhammad explained, "We are requesting a Specific Use Permit to allow a vape and smoke shop. There will be no smoking inside the building and no lounge area.

Infinity and Beyond is a high end retail store that delivers an array of novelty, hookah, glassware, CBD (cannabidiol) and vape products. Our principles dictate that our customers always receive the highest quality service available. By following our own policies, Infinity and Beyond has proved to be a successful and growing company within all of its located respected cities.

Our research indicates Sherman will be a successful location for our business model. Currently we have 300-350 customers that reside in Sherman, Denison, Pottsboro and other surrounding cities that are traveling to our Plano location."

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

Mr. Muhammad 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 Specific Use Permit or site plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve the Specific Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay Distric at 2916 North Highway 75, Suite 110. Second by Commission Member Manley.

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

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

TEMPORARY USE PERMIT AND SITE PLAN – SNOW CONE STAND 1802 E. COLLEGE ST. (SERAJ ALI)

(TABLED)

<u>TEMPORARY USE PERMIT AND SITE PLAN</u>
THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
RENEW A TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT FOR A ONE YEAR PERIOD.

The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

An email was received from Seraj Ali on February 1, 2022 at 12:31 p.m. requesting to table the request for a Temporary Use Permit and site plan approval at 1802 East Houston Street.

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

ACTION TAKEN.
Motion by Commission Member Davis to table the request to renew a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District for a one-year period at 1802 East Houston Street. Second by Commission Member Whitaker.

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

THE REQUEST WAS TABLED.

EXCEPTION – OVERHEAD DOOR SITE PLAN – JEEP SHOWROOM 2300 N. HWY. 75 (EMAG AUTOMOTIVE SHERMAN TX P1 LLC)

EXCEPTION
THE REQUEST OF EMAG AUTOMOTIVE SHERMAN TX P1 LLC (OWNER), MICHAEL CARLISLE (REPRESENTATIVE) AND CDI DOUGLASS-PYE, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2300 NORTH HIGHWAY 75, BEING 5.364 ACRES AND ALSO BEING LOT 1, BLOCK 1, INDEPENDENCE SQUARE ADDITION SECTION 3, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.13.1 (5)(C) TO ALLOW OVERHEAD DOORS FACING THE HIGHWAY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A FREEDOM JEEP SHOWROOM ADDITION.

Michael Carlisle, 260 E. Davis St., Ste. 100, McKinney, TX and Bill Pye, 5065 Westheimer Rd., Houston, TX
Mr. Carlisle and Mr. Pye appeared to represent the request and answer any questions. The property is located at 2300 North Highway 75, between East Lambeth Road and East Taylor Street and is zoned a C-1 (Retail Business District).

Mr. Carlisle explained, "We are requesting site plan approval for a showroom addition with overhead doors facing the highway."

Commission Member Manley asked, "What will the doors be used for?"

Mr. Carlisle replied, "so that vehicles can pull forward and go through the structure."

Mr. Pye explained, "The doors are for customers bringing their car in for service. Typically, these doors are open in the morning and closed after business hours. They stay open the entire day. The doors are also there for climate purposes so a customer can have a warm climate to come into. It is not a showroom or a service bay, rather an intake, drop-off area.

The showroom is a separate entity to emphasize the Jeep product."

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

Mr. Carlisle and Mr. Pye replied, "yes, we have seen the Staff Review Letter and would abide by the Recommendations."

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

Board of Adjustments
ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the exception under Ordinance No. 2280, Section 6.13.1 (5)(c) to allow overhead doors facing the highway in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District at 2300 North Highway 75 subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the site plan for the Freedom Jeep Showroom Addition at 2300 North Highway 75 subject to the Staff Review letter. Second by Commission Member Davis.

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

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

EXCEPTION – 130' TALL FLAGPOLE 2005 S SAM RAYBURN FWY. (FRHP LINCOLNSHIRE, LLC)

EXCEPTION
THE REQUEST OF FRHP LINCOLNSHIRE, LLC (OWNER), CAMPING WORLD (TENANT), TRISHA MOLLEN (APPLICANT) AND BO GREEN, SYMONDS FLAGS & POLES, INC. (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING LOT 1, BLOCK 43R OF THE REPLAT OF BLOCK 43R, LOT 1 SOUTH SIDE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (6)(C) TO ALLOW A 130' TALL FLAGPOLE IN LIEU OF THE ALLOWED 100' IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

(TABLED)

Bo Green, Symonds Flags & Poles, Inc., 8533 Ellis Dr., North Richland Hills, TX; Steve Symonds, Symonds Flags & Poles, Inc., 250 W. Airport Fwy., Irving, TX and Robert Burns, Camping World, 2005 S. Sam Rayburn, Sherman, TX
Mr. Green, Mr. Symonds and Mr. Burns appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District.

Mr. Green explained, "Camping World would like to install a 130' tall flagpole to fly a 40' by 80' American Flag to keep in

proportion with all their other locations. It is like a signature or landmark of Camping World."

Chairman Mahone stated, "We have seen this before, can you tell us how this is different from last time we saw it?"

Mr. Green replied, "The first location was too close to the powerlines. We moved it more toward the middle of the lot to get the clearance away from those powerlines."

Chairman Mahone asked, "Does it create a hardship for you to do a 100' pole?"

Mr. Green replied, "That is not staying in the regulations Mr. Lemonis (Marcus Lemonis, CEO of Camping World) has put us in trying to keep everything uniform at all his locations."

Chairman Mahone asked Ms. Cotton, City Attorney, "Are we allowed to restrict this to a certain kind of flag?"

Ms. Cotton replied, "When you are reviewing these, you can put that in your motion since that is what they are asking for. I do not think it would be out of step in saying this is what it is going to be."

Mr. Rae stated, "If it were anything but an American flag, it would be considered a sign which has different regulations."

Mr. Green said, "We will only fly the United States flag, nothing else will ever be on that pole."

Chairman Mahone asked, "Are there any other flags this tall in our area?"

Mr. Rae replied, "Anything close to this is in the City of Denison, not in the City of Sherman."

Mr. Lee asked, "How far is this from Wilson Street?"

Mr. Green replied, "It is at the center of the lot, so at least 250' to 300'."

Mr. Lee replied, "Graphically, it is not shown that way."

Mr. Rae said, "It looks to show about 40' to 50' from Wilson Street."

Mr. Lee said, "Certainly less than 130'."

Chairman Mahone asked, "Is this depiction to scale?"

Mr. Green presented a document to Mr. Lee, and Mr. Lee stated, "The submitted site plan does not match that."

Commission Member Blagg stated, "It really helps us to have correct documentation."

Chairman Mahone explained, "We have requirements to make this public for a certain amount of time. If what was made public is not accurate, it can put us in a hard spot."

Chairman Mahone stated, "I would love to see a giant American Flag. I think 100' would be just fine. Even if we were to go larger, we would need an accurate drawing. I do not have confidence in these drawings."

Mr. Burns stated, "The concern was it was 90' from the powerlines. The flagpole collapses every 30' if it was to go at a certain angle. It was requested that we bring it back not to hit those powerlines."

Chairman Mahone stated, "From the picture, it does not look like it can fall and touch Wilson Street, but from the plat, if that 200' that goes toward Sam Rayburn Freeway is to scale, doesn't that look like less space to go to Wilson?"

Mr. Green replied, "I was looking at this wrong, it should be over here."

Chairman Mahone asked, "Did you put the dot in the wrong spot?"

Mr. Green replied, "yes, I marked it on the wrong spot."

Vice Chairman Downtain asked, "Do we know the distance to Wilson Street?"

Mr. Green replied, "I did not do that. I did not know to do that."

Mr. Symonds stated, "Our Flagpoles are designed by engineers so that if something were to happen, such as a tornado or big windstorm, they bend right below the top of the flag. They are warrantied up to 100 mile per hour winds without the flag, however with the flag on it, it will not stay on in a 60 mile per hour wind or higher, it is just going to get torn up or torn off."

Chairman Mahone asked Ms. Cotton, "If this isn't accurate, are we okay to pass this with verbal language with the footage from Wilson Street?"

Ms. Cotton replied, "I would urge caution because the drawings are what you used to make your decisions and have enough opportunity to vet out other concerns that come up with other things. At this point you have to assess whether or not you have enough information to act on this, to approve or deny."

Chairman Mahone stated, "There is nothing in the language of our document that specifies how far the flagpole is from Wilson Street, so we do not have that to fall back on."

Mr. Green stated, "When I do the permit with the City of Sherman, we will get a better site plan."

Commission Member Blagg read from the Staff Review Letter, "'The flagpole shall have a minimum setback from all property lines of 128'. (Chapter 14, Exhibit A, Section 6.8 (6)(d)).' That would include the Wilson Street side of the property."

Commission Member Davis asked, "Was that Staff Review Letter comment set up for a 100' flagpole or a 130' flagpole? Was it amended based on if this was approved?"

Mr. Rae replied, "based on the size of this flagpole."

Chairman Mahone asked Ms. Cotton, "Does that comment in the Staff Review Letter cover us?"

Ms. Cotton replied, "I would stick with my concerns regarding what you have so far."

Chairman Mahone explained, "This has been advertised to the public, so if we approve it based on this drawing, someone could come back later and say, 'this did not end up where the drawing was, if I would have known, I would have come and spoke against it'."

Chairman Mahone asked, "Can you make a more accurate drawing if we table this and come back with an accurate drawing with accurate dimensions?"

Mr. Green replied, "I can get an updated site plan."

Chairman Mahone asked the applicants, "What would you like us to do? Do you want us to consider action on this or table it?"

Mr. Green replied, "Table it."

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to table the exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flagpole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District at 2005 South Sam Rayburn Freeway. Second by Commission Member Whitaker.

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

MOTION CARRIED.

THE REQUEST WAS TABLED

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF EISENHOWER TEXOMA LTD. (OWNER) AND JOHN MUNSON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1729 TEXOMA PARKWAY, BEING 5.341 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A COMMERCIAL AMUSEMENT CENTER (BINGO HALL) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SPECIFIC USE PERMIT AND SITE PLAN – BINGO HALL 1729 TEXOMA PKWY. (EISENHOWER TEXOMA LTD.)

John Munson, 1127 W. Morton St., Denison, TX and Cindy Robertson, 1131 E. Bullock, Denison, TX
Mr. Munson and Ms. Robertson appeared to represent the request and answer any questions. The property is located at 1729 Texoma Parkway between Broughton Street and Grand Avenue and is zoned a C-2 (General Commercial) District.

Mr. Munson explained, "I would like approval for a Specific Use Permit to allow a commercial amusement center (bingo hall). This is a 6300 square foot space that the VFW (Veterans of Foreign Wars) is interested in leasing."

Ms. Robertson explained, "The VFW (Veterans of Foreign Wars) Auxiliary Bingo has been operating bingo since 2003. We are a 501 entity that donates toward veterans and veteran projects. We are regulated by the Texas State Lottery and are required to donate a major portion of our proceeds within the State of Texas. Taxes are paid to the State of Texas, Grayson County, and the City of Sherman.

There will be no beer, alcohol or BYOB (bring your own beer). We will not entertain a snack bar, other than sodas, chips and candy bars."

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

Mr. Munson and Ms. Robertson 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 Specific Use Permit or site plan.

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a commercial amusement center (bingo hall) in a C-2 (General

Commercial) District at 1729 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Davis.

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

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

ZONE CHANGE – C-2 TO R-2
SITE PLAN – SHERDEN MALL MULTI-FAMILY
3209 TEXOMA PKWY.
(SHERMAN NEC TEXOMA & 82, L.P.)

ZONE CHANGE AND SITE PLAN
THE REQUEST OF SHERMAN NEC TEXOMA & 82, L.P. (OWNERS), DAVID BOND (REPRESENTATIVE), SPIARS ENGINEERING, INC. (ENGINEER/SURVEYOR) AND HDEK ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 3209 TEXOMA PARKWAY, BEING 31.116 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 811, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL FOR SHERDEN MALL MULTI-FAMILY COMPLEX UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

David Bond, Spiars Engineering, 501 W. George Bush Turnpike, Ste. 200, Richardson, TX
Mr. Bond appeared to represent the request and answer any questions. The property is located at 3209 Texoma Parkway between Gallagher Drive and Highway 82.

Mr. Bond explained, "The owner is requesting a zone change and site plan approval from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for a multifamily complex. This was the site of the previous Sherden Mall. The development of this property sets up the retail pads along Texoma Parkway."

Chairman Mahone asked, "How many points of ingress and egress do you have to this lot?"

Mr. Bond replied, "We are proposing to develop this in two phases. The southern half near Highway 82 would be developed first. In phase one, we would have three points of entry. Phase two would have two additional points of entry. We are considering gating the project, but the entry points would be free and clear to the public. We did not get the fencing shown on the plan and may need to come back to you with a variance to fence the property. We will discuss this with Staff."

Mr. Rae stated, "We have worked with the developer and landowner on this site and feel it is a good use of the land since it has been vacant for decades."

Mr. Lee stated, "The only concern engineering has is we have not seen where the right-of-way lands compared to the existing road. It scales off really close to the curb lines, less than 6' or 3', which is not our normal parkway. They are requesting additional right-of-way and it is platted on Gallagher and Frisco Roads. That may affect the site plan some."

Mr. Rae stated, "The applicant will have to replat before any building permits are issued for this site and that will come up when that happens."

Chairman Mahone asked, "What about Engineering's comments about the sign, number 19, the Monument sign encroach onto easements, is that something you can deal with?"

Mr. Lee replied, "yes, it is just a matter of getting an encroachment agreement."

Commission Member Davis stated, "There is a big utility easement running through the middle."

Mr. Bond replied, "We are proposing to abandon that waterline that ran around the mall. There are storm and sanitary sewer lines that ran under the mall that we are having to rework to develop the project."

Mr. Rae stated, "The signage they have on the site plan is on the Texoma Parkway entrance. They have a couple of monument signs shown. Planning's comment is that signs are not allowed in an R-2 (Multi-Family Residential) District development and if they did want to put up a sign, they would have to get an exception for that."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Zone change and site plan for Sherden Mall Multi-Family Complex under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District at 3209 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Blagg.

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

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

SUP AND SITE PLAN – SELF STORAGE FACILITY 2450 N. TRAVIS ST. (SHAWN MACDONALD)

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF SHAWN MACDONALD (OWNER), RICHARD STRAUB (REPRESENTATIVE), BACA ARCHITECTURE (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2450 NORTH TRAVIS STREET, BEING 3.03 ACRES IN THE J.B. MCANAIR SURVEY ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL FOR FIVE STAR STORAGE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SELF-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT.

David Baca, 100 N. Travis St., Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 2450 North Travis Street, the southwest corner of West Lamberth Road and North Travis Street and is zoned a C-1 (Retail Business) District.

Mr. Baca explained, "The owner is requesting a Specific Use Permit and site plan approval for Five Star Storage, a self-storage facility. Five Star Storage is across the street from this location, and they are wanting to put in an expansion. It is designed around oil wells and tanks. There is a phase one site plan. If the owner of the well abandons the well in the future, we want to get the Specific Use Permit set for the full build out. That is what you see with the phase two and maybe phase three at some point. That would be where they would be removing the well head, tank and lines"

Chairman Mahone asked Mr. Rae, "If this were approved, could he do phase one now and phase two could be 10 or 20 years in the future?"

Mr. Rae replied, "That is correct. I spoke with Mr. Baca about that. He had submitted phase two, but we also wanted to show what phase one was in this submittal and the setbacks from those oil wells and oil tanks."

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

Mr. Baca 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 Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit and site plan for Five Star Storage under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Self-Storage Facility in a C-1 (Retail Business) District at 2450 North Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

RECESS

RECESS
On Motion duly made and carried, the meeting adjourned at 6:06 p.m.

RECONVENE

RECONVENE
Chairman Mahone called the meeting to order at 6:16 p.m.

ZONE CHANGE AND SITE PLAN

ZONE CHANGE – C-2 TO R-2
SITE PLAN – TEXOMA GATEWAY APARTMENTS
1530 TEXOMA PKWY. (1530 TEXOMA OZ, LLC)

THE REQUEST OF 1530 TEXOMA OZ, LLC (OWNER), BACA ARCHITECTURE (ARCHITECT) AND COPLEY LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1530 TEXOMA PARKWAY, BEING 2.995 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL FOR TEXOMA GATEWAY APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

David Baca, 100 N. Travis St., Ste. 500, Sherman, TX
Mr. Baca appeared to represent the request and answer any questions. The property is located at 1530 Texoma Parkway, the northwest corner of Highway 75 and Texoma Parkway.

Mr. Baca explained, "The owner is requesting a zone change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for the Texoma Gateway Apartments. The owner is wanting to take this old hotel that has been abandoned and convert it to one-bedroom apartments and add two new three-story buildings that will have some one-bedroom and two-bedroom apartments. We will be ripping out concrete and putting in more permeable areas with a lot more landscaping and an amenities center."

Commission Member Davis stated, "This is saying you are going to abandon North East Street. I don't see a street there."

Mr. Baca replied, "It has not been maintained."

Mr. Lee stated, "To make it work the way the street would need to be abandoned. The City of Sherman has no use for that street. It is not maintained as a street."

Mr. Rae stated, "Staff asks that if there is a motion to approve the site plan, it be contingent on the abandonment of that right-of-way since the site plan does extend into our current right-of-way as it sits now.

The process they would need to take to abandon that street is to make the request to the engineering department and ask for that abandonment through City Council."

Mr. Lee added, "The property owner on the other side of that street has to agree to that as well."

Mr. Baca added, "Verbally, that property owner has agreed, we just need to get it in writing."

Mr. Rae stated, "We have met with Mr. Baca and the owners of this property for a few development meetings. Our building official and fire marshal have gone to the site to inspect the building. We will expect a structural engineering report as part of the permit to make sure the existing structures are safe."

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

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

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

ACTION TAKEN.

A. Motion by Vice Chairman Downtain to approve the zone change under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District at 1530 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Manley.

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

B. Motion by Vice Chairman Downtain to approve the site plan for Texoma Gateway Apartments subject to the abandonment of North East Street and the subject to the Staff Review letter. Second by Commission Member Manley.

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

VOTING NAY: NONE.
MOTION CARRIED.

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

REPLAT – EXSTEIN'S MAPLE ADDITION
ZONE CHANGE – C-1 TO R-1
ZONE CHANGE – R-1 TO C-1
SUP AND SITE PLAN – SECURITY OFFICE WITH LIVING QUARTERS
316 & 320 N. WOODS ST.
(HOUSE OF ELI)

REPLAT, ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF HOUSE OF ELI (OWNER), TAWNI HODGE (APPLICANT) AND COPLEY LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 316 AND 320 NORTH WOODS STREET, BEING 0.482 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOTS 1R AND 3R, BLOCK 5, REPLAT OF LOTS 1, 2, AND 3, BLOCK 5, EXSTEIN'S MAPLE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. REPLAT APPROVAL OF LOTS 1R & 3R, BLOCK 5, EXSTEIN'S MAPLE ADDITION, BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 5, EXSTEIN'S MAPLE ADDITION.
B. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, BEING 0.150 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 1R, BLOCK 5, REPLAT OF LOTS 1, 2 & 3, BLOCK 5, EXSTEIN'S MAPLE ADDITION, ALSO BEING THE PROPOSED LOT 1R OF THE REPLAT OF LOTS 1R & 3R, BLOCK 5, EXSTEIN'S MAPLE ADDITION.
C. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT, BEING 0.332 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 1R AND ALL OF LOT 3R, BLOCK 5, REPLAT OF LOTS 1, 2 & 3, BLOCK 5, EXSTEIN'S MAPLE ADDITION, ALSO BEING THE PROPOSED LOT 3R OF THE REPLAT OF LOTS 1R & 3R, BLOCK 5, EXSTEIN'S MAPLE ADDITION.
D. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SECURITY OFFICE WITH LIVING QUARTERS FOR HOUSE OF ELI ON THE PROPOSED LOT 3R OF THE REPLAT OF LOTS 1R & 3R, BLOCK 5, EXSTEIN'S MAPLE ADDITION, BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 5, EXSTEIN'S MAPLE ADDITION, ALSO BEING 0.332 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 IN A C-1 (RETAIL BUSINESS) DISTRICT.

Tawni Hodge, 123 S. Ricketts St., Sherman, TX

Ms. Hodge appeared to represent the request and answer any questions. The property is located at 316 and 320 North Woods Street between West Ellis and West Pecan Streets.

Ms. Hodge explained, "We are requesting zone changes and replat approval to divide the property into two lots, one for a storage and workshop and the other for a new home to rent or sell. We are also requesting a Specific Use Permit and site plan approval to allow a tiny house (10' x 40') for an office space to include living quarters for security for our landscaping equipment. One person will be living in the tiny house."

Chairman Mahone asked, "Is there a driveway?"

Ms. Hodge replied, "no."

Commission Member Davis stated, "Would the Specific Use Permit only go with the House of Eli?"

Mr. Rae replied, "That motion can be made for if they were to sell it in the future. A Specific Use Permit can have conditions."

Chairman Mahone asked Ms. Hodge, "Which measurement is accurate for the tiny house, the narrative or drawing."

Ms. Hodge replied, "the drawing."

Chairman Mahone asked Ms. Cotton, "Does that discrepancy cause an issue for us?"

Ms. Cotton replied, "I have looked at the site plan and we care more that is what you actually posted, so I am not concerned about the discrepancy."

Mr. Rae added, "The site plan would hold more weight in this case. The Specific Use Permit does not specify the size of the structure. Your motion could include that measurement, based on the site plan, that is what is allowed to give confidence that is what they will put in and not a larger house with more bedrooms."

Ms. Cotton stated, "I would go with limiting language. You want to limit it so that it doesn't exceed a certain size."

Commission Member Blagg asked, "Does the corner lot needed to be wider?"

Mr. Rae clarified, "The surveyor submitted a revised plat to show the 60' wide lot. It does not show the right-of-way. That is the only concern, based on the Staff review, is the requirement for additional right-of-way."

Mr Lee replied, "We will be asking for 5' of right-of-way on Ellis Street."

Mr. Rae added, "since they are replatting, that comes into play."

Commission Member Manley said, "The lot meets all the minimum requirements, I do not understand the question."

Mr. Rae explained, "The way it is laid out now works for an R-1 (One-Family Residential) District as a 60' lot, but if engineering requires a 5' right-of-way off Ellis Street, that would shrink it down to 55' which would be lower than our district regulations for lot width."

Part of the challenge is they put up a fence in advance trying to figure out where that 60' wide lot is. I told her then that we don't like doing that because if the lot line does change, they would have to move their fence line."

Mr. Lee stated, "It looks like all of Lot 3R is in the flood plain. The tiny home would have to sit higher than the flood plain elevation. You would have to work with the flood plain manager on that."

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

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

No other citizens appeared before the Planning and Zoning Commission to discuss the replat, zone changes, Specific Use Permit or site plan.

ACTION TAKEN.

A. Motion by Commission Member Davis to approve the Replat approval of Lots 1R & 3R, Block 5, Exstein's Maple Addition, being a Replat of Lots 1, 2 and 3, Block 5, Exstein's Maple Addition; the zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District, being 0.150 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1R, Block 5, Replat of Lots 1, 2 & 3, Block 5, Exstein's Maple Addition, also being the proposed Lot 1R of the Replat of Lots 1R & 3R, Block 5, Exstein's Maple Addition; the zone change under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District, being 0.332 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1R and all of Lot 3R, Block 5, Replat of Lots 1, 2 & 3, Block 5, Exstein's Maple Addition, also being the proposed Lot 3R of the Replat of Lots 1R & 3R, Block 5, Exstein's Maple Addition; and the Specific Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a security office

with living quarters not to exceed 600 square feet and with the condition that the Specific Use Permit is restricted only to the House of Eli on the proposed Lot 3R of the Replat of Lots 1R & 3R, Block 5, Exstein's Maple Addition, being a Replat of Lots 1, 2 and 3, Block 5, Exstein's Maple Addition, also being 0.332 acres in the J.B. McAnair Survey, Abstract No. 763 in a C-1 (Retail Business) District at 316 and 320 North Woods Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

REPLAT – G.Y. GRAY'S 2ND ADDN. ZONE CHANGE – R-1 TO R-2 119 & 123 S. RICKETTS ST. & 825 W. LAMAR ST. (HOUSE OF ELI)

REPLAT AND ZONE CHANGE
THE REQUEST OF HOUSE OF ELI (OWNER), TAWNI HODGE (APPLICANT) AND COPLEY LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 119 AND 123 SOUTH RICKETTS STREET AND 825 WEST LAMAR STREET, BEING 0.517 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING LOTS 10, 11 AND LOT 12, BLOCK 2, G.Y. GRAY'S 2ND ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. **REPLAT APPROVAL OF LOTS 10R & 11R, BLOCK 2, G.Y. GRAY'S 2ND ADDITION, BEING A REPLAT OF LOTS 10, 11 AND 12, BLOCK 2, G.Y. GRAY'S 2ND ADDITION.**
B. **ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ON THE PROPOSED LOT 11R OF THE REPLAT OF G.Y. GRAY'S 2ND ADDITION, A REPLAT OF LOTS 10, 11 AND 12, BLOCK 2, G.Y. GRAY'S 2ND ADDITION, ALSO BEING 0.230 ACRES OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING THE SOUTH 100 FEET OF LOTS 10 AND 11, BLOCK 2, G.Y. GRAY'S 2ND ADDITION.**

Tawni Hodge, 123 S. Ricketts St., Sherman, TX
Ms. Hodge appeared to represent the request and answer any questions. The property is located at 119 and 123 South Ricketts Street and 825 West Lamar at the northeast corner of South Ricketts and West Lamar Streets.

Mr. Hodge explained, "We are requesting replat approval to combine the properties into two lots. We are also requesting a zone change for 123 South Ricketts and 825 West Lamar Streets from an R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District for the

House of Eli. We want to do an addition to the home at 123 South Ricketts and rehab the building at 825 West Lamar for living quarters or an auxiliary building."

Mr. Rae explained, "A portion of Lots 10, 11, and 12 are recommended to be replatted into one lot and the remainder of 10 and 11 will be platted separately as a lot.

The challenge was that when Ms. Hodge came in, that house was right on the property line, so it is nonconforming. We recommended that she get a variance or replat it all into one lot."

Chairman Mahone asked, "Is there enough parking? How many bedrooms are there?"

Ms. Hodge replied, "House of Eli has four bedrooms and there are four parking spaces at the main house. We propose turning the house behind it into a one-bedroom and that driveway we would use for parking. There is parking in the back of 119 South Ricketts."

Mr. Rae asked, "That driveway is currently graveled and our ordinance states that it needs to be paved to count as parking."

Ms. Hodge replied, "That will be a huge expense, but we will make it a 9' by 20' driveway."

Joe Gloria, 122 S. Ricketts Street, Sherman, TX
Mr. Gloria said, "I love everything the House of Eli is doing. My biggest issue with this is turning this from a one-family to a multi-family residential is if a study has been done on how this will affect our market value."

Commission Member Davis replied, "Nothing is really going to change other than the platting and zoning. No one will see a difference other than this place getting nicer."

Mr. Gloria said, "My second issue would be parking. With guest parking along the street and traffic going to Lamar Street, it is making it difficult for anyone to get into our driveway."

Ms. Hodge replied, "I want to be a good neighbor. Please come to me and we will work this out. We have done a lot to alleviate the problem by parking in our driveway. It is a problem with all the construction. Everyone living on South Ricketts Street parks on the street because there are not many driveways and parking is allowed on the street."

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

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

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the replat of Lots 10R & 11R, Block 2, G.Y. Gray's 2nd Addition, Being a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition and the zone change under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District on the proposed Lot 11R of the Replat of G.Y. Gray's 2nd Addition, a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition, also being 0.230 acres of the J.B. McAnair Survey, Abstract No. 763 and being the south 100 feet of Lots 10 and 11, Block 2, G.Y. Gray's 2nd Addition at 119 and 123 South Ricketts Street and 825 West Lamar Street subject to the staff review letter. Second by Commission Member Davis.

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

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

REPLAT - LAS CASITAS
ZONE CHANGE – R-1 TO R-2
600 BLOCK OF NORTH FRISCO ROAD
(ROBERTO MERAZ)

(TABLED)

REPLAT AND EXCEPTION
THE REQUEST OF ROBERTO MERAZ (OWNER), LISSETH LARA (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 600 BLOCK OF NORTH FRISCO ROAD, BEING 0.826 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOTS 1 THROUGH 4, BLOCK 1, LAS CASITAS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. REPLAT APPROVAL OF LOTS 1 THROUGH 4, BLOCK 1, OF LAS CASITAS
B. ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Lisseth Lara, 3264 Dripping Springs Rd., Sherman, TX
Ms. Lara appeared to represent the request and answer any questions. The property is located in the 600 Block of North Frisco Road between North Broughton and North Throckmorton Streets.

Ms. Lara explained, "We are requesting a replat, zone change and site plan approval for the Las Casitas subdivision to build two-story, three-bedroom per unit duplexes with a one car garages."

Chairman Mahone asked, "There are currently four lots. Are there going to be five lots or ten lots?"

Mr. Rae replied, "The way the lots are laid out now, there are two fronting Throckmorton Street and two fronting Broughton Street. The change requests five lots facing Frisco Road."

Chairman Mahone asked, "Is the whole front yard concrete?"

Ms. Lara replied, "yes, pretty much."

Chairman Mahone asked, "How many 9' by 20' parking spots are in the front?"

Ms. Lara replied, "four."

Commission Member Davis asked, "Will all these parking spots be pulling out onto Frisco Road?"

Ms. Lara replied, "yes."

Mr. Rae stated, "At that intersection, Staff would prefer to have driveways on Frisco Road rather than Broughton Street."

Commission Member Davis stated, "I have a proposed one-story duplex on the site plan, but when I look at the elevations, it is two-story duplexes. What are you building?"

Ms. Lara replied, "It is supposed to be two-story duplexes."

Chairman Mahone asked, "Does the site plan take precedence over the elevation?"

Ms. Cotton replied, "Since they are all incorporated in there, if she wants to say that those that are one-story are an error, you can leave out the two-story and take action on the one-story."

Vice Chairman Downtain asked, "What is that 20' section in the middle of Lot 3R?"

Mr. Lee replied, "That is a sewer line easement. I do not know why that is there. Staff has looked that up and has not found any record of that. If it does exist, it is going to have to be abandoned and the City of Sherman has no objection."

Ms. Lara replied, "We are not planning on building on that lot yet."

Ms. Cotton stated, "Mr. Chairman, I am going to adjust my last bit of advice on the discrepancy on the one-story and two-story. Looking at what the applicant has submitted, and since we have been consistently looking at site plans today, in this meeting, I think it might be appropriate to ask the applicant to update those site plans because you can't really

make a decision on the site plans as they are currently before you. The two-story building renderings we have are elevations and not site plans."

Mr. Lee stated, "I am curious, the maximum driveway allowance is 27' wide, but you need 36' for four cars. I am also concerned about how close that drive approach is on the corner lots to the intersections."

Mr. Rae stated, "Sometimes duplex developers separate out those drive approaches so there will be two driveways per lot with a green space in between."

Mr. Lee replied, "On those corner lots it is going to be difficult to stay far enough away from the intersection."

Ms. Lara said, "I would like to table the replat, zone change and site plan approval to discuss the layout with my father."

Mr. Rae asked Ms. Cotton, "If the applicant requests the replat to be tabled are we okay on that? There are some shot clock issues with state law that we want to be in compliance with on the plat. It does not apply to zone changes, so we want to make sure that is okay."

Ms. Cotton replied, "We have to approve within 30 days so if she comes to the next meeting, we should be good to table."

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

ACTION TAKEN.
Motion by Commission Member Manley to table the replat approval of Lots 1 through 4, Block 1, of Las Casitas and the zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District. Second by Commission Member Davis.

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

THE REQUEST WAS TABLED.

TUP & SITE PLAN – COVID TESTING SITE 4800 TEXOMA PARKWAY (TNP SITES, LLC)

<u>TEMPORARY USE PERMIT & SITE PLAN</u>
THE REQUEST OF TNP SITES, LLC (OWNER), ROYALE PROPERTY MANAGEMENT COMPANY (LEASING AGENT), AND IRFANULLA YUSUFZAI (TENANT) FOR THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY, BEING 11.97 ACRES AT MIDWAY MALL, LOTS 5 THROUGH 7, PART OF LOT 1, BLOCK 1, AS FOLLOWS:
BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A MOBILE COVID TESTING SITE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/M-1 (LIGHT MANUFACTURING) DISTRICT.

Tammy Peters, 403 N. Highland Ave., Sherman, TX
Ms. Peters appeared to represent the request and answer any questions. The property is located at 4800 Texoma Parkway; Midway Mall. The proposed COVID Testing Site will be on the east side of Midway Mall in the parking lot on Texoma Parkway. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

Ms. Peters explained, "The owner is requesting a Temporary Use Permit and site plan approval for a COVID Testing Site at Midway Mall. It would be out of the way and there is plenty of parking."

Chairman Mahone asked, "What is the time limit on the Temporary Use Permit?"

Mr. Rae replied, "Currently, our ordinance states six months. After six months, they would have to come get it renewed.

The Temporary Use Permit is for the container and not the COVID testing site and when they put the container out, that is what triggers the response to get a Temporary Use Permit."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Temporary Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District at 4800 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

EXCEPTION & VARIANCE – ADDITIONAL, 85' TALL POLE SIGN, 14' SETBACK 2801 TEXOMA PKWY (SHERMAN NEC TEXOMA AND 82 LP)

EXCEPTION AND VARIANCE
THE REQUEST OF SHERMAN NEC TEXOMA AND 82 LP (OWNER), COREY VAUGHAN, QUIKTRIP (PROSPECTIVE BUYER) AND VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 2801 TEXOMA PARKWAY, BEING 3.115 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 6.13.1, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (14)(I)(1) AND SUBSECTION (6) TO ALLOW AN ADDITIONAL 392 SQUARE FOOT, 85' TALL FREESTANDING SIGN, 14' FROM THE SOUTHWEST PROPERTY LINE ALONG U.S. HIGHWAY 82 IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT, THE REQUIRED 110' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL IN A C-2 (GENERAL COMMERCIAL) DISTRICT./O-1 (75 & 82) OVERLAY DISTRICT.

Corey Vaughan, 1120 N. Industrial Blvd., Euless, TX
Mr. Vaughan appeared to represent the request and answer any questions. The property is located at 2801 Texoma Parkway, the northeast corner of U.S. Highway 82 and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Mr. Vaughan explained, "QuikTrip is asking for an exception and variance to allow an additional 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82. We will accept 75' tall, but we are going to present the need for 85' tall. The driving force behind this is safety."

Chairman Mahone asked, "Is the location of the sign different from last time we saw this?"

Mr. Vaughan replied, "no. I hope to show the need and hardship for an 85' tall sign for safety maneuvers getting to the exit. The way we sit at this location, the elevation is way below the highway. We provide fuel for 18 wheelers as well as regular automobiles and as you can see from the slide, at 50' tall, you cannot see that sign. At 75' tall, the fuel pricers are right below the line of site. At 85' tall, you can see the sign and pricers at that exit in a timely fashion to make a good decision to get off the exit safely without causing a whole lot of disturbance."

Chairman Mahone asked, "Why do you need 392 square feet instead of the allowed 300 square feet?"

Mr. Vaughan replied, "The extra 92 square feet is for the pricer of the diesel offer and it is the same font size of the regular sign. If we changed it in any way that we looked at with the engineers, we would have to decrease the button to where you would not be able to see our brand and pricing. The font size is the minimum you can have so that you can see it from that distance."

Chairman Mahone asked, "Do you have some sort of data on what font sizes can be read at certain speeds?"

Mr. Vaughan replied, "Yes, that is what we had looked at."

Commission Member Davis stated, "Nothing has changed since the last time you were here."

Mr. Rae responded, "Mr. Vaughan had reached out to me after the last meeting asking what was next. I said they could come back with a resubmittal since there was not action taken on the item at the last meeting and I recommended a different submittal. They wanted to do the same 85' tall, 392 square foot sign. I instructed him that if that is the case, they need to show more information on where those signs need to be and if they will be willing to go lower, to be prepared for that. If they are approved on a pole sign, they will have to be approved on an additional sign since the monument sign had already gotten approved."

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

Mr. Vaughan 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 exception or variance.

ACTION TAKEN.
Motion by Commission Member Manley to approve the Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 75' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. There was no second for this motion.

MOTION FAILED FOR LACK OF A SECOND.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7,

Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 75' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. There was no second for this motion.

MOTION FAILED FOR LACK OF A SECOND.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 80' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

OTHER BUSINESS **OTHER BUSINESS**
APPOINT ZONING ORDINANCE UPDATE SUBCOMMITTEE.

Mr. Rae explained, "Currently there is a Comprehensive Plan Advisory Committee that the Mayor and City Council has appointed. That is about 15 to 16 people. Commission Member Manley and Commission Member Sims are on that

committee. This would be separate from the Comprehensive Plan update. At the same time that we are doing the Comprehensive Plan, Staff is wanting to update the zoning ordinance so that when the Comprehensive Plan is adopted, we also have a new zoning ordinance that we would adopt at the same time. The purpose of the Zoning Ordinance Subcommittee would be to help Staff develop changes for the zoning ordinance."

A Zoning Ordinance Update Subcommittee was appointed by Chairman Mahone, February 22, 2022; the members include Clay Mahone, David Downtain and Glen Whitaker.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:52 p.m.

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 03/22/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

CONSENT AGENDA (ITEMS 11, 12, 13, 14, 16, 20, 21, 23, 24, 25, 26, 30 & 31)

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:

11. * 371 MITCHELL ROAD

The request of Karen and Billy Dixon (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 371 Mitchell Road, being 11.445 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final plat approval of the Dixon Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

12. * 415 VALLEY RANCH ROAD

The request of Tommie and Tammy Rhodes (Owners) and Copley Land Surveying (Surveyor) concerning the property at 415 Valley Ranch Road, being 10.048 acres and being part of the William Watkins Survey, Abstract No. 1325, and being all of 5.00-acre Tract 34 and a 5.00 acre Tract 34.

Planning and Zoning Commission

Final plat approval of the Rhodes Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

13. * 875 NORTHCREEK DRIVE

he request of JCMR Sherman, LLC (Owner), Chipotle Mexican Grill (Tenant), R.E.D. Architecture & Planning, Thomas LaPens (Representative/Architect) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located at 875 Northcreek Drive, being Block 1, Lot 6, Sherman Town Center, as follows:

Planning and Zoning Commission

Site plan approval for a drive-thru lane for Chipotle restaurant.

14. * 1800 BLOCK IDA ROAD (FM HIGHWAY 697)

The request of Michael Lee Oakley (Owner), Frank D. May, FDM Equities, LLC (Developer) and Vilbig and Associates (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Preliminary plat approval of Old Orchard Estates Subdivision.

16. * 4100 BLOCK SISTRUNK DRIVE AND COX STREET & 2700 BLOCK LEACREST DRIVE

The request of Tobar Properties (Owner), Mario Tobar (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4100 block of Sistrunk Drive and Cox Streets and the 2700 Block of Leacrest Drive, being 2.805 acres in the J. Hendrix Survey, Abstract 503, also being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sihuapilapa Estates, being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates.

20. * 200-600 BLOCKS LUELLA ROAD

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

Planning and Zoning Commission

Preliminary plat approval for Luella Crossing Phases 1 & 2 in Sherman's Extra Territorial Jurisdiction (ETJ)

21. * 620 & 622 SOUTH FIRST STREET

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

Planning and Zoning Commission

Preliminary plat approval of Mora on First Addition.

23. * 1530 EAST LAMAR STREET

The request of Heriberto Munoz Garcia. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 1530 East Lamar being 0.295 acres in the G.B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary plat approval Garcia Lamar Addition.

24. * 214 NORTH HARRISON AVENUE

The request of Brogan H. Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 214 North Harrison Avenue, being 0.454 acres in the G.B. Pilant Survey, Abstract 963, also being all of Lots 7 and 8, and the North One-Half of Lot 9, Block 33, of the Replat of College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Brogan's Addition, being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition.

25. * 2400 SOUTH FIRST STREET

The request of Ricci Alvarado (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property at 2400 South First Street, being 0.859 acres in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

Preliminary plat approval of Alvarado-Vela Addition.

26. * 511 NORTH BURDETTE AVENUE

The request of Jose Antonio Menjivar (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 511 North Burdette Avenue, being 0.241 acres in the Charles Carter Survey, Abstract 229, also being all of Lot 51 and the North 30' of Belmont Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 51 and the North 30' of Belmont Addition.

30. * 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

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

Planning and Zoning Commission

Preliminary Plat approval for Bel Air Village Multifamily Phase 1.

31. * 702 EAST LAMBERTH ROAD

The request of Ameristate Bank (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying (Surveyor), concerning the property 702 East Lamberth Road, being 0.54 acres, and being Part of Lot 4, Block 1 of the Dr. J.H. Carraway Subdivision, as follows:

Planning and Zoning Commission

Replat approval for Nguyen's Addtion, a Replat of part of Lot 4 Block 1 of Dr. J.H. Carraway Subdivision.

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

600 BLOCK NORTH FRISCO ROAD

The request of Roberto Meraz (Owner), Lisseth Lara (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 600 Block of North Frisco Road, being 0.826 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 1 thru 4, Block 1, Las Casitas Addition, as follows:

Planning and Zoning Commission

A. Replat approval of Lots 1 thru 4, Block 1, of Las Casitas
B. **(AN EMAIL WAS RECIEVED FROM ROBERTO MERAZ ON MARCH 9, 2022, REQUESTING TO WITHDRAW THE ZONE CHANGE AND SITE PLAN APPROVAL REQUEST)** Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

This item was tabled at the February 22, 2022, meeting. The property is located in the 600 Block of North Frisco Road between North Broughton and North Throckmorton Streets. The owner is requesting replat, approval for the Las Casitas subdivision. They have requested to withdraw the request for zone change and site plan.

Adjacent Zoning:

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

Origination:

Roberto Meraz (Owner)
Lisseth Lara (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

102

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Building Elevations
Floor Plan
Staff Review Letter

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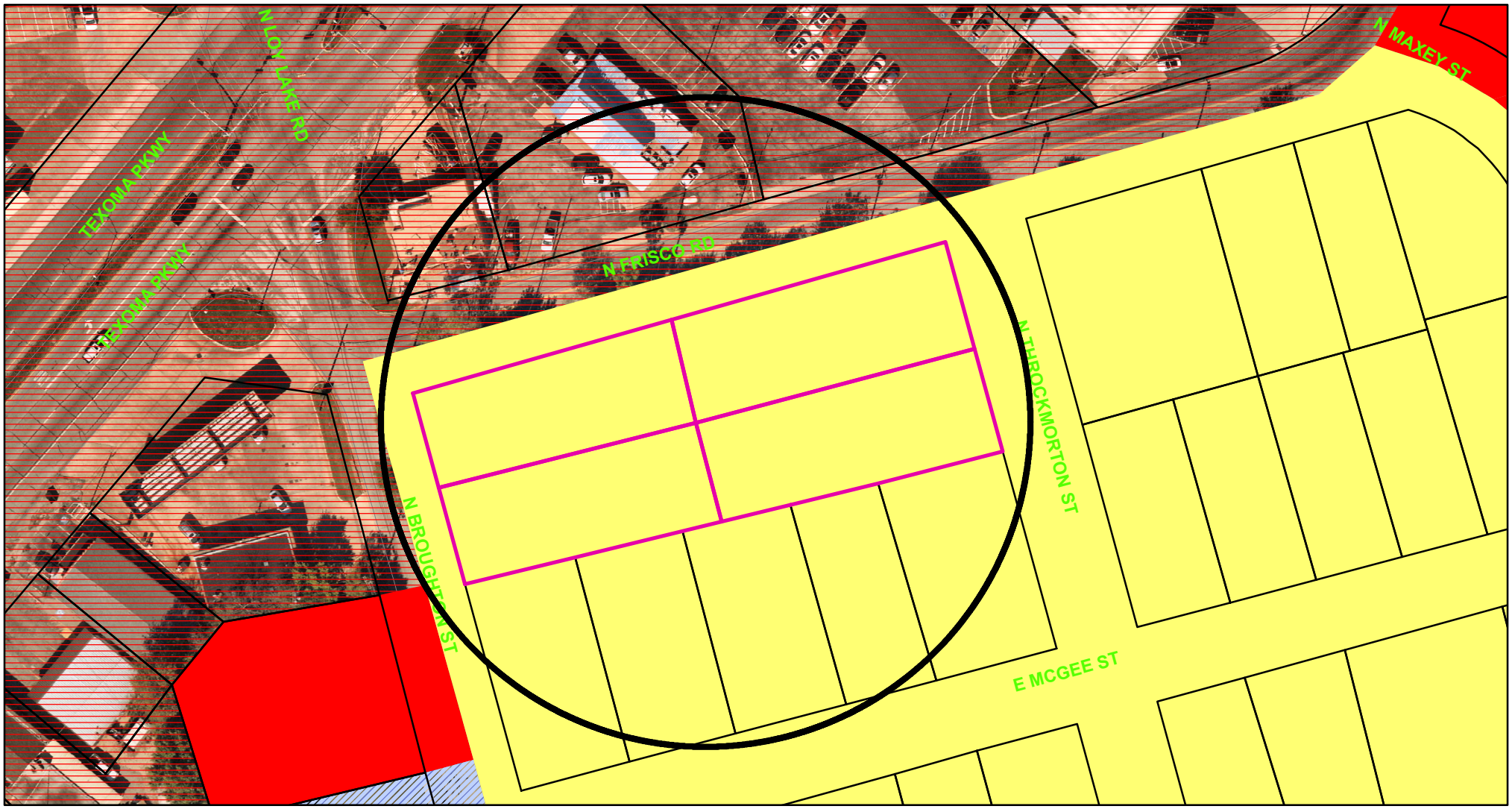
600 Blocks Frisco Road

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 600 Blocks Frisco Road

Legend

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

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

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

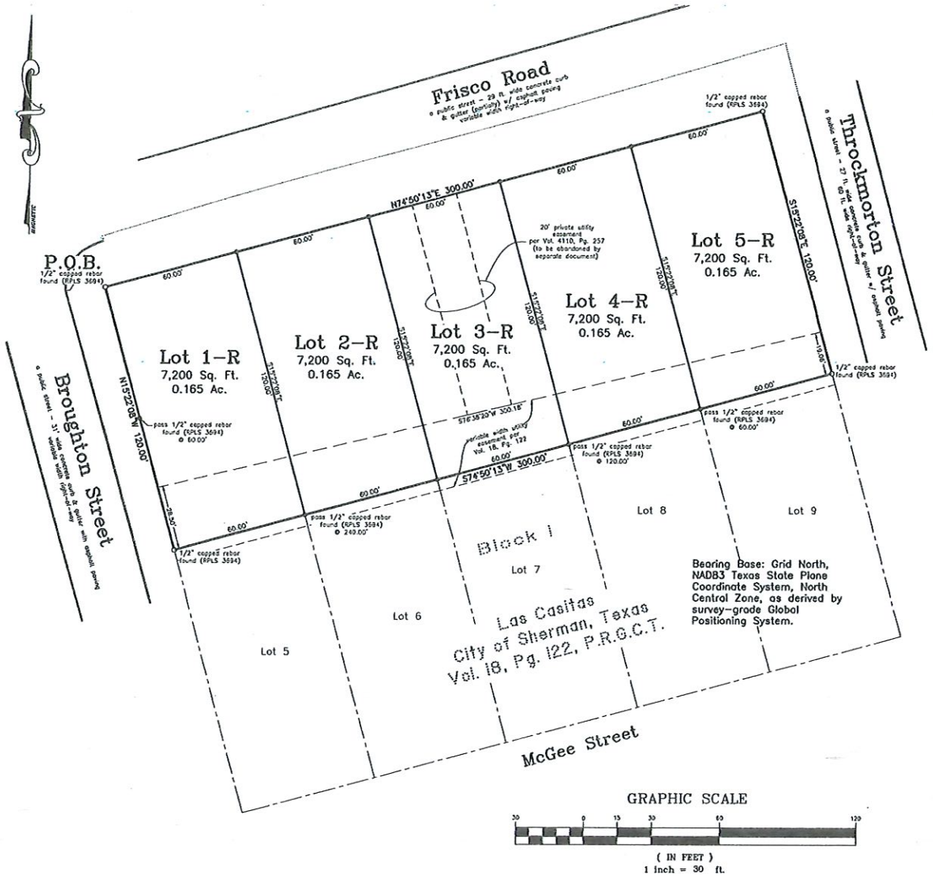
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 82 ft

600 BLOCKS FRISCO



Replat of Lots 1 thru 4, Block 1, of Las Casitas
to the
City of Sherman
Grayson County, Texas
0.826 Acres
in the
J.B. McAnair Survey
Abstract No. 763

General Notes:

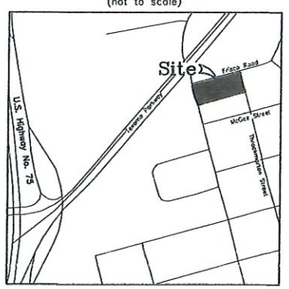
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway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

Job No. CGS560122

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:
Roberto Meraz
3264 Dripping Springs Road
Sherman, Texas 75090

Vicinity Map
(not to scale)



Z:\Shared Projects\Land Projects R2\Replat-Lots-1-thru-4-Block-1-Las-Casitas\Civil 3D\Replat.dwg 1/26/2022 9:05 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1 thru 4, Block 1 of Las Casitas, an Addition to the City of Sherman, Texas, as per plat of record in Volume 18, Page 122, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 3694) in the intersection of the East line of Broughton Street, a generally North-South Street, with the South right-of-way line of Frisco Road, a generally East-West street, being the Northwest corner of both said Lot 1 and the herein described tract;

THENCE North 74 deg. 50 min. 13 sec. East, with the South right-of-way line of said Frisco Road, and the North lines of said Lots 1 and 2, a distance of 300.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the intersection of the South right-of-way line of said Frisco Road with the West right-of-wa line of Throckmorton Street, a public street, at the Northeast corner of both said Lot 2 and the herein described tract;

THENCE South 15 deg. 22 min. 08 sec. East, with the West right-of-way line of said Throckmorton Street, and the East line of said Lots 2 and 4, a distance of 120.00 ft. to the Southeast corner of both said Lot 4 and the herein described tract, being the Northeast corner of Lot 9 of said Las Casitas;

THENCE South 74 deg. 50 min. 08 sec. West, with the South line of said Lots 4 and 3 of Las Casitas and the North lines of said Lots 9 thru 5, said Las Casitas **PASSING** a 1/2 inch capped rebar found at 60.00 ft. at the Northwest corner of said Lot 9, **PASSING** a 1/2 inch capped rebar found at 120.00 ft. at the Northeast corner of said Lot 8, **PASSING** a 1/2 inch capped rebar found at 2400.00 ft. at the Northwest corner of said Lot 6, and continuing for a **TOTAL** distance of 300.00 ft. to a 1/2 inch capped rebar found in the East right-of-way line of said Broughton Street, at the Northwest corner of said Lot 5 and the Southwest corner of both said Lot 3 and the herein described tract;

THENCE North 15 deg. 22 min. 08 sec. West, with the West line of said Lot 3, and the East line of said Broughton Street, **PASSING** a 1/2 inch capped rebar found at 60.00 ft. at the Northwest corner of said Lot 3 and the Southwest corner of said Lot 1, then continuing with the West line of said Lot 1 and the East line of said Broughton Street, a **TOTAL** distance of 120.00 ft. to the **PLACE OF BEGINNING** and containing **0.826 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, Roberto Meraz, sole owner of Replat of Lots 1 thru 4, Block 1 of Las Casitas, an 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.

_____
Roberto Meraz

AVIGATION RELEASE

WHEREAS, Roberto Meraz, 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 Replat of Lot 1 thru 4, Block 1, Las Casitas, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Replat of Lot 1 thru 4, Block 1, Las Casitas, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By:_____

By: Roberto Meraz, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lots 1 thru 4, Block 1 of Las Casitas, an Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lots 1 thru 4, Block 1 of Las Casitas, an Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 1 thru 4, Block 1 of Las Casitas, an Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the ____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Replat of Lots 1 thru 4, Block 1, of Las Casitas
to the
City of Sherman
Grayson County, Texas
0.826 Acres
in the
J.B. McAnair Survey, Abstract No. 763

Owner:
Roberto Meraz
3264 Dripping Springs Road
Sherman, Texas 75090

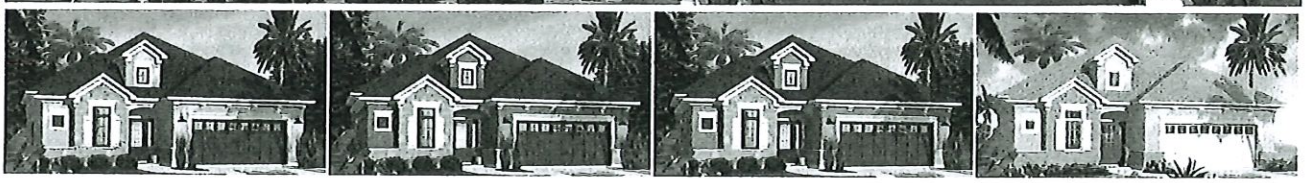
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Z:\Shared Projects\Land Projects R2\Replat-Lots-1-thru-4-Block-1-Las-Casitas\Civil 3D\Replat.dwg 1/26/2022 9:05 AM

Architectural Designs
selling quality house plans for over 40 years.

Plan 21664D

Traditional Single Story Home with a First Floor Master



2,052	4	2.5	1	2
Heated S.F.	Beds	Baths	Floors	Car Garage

Buy This Plan			
	PDF - Single-Build **$1,255**	5 Sets + PDF **$1,380**	Reproducible Set **$1,380**
	CAD + PDF - Single-Build **$1,855**	View all purchase option online	

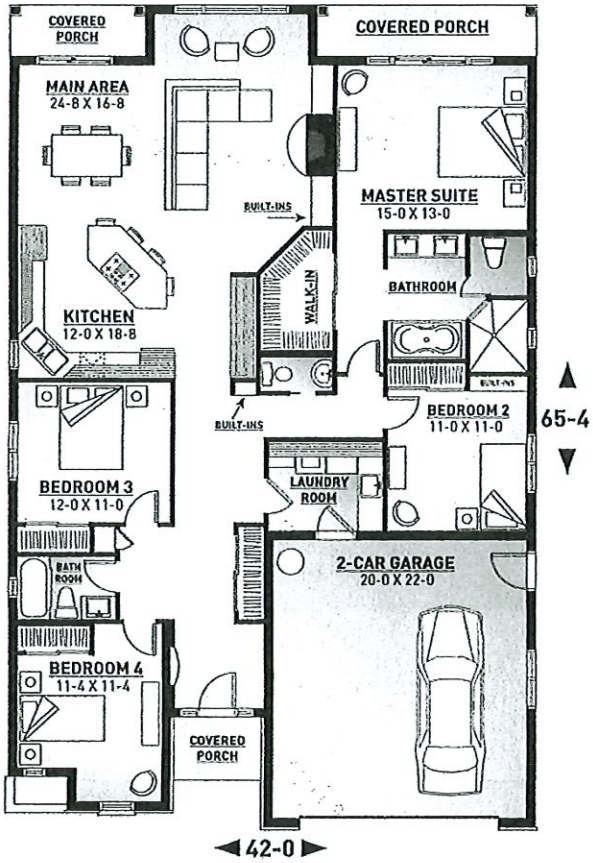
Architectural Designs
selling quality house plans for over 40 years.

Plan 21664D

About This Plan

Floor Plans

Main Level



Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Roberto Meraz
3264 Dripping Springs Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 1 thru 4, Block 1, of Las Casitas has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
3. Private Sanitary Sewer Easement was abandoned on March 7, 2022 by Resolution No. 6857 and filed of record in Instrument No. 2022-7917, OPRGCT. Instrument information of said abandonment to be shown on plat.
4. Simplify Plat Name and show as "being a replat of…"
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Dedicate appropriate ROW along Frisco Road to allow for a total of 60' Right of Way within Frisco Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
7. Dedicate a 15'x15' Right of Way corner clip on Northwest corner of proposed Lot 1-R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
8. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 5-R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
9. Dedicate a 10' Utility Easement along all street frontage. Easement to parallel new right of way created by corner clips. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET

The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows;

Board of Adjustments

Renew a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District for a one year period.

Background:

This item was tabled at the February 22, 2022, meeting. The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

Adjacent Zoning:

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

Origination:

Seraj Ali (Owner)

Master Plan Designation:

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

Number of notices mailed:
17

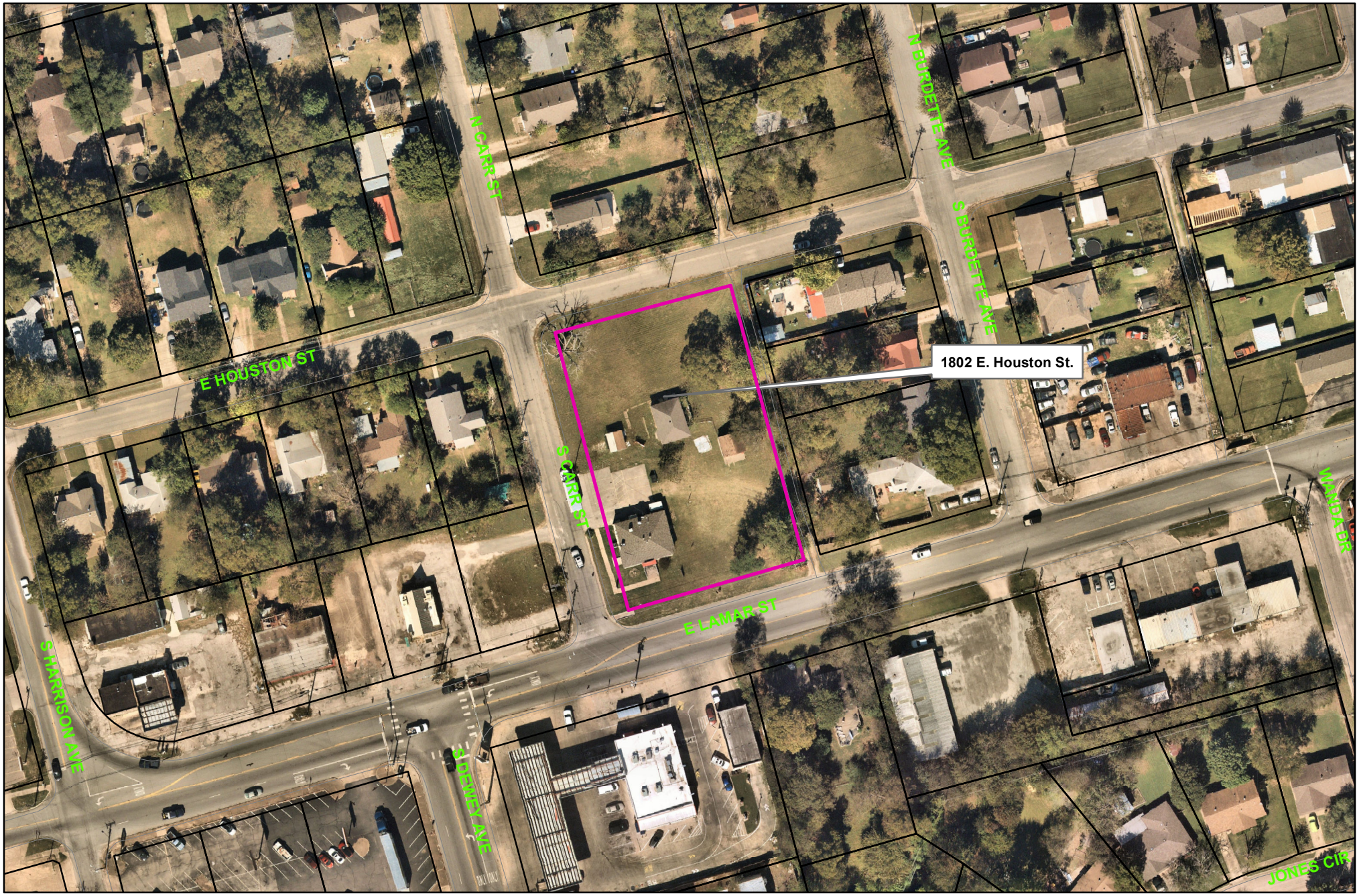
Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff does not recommend approval of this request due to the site plan not identifying required parking for both the restaurant and the snow cone stand.

Attachments

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1802 East Houston Street

NOT TO SCALE

1 in = 109 ft

Zoning - 1802 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

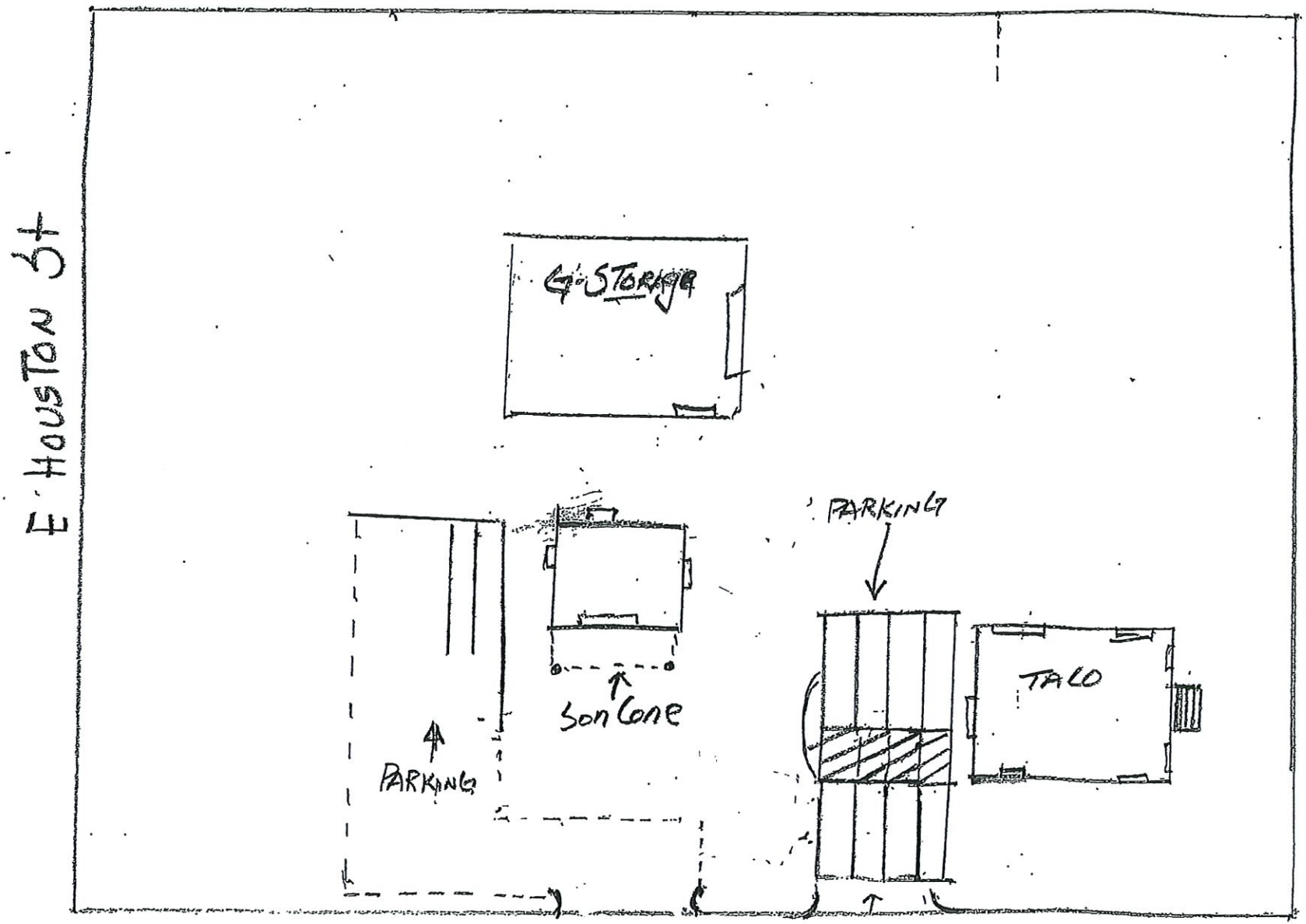
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 109 ft

1802 E Houston


E Houston St
E Lamar St
4-STORY
PARKING
SonCone
PARKING
TACO
CAR St

ZONING
REQUESTED
Jan 27, 2021 at 10:11 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Seraj Ali
1113 Lakota Pl.
Carrollton, TX 75010

The request for a Temporary Use Permit (TUP) and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District and the Temporary Use Permits Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6 and Sec.8 (4).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Additional parking on improved surfaces (concrete or asphalt) shall be provided for all businesses on the lot.
7. Parking shall be provided for two (2) spaces per snow cone stand and one (1) space per four (4) seats for an eating place with inside service only; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.6.6; Sec.7(10)(b); Sec. 8(4)(a)).*
8. The area must be kept neat and clean at all times; no outside storage allowed.
9. If ice is stored in a container outside of the building, the container must be locked at all times.
10. The Temporary Use Permit is valid May through September.
11. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Parking will be permitted on private property only.
15. Structures/Trucks must be on private property and will not be permitted within the right-of-way. Right-of-way is typically 10' behind curb.

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

2005 SOUTH SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant), Trisha Mollen (Applicant) and Bo Green, Symonds Flags & Poles, Inc. (Contractor) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flag pole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District.

Background:

This item was tabled at the February 22, 2022, meeting. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District. Camping World would like to install a 130' tall flag pole to fly the American Flag. This request was denied at the September 21, 2021 and the November 16, 2021 Planning and Zoning Commission Meetings.

The following has been approved for the property:

- February 11, 1992 - Exception to allow a 6' fence in lieu of the allowed 4'.
- January 19, 2016 - Variance to allow a 2' front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40' front setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District.
- October 16, 2018 - Specific Use Permit to allow a parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District. (P&Z Condition: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time of the Certificate of Occupancy Permit is issued.)
- November 16, 2021 - Specific Use Permit to allow a Paint Booth an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District
C-2 (General Commercial) District

Origination:

FRHP Lincolnshire, LLC (Owner)
Camping World (Tenant)
Trisha Mollen (Applicant)
Bo Green, Symonds Flags & Poles, Inc. (Contractor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Development Review Meeting:

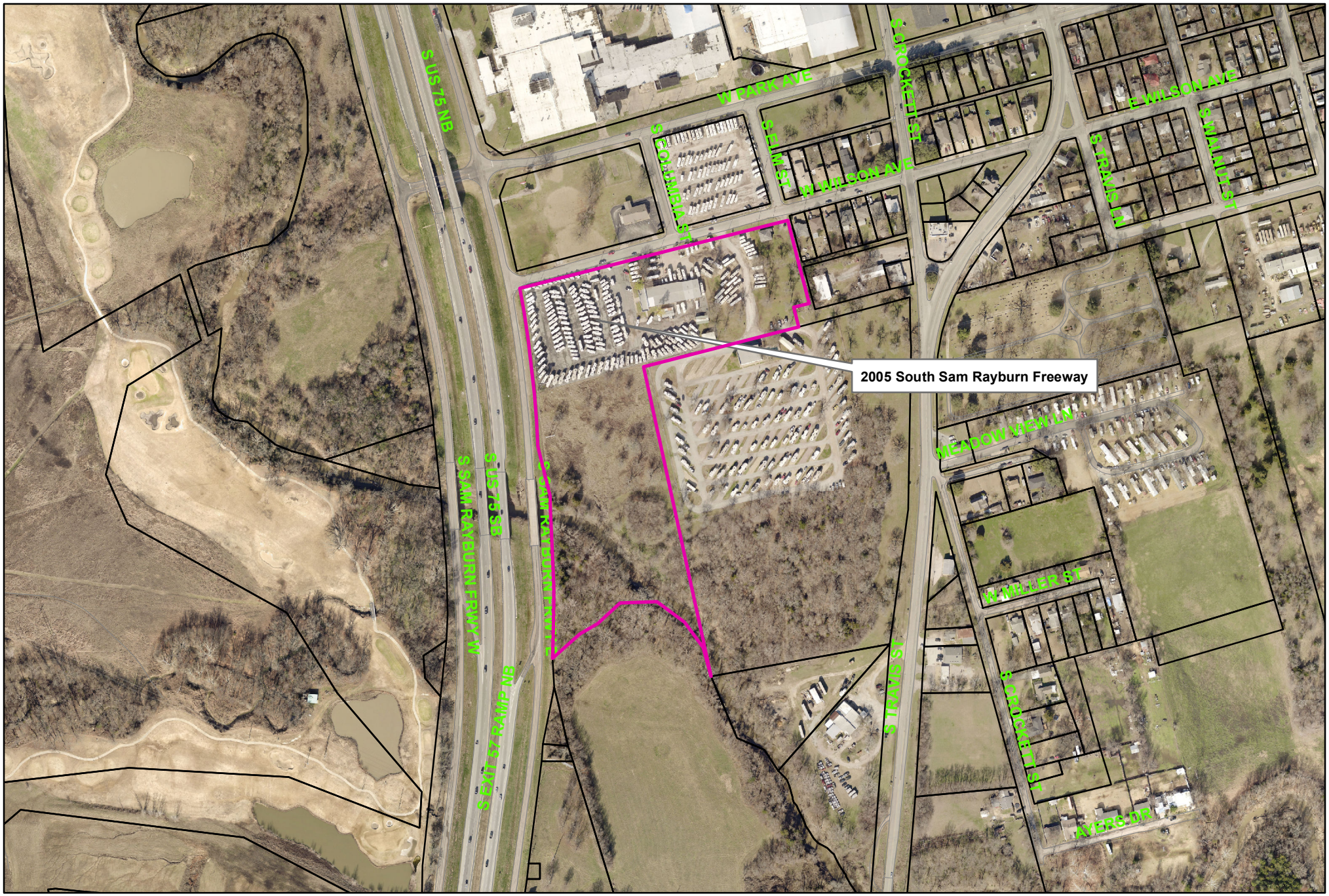
No

Staff Recommendation:

Applicant has not demonstrated that its request for a variance to allow a flag pole in excess of the maximum 100 feet allowed under the Zoning Ordinance meets all of the required criteria for the Board of Adjustment to grant the variance under Texas law, including that the Applicant's compliance with Sherman's applicable regulations would result in "unnecessary hardship" as defined by Texas law. Accordingly, Staff does not recommend approval of the requested variance.

Attachments

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



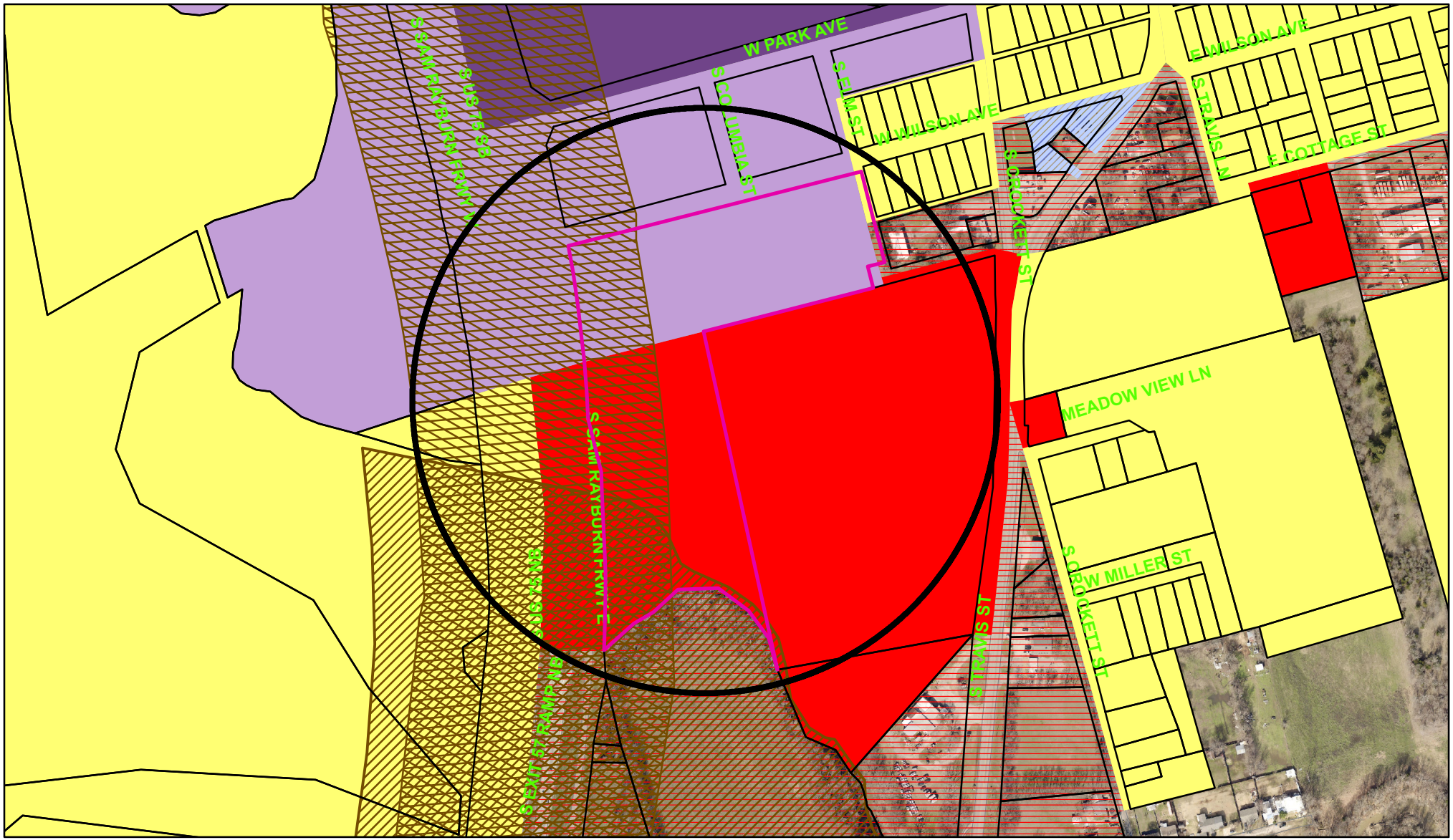
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 400 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

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

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

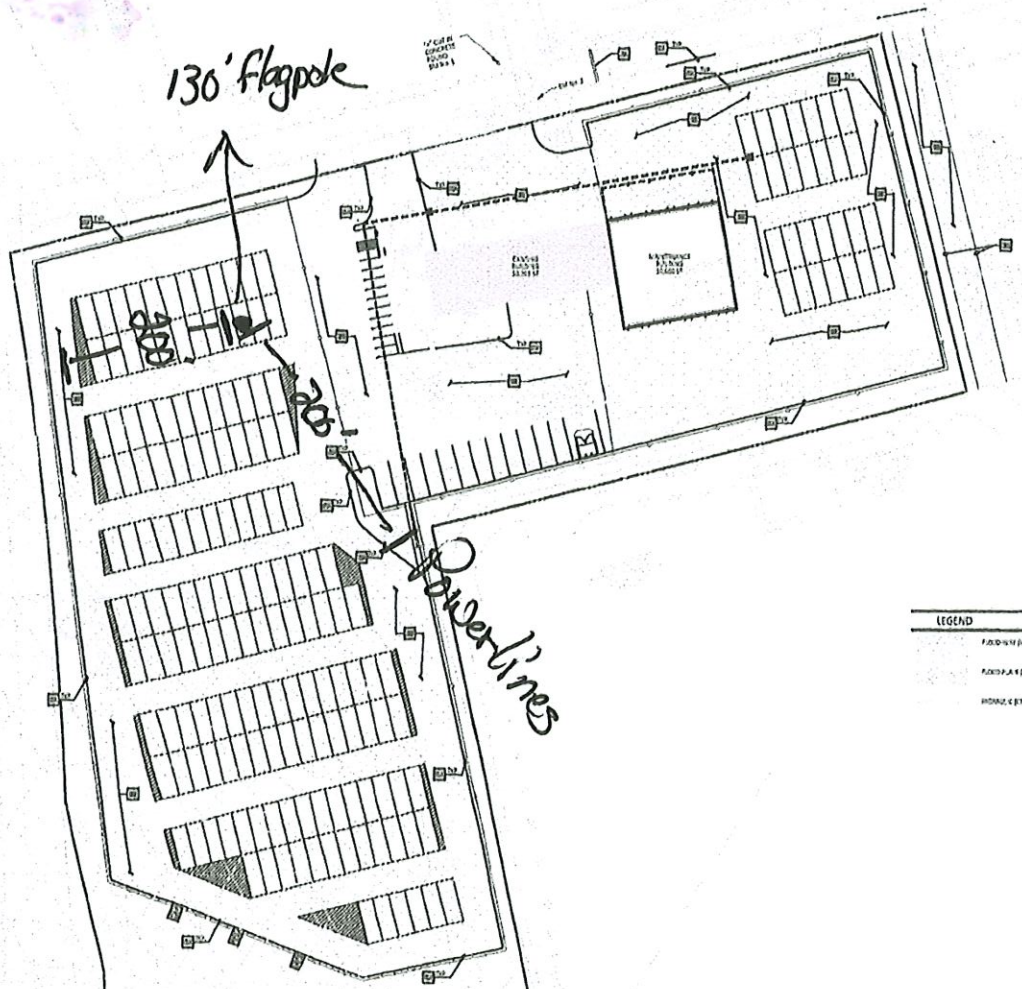
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

2205 S Sam Rayburn Freeway



811 Know what's below. Call before you dig.

N

SITE BENCHMARK

LEGEND

EXISTING

PROPOSED

GENERAL PAVING NOTES

PAVING DETAILS

LEGEND

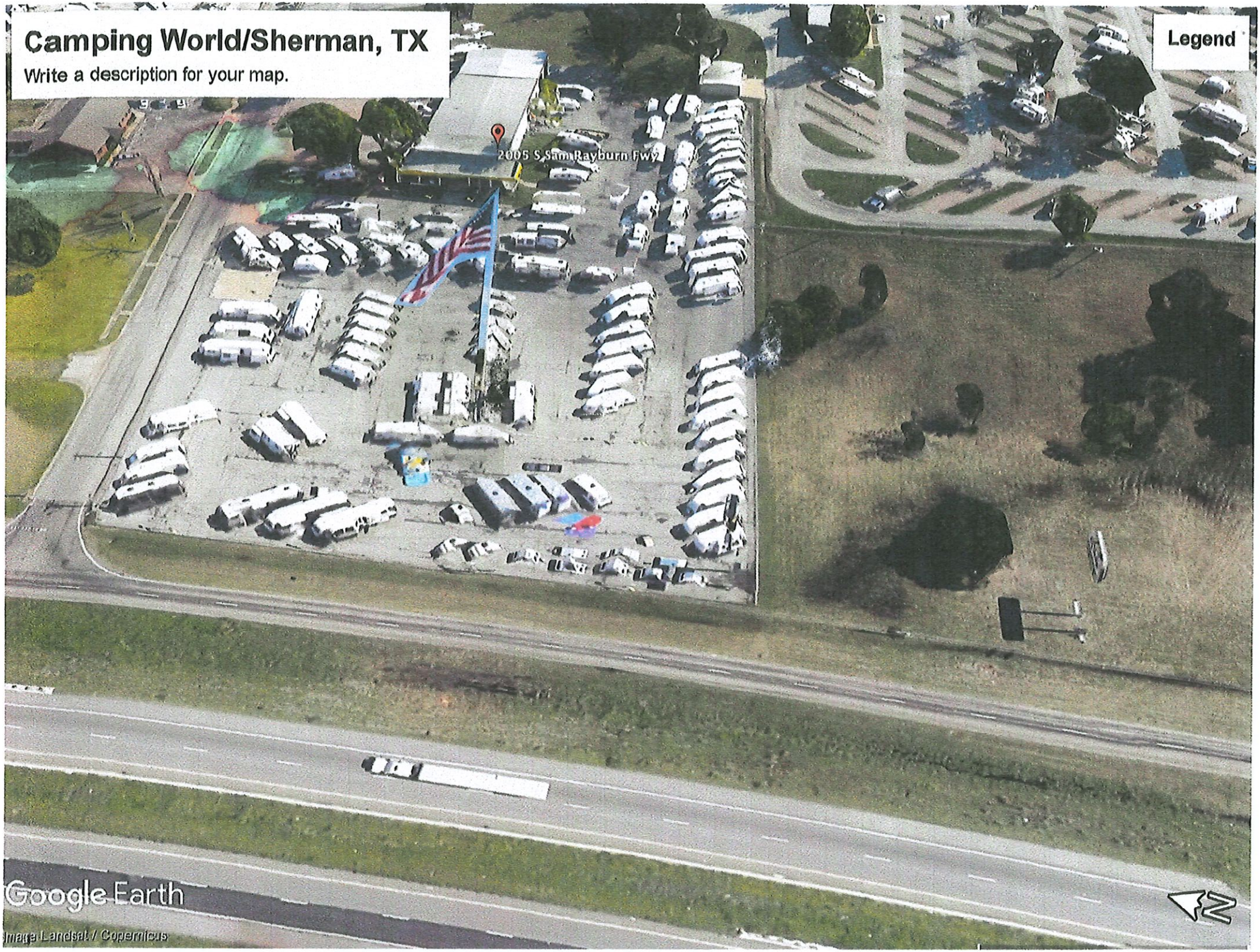
Engineering Associates, Inc.

CAMPING WORLD
3333 S SAM RAYBURN FWY.
SHERMAN
TEXAS

PAVING PLAN

SHEET NO. 7 OF 12

F-7624


Camping World/Sherman, TX
Write a description for your map.
Legend
2005 S Sam Rayburn Fwy
Google Earth
Image Landsat / Copernicus

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

FRHP Lincolnshire, LLC
Tricia Mollen
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Camping World of Sherman
Robert Burns
2005 S. Sam Rayburn Freeway
Sherman, TX 75090

Symonds Flags & Poles
Bo Green
250 W. Airport Freeway
Irving, TX 75062

Dear Applicants,

The request for an Exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flagpole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3 and Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Only non-advertising flags shall be allowed (American or Texas Flag).
5. The flag pole shall have a minimum setback from all property lines of 128'. *(Chapter 14, Exhibit A, Sec. 6.8 (6)(d))*
6. The flag pole shall not be installed directly under or close to overhead electrical lines or inside any utility easements. Allowances should be made for the size of the flag.
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:

1. Site plan does not clearly show exact distance from Wilson Avenue.

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

1321 AND 1327 EAST TUCK STREET

The request of Evolution Realty LLC (Owner), Jacob Craft (Representative), SIAS Drafting & Design (Drafting and Design) and Copley Land Surveying (Surveyor) concerning the property at 1321 and 1327 East Tuck Street, being 0.321 acres and being part of Lots 1, 2 and 3, Block 4, Mildred Heights Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50’ wide lot in lieu of the required 60’ lot width for residential dwellings in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Tuck Street, Second Addition, Being a replat of part of Lots 1, 2, and 3, Block 4 Mildred Heights Addition.

Background:

The property is located at 1321 and 1327 East Tuck Street at the northwest corner of East Tuck and North Luckett Streets. The owner would like to replat the property into two 50' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Evolution Realty LLC (Owner)
Jacob Craft (Representative)
SIAS Drafting & Design (Drafting and Design)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

50

Objections Received:

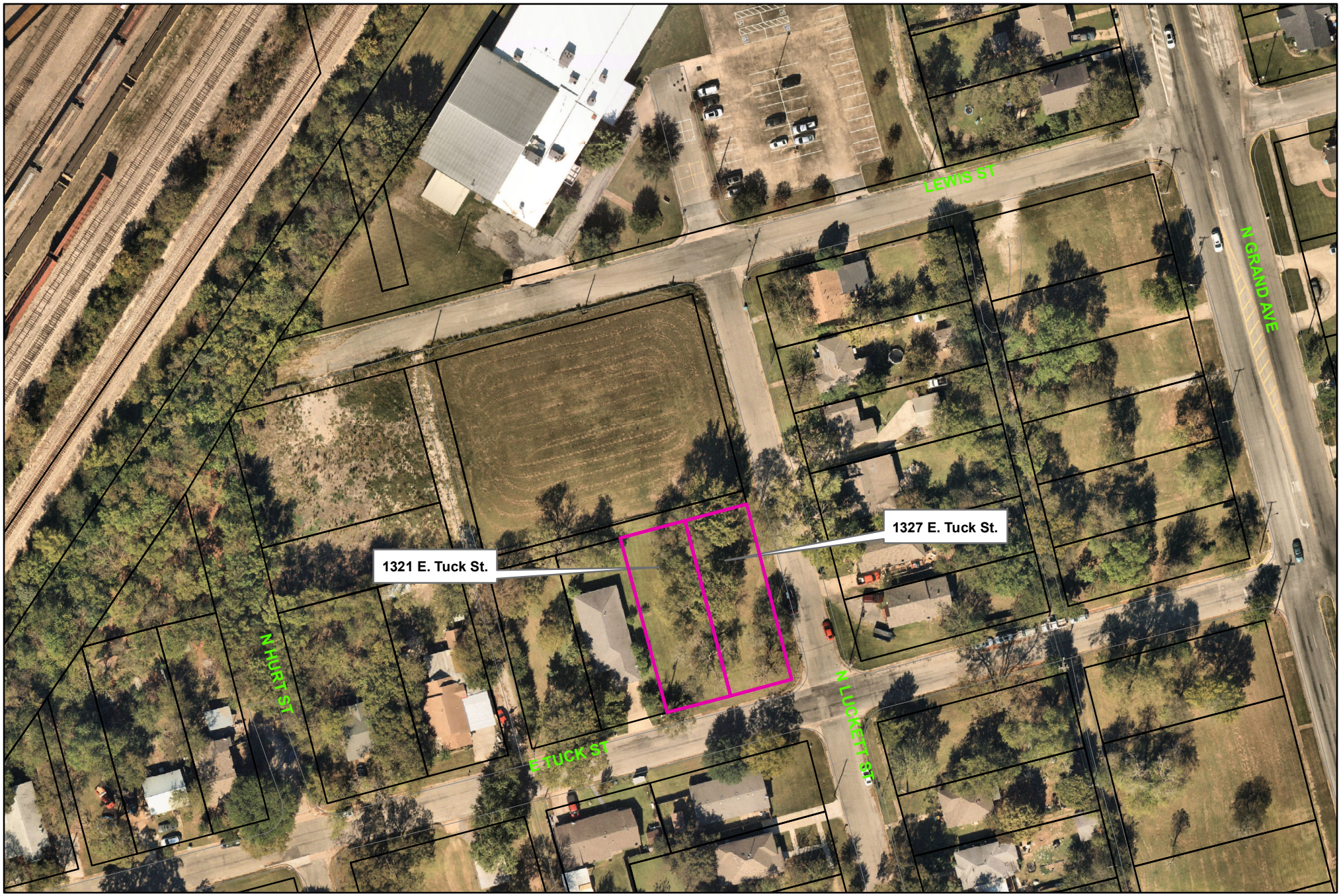
0

Development Review Meeting:

No

Attachments

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



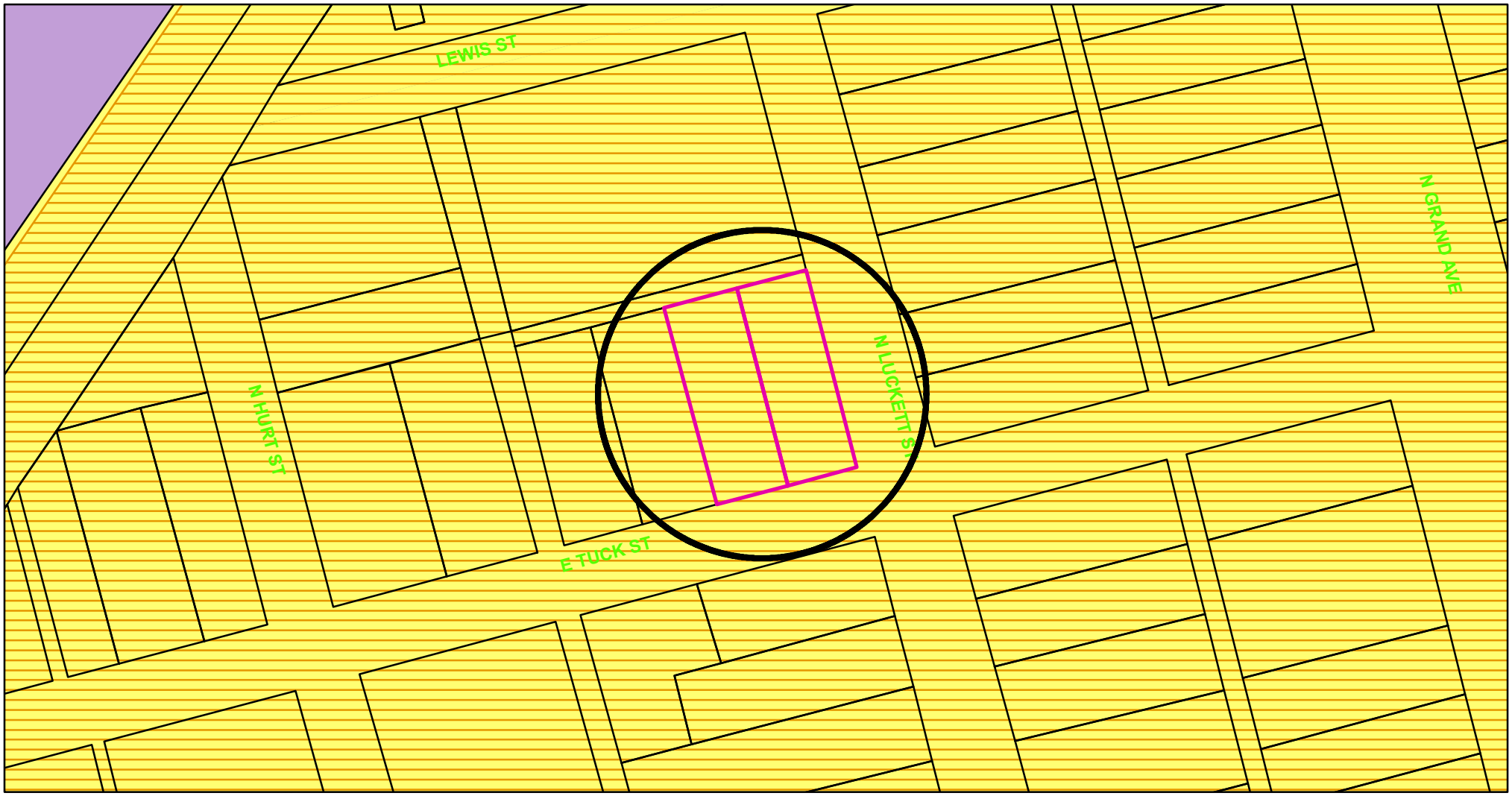
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1321 & 1327 East Tuck Street

NOT TO SCALE

1 in = 100 ft



Zoning - 1321 & 1327 East Tuck Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

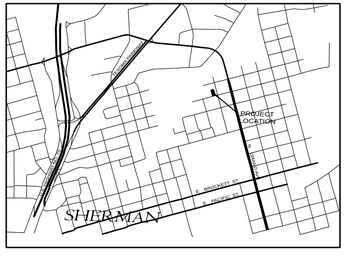
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1321 & 1327 E Tuck

Vacinity Map



0 20 40

SCALE ~ 1" = 20'

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

Final Plat
Tuck Street, Second Addition
an addition to the City of Sherman Grayson County, Texas
Being a replat of part of Lots 1, 2 & 3, Block 4, Mildred Heights Addition

02/22/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
ACELE HOLDINGS, LLC
101 NORTH GREENVILLE
SUITE C438,
ALLEN, TEXAS 75002

OWNERS/DEVELOPER
AUSTIN COLLEGE
900 N. GRAND AVE.
SHERMAN, TEXAS 75092

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of Lots 1, 2 & 3, Block 4, Mildred Heights Addition as shown by plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas, being the same tract of land conveyed to Acele Holdings, LLC, by deed of record in Document No. 2021-23126, Official Public Records, Grayson County, Texas, and being the East 50 feet of said Lots 1, 2 & 3, Block 4 conveyed to Austin College by deed of record in Volume 4297, Page 166 of said Official Public Records, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at intersection of the north line of East Tuck Street and the west line of Luckett Avenue for the southeast corner of said Block 4;*

Thence ***South 75°04'40" West****, along the north line of said E. Tuck Street and the south line of said Lot 3, Block 4, passing a 1/2" steel rod found with a cap marked RPLS 3694 at a distance of 50 feet, continuing for a total distance of* ***100.00 feet*** *to a 1/2" steel rod found maintaining the southwest corner of said Acele Holdings Tract and the southeast corner of Lot 2, Block 1, Tuck Street Addition, to the City of Sherman as shown by plat of record in Volume 16, Page 181, Plat Records, Grayson County, Texas;*

Thence ***North 14°55'20" West****, along the east line of said Lot 2, Block 4, Tuck Street Addition, the west line of said Acele Holdings Tract, a distance of* ***140.00 feet*** *to a 1/2" steel rod found marked RPLS 3694 in the south line of a 10' alley maintaining the northwest corner of said Acele Holdings Tract and the northeast corner of said Lot 2, Block 4, Tuck Street Addition;*

Thence ***North 75°04'40" East****, along the south line of said alley and the north line of said Lot 1, Block 4, passing a 1/2" steel rod found at a distance of 50 feet, continuing for a total distance of* ***100.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said Luckett Avenue for the northeast corner of said Lot 1 and the northeast corner of said Austin College Tract;*

Thence ***South 14°55'20" East****, along the east line of said Block 4 and Austin College Tract, a distance of* ***140.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.321 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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, ACELE HOLDINGS, LLC and AUSTIN COLLEGE, 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 Tuck Street, Second 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 Tuck Street, Second Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: ACELE HOLDINGS, LLC *By: AUSTIN COLLEGE, a Corporation*

By:_____
DESIGNATED SIGNEE (ACELE HOLDINGS, LLC)

By:_____
DESIGNATED SIGNEE (AUSTIN COLLEGE)

~ 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 Plat this 0.239 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, ACELE HOLDINGS, LLC and AUSTIN COLLEGE, CORP., Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of TUCK STREET, SECOND ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of _____, 2022.

DESIGNATED SIGNEE, ACELE HOLDINGS
OWNER LOT 3

DESIGNATED SIGNEE, AUSTIN COLLEGE
OWNER LOT 4

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 _____(DESIGNATED SIGNEE, ACELE HOLDINGS, LLC) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas

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 _____(DESIGNATED SIGNEE, AUSTIN COLLEGE) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____ day of _____ ,2022.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, 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
Tuck Street, Second Addition
an addition to the City of Sherman Grayson County, Texas
Being a replat of part of Lots 1, 2 & 3, Block 4, Mildred Heights Addition

02/22/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0943, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
ACELE HOLDINGS, LLC
101 NORTH GREENVILLE
SUITE C438,
ALLEN, TEXAS 75002

OWNERS/DEVELOPER
AUSTIN COLLEGE
900 N. GRAND AVE.
SHERMAN, TEXAS 75092

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CUSTOMER PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE 1" = 10'-0"

0 10' 20'

Site Plan

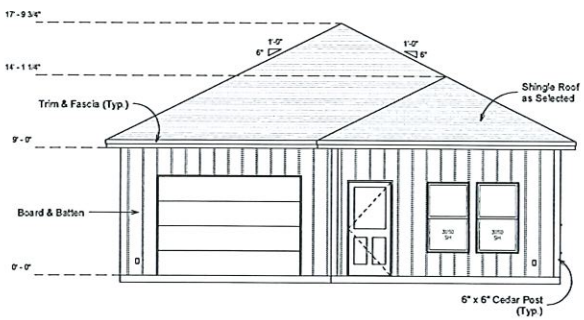
Project number	Craft_Tuck
Date	02/14/22
Drawn by	JCG
Checked by	JCG

A2

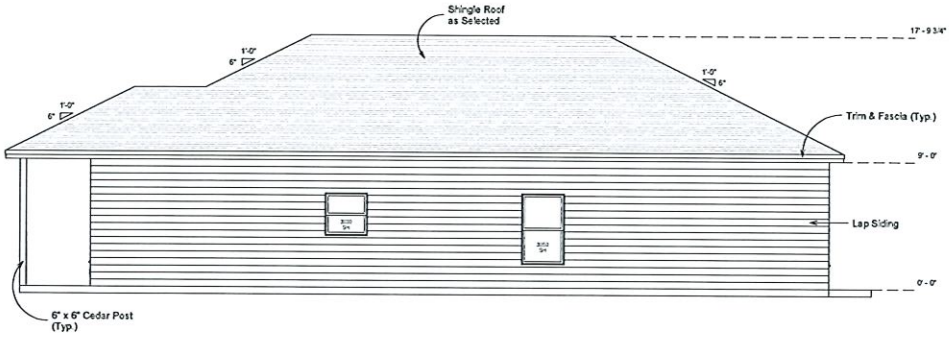
Scale 1" = 10'-0"

Project Address:
1321 E. Tuck
Sherman, TX 75090

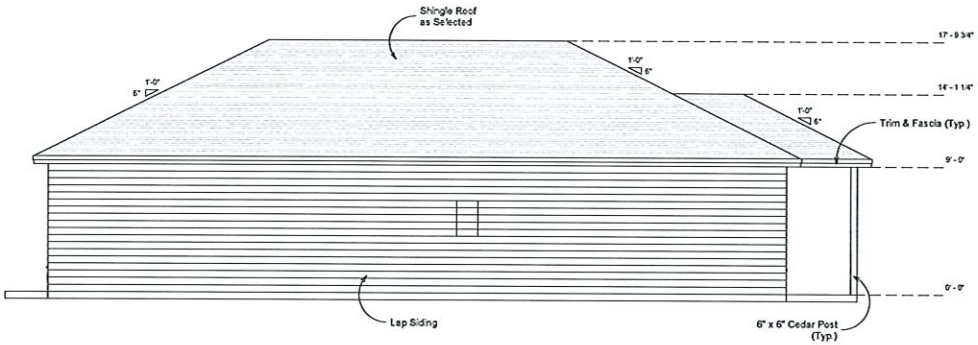
115 Crow Rd.
Sherman, Texas 75092
903-647-6051
saladrafting anddesign@gmail.com



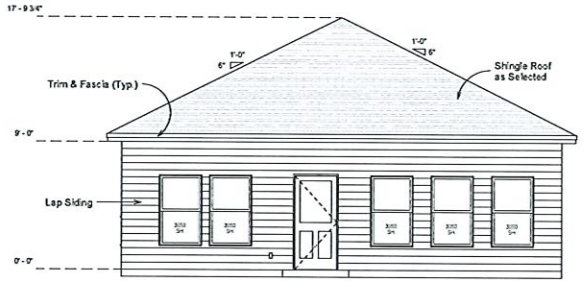
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

Elevation Views

Project number: Craft_Tuck
Date: 02/14/22
Drawn by: JCB
Checked by: JCB

A5

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

Project Address:
1321 E. Tuck
Sherman, TX 75090

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com

1321 E Tuck St – Project Narrative

We are requesting a variance for the lot width of 50 foot along E Tuck St, in accordance with the requirements of the City of Sherman, to build one single family residence. We have completed a replat and survey as requested, and request consideration for approval of this variance request.

Please let us know if you have any additional questions regarding this project.

Thank you,

Jacob Craft
Evolution Realty LLC
PO Box 251147
Plano, TX 75025
214-317-1832
Jacob.craft47@gmail.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Evolution Realty, LLC
Jacob Craft
P.O. Box 251147
Plano, TX 75025

SIAS Drafting & Design
115 Crow Rd.
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

Dear Applicants,

The request for an Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width for residential dwellings in an R-1 (One-Family Residential) District located at 1321 and 1327 East Tuck Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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 this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Acele Holdings, LLC
101 N. Greenville, Suite C438
Allen, TX 75002

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Tuck Street, Second Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 4. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Modify 10' Utility Easement on proposed Lot to parallel new right of way created by corner clip.
5. Remove direction (East) from Tuck Street in legal description.
6. The City of Sherman does not maintain alleys.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 371 MITCHELL ROAD**

The request of Karen and Billy Dixon (Owners) and Copley Land Surveying (Surveyor) concerning the property located at 371 Mitchell Road, being 11.445 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final plat approval of the Dixon Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 371 Mitchell Road between FM 1417 and Woodard Lane in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like final plat approval for Dixon Addition.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

Karen and Billy Dixon (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
Staff Review Letter

---

371 Mitchell Road (ETJ)

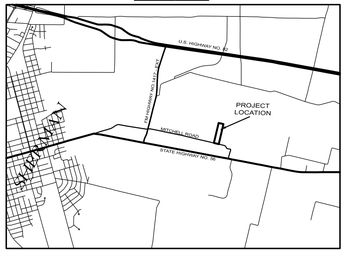
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,000 ft

Vacinity Map



0 100 200

SCALE ~ 1" = 100'

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

Final Plat of
Dixon Addition
an addition to the City of Sherman
Grayson County, Texas
Being 11.445 Acres in the A. Burleson Survey, Abstract No. 61

2/21/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
KAREN DIXON
BILLY DIXON
371 MITCHELL ROAD
SHERMAN, TEXAS 75090

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 Aaron Burleson Survey, Abstract No. 61 and being the same 11.44 acre tract of land conveyed to Karen Dixon and Billy Dixon, Jr. by deed of record in Volume 5108, Page 14, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the center of Mitchell Road maintaining the southeast corner of said 11.44 acre tract and the southwest corner of a 20.22 acre tract of land conveyed to Jeffrey B. Harris and wife Kari A. Harris by deed of record in Document No. 2017-25117 of said Official Public Records;

Thence **North 76°36'56" West**, along the centerline of said Mitchell Road and the south line of said 11.44 acre tract, a distance of **350.69 feet** to a 1/2" steel rod found maintaining the southwest corner of said 11.44 acre tract and the southeast corner of a 5.00 acre tract of land conveyed to Ricardo Almeida by deed of record in Volume 5693, Page 287 of said Official Public Records, Grayson County, Texas;

Thence **North 13°24'26" East**, along the west line of said 11.44 acre tract and the east line of said 5.00 acre tract, passing a 1/2" steel rod found at a distance of 30.3 feet, continuing for a total distance of **1,434.92 feet** to a 1/2" steel rod found in the south line of a 394.89 acre tract of land conveyed to Heritage Land Holdings, LP by deed of record in Volume 5982, Page 708 of said Official Public Records maintaining the northwest corner of said 11.44 acre tract and the northeast corner of said 5.00 acre tract;

Thence **South 76°49'50" East**, along the north line of said 11.44 acre tract and the south line of said 394.89 acre tract, a distance of **343.86 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said 20.22 acre tract, for the northeast corner of said 11.44 acre tract and the southeast corner of said 394.89 acre tract;

Thence **South 13°08'04" West**, along the east line of said 11.44 acre tract and the west line of said 20.22 acre tract, passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 1,406.22 feet and passing a 1/2" steel rod found at a distance of 1414.12 feet, continuing for a total distance of **1,436.22 feet** to the **Point-of-Beginning** and containing **11.445 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, KAREN DIXON and BILLY DIXON, 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 DIXON 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 DIXON ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By:_____
KAREN DIXON

By:_____
BILLY DIXON

~ 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 plat is to Amend a replat of 2 Lots.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, KAREN DIXON and BILLY DIXON, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of DIXON ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____, 2022.

_____
KAREN DIXON

_____
BILLY DIXON

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

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

_____
Notary Public in and for
the State of Texas

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____day of _____ ,2022.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, 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
Dixon Addition
an addition to the City of Sherman
Grayson County, Texas
Being 11.445 Acres in the A. Burleson Survey, Abstract No. 61

2/21/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
KAREN DIXON
BILLY DIXON
371 MITCHELL ROAD
SHERMAN, TEXAS 75090

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Karen Dixon
Billy Dixon
371 Mitchell Rd.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

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

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

1. Remove "an addition to the City of Sherman" from Plat subtitle and dedication as property does not currently lie within City of Sherman city limits.
2. No City of Sherman water available to site. Property lies within Pink Hill Water Supply Corporation Water CCN.
3. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Point of Beginning on drawing must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
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. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

* **415 VALLEY RANCH ROAD**

The request of Tommie and Tammy Rhodes (Owners) and Copley Land Surveying (Surveyor) concerning the property at 415 Valley Ranch Road, being 10.048 acres and being part of the William Watkins Survey, Abstract No. 1325, and being all of 5.00-acre Tract 34 and a 5.00 acre Tract 34.

Planning and Zoning Commission

Final plat approval of the Rhodes Addition, in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 415 Valley Ranch Road between Reynolds Road and Pumping Jack Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like final plat approval of the Rhodes Addition.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

Tommie and Tammy Rhodes (Owners)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan

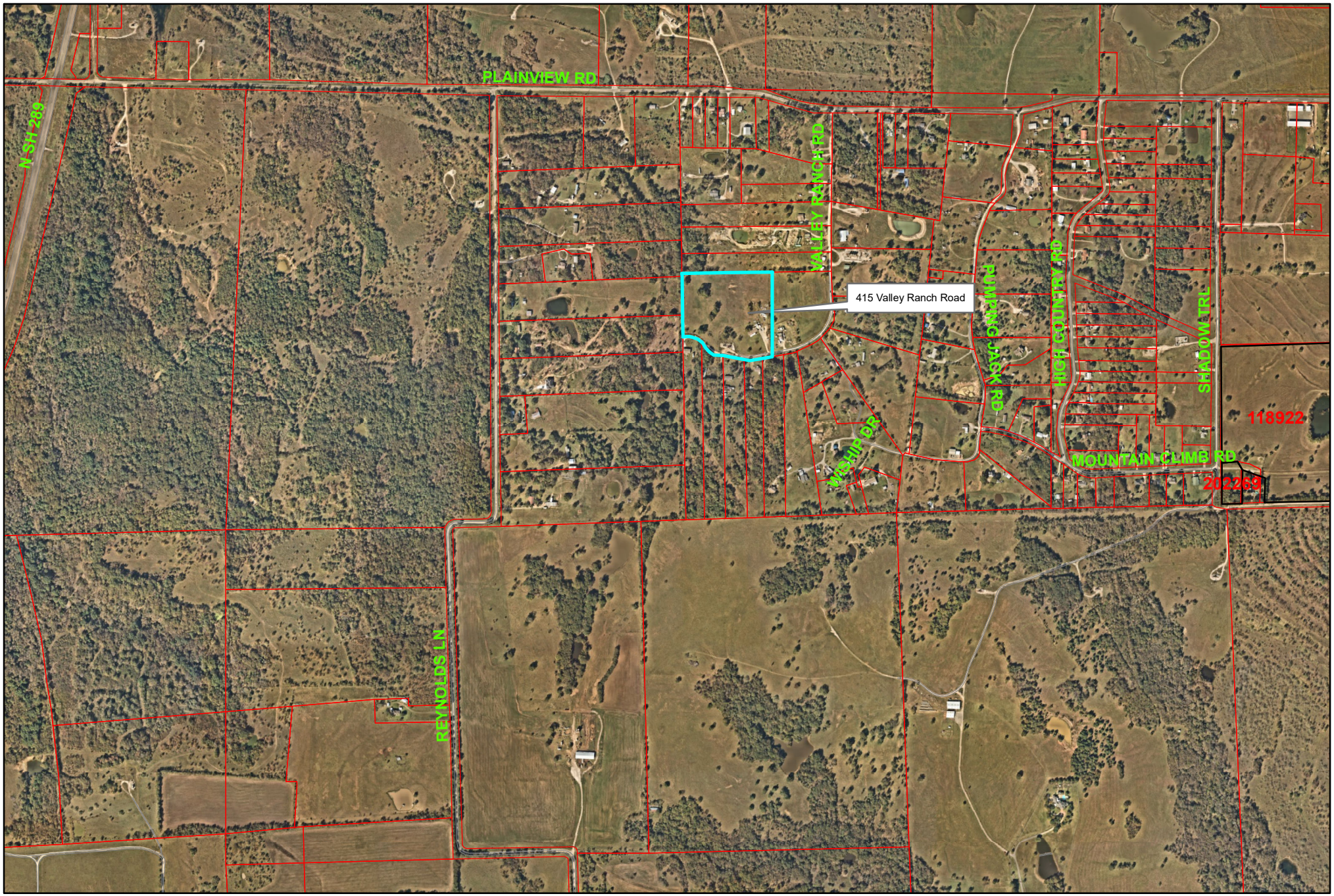
Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
Staff Review Letter



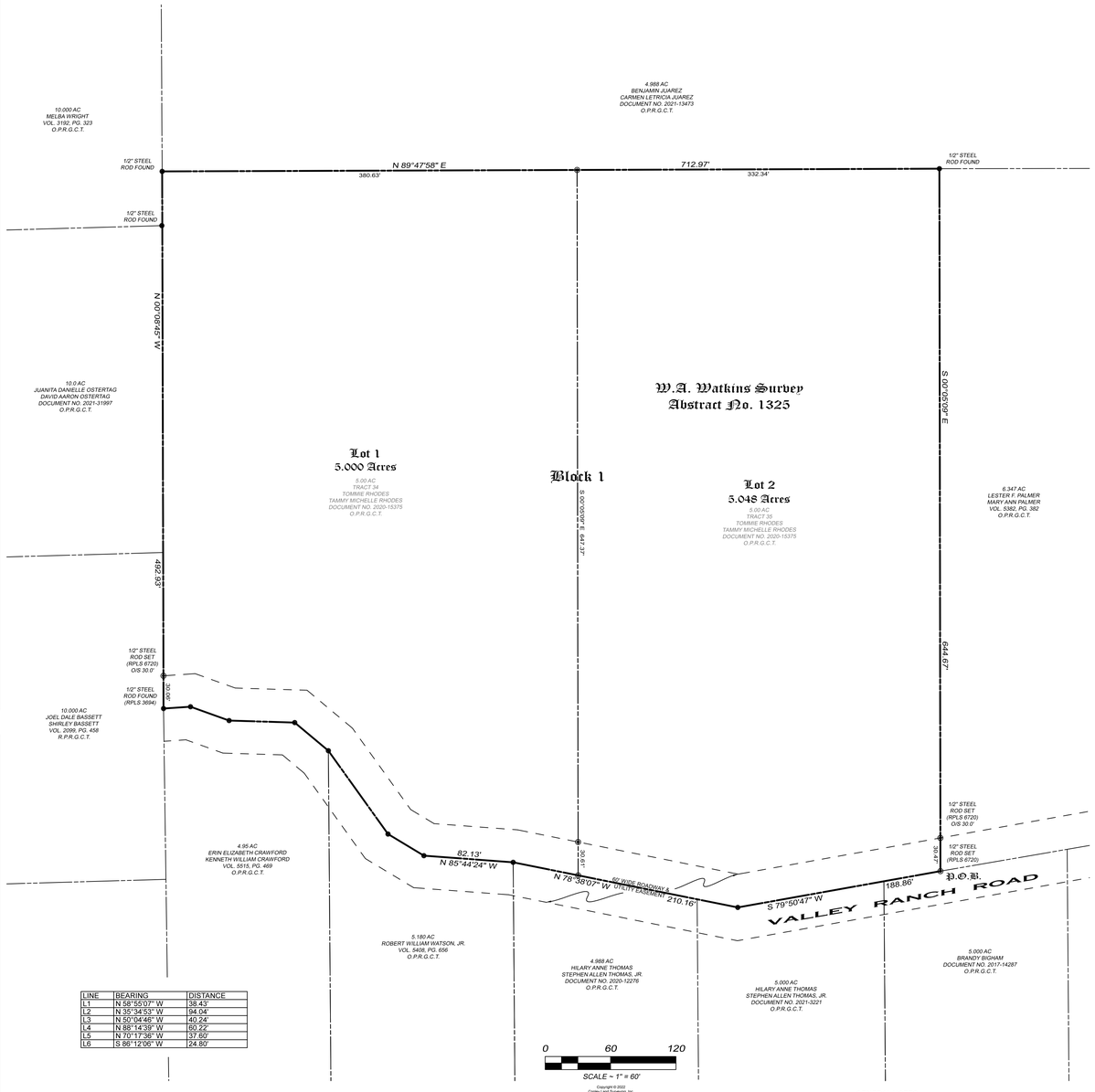
415 Valley Ranch Road (ETJ)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,000 ft



LINE	BEARING	DISTANCE
L1	N 58°55'07" W	38.43'
L2	N 35°34'53" W	94.04'
L3	N 50°04'46" W	40.24'
L4	N 88°14'39" W	60.22'
L5	N 70°17'36" W	37.60'
L6	S 86°12'06" W	24.80'

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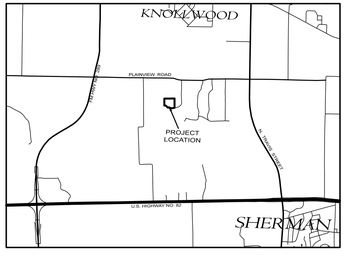
Copley Land Surveying, Inc.
All rights reserved.

Vacinity Map



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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose: The purpose of this is to Plat two 5 acre tracts.

Final Plat of
Rhodes Addition
an addition to the City of Sherman Grayson County, Texas

2/10/2022

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

OWNERS/DEVELOPER
TOMMIE RHODES
TAMMY MICHELLE RHODES
415 VALLEY RANCH RD.
SHERMAN, TEXAS 75092

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the William Watkins Survey, Abstract No. 1325, and being all of a 5.00 acre Tract 34 and a 5.00 acre Tract 34 conveyed to Tommie Rhodes and wife Tammy Michelle Rhodes by deed of record in Document No. 2020-15375, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the centerline of a 60' wide roadway and utility easement (known as Valley Ranch Road) at the southeast corner of said Tract 35 and the southwest corner of a 6.347 acre tract of land conveyed to Lester F. Palmer and wife Mary Ann Palmer by deed of record in Volume 5382, Page 382 of said Official Public Records;

Thence in a westerly direction with the centerline of said 60' wide roadway and utility easement (known as Valley Ranch Road) and the south line of said Tracts 34 and 35 the following calls and distances:

South 79°50'47" West, a distance of **188.86 feet** to a point;
North 78°38'07" West, a distance of **210.16 feet** to a point;
North 85°44'24" West, a distance of **82.13 feet** to a point;
North 58°55'07" West, a distance of **38.43 feet** to a point;
North 35°34'53" West, a distance of **94.04 feet** to a point;
North 50°04'46" West, a distance of **40.24 feet** to a point;
North 88°14'39" West, a distance of **60.22 feet** to a point;
North 70°17'36" West, a distance of **37.60 feet** to a point;
South 86°12'06" West, a distance of **24.80 feet** to a 1/2" steel rod found in the east line of a 10.000 acre tract of land conveyed to Joel Dale Bassett and wife Shirley Bassett by deed of record in Volume 2099, Page 458, Real Property Records, Grayson County, Texas maintaining the southwest corner of said Tract 34 and the northwest corner of a 4.95 acre tract of land conveyed to Kenneth William Crawford and wife Erin Elizabeth Crawford by deed of record in Volume 5515, Page 469 of said Official Public Records;

Thence **North 00°08'45" West**, along the west line of said Tract 34 and the east line of said 10.000 acre tract, passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 30.0 feet, passing the northeast corner of said 10.000 acre tract, continuing along the east line of a 10.0 acre tract of land conveyed to Juanita Danielle Ostertag and David Aaron Ostertag by deed of record in Document No. 2021-31997 of said Official Public Records, passing a 1/2" steel rod found and the northeast corner of said 10.0 acre tract at a distance of 443.2 feet, continuing for a total distance of **492.93 feet** to a 1/2" steel rod found in the east line of a 10.000 acre tract of land conveyed to Melba Wright by deed of record in Volume 3192, Page 323 of said Official Public Records maintaining the northwest corner of said Tract 34 and the southwest corner of a 4.988 acre tract of land conveyed to Benjamin Juarez and wife Carmen Letricia Juarez by deed of record in Document No. 2021-13473 of said Official Public Records;

Thence **North 89°47'58" East**, along the north line of said Tract 34 and the south line of said 4.988 acre tract, passing the northeast corner of said Tract 34, continuing along the north line of said Tract 35 for a total distance of **712.97 feet** to a 1/2" steel rod found maintaining the northeast corner of said Tract 35 and the northwest corner of said 6.347 acre tract;

Thence **South 00°05'09" East**, along the east line of said Tract 35 and the west line of said 6.347 acre tract, passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 614.67 feet, continuing for a total distance of **644.67 feet** to the **Point-of-Beginning** and containing **10.048 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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, TOMMIE RHODES and wife TAMMY MICHELLE RHODES, 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 RHODES 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 RHODES ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By:_____
TOMMIE RHODES

By:_____
TAMMY MICHELLE RHODES

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, TOMMIE RHODES AND TAMMY MICHELLE RHODES, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of RHODES ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____, 2022.

_____
TOMMIE RHODES

_____
TAMMY MICHELLE RHODES

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

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

_____
Notary Public in and for
the State of Texas

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____day of _____ ,2022.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, 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
Rhodes Addition
an addition to the City of Sherman Grayson County, Texas

2/10/2022

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

OWNERS/DEVELOPER
TOMMIE RHODES
TAMMY MICHELLE RHODES
415 VALLEY RANCH RD.
SHERMAN, TEXAS 75092

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Tommie Rhodes
Tammy Michelle Rhodes
415 Valley Ranch Road
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

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

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

1. Remove "an addition to the City of Sherman" from Plat subtitle and dedication as property does not currently lie within City of Sherman city limits.
2. Plat references, property identifications, and Point of Beginning on drawing must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Show instrument information for 60' Wide Roadway and Utility Easement on drawing.
4. Indicate line segment on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Remove Avigation Easement from plat. Property lies within Airport Hazard Zone of North Texas Regional Airport (NTRA)
7. City sewer does not serve subject property. On-site sewage facility is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. 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.
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 875 NORTHCREEK DRIVE**

The request of JCMR Sherman, LLC (Owner), Chipotle Mexican Grill (Tenant), R.E.D. Architecture & Planning, Thomas LaPens (Representative/Architect) and Kimley-Horn and Associates, Inc. (Engineer) concerning the property located at 875 Northcreek Drive, being Block 1, Lot 6, Sherman Town Center, as follows:

Planning and Zoning Commission

Site plan approval for a drive-thru lane for Chipotle restaurant.

Background:

The property is located at 875 Northcreek Drive, the northwest corner of East Northcreek Drive and North Loy Lake Road. The owner is requesting site plan approval of a drive-thru for the Chipotle restaurant.

The following has been approved for the property:

A 14.5' side yard setback in lieu of 25' on a special setback street for an outdoor seating/dining area in a C-1 (Retail Business) District & O-1 District.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

JCMR Sherman, LLC (Owner)
Chipotle Mexican Grill (Tenant)
R.E.D. Architecture & Planning, Thomas LaPens (Representative/Architect)
Kimley-Horn and Associates, Inc. (Engineer)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

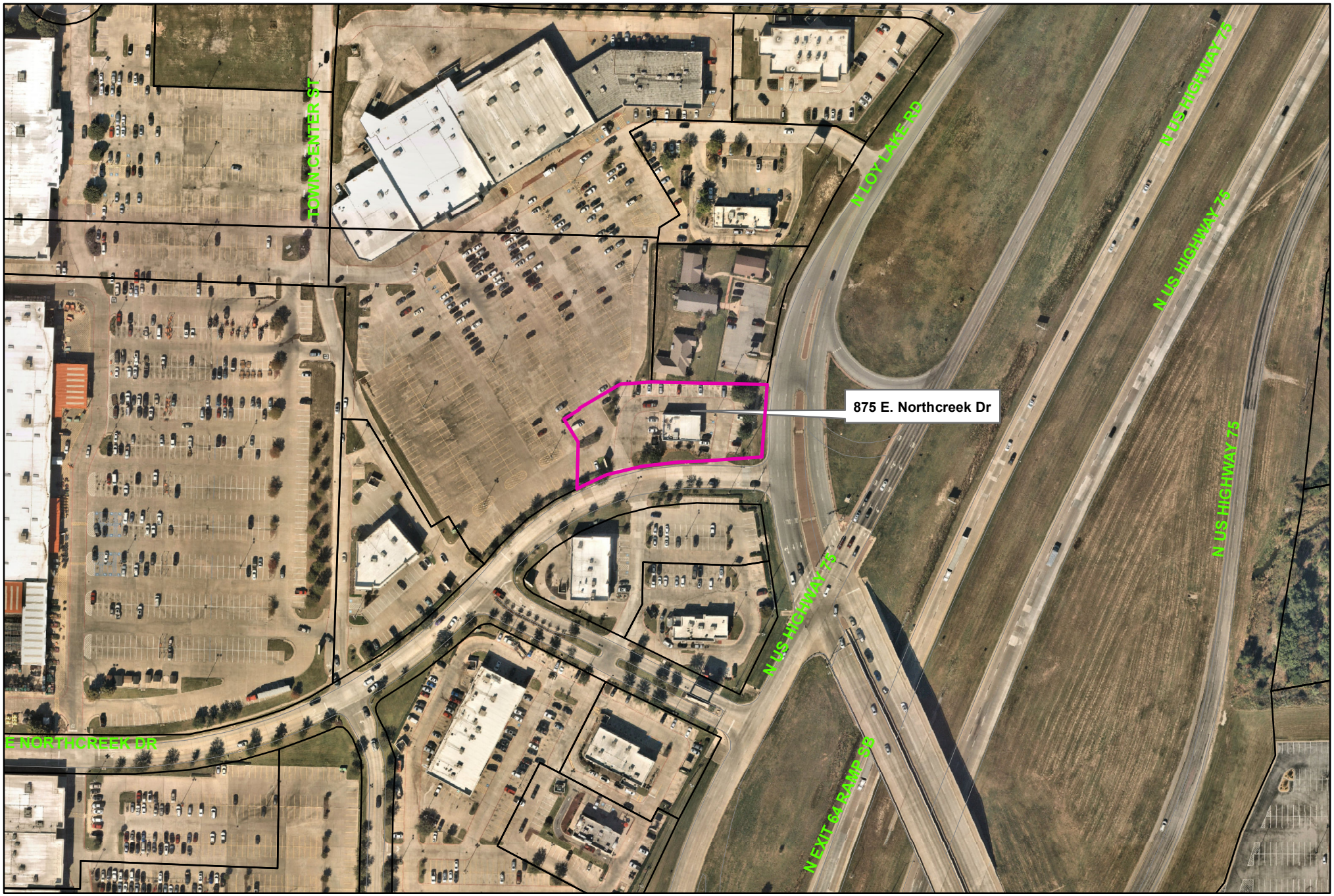
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Survey
Site Plan
Demolition & Site Plan
Elevations
Staff Review Letter



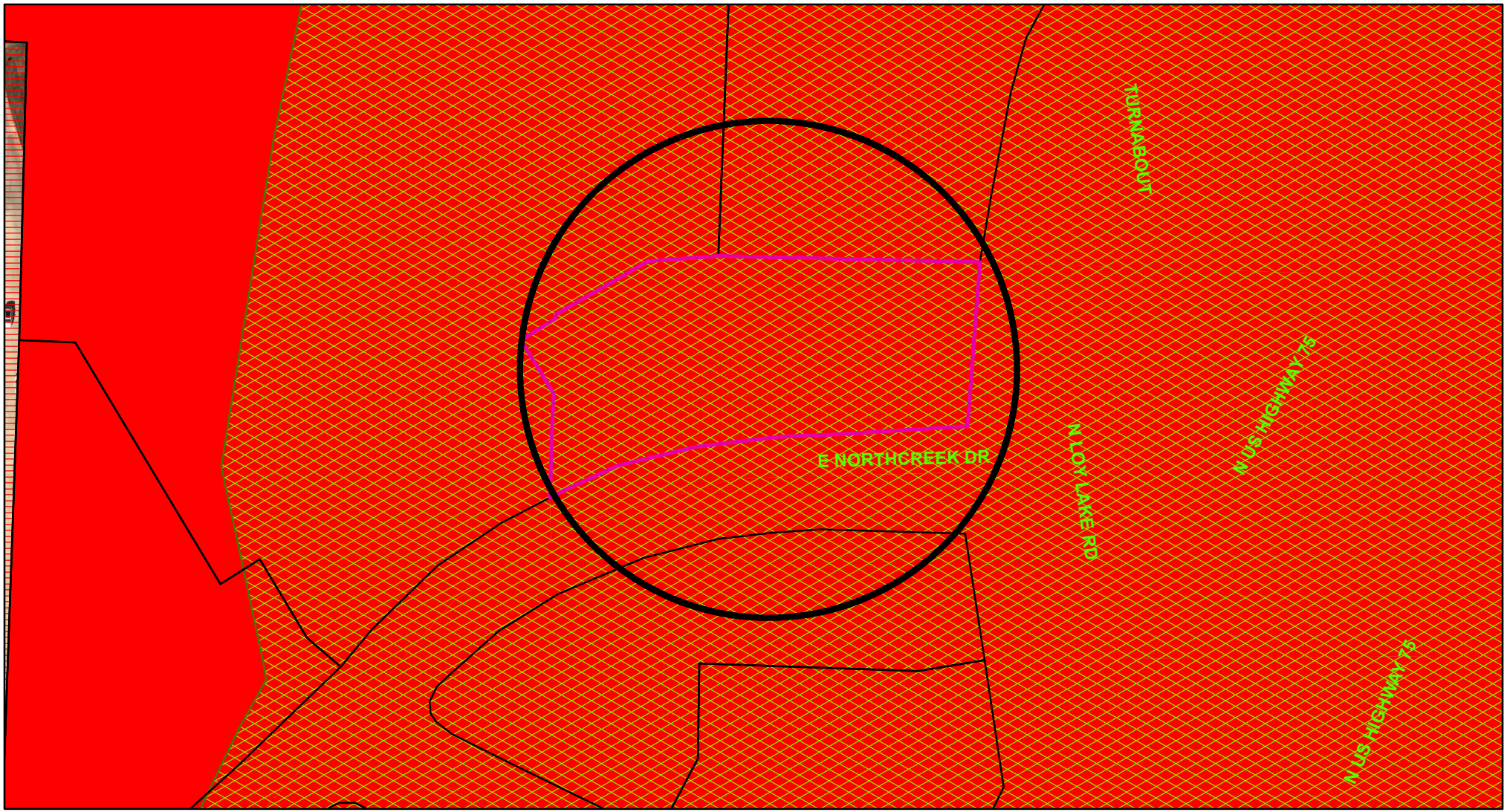
875 East Northcreek Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 875 East Northcreek Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

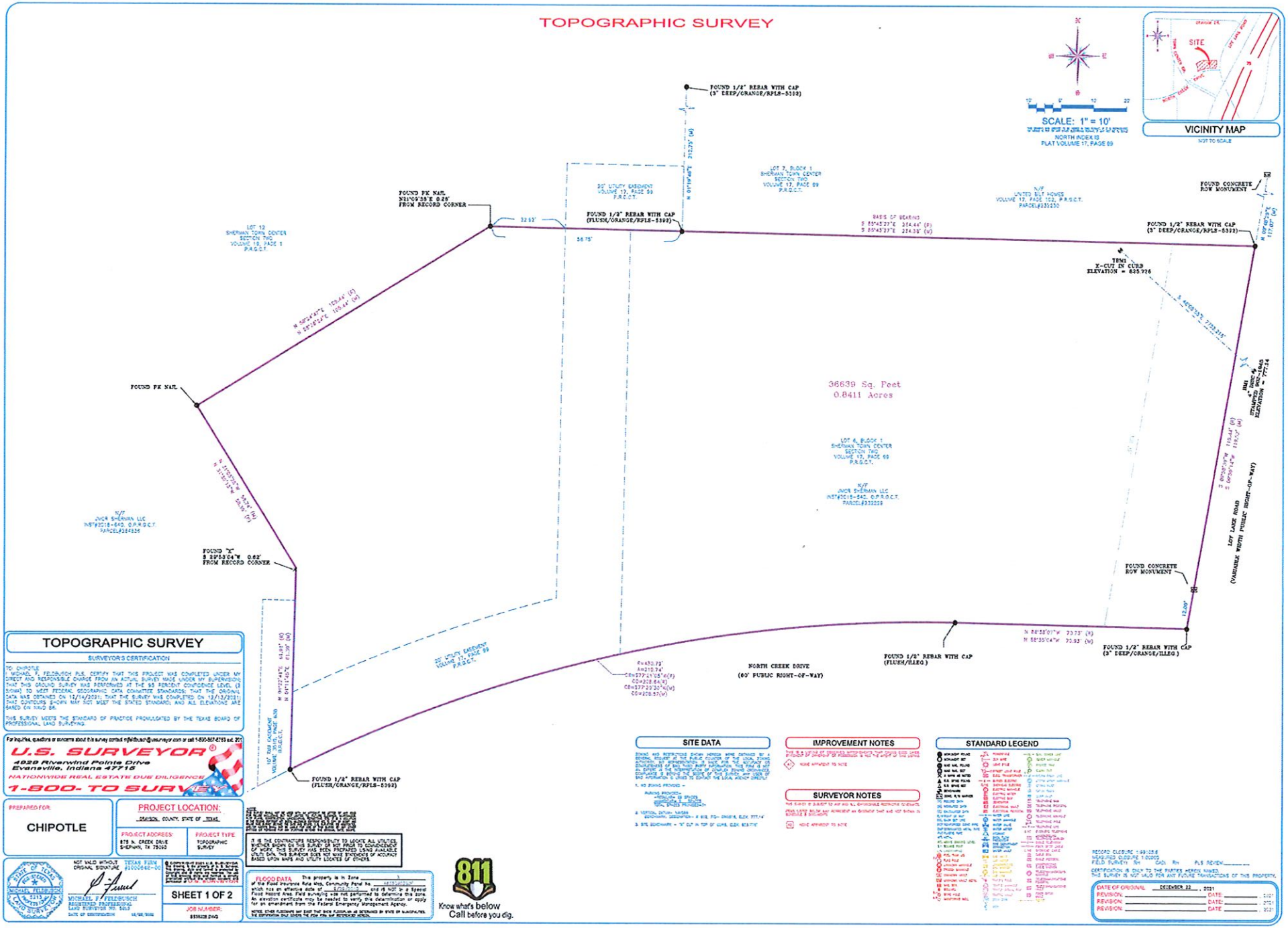
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

TOPOGRAPHIC SURVEY



TOPOGRAPHIC SURVEY

SURVEYOR'S CERTIFICATION

TO: CHIPOTLE

I, MICHAEL F. FELDBUSCH, RLS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL (2 SIGMA) TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THE ORIGINAL DATA WAS OBTAINED ON 12/14/2021; THAT THE SURVEY WAS COMPLETED ON 12/13/2021; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL ELEVATIONS ARE BASED ON NAVD 88.

THIS SURVEY MEETS THE STANDARD OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

For inquiries, questions or concerns about this survey contact mfeldbusch@usurveyor.com or call 1-800-567-8783 ext. 2012

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
NATIONWIDE REAL ESTATE DUE DILIGENCE
1-800- TO SURVEY

PREPARED FOR: CHIPOTLE

PROJECT LOCATION: DENTON, COUNTY, STATE OF TEXAS

PROJECT ADDRESS: 878 N. CREEK DRIVE SHERMAN, TX 75092

PROJECT TYPE: TOPOGRAPHIC SURVEY

STATE OF TEXAS — MICHAEL F. FELDBUSCH — 5313 — REGISTERED PROFESSIONAL LAND SURVEYOR

NOT VALID WITHOUT ORIGINAL SIGNATURE

TEXAS FIRM #10006402-00

MICHAEL F. FELDBUSCH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5313
DATE OF CERTIFICATION: 12/16/2021

SHEET 1 OF 2

JOB NUMBER: 8558228 DWG

IF IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE DATA. SOIL THIS SURVEYOR DOES NOT HAVE EVIDENCE OF ACCURACY BASED UPON MARKS AND UTILITY LOCATES OF OTHERS

FLOOD DATA: This property is in Zone ____ of the Flood Insurance Rate Map, Community Panel No. 48181C0255F which has an effective date of 8/18/2011 and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTE: OTHER FLOODING MAY EXIST THAT WAS UNKNOWN OR DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY SHOWS THE AREA AS REFERENCED HEREON.

811 Know what's below Call before you dig.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REVIEW OF THE PUBLIC DOCUMENTS OF THE LOCAL ZONING AUTHORITY. NO INTERPRETATION IS MADE AS TO THE NATURE OR ENFORCEMENT OF THIS ZONING INFORMATION. THE END USER IS ADVISED TO CONSULT THE LOCAL ZONING ORDINANCE AND OBTAIN A WRITTEN OPINION OF THE ZONING AND USES OF ANY PROPERTY IN WHICH THEY INTEND THE LEGAL AGENCY DEFINED.

1. NO ZONING PROVIDED –
   PARKING PROVIDED:
   ____ SPACES
   ____ HANDICAP SPACES
   TOTAL SPACES PROVIDED=
2. VERTICAL DATUM: NAVD88
   BENCHMARK DESCRIPTION: - X CUT, FD- CONCRETE, ELEV. 627.46
3. SITE BENCHMARK – "X" CUT IN TOP OF CURB, ELEV. 625.976

IMPROVEMENT NOTES

THE SALE (LEASE) OF DESCRIBED IMPROVEMENTS THAT CROSS SIDE LINES WITHOUT THE CONSENT OF PURCHASER (OR POSSESSION) IS NOT THE INTENT OF THIS SURVEY.

NONE APPARENT TO SITE

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS-OF-WAY REFERENCED OR EVIDENCE THAT ARE NOT WITHIN THE SURVEYOR'S KNOWLEDGE.

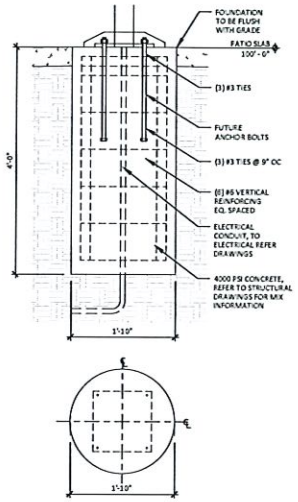
NONE APPARENT TO SITE

STANDARD LEGEND

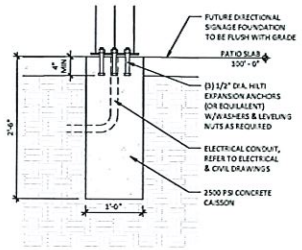
RECORD CLOSURE 1:99,135.6
HEADED CLOSURE 1:20000
FIELD SURVEY: RH CAD: RH PLS REVIEW:

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

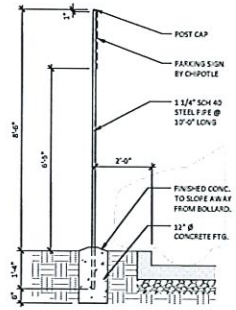
DATE OF ORIGINAL	DECEMBER 22 , 2021	
REVISION:		DATE: 2021
REVISION:		DATE: 2021
REVISION:		DATE: 2021



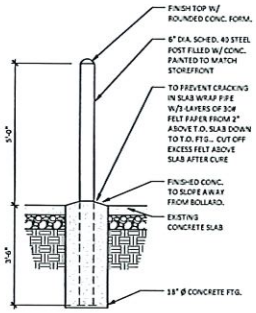
6 CP110 LIGHT/CLEARANCE POLE FOUNDATION DETAIL
1" = 1'-0"



5 CP110 DIRECTIONAL/ANNOUNCE SIGNAGE FOUNDATION
1" = 1'-0"



4 CP110 TYPICAL SIGN POST DETAIL
1/2" = 1'-0"



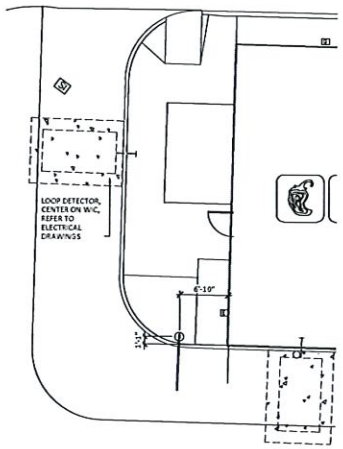
3 CP110 TYPICAL BOLLARD DETAIL
1/2" = 1'-0"

GENERAL NOTES

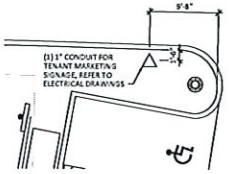
A. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (830) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
B. PAVEMENT MARKING FOR ACCESSIBLE PARKING STALLS SHALL BE BLUE, ALL OTHER PAVEMENT MARKINGS AND STENCILING SHALL BE WHITE UNLESS NOTED OTHERWISE

CODED NOTES

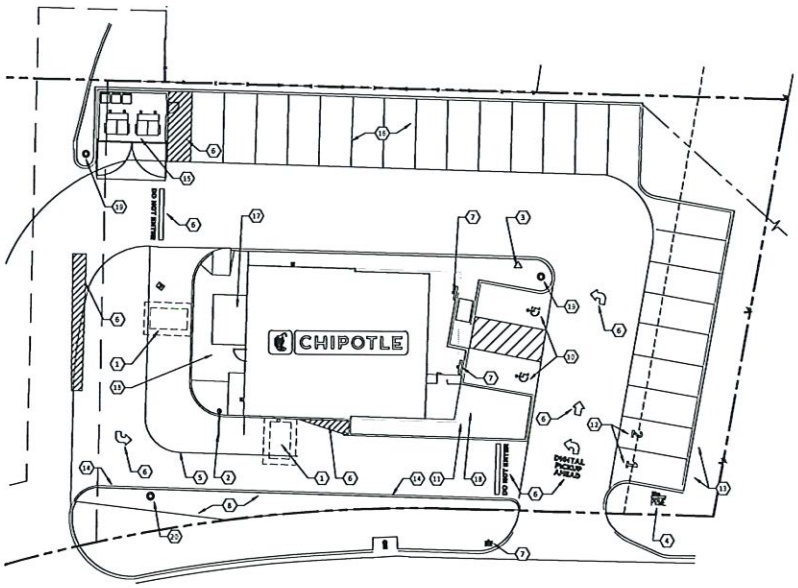
1. LOOP DETECTOR, CENTER ON PICK-UP WINDOW OR REFER TO THIS SHEET FOR LOCTION, REFER TO ELECTRICAL DRAWINGS
2. CLEARANCE BAR AND FOUNDATION BY TSV, SEE 6/SP100
3. ANNOUNCE SIGN AND FOUNDATION, SEE 5/SP100 AND ELECTRICAL DRAWINGS
4. EXISTING MONUMENT SIGN
5. PAINTED LANE STRIPING
6. PAVEMENT MARKINGS, TYP. REFER TO CIVIL DRAWINGS
7. SIGN REFER TO CIVIL DRAWINGS
8. LANDSCAPING, REFER TO CIVIL DRAWINGS.
9. BOLLARD, REFER TO 3/SP100
10. ADA PARKING SPACES, REFER TO CIVIL DRAWINGS
11. PATIO AREA, REFER TO A110
12. 2 SPACES MARKED FOR CHIPOTLE PICK-UP PARKING; SIGNAGE BY TSV, INSTALLED BY GC
13. POST MOUNTED PICK-UP PARKING SIGNS. REFER TO DETAIL 4/SP100
14. CURB, REFER TO CIVIL DRAWINGS
15. RELOCATED DUMPSTER ENCLOSURE. SEE 10/SP101
16. RE-STRIPE PARKING SPACES, REFER TO CIVIL DRAWINGS
17. EXTERIOR WALK-IN COOLER, PROVIDED BY MANUFACTURER
18. CONCRETE, SEE CIVIL DRAWINGS
19. EXISTING EXTERIOR LIGHT FIXTURE
20. EXTERIOR LIGHT POLE, REFER TO CIVIL DRAWINGS AND 8/SP100 FOR FOUNDATION



28 CP110 CLEARANCE BAR PLAN
1/8" = 1'-0"



35 CP110 ANNOUNCE SIGN PLAN
1/8" = 1'-0"



1 CP110 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.

r e d
architecture + planning
589 W Nationwide Blvd, Suite B
Columbus, Ohio 43215
tel: 614.487.8770
fax: 614.487.8777

1/27/22

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INTERNET: WWW.CHIPOTLE.COM

STORE NO.:1195
BIG SHERM
CHIPOTLANE CONVERSION
875 NORTHCREEK DR.
SHERMAN, TX 75090

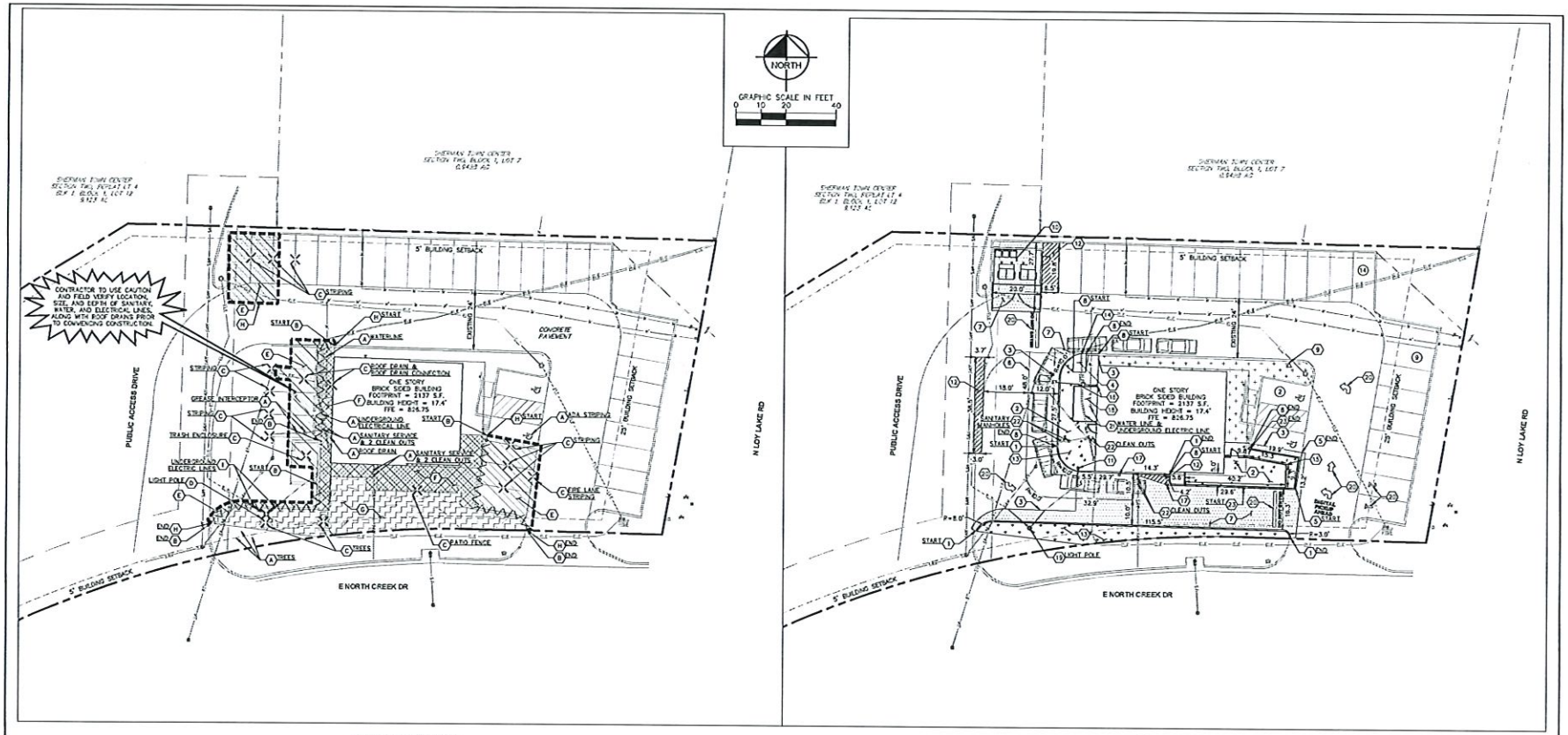
Issue Record:	
01/27/22	PERMIT SET
01/27/22	BID SET
00/00/00	CONSTRUCTION SET

Drawn: Checked:

Project No.: CP519

Contents: ARCHITECTURAL SITE PLAN

SP100



DEMOLITION PLAN
1"=20'

SITE PLAN
1"=20'

DEMOLITION NOTES

1. EXISTING STORM SEWERS, SANITARY SEWERS AND WATERLINES SHALL BE PROTECTED AND REMAIN IN PLACE UNDISTURBED UNLESS SPECIFICALLY LISTED FOR ABANDONMENT AND/OR REMOVAL ON THE DEMOLITION PLAN
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO DEMOLITION
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVAL ALL DEBRIS ASSOCIATED WITH THIS DEMOLITION, NOT PRE-ASSIGNED FOR RETURN TO A SPECIFIC ORGANIZATION, OFF-SITE PRIOR TO THE PROJECT COMPLETION. IN NO INSTANCE SHALL MATERIAL BE BURIED ON THIS SITE.
4. SAWCUT LINE SHOWS MINIMUM LIMITS THAT ARE REQUIRED TO BE REMOVED. CONCRETE TO BE REMOVED TO THE NEAREST JOINT AT THE DISCRETION OF THE CONTRACTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ADJACENT PROPERTIES OF STRUCTURES THAT MAY BECOME DAMAGED AS A RESULT OF DEMOLITION.
6. ANY EXISTING PAVEMENT DISTURBED BEYOND THE WORK SHOWN ON THE PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
7. PROTECT ALL EXISTING SITE FEATURES TO REMAIN. REPAIR ANY DAMAGES TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

DEMOLITION PLAN KEY NOTES

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) ITEM TO BE REMOVED
- (D) ITEM TO BE SALVAGED AND RELOCATED, FOUNDATION TO BE REMOVED
- (E) CONCRETE PAVEMENT REMOVAL
- (F) CONCRETE SIDEWALK REMOVAL
- (G) LANDSCAPE REMOVAL
- (H) SAWCUT LINE (SEE DEMOLITION NOTE 4 & DETAIL ON SHEET C400)
- (I) UTILITY REMOVAL

SITE PLAN KEY NOTES

1. 9 3/4" CONCRETE CURB, TYP. (PER DWS ITEM 529, SEE DETAIL ON SHEET C400)
2. CONCRETE SIDEWALK, TYP. (PER DWS ITEM 531, DETAIL ON SHEET C400)
3. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
4. ACCESSIBLE RAMP (PER DWS ITEM 531, SEE DETAIL ON SHEET C300)
5. FIRE LANE/NO PARKING PAINT, RED (PER DWS ITEM 666)
6. 4" WIDE PAINTED SOLID LINE, WHITE, TYP. (PER DWS ITEM 666)
7. 6" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHEET C400)
8. SIDEWALK ADJACENT TO CURB (SEE DETAIL ON SHEET C400)
9. ANNOUNCE SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. CLEARANCE BAR (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. TRANSVERSE/DIAGONAL LINE, YELLOW (PER DWS 666)
13. SEEDING AND SODDING (PER DWS ITEM 162-164)
14. FLUSH CURB (SEE DETAIL ON SHEET C400)
15. PATIO RAILING (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. ROOF DRAIN AND ROOF DRAIN CONNECTION (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. BOLLARD (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. BUILDING EXPANSION/RECONSTRUCTION (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. RELOCATED LIGHT POLE ON NEW FOUNDATION (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. PAVEMENT MARKING, WHITE, (PER DWS ITEM 666, SEE ARCHITECTURAL PLANS FOR DETAILS)
21. UTILITES TO BE SLEEVED THROUGH SLAB/FOOTER (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. STRUCTURE ADJUSTED TO GRADE (SEE ELEVATIONS ON SHEET C300)
23. VARIABLE HEIGHT CURB (PER DWS ITEM 529, SEE ELEVATIONS ON SHEET C300)

PAVING AND CURB LEGEND

- EXISTING CONCRETE SIDEWALK (SEE DETAIL ON SHEET C400)
- 6" HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHEET C400)
- CONCRETE SIDEWALK (SEE DETAIL ON SHEET C400)
- SEEDING/SODDING (PER DWS 162-164)
- CONCRETE CURB (SEE DETAIL ON SHEET C400)

Consultant:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6606
WWW.KIMLEY-HORN.COM

STATE OF TEXAS
ANDREW JAMES NOVELL
120625
LICENSED PROFESSIONAL ENGINEER

REGISTERED ENGINEER — 12-27-2022 DATE

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STORE NO.: 21195
BIG SHERM REMODEL
875 N CREEK DR,
SHERMAN, TX 75090

Issue Record	Date Mo/Da/Yr	
01/25/22		REVIEW SET
02/22/22		PERMIT SET
00/00/00		BID SET
00/00/00		CONSTRUCTION SET

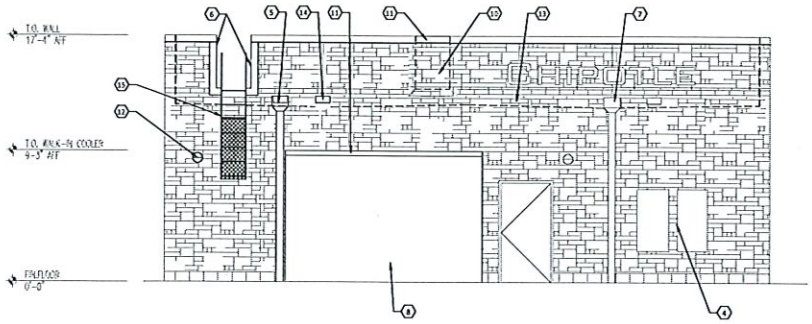
No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Drawn: Checked:

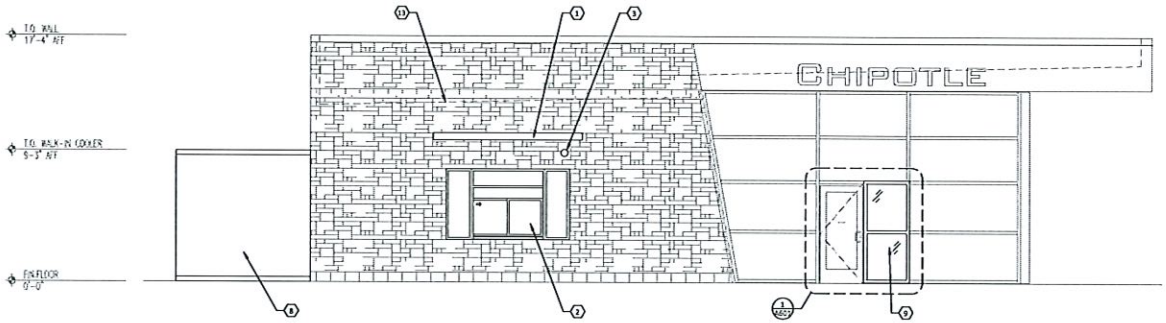
Project No.: CFP546

Contents: DEMOLITION & SITE PLAN

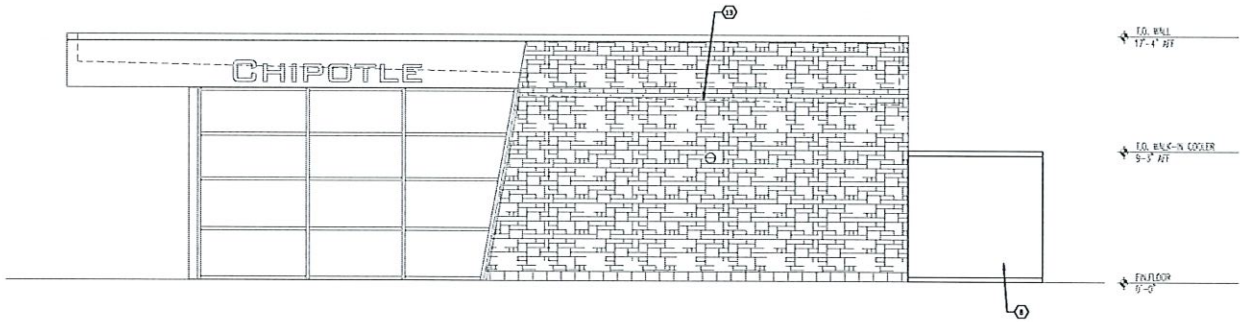
C200



3 A301 **EXTERIOR ELEVATION - REAR**
1/4" = 1'-0"



2 A301 **EXTERIOR ELEVATION - FRONT**
1/4" = 1'-0"



1 A301 **EXTERIOR ELEVATION - SIDE**
1/4" = 1'-0"

GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.

CODED NOTES

1. PREFINISHED ANODIZED ALUMINUM CANOPY BY ARCH-FAB, FIELD VERIFY DIMENSIONS WITH INSTALLED STEEL DIMENSIONS
2. ANODIZED ALUMINUM PASS-THRU WINDOW. REFER TO WINDOW TYPES.
3. SECURITY CAMERA, MOUNT AT 9'-6" AFF U.N.O., REFER TO ELECTRICAL DRAWINGS
4. EXISTING ELECTRICAL EQUIPMENT
5. RELOCATE DOWNSPOUT TO EXISTING OVERFLOW SCUPPER LOCATION
6. NEW OPENING FOR RELOCATED ROOF ACCESS LADDER. FINISH TO MATCH EXISTING AND FLASH AND SEAL AS REQUIRED
7. EXISTING METAL DOWNSPOUT
8. EXTERIOR WALK-IN COOLER, REFER TO MEP DRAWINGS.
9. ANODIZED ALUMINUM STOREFRONT, REFER TO A601
10. INFILL OPENING, MATCH EXISTING FINISHES
11. COPING TO MATCH EXISTING
12. RELOCATED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
13. APPROXIMATE LINE OF ROOF BEYOND
14. OVERFLOW SCUPPER TO REPLACE EXISTING DOWNSPOUT OPENING
15. RELOCATED ROOF LADDER.

Consultant
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1/27/22

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STORE NO.:1195
BIG SHERM
CHIPOTLANE CONVERSION
875 NORTHCREEK DR.
SHERMAN, TX 75090

Issue Record: PHOTO REVIEW 10.2.0

01/27/22	PERMIT SET
01/27/22	BID SET
00/00/00	CONSTRUCTION SET

Revisions

Drawn: Checked:

Project No.
CFP519

Contents
EXTERIOR ELEVATIONS

A301

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

JCMR Sherman LLC
2999 Turtle Creek Blvd.
Dallas, TX 75219

Chipotle Mexican Grill
PO Box 182566
Columbus, OH 43218

R.E.D. Architecture & Planning
Thomas LaPens
589 W. Nationwide Blvd.
Columbus, OH 43215

Kimley-Horn and Associates, Inc.
7965 N. High St., Ste. 200
Columbus, OH 43235

Dear Applicants,

The request for site plan approval for a for a drive thru lane for Chipotle restaurant located at 875 Northcreek Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec 6.13.1, Sec. 7(14) and Sec. 17).*
2. Setbacks at this location are (*Chapter 14, Exhibit A, Sec 6.13.1(5)*):
    a. 25' plus the height of the building or 40', whichever is greater facing N. Loy Lake.
    b. 15' from E. North Creek Drive
    c. 5' from rear and side property lines.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2, Subsection 6 (c)(ii)).*
8. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. Stacking for eight cars shall be provided for the drive-thru window. (*Chapter 14, Exhibit A, Sec. 6.6, Subsection 4)*
10. The mutual access easement shall remain open at all times.

11. The property must be properly maintained in a state of good repair and neat appearance.
12. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

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

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

* **1800 BLOCK IDA ROAD (FM HIGHWAY 697)**

The request of Michael Lee Oakley (Owner), Frank D. May, FDM Equities, LLC (Developer) and Vilbig and Associates (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Preliminary plat approval of Old Orchard Estates Subdivision.

Background:

The property is located in the 1800 Block Ida Road between South Dewey Avenue and East Leslie Lane and is adjacent to Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like preliminary plat approval of the Old Orchard Estates Subdivision.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-1 (One-Family Residential) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Michael Lee Oakley (Owner)
Frank D. May, FDM Equities, LLC (Developer)
Vilbig and Associates (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

Yes

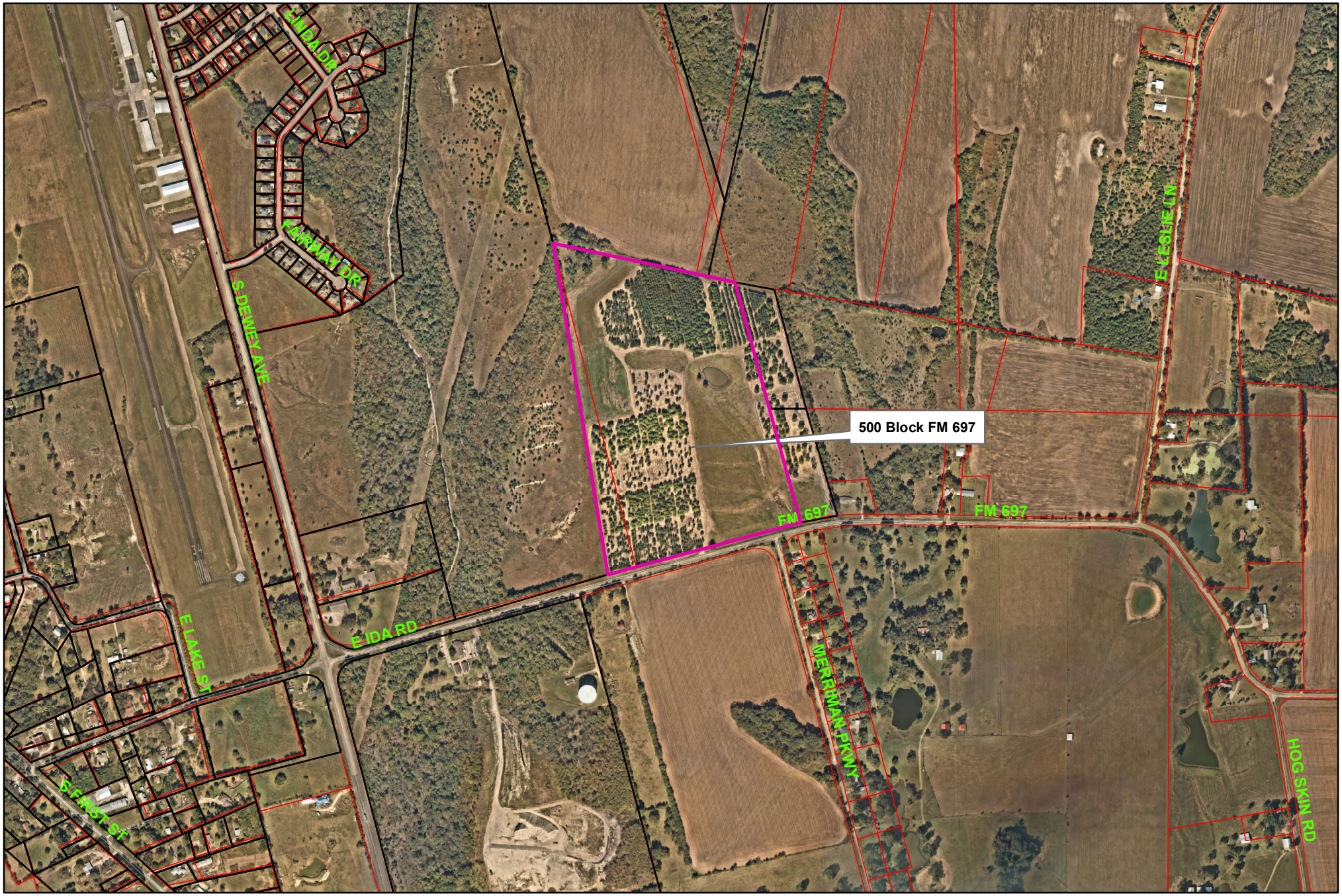
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



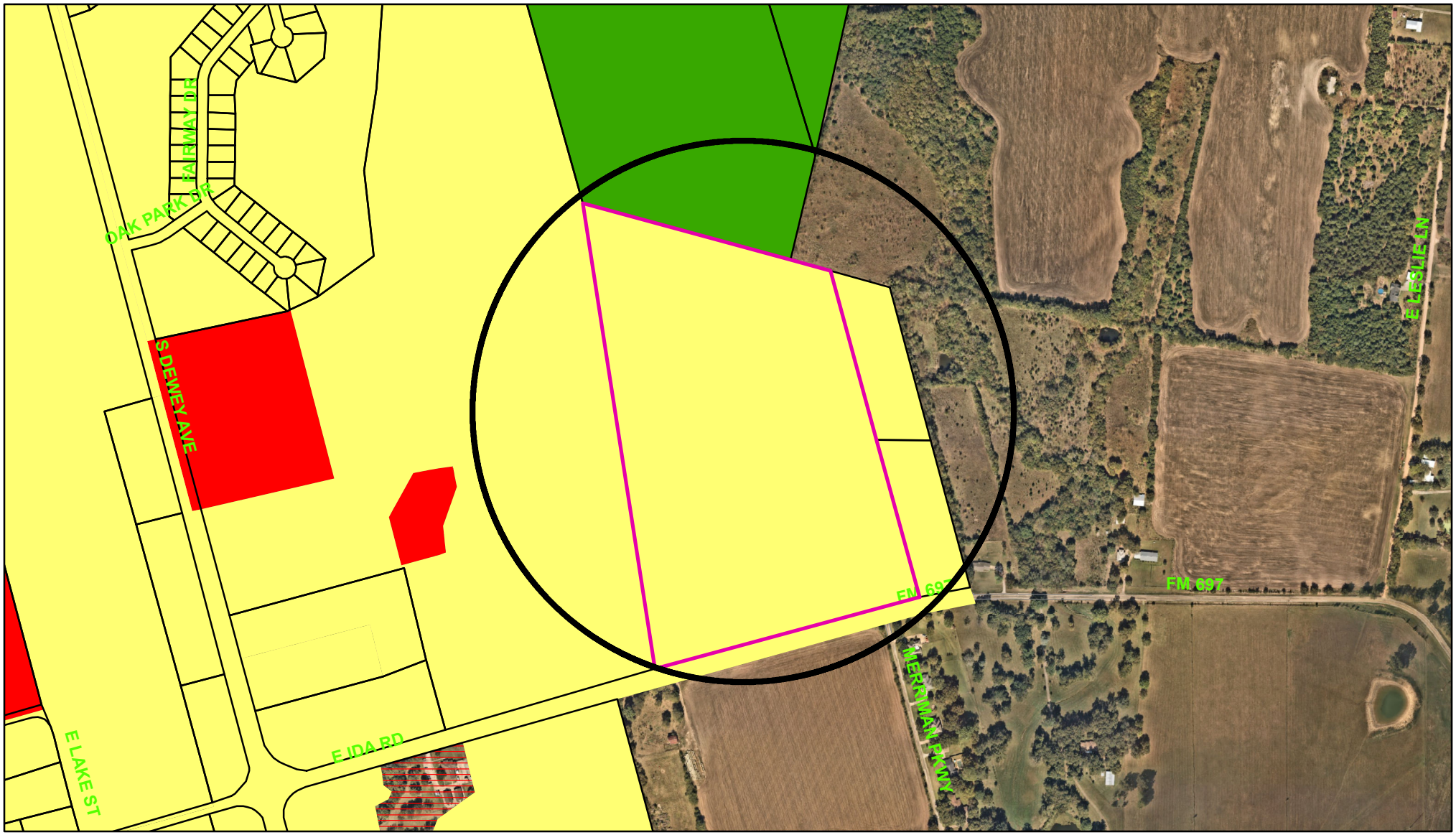
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

500 Block FM 697

NOT TO SCALE

1 in = 800 ft



Zoning - 1800 Block Ida Road (FM Highway 697)

Legend

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

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

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

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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 631 ft

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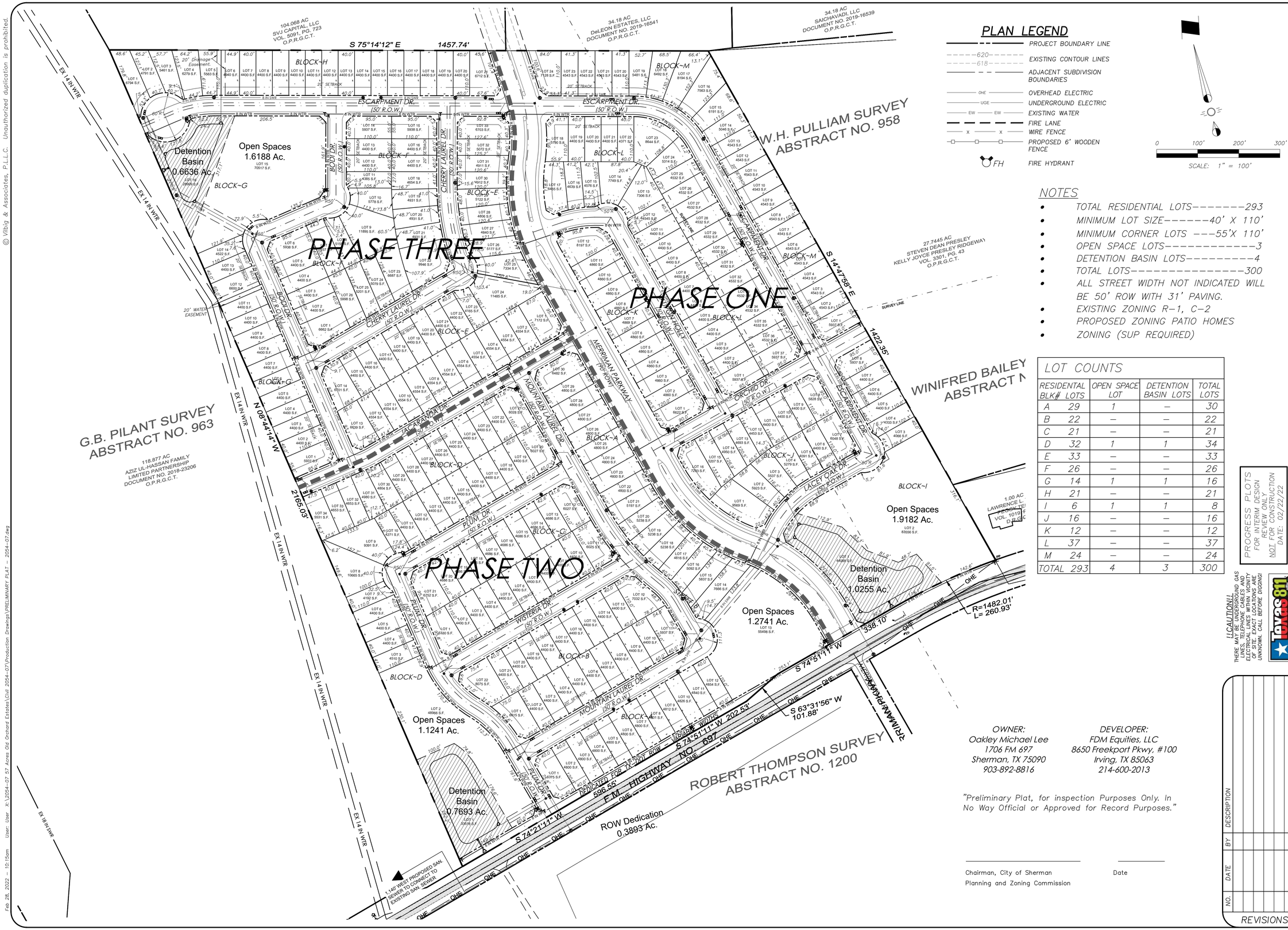


PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 EXISTING CONTOUR LINES
- 618
- ADJACENT SUBDIVISION BOUNDARIES
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- EW EW EXISTING WATER
- FIRE LANE
- x x WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH FIRE HYDRANT

0 100' 200' 300'
SCALE: 1" = 100'

NOTES

- TOTAL RESIDENTIAL LOTS--------293
- MINIMUM LOT SIZE-------40' X 110'
- MINIMUM CORNER LOTS ---55'X 110'
- OPEN SPACE LOTS-------------3
- DETENTION BASIN LOTS----------4
- TOTAL LOTS----------------300
- ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.
- EXISTING ZONING R-1, C-2
- PROPOSED ZONING PATIO HOMES
- ZONING (SUP REQUIRED)

LOT COUNTS

RESIDENTAL BLK#	LOTS	OPEN SPACE LOT	DETENTION BASIN LOTS	TOTAL LOTS
A	29	1	–	30
B	22	–	–	22
C	21	–	–	21
D	32	1	1	34
E	33	–	–	33
F	26	–	–	26
G	14	1	1	16
H	21	–	–	21
I	6	1	1	8
J	16	–	–	16
K	12	–	–	12
L	37	–	–	37
M	24	–	–	24
TOTAL	293	4	3	300

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 02/22/22

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

Texas 811

OWNER:
Oakley Michael Lee
1706 FM 697
Sherman, TX 75090
903-892-8816

DEVELOPER:
FDM Equities, LLC
8650 Freekport Pkwy, #100
Irving, TX 85063
214-600-2013

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

Chairman, City of Sherman Planning and Zoning Commission — Date

NO.	DATE	BY	DESCRIPTION

REVISIONS

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 FEBRUARY 22, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

OLD ORCHARD ESTATES

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

57 ACRES TRACT
FDM EQUITIES, LLC
214-600-2013

SUBMITTAL #1: 02/22/22
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 100'
VA PROJECT NO: 2054-07

SHEET
PP1
VERS. 2-22-22

Feb 28, 2022 - 10:15am User: User X:\2054-07 57 Acres Old Orchard Estates\Civil 2054-07\Production Drawings\PRELIMINARY PLAT - 2054-07.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Oakley Michael Lee
1706 FM 697
Sherman, TX 75090

FDM Equities, LLC
8650 Freekport Pkwy, #100
Irving, TX 85063

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

Dear Applicants,

The request for approval of the Preliminary Plat of Old Orchard Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
3. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
4. Specific Use Permit required if lots are to be patio home lots. *Chapter 14, Section 8, Subsection (9)*
5. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. *Code of Ordinances Chapter 14, Exhibit A., Sec. 8(9)(e)*
6. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

7. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
8. A portion of the proposed development does not lie within the City of Sherman water CCN. The City of Sherman cannot serve properties with City water unless the property lies within the City of Sherman CCN.
9. Detention and Open Space lots must be shown on plat as being owned and maintained by HOA.
10. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Add Avigation Release to final plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
12. Show existing right of way of F.M. Highway 697 on Final Plat.
13. Additional Dedication of Right of Way along F.M. Highway 697 may be required upon review of the Grayson County Thoroughfare Plan.
14. 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)*
15. When a street changes direction, the street name must also change.
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
17. Wisteria Drive shall be renamed. There is already a Wisteria Lane within the City of Sherman.
18. Bodi Drive shall be renamed. There is already a Boddie Road within the City of Sherman.

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

1604 SOUTH TRAVIS STREET (AN EMAIL WAS RECEIVED FROM DEVON LEWIS REQUESTING TO WITHDRAW THIS REQUEST.)

The request of David Ashley (Owner), Devon Lewis (Prospective Buyer), Preston Trail Land Surveying (Surveyor) and D2L Designs LLC (Designer) concerning the property located at 1604 South Travis Street, being 0.943 acres in the Samuel Blagg Survey, Abstract No. 56, and being part of Block B of Staples Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1604 South Travis Street, the southwest corner of West Staples and South Travis Streets. The owner is requesting a zone change from an R-1 (One-Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District for multi-family development to build townhomes.

The following has been approved for the property:

- Specific Use Permit to allow a rehabilitation center with dormitory facilities in an R-1 (One Family Residential) District.

Adjacent Zoning:

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

Origination:

David Ashley (Owner)
Devon Lewis (Prospective Buyer)
Preston Trail Land Surveying (Surveyor)
D2L Designs LLC (Designer)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

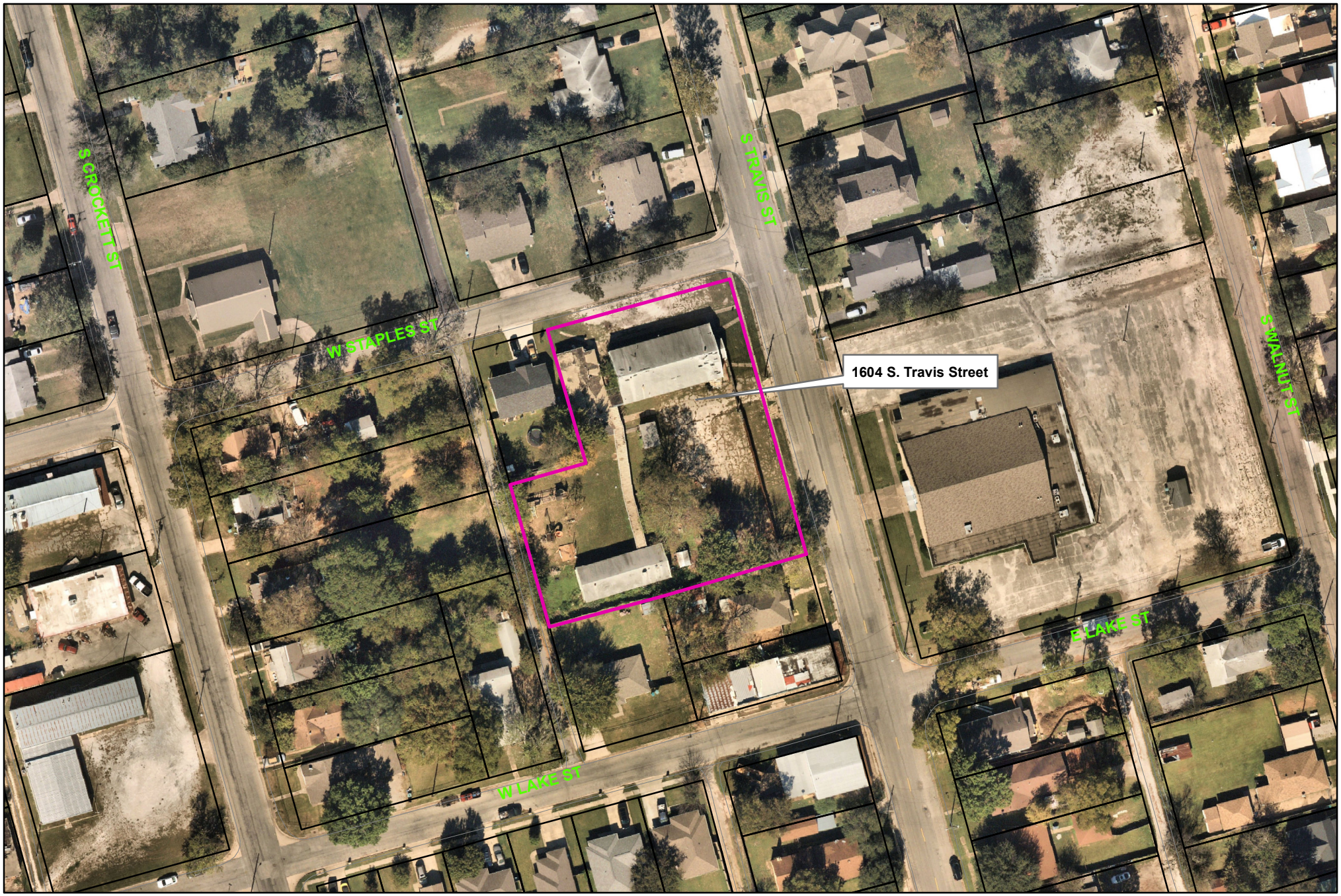
0

Development Review Meeting:

Yes

Attachments

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



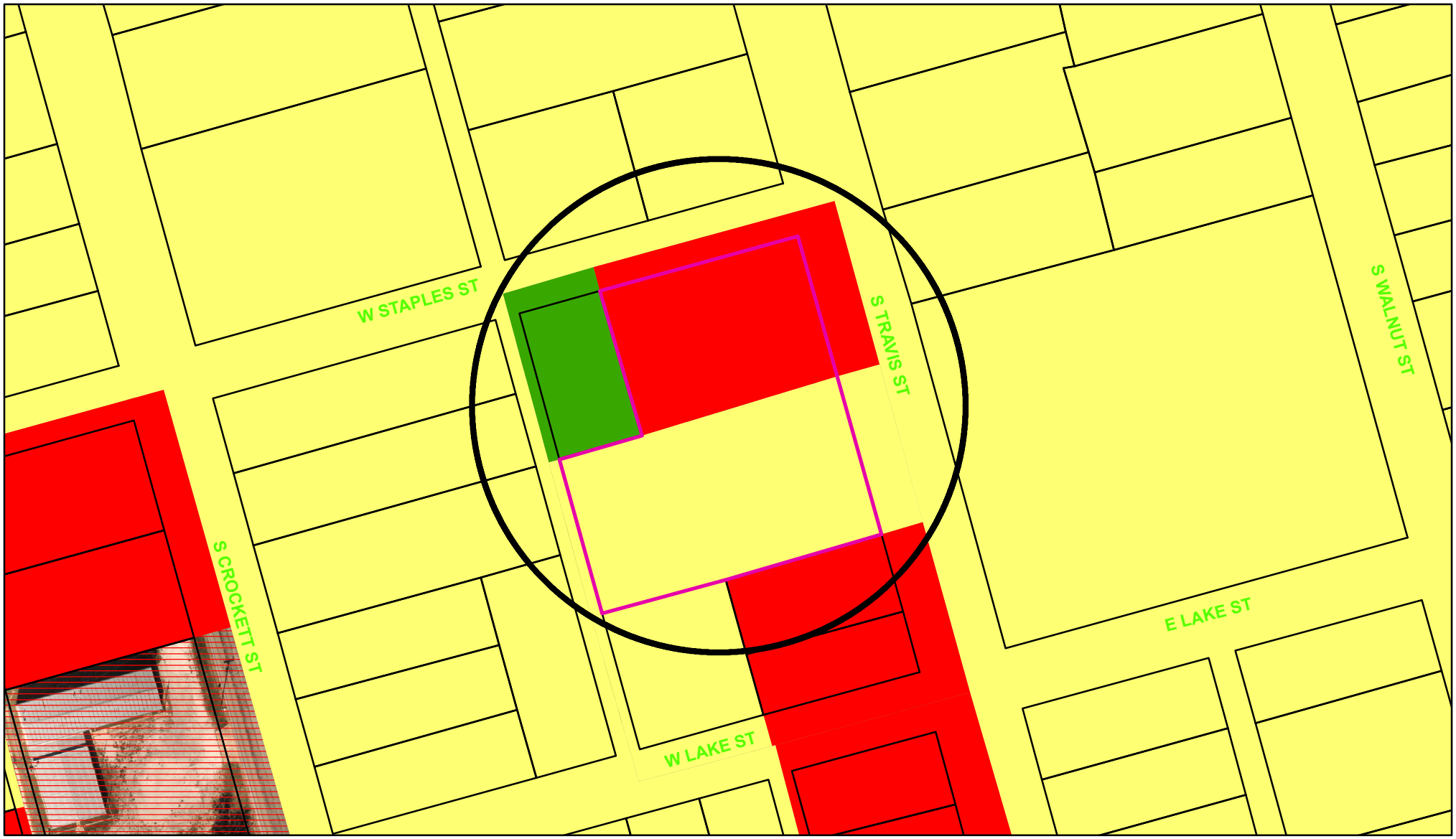
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1604 South Travis Street

NOT TO SCALE

1 in = 100 ft



Zoning - 1604 South Travis Street

Legend

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

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

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

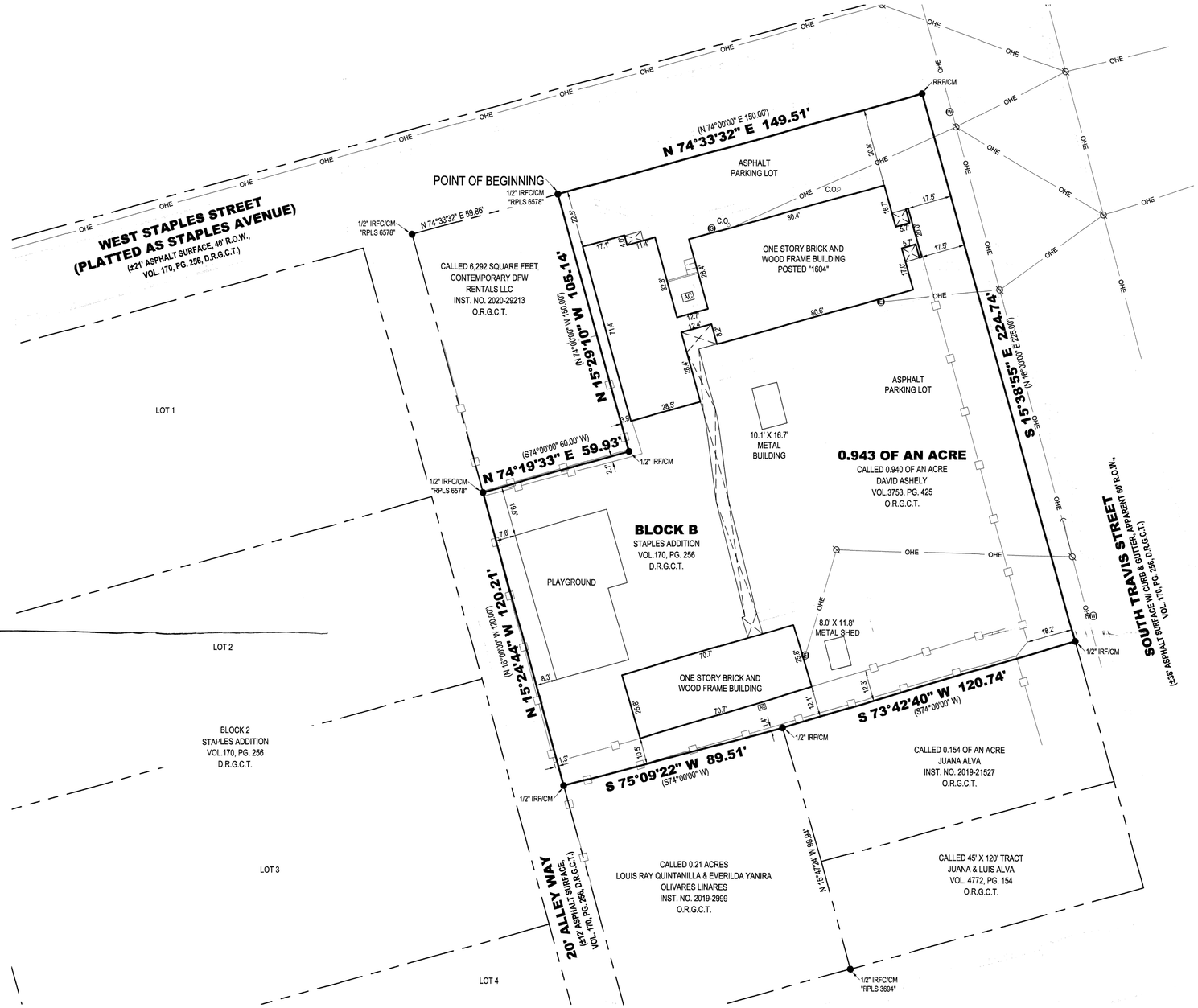
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1604 Travis Street



0 15 30
GRAPHIC SCALE IN FEET

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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, Grayson County, Texas, and being part of Block B of Staples Addition, according to the plat thereof recorded in Volume 170, Page 256, Deed Records of Grayson County, Texas, and being a re-tracement survey of a called 0.940 acre tract of land described in the deed to David Ashely, recorded in Volume 3753, Page 425, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 6578" found for the northwest corner of said 0.940 acre tract, common to the northeast corner of a called 6,292 square feet tract of land described in the deed to Contemporary DFW Rentals LLC, recorded in Instrument No. 2020-29213, said Official Records, and on the southerly right-of-way line of West Staples Street, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 6578" found for the northwest corner of said 6,292 square foot tract, common to the northwest corner of said Block B, bears South 74°33'32" West, a distance of 59.86 feet;

THENCE North 74°33'32" East, with the northerly line of said 0.940 acre tract, and with the southerly right-of-way line of said West Staples Street, a distance of 149.51 feet to a railroad spike at the intersection of the southerly right-of-way line of West Staples Street and the westerly right-of-way line of South Travis Street found for the northeast corner of said 0.940 acre tract, common to the northeast corner of said Block B;

THENCE South 15°38'55" East, with the easterly line of the said 0.940 acre tract, and with the westerly right-of-way line of said South Travis Street, a distance of 224.74 feet to a 1/2-inch iron rod found for the southeast corner of said 0.940 acre tract, common to the northeast corner of a called 0.154 acre tract of land described in the deed to Juana Alva, recorded in Instrument No. 2019-21527, said Official Records;

THENCE South 73°42'40" West, crossing said Block B, with southerly line of said 0.940 acre tract, and with the northerly line of said 0.154 acre tract, a distance of 120.74 feet to a 1/2-inch iron rod found for the northwest corner of said 0.154 acre tract, common to the northeast corner of a called 0.21 acre tract of land described in the deed to Louis Ray Quintanilla and Everilda Yanira Olivares Linares, recorded in Instrument No. 2019-2999, said Official Records;

THENCE South 75°09'22" West, continuing across said block, with the southerly line of said 0.940 acre tract, and with the northerly line of said 0.21 acre tract, a distance of 89.51 feet to a 1/2-inch iron rod found for the southeast corner of said 0.940 acre tract, common to the northwest corner of aforesaid 0.21 acre tract, and on the easterly line of a 20 foot alley way;

THENCE North 15°24'44" West, with a westerly line said 0.940 acre tract, and with the easterly line of said alley way, a distance of 120.21 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6578" found for the western-most northwest corner of said 0.940 acre tract, common to the southwest corner of aforesaid 6,292 square foot tract;

THENCE North 74°19'33" East, with a northerly line of said 0.940 acre tract, and with the southerly line of said 6,292 square foot tract, a distance of 59.93 feet to a 1/2-inch iron rod found for the southeast corner of said 6,292 square foot tract;

THENCE North 15°29'10" West, with a westerly line of said 0.940 acre tract, and with the easterly line of said 6,292 square foot tract, a distance of 105.14 feet to the POINT OF BEGINNING and enclosing 0.943 of an acre (41,067 square feet) of land, more or less.

GENERAL NOTES:

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.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0405 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Devon Lewis

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/17/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

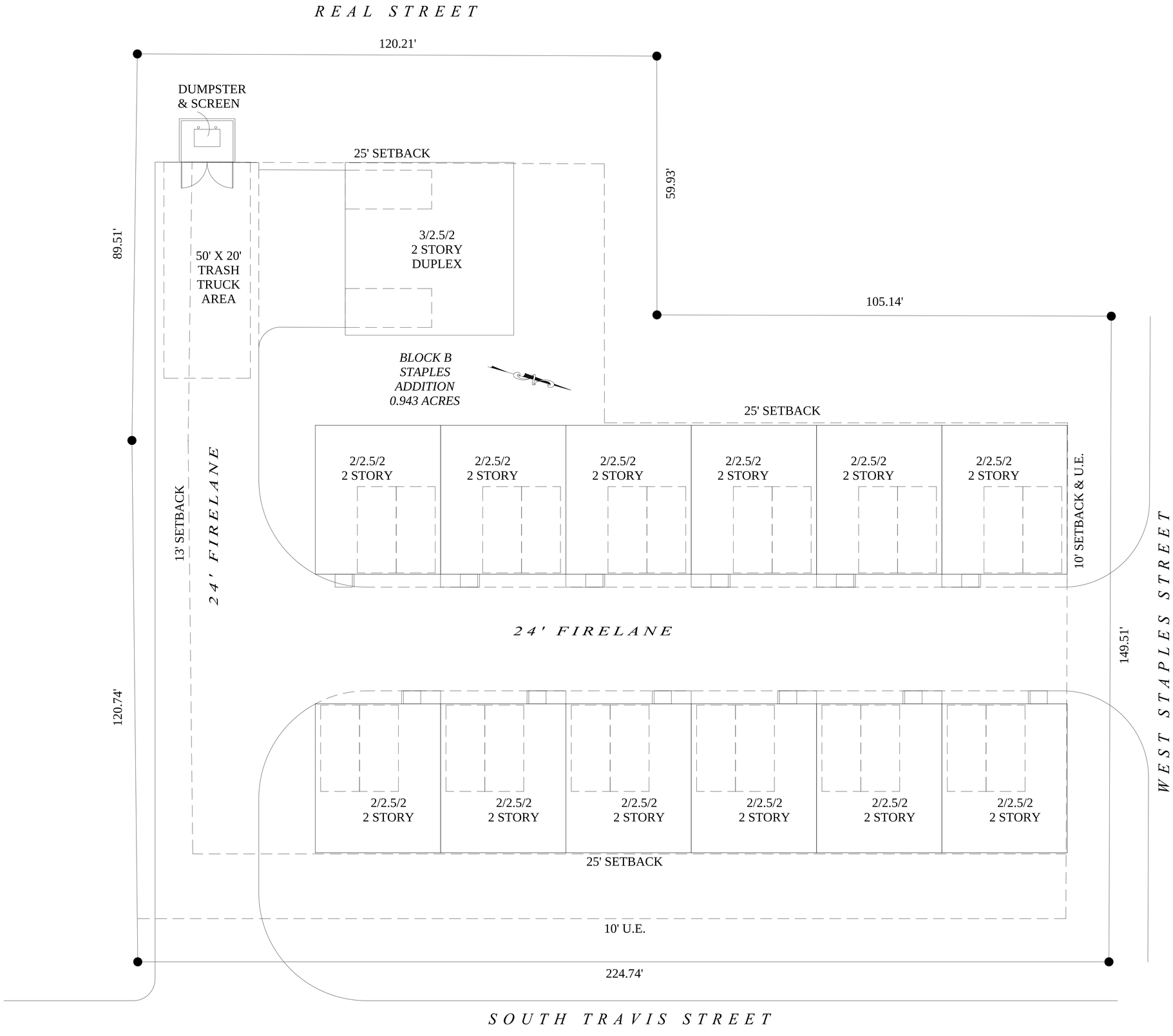
LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	E	ELECTRIC METER
IRFC	IRON ROD FOUND W/PLASTIC CAP		UTILITY/POWER POLE
RRF	RAILROAD SPIKE FOUND	AC	AC UNIT
CM	CONTROLLING MONUMENT	G	NATURAL GAS METER
( )	DEED OR PLAT CALL	W	WATER METER
R.O.W.	RIGHT-OF-WAY	C.O.	CLEAN OUT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		WOOD FENCE
			ASPHALT
VOL., PG.	VOLUME, PAGE	OHE	OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
0.943 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
1604 South Travis Street, Sherman
Grayson County, Texas

Preston Trail
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: 12/29/2021	Project No. 21-0296 Sheet No. 1 of 1



D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

1604 S. TRAVIS, LLC

1604 S. TRAVIS
SHERMAN, TEXAS

DATE
02/23/22

SHEET
SITE

SCALE
3/32" = 1'

TOWNHOME FRONT ELEVATION

DUPLEX FRONT ELEVATION

BUILDING INFORMATION

CODE REQUIREMENTS

OCCUPANCY CLASSIFICATION:	R-1
CONSTRUCTION TYPE:	WOOD FRAME WITH WOOD TRUSSES
NUMBER OF FLOORS:	TWO

FIREWALL NOTES

INTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING:	1 HOUR	UL U311
STC:	52	
SOUND TEST:	SA-830702	
SYSTEM THICKNESS:	5-1/4"	

ASSEMBLY OPTIONS

GYPSUM BOARD:	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
RESILIENT CHANNEL:	25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" O.C., OPTIONAL PER STC. REQ.
WOOD STUDS:	2" X 6" WOOD STUDS SPACED MAX. 16" O.C.
INSULATION:	MIN. 3" THICK MINERAL WOOL.
GYPSUM BOARD:	5/8" THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE

BUILDING & LOT INFORMATION

NUMBER OF LOTS: 1

NUMBER OF BUILDINGS: 3

SQUARE FOOTAGE PER UNIT (DUPLEX):	FLOOR 1:	540
	FLOOR 2:	738
	TOTAL HEATED:	1278
	PATIO:	48
	GARAGE:	239
	TOTAL FOOTAGES:	1565
SQUARE FOOTAGE PER UNIT (TOWNHOME):	FLOOR 1:	569
	FLOOR 2:	926
	TOTAL HEATED:	1495
	PATIO:	48
	GARAGE:	429
	TOTAL FOOTAGES:	1972

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

1604 S. TRAVIS, LLC

1604 S. TRAVIS
SHERMAN, TEXAS

DATE
02/23/22

SHEET
ELEVATION

SCALE
1/8" = 1'

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

David Ashley
12609 Montfort Dr.
Dallas, TX 75230

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

Devon Lewis
7750 N. Macarthur Blvd.
Irving, TX 75063

Dear Applicants,

The request for a Zone change and site plan approval for townhomes under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District located at 1604 South Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one (1) space per bedroom, minimum two (2) per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
6. The trash dumpster must be located inside the main building area, unless a variance is granted. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

1. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
2. Only garage parking will be permitted.
3. No parking will be permitted within fire lane.
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. The location of the trash receptors must be approved by the Public Works Department.
6. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
7. Real Street as shown on site plan is a platted alley. Ingress/Egress are only permitted onto public rights of way.
8. Internal water and sewer lines will be privately owned and maintained.
9. Water main in Travis Street must be upgraded for fire flow.
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 4100 BLOCK SISTRUNK DRIVE AND COX STREET & 2700 BLOCK LEACREST DRIVE**

The request of Tobar Properties (Owner), Mario Tobar (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4100 block of Sistrunk Drive and Cox Streets and the 2700 Block of Leacrest Drive, being 2.805 acres in the J. Hendrix Survey, Abstract 503, also being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sihuapilapa Estates, being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates.

Background:

The property is located in the 4100 block of Sistrunk Drive and Cox Streets and the 2700 Block of Leacrest Drive between Dripping Springs Road and Harriet Drive and is adjacent to Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like preliminary plat approval of Sihuapilapa Estates.

Adjacent Zoning:

R-1 (One-Family Residential) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Tobar Properties (Owner)
Mario Tobar (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

Yes

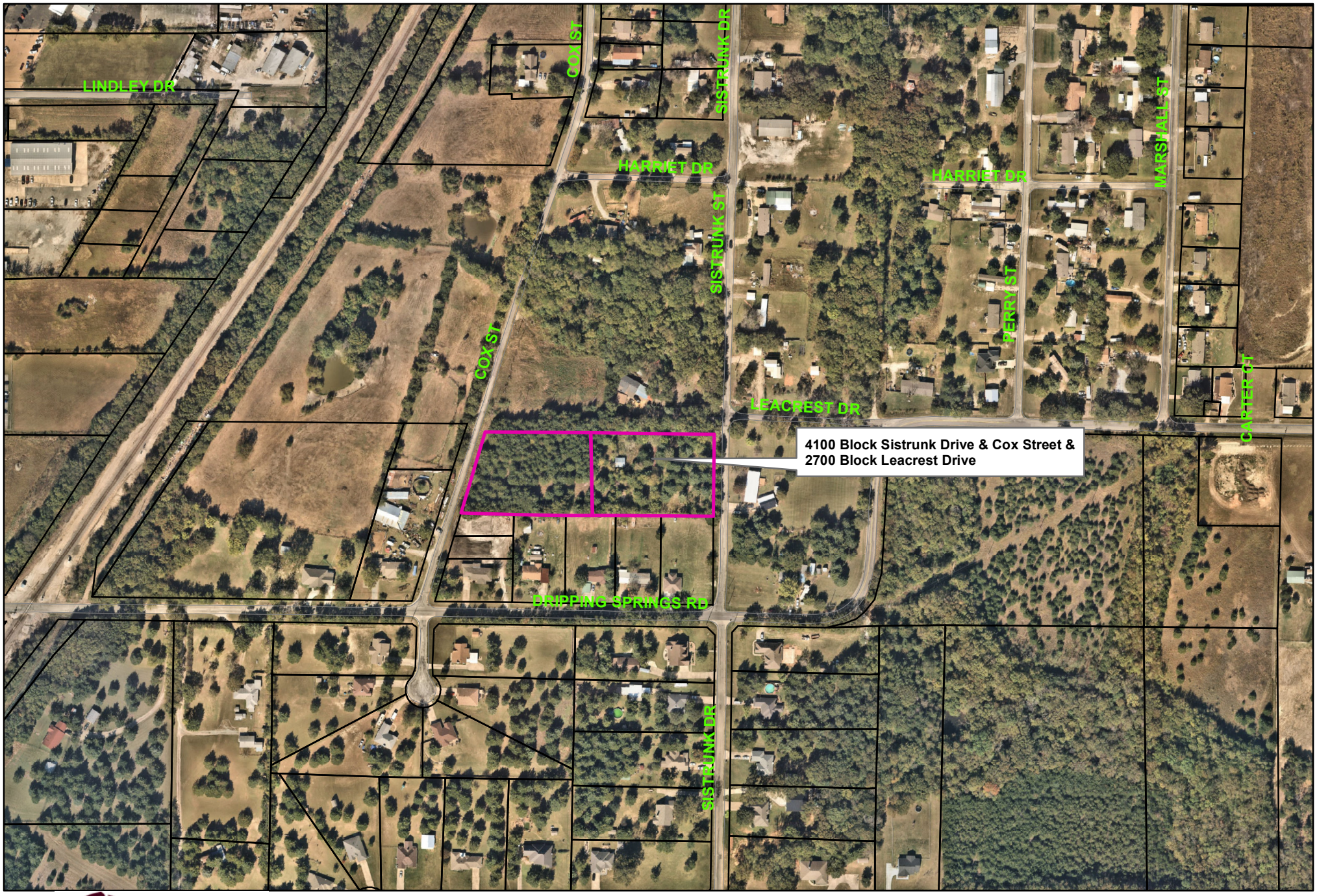
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



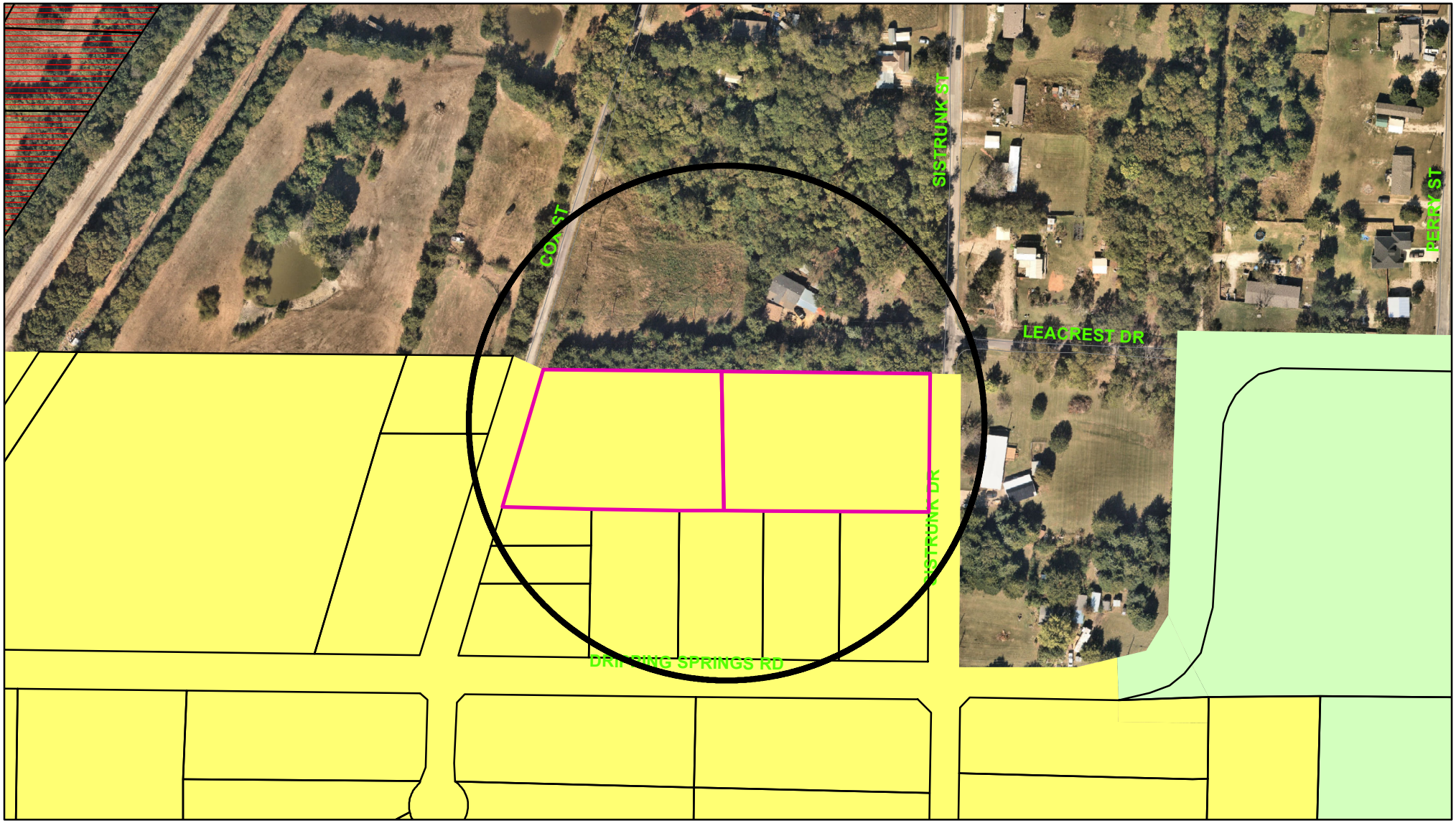
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

4100 Block Sistrunk Drive & Cox Street & 2700 Block Leacrest Drive

NOT TO SCALE

1 in = 305 ft



Zoning - 4100 Block Sistrunk Drive & Cox Street & 2700 Block Leacrest Drive

Legend

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

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

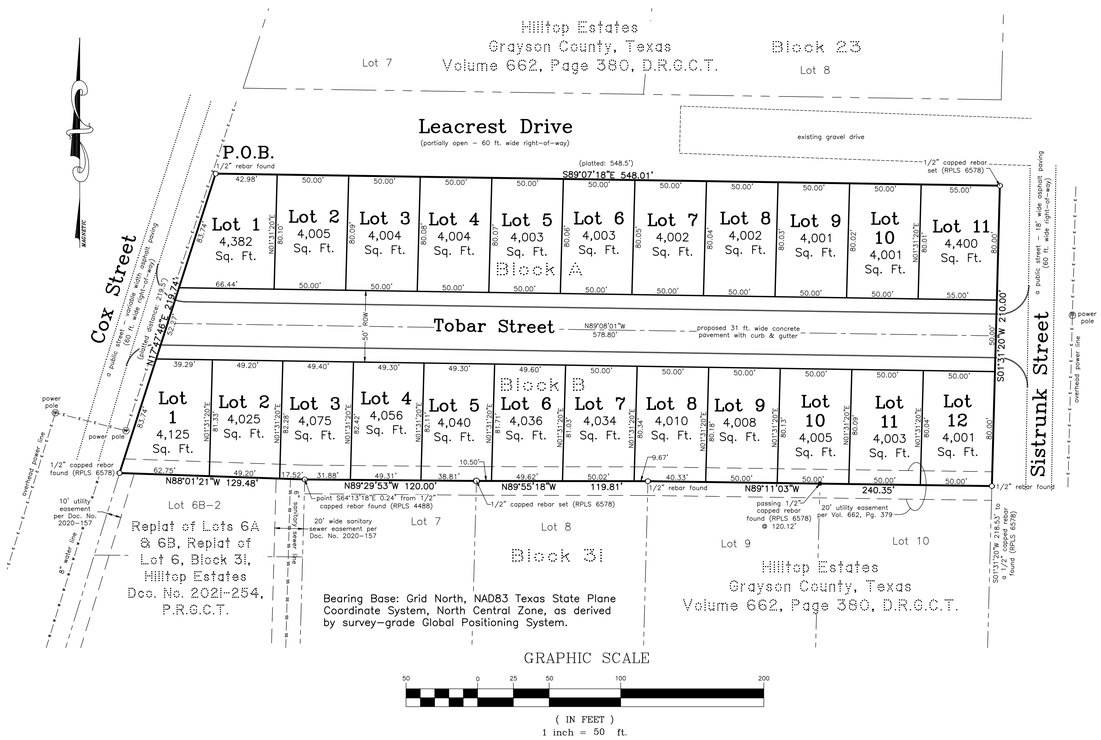
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



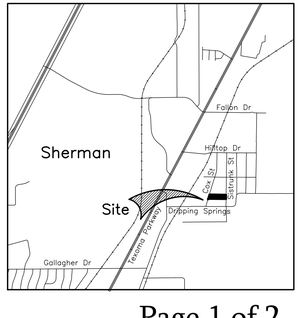
Preliminary Plat
Sihuapilapa Estates
(being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates)
to
the City of Sherman
Grayson County, Texas

2.805 Acres
in the
J. Hendrix Survey
Abstract No. 503

General Notes:

1. Water Supply to be provided by City of Sherman, Texas.
2. Sewer service to be provided by City of Sherman, Texas.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 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.

Vicinity Map
(not to scale)



Job No. CGS660222

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:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\4118-Sistrunk-Street-Sherman\Civil 3D\Replat.dwg 2/22/2022 10:34 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision to the City of Sherman, Texas as per plat of record in Volume 662, Page 380, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a ½ inch rebar found at the interseciton of the South line of Leacrest Drive, a public street (partially open), with the East line of Cox Street, a public street, at the Northwest corner of both said Lot 1 and the herein described tract;

THENCE South 89 deg. 07 min. 18 sec. East, with the South line of said Leacrest Drive and the North lines of said Lots 1 thru 5, a distance of 548.01 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the intersection of the South line of said Leacrest Drive with the West line of Sistrunk Street, a public street, at the Northeast corner of both said Lot 5 and the herein described tract;

THENCE South 01 deg. 31 min. 20 sec. West, with the West line of said Sistrunk Street and the East line of said Lot 5, a distance of 210.00 ft. to a ½ inch rebar found at the Northeast corner of Lot 10, said Block 31 and the Southeast corner of both said Lot 5 and the herein described tract, FROM which a ½ inch capped rebar found (RPLS 6578) bears South 01 deg. 31 min. 20 sec. West, 218.53 ft.;

THENCE North 89 deg. 11 min. 03 sec. West, with the South line of said Lots 4 and 5 and the North line of said Lot 10 and Lot 9, said Block 31, a distance of 240.35 ft. to a ½ inch rebar found at the Northwest corner of said Lot 9, the Northeast corner of Lot 8, said Block 31, the Southwest corner of said Lot 4 and the Southeast corner of said Lot 3, at an angle point of the herein described tract;

THENCE North 89 deg. 55 min. 18 sec. West, with the South line of said Lot 3 and the North line of said Lot 8, a distance of 119.81 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Lot 8, the Northeast corner of Lot 7, said Block 31, the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, at an angle point of the herein described tract;

THENCE North 89 deg. 29 min. 53 sec. West, with the South line of said Lot 2 and the North line of said Lot 7, a distance of 120.00 ft. to a point at the Northwest corner of said Lot 7, the Southwest corner of said Lot 2, the Southeast corner of said Lot 1 and the Northeast corner of Lot 6B-2 of the Replat of Lots 6A & 6B, of the Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas as per plat of record in Doc. No. 2021-254, Plat Records, Grayson County, Texas, at an angle point of the herein described tract, SAID point bears South 64 deg. 13 min. 18 sec. East, 0.24 ft. from a ½ inch capped rebar found (RPLS 4488);

THENCE North 88 deg. 01 min. 21 sec. West, with the North line of said Lot 6B-2 and the South line of said Lot 1, a distance of 129.48 ft. to a ½ inch capped rebar found (RPLS 6578) in the East line of said Cox Street, at the Northwest corner of said Lot 6B-2 and the Southwest corner of both said Lot 1 and the herein described tract;

THENCE North 17 deg. 47 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lot 1, a distance of 219.74 ft. to the **PLACE OF BEGINNING** and containing **2.805 ACRES and/or 122,167 SQUARE FEET** 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.

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

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

I, Tobar's Properties, sole owner of Preliminary Plat of Sihuapilapa Estates 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.

_____
Mario Tobar, Representative for Tobar's Properties

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Sihuapilapa Estates to City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Sihuapilapa Estates to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary Plat
Sihuapilapa Estates
(being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates)
to
the City of Sherman
Grayson County, Texas
2.805 Acres
in the
J. Hendrix Survey
Abstract No. 503

Job No. CGS660222

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:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\4118-Sistrunk-Street-Sherman\Civil 3D\Replat.dwg 2/22/2022 10:34 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Tobar's Properties
635 Preston Meadows Rd.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of Sihuapilapa Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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)*
2. Sanitary Sewer main must be extended within Sistrunk Street right of way from Dripping Springs Road in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
3. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
4. 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. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
7. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
8. Specific Use Permit required if proposed lots are to be patio home lots. *Chapter 14, Section 8, Subsection (9)*

9. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 1, Block A. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
10. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 11, Block A. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
11. Dedicate a 15'x15' Right of Way corner clip on Northwest corner of proposed Lot 1, Block B. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
12. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 12, Block B. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
13. Dedicate a 10' Utility Easement along all street frontage. Modify 10' Utility Easement on proposed Lot to parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
14. Metes and bounds do not match drawing along Cox Street right of way; revise appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
15. Lot 1, Block B shall have a minimum of 45' at street frontage.

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

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

Respectfully,

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

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

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

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

403 WEST BELDEN STREET

The Request of Robert and Kellie LaPrelle (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 403 West Belden Street, being 0.624 Acres in the J.B McAnair Survey, abstract No. 763, also being all of Lots 4 and 5, Block 1, of R.E. Shannon Second Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2' setback from the side property line in lieu of the required 5' and a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 5' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 4 & 5, Block 1, R. E. Shannon Second Addition.

Background:

The property is located at 403 West Belden, the northwest corner of North Alexander and West Belden Streets. The owner is requesting a 2' side yard setback and a 5' setback from the main structure for an existing non-conforming building.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Robert and Kellie LaPrelle (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

35

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Site Plan
Staff Review Letter
Staff Review Letter

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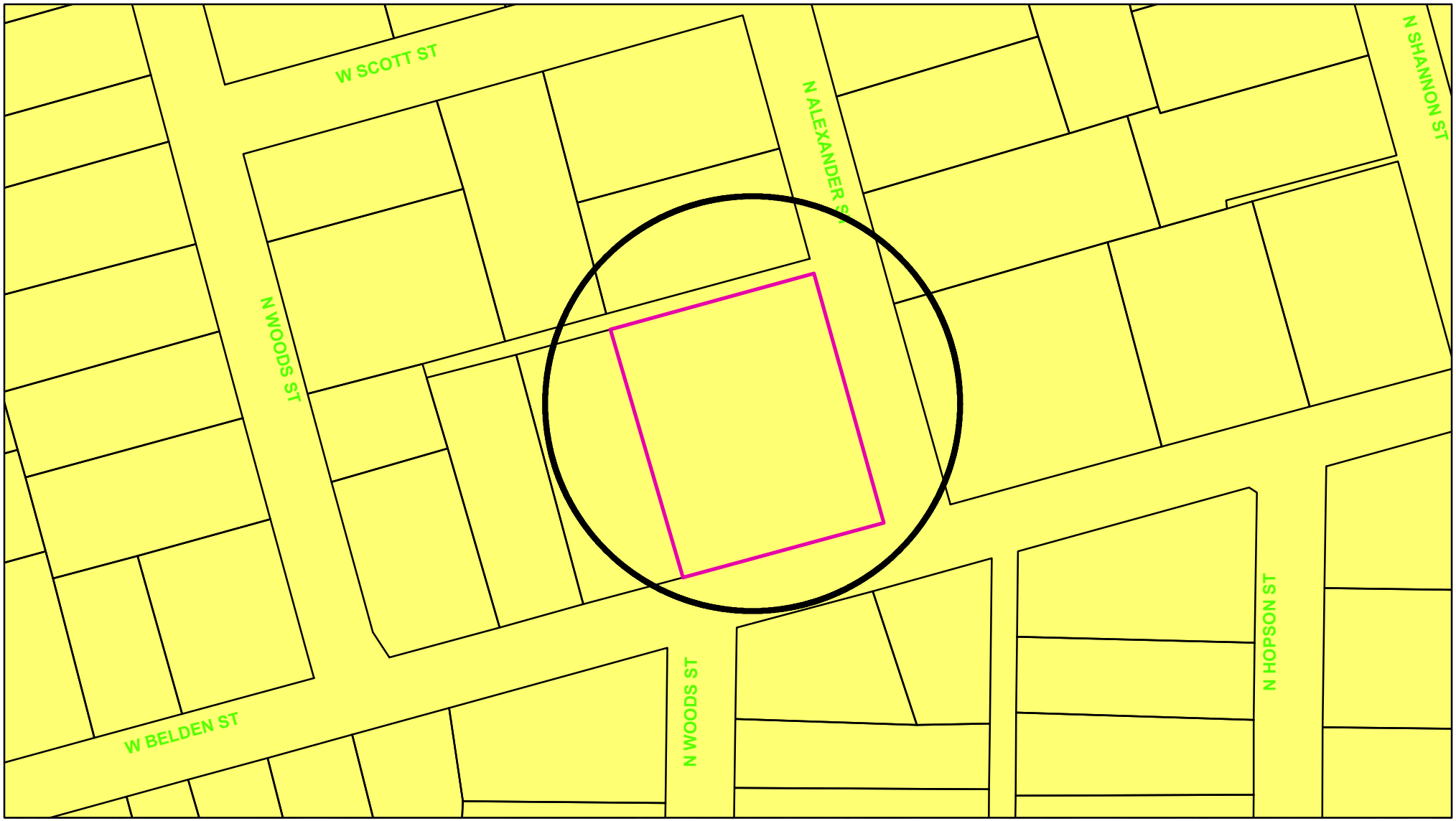
403 West Belden Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft



Zoning - 403 West Belden Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

403 W Belden

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition

to the

City of Sherman, Texas

0.624 Acres

in the

J. B. McAnair Survey Abstract No. 763

General Notes:

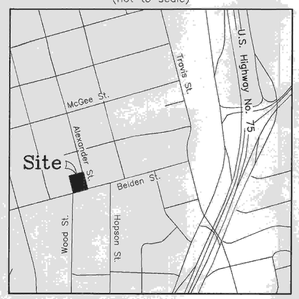
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS690222

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

Owners:
Robert LaPrelle &
Kellie Murphy LaPrelle
403 W. Belden Street
Sherman, Texas

Vicinity Map
(not to scale)



FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J.B. McAnair Survey, Abstract No. 763, being all of Lots 4 and 5, Block 1, of R. E. Shannon Second Addition to the City of Sherman, Texas, as per plat of record in Volume 27, Page 51, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 3694) at the intersection of the North right-of-way line of Belden Street, a generally East-West street with the West right-of-way line of Alexander Street, a generally North-South street, being the Southeast corner of both said Lot 5 and the herein described tract;

THENCE South 74 deg. 46 min. 42 sec. West, with the North right-of-way line of said Belden Street, and the South lines of said Lots 4 and 5, a distance of 151.00 to the Southeast corner of Lot 3, said Block 1 and the Southwest corner of both said Lot 4 and the herein described tract, from which point bears South 87 deg. 02 min. 15 sec. West, 1.11 ft. from a 1 inch pipe found;

THENCE North 15 deg. 06 min. 05 sec. West, with the East line of said Lot 3 and the West line of said Lot 4, a distance of 180.00 ft. to a 1/2 inch capped rebar found (RPLS 5433) at the Northeast corner of said Lot 3 and the Northwest corner of both said Lot 4 and the herein described tract, lying in the South line of a "called" platted 16 ft. alley of said R. E. Shannon Second Addition;

THENCE North 74 deg. 46 min. 42 sec. East, with the South line of said alley and the North lines of said Lots 4 and 5, a distance of 151.00 ft. to a 1/2 inch capped rebar found (RPLS 5433), lying in the West right-of-way line of said Alexander Street, being the Northeast corner of both said Lot 5 and the herein described tract;

THENCE South 15 deg. 06 min. 05 sec. East, with the West right-of-way line of said Alexander Street and the East line of both said Lot 5 and the herein described tract, a distance of 180.00 ft. to the **PLACE OF BEGINNING** and containing **0.624 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
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

We, Robert LaPrelle and Kellie Murphy LaPrelle, sole owner of Replat of Lots 4 & 5, Block 1, R. E. Shannon Second 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.

_____ _____
Robert LaPrelle Kellie Murphy La Prelle

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

This, the final plat of Replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

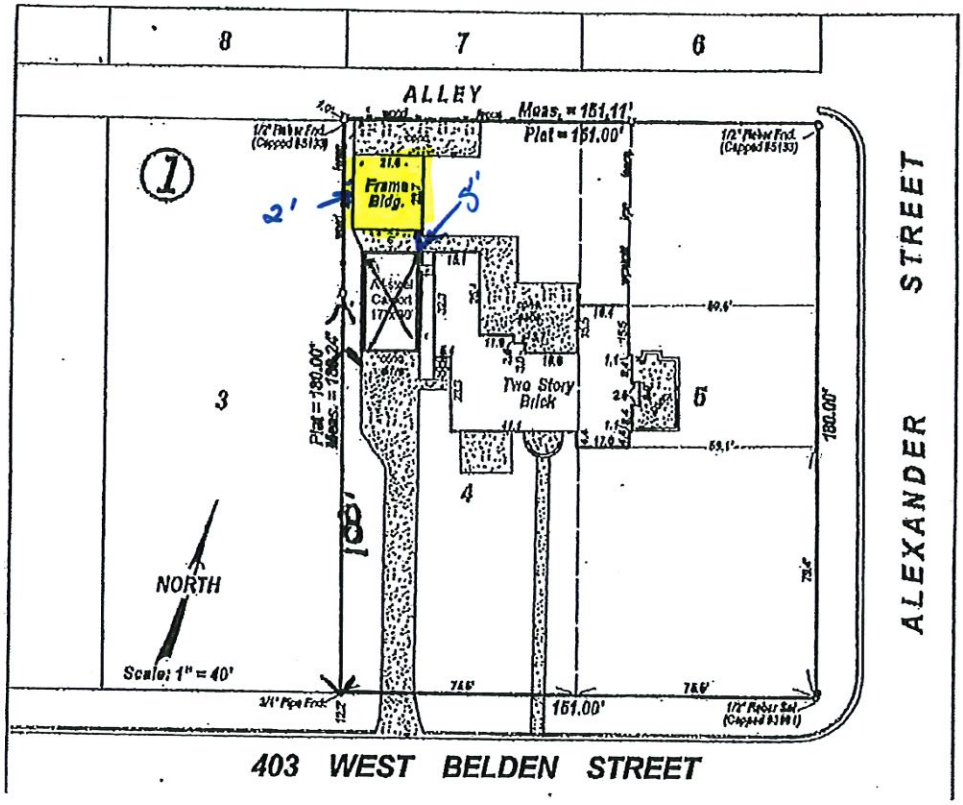
Replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition
to the
City of Sherman, Texas
0.624 Acres
in the
J. B. McAnair Survey Abstract No. 763

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

Owners:
Robert La Prelle &
Kellie Murphy La Prelle
403 W. Belden Street
Sherman, Texas

Z:\Shared Projects\Land Projects R2\403-W-Belden-Street-Sherman\Civil 3D\Replat.dwg 2/22/2022 2:32 PM

Bob LaPrelle
403 W. Belden St., Sherman, TX 75092
972-951-5208
blaprelle@historictrains.org



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Robert and Kellie Laprelle
403 W. Belden
Sherman, TX 75092

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

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2' setback from the side property line in lieu of the required 5' and a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 5' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District located at 403 West Belden Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Accessory Building Ordinance, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Robert La Prelle
Kelli Murphy La Prelle
403 W. Belden St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 4 & 5, Block 1, R.E. Shannon Second Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Graphically show edge of pavement on drawing.
3. Simplify Plat name with subtitle of "being a replat of…"
4. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 4R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 10' Utility Easement along all street frontage. Modify 10' Utility Easement on proposed Lot to parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 15' Sanitary Sewer Easement along centerline of existing sewer main within subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
8. Add zip code to ownership block on both pages.
9. The City of Sherman does not maintain alleys.
10. Encroachment Easement required for existing structure over existing sewer main in northwest corner of subject property. Adequate proof of removal of building may be accepted in lieu of Encroachment Easement.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

2834 REX CRUSE DRIVE

The request of Lauri and Charles Harrelson (Owners) and David Fite Surveying (Surveyor) concerning the property located at 2834 Rex Cruse Drive, being Lot 1, Block One of Sleepy Hollow Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District.

Background:

The property is located at 2834 Rex Cruse Drive, near the southwest corner of West Idlewood and Rex Cruse Drives. The owner is requesting a 4' setback from the main structure for a storage building.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lauri and Charles Harrelson (Owners)
David Fite Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:
0

Development Review Meeting:
No

Attachments

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

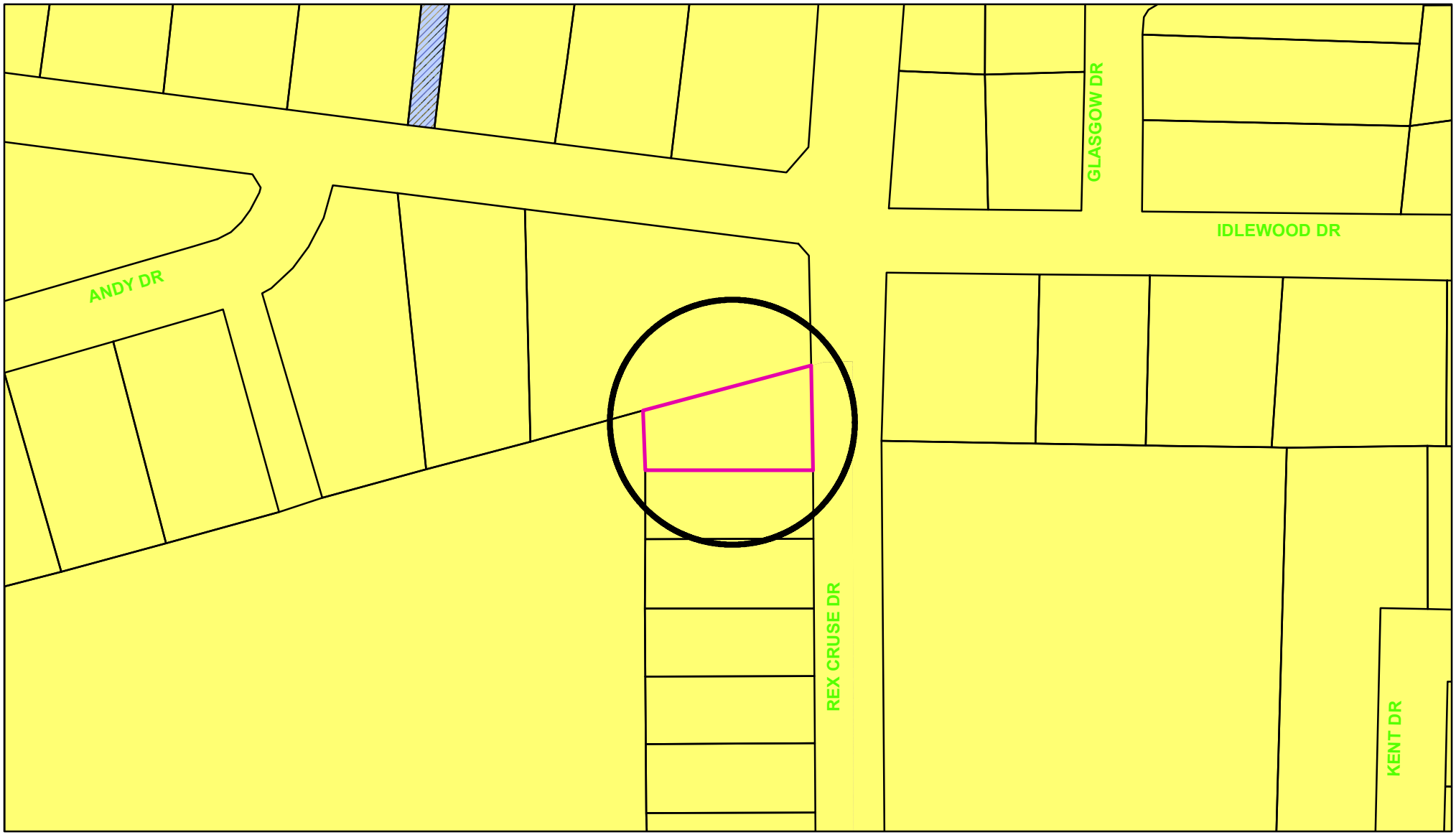
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2834 Rex Cruse Drive

NOT TO SCALE

1 in = 100 ft



Zoning - 2834 Rex Cruse Drive

Legend

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

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

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

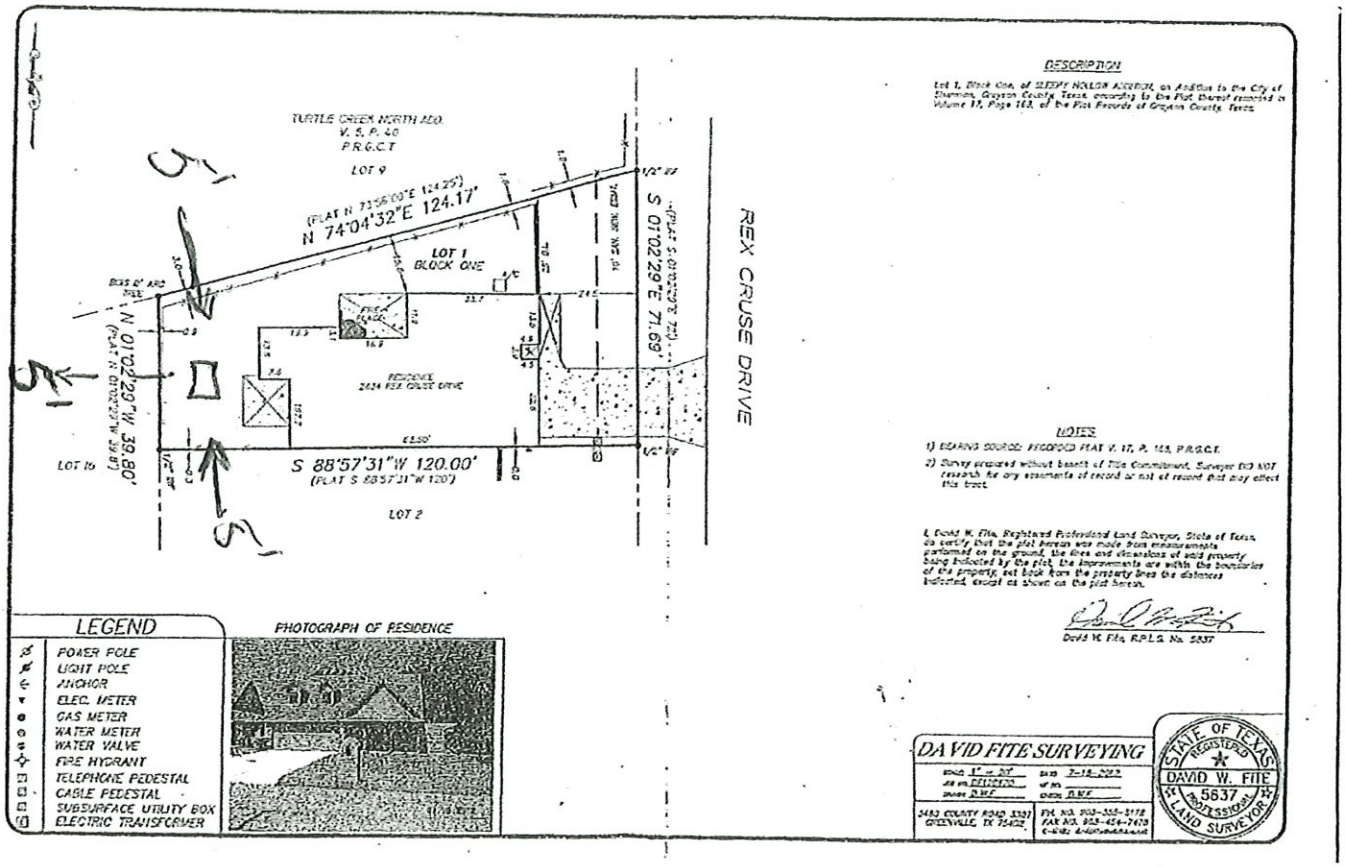
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

2834 Rex Cruse



DESCRIPTION

Lot 1, Block One, of SLEEPY HOLLOW ADDITION, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 17, Page 163, of the Plat Records of Grayson County, Texas.

NOTES

1) BEARING SOURCE: RECORDED PLAT V. 17, P. 163, P.R.G.C.T.

2) Survey prepared without benefit of Title Commitment. Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, not back from the property lines the distances indicated, except as shown on the plat hereon.

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

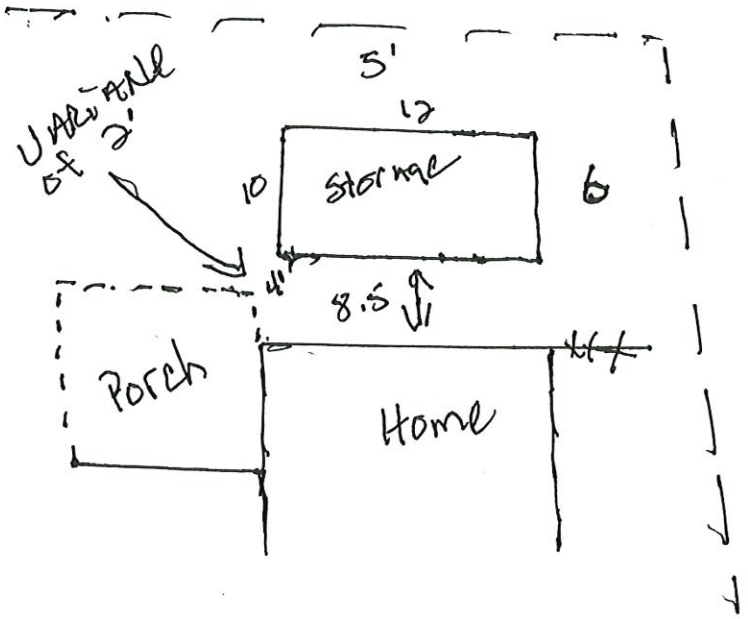
LEGEND

- POWER POLE
- LIGHT POLE
- ANCHOR
- ELEC. METER
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SUBSURFACE UTILITY BOX
- ELECTRIC TRANSFORMER

PHOTOGRAPH OF RESIDENCE

DAVID FITE SURVEYING
3453 COUNTY ROAD 3397
GREENVILLE, TX 75402
PH. NO. 903-355-5178
FAX NO. 903-454-7408

STATE OF TEXAS
REGISTERED
DAVID W. FITE
5837
PROFESSIONAL
LAND SURVEYOR



5'
12
VARIANCE of 2'
10
Storage
6
4'
8.5
Porch
Home

2/23/2022

Members of the P&Z,

The reason for the variance request:
Tuff Shed applied for the building permit for us for a fee.
The information they were given only called for the fence line setback of five
Feet. We nor them were told about the setback from the house. We were
Told by the inspector the set back for the house is 6 feet. We are well over the requirements for the house although we need a variance of 2 feet for the
Covered porch.

Sincerely,
Charlie and Lauri Harrelson

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Lauri & Charles Harrelson
2834 Rex Cruse Dr.
Sherman, TX 75092

David Fite Surveying
3480 County Road 3307
Greenville, TX 75402

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District located at 2834 Rex Cruse Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Accessory Building Ordinance, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Accessory buildings cannot be located in drainage or utility easements. *(Chapter 14, Exhibit A, Section 7, Subsection 1(g))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

2525 NANTUCKET DRIVE

The request of Jeff and Laura Hill (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2525 Nantucket Drive, being Lot 6 and the north 53 feet of Lot 5, Block 1, of the Canyon Creek Addition Section 2B, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow an accessory building 42' from the front property line in lieu of the required 60' in an R-1 (One-Family Residential) District.

Background:

The property is located at 2525 Nantucket Drive between Vancouver Place and West Lamberth Road. The owner is requesting a 42' setback from the front property line for a detached garage.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jeff and Laura Hill (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:
0

Development Review Meeting:
No

Attachments

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

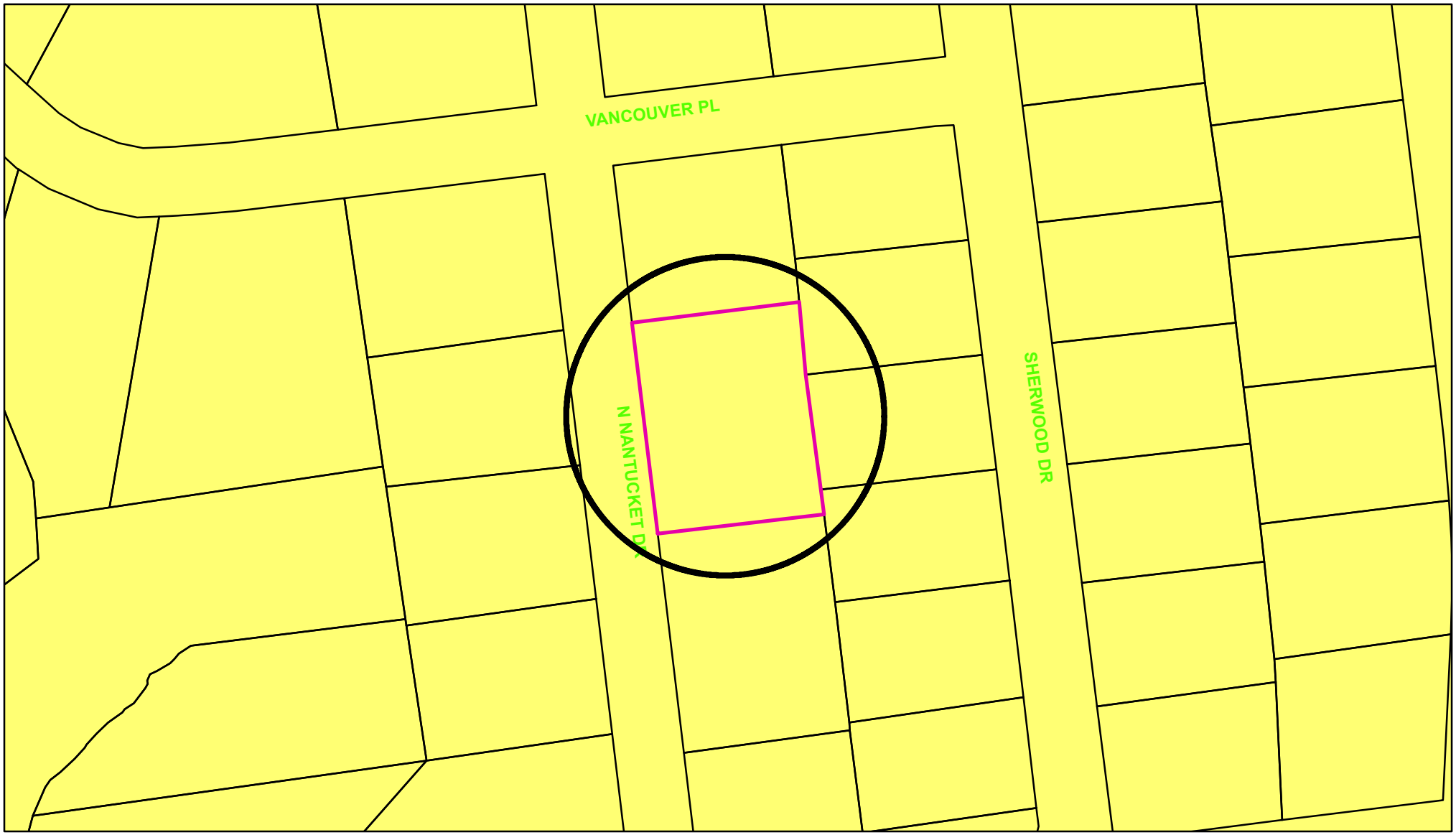
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2525 Nantucket Drive

NOT TO SCALE

1 in = 100 ft



Zoning - 2525 Nantucket Drive

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

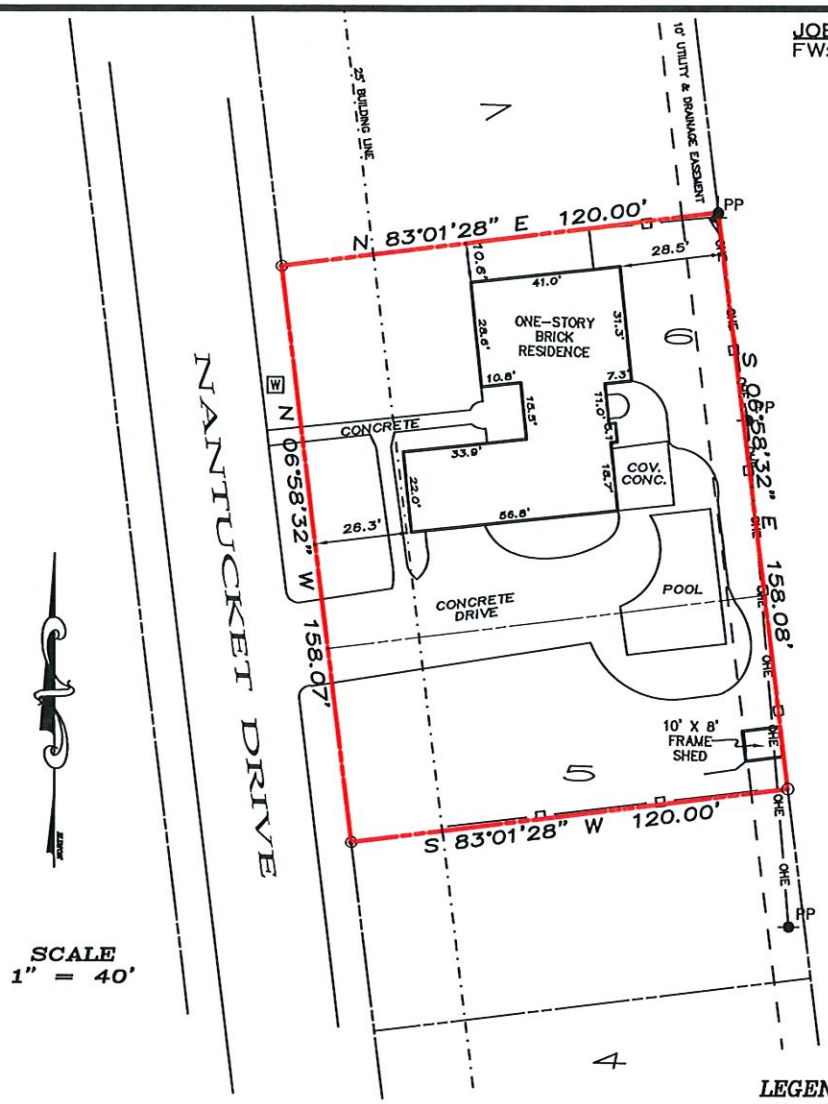
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

2525 Nantucket

JOB NO. 22020126
FW: WK — DFT: CG



SCALE
1" = 40'

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

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

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

Copyright ©2022
Underwood Drafting & Surveying, Inc.
All rights reserved.

LEGEND

- ○ 1/2" STEEL ROD DISTURBED
- ● 1/2" STEEL ROD SET
- ◎ 1/2" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STOCKADE FENCE
- OHE OHE OVERHEAD ELECTRIC LINE

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 21st day of February 2022, a survey was made on the ground of the property shown hereon, described as all of Lot 6 and the north 53 feet of Lot 5, Block 1, of the Canyon Creek Addition Section 2B, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 4, Page 95, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 2525 Nantucket Drive, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

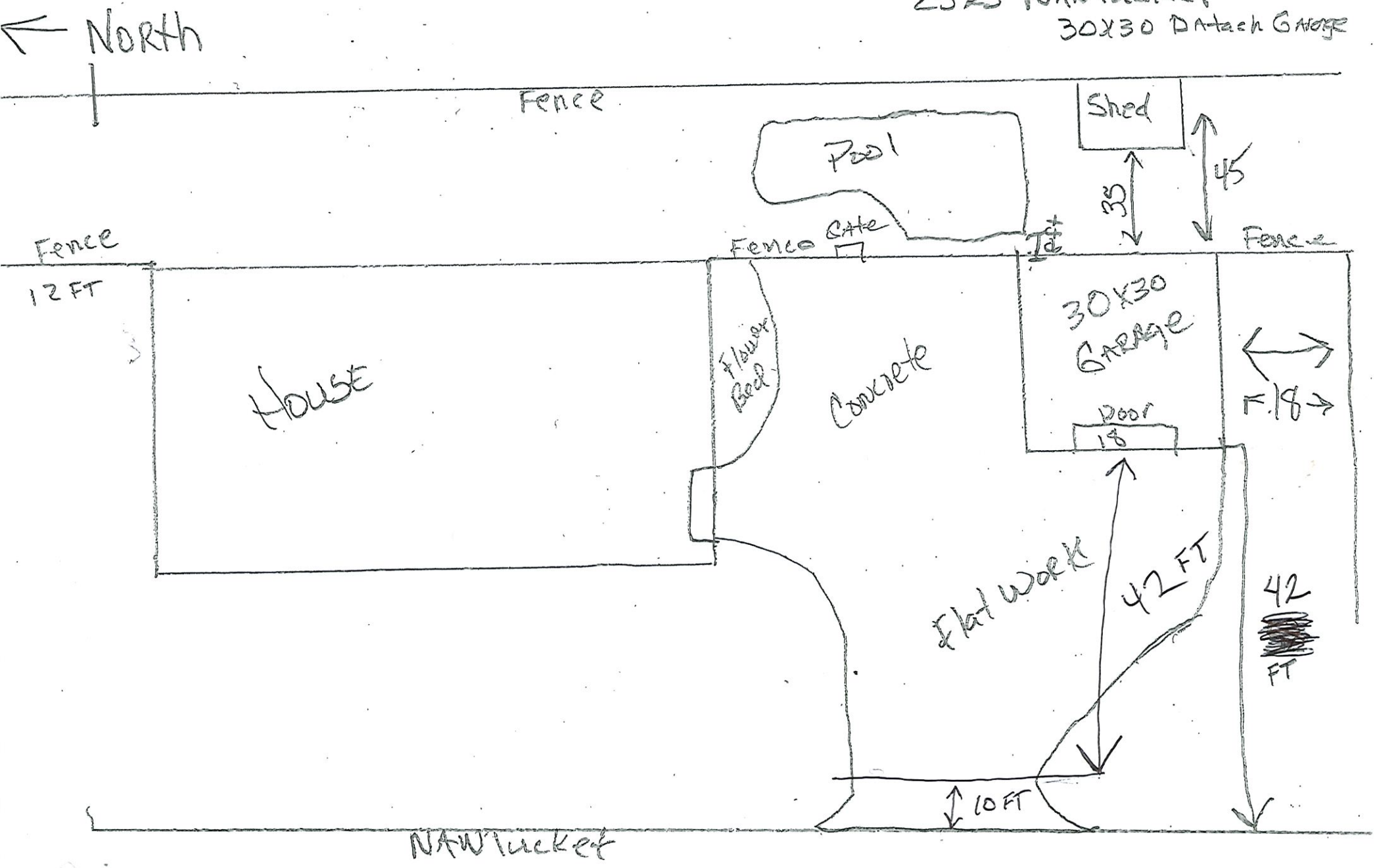
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

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

1/2 Acre Lot

2525 Nantucket
30x30 Attach Garage



Building Materials List for Plan #900-2

~ Local building code approved substitutions may be made to this list ~

Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest accuracy, but typographical or human error is possible. Quantities verification by the materials supplier is recommended before materials package is finalized and/or shipped.

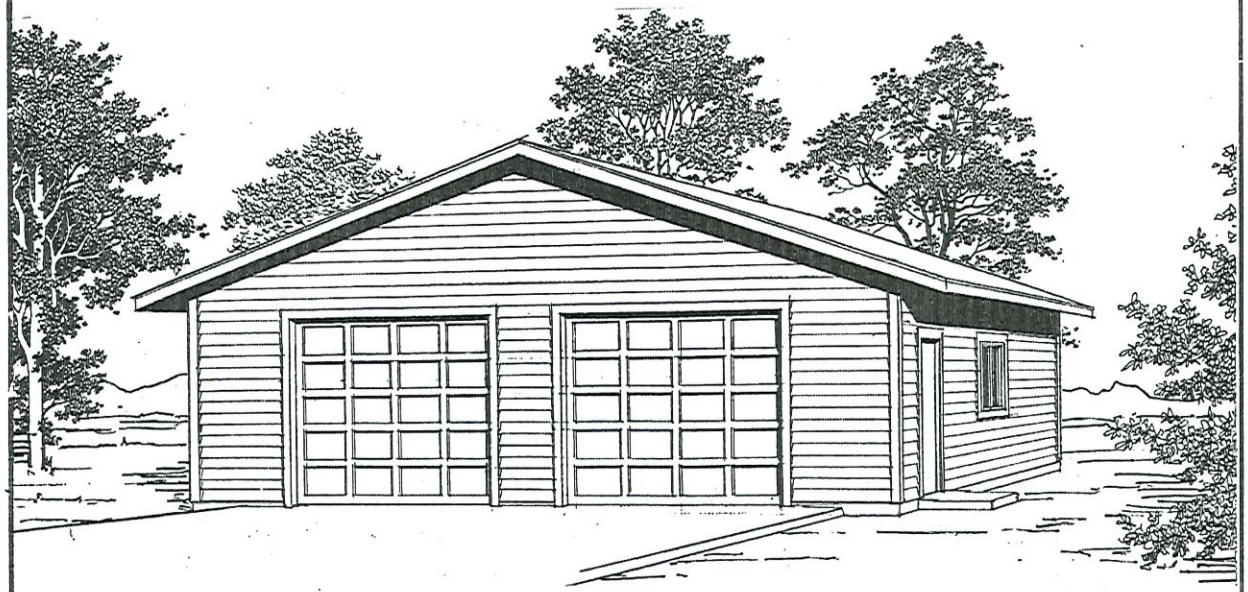
Rough Framing		
2 x 4 x 103-1/2" HF/DF "stud" wall framing		110 pcs.
2 x 4 HF/DF No. 2 for plates and lookouts		288 lf
2 x 4 HF/DF No. 2 pressure-treated bottom plate		120 lf
2 x 8 DF No. 1 Header	10' length	4 pcs.
3.5 X 11.25 LVL Header 2950Fb, 2.0E (will trim)	10' length	2 pcs.
2 x 6 DF No. 1 Header	8' length	1 pc.
2 x 4 x 22-1/2" Eave Blocking with screened vent holes		30 pcs.
Trusses: 4 : 12 : -- 30'-0" span, incl. (2) end trusses		16 pcs.
Sheathing Materials		
7/16" o.s.b. wall sheathing	4 x 8 sheet	38 sheets
1/2" (15/32") C-D APA Plywood, ext. glue P.I. 24/	4 x 8 sheet	36 sheets
Vapor Barrier		
Roof 15# bituminous felt paper in 36" wide roll		450 lf
Wall 7# bituminous felt paper in 40" wide roll		400 lf
Floor .006" black polyethylene membrane		900 sf
Siding Materials		
8" textured o.s.b.siding boards with 1" lap	1060 sf	siding area
(alternate)7/16" o.s.b. text. (or 5/8" T1-11 plyw'd) panel	4 x 9 sheet	36 sheets
Trim: 5/4 x 4 (for alt. siding, use 1x thk. trims)	8' length	9 pcs.
Trim: 5/4 x 4	9' length	4 pcs.
Trim: 5/4 x 4	10' length	2 pcs.
Trim: 5/4 x 3	9' length	4 pcs.
Fascia: 1 x 8	8' length	8 pcs.
Rakeboard: 2 x 6	18' length	4 pcs.
Roofing Materials		
Composition Roofing Shingles	1113 sf	roof area
Ridgevent material		30 lf
Window and Door Assemblies		
4030 sliding window(s)		2 ea.
3068 exterior door		1 ea.
9'-0" x 8'-0" sectional garage door		2 ea.
Metal Parts & Misc.		
Anchor bolts: 1/2" dia. x 10" ASTM A-307	w/ hex nuts--	23 pcs.
Flat washer: 2" x 2" square x 3/16" thick		23 pcs.
Simpson H1 clips (or equal)		28 pcs.
16d sinker nails		50 lbs.
8d common nails @ 145 nails / lb.		20 lbs.
Roofing nails @ 210 nails / lb.		15 lbs.
Drip flashing for window/door heads		29 lf

~ To advise corrections, call 1-800-210-6776 Thank you.~.

(NOTE: ELECTRICAL & MECHANICAL NOT INCLUDED IN THIS LIST.)

GRADE-TO-RIDGE HEIGHT: 15' -2"

GROSS FLOOR AREA: 900 SQ. FT.



Oversized Two Car Garage Plan #900-2

30' x 30'

Building Code Compliance

This planset was prepared to comply with the prescriptive requirements of the 2018 International Residential Code (IRC)

Building Categories and Data

Occupancy Classification: "U"

Construction Type: "V"

Parameters For Design

Wind Speed: 115 mph ultimate

Wind Exposure: C

Seismic Category: A, B and C

Snow Load: 30# / sq. ft.

Behm Design

www.behmdesign.com

QUESTIONS? CALL 1-800-210-6776

PLAN NO. 900-2

DESIGN JB | DRAWN JB | DATE updated 03/19

SHEET CONTENTS
PROJECT ILLUSTRATION
PROJECT DATA
BUILDING MATERIALS LIST

SHEET 1 OF 7

My request is for a variance to allow a detached garage to be located 42' off my front property line.

I had previously submitted a site plan, which was approved, and I was issued a building permit. At that point I prepared the site by removing multiple trees, doing dirt work, setting up my stringline and calling for my first inspection.

When the string line failed, upon talking with the city inspector, there was not a mistake in how my string line was set up, but the site plan and building permit were issued in error.

Based on these circumstances, I wanted to show the plan I had submitted. The nature of the lot and the need to allow for proper drainage, does not allow for the customary 60' set back. The house is 25' from the property line. The garage will be 42' from the property line. The garage will be painted and have shingles to match the house.

I am requesting an 18' variance, to move forward with the construction of a detached garage as planned.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Jeff & Laura Hill
2525 Nantucket Drive
Sherman, TX 7509

Underwood Drafting and Surveying
3404 Interurban Rd
Denison, TX 75020

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow an accessory building 42' from the front property line in lieu of the required 60' in an R-1 (One-Family Residential) District located at 2525 Nantucket Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Accessory Building Ordinance, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Accessory buildings cannot be located in drainage or utility easements. *(Chapter 14, Exhibit A, Section 7, Subsection 1(g))*
5. Existing 8'x10' Frame Shed needs to be removed or relocated outside of the 10' Utility & Drainage Easement before a permit will be issued. *(Chapter 14, Exhibit A, Section 7, Subsection 1(g))*
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*

Engineering:

1. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

* **200-600 BLOCKS LUELLA ROAD**

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

Planning and Zoning Commission

Preliminary plat approval for Luella Crossing Phases 1 & 2 in Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located in the 200-600 Blocks Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like preliminary plat approval of Luella Crossing Phases 1 & 2.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

HMI-Sherman 2 LLC (Owner)
Kimley-Horn and Associates, Inc. (Surveyor/Engineer)
Lennar Homes (Developer)

Master Plan Designation:
Not included in Master Plan.

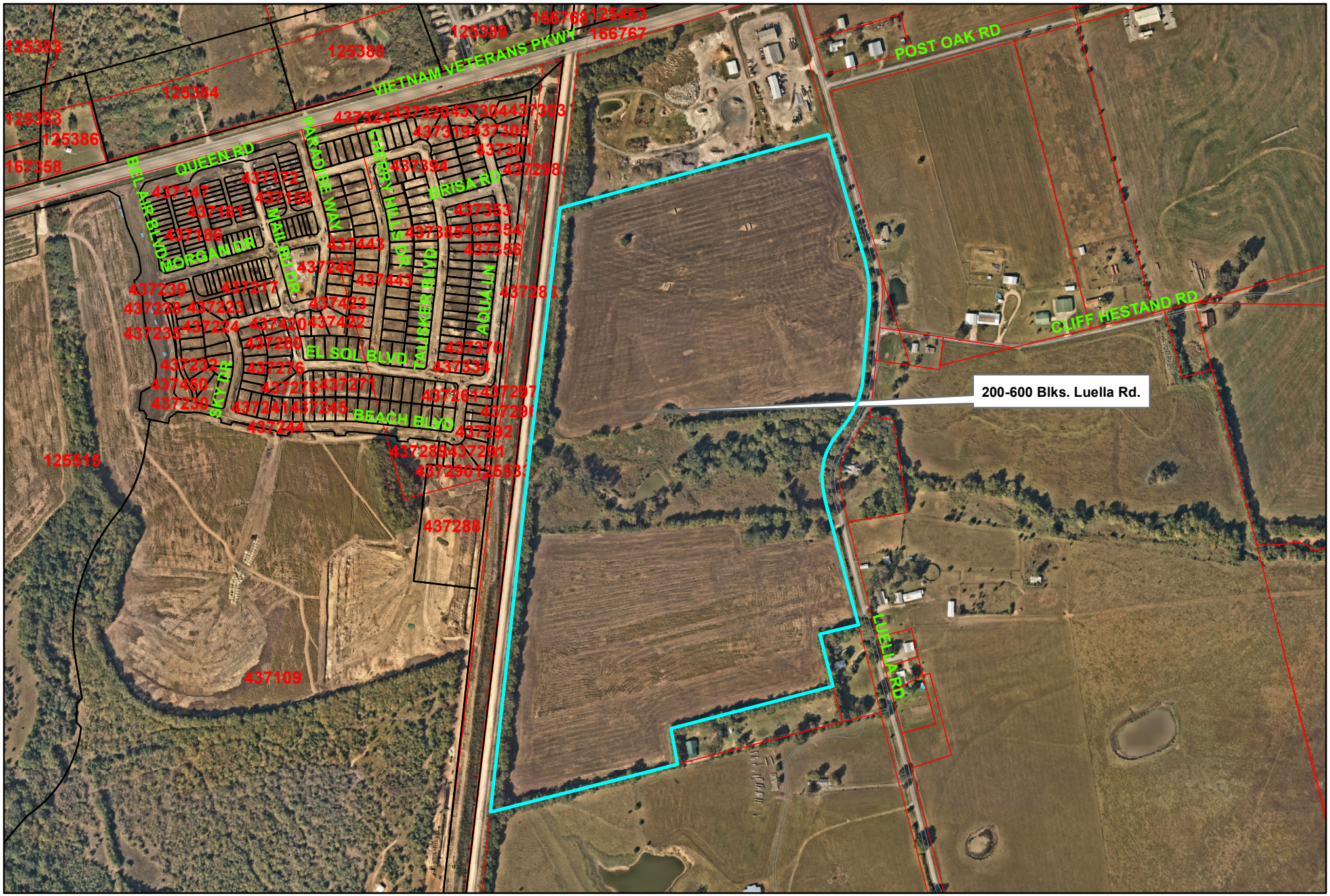
Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Preliminary Plat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

200-600 Blocks Luella Road (ETJ)

NOT TO SCALE

1 in = 600 ft

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

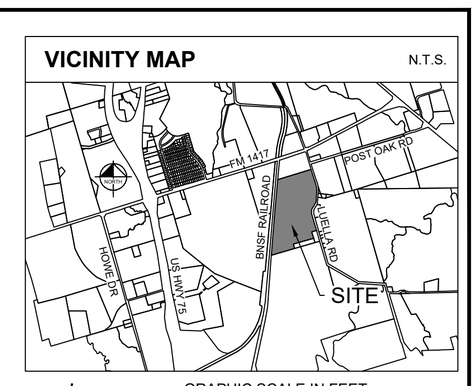
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

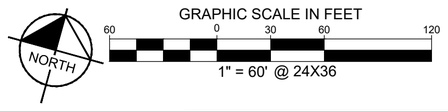
FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

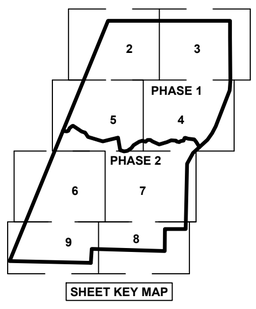
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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

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



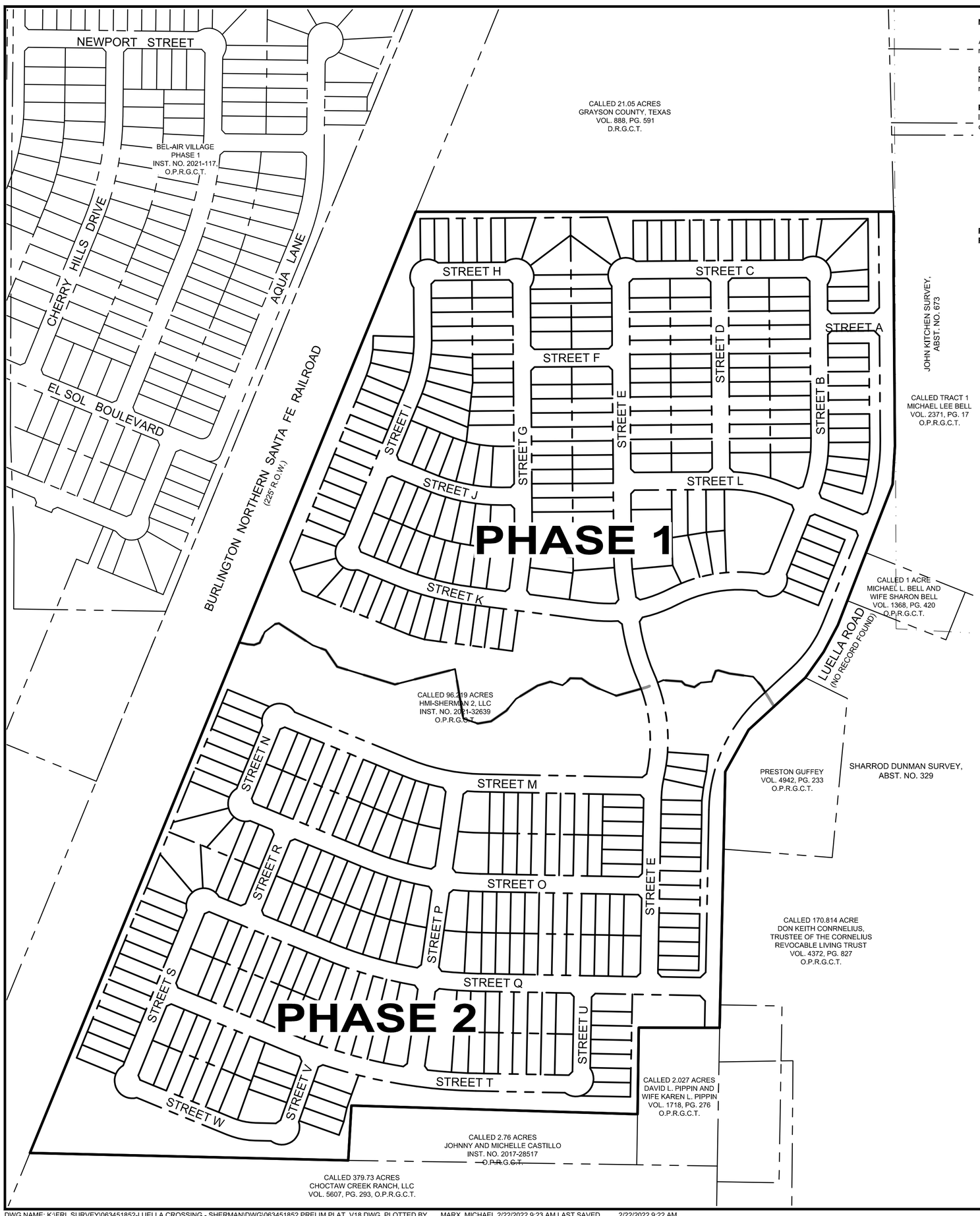




LEGEND

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

SEE SHEET No. 8 FOR CURVE TABLE
SEE SHEET No. 9 FOR LINE TABLE
SEE SHEET No. 10 FOR LOT AREA TABLE



Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT
LUELLA CROSSING
PHASES 1 & 2

BLOCK A, LOTS 1X, 2-69; BLOCK B, LOTS 1X, 2-6; BLOCK C, LOTS 1X, 2-11;
BLOCK D, LOTS 1-26; BLOCK E, LOTS 1-26; BLOCK F, LOTS 1X, 2-13;
BLOCK G, LOTS 130; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28;
BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-42; BLOCK L, LOTS 1-24;
BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26; BLOCK O, LOTS 1-20;
BLOCK P, LOTS 1-30; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18

428 RESIDENTIAL LOTS
6 HOA LOTS

96.173 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

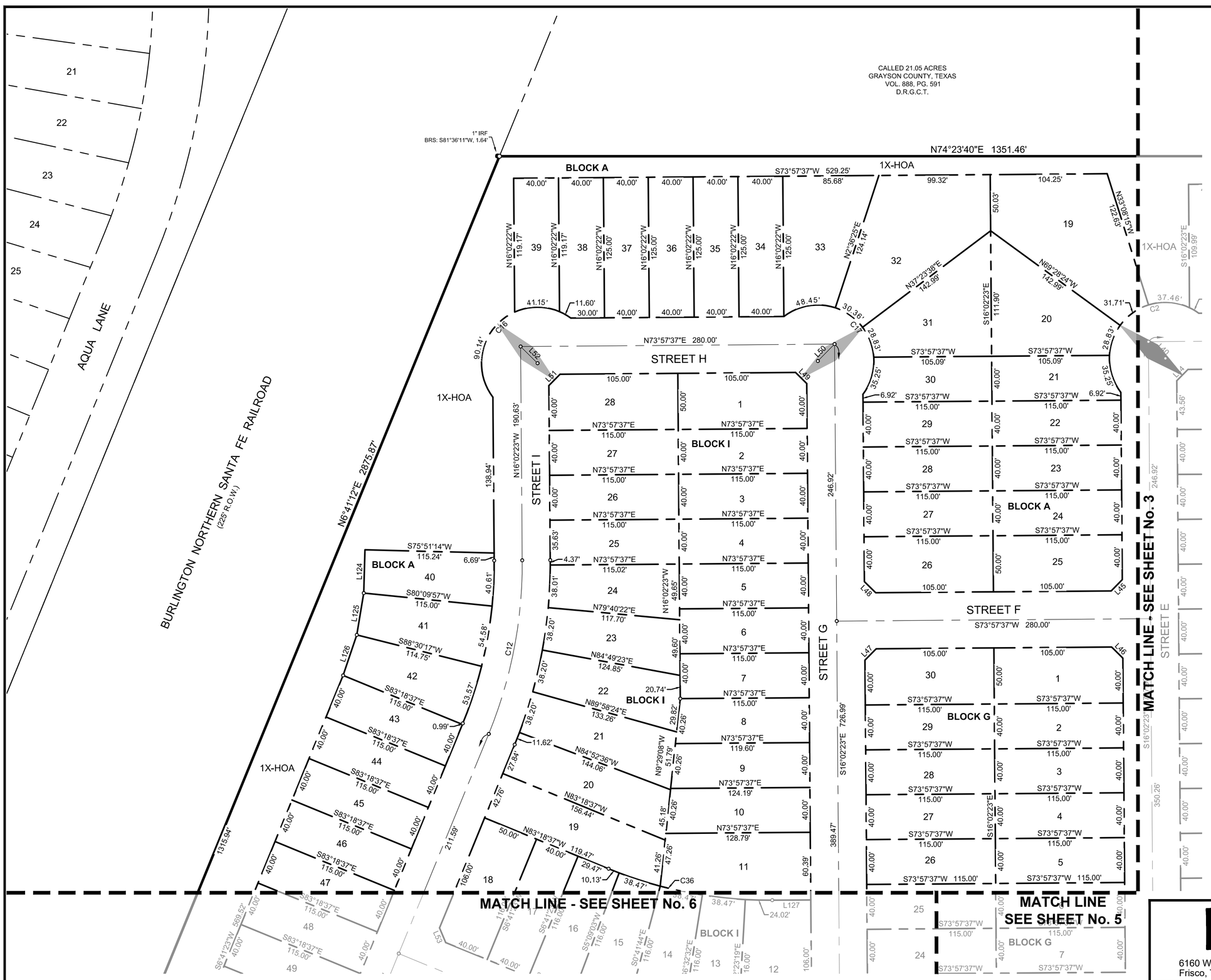
Kimley»Horn

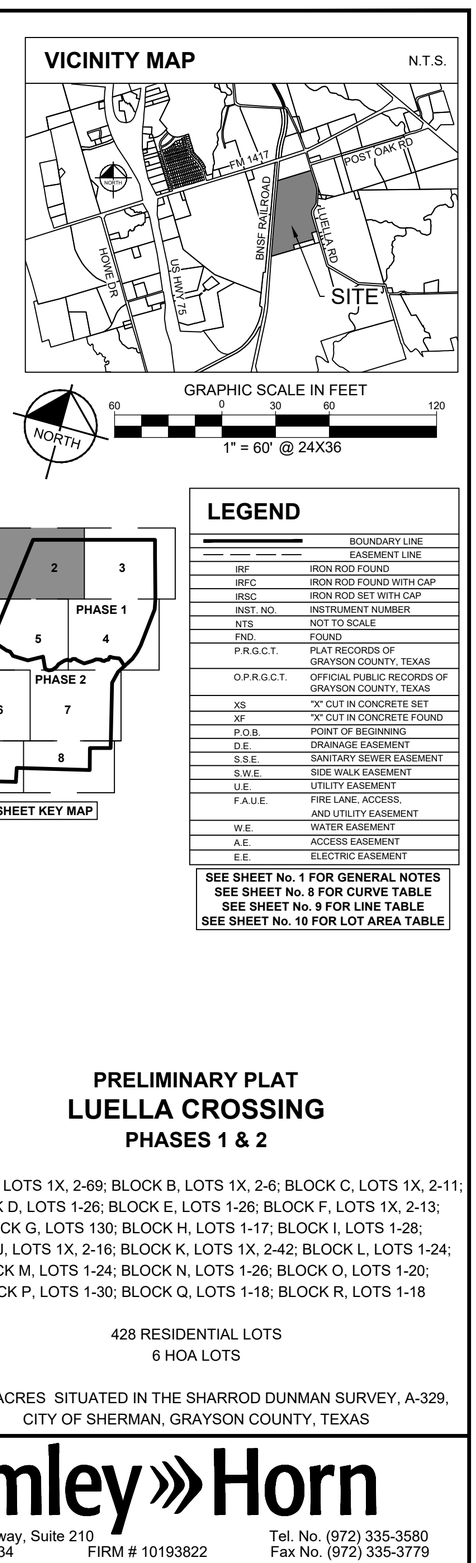
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

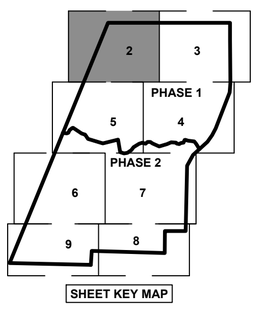
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	Feb. 2022	063451852	1 OF 11

OWNER / APPLICANT:
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, Tx 76182
Contact : Chad Danhelm

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE







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U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
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SEE SHEET No. 1 FOR GENERAL NOTES
SEE SHEET No. 8 FOR CURVE TABLE
SEE SHEET No. 9 FOR LINE TABLE
SEE SHEET No. 10 FOR LOT AREA TABLE

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LUELLA CROSSING
PHASES 1 & 2

BLOCK A, LOTS 1X, 2-69; BLOCK B, LOTS 1X, 2-6; BLOCK C, LOTS 1X, 2-11;
BLOCK D, LOTS 1-26; BLOCK E, LOTS 1-26; BLOCK F, LOTS 1X, 2-13;
BLOCK G, LOTS 130; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28;
BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-42; BLOCK L, LOTS 1-24;
BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26; BLOCK O, LOTS 1-20;
BLOCK P, LOTS 1-30; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18

428 RESIDENTIAL LOTS
6 HOA LOTS

96.173 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	Feb. 2022	063451852	2 OF 11

OWNER / APPLICANT:
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, Tx 76182
Contact : Chad Danhelm

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
D.R.G.C.T.

N74°23'40"E 1351.46'

1308.60'

BLOCK A

S73°57'37"W 664.22'

1X-HOA

42.85'

N33°08'15"W 122.63'

31.71'

37.46'

9.64'

31.78'

C2

2.19'

38.22'

38.27'

31.14'

C7

S29°08'40"W 169.91'

130.06'

143.12'

N16°02'23"W 231.70'

271.52'

N16°02'23"W

S15°36'01"E 183.95'

N73°57'37"E 560.00'

280.00'

280.00'

STREET C

L40

L44

L43

L42

L41

L39

35.31'

S69°36'23"W 106.45'

35.97'

48.57'

6.70'

S73°57'37"W 116.00'

151.70'

127.25'

LUELLA ROAD
(NO RECORD FOUND)

PROPOSED CL OF LUELLA ROAD

CALLED TRACT 1
MICHAEL LEE BELL
VOL. 2371, PG. 17
O.P.R.G.C.T.

N73°57'37"E 212.39'

STREET A

BLOCK E

BLOCK D

BLOCK A
1X-HOA

121.00'

L76

L79

L77

L78

S73°57'37"W 116.00'

BLOCK C

S16°00'51"E 478.87'

28.83'

35.25'

6.92'

246.92'

MATCH LINE - SEE SHEET No. 2

STREET E

STREET D

STREET B

1X-HOA

S16°02'23"E 597.19'

N16°02'23"W 487.66'

S16°02'23"E 797.90'

350.26'

335.96'

N16°02'23"W 295.96'

275.96'

351.62'

S16°02'23"E

N16°02'23"W

MATCH LINE - SEE SHEET No. 4

9.09'

4.04'

35.96'

37.96'

38.14'

49.81'

48.91'

C37

S79°48'54"W 116.00'

S85°07'57"W 116.00'

S89°33'00"E 116.00'

C33

S12°06'00"E 108.19'

C3

100.16'

72.42'

106.52'

39.24'

45.00'

L70

L71

L69

L68

14.99'

5.99'

146.58'

C4

80.00'

25.00'

126.00'

N83°38'36"W 289.05'

209.05'

135.84'

L80

L72

L73

L81

PROPOSED CL OF LUELLA ROAD

CALLED TRACT 1
MICHAEL LEE BELL
VOL. 2371, PG. 17
O.P.R.G.C.T.

188.80'

N6°21'24"E 280.00'

255.00'

291.05'

S5°37'40"W 426.89'

N6°21'24"E 264.19'

200.00'

32.15'

9.23'

41.20'

N83°38'36"W 116.00'

N83°38'36"W 111.17'

N83°38'36"W 109.30'

LUELLA ROAD
(NO RECORD FOUND)

CALLED 1 ACRE
MICHAEL L. BELL AND
WIFE SHARON BELL
VOL. 1368, PG. 420
O.P.R.G.C.T.

MATCH LINE - SEE SHEET No. 5

STREET E

200.72'

C8

S16°02'23"E 135.00'

S16°02'23"E 128.27'

S16°02'23"E 120.50'

S16°02'23"E 115.67'

52.58'

52.21'

45.50'

S31°21'21"E 123.36'

S24°33'46"E 120.20'

S17°46'54"E 119.04'

0.72'

47.56'

S69°13'18"W 114.79'

S41°10'26"E 95.08'

31.14'

38.07'

38.09'

107.15'

55.20'

36.43'

89.46'

C6

L128

L64

L63

L75

L74

C5

82.13'

230.34'

132.81'

106.10'

84.51'

S23°52'51"E 122.46'

109.55'

C7

STREET K

210.98'

204.05'

81.38'

3.69'

3.69'

37.95'

L62

L65

BLOCK G

BLOCK F

1X-HOA

BLOCK J

1X-HOA

BLOCK A

1X-HOA

BLOCK B

1X-HOA

BLOCK K

1X-HOA

150.90'

164.02'

C9

25.67'

25.57'

23.20'

L12

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

L1

23.01'

S31°41'33"W 124.66'

101.66'

S31°51'34"W 120.10'

S31°46'43"W 97.54'

S12°27'14"W 86.17'

S19°41'44"W 89.25'

PROPOSED CL OF LUELLA ROAD

CALLED 170.814 ACRE
DON KEITH CORNELIUS, TRUSTEE OF THE
CORNELIUS REVOCABLE LIVING TRUST
VOL. 4372, PG. 827
O.P.R.G.C.T.

PRESTON GUFFEY
VOL. 4942, PG. 233
O.P.R.G.C.T.

C32

MATCH LINE - SEE SHEET No. 7

244.49'

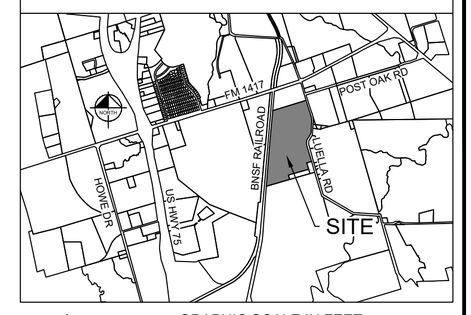
258.62'

C19

135.39'

VICINITY MAP

N.T.S.

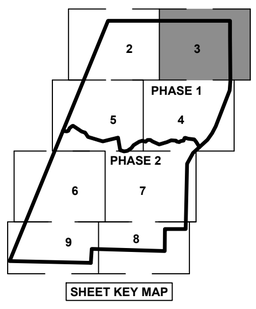


GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

NORTH



SHEET KEY MAP

LEGEND

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

SEE SHEET No. 1 FOR GENERAL NOTES
SEE SHEET No. 8 FOR CURVE TABLE
SEE SHEET No. 9 FOR LINE TABLE
SEE SHEET No. 10 FOR LOT AREA TABLE

PRELIMINARY PLAT
LUELLA CROSSING
PHASES 1 & 2

BLOCK A, LOTS 1X, 2-69; BLOCK B, LOTS 1X, 2-6; BLOCK C, LOTS 1X, 2-11;
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BLOCK P, LOTS 1-30; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18

428 RESIDENTIAL LOTS
6 HOA LOTS

96.173 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	Feb. 2022	063451852	3 OF 11

OWNER / APPLICANT:
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, Tx 76182
Contact : Chad Danhelm

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

VICINITY MAP N.T.S.

GRAPHIC SCALE IN FEET 60 0 30 60 120

1" = 60' @ 24X36

LEGEND

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Kimley»Horn

MATCH LINE - SEE SHEET No. 2

MATCH LINE - SEE SHEET No. 6

MATCH LINE - SEE SHEET No. 7

MATCH LINE - SEE SHEET No. 5

MATCH LINE - SEE SHEET No. 9

MATCH LINE - SEE SHEET No. 4

MATCH LINE - SEE SHEET No. 7

MATCH LINE SEE SHEET No. 8

BURLINGTON NORTHERN SANTA FE RAILROAD (225' R.O.W.)

N6°41'12"E 2875.87'

STREET I

STREET J

STREET G

STREET K

STREET M

STREET N

STREET O

STREET R

STREET S

STREET Q

BLOCK A

BLOCK H

BLOCK I

BLOCK G

BLOCK K

BLOCK L

BLOCK O

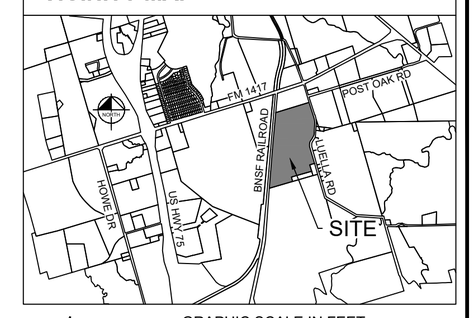
BLOCK P

1X-HOA

CALLED 96.219 ACRES
HMI-SHERMAN 2, LLC
INST. NO. 2021-32639
O.P.R.G.C.T.

VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET

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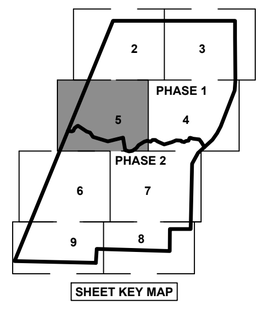

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6 HOA LOTS

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Kimley»Horn

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Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

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1" = 60'	JMH	KHA	Feb. 2022	063451852	5 OF 11

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SURVEYOR / ENGINEER:
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260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
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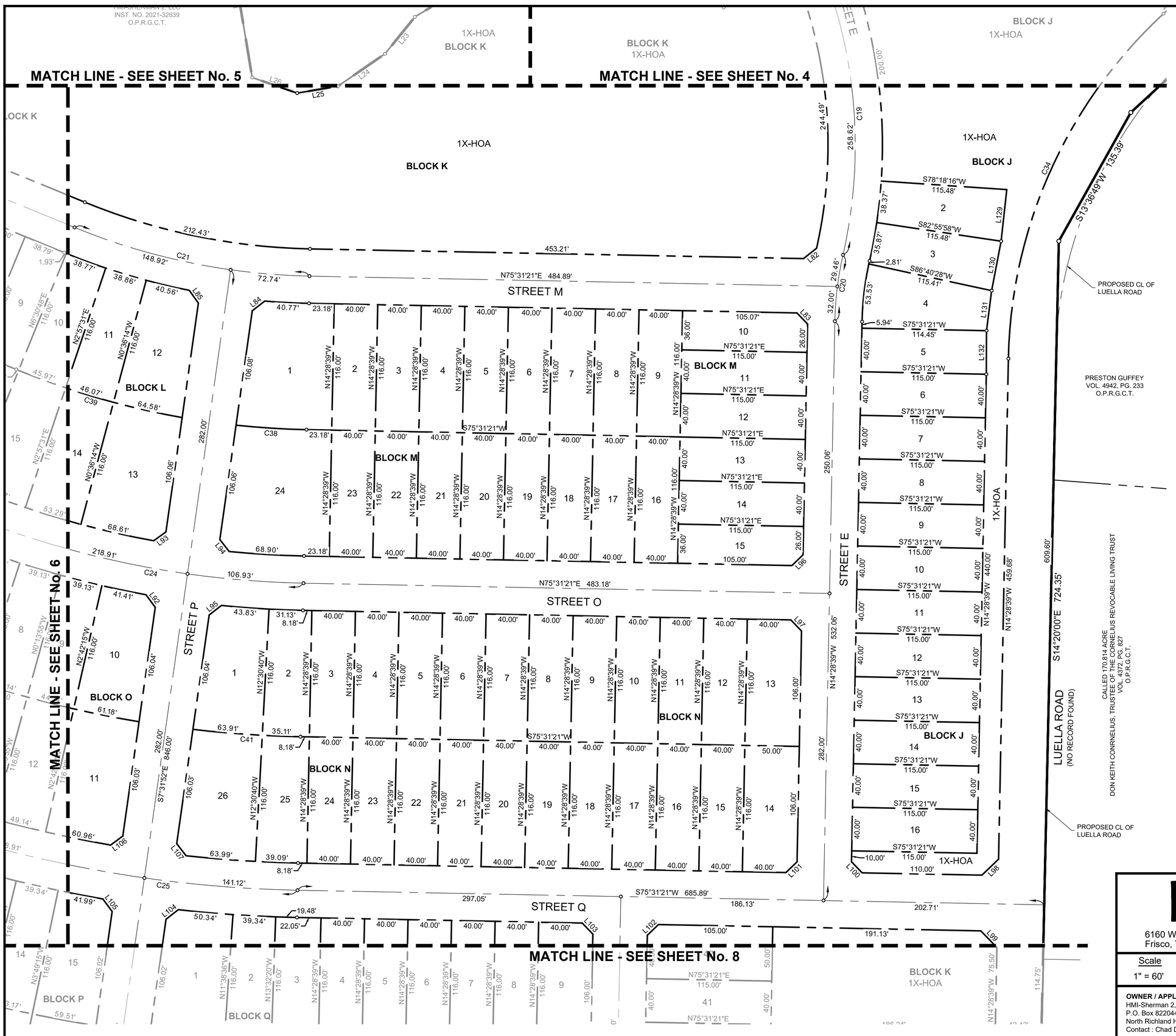

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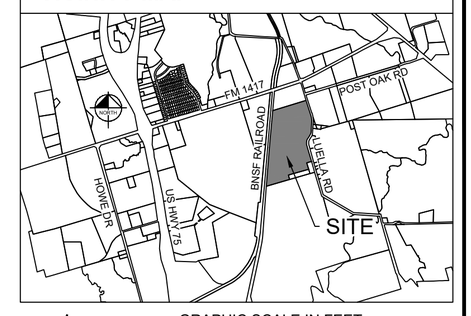

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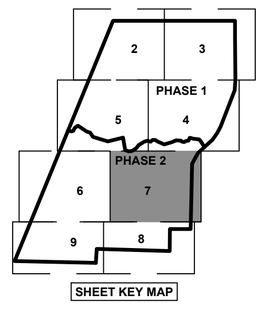

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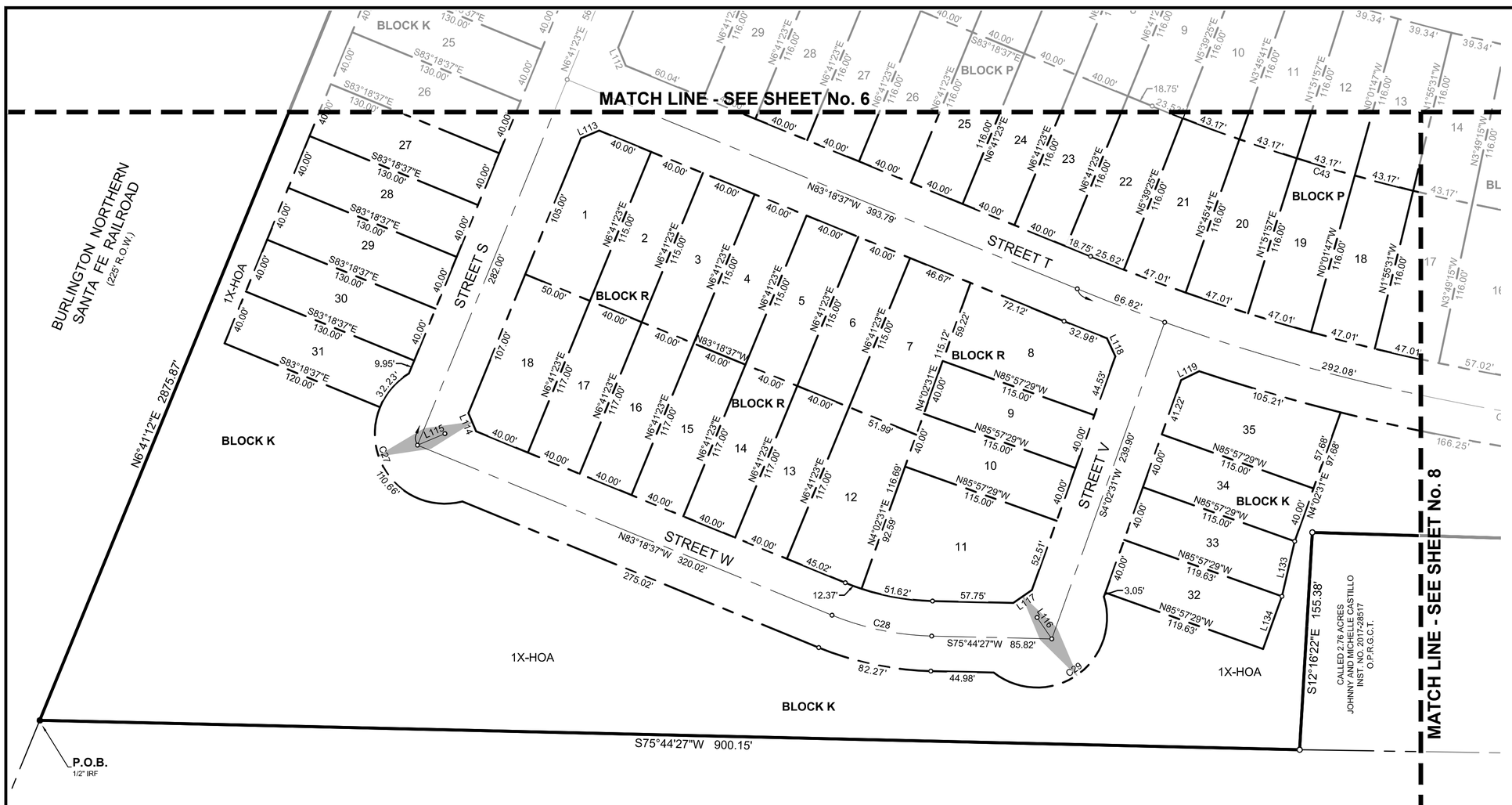
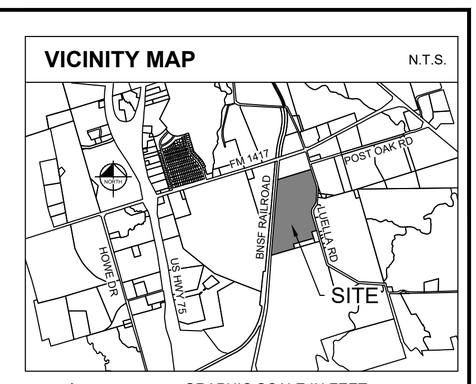
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	163°44'23"	50.00'	142.89'	N61°02'23"W	98.99'
C2	163°44'23"	50.00'	142.89'	S28°57'37"W	98.99'
C3	22°23'47"	386.00'	150.88'	N04°50'29"W	149.92'
C4	22°23'47"	400.00'	156.36'	S85°09'31"W	155.36'
C5	151°54'22"	50.00'	132.56'	N45°26'24"E	97.01'
C6	41°21'36"	400.00'	288.75'	S67°46'29"W	282.52'
C7	34°42'57"	400.00'	242.36'	N64°27'09"E	238.67'
C8	7°50'28"	600.00'	82.11'	S19°57'37"E	82.05'
C9	15°02'10"	600.00'	157.46'	S31°23'56"E	157.01'
C10	14°52'45"	800.00'	207.75'	N89°15'00"E	207.17'
C11	22°43'46"	518.00'	205.49'	N85°19'30"E	204.15'
C12	22°43'46"	400.00'	158.68'	N04°40'30"W	157.64'
C13	152°00'20"	50.00'	132.65'	S38°18'37"E	97.03'
C14	30°58'04"	20.00'	10.81'	S81°12'21"W	10.68'
C15	31°00'10"	20.00'	10.82'	N22°11'28"E	10.69'
C16	163°44'23"	50.00'	142.89'	S28°57'37"W	98.99'
C17	163°44'23"	50.00'	142.89'	N61°02'23"W	98.99'
C18	7°51'01"	800.00'	109.61'	N12°06'52"W	109.52'
C19	36°10'37"	450.00'	284.13'	N20°49'42"W	279.44'
C20	11°44'15"	300.00'	61.46'	S08°36'31"E	61.35'

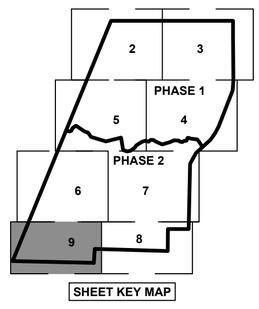
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	21°10'02"	600.00'	221.66'	N86°06'22"E	220.40'
C22	163°44'23"	50.00'	142.89'	S51°41'23"W	98.99'
C23	163°44'23"	50.00'	142.89'	S38°18'37"E	98.99'
C24	21°10'02"	882.00'	325.84'	N86°06'22"E	323.99'
C25	21°10'02"	1164.00'	430.03'	N86°06'22"E	427.58'
C26	163°44'23"	50.00'	142.89'	S51°41'23"W	98.99'
C27	163°44'23"	50.00'	142.89'	S38°18'37"E	98.99'
C28	20°56'56"	200.00'	73.13'	N86°12'55"E	72.72'
C29	145°26'19"	50.00'	126.92'	N39°53'29"E	95.49'
C30	14°13'15"	1446.00'	358.90'	N89°34'45"E	357.98'
C31	163°44'23"	50.00'	142.89'	N30°31'21"E	98.99'
C32	25°20'09"	357.00'	157.86'	N19°01'29"E	156.58'
C33	21°22'04"	557.00'	207.73'	N05°21'21"W	206.52'
C34	46°10'12"	443.00'	356.98'	S08°36'27"W	347.40'
C35	14°52'45"	659.00'	171.14'	N89°15'00"E	170.66'
C36	22°43'46"	377.00'	149.56'	N85°19'30"E	148.58'
C37	16°29'23"	527.00'	151.67'	N07°47'42"W	151.15'
C38	5°00'47"	741.00'	64.83'	N78°01'44"E	64.81'
C39	12°17'15"	741.00'	158.91'	S89°27'14"E	158.61'
C40	12°49'14"	1023.00'	228.91'	S89°43'14"E	228.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	5°32'46"	1023.00'	99.02'	N78°17'44"E	98.98'
C42	5°50'55"	1305.00'	133.21'	N78°26'49"E	133.16'
C43	13°07'23"	1305.00'	298.90'	S89°52'19"E	298.25'

DWG NAME: K:\FRI_SURVEY\063451852-LUELLA CROSSING - SHERMAN\DWG\063451852 PRELIM PLAT_V18.DWG PLOTTED BY MARX, MICHAEL 2/22/2022 9:25 AM LAST SAVED 2/22/2022 9:22 AM







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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N47°14'52"W	20.78'	L21	S56°43'55"W	37.05'	L41	N61°02'23"W	14.14'	L61	S73°57'37"W	59.42'	L81	N38°38'36"W	14.14'	L101	N30°31'21"E	14.14'	L121	N53°08'09"W	13.99'
L2	N57°05'48"W	34.72'	L22	S43°08'36"W	71.63'	L42	N28°57'37"E	14.14'	L62	N66°51'28"W	14.63'	L82	N36°00'19"E	15.43'	L102	N30°31'21"E	14.14'	L122	N30°31'21"E	14.14'
L3	S81°57'22"W	67.04'	L23	S23°26'07"W	43.59'	L43	N61°02'23"W	14.14'	L63	N23°26'32"E	13.60'	L83	S59°15'54"E	14.09'	L103	N59°28'39"W	14.14'	L123	N59°28'39"W	21.21'
L4	N89°35'07"W	33.17'	L24	S39°53'43"W	52.50'	L44	N28°57'37"E	14.14'	L64	S71°12'14"E	13.60'	L84	N36°05'36"E	14.48'	L104	N36°44'46"E	14.32'	L124	N14°02'41"W	38.62'
L5	S60°59'13"W	8.04'	L25	S64°45'43"W	37.91'	L45	N28°57'37"E	14.14'	L65	N19°05'45"E	14.63'	L85	N51°09'21"W	14.48'	L105	N51°48'30"W	14.32'	L125	N06°02'53"W	37.83'
L6	S04°58'47"W	32.03'	L26	N86°23'55"W	43.70'	L46	N61°02'23"W	14.14'	L66	S28°57'37"W	14.14'	L86	N51°41'23"E	14.14'	L106	N38°13'25"E	13.95'	L126	N03°05'01"E	38.12'
L7	S68°50'50"W	31.12'	L27	N25°06'01"W	141.37'	L47	S28°57'37"W	14.14'	L67	S61°02'23"E	14.14'	L87	S38°18'37"E	21.21'	L107	N53°17'09"W	13.95'	L127	S73°57'37"W	34.42'
L8	S40°02'31"W	21.95'	L28	S60°09'01"W	175.28'	L48	S61°02'23"E	14.14'	L68	N28°57'37"E	14.14'	L88	N51°41'23"E	21.21'	L108	S38°18'37"E	14.14'	L128	S18°03'43"E	38.76'
L9	S88°39'01"W	27.13'	L29	N88°37'16"W	170.68'	L49	S61°02'23"E	14.14'	L69	S60°41'01"E	14.73'	L89	N38°18'37"W	14.14'	L109	N51°41'23"E	14.14'	L129	N09°22'53"W	47.69'
L10	N61°17'42"W	13.23'	L30	N50°00'06"W	57.06'	L50	S28°57'37"W	21.21'	L70	N50°57'36"E	14.04'	L90	N38°18'37"W	14.14'	L110	S38°18'37"E	21.21'	L130	S04°45'10"E	46.21'
L11	S78°16'01"W	52.32'	L31	N85°27'23"W	39.35'	L51	N28°57'37"E	14.14'	L71	N38°59'31"W	14.23'	L91	S51°41'23"W	14.14'	L111	N51°41'23"E	14.14'	L131	S08°18'19"E	37.02'
L12	S51°27'25"W	17.21'	L32	N72°36'30"W	114.05'	L52	S61°02'23"E	21.21'	L72	N51°21'24"E	14.14'	L92	N51°35'00"W	14.37'	L112	N38°18'37"W	14.14'	L132	N15°16'12"W	40.00'
L13	S58°37'12"W	72.49'	L33	S62°50'06"W	10.63'	L53	N38°18'37"W	14.14'	L73	N38°38'36"W	14.14'	L93	N38°28'19"E	13.89'	L113	N51°41'23"E	14.14'	L133	N02°33'37"W	40.27'
L14	N83°21'57"W	58.86'	L34	S37°24'57"W	36.96'	L54	N51°41'23"E	14.14'	L74	N43°03'02"W	19.75'	L94	N53°32'03"W	13.89'	L114	N38°18'37"W	14.14'	L134	N04°02'31"E	40.00'
L15	N79°08'41"W	23.93'	L35	S09°07'22"W	33.78'	L55	N38°18'37"W	14.14'	L75	N45°35'43"E	15.49'	L95	N36°31'16"E	14.37'	L115	N51°41'23"E	21.21'			
L16	N71°01'16"W	27.58'	L36	S53°44'18"W	17.22'	L56	N51°41'23"E	21.21'	L76	N61°02'23"W	14.14'	L96	S30°31'21"W	14.14'	L116	N50°06'31"W	18.51'			
L17	S76°03'08"W	31.93'	L37	S80°39'36"W	18.65'	L57	S36°48'38"W	14.14'	L77	N28°57'37"E	14.14'	L97	N59°28'39"W	14.14'	L117	N39°53'29"E	16.21'			
L18	S28°15'02"W	14.79'	L38	S86°45'52"W	24.08'	L58	S53°11'22"E	14.14'	L78	S61°02'23"E	21.21'	L98	N30°31'21"E	21.21'	L118	N40°22'25"W	14.29'			
L19	S36°32'03"W	14.71'	L39	S28°57'37"W	21.21'	L59	S61°02'23"E	14.14'	L79	N28°57'37"E	21.21'	L99	N59°28'39"W	21.21'	L119	N48°27'28"E	14.29'			
L20	N89°29'50"W	36.12'	L40	S61°02'23"E	21.21'	L60	N28°57'37"E	14.14'	L80	S51°05'58"W	14.08'	L100	S59°28'39"E	14.14'	L120	N38°04'25"E	13.99'			

Scale	Drawn by	Checked by
1" = ##'	JMH	KHA

Date	Project No.	Sheet No.
Feb. 2022	063451852	9 OF 11

OWNER / APPLICANT:
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, Tx 76182
Contact : Chad Danhelm

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X-HOA	6.470	281,843	BLOCK A LOT 61	0.110	4,813	BLOCK E LOT 10	0.106	4,600	BLOCK H LOT 1	0.132	5,750	BLOCK K LOT 1X-HOA	10.481	456,547	BLOCK L LOT 19	0.107	4,640	BLOCK O LOT 5	0.107	4,640	BLOCK Q LOT 15	0.107	4,640
BLOCK A LOT 2	0.107	4,640	BLOCK A LOT 62	0.113	4,925	BLOCK E LOT 11	0.106	4,600	BLOCK H LOT 2	0.107	4,640	BLOCK K LOT 2	0.112	4,879	BLOCK L LOT 20	0.107	4,640	BLOCK O LOT 6	0.117	5,086	BLOCK Q LOT 16	0.118	5,148
BLOCK A LOT 3	0.112	4,884	BLOCK A LOT 63	0.116	5,035	BLOCK E LOT 12	0.106	4,600	BLOCK H LOT 4	0.131	5,689	BLOCK K LOT 3	0.117	5,115	BLOCK L LOT 21	0.107	4,640	BLOCK O LOT 7	0.111	4,830	BLOCK Q LOT 17	0.120	5,231
BLOCK A LOT 4	0.236	10,281	BLOCK A LOT 64	0.114	4,980	BLOCK E LOT 13	0.140	6,117	BLOCK H LOT 5	0.130	5,661	BLOCK K LOT 4	0.119	5,200	BLOCK L LOT 22	0.107	4,640	BLOCK O LOT 8	0.111	4,830	BLOCK Q LOT 18	0.193	8,398
BLOCK A LOT 5	0.214	9,301	BLOCK A LOT 65	0.111	4,847	BLOCK E LOT 14	0.140	6,117	BLOCK H LOT 6	0.131	5,716	BLOCK K LOT 5	0.119	5,200	BLOCK L LOT 23	0.107	4,640	BLOCK O LOT 9	0.111	4,830	BLOCK R LOT 1	0.131	5,700
BLOCK A LOT 6	0.111	4,845	BLOCK A LOT 66	0.108	4,684	BLOCK E LOT 15	0.106	4,600	BLOCK H LOT 7	0.133	5,786	BLOCK K LOT 6	0.119	5,200	BLOCK L LOT 24	0.132	5,750	BLOCK O LOT 10	0.149	6,480	BLOCK R LOT 2	0.106	4,600
BLOCK A LOT 7	0.106	4,599	BLOCK A LOT 67	0.106	4,600	BLOCK E LOT 16	0.106	4,600	BLOCK H LOT 8	0.198	8,646	BLOCK K LOT 7	0.119	5,200	BLOCK M LOT 1	0.215	9,344	BLOCK O LOT 11	0.175	7,614	BLOCK R LOT 3	0.106	4,600
BLOCK A LOT 8	0.106	4,600	BLOCK A LOT 68	0.106	4,600	BLOCK E LOT 17	0.106	4,600	BLOCK H LOT 9	0.170	7,408	BLOCK K LOT 8	0.115	4,989	BLOCK M LOT 2	0.107	4,640	BLOCK O LOT 12	0.124	5,410	BLOCK R LOT 4	0.106	4,600
BLOCK A LOT 9	0.106	4,600	BLOCK A LOT 69	0.106	4,600	BLOCK E LOT 18	0.106	4,600	BLOCK H LOT 10	0.120	5,220	BLOCK K LOT 9	0.227	9,872	BLOCK M LOT 3	0.107	4,640	BLOCK O LOT 13	0.124	5,410	BLOCK R LOT 5	0.106	4,600
BLOCK A LOT 10	0.106	4,600	BLOCK B LOT 1X-HOA	2.726	118,754	BLOCK E LOT 19	0.106	4,600	BLOCK H LOT 11	0.127	5,536	BLOCK K LOT 10	0.246	10,720	BLOCK M LOT 4	0.107	4,640	BLOCK O LOT 14	0.124	5,410	BLOCK R LOT 6	0.106	4,600
BLOCK A LOT 11	0.106	4,600	BLOCK B LOT 2	0.099	4,297	BLOCK E LOT 20	0.106	4,600	BLOCK H LOT 12	0.127	5,553	BLOCK K LOT 11	0.130	5,658	BLOCK M LOT 5	0.107	4,640	BLOCK O LOT 15	0.127	5,551	BLOCK R LOT 7	0.130	5,673
BLOCK A LOT 12	0.106	4,600	BLOCK B LOT 3	0.106	4,620	BLOCK E LOT 21	0.106	4,600	BLOCK H LOT 13	0.127	5,553	BLOCK K LOT 12	0.105	4,586	BLOCK M LOT 6	0.107	4,640	BLOCK O LOT 16	0.107	4,640	BLOCK R LOT 8	0.148	6,464
BLOCK A LOT 13	0.106	4,600	BLOCK B LOT 4	0.107	4,640	BLOCK E LOT 22	0.106	4,600	BLOCK H LOT 14	0.127	5,534	BLOCK K LOT 13	0.132	5,750	BLOCK M LOT 7	0.107	4,640	BLOCK O LOT 17	0.107	4,640	BLOCK R LOT 9	0.106	4,600
BLOCK A LOT 14	0.106	4,600	BLOCK B LOT 5	0.107	4,640	BLOCK E LOT 23	0.106	4,600	BLOCK H LOT 15	0.107	4,640	BLOCK K LOT 14	0.132	5,750	BLOCK M LOT 8	0.107	4,640	BLOCK O LOT 18	0.107	4,640	BLOCK R LOT 10	0.106	4,600
BLOCK A LOT 15	0.106	4,600	BLOCK B LOT 6	0.107	4,640	BLOCK E LOT 24	0.106	4,600	BLOCK H LOT 16	0.107	4,640	BLOCK K LOT 15	0.105	4,586	BLOCK M LOT 9	0.107	4,640	BLOCK O LOT 19	0.107	4,640	BLOCK R LOT 11	0.211	9,192
BLOCK A LOT 16	0.106	4,600	BLOCK C LOT 1X-HOA	0.576	25,091	BLOCK E LOT 25	0.106	4,600	BLOCK H LOT 17	0.132	5,750	BLOCK K LOT 16	0.161	7,011	BLOCK M LOT 10	0.094	4,090	BLOCK O LOT 20	0.137	5,949	BLOCK R LOT 12	0.147	6,397
BLOCK A LOT 17	0.106	4,600	BLOCK C LOT 2	0.116	5,049	BLOCK E LOT 26	0.140	6,110	BLOCK I LOT 1	0.131	5,700	BLOCK K LOT 17	0.285	12,411	BLOCK M LOT 11	0.106	4,600	BLOCK P LOT 1	0.185	8,074	BLOCK R LOT 13	0.107	4,680
BLOCK A LOT 18	0.105	4,578	BLOCK C LOT 3	0.116	5,049	BLOCK F LOT 1X-HOA	0.834	36,325	BLOCK I LOT 2	0.106	4,600	BLOCK K LOT 18	0.197	8,598	BLOCK M LOT 12	0.106	4,600	BLOCK P LOT 2	0.107	4,640	BLOCK R LOT 14	0.107	4,680
BLOCK A LOT 19	0.268	11,685	BLOCK C LOT 4	0.117	5,090	BLOCK F LOT 2	0.123	5,378	BLOCK I LOT 3	0.106	4,600	BLOCK K LOT 19	0.118	5,127	BLOCK M LOT 13	0.106	4,600	BLOCK P LOT 3	0.107	4,640	BLOCK R LOT 15	0.107	4,680
BLOCK A LOT 20	0.179	7,789	BLOCK C LOT 6	0.107	4,640	BLOCK F LOT 3	0.126	5,492	BLOCK I LOT 4	0.106	4,600	BLOCK K LOT 20	0.119	5,200	BLOCK M LOT 14	0.106	4,600	BLOCK P LOT 4	0.107	4,640	BLOCK R LOT 16	0.107	4,680
BLOCK A LOT 21	0.100	4,365	BLOCK C LOT 7	0.107	4,640	BLOCK F LOT 4	0.167	7,294	BLOCK I LOT 5	0.106	4,600	BLOCK K LOT 21	0.119	5,200	BLOCK M LOT 15	0.094	4,090	BLOCK P LOT 5	0.107	4,640	BLOCK R LOT 17	0.107	4,680
BLOCK A LOT 22	0.106	4,600	BLOCK C LOT 8	0.107	4,640	BLOCK F LOT 5	0.213	9,287	BLOCK I LOT 6	0.106	4,600	BLOCK K LOT 22	0.119	5,200	BLOCK M LOT 16	0.107	4,640	BLOCK P LOT 6	0.107	4,640	BLOCK R LOT 18	0.133	5,800
BLOCK A LOT 23	0.106	4,600	BLOCK C LOT 9	0.107	4,640	BLOCK F LOT 6	0.115	5,011	BLOCK I LOT 7	0.106	4,600	BLOCK K LOT 23	0.119	5,200	BLOCK M LOT 17	0.107	4,640	BLOCK P LOT 7	0.107	4,640	ROW DEDICATION - PH 1	10.506	457,620
BLOCK A LOT 24	0.106	4,600	BLOCK C LOT 10	0.107	4,640	BLOCK F LOT 7	0.106	4,600	BLOCK I LOT 8	0.108	4,692	BLOCK K LOT 24	0.119	5,200	BLOCK M LOT 18	0.107	4,640	BLOCK P LOT 8	0.107	4,640	ROW DEDICATION - PH 2	10.821	471,362
BLOCK A LOT 25	0.131	5,700	BLOCK C LOT 11	0.107	4,640	BLOCK F LOT 8	0.106	4,600	BLOCK I LOT 9	0.112	4,876	BLOCK K LOT 25	0.119	5,200	BLOCK M LOT 19	0.107	4,640	BLOCK P LOT 9	0.110	4,783			
BLOCK A LOT 26	0.131	5,700	BLOCK D LOT 1	0.140	6,110	BLOCK F LOT 9	0.106	4,600	BLOCK I LOT 10	0.116	5,060	BLOCK K LOT 26	0.119	5,200	BLOCK M LOT 20	0.107	4,640	BLOCK P LOT 10	0.110	4,786			
BLOCK A LOT 27	0.106	4,600	BLOCK D LOT 2	0.106	4,600	BLOCK F LOT 10	0.144	6,275	BLOCK I LOT 11	0.173	7,533	BLOCK K LOT 27	0.119	5,200	BLOCK M LOT 21	0.107	4,640	BLOCK P LOT 11	0.110	4,786			
BLOCK A LOT 28	0.106	4,600	BLOCK D LOT 3	0.106	4,600	BLOCK F LOT 11	0.136	5,924	BLOCK I LOT 12	0.164	7,158	BLOCK K LOT 28	0.119	5,200	BLOCK M LOT 22	0.107	4,640	BLOCK P LOT 12	0.110	4,786			
BLOCK A LOT 29	0.106	4,600	BLOCK D LOT 4	0.106	4,600	BLOCK F LOT 12	0.148	6,468	BLOCK I LOT 13	0.118	5,149	BLOCK K LOT 29	0.119	5,200	BLOCK M LOT 23	0.107	4,640	BLOCK P LOT 13	0.110	4,786			
BLOCK A LOT 30	0.100	4,365	BLOCK D LOT 5	0.106	4,600	BLOCK F LOT 13	0.141	6,146	BLOCK I LOT 14	0.118	5,149	BLOCK K LOT 30	0.119	5,200	BLOCK M LOT 24	0.252	10,976	BLOCK P LOT 14	0.110	4,786			
BLOCK A LOT 31	0.179	7,789	BLOCK D LOT 6	0.106	4,600	BLOCK G LOT 1	0.131	5,700	BLOCK I LOT 15	0.118	5,149	BLOCK K LOT 31	0.115	4,995	BLOCK N LOT 1	0.156	6,779	BLOCK P LOT 15	0.147	6,417			
BLOCK A LOT 32	0.260	11,312	BLOCK D LOT 7	0.106	4,600	BLOCK G LOT 2	0.106	4,600	BLOCK I LOT 16	0.110	4,774	BLOCK K LOT 32	0.110	4,785	BLOCK N LOT 2	0.110	4,791	BLOCK P LOT 16	0.167	7,288			
BLOCK A LOT 33	0.178	7,732	BLOCK D LOT 8	0.106	4,600	BLOCK G LOT 3	0.106	4,600	BLOCK I LOT 17	0.107	4,640	BLOCK K LOT 33	0.108	4,693	BLOCK N LOT 3	0.107	4,640	BLOCK P LOT 17	0.120	5,231			
BLOCK A LOT 34	0.115	5,000	BLOCK D LOT 9	0.106	4,600	BLOCK G LOT 4	0.106	4,600	BLOCK I LOT 18	0.132	5,750	BLOCK K LOT 34	0.106	4,600	BLOCK N LOT 4	0.107	4,640	BLOCK P LOT 18	0.120	5,231			
BLOCK A LOT 35	0.115	5,000	BLOCK D LOT 10	0.106	4,600	BLOCK G LOT 5	0.106	4,600	BLOCK I LOT 19	0.158	6,902	BLOCK K LOT 35	0.141	6,125	BLOCK N LOT 5	0.107	4,640	BLOCK P LOT 19	0.120	5,231			
BLOCK A LOT 36	0.115	5,000	BLOCK D LOT 11	0.106	4,600	BLOCK G LOT 6	0.106	4,600	BLOCK I LOT 20	0.143	6,232	BLOCK K LOT 36	0.107	4,654	BLOCK N LOT 6	0.107	4,640	BLOCK P LOT 20	0.120	5,231			
BLOCK A LOT 37	0.115	5,000	BLOCK D LOT 12	0.105	4,586	BLOCK G LOT 7	0.106	4,600	BLOCK I LOT 21	0.141	6,141	BLOCK K LOT 37	0.099	4,317	BLOCK N LOT 7	0.107	4,640	BLOCK P LOT 21	0.120	5,231			
BLOCK A LOT 38	0.114	4,968	BLOCK D LOT 13	0.217	9,435	BLOCK G LOT 8	0.106	4,600	BLOCK I LOT 22	0.131	5,695	BLOCK K LOT 38	0.106	4,600	BLOCK N LOT 8	0.107	4,640	BLOCK P LOT 22	0.115	5,026			
BLOCK A LOT 39	0.107	4,655	BLOCK D LOT 14	0.158	6,890	BLOCK G LOT 9	0.106	4,600	BLOCK I LOT 23	0.121	5,275	BLOCK K LOT 39	0.106	4,600	BLOCK N LOT 9	0.107	4,640	BLOCK P LOT 23	0.107	4,640			
BLOCK A LOT 40	0.114	4,961	BLOCK D LOT 15	0.106	4,600	BLOCK G LOT 10	0.106	4,600	BLOCK I LOT 24	0.117	5,078	BLOCK K LOT 40	0.106	4,600	BLOCK N LOT 10	0.107	4,640	BLOCK P LOT 24	0.107	4,640			
BLOCK A LOT 41	0.122	5,327	BLOCK D LOT 16	0.106	4,600	BLOCK G LOT 11	0.106	4,600	BLOCK I LOT 25	0.106	4,600	BLOCK K LOT 41	0.106	4,600	BLOCK N LOT 11	0.107	4,640	BLOCK P LOT 25	0.107	4,640			
BLOCK A LOT 42	0.123	5,342	BLOCK D LOT 17	0.106	4,600	BLOCK G LOT 12	0.106	4,600	BLOCK I LOT 26	0.106	4,600	BLOCK K LOT 42	0.131	5,700	BLOCK N LOT 12	0.107	4,640	BLOCK P LOT 26	0.107	4,640			
BLOCK A LOT 43	0.106	4,600	BLOCK D LOT 18	0.106	4,600	BLOCK G LOT 13	0.106	4,600	BLOCK I LOT 27	0.106	4,600	BLOCK L LOT 1	0.132	5,750	BLOCK N LOT 13	0.132	5,750	BLOCK P LOT 27	0.107	4,640			
BLOCK A LOT 44	0.106	4,600	BLOCK D LOT 19	0.106	4,600	BLOCK G LOT 14	0.113	4,926	BLOCK I LOT 28	0.131	5,700	BLOCK L LOT 2	0.107	4,640	BLOCK N LOT 14	0.132	5,750	BLOCK P LOT 28	0.107	4,640			
BLOCK A LOT 45	0.106	4,600	BLOCK D LOT 20	0.106	4,600	BLOCK G LOT 15	0.274	11,946	BLOCK J LOT 1X-HOA	1.421	61,888	BLOCK L LOT 3	0.107	4,640	BLOCK N LOT 15	0.107	4,640	BLOCK P LOT 29	0.107	4,640			
BLOCK A LOT 46	0.106	4,600	BLOCK D LOT 21	0.106	4,600	BLOCK G LOT 16	0.211	9,187	BLOCK J LOT 2	0.114	4,954	BLOCK L LOT 4	0.107	4,640	BLOCK N LOT 16	0.107	4,640	BLOCK P LOT 30	0.185	8,074			
BLOCK A LOT 47	0.106	4,600	BLOCK D LOT 22	0.106	4,600	BLOCK G LOT 17	0.116	5,070	BLOCK J LOT 3	0.112	4,887	BLOCK L LOT 5	0.107	4,640	BLOCK N LOT 17	0.107	4,640	BLOCK Q LOT 1	0.171	7,432			
BLOCK A LOT 48	0.106	4,600	BLOCK D LOT 23	0.106	4,600	BLOCK G LOT 18	0.112	4,896	BLOCK J LOT 4	0.128	5,573	BLOCK L LOT 6	0.107	4,640	BLOCK N LOT 18	0.107	4,640	BLOCK Q LOT 2	0.110	4,786			
BLOCK A LOT 49	0.106	4,600	BLOCK D LOT 24	0.106	4,600	BLOCK G LOT 19	0.110	4,788	BLOCK J LOT 5	0.105	4,589	BLOCK L LOT 7	0.107	4,640	BLOCK N LOT 19	0.107	4,640	BLOCK Q LOT 3	0.113	4,927			
BLOCK A LOT 50	0.106	4,600	BLOCK D LOT 25	0.106	4,600	BLOCK G LOT 20	0.106	4,600	BLOCK J LOT 6	0.106	4,600	BLOCK L LOT 8	0.107	4,640	BLOCK N LOT 20	0.107	4,640	BLOCK Q LOT 4	0.107	4,640			
BLOCK A LOT 51	0.106	4,600	BLOCK D LOT 26	0.140	6,110	BLOCK G LOT 21	0.106	4,600	BLOCK J LOT 7	0.106	4,600	BLOCK L LOT 9	0.109	4,744	BLOCK N LOT 21	0.107	4,640	BLOCK Q LOT 5	0.107	4,640			
BLOCK A LOT 52	0.106	4,600	BLOCK E LOT 1	0.140	6,110	BLOCK G LOT 22	0.106	4,600	BLOCK J LOT 8	0.106	4,600	BLOCK L LOT 10	0.113	4,915	BLOCK N LOT 22	0.107	4,640	BLOCK Q LOT 6	0.107	4,640			
BLOCK A LOT 53	0.106	4,600	BLOCK E LOT 2	0.106	4,600	BLOCK G LOT 23	0.106	4,600	BLOCK J LOT 9	0.106	4,600	BLOCK L LOT 11	0.113	4,926	BLOCK N LOT 23	0.107	4,640	BLOCK Q LOT 7	0.107	4,640			
BLOCK A LOT 54	0.107	4,652	BLOCK E LOT 3	0.106	4,600	BLOCK G LOT 24	0.106	4,600	BLOCK J LOT 10	0.106	4,600	BLOCK L LOT 12	0.152	6,628	BLOCK N LOT 24	0.107	4,640	BLOCK Q LOT 8	0.107	4,640			
BLOCK A LOT 55	0.187	8,130	BLOCK E LOT 4	0.106	4,600	BLOCK G LOT 25	0.106	4,600	BLOCK J LOT 11	0.106	4,600	BLOCK L LOT 13	0.190	8,255	BLOCK N LOT 25	0.121	5,253	BLOCK Q LOT 9	0.132	5,750			
BLOCK A LOT 56	0.194	8,447	BLOCK E LOT 5	0.106	4,600	BLOCK G LOT 26	0.106	4,600	BLOCK J LOT 12	0.106	4,600	BLOCK L LOT 14	0.132	5,763	BLOCK N LOT 26	0.182	7,949	BLOCK Q LOT 10	0.132	5,750			
BLOCK A LOT 57	0.131	5,725	BLOCK E LOT 6	0.106	4,600	BLOCK G LOT 27	0.106	4,600	BLOCK J LOT 13	0.106	4,600	BLOCK L LOT 15	0.132	5,750	BLOCK O LOT 1	0.137	5,949	BLOCK Q LOT 11	0.107	4,640			
BLOCK A LOT 58	0.105	4,591	BLOCK E LOT 7	0.106	4,600	BLOCK G LOT 28	0.106	4,600	BLOCK J LOT 14	0.106	4,600	BLOCK L LOT 16	0.110	4,785	BLOCK O LOT 2	0.107	4,640	BLOCK Q LOT 12	0.107	4,640			
BLOCK A LOT 59	0.106	4,600	BLOCK E LOT 8	0.106	4,600	BLOCK G LOT 29	0.106	4,600	BLOCK J LOT 15	0.106	4,600	BLOCK L LOT 17	0.107	4,640	BLOCK O LOT 3	0.107	4,640	BLOCK Q LOT 13	0.107	4,640			
BLOCK A LOT 60	0.106	4,627	BLOCK E LOT 9	0.106	4,600	BLOCK G LOT 30	0.131	5,700	BLOCK J LOT 16	0.106	4,600	BLOCK L LOT 18	0.107	4,640	BLOCK O LOT 4

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS HMI-SHERMAN 2, LLC., is the owner of the following tract of land:

BEING a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, Grayson County, Texas, and being all of a called 96.216-acre tract of land, described in a General Warranty Deed to HMI-Sherman 2, LLC, as recorded in Instrument No. 2021-32639 of the Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 96.216-acre tract and the northwest corner of a called 379.73-acre tract of land, described in a Warranty Deed to Choctaw Creek Ranch, LLC, as recorded in Volume 5607, Page 293 of the Official Public Records of Grayson County, Texas, same also being on the easterly line of the Burlington Northern Santa Fe Railroad 225' wide right of way;

THENCE North 06°41'12" East, along the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, a distance of 2,875.87 feet to the northwest corner of said 96.216-acre tract, same being the southwest corner of a called 21.05-acre tract of land, described in a Warranty Deed to Grayson County, Texas, as recorded in Volume 888, Page 591 of the Deed Records of Grayson County, Texas, from which, a found 1-inch iron rod bears South 81°36'11" West, 1.64 feet;

THENCE North 74°23'40" East, departing the easterly line of said Burlington Northern Santa Fe Railroad right of way, along the northerly line of said 96.216-acre tract and the southerly line of said 21.05-acre tract, a distance of 1,351.46 feet to the northeast corner of said 96.216-acre tract and the southeast corner of said 21.05-acre tract, same being in an asphalt road known as Luella Road, an apparent public use road, no record found;

THENCE in a southerly direction, along the easterly line of said 96.216-acre tract and generally along the center of said Luella Road, the following:

South 15°36'01" East, a distance of 183.95 feet to a point for corner;

South 16°00'51" East, a distance of 478.87 feet to a point for corner;

South 12°06'00" East, a distance of 108.19 feet to a point for corner;

South 05°37'40" West, a distance of 426.89 feet to a point for corner;

South 12°27'14" West, a distance of 86.17 feet to a point for corner;

South 19°41'44" West, a distance of 89.25 feet to a point for corner;

South 31°51'34" West, a distance of 120.10 feet to a point for corner;

South 31°46'43" West, a distance of 97.54 feet to a point for corner;

South 13°36'49" West, a distance of 135.39 feet to a point for corner;

South 14°20'00" East, a distance of 724.35 feet to the easterly, southeast corner of said 96.216-acre tract, same being the northeast corner of a called 2.027-acre tract, described in a Warranty Deed to David L. Pippin and wife, Karen L. Pippin, as recorded in Volume 1718, Page 276 of the Official Public Records of Grayson County, Texas;

THENCE South 74°30'17" West, departing said Luella Road, along a southerly line of said 96.216-acre tract and the northerly line of said 2.027-acre tract, a distance of 228.66 feet to the northwest corner of said 2.027-acre tract;

THENCE South 14°46'55" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.027-acre tract, a distance of 244.67 feet to the northeast corner of a called 2.76-acre tract of land, described in a Warranty Deed to Johnny and Michelle Castillo, as recorded in Instrument No. 2017-28517 of the Official Public Records of Grayson County, Texas;

THENCE South 76°07'21" West, along a southerly line of said 96.216-acre tract and the northerly line of said 2.76-acre tract, a distance of 809.23 feet to the northwest corner of said 2.76-acre tract;

THENCE South 12°16'22" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.76-acre tract, a distance of 155.38 feet to the southerly, southeast corner of said 96.216-acre tract and the southwest corner of said 2.76-acre tract, same being on the northerly line of aforesaid 379.73-acre Choctaw Creek Ranch, LLC tract;

THENCE South 75°44'27" West, along the southerly line of said 96.216-acre tract and the northerly line of said 379.73-acre tract, a distance of 900.15 feet to the **POINT OF BEGINNING** and containing 96.173 acres (4,189,281 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HMI-SHERMAN 2, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LUELLA CROSSING,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

HMI-SHERMAN 2, 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: THMI-SHERMAN 2, LLC., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, HMI-SHERMAN 2, 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 **LUELLA CROSSING**, 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 **LUELLA CROSSING**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, AD, 2022.

BY: THMI-SHERMAN 2, LLC., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

PRELIMINARY PLAT
LUELLA CROSSING
PHASES 1 & 2

BLOCK A, LOTS 1X, 2-69; BLOCK B, LOTS 1X, 2-6; BLOCK C, LOTS 1X, 2-11;
BLOCK D, LOTS 1-26; BLOCK E, LOTS 1-26; BLOCK F, LOTS 1X, 2-13;
BLOCK G, LOTS 130; BLOCK H, LOTS 1-17; BLOCK I, LOTS 1-28;
BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-42; BLOCK L, LOTS 1-24;
BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26; BLOCK O, LOTS 1-20;
BLOCK P, LOTS 1-30; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18

428 RESIDENTIAL LOTS
6 HOA LOTS

96.173 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	JMH	KHA	Feb. 2022	063451852	11 OF 11

OWNER / APPLICANT:
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, Tx 76182
Contact : Chad Danhelm

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Attn: Chad Danhelm
HMI-Sherman 2, LLC
P.O. Box 822044
North Richland Hills, TX 76182

Attn: Michael Carlisle, PE
Kimley-Horn and Associates, Inc.
260 E. Davis St., Suite 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Preliminary Plat of Luella Crossing, Phases 1 & 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Annexation of subject property shall be finalized prior to filing of final plat.
2. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
3. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
4. Specific Use Permit required if proposed lots are to be patio home lots. *Chapter 14, Section 8, Subsection (9)*
5. Some lots do not meet minimum patio home requirements of 40' in width at street frontage and 45' in width at street frontage for corner lots.
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. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. Final plats to be submitted in individual phases.
11. Signature and Dedication blocks on final plats shall meet City standard. *Code of Ordinances Chapter 10.05, Section 6*

12. Indicate width of rights of way on plat.
13. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
14. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
15. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
16. 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)*
17. Ownership and Maintenance of HOA lots to be indicated on final plat.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 620 & 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, being 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary plat approval of Mora on First Addition.

Background:

The property is located at 620 and 622 South First Street between East King and East Odneal Streets. The owner would like preliminary plat approval of Mora on First Addition.

Adjacent Zoning:

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

Origination:

M & G Homebuilders (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter

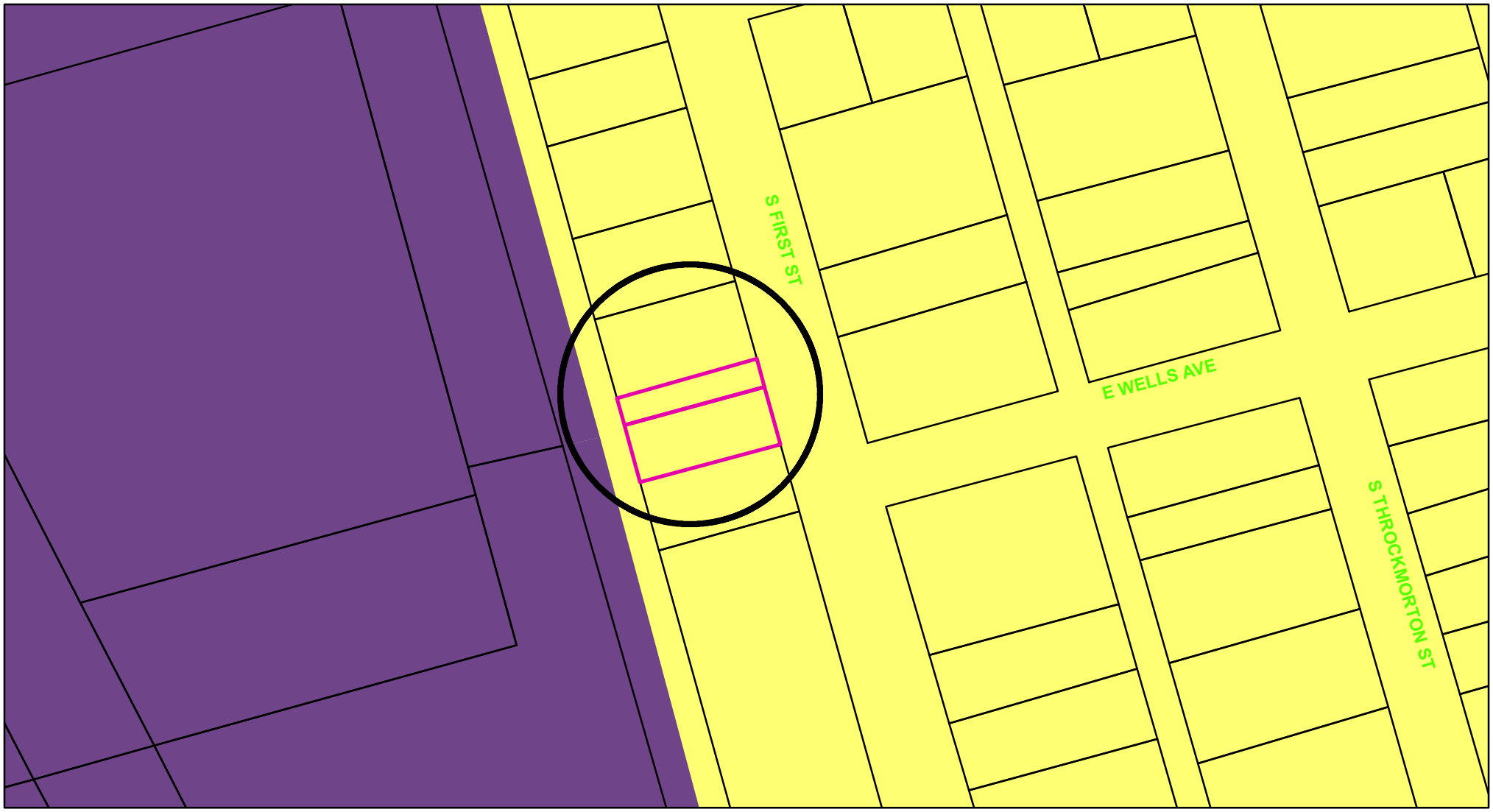
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

622 South First Street

NOT TO SCALE

1 in = 200 ft



Zoning - 622 South First Street

Legend

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

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

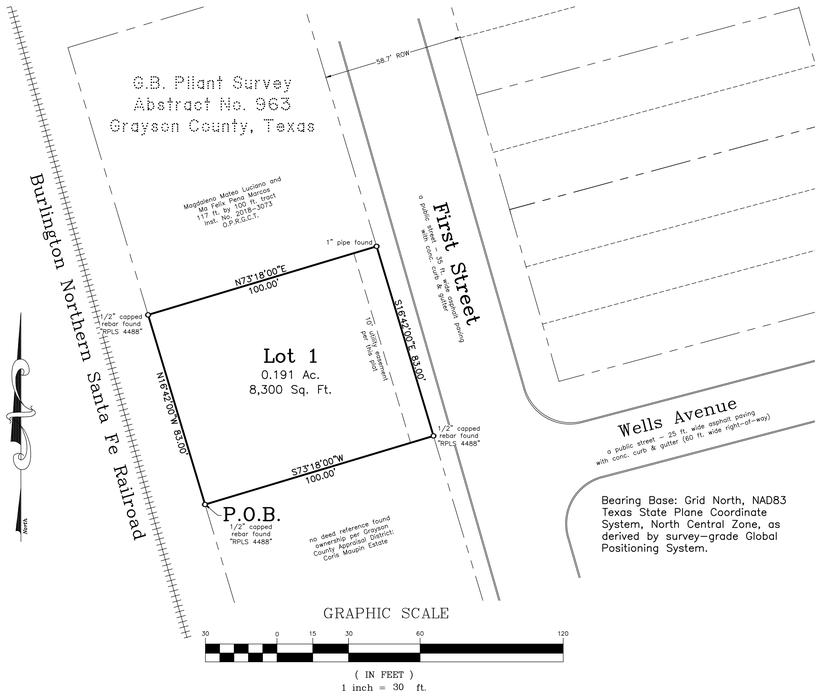
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

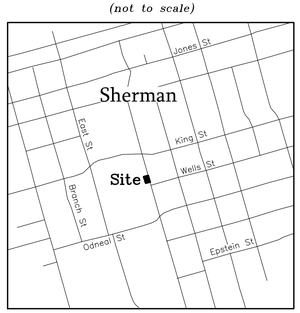


Preliminary Plat
Mora on First Addition
to
the City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

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.

Vicinity Map
(not to scale)



Job No. CGS640222

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

Z:\Shared Projects\Land Projects R2\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat-2022.dwg 2/22/2022 9:33 AM

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.

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 Preliminary Plat 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

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 _____, 2022.

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 _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary 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

Job No. CGS640222

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

Z:\Shared Projects\Land Projects R2\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat-2022.dwg 2/22/2022 9:33 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

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 Preliminary Plat of Mora on First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Right of Way Dedication along First Street in regards to Grayson County/City of Sherman Thoroughfare Plan. First Street is indicated as a future Minor Arterial per the Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 15' Utility Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Circle Drive suggested for safe ingress/egress to/from subject property.
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*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 03/22/2022

Prepared by: Kerri Turner, Administrative Assistant

Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

4600 AND 4608 WEST HOUSTON STREET

The request of Westar Investments, LLC (Owner), Henry Marroquin (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4600 and 4608 West Houston, being 5.003 acres in the Elizabeth Jones Survey, Abstract No 625, also being all of Lot 3C, Block One of the Replat of Lot 3, Block One of Seasons West Addition, and all of Lot 5, Block One, of the Amended Plat of Seasons West Addition as follows:

Planning and Zoning Commission

A. Replat approval Seasons West Addition, Phase four being a Replat of Lot 5, Block One, Amended Plat of Seasons West Addition, Phase One and Lot 3C, Block One, Repat of Lot 3, Block One of Seasons West Addition.
B. Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District.

Background:

The property is located at 4600 and 4608 West Houston between Meyers Drive and Seasons West Avenue. The owner is requesting replat approval for Seasons West Addition. They are also requesting a zone change and site plan approval for contractor's offices.

The following has been approved for 4600 West Houston:

- August 16, 2011 - Zone change and site plan approval from an SF-1 (Single Family Residential) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District.
- August 16, 2011 - Exception to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way for up to 4 years or occupancy whichever occurs first in a C-1 (Retail Business) District.
- September 22, 2015 - Exception to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way for up to 4 years or occupancy whichever occurs first in a C-1 (Retail Business) District.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
SF-1 (Single Family Residential) District
R-A (Single Family Agricultural) District

Origination:

Westar Investments, LLC (Owner)
Henry Marroquin (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

28

Objections Received:

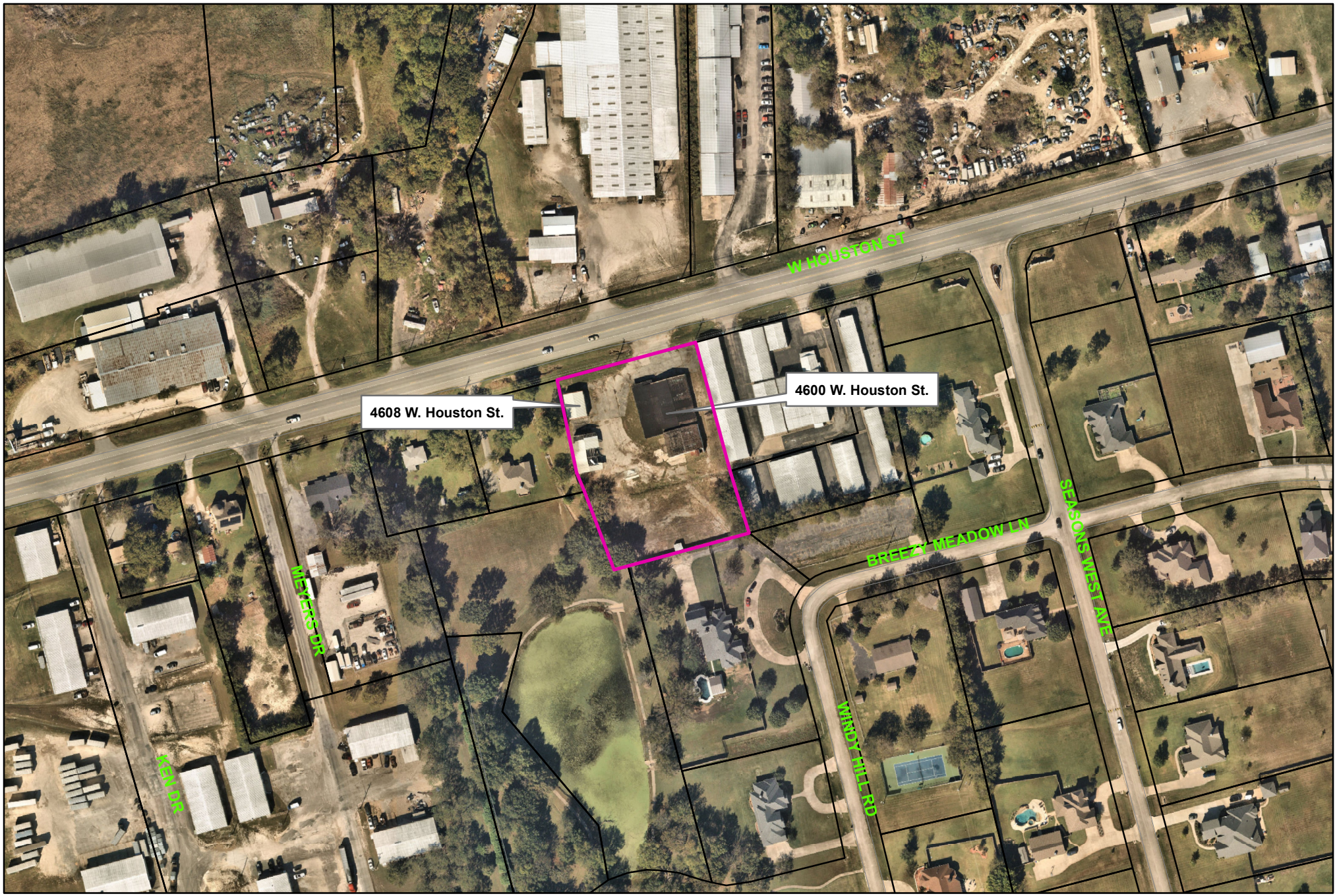
0

Development Review Meeting:

Yes

Attachments

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



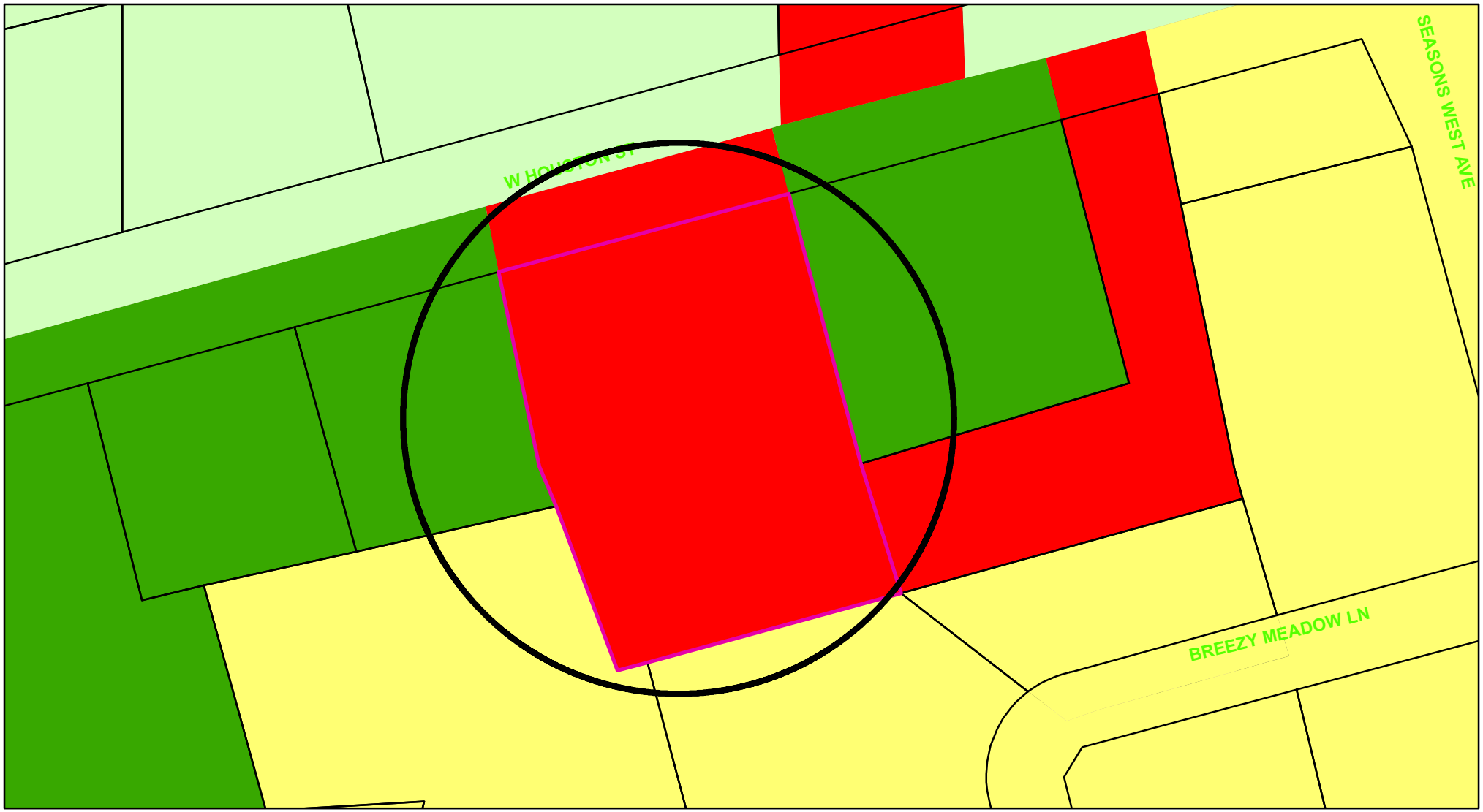
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

4600 & 4608 West Houston Street

NOT TO SCALE

1 in = 200 ft



Zoning - 4600 & 4608 West Houston Street

Legend

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

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

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

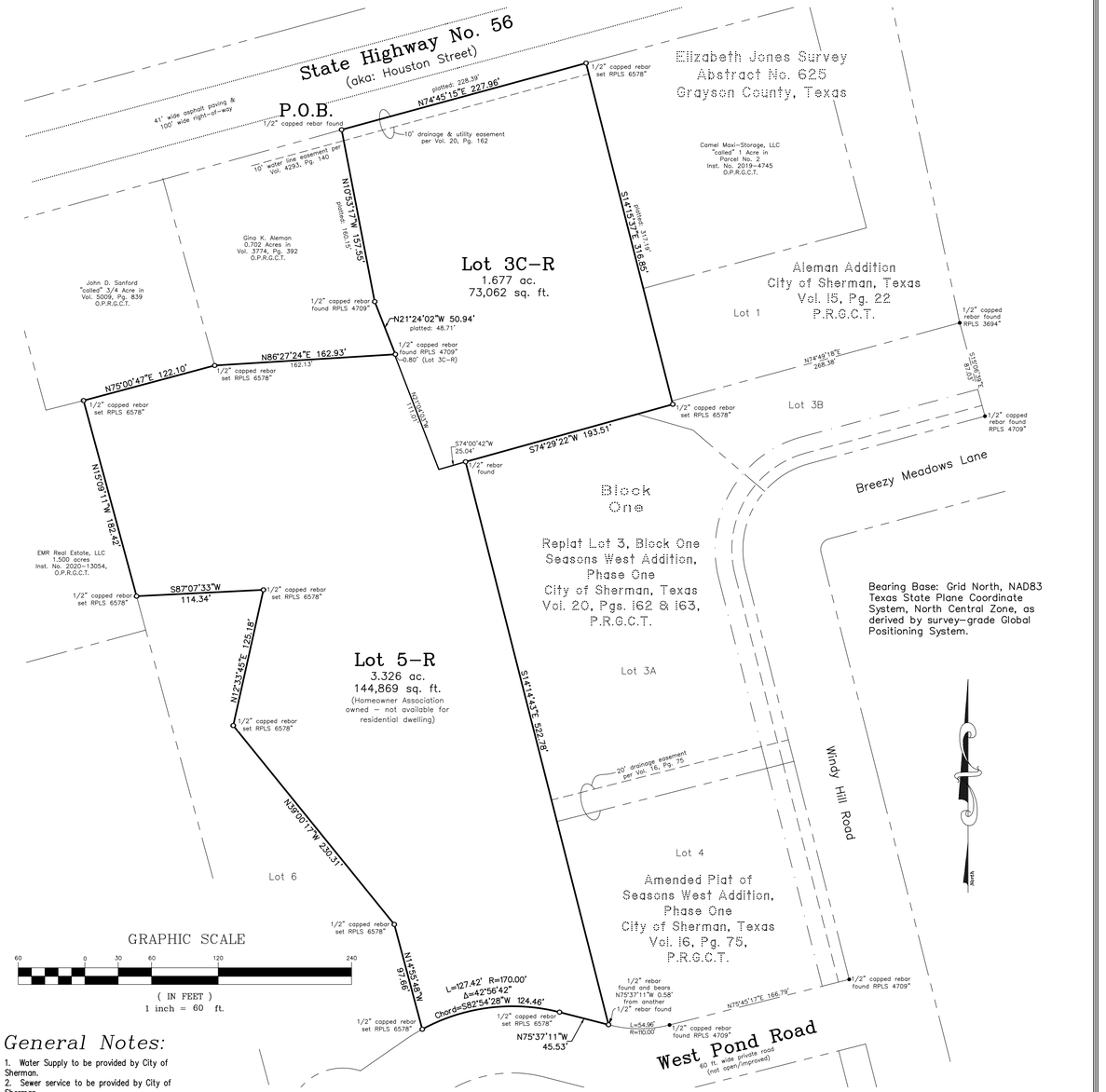
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 106 ft

4600-4608 W Houston



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 Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 Nos. 48181C0270 F & 48181C0400 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Seasons West Addition, Phase Four

(being a Replat of Lot 5, Block One, Amended Plat of Seasons West Addition, Phase One and Lot 3C, Block One, Replat of Lot 3, Block One of Seasons West Addition)
to the
City of Sherman, Texas
5.003 Acres
in the
Elizabeth Jones Survey
Abstract No. 625

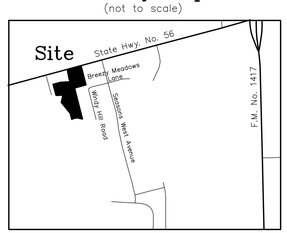
Job No. CGS680222

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 of Lot 3C:
Westar Investments, LLC
114 E. Wallace Lane
Atoka, Oklahoma, 74525

Owner of Lot 5:
Seasons West Homeowners Association
211 Seasons West Avenue
Sherman, Texas 75092

Vicinity Map
(not to scale)



D:\Lot-3C-Block-1-Seasons-West-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date Feb 24 22 Time: 10:44 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, being all of Lot 3C, Block One of the Replat of Lot 3, Block One of Seasons West Addition to the City of Sherman, Texas as per plat of record in Volume 20, Pages 162 & 163, Plat Records, Grayson County, Texas and all of Lot 5, Block One of the Amended Plat of Seasons West Addition, Phase One to the City of Sherman, Texas in Volume 16, Page 75, said Plat Records, and being more particularly described as one tract by metes and bounds as follows to-wit:

BEGINNING at a ½ inch capped rebar found in the South right-of-way line of State Highway No. 56/Houston Avenue, a public street, at the Northeast corner of the Gina K. Aleman 0.702 acre tract of land conveyed in Volume 3774, Page 392, Official Public Records and the Northwest corner of said Lot 3C and the most Northern Northwest corner of the herein described tract;

THENCE North 74 deg. 45 min. 15 sec. East, with the South right-of-way line of said Houston Street/State Highway No. 56 and the North line of said Lot 3C, a distance of 227.96 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of the Camel Maxi-Storage, LLC "called" 1 acre tract of land conveyed in Instrument No. 2019-4745, said Official Public Records and the Northeast corner of both said Lot 3C and the herein described tract;

THENCE South 14 deg. 15 min. 37 sec. East, with the West line of both said Camel Maxi-Storage 1 ac. and Lot 1, Aleman Addition to the City of Sherman, Texas as per plat of record in Volume 15, Page 22, said Plat Records and the East line of said Lot 3C, a distance of 316.85 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at an Ell corner of Lot 3B, said Block One, Replat of Lot 3, Seasons West Addition, Phase One and the Southeast corner of said Lot 3C, at the most Eastern Southeast corner of the herein described tract;

THENCE South 74 deg. 29 min. 22 sec. West, with the South line of said Lot 3C and a North line of both said Lot 3B and Lot 3A, said Block One, Replat of Lot 3, Seasons West Addition, Phase One, a distance of 193.51 ft. to a ½ inch rebar found in the East line of said Lot 5, at the Northwest corner of said Lot 3A, the most Southern Southwest corner of said Lot 3C and an Ell corner of the herein described tract;

THENCE South 14 deg. 14 min. 43 sec. East, with the East line of said Lot 5 and the West line of both said Lot 3A and Lot 4, said Amended Plat of Seasons West Addition, Phase One, a distance of 522.78 ft. to a ½ inch rebar found in the North line of West Pond Road, a 60 ft. wide private right-of-way/street, at the Southwest corner of said Lot 4 and the Southeast corner of said Lot 5, at the most Southern Southeast corner of the herein described tract, SAID rebar bears North 75 deg. 37 min. 11 sec. West, 0.56 ft. from another ½ inch rebar found;

THENCE North 75 deg. 37 min. 11 sec. West, with the North line of said West Pond Road and the South line of said Lot 5, a distance of 45.53 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the beginning of a curve;

THENCE Southwesterly, continuing with the North line of said West Pond Road and the South line of said Lot 5, with a curve to the left, having a radius of 170.00 ft., a central angle of 42 deg. 56 min. 42 sec. (Chord bears: South 82 deg. 54 min. 28 sec. West, 124.46 ft.) and an arc length of 127.42 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of Lot 6, said Block One, Amended Plat of Seasons West Addition, Phase One and the most Southern Southwest corner of both said Lot 5 and the herein described tract;

THENCE Northerly and Westerly, with the West and South lines of said Lot 5 and the East and North lines of said Lot 6, the following calls and distances:

1. North 14 deg. 55 min. 48 sec. West, a distance of 97.66 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at an angle point;
2. North 39 deg. 00 min. 17 sec. West, a distance of 230.31 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at an angle point;
3. North 12 deg. 33 min. 45 sec. East, a distance of 125.18 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of said Lot 6 and an Ell corner of both said Lot 5 and the herein described tract;
4. South 87 deg. 07 min. 3 sec. West, a distance of 114.34 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the East line of the EMR Real Estate, LLC 1.50 acre tract of land conveyed in Instrument No. 2020-13054, said Official Public Records, at the Northwest corner of said Lot 6 and the most Western Southwest corner of both said Lot 5 and the herein described tract;

THENCE North 15 deg. 09 min. 11 sec. West, with the East line of said EMR Real Estate 1.50 ac. and the West line of said Lot 5, a distance of 182.42 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the most Eastern Northeast corner of said EMR Real Estate 1.50 ac. and in the South line of the John D. Sanford "called" 0.75 acre tract of land conveyed in Volume 5009, Page 839, said Official Public Records, at the Northwest corner of said Lot 5 and the most Western Northwest corner of the herein described tract;

THENCE North 75 deg. 00 min. 47 sec. East, with the South line of said Sanford 0.75 ac. and the North line of said Lot 5, a distance of 122.10 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of said Sanford 0.75 ac. and the Southwest corner of said Aleman 0.702 ac., at an angle point of both said Lot 5 and the herein described tract;

THENCE North 86 deg. 27 min. 24 sec. East, continuing with the North line of said Lot 5 and the South line of said Aleman 0.702 ac., a distance of 162.93 ft. to a ½ inch capped rebar found, stamped "RPLS 4709" at the Southeast corner of said Aleman 0.702 ac., the most Western Southwest corner of said Lot 3C and an Ell corner of the herein described tract;

THENCE North 21 deg. 24 min. 02 sec. West, with the East line of said Aleman 0.702 ac. and the West line of said Lot 3C, a distance of 50.94 ft. to a ½ inch capped rebar found, stamped "RPLS 4709" at an angle point;

THENCE North 10 deg. 53 min. 17 sec. West, continuing with the East line of said Aleman 0.702 ac. and the West line of said Lot 3C, a distance of 157.55 ft. to the PLACE OF BEGINNING and containing 5.003 ACRES of land.

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

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

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

We, Westar Investments, LLC and Seasons West Homeowners Association, owners of Season West Addition, Phase Four to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____ _____
Authorized Representative for Season West Homeowners Association — Ron Westervelt, Authorized Representative for Westar Investments, LLC

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 _____, 2022.

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman — Secretary

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

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

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

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

Seasons West Addition, Phase Four
(being a Replat of Lot 5, Block One, Amended Plat of Seasons West Addition, Phase One and Lot 3C, Block One, Replat of Lot 3, Block One of Seasons West Addition)
to the
City of Sherman, Texas
5.003 Acres
in the
Elizabeth Jones Survey
Abstract No. 625

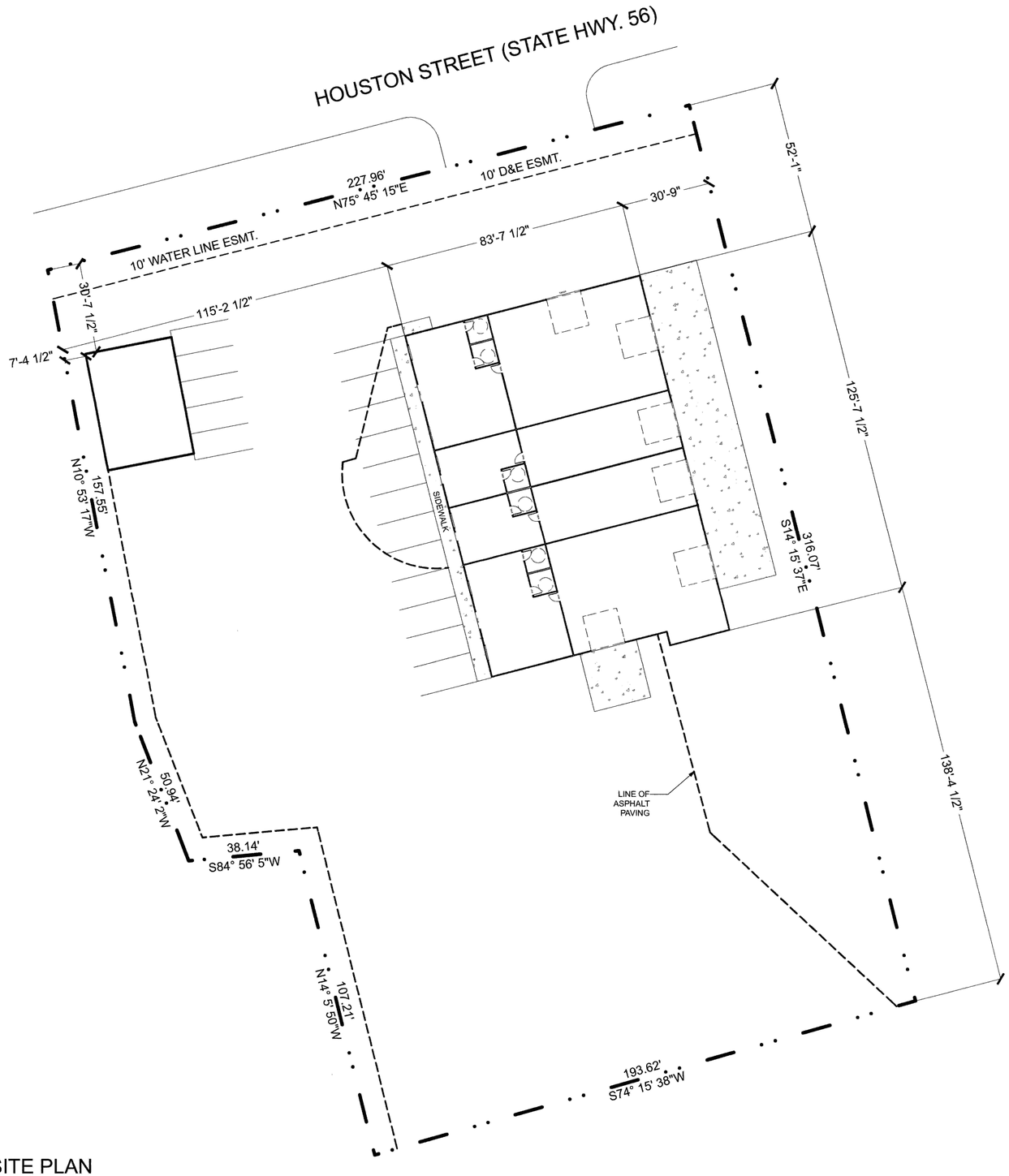
Job No. CGS680222

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 of Lot 5:
Seasons West Homeowners Association
211 Seasons West Avenue
Sherman, Texas 75092

Owner of Lot 3C:
Westar Investments, LLC
114 E. Wallace Lane
Atoka, Oklahoma, 74525

D:\Lot-3C-Block-1-Seasons-West-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date Feb 24 22 Time: 10:44 AM



N

SITE PLAN

SCALE: 1"=20'

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT DESCRIPTION:
A New Remodel/Addition For
H&R CONSTRUCTION
4600 W. HOUSTON ST

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
2/25/2022

SCALE:

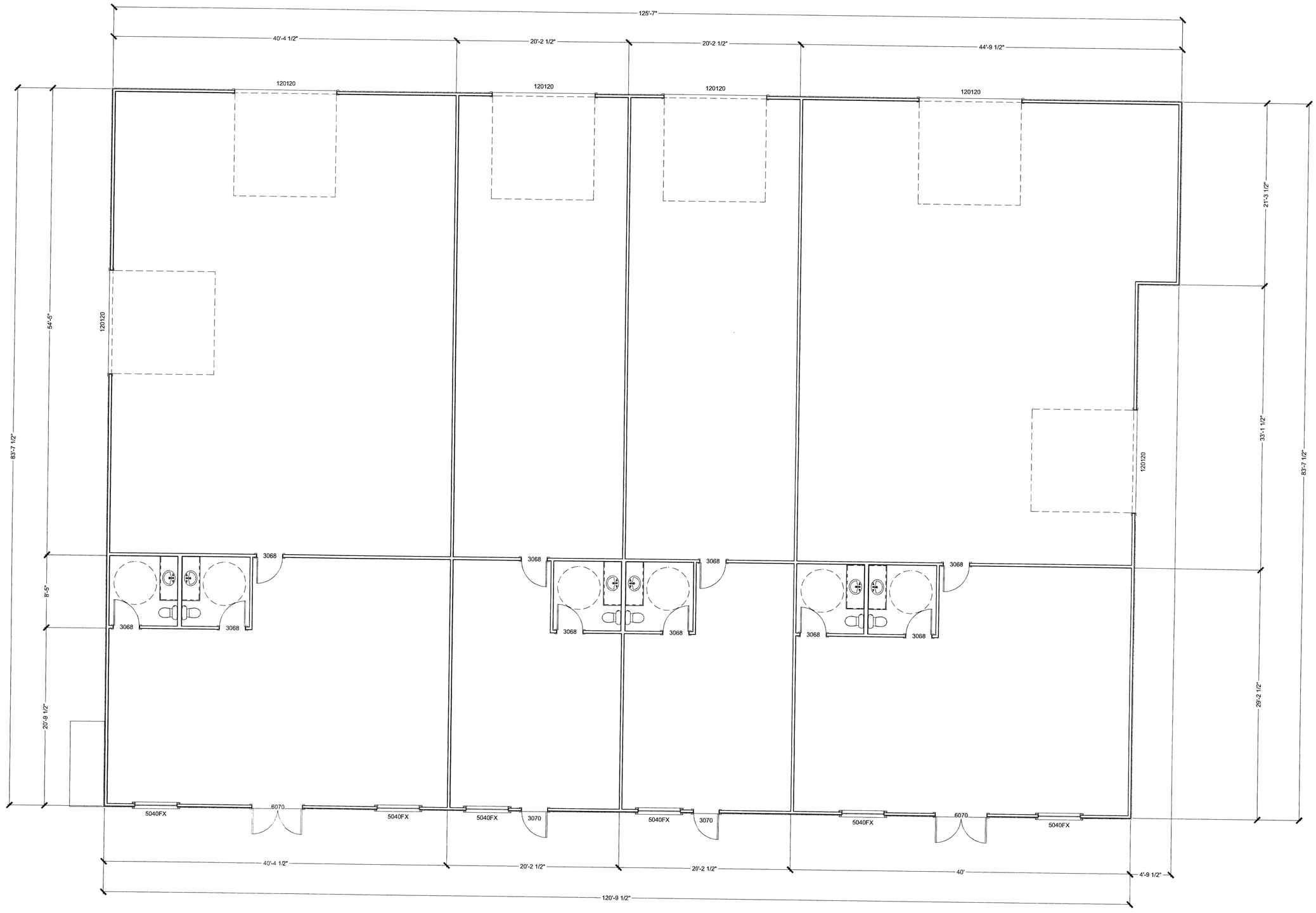
SHEET:
A-2

12'0"
19'0"
12'0"

12'0"
19'0"
12'0"

12'0"

12'0"



FLOOR PLAN

SCALE:3/16"=1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT DESCRIPTION:
A New Remodel/Addition For
H&R CONSTRUCTION
4600 W. HOUSTON ST

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
2/25/2022

SCALE:

SHEET:
A-1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Seasons West Homeowners Association
211 Seasons West Avenue
Sherman, TX 75092

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

Westar Investments, LLC
114 E. Wallace Lane
Atoka, OK 74525

Dear Applicants,

The request for approval of the Seasons West Addition, Phase Four has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Add General Note regarding ownership and maintenance of West Pond Road, a private road, and cite Amended plat filing information of Volume 16, Page 75, PRGCT.
3. General Notes No. 6 shall read "The City of Sherman will not be responsible…"
4. General Notes No. 8 shall read "Neither the City of Sherman nor the undersigned…"
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. City sewer does not serve subject properties. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. Graphically show drainage flume and dedicate a Private Drainage Easement around said drainage flume on plat.
8. 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.
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 15, 2022

Westar Investments LLC
2410 N. Loy Lake Rd
Sherman, TX 75090

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

Henry Marroquin
309 E. Lamar
Sherman, TX 75090

Season's West Homeowners Association
212 Windy Hill Rd.
Sherman, TX 75092

Dear Applicants,
The request for a zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District located at 4600 and 4608 West Houston has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7, Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A parking space is considered to be 9'x20'. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
6. The parking ratio is one space per 400 square foot for office space and one space per 1000 square feet for warehouse space.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
9. No outside storage is allowed unless a Specific Use Permit is approved.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

1. Proposed Drive approach on site plan does not meet current standard.
2. 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*
3. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
4. City sewer does not serve subject property. On-site sewage facility is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 1530 EAST LAMAR STREET**

The request of Heriberto Munoz Garcia. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 1530 East Lamar being 0.295 acres in the G.B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary Plat approval Garcia Lamar Addition.

Background:

The property is located at 1530 East Lamar, the southwest corner of East Lamar Street and South Loving Avenue. The owner would like preliminary plat approval of Garcia Lamar Addition.

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

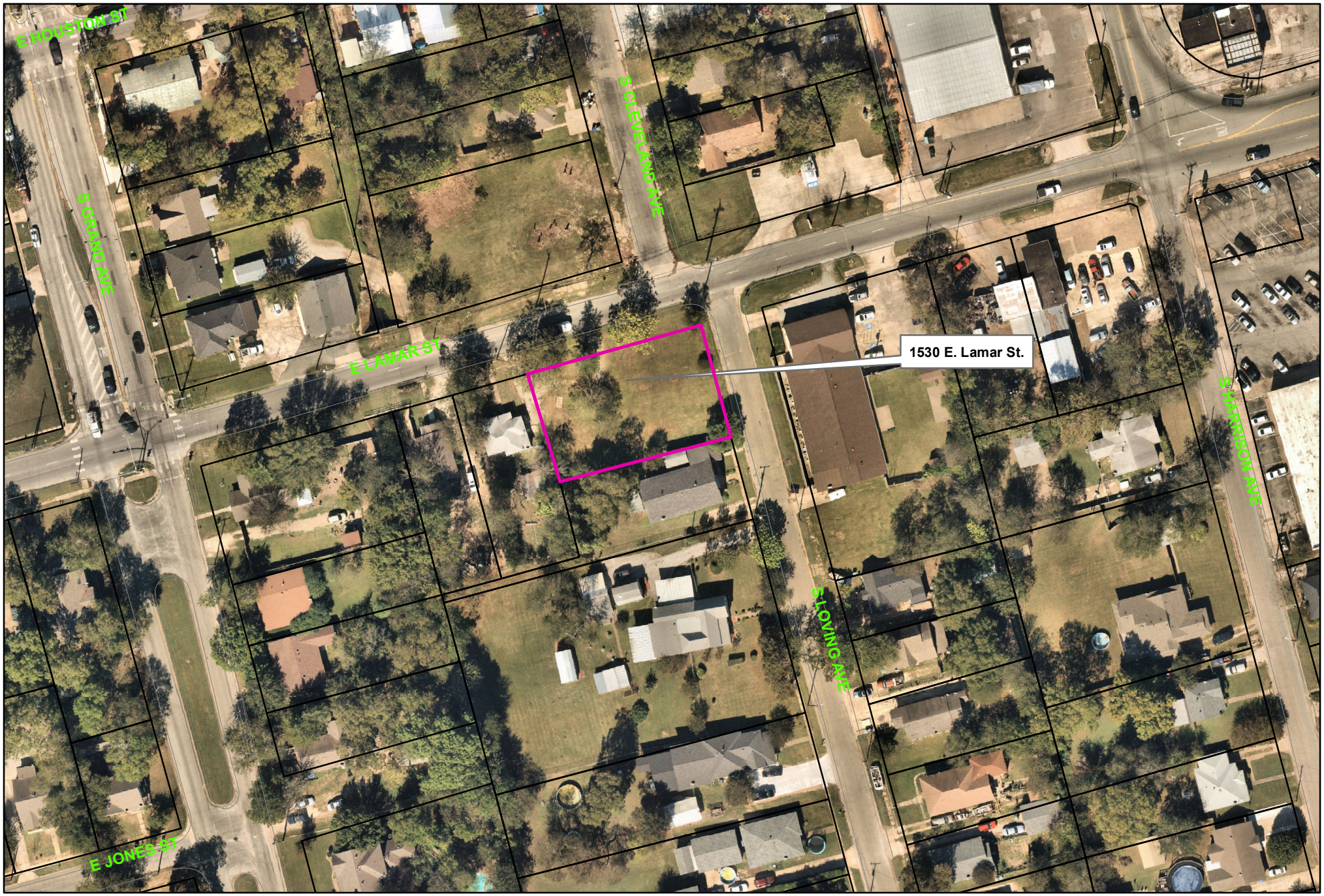
0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1530 East Lamar Street

NOT TO SCALE

1 in = 100 ft

Zoning - 1530 East Lamar Street

Legend

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

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

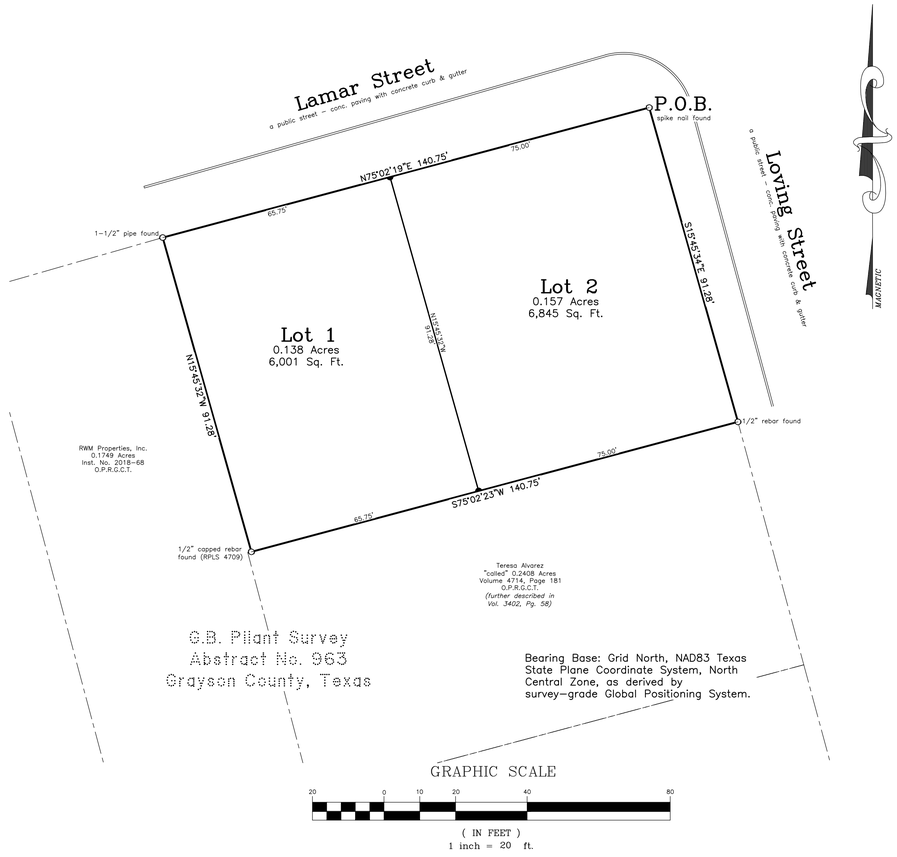
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

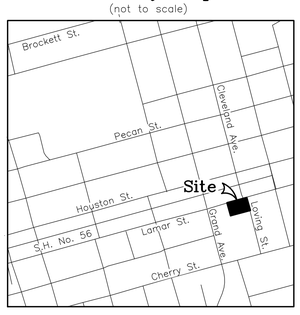


Preliminary Plat
Garcia Lamar Addition
to the
City of Sherman
Grayson County, Texas
0.295 Acres
in the
G.B. Pilant Survey
Abstract No. 963

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor 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. 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.

Vicinity Map
(not to scale)



Job No. CGS650222

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:
Heriberto Munoz Garcia
902 S Throckmorton Street
Sherman, Texas 75090

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963, and being a part of the "called" 113.50 ft. by 145 ft. tract of land conveyed by General Warranty Deed from Grayson County Juvenile Alternatives, Incorporated to Heriberto Munoz Garcia on October 6, 2021, as recorded in Instrument No. 2021-34005, Official Public Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a spike nail found at the intersection of Lamar Street, generally an East-West street, and Loving Street, generally a North-South street, at the Northeast corner of both said Garcia tract and the herein described tract;

THENCE South 15 deg. 45 min. 34 sec. East, with the West right-of-way line of said Loving Street, a distance of 91.28 ft. to a 1/2 inch rebar found at the Southeast corner of the herein described tract and the Northeast corner of the Teresa Alvarez "called" 0.2408 acres, as recorded in Volume 4714, Page 181, said Official Public Records (better described as 0.25 acres in Volume 3402, Page 58, said Official Public Records);

THENCE South 75 deg. 02 min. 23 sec. West, with the North line of said Alvarez 0.25 ac., a distance of 140.75 ft. to a 1/2 inch capped rebar found (RPLS 4709) at a Southeast corner of the RWM Properties, Inc. 0.1749 acre tract of land as recorded in Instrument No. 2018-68, said Official Public Records and the Southwest corner of the herein described tract;

THENCE North 15 deg. 45 min. 32 sec. West, with the most Easterly line of said RMW Properties 0.1749 ac., a distance of 91.28 ft. to a 1-1/2 inch pipe found lying in the South right-of-way line of said Lamar Street, at the Northeast corner of said RWM Properties 0.1749 ac. and the Northwest corner of the herein described tract;

THENCE North 75 deg. 02 min. 19 sec. East, with the South right-of-way line of said Lamar Street and the North line of said Garcia tract, a distance of 140.75 ft. to the **PLACE OF BEGINNING** and containing **0.295 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Heriberto Munoz Garcia, sole owner of Preliminary Plat of Garcia Lamar Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Heriberto Munoz Garcia

AVIGATION RELEASE

WHEREAS, Heriberto Munoz Garcia, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Preliminary Plat of Garcia Lamar Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, 2022.

By:_____

By: Heriberto Munoz Garcia, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

This, the Preliminary Plat of Garcia Lamar Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary Plat
Garcia Lamar Addition
to the
City of Sherman
Grayson County, Texas
0.295 Acres
in the
G.B. Pilant Survey
Abstract No. 963

Job No. CGS650222

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:
Heriberto Munoz Garcia
902 S Throckmorton Street
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\1530-E-Lamar-Street-Sherman\Civil 3D\Replat.dwg 2/22/2022 9:07 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Heriberto Munoz Garcia
902 S. Throckmorton St.
Sherman, TX 75090

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

Dear Applicants,

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

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

1. Drive approach for proposed Lot 2 shall be off of Loving Street and located in the southern portion of proposed Lot 2.
2. 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*
3. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 2. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along Lamar Street. Modify 10' Utility Easement on Northwest corner of proposed Lot 2 to parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Utility Easement along Loving Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots 1 & 2 prior to Building Permit being issued for proposed Lots 1 & 2. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. 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. Indicate the width of the right-of-way and pavement for streets shall be shown on the plat.
9. Additional Dedication of Right of Way along Lamar Street and Loving Street may be required upon review of the Grayson County Thoroughfare Plan.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

* **214 NORTH HARRISON AVENUE**

The request of Brogan H. Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 214 North Harrison Avenue, being 0.454 acres in the G.B. Pilant Survey, Abstract 963, also being all of Lots 7 and 8, and the North One-Half of Lot 9, Block 33, of the Replat of College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Brogan's Addition, being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition

Background:

The property is located at 214 North Harrison Avenue, the southwest corner of East Pecan Street and North Harrison Avenue. The owner would like to replat the property into two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Brogan H. Vickrey (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

203

Objections Received:

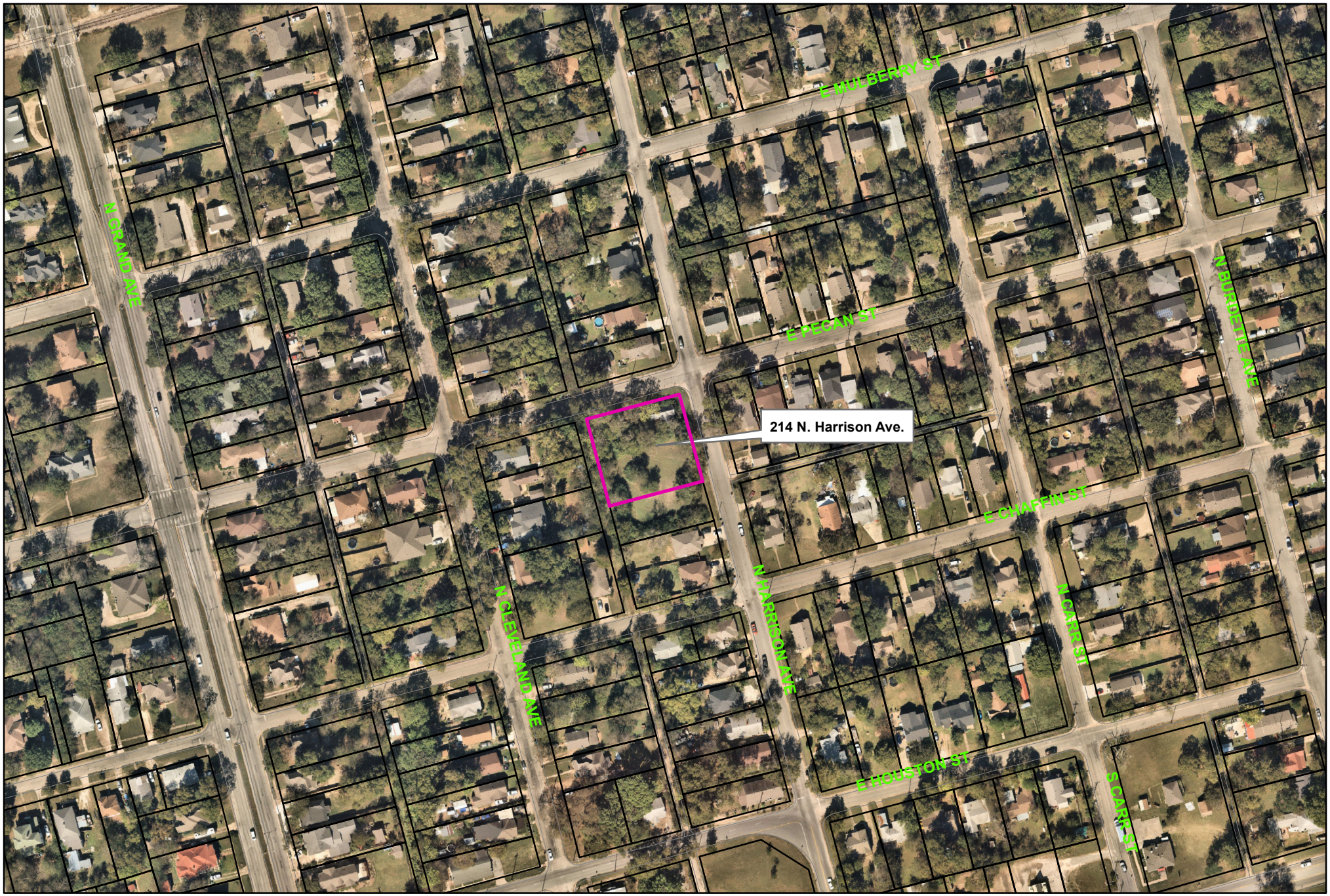
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



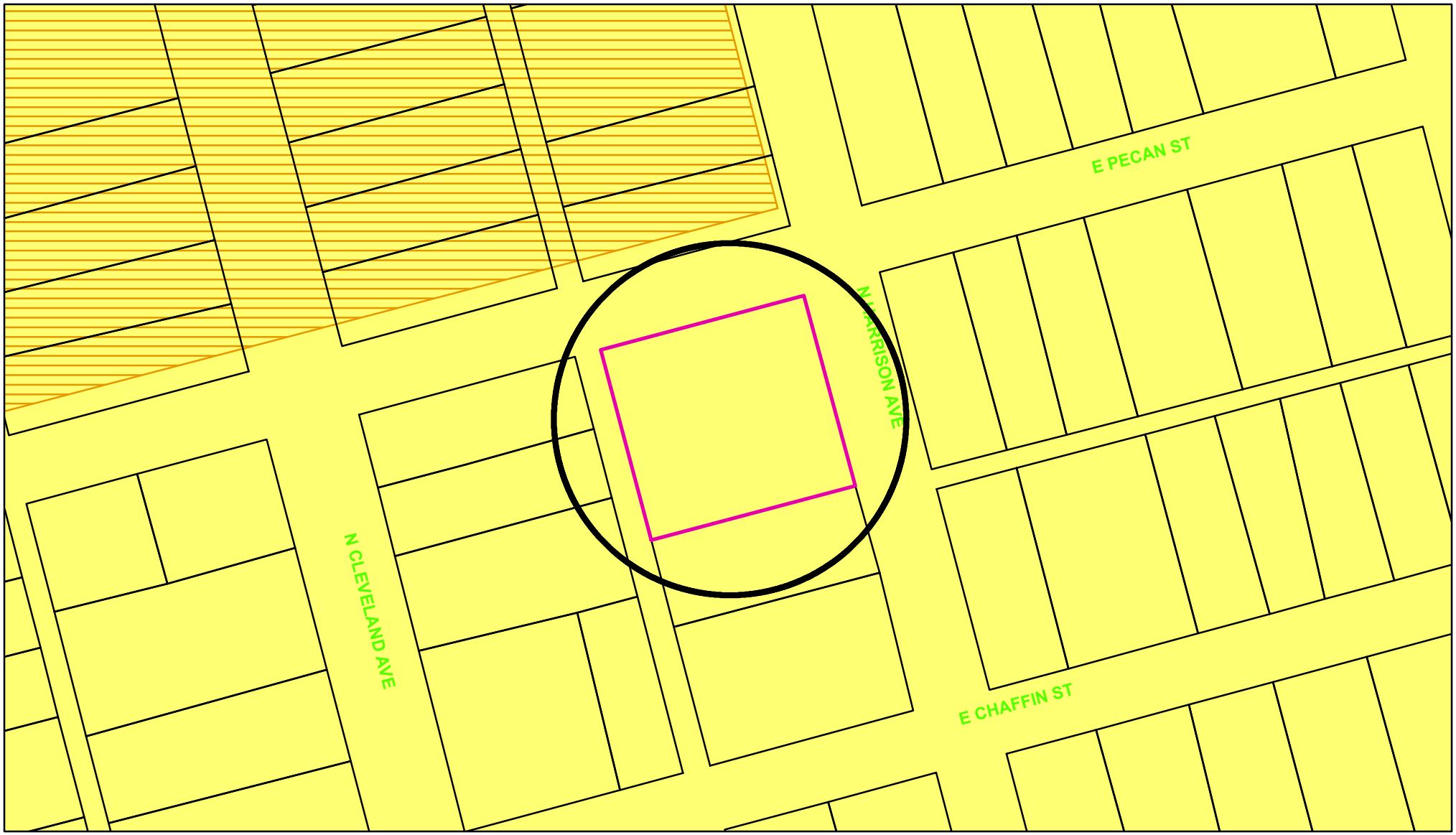
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

214 North Harrison Avenue

NOT TO SCALE

1 in = 200 ft



Zoning - 214 North Harrison Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

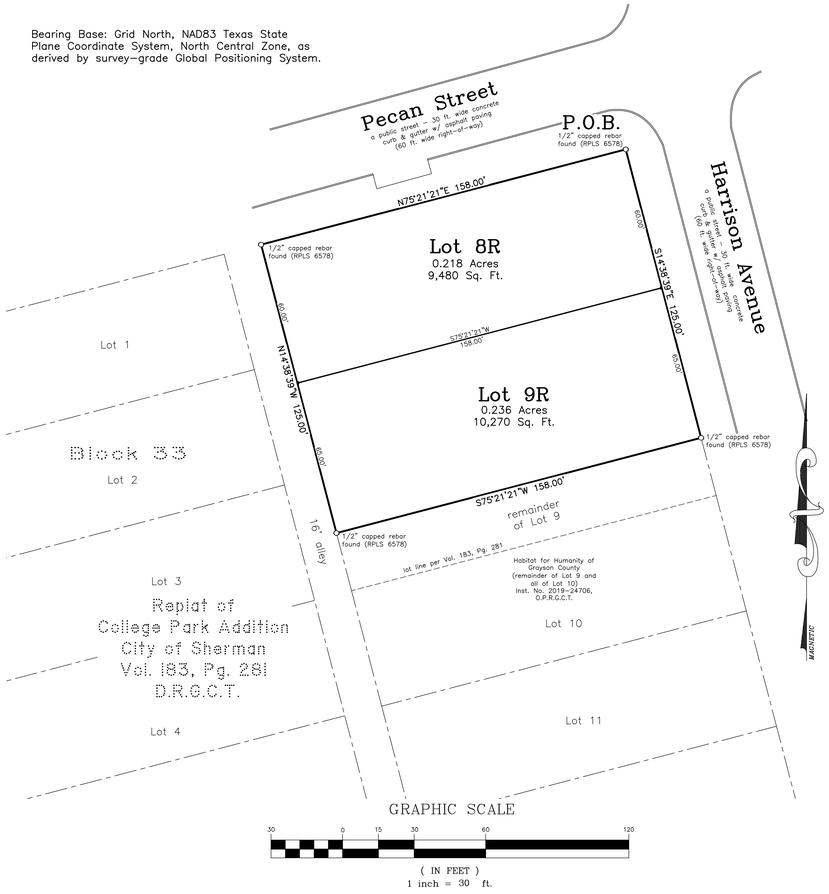
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

214 N Harrison

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



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Brogan's Addition

(being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition) to the City of Sherman, Texas

0.454 Acres

in the

G.B. Pilant Survey Abstract No. 963

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor 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. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS620222

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:
Brogan H. Vickrey
1003 Hillscreek Drive
McKinney, Texas 75072

Vicinity Map
(not to scale)

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 7 and 8, and the North One-Half of Lot 9, Block 33, of the Replat of College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 183, Page 281, Deed Records, Grayson County, Texas, 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 found (RPLS 6578), lying at the intersection of the South line of Pecan Street, a generally East-West street, with the West line of Harrison Avenue, a generally North-South street, and being the Northeast corner of both said Lot 7 and the herein described tract;

THENCE South 14 deg. 38 min. 39 sec. East, with the West line of said Harrison Avenue, and the East lines of said Lots 7, 8, and 9, a distance of 125.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of the herein described tract;

THENCE South 75 deg. 21 min. 21 sec. West, over and across said Lot 9 and with the North line of a tract of land conveyed to Habitat for Humanity of Grayson County, known as the remainder of Lot 9 and all of Lot 10, said Block 33 as recorded in Instrument No. 2019-24706, Official Public Records, Grayson County, Texas, a distance of 158.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the East line of a 16 ft. wide alley and the West line of said Lot 9, at the Southwest corner of the herein described tract;

THENCE North 14 deg. 38 min. 39 sec. West, with the East line of said alley and the West lines of said Lots 7, 8, and 9, a distance of 125.00 ft. to a 1/2 inch capped rebar found (RPLS 6578), lying in the South line of said Pecan Street, being the Northwest corner of both said Lot 7 and the herein described tract;

THENCE North 75 deg. 21 min. 21 sec. East, with the North line of said Lot 7 and the South line of said Pecan Street, a distance of 158.00 ft. to the **PLACE OF BEGINNING** and containing **0.454 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, Brogan H. Vickrey, sole owner of Brogan 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.

_____
Brogan H. Vickrey

AVIGATION RELEASE

WHEREAS, Brogan H. Vickrey, 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 Brogan's Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, 2022.

By:_____

By: Brogan H. Vickrey, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

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

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

Brogan's Addition

(being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition) to the City of Sherman, Texas

0.454 Acres

in the

G.B. Pilant Survey Abstract No. 963

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:
Brogan H. Vickrey
1003 Hillscreek Drive
McKinney, Texas 75072

Z:\Shared Projects\Land Projects R2\214-N-Harrison-Avenue-Sherman\Civil 3D\Replat.dwg 2/22/2022 9:17 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Brogan H. Vickrey
1003 Hillscreek Drive
McKinney, TX 75072

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

Dear Applicants,

The request for approval of the Brogan's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 8R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 10' Utility Easement along all street frontage. Modify 10' Utility Easement on Northeast corner of proposed Lot 8R to parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Graphically show existing sanitary sewer main on drawing.
5. Dedicate a 15' Sanitary Sewer Easement along centerline of sanitary sewer main. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 2400 SOUTH FIRST STREET**

The request of Ricci Alvarado (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property at 2400 South First Street, being 0.859 acres in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

Final plat approval of Alvarado-Vela Addition.

Background:

The property is located at 2400 South First Street, west of the intersection at East Ida Road and South First Street. The owner would like final plat approval of Alvarado-Vela Addition.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Ricci Alvarado (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

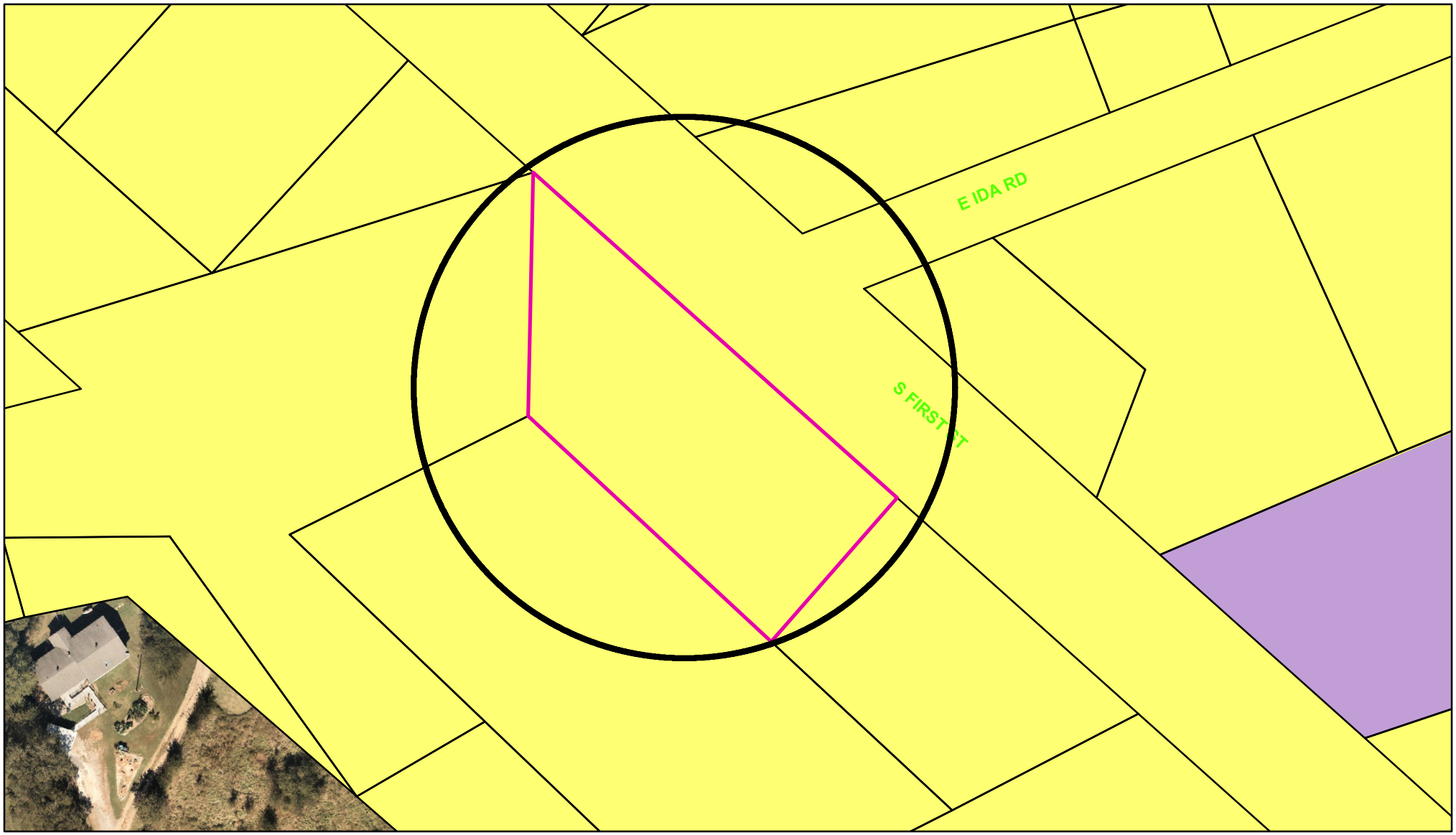
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2400 South First Street

NOT TO SCALE

1 in = 300 ft



Zoning - 2400 South First Street

Legend

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

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

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

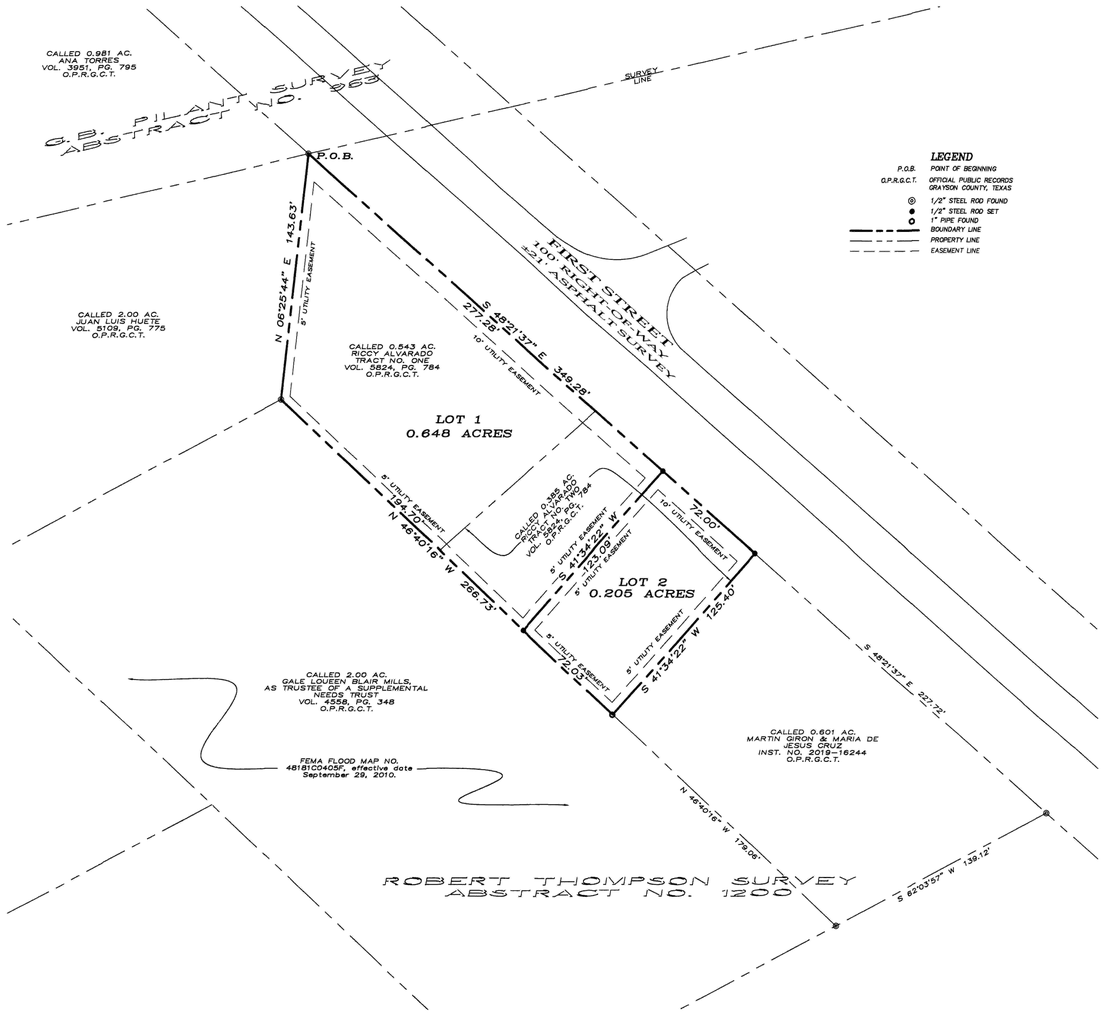
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

JOB NO. 22020116



FINAL PLAT
ALVARADO-VELA ADDITION

Being a part of the Robert Thompson Survey, Abstract Number 1200. Being in the City of Sherman, Grayson County, Texas. Containing 0.854 acres of land

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OWNERS /DEVELOPER
RICCY ALVARADO
2400 SOUTH FIRST STREET
SHERMAN, TEXAS

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

02-23-22

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

SHEET 1 OF 2

JOB NO. 22020116

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, and being all of a called 0.543 acre tract of land described as Tract No. One in the deed to Riccy Alvarado, recorded in Volume 5824, Page 784, Official Public Records, Grayson County, Texas, and all of a called 0.385 acre tract of land described as Tract No. Two in said deed to Riccy Alvarado, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the most northerly corner of said 0.543 acre tract, and on the southwesterly right-of-way line of First Street;

Thence South 48°21'37" East, with the northeasterly line of said 0.543 acre tract, and with the northeasterly line of aforesaid 0.385 acre tract, and with the southwesterly right-of-way line of said First Street, a distance of 349.28 feet to a 1/2" steel rod set for the most easterly corner of said 0.385 acre tract;

Thence South 41°34'22" West, with the southeasterly line of said 0.385 acre tract, leaving said First Street, a distance of 125.40 feet to a 1" pipe found for the most southerly corner of said 0.385 acre tract;

Thence North 46°40'16" West, with the southwesterly line of said 0.385 acre tract, and with the southwesterly line of aforesaid 0.543 acre tract, a distance of 268.73 feet to a 1/2" steel rod set for the most westerly corner of said 0.543 acre tract;

Thence North 06°25'63" East, with the westerly line of said 0.543 acre tract, a distance of 143.63 feet to the Point of Beginning and containing 0.854 acres (37,184 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, ALVARADO-VELA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2022.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

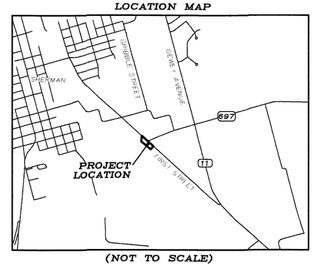
Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

~ 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. Part of the property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0405F, effective date September 29, 2010.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, RICCY ALVARADO, do hereby adopt this plat designating the hereinabove property as the ALVARADO-VELA ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

RICCY ALVARADO

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

EXECUTED THIS_____DAY OF_____, 2022

BY: RICCY ALVARADO

BY: _____

FINAL PLAT
ALVARADO-VELA ADDITION

Being a part of the Robert Thompson Survey, Abstract Number 1200. Being in the City of Sherman, Grayson County, Texas. Containing 0.854 acres of land

OWNERS /DEVELOPER
RICCY ALVARADO
2400 SOUTH FIRST STREET
SHERMAN, TEXAS

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

02-23-22

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Riccy Alvarado
2400 S. First St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

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

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

1. Dedicate a 15' Utility Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Remove 5' Utility Easement from North, West, and South property lines.
3. Remove 5' Utility Easement from between proposed lot lines.
4. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
5. Date lines on Owners Dedication are off-set. Correct appropriately.
6. Add zip code to ownership block on both pages of plat.
7. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR. Coordinate with Engineering Department for information.
8. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 511 NORTH BURDETTE AVENUE**

The request of Jose Antonio Menjivar (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 511 North Burdette Avenue, being 0.241 acres in the Charles Carter Survey, Abstract 229, also being all of Lot 51 and the North 30' of Belmont Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 51 and the North 30' of Belmont Addition.

Background:

The property is located at 511 North Burdette Avenue between East Monroe Avenue and East Mulberry Street. The owner would like to replat all of one lot and part of another into one property.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose Antonio Menjivar (Owner)
Helvey-Wagner Surveying

Master Plan Designation:

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

Number of notices mailed:

94

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter

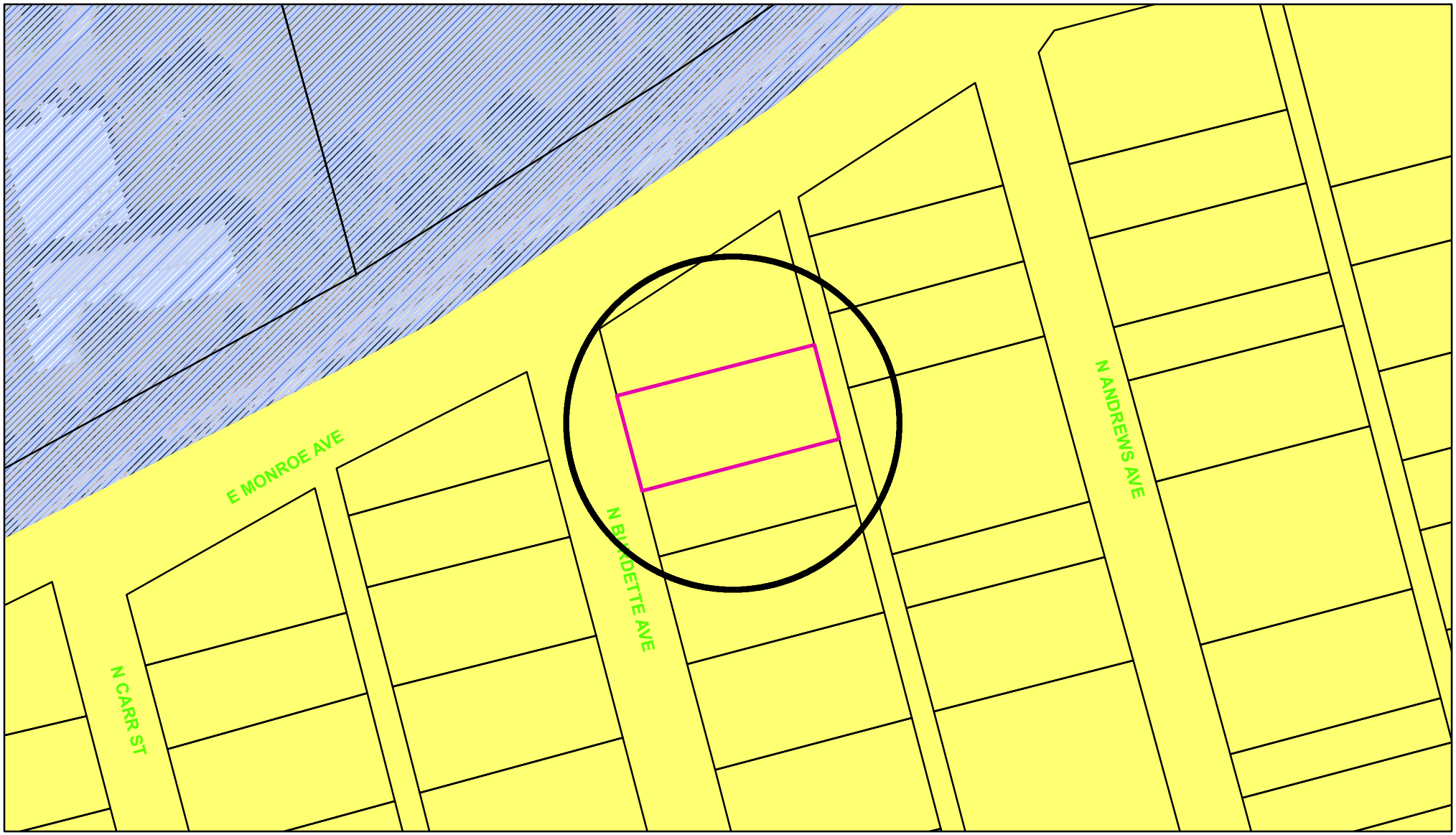
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

511 North Burdette Avenue

NOT TO SCALE

1 in = 200 ft



Zoning - 511 North Burdette Avenue

Legend

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

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

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

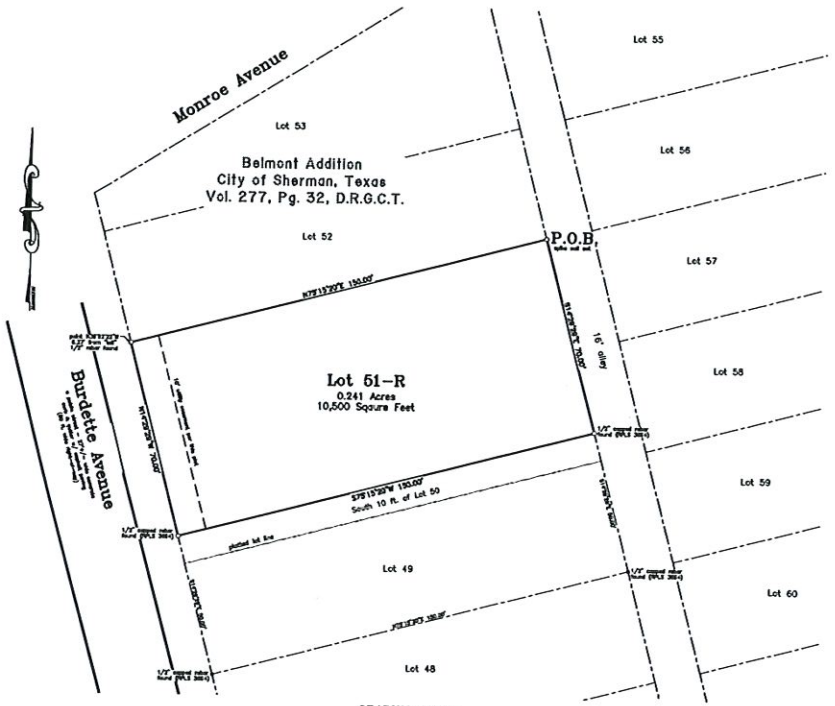
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

511 N Burdette



Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition

to the

City of Sherman, Texas

0.241 Acres

in the

Charles Carter Survey
Abstract No. 229

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. 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 26, 2008.
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. CGS630222

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-4181
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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

Z:\Shared Projects\Land Projects RZ\511-N-Burdette-Avenue-Sherman\Civil 3D\Replat.dwg 2/21/2022 9:48 PM

Vicinity Map
(not to scale)

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lot 51 and the North 30 ft. of Lot 50 of Belmont Addition to the City of Sherman, Texas, as per plat of record in Volume 277, Page 32, Deed Records, Grayson County, Texas, being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a spike nail set, lying in the West line of a platted 16 ft. alley of said Belmont Addition, being the Southeast corner of Lot 52 of said Belmont Addition and the Northeast corner of both said Lot 51 and the herein described tract;

THENCE South 14 deg. 29 min. 29 sec. East, with the West line of said 16 ft. alley and the East lines of said Lots 50 and 51, a distance of 70.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Southeast corner of the herein described tract;

THENCE South 75 deg. 15 min. 30 sec. West, over and across said Lot 50, a distance of 150.00 ft. to a 1/2 inch capped rebar found (RPLS 3694), lying in the East right-of-way line of Burdette Avenue, a generally North-South street, and the West line of said Lot 50, being the Southwest corner of the herein described tract;

THENCE North 14 deg. 29 min. 29 sec. West, with the East line of said Burdette Avenue and the West lines of said Lots 50 and 51, a distance of 70.00 ft. to the Northwest corner of both said Lot 51 and the herein described tract, from which point bears North 38 deg. 52 min. 22 sec. West, 0.77 ft. from "tail" 1/2 inch rebar found;

THENCE North 75 deg. 15 min. 30 sec. East, with the North line of said Lot 51 and the South line of Lot 52 of said Belmont Addition, a distance of 150.00 ft. to the PLACE OF BEGINNING and containing 0.241 ACRES of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

I, Jose Antonio Menjivar, sole owner of Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont 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.

Jose Antonio Menjivar

AVIGATION RELEASE

WHEREAS, Jose Antonio Menjivar, 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 Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont 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 noises, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By:_____

By: Jose Antonio Menjivar, Owner

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

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

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON

This, the final plat of Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition to the City of Sherman, Texas, is hereby approved this ____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the ____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition

to the

City of Sherman, Texas

0.241 Acres

in the

Charles Carter Survey
Abstract No. 229

Job No. CGS630222

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-4181
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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

Z:\Shared Projects\Land Projects RZ\511-N-Burdette-Avenue-Sherman\Civil 3D\Replat.dwg 2/21/2022 9:48 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

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

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

Dear Applicants,

The request for approval of the Replat of Lot 51 and the North 30 ft. of Lot 50, Belmont Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Simplify Plat name with subtitle of "being a replat of…"
3. The City of Sherman does not maintain alleys.
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. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

2500-2700 BLOCKS EAST HIGHWAY 82

The request of BR Estates at Hwy 82, LLC (Owner), MCF Investments, LLC (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property in the 2500-2700 Blocks East Highway 82, being 19.172 acres in the Samuel McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Recreational Vehicle (RV) Resort in a C-2 (General Commercial) District/ O-1 (75 & 82) Overlay District.

Background:

The property is located in the 2500-2700 Blocks East Highway 82 between North Frisco and Baker Roads. The property is zoned a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. The owner is requesting a Specific Use Permit to allow a Recreational Vehicle (RV) Resort.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

BR Estates at Hwy 82, LLC (Owner)
MCF Investments, LLC (Prospective Buyer)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

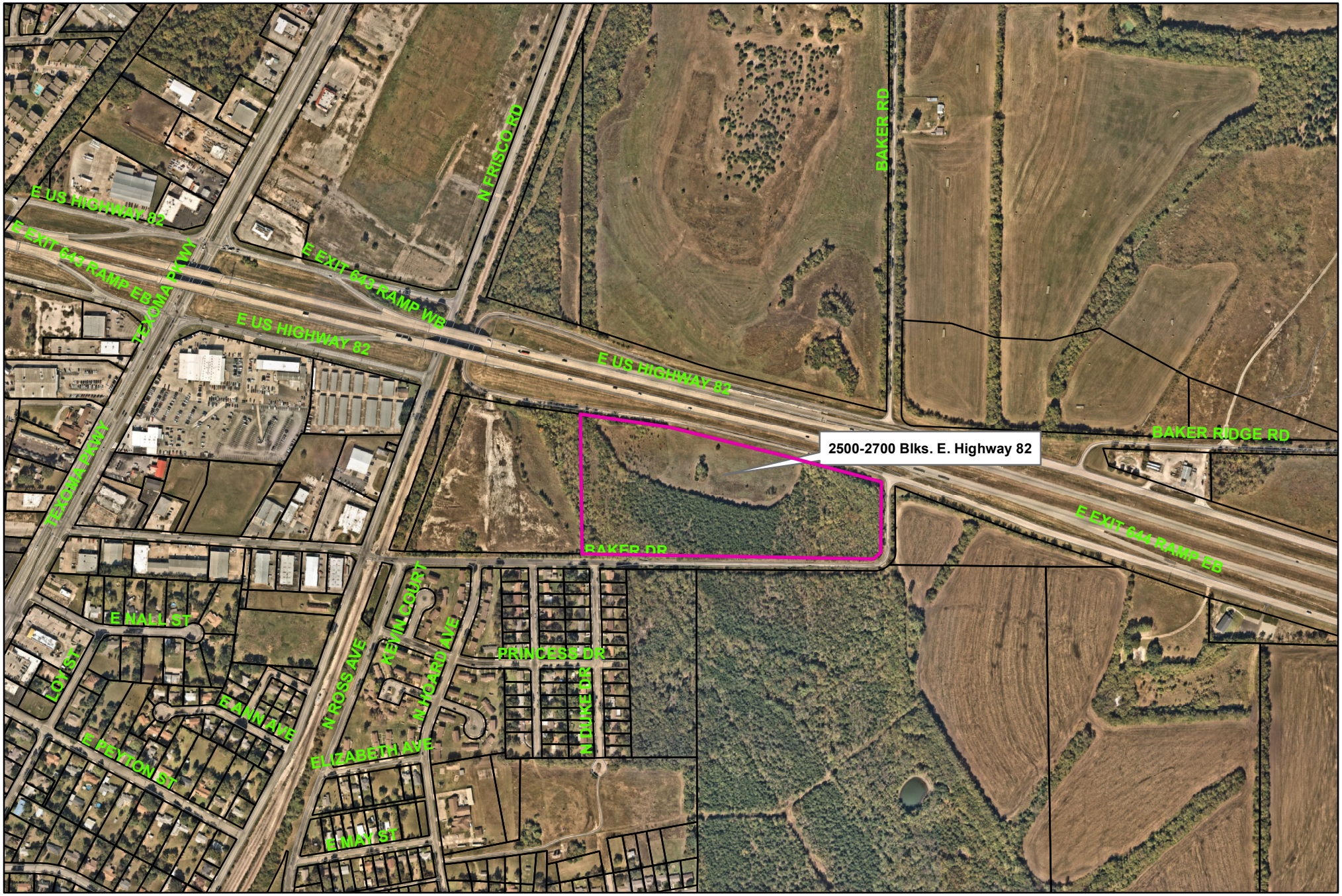
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevation
Landscape Plan
Staff Review Letter



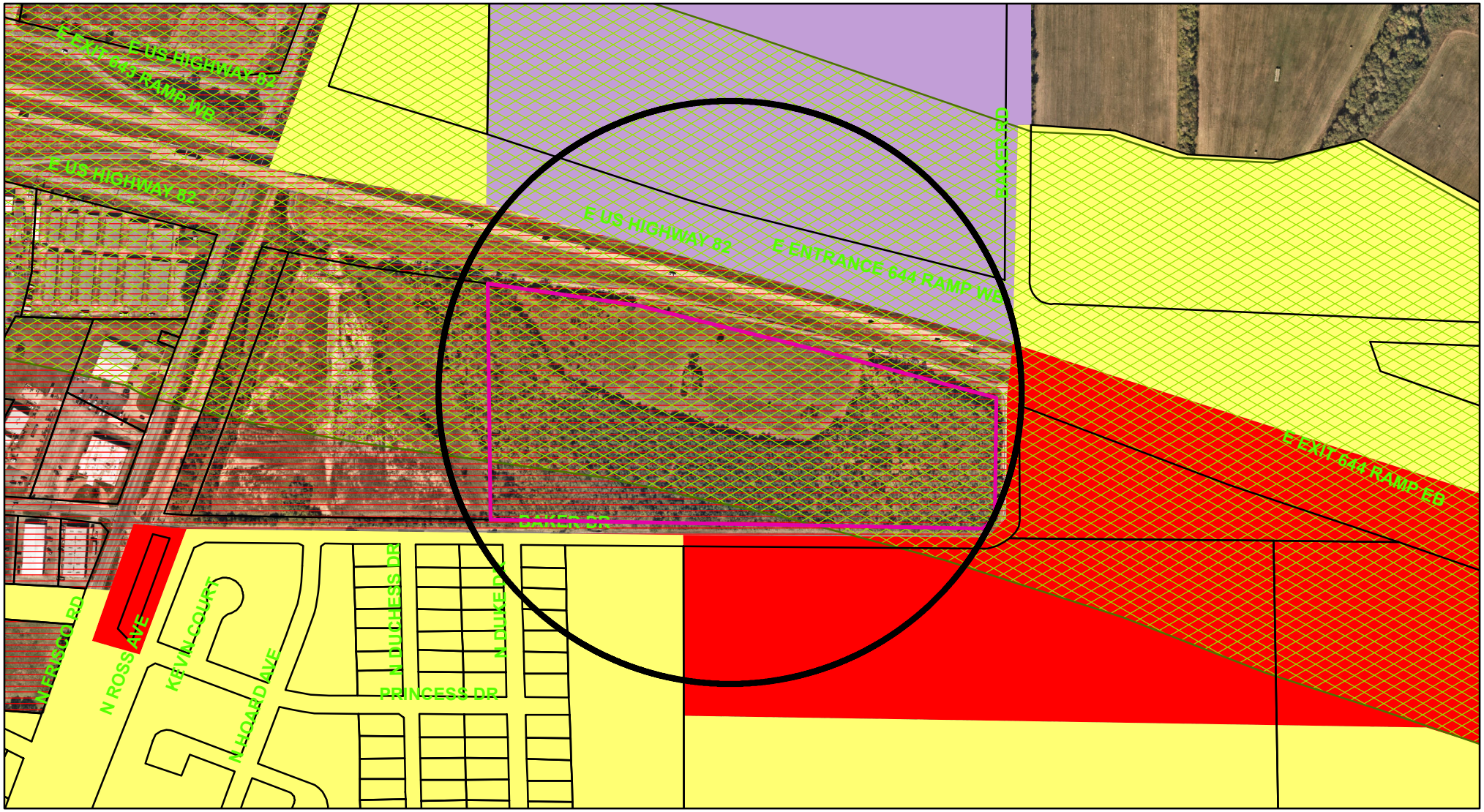
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2500-2700 Blocks East Highway 82

NOT TO SCALE

1 in = 611 ft



Zoning - 2500-2700 Blocks East Highway 82

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

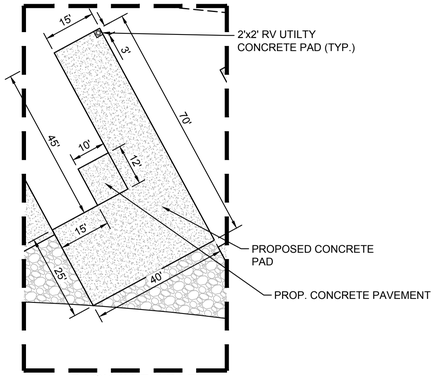
City of Sherman, Texas
Development Services Department

NOT TO SCALE

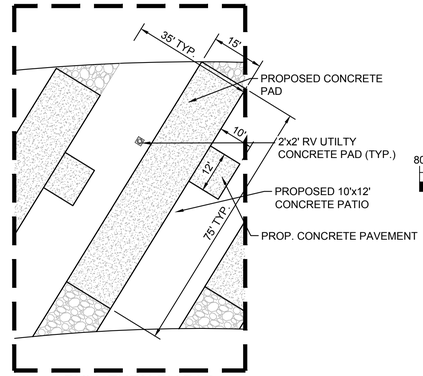
1 in = 400 ft

2500-2700 HIGHWAY 82

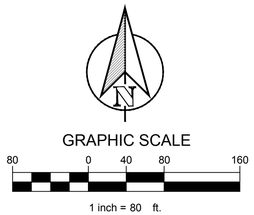
RANCH 82 RESORT RV PARK
220 W. MULBERRY
SHERMAN, TX 75090



BACK-IN RV PAD
TYPICAL DETAIL

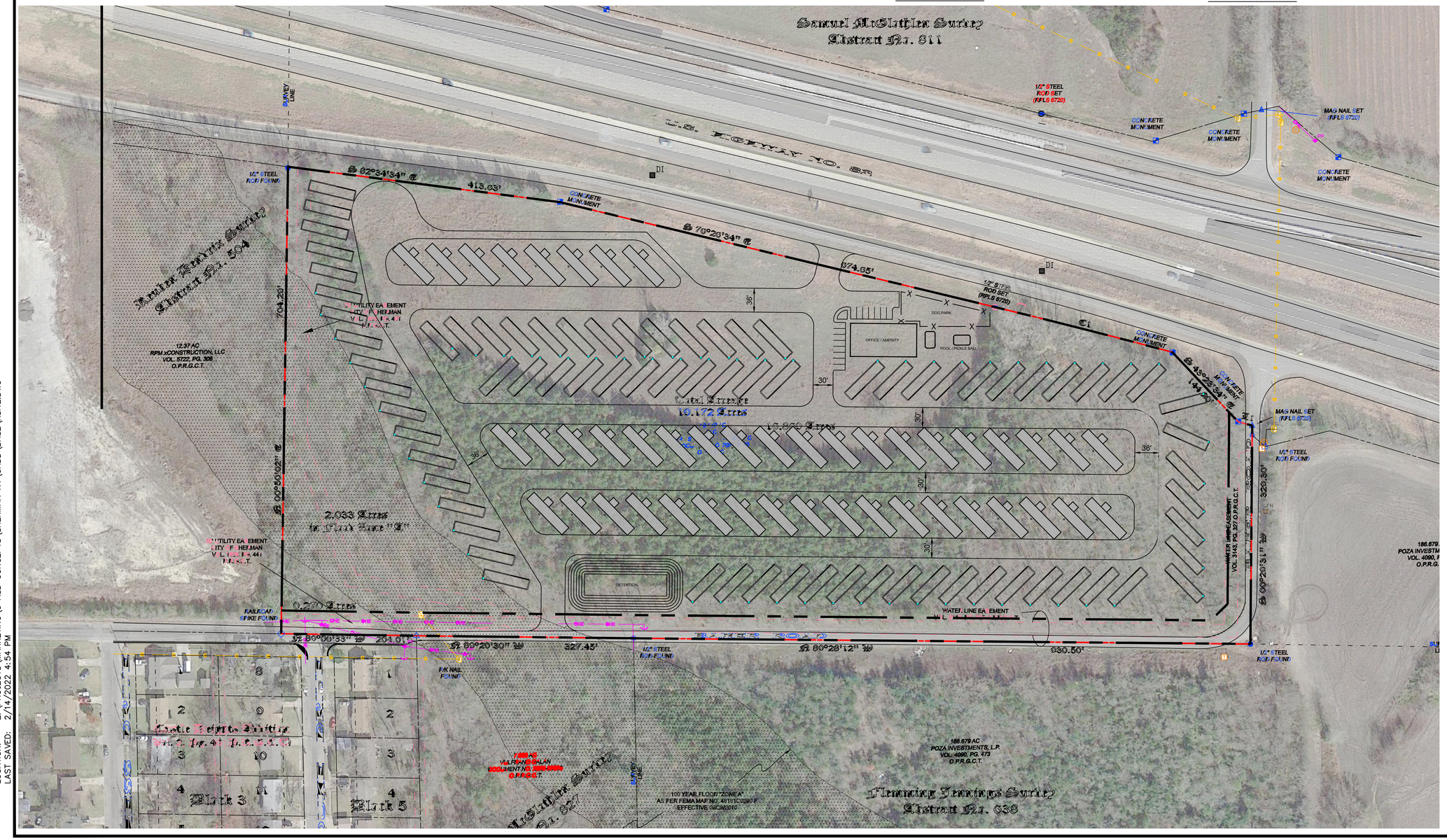


PULL THRU RV PAD
TYPICAL DETAIL



76 STANDARD RV
45 PULL THRU RV

121 RV TOTAL



PLOTTED BY: DREW DONOSKY
PLOT DATE: 2/14/2022 4:55 PM
LOCATION: Z:\PROJECTS\MARKETING\0 ASD CONCEPTS\SHERMAN RV\CADD\BASE\XSITE.DWG
LAST SAVED: 2/14/2022 4:54 PM

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
160 CENTRAL DR. SUITE #1
BEDFORD, TX 76022
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

RANCH 82 RESORT RV PARK
SHERMAN, TX

No.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	9/3/2019

SHEET
SP-1

File No.

LANDSCAPE REQUIREMENTS:

Total Site Area: 17.75 Acres
Total RV Pads: 121

Landscape Area Required: (10%)
Landscape Area Provided: (+/- 48%)

NOTE:
Landscape concept includes both proposed and existing vegetation to meet screening and buffer requirements along perimeter.

All efforts shall be made to preserve existing trees, where shown. Remove dead & invasive trees. Clear areas of debris and remove dead, damaged and diseased branches. Prune trees and understory to desirable form and structure.

O-1 (75 & 82) OVERLAY DISTRICT

Every site adjacent to the highway right-of-way shall include a, ten (10) foot wide buffer strip adjacent to the highway R.O.W.

Required: 1 tree per pad along the perimeter buffers
Trees Required: 121
Trees Provided: 70 new trees + existing trees to remain

Additional trees provided on-site:
1 Tree Per Pad: 121 trees
Amenity, Open Space & Vehicular Use Areas: 78 trees

US HIGHWAY 82

EXISTING TREES TO REMAIN
10' LANDSCAPE BUFFER
LARGE SHADE TREE, TYP.
ORNAMENTAL TREE, TYP.
LAWN
PULL THROUGH RV PAD, TYP.
GRAVEL, TYP.
BACK-IN RV PAD, TYP.
MEDIUM SHADE TREE, TYP.
ORNAMENTAL TREE, TYP.
LAWN
DOG PARK
OFFICE / AMENITY
POOL
PICKLE BALL
EXISTING TREES TO REMAIN
SHADE TREE, TYP.
GRAVEL, TYP.
ORNAMENTAL TREE, TYP.
BACK-IN RV PAD, TYP.
100 YEAR FLOODPLAIN
BACK-IN RV PAD, TYP.
PULL THROUGH RV PAD, TYP.
LAWN
EXISTING TREES TO REMAIN
ORNAMENTAL TREE, TYP.
EVERGREEN TREE, TYP.
BACK-IN RV PAD, TYP.
GRAVEL, TYP.
EXISTING TREES TO REMAIN
EASEMENT
DETENTION
BAKER DRIVE

0' 50' 100'

2022-02-18

DRAWING CONCEPT, NOT FOR CONSTRUCTION.

CLAYMOORE ENGINEERING

RANCH 82 RV PARK: SHERMAN, TX
LANDSCAPE CONCEPT PLAN

EVERGREEN
DESIGN GROUP
(800) 680-6630
www.evergreendesigngroup.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

BR Estates at HWY 82 LLC
8632 Knox St.
Irving, TX 75063

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

MCR Investments, LLC
15700 TX-121
Frisco, TX 75035

Clay Moore Engineering
1903 Central Dr., Ste. 1
Bedford, TX 76021

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Recreational Vehicle (RV) Resort in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located in the 2500-2700 Blocks East Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.1; Sec. 7(14) and Sec. 17).*
2. Compliance with Article 3.09, Division 8. Travel Trailer Parks (*Chapter 3, Article 3.09, Division 8.)*
3. The setback requirement from US Hwy 82 is 25' plus the height of the building or 40', whichever is greater. (*Chapter 14, Exhibit A, Sec 6.13.1(5))*
4. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. A parking space is considered to be 9'x20'. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
7. The property must be properly maintained in a state of good repair and neat appearance.
8. Screening is required and to be maintained abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(2))*
9. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
10. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Exhibit A, Sec 6.13.1(6))*

11. Mobile homes are not permitted within this Specific Use Permit, unless it is a permitted use with the underlying zoning. (*Chapter 3, Article 3.09, Division 8, Section 3.09.223(a)*)
12. Spaces shall only be rented by the day or week only, and an occupant of any space shall remain in the same travel trailer park not more than ninety (90) days. (*Chapter 3, Article 3.09, Division 8, Section 3.09.223(b)*)
13. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
14. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
15. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
16. 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:

1. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
2. 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*
3. Internal water and sewer lines will be privately owned and maintained.
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. Ownership and Maintenance information of detention pond to be shown on plat.
6. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
7. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

106 NORTH SUNSET BOULEVARD

The request of Mahmoud Alsalem, ARM Petroleum (Owner) and Mariela Diaz (Representative) concerning the property at 106 North Sunset Boulevard, Block 1, Lot 1 of the Westwood Village Replat Block 2, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a storage container in the parking lot in a C-1 (Retail Business) District.

Background:

The property is located at 106 North Sunset Boulevard, the northwest corner of North Sunset Boulevard and West Houston Street. The property is zoned a C-1 (Retail Business) District. The owner is requesting a Temporary Use Permit to allow a storage container.

Adjacent Zoning:

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

Origination:

Mahmoud Alsalem, ARM Petroleum (Owner)
Mariela Diaz (Representative)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevation
Property Description
Staff Review Letter

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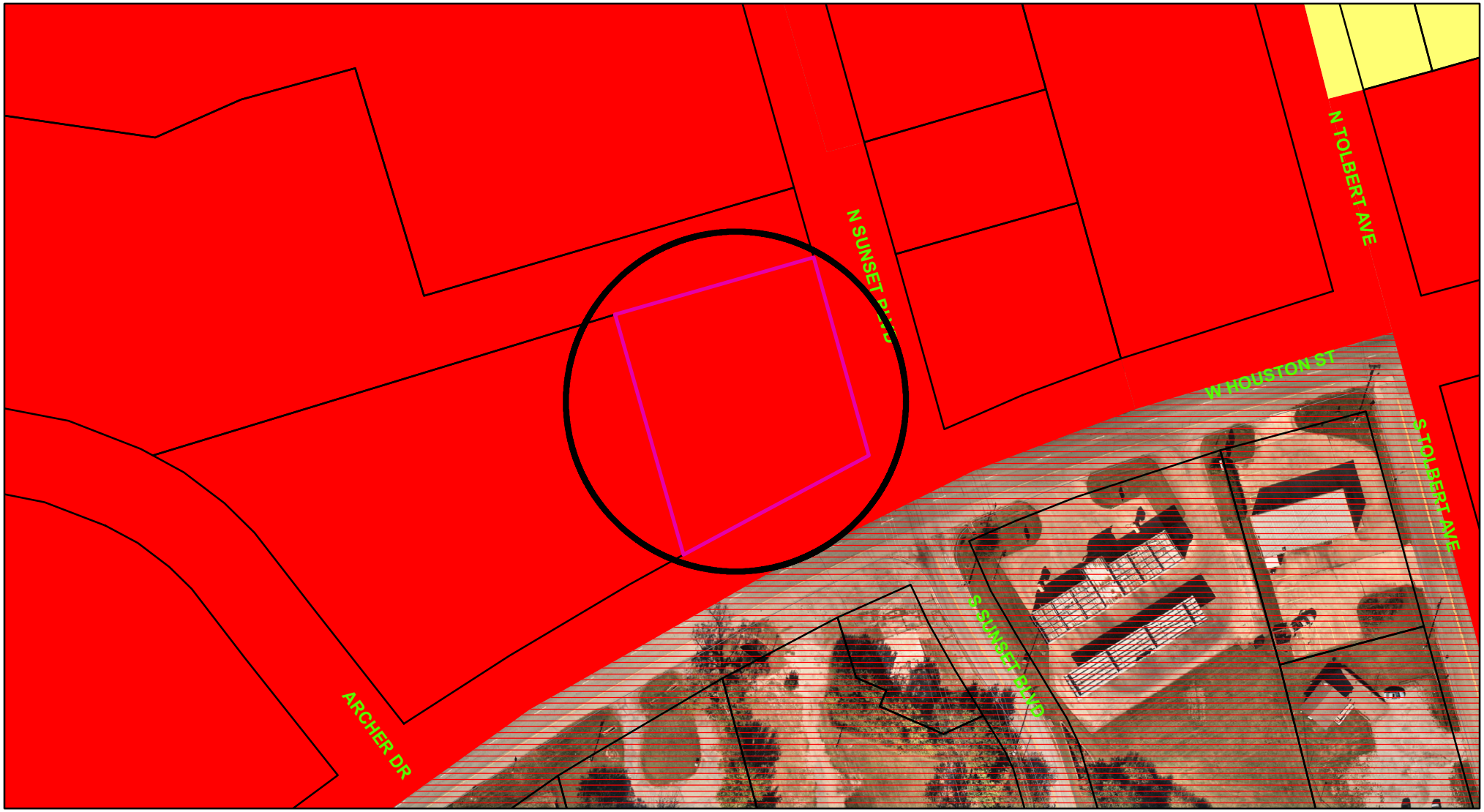
106 North Sunset Boulevard

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 106 North Sunset Boulevard

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

106 NORTH SUNSET

Container size 10x15
on Property line
From Dumpster to storage 64ft

mobile mini
1-800-[illegible]50-6464
mobile[illegible]mini.com
LSISAB
ZSI765

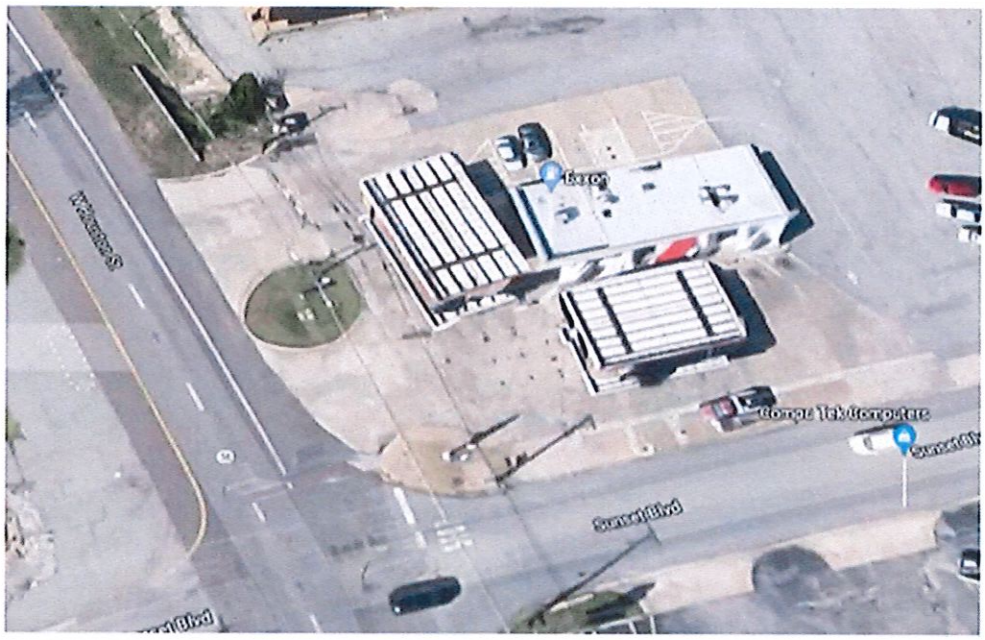
PROPERTY DATA

SITE DESCRIPTION

The following site description is based on our inspection of the site and a review of both ownership information provided and public records.

IDENTIFICATION

Location	106 Sunset Blvd, Sherman, Grayson County, Texas



PHYSICAL FEATURES

Actual Size	24,699 square feet, or 0.57 acres
Shape	Rectangular (see exhibit in addenda)
Corner/Interior	Corner; first position
Topography	Level and at grade with surrounding streets
Drainage	Adequate
Floodplain	
Panel #	48181C0270F, effective September 29, 2010
Flood Zone	Zone AE (fka A1-30), areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage; elevations determined
Flood Insurance	Typically required within this zone
Ground Stability	We were not provided a soil report to review. We assume the soil's load bearing capacity is sufficient.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 15, 2022

Mahmoud Alsalem
106 Sunset Blvd.
Sherman, TX 75092

Mariela Diaz
202 Cotton View Ln.
Red Oak, TX 75154

The request for a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a storage container in the parking lot in a C-1 (Retail Business) District at 106 North Sunset Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District and the Temporary Use Permits Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6 and Sec.8(4))*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. The parking ratio is one (1) space per 200 square foot for retail space. (*Chapter 14, Exhibit A, Sec. 6.6)*
7. The area must be kept neat and clean at all times; no outside storage allowed.
8. Container shall not be placed on any required parking spaces, within any fire lanes, or obstructing any other points of ingress or egress to the site.
9. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

1. Container will not be permitted to be placed within any easements.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

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

The request of Ronny Guerrero, Bel Air Village SFR, LLC (Owner) and Michael Carlisle (Representative) concerning the property in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 121.2 acres in the G-0329 Dunman Sherod Survey, as follows:

Planning and Zoning Commission

Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.

Background:

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) between Highway 75 and Luella Road. The owner is requesting site plan approval of a planned development for a single family residential development.

The following has been approved for this property:

- August 14, 1984 (300-900 Blocks East FM 1417) - Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District
- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village
- August 17, 2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village.

Adjacent Zoning:

PD (Planned Development)
BIP (Blalock Industrial Park)
ETJ (Extra Territorial Jurisdiction)

Origination:

Ronny Guerrero, Bel Air Village SFR, LLC (Owner)
Michael Carlisle (Representative)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

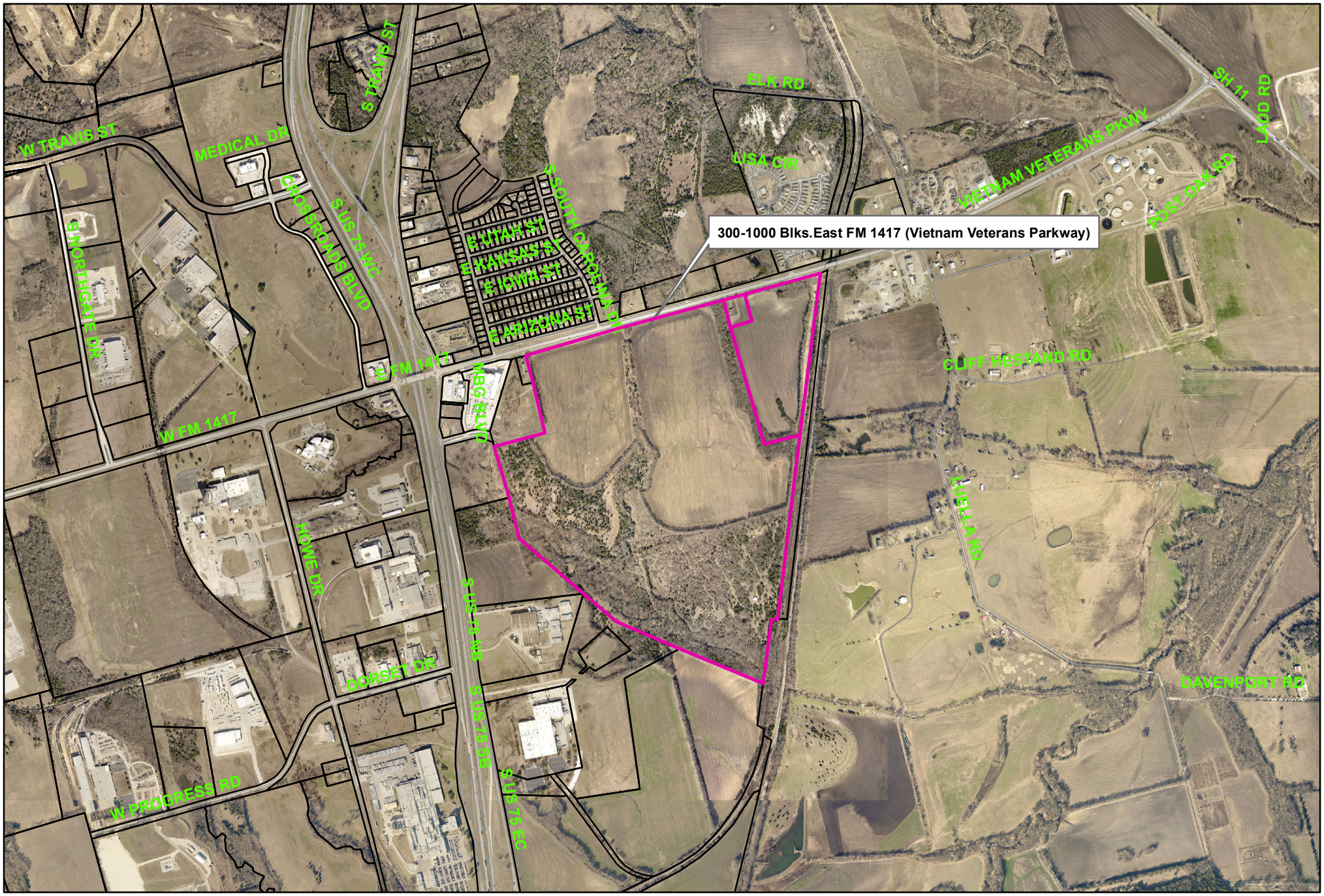
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Site Plan
Halff Concurrence Letter
Staff Review Letter



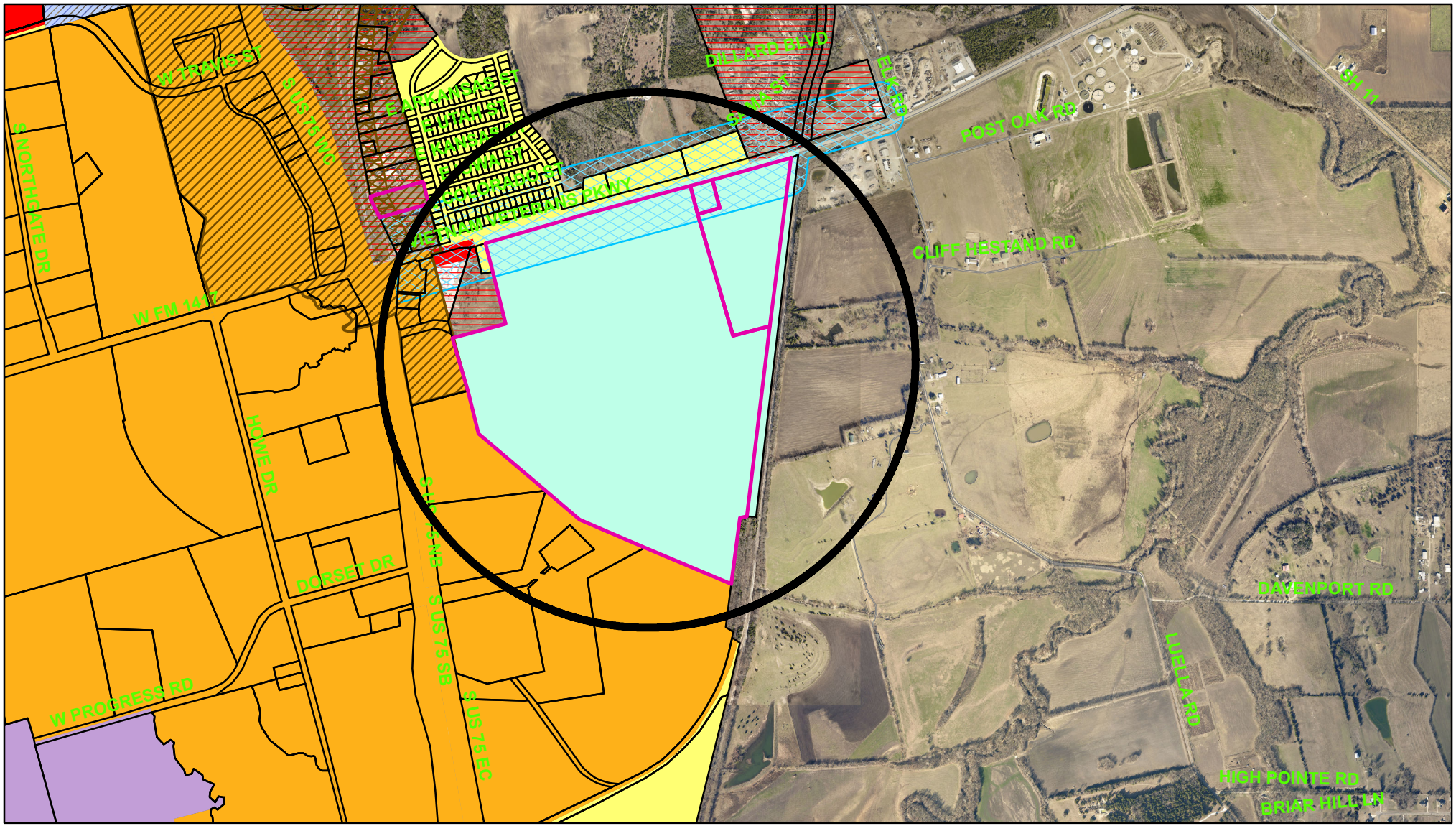
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



Zoning - 300+1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

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

Sherman
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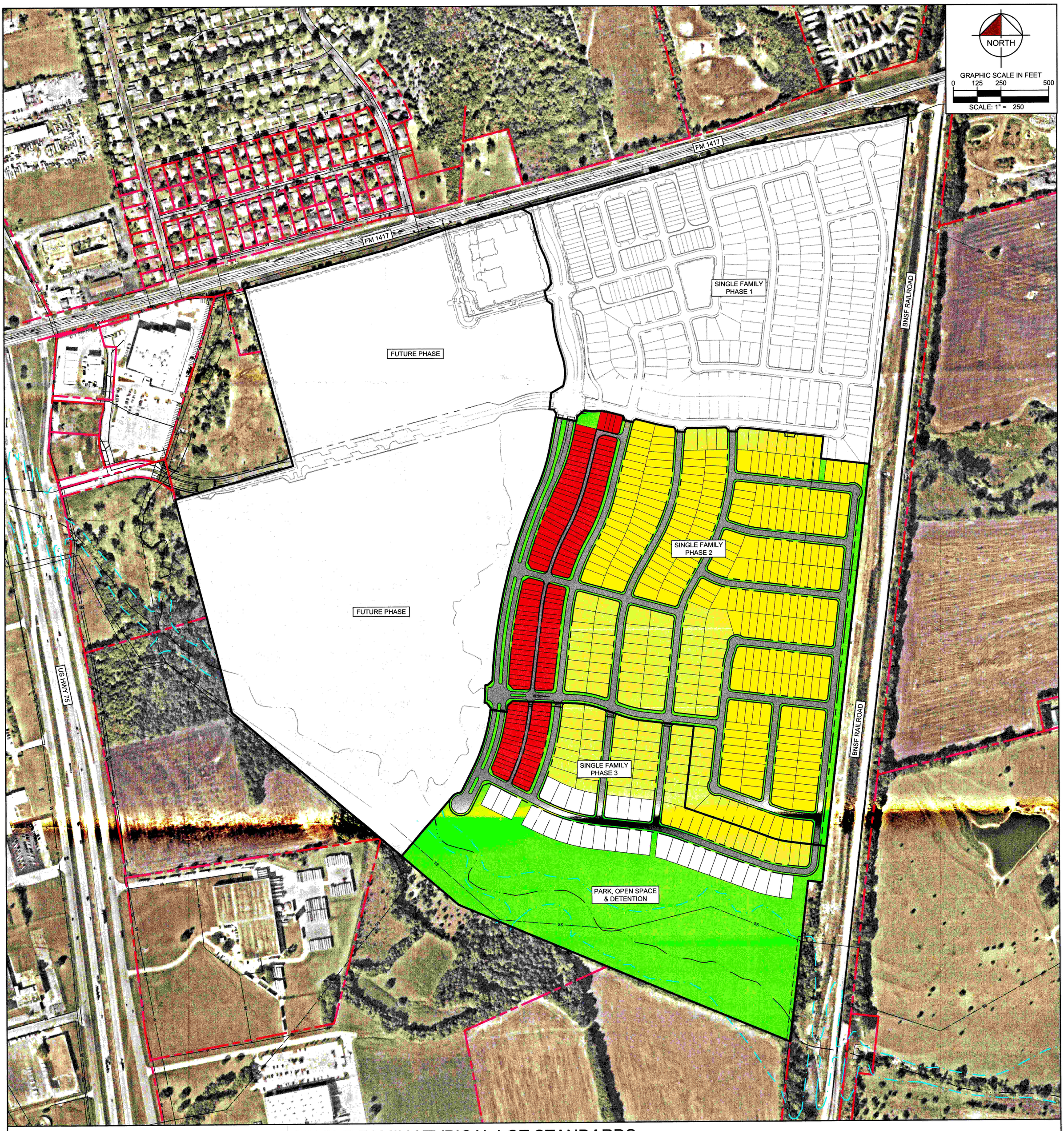
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,598 ft



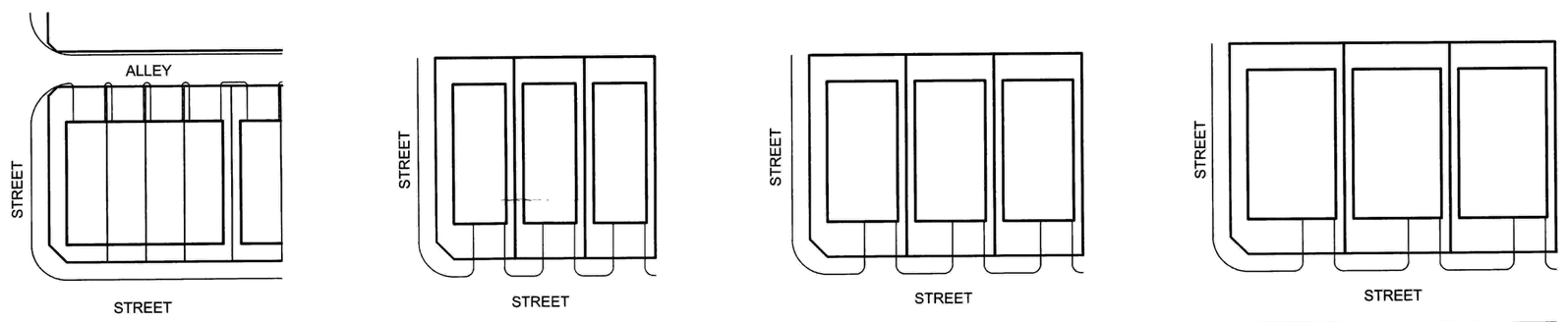
Phase 2 Lots	Quantity
Total	**442**
22' Lots	98
40' Lots	259
50' Lots	85
60' Lots	0

Phase 3 Lots	Quantity
Total	**118**
22' Lots	30
40' Lots	0
50' Lots	54
60' Lots	34

Phase 2 Land Use	Area
Gross Area	**71.23 acres**
ROW	19.55 acres
Neighborhood	49.78 acres
Parks/Open Space	1.90 acres

Phase 3 Land Use	Area
Gross Area	**49.96 acres**
ROW	5.54 acres
Neighborhood	16.11 acres
Parks/Open Space	28.31 acres

SINGLE FAMILY TYPICAL LOT STANDARDS



22' TYPICAL T.H. LOT

22' UNIT WIDTH (INTERIOR)
23' UNIT WIDTH (END UNIT)
100' LOT DEPTH

10' FRONT YARD SETBACK
20' REAR YARD SETBACK
0'/5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

22'x70' NET BUILDING PAD (MIN)

40' TYPICAL LOT

40' LOT WIDTH
115' LOT DEPTH

10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

30'x80' NET BUILDING PAD (MIN)

50' TYPICAL LOT

50' LOT WIDTH
115' LOT DEPTH

10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

40'x80' NET BUILDING PAD (MIN)

60' TYPICAL LOT

60' LOT WIDTH
120' LOT DEPTH

10' FRONT YARD SETBACK
20' GARAGE SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

50'x85' NET BUILDING PAD (MIN)

Bel Air Village Phase 2 & Phase 3
Detailed Site Plan

Sherman, Texas
February 21st, 2022

DWG NAME K:\MKN_CIVIL\084462003 - SHERMAN - BEL-AIR VILLAGE\CAD\SF PHASE 2\PLANSHEETS\SITE PLAN.DWG
LAST SAVED 2/21/2022 1:57 PM

Kimley»Horn
260 E Davis St
Suite 100
McKinney, Texas 75069
469-301-2580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

Memo to: City of Sherman March 16, 2022

Bel Air Village Single Family Phase 2 and 3 Site Plan Review

C/O: Rob Rae, AICP, Director of Development Services

Rob,

Per the requested review of the submitted Site Plan for the Bel Air Village Single Family Phase 2 and 3, Halff has reviewed the proposed plan for compliance with the approved PD. Our review finds that the Site Plan is in conformance with the approved PD.

Reviewed by:

Chelsea Irby, AICP

Senior Planner, Halff Associates, Inc.

Sherman
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Developmental Services

STAFF REVIEW LETTER

March 15, 2022

Ronny Guerrero
2800 N. Dallas Pkwy, Ste. 324
Plano, TX 75093

Kimley-Horn & Associates
Michael Carlisle
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for site plan approval for Bel Air Village Phase 2 and Phase 3 located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the Planned Development Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Residential buildings must comply with the Architectural Standards in the Planned Development Ordinance.
4. Single-Family Residential Detached and Attached shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles. Additional visitor parking (on or off street) shall be provided for Single-Family Residential uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any single-family residential lot providing parking for less than four (4) vehicles. (In other words: If there is not a garage (2 spaces) and a driveway (2 spaces), then guest parking needs to be provided).
5. On-street parallel parking shall be 8 feet in depth and 22 feet in length
6. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved Detailed Site Plan.
7. Must comply with the Landscaping and Park/Open Space Standards.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

1. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
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. Water and sewer mains must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282*
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.*

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

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning 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 Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 03/22/2022

Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

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

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

Planning and Zoning Commission

Preliminary Plat approval for Bel Air Village Multifamily Phase 1.

Background:

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) between Highway 75 and Luella Road. The owner is requesting preliminary plat approval of a planned development for a multi-family residential development.

The following has been approved for this property:

- August 14, 1984 (300-900 Blocks East FM 1417) - Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District
- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village
- August 17, 2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village.

Adjacent Zoning:

PD (Planned Development)
R-1 (One Family Residential) District

Origination:

Ronny Guerrero, Bel Air Village SFR, LLC (Owner)
Michael Carlisle (Representative)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

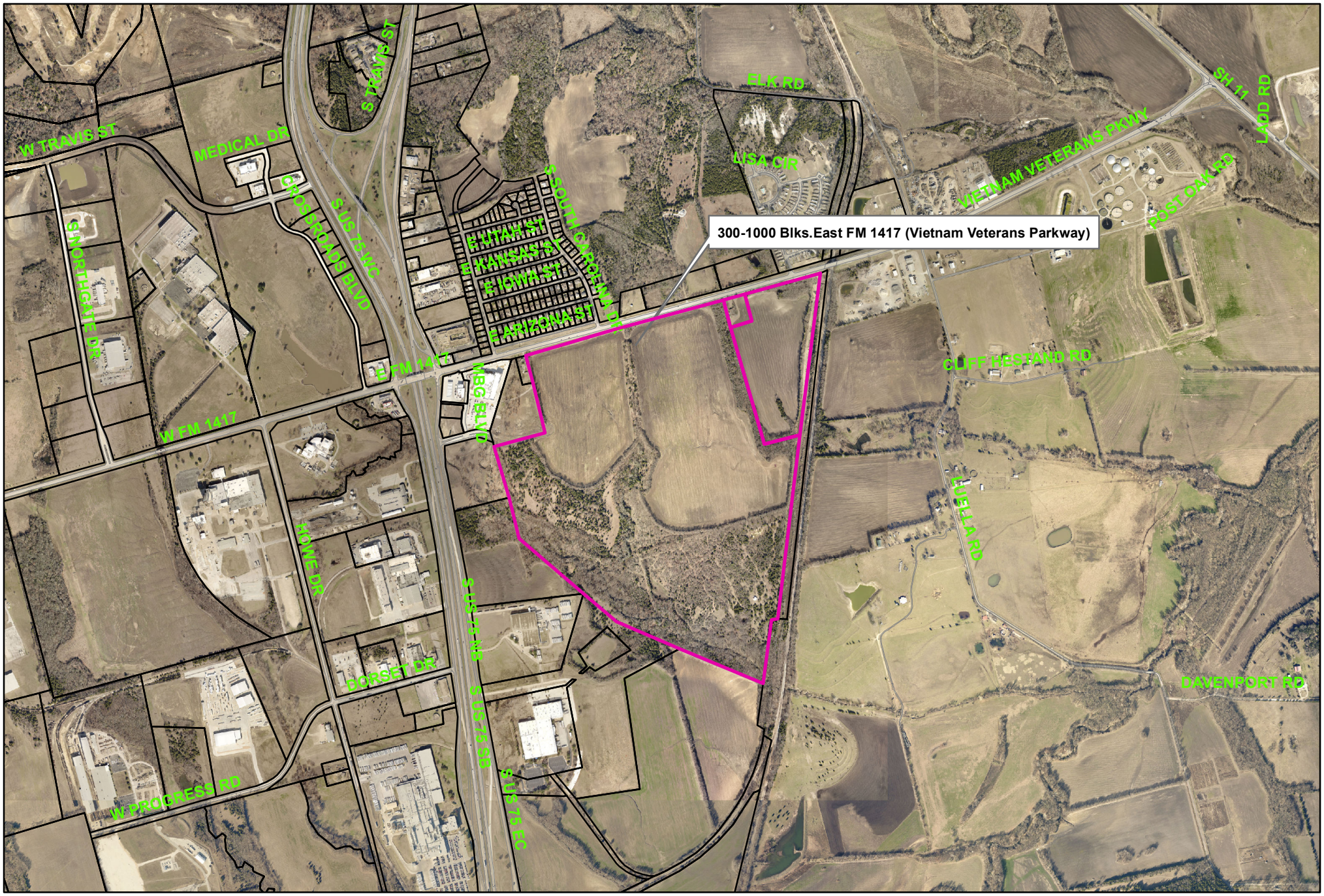
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



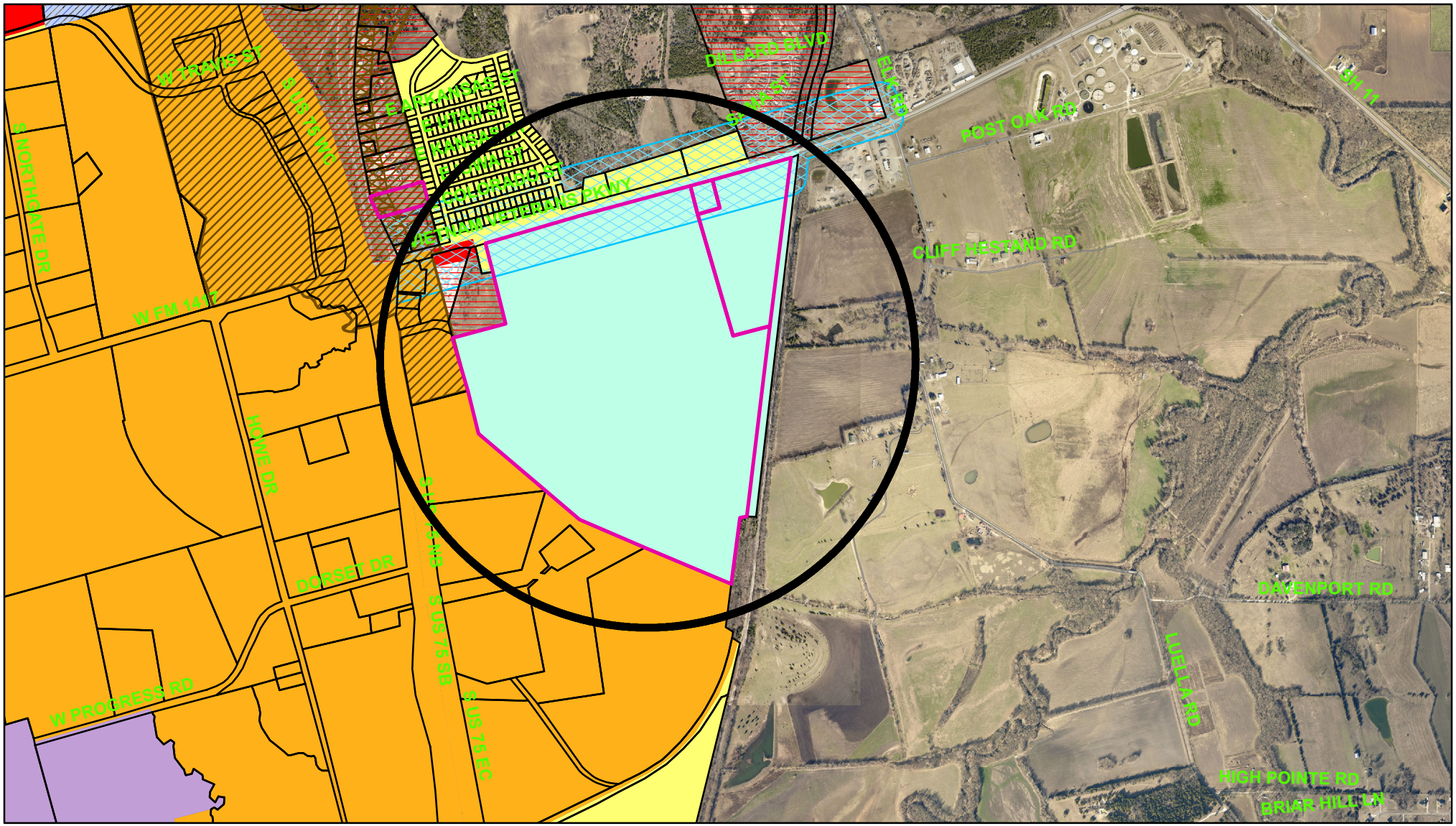
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



Zoning - 300+1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

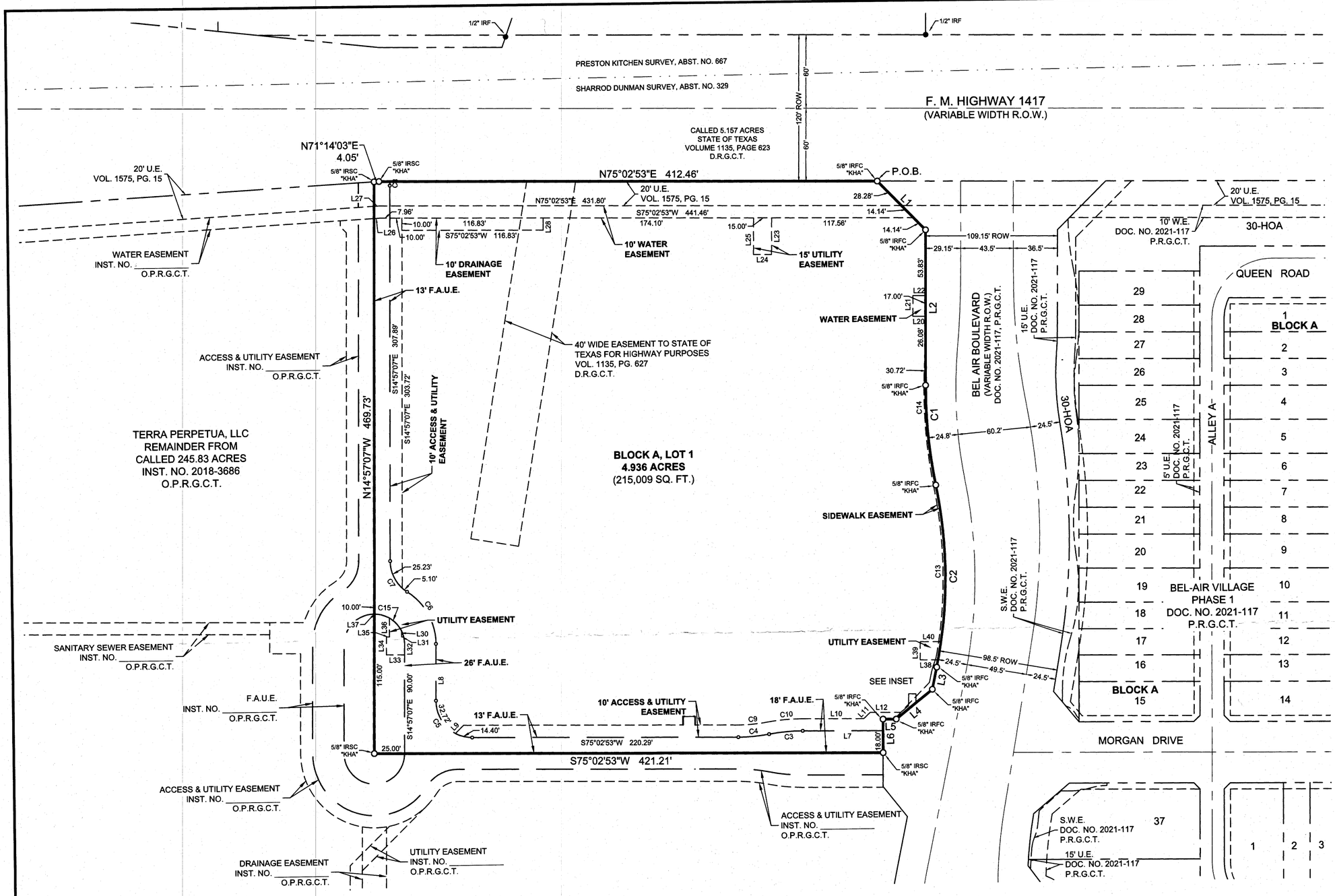
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

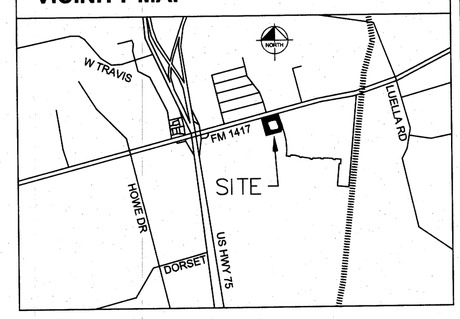
NOT TO SCALE

1 in = 1,598 ft



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

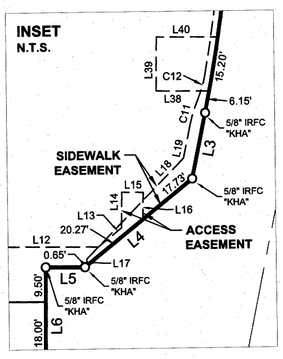
1" = 60' @ 24X36

LEGEND

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

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S59°57'07"E	56.57'	L16	S14°57'07"E	7.54'	L32	S14°57'07"E	9.16'
L2	S14°57'07"E	127.64'	L17	N14°57'07"W	1.89'	L33	S75°02'53"W	15.00'
L3	S03°40'42"E	18.55'	L18	N29°00'15"E	38.84'	L34	N14°57'07"W	15.00'
L4	S35°41'06"W	38.66'	L19	N03°40'42"W	9.09'	L35	N75°02'53"E	2.50'
L5	S75°02'53"W	10.96'	L20	S75°02'53"W	10.48'	L36	N14°57'07"W	15.69'
L6	S14°57'07"E	27.50'	L21	N14°57'07"W	17.00'	L37	S75°02'53"W	0.00'
L7	S75°02'53"W	66.59'	L22	N75°02'53"E	10.48'	L38	S75°02'53"W	14.82'
L8	S14°57'07"E	47.00'	L23	S14°57'07"E	30.00'	L39	N14°57'07"W	15.00'
L9	N30°02'53"E	9.35'	L24	S75°02'53"W	15.00'	L40	N75°02'53"E	17.24'
L10	N75°02'53"E	50.70'	L25	N14°57'07"W	30.00'			
L11	N30°02'53"E	7.23'	L26	S71°14'03"W	5.05'			
L12	N75°02'53"E	25.42'	L27	N71°14'03"E	4.71'			
L13	N35°41'06"E	8.39'	L28	S14°57'07"E	10.00'			
L14	N14°57'07"W	9.87'	L30	S14°57'07"E	4.94'			
L15	N75°02'53"E	6.00'	L31	N75°02'53"E	1.78'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°49'12"	399.50'	82.42'	S20°51'43"E	82.27'
C2	23°05'36"	375.50'	151.35'	N15°13'30"W	150.33'
C3	10°42'38"	150.00'	28.04'	S69°41'34"W	28.00'
C4	10°42'38"	137.00'	25.61'	N69°41'34"E	25.57'
C5	90°00'00"	30.00'	47.12'	S59°57'07"E	42.43'
C6	57°56'10"	51.00'	51.57'	N43°55'12"W	49.40'
C7	57°56'10"	30.00'	30.34'	S43°55'12"E	29.06'
C8	6°37'58"	30.00'	3.47'	S11°38'08"E	3.47'
C9	10°42'38"	127.00'	23.74'	N69°41'34"E	23.71'
C10	10°42'38"	160.00'	29.91'	S69°41'34"W	29.87'
C11	11°32'23"	40.00'	8.06'	S02°05'29"W	8.04'
C12	13°05'02"	28.00'	6.39'	N01°19'10"E	6.38'
C13	21°20'00"	373.50'	139.07'	N15°53'21"W	138.27'
C14	16°24'08"	401.50'	114.94'	S18°21'17"E	114.55'
C15	90°00'00"	25.00'	39.27'	N59°57'07"W	35.36'



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

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

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

PRELIMINARY PLAT
BEL-AIR VILLAGE MULTIFAMILY, PHASE 1

4.936 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	BB	KH	Feb. 2022	064462003	1 OF 2

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_MF PH1.DWG PLOTTED BY NAGLE, JACKSON 2/23/2022 1:48 PM LAST SAVED 2/23/2022 1:44 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., is the owner of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3686 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northerly end of a corner clip at the intersection of the southerly right-of-way line of F.M. Highway 1417, a variable width right of way, and the westerly right-of-way line of Bel Air Boulevard, a variable width of right of way, for the northerly northeast corner hereof;

THENCE South 59°57'07" East, along said corner clip a distance of 56.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southerly end of said corner clip, for the southerly northeast corner hereof;

THENCE along the westerly right-of-way line of said Bel Air Boulevard, the following courses and distances:

South 14°57'07" East, a distance of 127.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 399.50 feet, a central angle of 11°49'12", and a chord bearing and distance of South 20°51'43" East, 82.27 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 82.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 375.50 feet, a central angle of 23°05'36", and a chord bearing and distance of South 15°13'30" East, 150.33 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 151.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;

South 03°40'42" East, a distance of 18.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 35°41'06" West, a distance of 38.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 75°02'53" West, a distance of 10.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 14°57'07" East, a distance of 27.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner hereof;

THENCE South 75°02'53" West, departing the westerly right-of-way line of said Bel Air Boulevard, across said 245.83 acre tract, a distance of 421.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner hereof;

THENCE North 14°57'07" West, continuing across said 245.83 acre tract, a distance of 469.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southerly right-of-way line of said F.M. Highway 1417, for the northwest corner hereof;

THENCE with the southerly right-of-way line of said F.M. Highway 1417, the following courses and distances:

North 71°14'03" East, a distance of 4.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 75°02'53" East, a distance of 412.46 feet to a point to the **POINT OF BEGINNING** and containing 4.936 acres (215,009 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC., does herein certify the following:

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

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

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

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, TERRA PERPETUA, LLC., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1**, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in **BEL-AIR VILLAGE MULTIFAMILY, PHASE 1**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, AD, 2022.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

PRELIMINARY PLAT
BEL-AIR VILLAGE MULTIFAMILY, PHASE 1

4.936 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	KH	Feb. 2022	064462003	2 OF 2

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_MF PH1.DWG PLOTTED BY NAGLE, JACKSON 2/23/2022 1:48 PM LAST SAVED 2/23/2022 1:44 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Attn: Ronny Guerrero
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Attn: Michael Carlisle, PE
Kimley-Horn and Associates, Inc.
260 E. Davis St., Suite 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Preliminary Plat of Bel-Air Village Multifamily, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Provide filed copy of Easement Abandonment for Easement filed of record in Volume. 1135, Page 627, DRGCT to City Engineering Department if Easement to be removed from final plat.
2. 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*
3. Easements by separate instrument to be filed of record and plat updated with instrument information.
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. Dedication and Signature blocks do not meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
7. No structures will be permitted within any easements.
8. On-site and off-site Fire Lane, Access, and Utility Easements (F.A.U.E.)shall not specify Fire Lane and shall be dedicated as Access and Utility Easements (A.U.E.) Proposed Access and Utility Easements to be combined with previously proposed Fire Lane, Access, and Utility Easements (F.A.U.E.).
9. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

10. 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)*
11. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
12. Internal water and sewer lines will be privately owned and maintained.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 03/22/2022

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

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

Requested Action/Proposed Use:

*** 702 EAST LAMBERTH ROAD**

The request of Ameristate Bank (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying (Surveyor), concerning the property 702 East Lamberth Road, being 0.54 acres, and being Part of Lot 4, Block 1 of the Dr. J.H. Carraway Subdivision, as follows:

Planning and Zoning Commission

Replat approval for Nguyen's Addition, a Replat of part of Lot 4, Block 1 of Dr. J.H. Carraway Subdivision.

Background:

The property is located at 702 East Lamberth Road, the southeast corner of East Lamberth Road and Masters Street. The owner would like to replat approval of Nguyen's Addition.

Adjacent Zoning:

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

Origination:

Ameristate Bank (Owner)
Ron Westervelt (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

Attachments

Location Map
Zoning Map
Staff Review Letter
Replat

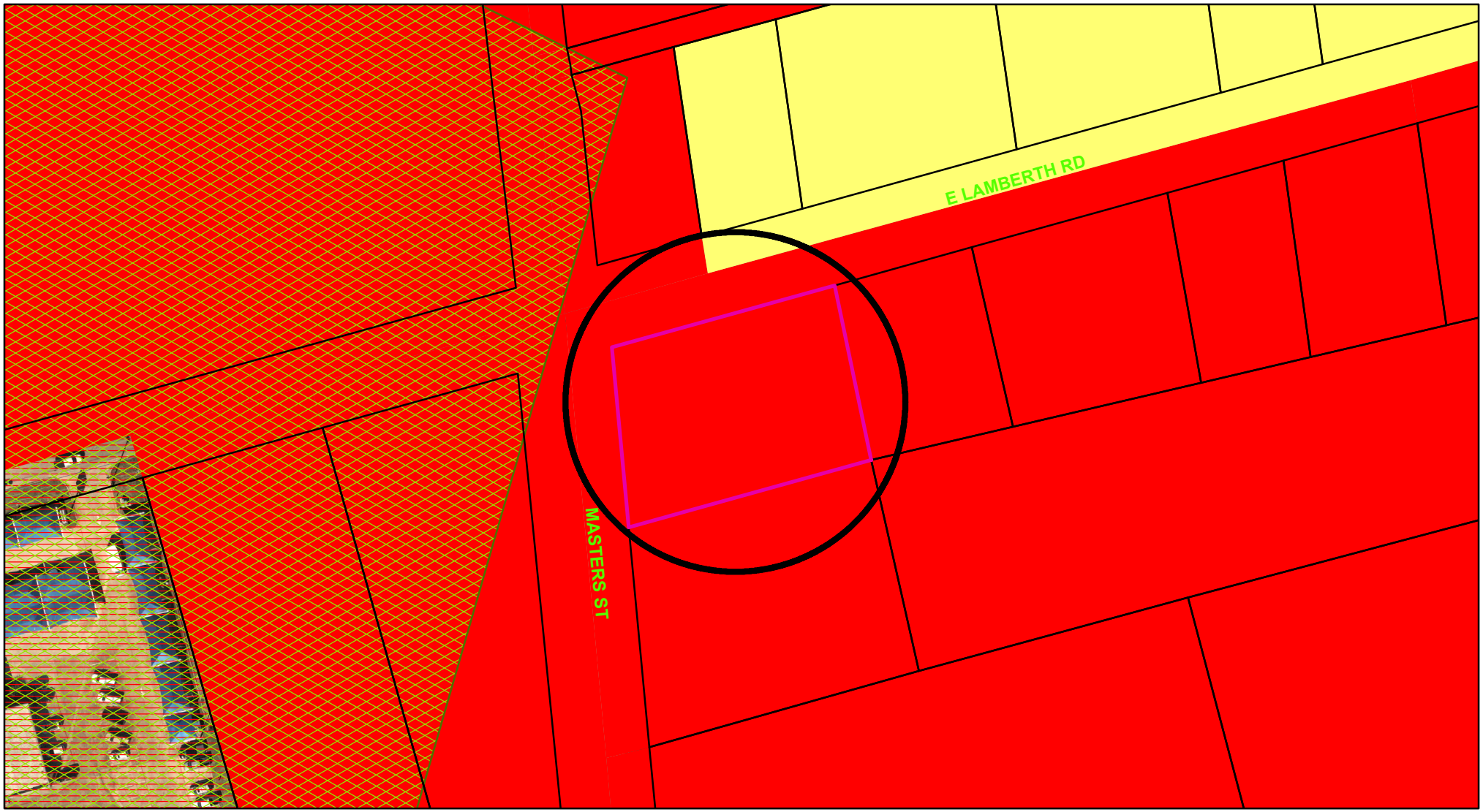
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

702 East Lamberth Road

NOT TO SCALE

1 in = 200 ft



Zoning - 702 East Lamberth Road

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 14, 2022

Ameristate Bank
P.O. Box 718
Atoka, OK 74525

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of Nguyen's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Existing right of way width of Lamberth Road and Masters Street to be shown on drawing.
2. Lamberth Road and Masters Street show as 60' ROW on plat in Vol. 414, Pg. 125, DRGCT. Verify ROW and revise plat appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Lamberth Street should be shown as "Lamberth Road (McLain Avenue per Plat)" on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Northwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Modify 10' Utility Easement on Northwest corner of proposed Lot 1 to parallel new right of way created by corner clip.
6. Remove 5' Utility Easement from Eastern property line.
7. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
8. 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.
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

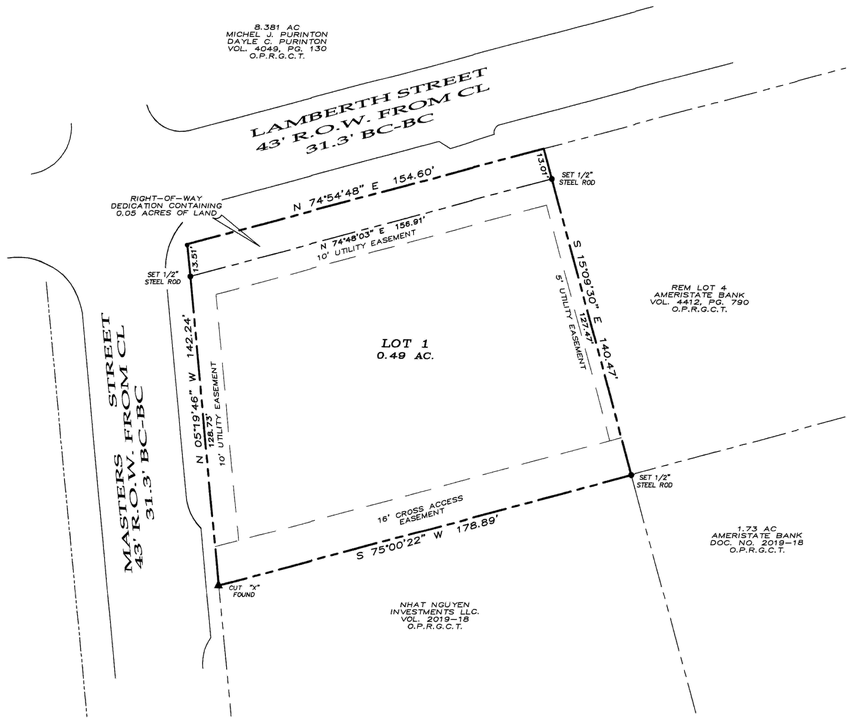
If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

JOB NO. 22010110



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

NGUYEN'S ADDITION

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision shown by Plat of Record in Volume 414, Page 125, Deed Records, Grayson County, Texas. Being in the City of Sherman, Grayson County, Texas. Containing 0.54 acres of land

02-22-22

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 718
ATOKA OKLAHOMA, 74525

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

UNDERWOOD
DRAFTING & SURVEYING

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

JOB NO. 22010110

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot 4, Of the Dr. J.H. Carraway Subdivision, recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Found Cut "X" in the East Right-of-Way of Masters Street and being the Northwest Corner of Lot 1-R of the Second Replat of Lot 3, Block One, Dr. J.H. Carraway Subdivision, Conveyed to Nhat Nguyen Investments Recorded in Document Number 2019-18, Plat Records, Grayson County, Texas;

Thence North 05°19'46" West, with said east Right-of-Way of Masters Street a distance of 142.24 feet to a Found ½" Steel rod being the Northwest Corner of said lot 4 and being in the South Right-of-Way of Lamberth Street;

Thence North 74°54'48" East with the said Lamberth Right-of-Way a distance of 154.60 feet to a Set ½" Steel rod;

Thence South 15°09'30" East, over and across said Lot 4 a distance of 140.47 feet to a Found ½" steel rod being the Northeast Corner of said Lot 1-R;

Thence South 75°00'22" West, with the North line of said Lot 1-R a distance of 178.89 feet to the Point of Beginning and containing 0.54 acres of land.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2022.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

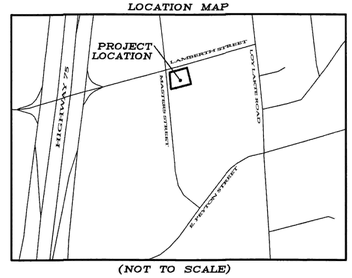
Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

~ 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. 48181C0250F, effective date September 28, 2010.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, AMERISTATE BANK, do hereby adopt this plat designating the hereinabove property as the NGUYEN'S ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

AMERISTATE BANK (RON WESTERVELT)

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

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

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

NGUYEN'S ADDITION

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision shown by Plat of Record in Volume 414, Page 125, Deed Records, Grayson County, Texas. Being in the City of Sherman, Grayson County, Texas. Containing 0.54 acres of land

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 718
ATOKA OKLAHOMA, 74525

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

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 03/22/2022

Prepared By: Kerri Turner, Administrative Assistant

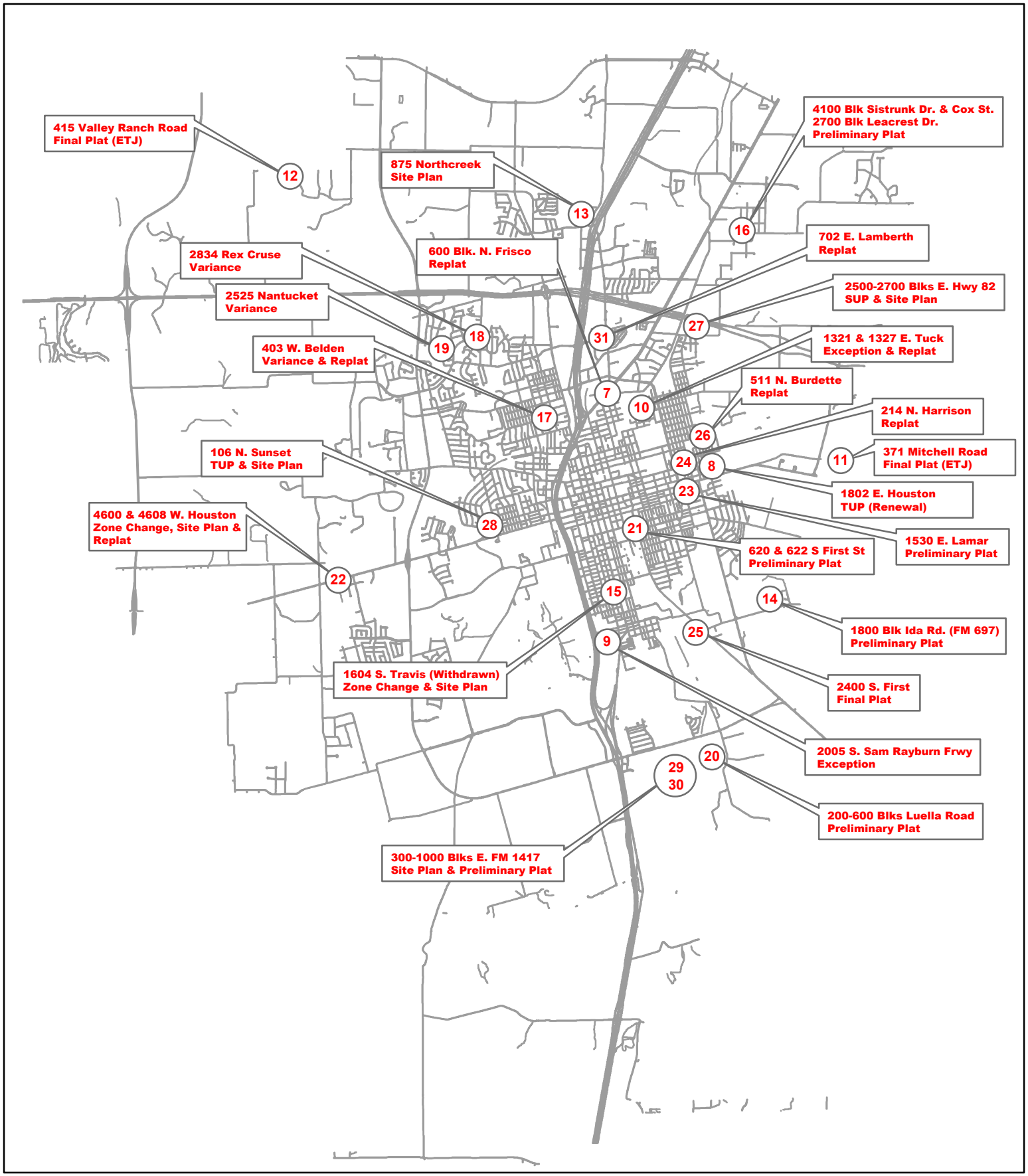
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
March 22, 2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE
1 inch = 7,500 feet