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

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 21, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

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

3. ANNOUNCEMENTS

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

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

6. *** 5005 NORTH FM 1417 (HERITAGE PARKWAY)**
The request of Kenneth and Mary Lawrence (Owners), LANGAN (Engineer) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:
Planning and Zoning
Final Plat of Texoma Vet Hospital

7. * **2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS**
The request of Jeff Harkinson, Bearcat Crossing, LTD. (Owners), Mahendramani Muthu (Representative), Vortex Surveying Company (Surveyor), Brockette/Davis/Drake, Inc. (Engineer), Studio Red Dot (Architect) and SMR Landscape Architects, Inc. (Landscape Architect), concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage

Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Bearcat Crossing Addition.
B. Site Plan of Arka Montessori.

8. * **620 & 622 SOUTH FIRST STREET**

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

Planning and Zoning Commission

Preliminary Plat of Mora on First Addition.

9. * **121 ROCKPORT ROAD**

The request of Robert and Nancy Dobbs (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 121 Rockport Road, consisting of 1.985 acres, being a part of the William C. Atchison Survey, Abstract No. 23, being all of Lot 7, Block Oneof Choctaw Estates No. II and currently in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat for Rockhill Corner Addition.

10. * **6000 BLOCK NORTH HIGHWAY 75**

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

Planning and Zoning Commission

Preliminary Plat of Reddy Addition

11. * **4601 NORTH TRAVIS STREET**

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at North 4601 Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Residences of Sherman.

12. * **400 WEST HIGHWAY 82**

The request of Capital Assets and Development, LLC (Owner), Luke Pulliam, Trivers Associates, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 400 West Highway 82, consisting of 22.109 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned MF-30 (Multli-Family Residential) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for The Heights at Hickory Street.

13. * **1104 EAST CHAFFIN**

The request of Paul Terrell, La Cima Contracting (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1104 East Chaffin Street, consisting of 0.492 acres in the J.B. McAnair Survey, Abstract No. 763, being a part of Block 29, Chaffin's Second Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Fielder Addition.

14. * **2100-2300 BLOCKS WEST LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Sylvan Schurwanz, Allen Harrison Company (Representative) and Bohler Engineering (Surveyor) concerning the property located in the 2100-2300 Block West Lamberth Road, consisting of 22.330 acres in the Ralston W. Adams Survey, Abstract No. 18 and currently zoned PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Garden Apartments Addition, Lots 1 and 2, Block 1.

15. * **3715 SOUTH HIGHWAY 75**

The request of MKT Real Estate Holding, LLC (Owner), Drew Donosky (Representative), Copley Land Surveying (Surveyor), BDG (Baker Design Group, PA) (Architect), Evergreen Design Group (Landscape Architect) and Clay Moore (Engineer) concerning the property located at 3715 South Highway 75, consisting of 0.997 acres, being Lot 2 of the MBG Sherman Addition, and is in the Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Freddy's Restaurant.

16. **416 SOUTH ELM STREET (WITHDRAWN)**

The request of Osccar Medina (Owner), Laura Medina (Representative), Tanya Taylor Studio (Architects) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.009 to allow a lot width of 56.095' in lieu of the required 60' in an R-2F (Duplex Residential) District.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Zone Change from an MF-30 (Multi-Family Residential) District to an R-2F (Duplex Residential) District.

17. **2626 HILLTOP DRIVE (Project No. 23-000263)**

The request of Greg Pittman, Meals on Wheels (Owner), Chuck Edwards (Representative), Helvey-Wagner Surveying, Inc. (Surveyor), Corgan (Architect) and Glenn Engineering (Engineer) concerning the property located at 2626 Hilltop Drive, consisting of, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10’ tall, black vinyl chain-link fence to be constructed in the front yard on the on the east property line along the railroad tracks in lieu of the allowed 4’ decorative fence in a C-2 (General Commercial) District.

18. **800 MAXEY STREET**

The request of Manuel Dejesus Ochoa (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 800 Maxey Street, consisting of 0.238 acres, being a part of George B. Pilant Survey, Abstract No. 963, being all of Lots 13,14, and 15 in Block 14 of Continuation of W. Elliotts Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-2F (Duplex Residential) District.
B. Replat for Ochoa Addition

19. **2505 NORTH HICKORY STREET (Project No. 23-000550)**

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative), Wright Group (Architects-Planner) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.673 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.012 to allow a lot area of 1.673 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District.

Planning and Zoning Commission

B. Site Plan for The Fab Apartment Homes.
C. Preliminary Plat of The Fab Apartment Homes.

20. **3600 BLOCK CROSSROADS BOULEVARD (Project No. 23-000556)**

The request of William Harkinson, Sherman Crossroads, LTD (Owner), Alek Strimple, P.E. (Representative), Quiddity (Engineer/Land Surveyor) and GAHL Architecture, Inc. (Architect) concerning the property located in the 3600 Block Crossroads Boulevard, consisting of 1.00 acre in the Preston Kitchen Survey, Abstract No. 667, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 37.3' side setback for the main structure in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
B. Public Hearing and Variance under Section 14.03.007(7) to allow a 36.9’ side setback for a canopy structure in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.

Planning and Zoning Commission

C. Site Plan for Neighborhood Credit Union
D. Preliminary Plat of Sherman Crossroads Commercial Addition

21. **2901 BLOCK TEXOMA PARKWAY**

The request of Sherman NEC Texoma & 82, LP (Owner), Clay Cristy (Representative), Finkle + Williams Architecture (Architect), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 5' side yard setback in lieu of the required 15' for a Canopy Structure in a C-2 (General Commercial) District/75 & 82 Overlay District.

Planning and Zoning

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

22. **4441 WEST HOUSTON STREET**

The request of Sherman Real Estate Ventures, LLC (Owner), Charles Branch (Representative), Westwood Professional Services Inc. (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4441 West Houston Street, being 28.665 acres in the Fielding Bacon Survey, Abstract No.119, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-A (Residential Agriculture) District to an MF-15 (Multi-Family Residential) District.

23. **4800 TEXOMA PARKWAY (Project No. 23-000582)**

The request of Star Midway, LLC (Owner), Adam McGregor (Passage Education, LLC) (Tenant/Representative), David Petree (Land Surveyor) and Old Republic (Site Management Services) concerning the property located at 4800 Texoma Parkway, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, They Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a School, Commercial or Trade in a M-1 (Light Manufacturing) District.

24. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on March 16, 2023 at 4:00 PM. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of March 2023
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 03/21/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

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

List of Agenda Items:

Attachments

2023-02-21 MINUTES

STATE OF TEXAS §

COUNTY OF GRAYSON §

February 21, 2023

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

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

CALL TO ORDER

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

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the January 10, 2023, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

There were no announcements.

CITIZEN COMMENTS

There were no citizen comments.

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

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

Item 8 was removed from the Consent Agenda per Citizen request.

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

CALL TO ORDER

APPROVE MINUTES

ANNOUNCEMENTS

CITIZEN COMMENTS

CONSENT AGENDA

ITEM 8 REMOVED FROM CONSENT

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – COPLEY LAND SURVEYING 5904 TEXOMA PARKWAY (ED AND CATHY BREACH)

THE REQUEST OF ED AND CATHY BREACH (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5904 TEXOMA PARKWAY, CONSISTING OF 1.149 ACRES IN THE D.C. SHELP SURVEY, ABSTRACT NO. 1097 AND THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF COPLEY LAND SURVEYING.

The property is located at 5904 Texoma Parkway between FM 691 and De Soto. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

SITE PLAN - TAPS 6104 TEXOMA PARKWAY (TAPS, (TEXOMA AREA PARATRANSIT SYSTEM))

THE REQUEST OF TAPS, (TEXOMA AREA PARATRANSIT SYSTEM) (OWNER), BRAD NASS (REPRESENTATIVE), HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) AND VILBIG & ASSOCIATES, INC. (CONSULTING ENGINEERS & SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 6104 TEXOMA PARKWAY, CONSISTING OF 4.317 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR TAPS (TEXOMA AREA PARATRANSIT SYSTEM, INC.)

The property is located at 6104 Texoma Parkway between FM 691 and De Soto. The owner is requesting Site Plan approval for TAPS (Texoma Area Paratransit System, Inc.) for two carports. 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 – SONOMA ACRES 801 PLEASANT HOME ROAD (SONOMA CONSTRUCTION, LLC)

THE REQUEST OF SONOMA CONSTRUCTION, LLC (OWNER), GERARDO SOLIS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 801 PLEASANT HOME ROAD, CONSISTING OF 5.001 ACRES IN THE ELIJAH N. DEAVER SURVEY, ABSTRACT NO. 358 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF SONOMA ACRES.

The property is located at 801 Pleasant Home Road between Riddels Road and South Friendship Road. The owner would like to plat the property into four lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – SHERMAN PARK APARTMENTS 1400 WEST TAYLOR STREET (JUSTIN WEBB, SHERMAN PARKS APARTMENTS, LP)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JUSTIN WEBB, SHERMAN PARKS APARTMENTS, LP (OWNER), CALEB JONES, KIMLEY-HORN AND ASSOCIATES (REPRESENTATIVE/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1400 WEST TAYLOR STREET, CONSISTING OF 32.580 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF SHERMAN PARK APARTMENTS.

The property is located at 1400 West Taylor Street between Westside Drive and Park Place. The owner would like to plat the property into two lots for a multi-family development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT – 725 SOUTH RUSK ADDITION 725 SOUTH RUSK STREET (JUAN ANTONIO REYES AND GOMEZ REYNA CABRERA PACHECO)

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF JUAN ANTONIO REYES AND GOMEZ REYNA CABRERA PACHECO (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 725 SOUTH RUSK STREET, CONSISTING OF 0.269 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING A REPLAT OF PART OF LOT 5, BLOCK 1, BLAIN ADDITION AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR 725 SOUTH RUSK ADDITION.

The property is located at 725 South Rusk Street between Walcott Street and West Tennessee Street. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

SITE PLAN – O'REILLY AUTO PARTS 1716 NORTH FM 1417 (HERITAGE PARKWAY) (VAQUERO VENTURES OR SHERMAN PARTNERS, LP)

THE REQUEST OF VAQUERO VENTURES OR SHERMAN PARTNERS, LP (OWNER), CAITLIN PIPKIN (REPRESENTATIVE), JPH LAND SURVEYING, INC. (SURVEYOR), TORGERSON DESIGN PARTNERS (ARCHITECT), STUDIO GREEN SPOT, INC. (LANDSCAPE ARCHITECT) AND TRIANGLE ENGINEERING, LLC (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 1716 NORTH FM 1417 (HERITAGE PARKWAY), CONSISTING OF 0.905 ACRES, A PORTION OF LOT 1, BLOCK 1, LANDMARK ADDITION, AND IS CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR O'REILLY AUTO PARTS.

The property is located at 1716 North FM 1417 (Heritage Parkway) at the northwest corner of West Taylor Street and North Heritage Parkway. The owner is requesting Site Plan approval for an O'Reilly Auto Parts 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.

PRELIMINARY PLAT AND SITE PLAN – CONSENT AGENDA ITEM

PRELIMINARY PLAT AND SITE PLAN – MOLINOS USA ADDITION 600 BLOCK PROGRESS DRIVE (SHERMAN ECONOMIC DEVELOPMENT CORPORATION)

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), CHRIS LAWRENCE (REPRESENTATIVE), BGE, INC. (SURVEYOR/ENGINEER), MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C (ARCHITECT), CONCERNING THE PROPERTY LOCATED AT 600 BLOCK PROGRESS DRIVE, CONSISTING OF 63.626 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
A. PRELIMINARY PLAT OF MOLINOS USA ADDITION.
B. SITE PLAN OF MOLINOS USA ADDITION.

The property is located at 600 Block Progress Drive between Flanary Road and Howe Drive. The owner would like to plat the property into four lots for commercial development. The owner is also requesting Site Plan approval of Molinos USA Addition for manufacturing. 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 AND SITE PLAN – CONSENT AGENDA ITEM

PRELIMINARY PLAT AND SITE PLAN –

WOODMEN'S CIRCLE, LOTS 1 AND 2, BLOCK 8
2817 WEST HOUSTON STREET (DEBID PROPERTIES)

THE REQUEST OF DEBID PROPERTIES (OWNERS), DAVID BROWN, BLOCK 20, LLC (REPRESENTATIVE), YAZEL PEEBLES & ASSOCIATES, LLC (SURVEYOR), PACHECO KOCH (LANDSCAPE ARCHITECT), MARK TAYLOR, PE, URBAN ENGINEERS GROUP, INC. (ENGINEER) CONCERNING THE PROPERTY AT 2817 WEST HOUSTON STREET, CONSISTING OF 23.662 ACRES IN THE G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828 AND THE J.B MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PRELIMINARY PLAT OF WOODMEN'S CIRCLE, LOTS 1 AND 2, BLOCK 8.
B. TRACT 1, CONSISTING OF 13.535 ACRES IN THE G. MCGLOTHLIN SURVEY, ABSTRACT NO, 828, AS FOLLOWS: SITE PLAN OF WOODMEN'S CIRCLE.

The property is located at 2817 West Houston Street between North Heritage Parkway and Laurel Creek Drive. The owner would like to plat the property into two lots for a multi-family development. The owner is also requesting Site Plan approval of Woodmen's Circle Apartments on Tract One. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT – CYPRESS LOFTS ADDITION
200 BLOCK HILRE DRIVE AND IN THE 201 BLOCK NORTHCREEK DRIVE
(TODD YOUNG, YOUNG ENTERPRISES, LP)

PUBLIC HEARING AND REPLAT
THE REQUEST OF TODD YOUNG, YOUNG ENTERPRISES, LP (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK HILRE DRIVE AND IN THE 201 BLOCK NORTHCREEK DRIVE, CONSISTING OF 6.101 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275, AND BEING ALL OF LOT 3R, BLOCK 2, CYPRESS LOFTS ADDITION, PHASE 1A AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REPLAT FOR LOTS 3R-A AND 3R-B, BLOCK 2, CYPRESS LOFTS ADDITION, PHASE 1A.

The property is located at 200 Block Hilre Drive and 201 Block Northcreek Drive between Knollwood Road and Hara Lane.

Milton McAllister, 4804 Hara Lane Sherman, TX 75091
Mr. McAllister stated, "You have a creek and trees that but up to the Hara property and there is an easement that is behind the fence, is that there?

Mr. Rae replied, "I don't know about the easement that we discussed. There is currently a sewer line easement that goes through the property. The applicant is not here to

present on this, but this is a collaboration between the City of Sherman and Young Enterprises. They are platting these two lots. The northern lot is to be dedicated as a park, they already have a sponsor to put in the park infrastructure and the southern lot will remain C-1 (Retail Business) District. They do not know what they want to do yet."

Mr. McAllister replied, "Is that the 3R-B you are talking about?"

Mr. Rae replied to Mr. McAllister, "Yes, that is correct."

Mr. Lee asked Mr. McAllister, "There is a 150' wide drainage utility easement shown on the plat. Is that what you are referring to?"

Mr. McAllister replied to Mr. Lee, "Yes, so nothing will happen in that area because of trees and water through there?"

Mr. Lee replied to Mr. McAllister, "No, not for buildings."

Mr. McAllister asked Mr. Lee, "Is that considered a flood plain area?"

Mr. Lee replied to Mr. McAllister, "It is not an official FEMA flood plain area."

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

ACTION TAKEN.
Planning and Zoning
Motion by Commission Member Manley to approve the Public Hearing and Replat located at 200 Block Hilre Drive and 201 Block Northcreek Drive subject to the Staff Review letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND VARIANCE – FRONT SETBACK 214 NORTH HARRISON AVENUE (BROGAN H. VICKREY)

PUBLIC HEARING AND VARIANCE
THE REQUEST OF BROGAN H. VICKREY (OWNER), CHRIS VICKREY (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 214 NORTH HARRISON AVENUE, CONSISTING OF 0.454 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, BEING LOT 9, BLOCK 33 OF THE REPLAT OF LOTS 7 AND 8, AND THE NORTH ONE-HALF OF LOT 9, BLOCK 33 OF COLLEGE PARK ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENT
PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007 (7) TO ALLOW A 15.5' FRONT SETBACK IN LIEU OF THE REQUIRED 20' FOR THE EXISTING STRUCTURE IN AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 214 North Harrison, the northwest corner of East Pecan Street and North Harrison Avenue.

Brogan Vickrey, 1220 Hyde Park Drive, McKinney, TX 75069 and Chris Vickrey, 7212 Scottland Court, Plano, TX 75024
Mr. Chris Vickrey explained, "We are requesting a Variance for the front setback of the existing structure to align with the other building around the property."

Chairman Mahone asked Mr. Chris Vickrey, "How many square feet are you adding on?"

Mr. Chris Vickrey replied to Chairman Mahone, "I believe it is 580 square feet."

Chairman Mahone asked Mr. Chris Vickrey, "What is the current square footage?"

Mr. Chris Vickrey replied to Chairman Mahone, "With the removed portion of what is existing is 810 square feet, so it would make it 1400 square foot, three bedroom and two bath home."

Chairman Mahone asked Mr. Chris Vickrey, "Have you reviewed the parking requirements?"

Mr. Chris Vickrey replied to Chairman Mahone, "Yes, we have. This is on a corner lot with the front setback off Harrison Street and side street Pecan. There will be plenty of parking off Pecan and the pre-existing crumbled asphalt driveway has been removed and we are prepping it for new asphalt driveway."

Commission Member Manley asked Mr. Chris Vickrey, "What all is happening with the existing structure?"

Mr. Brogan Vickrey replied to Commission Member Manley, "We started doing demolition work after I received the permit about nine months ago and once, we started doing the work we found out about the setback."

Chairman Mahone asked Mr. Rae, "If they were not doing the addition, just doing the siding and new surfaces would they be required to get this exception?"

Mr. Rae replied to Chairman Mahone, "Possibly not, no."

Mr. Chris Vickrey stated, "We were informed that if we were just doing a renovation to the current structure, this would not be necessary."

Mr. Rae replied to Mr. Chris Vickrey, "The addition triggers them to get the Variances."

Commission Member Manley asked Mr. Chris Vickrey, "Is the front setback is very consistent with other buildings on the street?"

Mr. Chris Vickrey replied to Commission Member Manley," Yes, if I took a photograph all the way down the street it would be completely aligned."

Chairman Mahone stated, "So you say it conforms to the neighborhood?"

Mr. Chris Vickrey replied to Chairman Mahone, "Yes."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 214 North Harrison Avenue subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, VARIANCE – SIDE SETBACK

SITE PLAN AND SPECIFIC USE PERMIT – MINI-WAREHOUSE

2601 HILLTOP DRIVE (NOAH STARR)

<u>PUBLIC HEARING, VARIANCE, SITE PLAN AND SPECIFIC USE PERMMIT</u>
THE REQUEST OF NOAH STARR (OWNER), GARY LEESE, CANNON STORAGE SYSTEMS, INC. (REPRESENTATIVE) AND GRANT ENGINEERING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2601 HILLTOP DRIVE, CONSISTING OF 5.51 ACRES, LOT 2, BLOCK 1, CATES FIRST ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017(1) TO ALLOW A 1.63' SIDE SETBACK IN LIEU OF THE REQUIRED 15' FOR AN EXISTING STRUCTURE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017(1) TO ALLOW A 1.94' SIDE YARD SETBACK

IN LIEU OF THE REQUIRED 15' FOR A NEW STRUCTURE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 2601 Hilltop Drive between Texoma Parkway and Sistrunk Street.

Gary Leese, 2305 S.W. 11th Street, Lawton, OK 73501
Mr. Leese explained, "We are requesting a Variance to bring the existing self-storage facility into conforming status and a Variance for a proposed building expansion to an existing structure that is adjacent to the railroad right-of-way. We are requesting a Site Plan and Specific Use Permit for a mini-warehouse."

Chairman Mahone asked Mr. Rae, "Is this item caught up in the ordinance change?"

Mr. Rae replied to Chairman Mahone, "Yes, originally there was not a side setback requirement for commercial but now there is a setback of 15'."

Commission Member Davis stated, "What is the parking lot material?"

Mr. Leese replied to Commission Member Davis, "It would be 5" concrete, 3500 PSI."

Commission Member Davis asked Mr. Leese, "What is it now? They had an exception for gravel in the past."

Mr. Leese replied to Commission Member Davis, "Currently the entire facility is concrete."

Mr. Rae stated, "I looked at it today and I didn't notice any gravel."

Commission Member Blagg asked Mr. Rae, "I feel like we have seen other storage units where the building is the perimeter. Is that correct? This is common for this use?"

Mr. Rae replied to Commission Member Blagg, "They can, to allow the building to be the fence to add that as security."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 2601 Hilltop Drive to the Staff Review letter. Second by Vice Chairman Downtain.

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

Planning and Zoning
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit for a mini-warehouse subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

PUBLIC HEARING AND VARIANCE – FENCE 2626 HILLTOP DRIVE (GREG PITTMAN, MEALS ON WHEELS)

(ITEM B TABLED)

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

A. **PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.004(4)(E) TO ALLOW A 10' TALL, BLACK VINYL CHAIN-LINK FENCE TO BE CONSTRUCTED ON THE EAST, SOUTH AND WEST PROPERTY LINES IN LIEU OF THE ALLOWED 10' WITHIN THE REQUIRED BUILDING AREA IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**
B. **PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.004(4)(C) TO ALLOW A 10' TALL, BLACK VINYL CHAIN-LINK FENCE TO BE CONSTRUCTED IN THE FRONT YARD ON THE EAST AND WEST PROPERTY LINES IN LIEU OF THE ALLOWED 4' DECORATIVE FENCE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**
C. **PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.004(4)(C) TO ALLOW A 6' ORNAMENTAL FENCE IN THE FRONT YARD IN LIEU OF THE ALLOWED 4' ALONG HILLTOP DRIVE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**

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

Chuck Edwards, P.O. Box 2966, Sherman, TX 75091
Mr. Edwards explained, "We are requesting a Variance to the perimeter fencing to provide security for Meals on Wheels."

Chairman Mahone asked Mr. Edwards, "What is this ornamental fence?"

Mr. Edwards replied to Chairman Mahone, "It is just a black steel wrought iron like Ameristar."

Commission Member Davis asked Mr. Edwards, "What are you trying to secure in the parking lot?"

Mr. Edwards replied to Commission Member Davis, "The vans are there. We have seven to eight kitchens because we have 3 different counties, we are consolidating into one; then the vans take the prepared meals back for distribution. We have a lot of vagrant traffic in the area."

Mr. Rae stated, "The reason for the Variance is because they are proposing it on their property lines as opposed in their building area. The front yard you all are familiar with the max height is 4' decorative, so they are requesting that to be 6' on the property line with 10' on the sides."

Commission Member Manley asked Mr. Edwards, "The 6' ornamental, it doesn't run all the way along Hilltop Drive, right?"

Mr. Edwards replied to Commission Member Manley, "Yes, it is all 6' ornamental to the point of the entrance then goes to 10' chain-link fence."

Chairman Mahone asked Mr. Edwards, "Is there already a fence on the west side?"

Mr. Edwards replied to Chairman Mahone, "No sir, that backs up to City Limits. That really isn't a fence, it is a utility easement through there."

Commission Member Manley stated, "The left where it is a 10' chain-link fence going horizontal, I see trees pictured there."

Mr. Edwards replied to Commission Member Manley, "That is all our landscape, there are no trees there right now."

Mr. Rae stated, "It is part of their Site Plan."

Commission Member Manley stated, "So that portion because it is on the building area, it conforms?"

Mr. Rae replied to Commission Member Manley, "It does."

Commission Member Manley asked, "Variance B; is that the height and the building material or just the height?"

Mr. Rae replied to Commission Member Manley, "It is for both. Within the front part of the property, you cannot have over 4' ornamental fence. They are proposing a 6' ornamental fence along the front but a 10' chain-link fence on the sides within the front yard."

Commission Member Manley asked Mr. Rae, "It's the 10' chain-link fence to the left that runs parallel to Hilltop Drive, you are saying that conforms?"

Mr. Rae replied to Commission Member Manley, "Yes, I think that conforms. It is not in their front yard."

Commission Member Manley asked Mr. Rae, "Materials too?"

Mr. Rae stated, "I'd have to look that up and double check on that."

Chairman Mahone asked Mr. Edwards, "I'm guessing you won't have security on site. Will you have surveillance?"

Mr. Edwards replied to Chairman Mahone, "We plan to, yes but this operates from five in the morning until about noon."

Commission Member Manley stated, "Meals on Wheels is a great organization, but I don't want this piece of property to look like a prison from Hilltop Drive."

Mr. Edwards replied to Commission Member Manley, "I agree, we have been working at this for a year trying to figure out what to do."

Chairman Mahone asked Mr. Edwards, "Currently is there no fence anywhere?"

Mr. Edwards replied to Chairman Mahone, "There is along the railroad."

Chairman Mahone asked Mr. Edwards, "Have you had security issues in the past?"

Mr. Edwards replied to Chairman Mahone, "Before we got the building it had been ransacked and broken into."

Chairman Mahone asked Mr. Edwards, "How about since you have had the building? How long have you had the building?"

Mr. Edwards replied to Chairman Mahone, "No, not since we have had the building. We haven't had anything out and we

just started closing it in. We have had the building about a year now."

Chairman Mahone asked Mr. Edwards, "You haven't been operating out of it?"

Mr. Edwards replied to Chairman Mahone, "No, we have been trying to get the funds to finish the project."

Commission Member Manley asked, "To continue the 6' ornamental all the way to the western property line, would that be cost prohibited?"

Mr. Edwards replied to Commission Member Manley, "It is just the cost for us."

Commission Member Davis asked Mr. Rae, "Is this a security or is this a fence that we are discussing?"

Mr. Rae replied to Commission Member Davis, "Well their purpose is to construct it for security. The reference we discussed with Mr. Edwards is that security fences, that reference is in our fence ordinance Section 14.04.004 Subsection (4)(e); security fences may be erected to a height of ten (10) feet in commercial and manufacturing districts within the required building area."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance for Item A as written located at 2626 Hilltop Drive subject to the Staff Review letter. Second by Commission Member Manley.

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

Motion by Commission Member Manley to approve the Variance for Item C located at 2626 Hilltop Drive subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

MOTION CARRIED.

Motion by Vice Chairman Downtain to table the Variance for Item B located at 2626 Hilltop Drive. Second by Commission Member Manley.

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

Item B was Tabled by Commissioners.

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT – SMOKE/VAPE SHOP 2916 NORTH HIGHWAY 75, SUITE 110 (TAVA PROPERTIES, LLC)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT THE REQUEST OF TAVA PROPERTIES, LLC (OWNER), INFINITY AND BEYOND (TENANT) AND NOUMAN MUHAMMAD (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2916 NORTH HIGHWAY 75, SUITE 110, LOT 4 OF SHAFER PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A SMOKE/VAPE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

The property is located at 2916 North Highway 75, Suite 110 between East US Highway 82 and Michelle Drive.

Myles Walker, 3990 Vitruvian Way, Addison, TX 75001
Mr. Walker explained, "We are requesting a Specific Use Permit and Site Plan for a Smoke/Vape Shop. We came last year for a Specific Use Permit and was able to open yesterday. It took a year to open."

Mr. Rae stated, "The background on this is that this item was addressed a year ago and the Specific Use Permit condition was that they had to come back for renewal in one year."

Commission Member Blagg asked Mr. Rae, "The Specific Use Permit, is it automatically tied to the applicant, or do we have to state that?"

Mr. Rae replied to Commission Member Blagg, "If you add a condition then you can do that to tie to the applicant. That is a similar process we have done for other applicants as well."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Specific Use Permit under Section 14.06.009 to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review letter and subject to the Specific Use Permit with an expiry of one year for Infinity and Beyond. Second by Commission Member Sims.

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

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

PUBLIC HEARING, VARIANCE – SIDE AND REAR SETBACK

SITE PLAN – JACK IN THE BOX RESTAURANT

3200 SOUTH HIGHWAY 75 (RABINDRANATH VISWANATH)

<u>PUBLIC HEARING, VARIANCE AND SITE PLAN</u>
THE REQUEST OF RABINDRANATH VISWANATH (OWNER), DAVID GREGORY (REPRESENTATIVE), AWR DESIGNS, LLC (LANDSCAPE ARCHITECTS), JAMES A. LASTOVICA (ARCHITECTS), A&W SURVEYORS, INC. (SURVEYOR), ESMERALDO CONANAN, BENCHMARK GROUP (ARCHITECT/ENGINEER) AND DCG ENGINEERING (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3200 SOUTH HIGHWAY 75, CONSISTING OF 1.211 ACRES, LOT 25, BLOCK 2, REPLAT SHERMAN CROSSROADS PHASE II, LOTS 25, 26, 27, BLOCK 2, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 33.6' SIDE SETBACK IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK PLANNED DEVELOPMENT/BLALOCK COMMERCIAL OVERLAY DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 26.36' REAR SETBACK IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK PLANNED DEVELOPMENT/BLALOCK COMMERCIAL OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

C. SITE PLAN OF JACK IN THE BOX RESTAURANT.

The property is located in the 3200 South Highway 75 between West Travis Street and West FM Highway 1417.

<u>David Gregory, DCG Engineering, 1668 Keller Parkway, Suite 100, Keller, TX 76248</u>
Mr. Gregory explained, "We are requesting Variances for side and rear setbacks in order to maintain a 10-car drive

thru stack and to be able to install the menu board canopy structure that protect the patron from inclement weather while ordering food. We are requesting Site Plan of Jack in the Box Restaurant."

Chairman Mahone asked Mr. Gregory, "Are you familiar with the other restaurants that are directly next door and their layouts?

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

Commission Member Manley asked Mr. Gregory, "So the building boundary, the rectangle piece is that the building perimeter?"

Mr. Gregory replied to Commission Member Manley, "Yes sir."

Commission Member Manley asked Mr. Gregory, "What is around it? Concrete?"

Mr. Gregory replied to Commission Member Manley, "No that is primarily turf, we have a large sidewalk on the side then there are some large turf areas."

Commission Member Manley asked Mr. Gregory, "What is that for?"

Mr. Gregory replied to Commission Member Manley, "In order to get our drive thru stack, what we had found is pre COVID-19 most QSRs (Quick Service Road) were running 70-75% of their businesses through drive thru. During COVID-19 as we all know that went up to 100% when all the dining rooms were shut down. Since COVID-19 has relaxed, what we are finding is that the dining rooms are being used but at a much lower percentage, so they are still running about 85-90% of the business through the drive thru. What you are finding with all the different QSR (Quick Service Road) brands is that they are going to the double drive thru similar to what we are proposing."

Commission Member Blagg asked Mr. Gregory, "With these new post COVID-19 dining scenarios, is this building even smaller? Do you know their previous footprints of the building?"

Mr. Gregory replied to Commission Member Blagg, "Yes, they are. With this particular style what they have set up is a modular building, Jack in the Box sets it up to where it has different styles of kitchens and dining rooms. This is a high production kitchen, but it has the smallest dining room they offer."

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

Mr. Gregory 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 and Site Plan.

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 3200 South Highway 75 subject to the Staff Review letter. Second by Commission Member Sims.

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

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Site Plan of Jack in the Box Restaurant subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

PUBLIC HEARING AND ZONE CHANGE – C-2 TO R-6

REPLAT – KERR'S NURSERY ADDITION

415 EAST ORANGE STREET (INDALECIO TORRES)

<u>PUBLIC HEARING, ZONE CHANGE AND REPLAT</u>
THE REQUEST OF INDALECIO TORRES (OWNER), JULIO TORRES (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 415 EAST ORANGE STREET, CONSISTING OF 0.359 ACRES, ALL OF LOT 3, LOT 4 AND THE EAST HALF (E/2) OF LOT 5, BLOCK 11, KERR'S NURSERY ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE FROM A C-2 (RETAIL BUSINESS) DISTRICT TO AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.
B. REPLAT OF KERR'S NURSERY ADDITION

The property is located at 415 East Orange Street between Texoma Parkway and North Broughton Street.

<u>Julio Torres, 415 East Orange Street, Sherman, TX 75090</u>
Mr. Torres explained, "The owner would like to Replat the property into two lots for residential development and is requesting a Zone Change from C-2 (Retail Business) District to an R-6 (Single Family Residential) District."

Chairman Mahone asked Mr. Torres, "Are there any preliminary plans for what you are trying to do?"

Mr. Torres replied to Chairman Mahone, "We are trying to build a house on the empty lot that is there but currently the whole block is zoned commercial. We can't do any renovations on our house unless rezone to residential."

Chairman Mahone asked Mr. Torres, "Renovations? I thought there wasn't a building there. Is there a building on the plat currently?"

Mr. Torres replied to Chairman Mahone, "Yes, there is a house on one side, and we want to split it up. We want to sell or rent the other house then build on the empty lot."

Chairman Mahone stated, "Looks like you got plenty of residential adjacent and I guess across the street is residential?"

Mr. Torres replied to Chairman Mahone, "Yes, our whole block is residential."

Chairman Mahone stated, "So no set plans but you probably want to build residential there?

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Manley to approve the Zone Change from a C-2 (Retail Business) District to an R-6 (Single-Family Residential) District.
Replat of Kerr's Nursery Addition subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND TEMPORARY USE PERMIT

PUBLIC HEARING AND TEMPORARY USE PERMIT – CONCRETE BATCH PLANT

THE REQUEST OF KENT SHARP, SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNER), REBECCA FINKE, HOLCIM-SOR, INC. (REPRESENTATIVE) AND PAGE SOUTHERLAND PAGE, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 3200 NORTHGATE DRIVE,

CONSISTING OF 142.972 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING & ZONING COMMISSION
PUBLIC HEARING AND TEMPORARY USE PERMIT UNDER SECTION 14.06.008 TO ALLOW A CONCRETE BATCH PLANT IN A PD (PLANNED DEVELOPMENT) DISTRICT.

3200 NORTHGATE DRIVE
(KENT SHARP, SHERMAN ECONOMIC DEVELOPMENT CORPORATION)

The property is located at 3200 Northgate Drive between West Travis Street and West FM Highway 1417.

Mark Miller, Holcim-SOR, Inc, 15900 Dewey Road, Addison, TX 75001
Mr. Miller explained, "We are requesting a Temporary Use Permit to allow a concrete batch plant that will be operated by GlobalWafers development to supply concrete to the construction project. The project is intended to last twelve months. Upon completion of the project, the batch plant will be dismantled and removed from the site with appropriate restoration as required by future construction project use."

Chairman Mahone asked Mr. Rae, "A Temporary Use Permit like this typically has a six-month limit."

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

Chairman Mahone asked Mr. Rae, "And we have the ability to extend that?"

Mr. Rae replied to Chairman Mahone, "That has been our method with Board of Adjustment, just a correction though that in the past the Board of Adjustment would approve this item but with our Zoning Ordinance update we changed that to the Planning and Zoning Commission to approve Temporary Use Permit."

Chairman Mahone asked Mr. Miller, "How long do you expect to need it?"

Mr. Miller replied to Chairman Mahone, "This project is expected to last approximately one year not withholding the weather in Texas."

Commission Member Blagg asked Mr. Rae, "Does the one-year transfer to Planning and Zoning when it used to be the Adjustment Board?"

Mr. Rae replied to Commission Member Blagg, "Yes, and the language says two weeks to six months with the exception of a concrete batch plant which may request a time period of up to two years."

Commission Member Blagg asked to Mr. Rae, "How do we quantify that? Our code says the applicant can request up to two years; the applicant is saying twelve months. We can state that in our motion?"

Mr. Rae replied to Commission Member Blagg, "Yes."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District subject to the Staff Review letter and subject to the Temporary Use Permit with an expiry of one year. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND VARIANCE– SIDE SETBACK

SITE PLAN – LANGE VETERINARY CLINIC

2103 WEST HOUSTON (RIDDLES VETERINARY HOSPITAL)

<u>PUBLIC HEARING, VARIANCE AND SITE PLAN</u>
THE REQUEST OF RIDDELS VETERINARY HOSPITAL (OWNER), DAVID VILBIG, VILBIG & ASSOCIATES (REPRESENTATIVE), RAUHAIS FREEDENFELD & ASSOCIATES (ARCHITECT), VILBIG & ASSOCIATES, INC., (CONSULTING ENGINEERS & SURVEYORS) AND PRESTON TRAIL LAND SURVEYING (LAND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2103 WEST HOUSTON STREET, CONSISTING OF 1.013 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT 763, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 0.57' SIDE SETBACK IN LIEU OF THE REQUIRED 15' IN A C-2 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

B. SITE PLAN OF LANGE VETERINARY CLINIC.

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

<u>David Vilbig, Vilbig & Associates, Inc., 517 West Woodard Street, Denison, TX 75020</u>
Mr. Vilbig explained, "We are requesting a Variance and Site Plan for a new structure for Lange Veterinary Clinic. We had this Site Plan approved back in May 2020 and because of all kinds of reasons and delays it had expired and in the mean

time you had passed a new ordinance that required a 15' setback in lieu of our setback that was 0' on that east line and so we are asking for that as a variance and on the Staff Review Letter, Item No. 10 it says all fire lanes shall be a minimum of 24' wide, we have a 20' fire lane on the west side and we got that approved by the Fire Marshal two years ago."

Chairman Mahone stated, "I suspect that you will have to see the Fire Marshal again."

Mr. Vilbig replied to Chairman Mahone, "I have his signature here."

Chairman Mahone replied to Mr. Vilbig, "I don't know if there was a time limit on that."

Commission Member Davis asked Mr. Vilbig, "From the original build has anything else changed?"

Mr. Vilbig replied to Commission Member Davis, "No sir.

Chairman Mahone asked Mr. Vilbig, "What is to the east of you?"

Mr. Vilbig replied to Chairman Mahone, "Mini-warehouses are to the east, they are well below the hill and mini-warehouses to the west that are above. There is residential to the north, and we are going to put a screening fence on that."

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

Mr. Vilbig 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 and Site Plan.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to approve the Variance located at 3200 South Highway 75 subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan of Lange Veterinary Clinic subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND VARIANCE – SIDE SETBACK AND PARKING LOT/APPROACH

FINAL PLAT AND SITE PLAN – DOUBLE D MACHINING ADDITION

2513 SOUTH FIRST STREET (DYLAN GARZA)

<u>PUBLIC HEARING, VARIANCE, FINAL PLAT AND SITE PLAN</u>
THE REQUEST OF DYLAN GARZA (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2513 SOUTH FIRST STREET, CONSISTING OF 1.40 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.018(1) TO ALLOW A 16.4' SIDE SETBACK IN LIEU OF THE REQUIRED 25' FOR AN EXISTING STRUCTURE AND AN ADDITION TO THE EXISTING STRUCTURE ON THE NORTH SIDE OF THE PROPERTY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.018(1) TO ALLOW A 23.9' SIDE SETBACK IN LIEU OF THE REQUIRED 25' FOR AN EXISTING STRUCTURE ON THE SOUTH SIDE OF THE PROPERTY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.
C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.003(4)(A) TO ALLOW A GRAVEL PARKING LOT WITH A CONCRETE OR ASPHALT DRIVE APPROACH IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT PARKING LOT IN AN M-1(LIGHT MANUFACTURING) DISTRICT.

PLANNING AND ZONING COMMISSION

D. FINAL PLAT OF DOUBLE D MACHINING ADDITION
E. SITE PLAN OF DOUBLE D MACHINING ADDITION

The property is located at 2513 South First Street near the intersection of East Ida Road and South First.

<u>Dylan Garza, 2513 South First Street, Sherman, TX 75092</u>
Mr. Garza explained, "We are requesting Variances for an addition to the existing structure and to allow gravel to the parking lot with a concrete or asphalt approach. We are requesting a Final Plat and Site plan for Double D Machining. In December of 2019 we had constructed Building A and planned to construct Building B, but COVID-19 had slowed us down and had to postpone. At that time with Building A, the ordinance was a 10' setback which we built to 16' and with the changed ordinance it has been moved to 25'. We would like to have the new structure in line with Building A. On the approach it was gravel, but I would like to have a concrete entry way."

Chairman Mahone asked Mr. Garza," How many feet do you have between A and B and the green building?"

Mr. Garza replied to Chairman Mahone, "There is 44' there and 27' of driveway with the rest being a ditch that runs parallel with the green building. If I moved the building south, it would obstruct my fire lane."

Chairman Mahone asked Mr. Garza, "Is Building B a free-standing building or a true addition?"

Mr. Garza replied to Chairman Mahone, "It would be an addition. It would be identical to Building A except for the front apron and bathroom that is in Building A. Building B would be strictly open which would store high dollar material which sits on a concrete slab. We are hoping to get the material put away and out of the weather."

Chairman Mahone asked Mr. Garza, "What is the green building for?"

Mr. Garza replied to Chairman Mahone, "The green building is partially storage and machine shop where my office is located."

Chairman Mahone asked Mr. Garza, "Do you have the option to asphalt that parking area?

Mr. Garza replied, it would be nice but when it is all done it would be a third of the price. I don't do any work for the general public, we have seven employees that drive in, in the morning then drive out."

Chairman Mahone stated, "Tell me about neighbors on the north or south side of you."

Mr. Garza replied to Chairman Mahone, "The north side is heavily wooded, and I have a new neighbor north of Building B off of Ida Road."

Commission Member Davis asked Mr. Garza, "What is the deal on storage? I noticed you have quite a bit of outside storage."

Mr. Garza replied to Commission Member Davis, "Yes sir but we need to get the high dollar materials out of the weather."

Commission Member Davis asked Mr. Garza, "Is there fencing?"

Mr. Garza replied to Commission Member Davis, "Yes sir, there is fencing already around the entire perimeter."

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

Mr. Garza 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, Final Plat and Site Plan.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 2513 South First Street subject to the Staff Review letter. Second by Commission Member Sims.

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

Planning and Zoning
Motion by Commission Member Manley to approve the Final Plat and Site Plan of Double D Machining Addition subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-4 620 AND 622 SOUTH FIRST STREET (MARTIN CORARRUBIAS, M & G HOMEBUILDERS)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF MARTIN CORARRUBIAS, M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC.(SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, CONSISTING OF 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-4 (PATIO HOME RESIDENTIAL) DISTRICT.

The property is located at 620 and 622 South First Street between East King Street and East Odneal Street.

Marin Corarrubias, M & G Homebuilders, 1218 Brents Avenue, Sherman, TX 75090
Mr. Corarrubias explained, "We are requesting a Zone Change to build two residential structures on two existing tracts of land. We plan to build patio homes with an attached garage on each tract."

Chairman Mahone asked Mr. Rae, "When we updated the zones, did certain zones automatically become R-6 (Single Family Residential) District?"

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

Chairman Mahone asked Mr. Corarrubias, "How wide are these lots?"

Commission Member Davis replied to Chairman Mahone, "They are 40' to 43'."

Chairman Mahone asked Mr. Rae, "What is the minimum lot width for R-4 (Patio Home Residential) District?"

Mr. Rae replied to Chairman Mahone, "40'."

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

Mr. Corarrubias 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.

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Manley to approve the Zone Change from R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, VARIANCE– LOT DEPTH AND LOT AREA

PRELIMINARY PLAT – B.H. MOORE HEIRS ADDITION

300 AND 302 WEST MOORE STREET (CORBY HOSEA, COHO REAL ESTATE, LLC)

<u>PUBLIC HEARING, VARIANCE AND PRELIMINARY PLAT</u>
THE REQUEST OF CORBY HOSEA, COHO REAL ESTATE, LLC (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 300 AND 302 WEST MOORE STREET, CONSISTING OF 0.427 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, LOT 4, BLOCK 7, B.H. MOORE HEIRS ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 96' LOT DEPTH IN LIEU OF THE REQUIRED 100' FOR LOTS 4R-A, 4R-B AND 4R-C IN AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 5760 SQUARE FEET LOT AREA IN LIEU OF THE REQUIRED 6,000 SQUARE FEET FOR

LOTS 4R-B AND 4R-C IN AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION (DENIED)

C. PRELIMINARY PLAT OF B.H. MOORE HEIRS ADDITION LOTS 4R-A, 4R-B AND 4R-C, BLOCK 7.

The property is located at 300 and 302 West Moore Street between South Elm Street and South Rusk Street.

Luis Moran, 600 Moore Street, Sherman, TX 75090 and Corby Hosea, 12 Vaughn Drive, Denison, TX 75020

Mr. Hosea explained, "We are requesting Variances to allow three new single-family residences. We are expecting 5,000 employees that are headed this way between Texas Instruments and GlobiTech, they will need a place to live. We are requesting to Replat the 18,500 square foot lot into three smaller lots so they face Elm Street. The houses will be front facing with three bedrooms, two bath and two garage houses that mix with the neighborhood well. It is my understanding that I could have requested to build four separate lots but to be a good partner with the neighborhood, I didn't feel it would be consistent with the neighborhood."

Chairman Mahone asked Mr. Hosea and Mr. Moran, "You want all three of these to be R-6 (Single Family Residential) District?"

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

Mr. Moran stated, "The Future Land Use for this, falls within the Core Neighborhood, which would allow for four 40' wide lots but we are requesting 60'."

Mr. Hosea stated, "And each of the houses will have a different elevation and color scheme, so they will look different on Elm Street to provide variety for the neighborhood."

Linda and John Nelson, 1310 South Crockett Street, Sherman, TX 75090

An email was received on February 13, 2023, at 10:13 a.m. stating, "We don't support the proposed change."

Derek Gilmore

A letter was received on February 14, 2023, at 8:30 a.m. stating, "In my opinion, there should be no changes in this area of south Sherman. It's Historic and it should stay the same for the residents that have worked so hard to keep it there."

Glenda Perry, 1018 South Crockett Street, Sherman, TX 75090

A letter was received on February 14, 2023, at 8:30 a.m. on the Public Notification stating, I object to request for a zoning change as set forth above."

Jim and Sheri Fallon, 1204 South Crockett Street, Sherman, TX 75090
An email was received on February 14, 2023, at 2:51 p.m. stating, "We would like to voice our objection to the Variance requested for the above referenced property to divide it into three lots. This Variance would set a bad precedent for the neighborhood as it creates lots which would appear to be much smaller than the surrounding lots. The South Crockett and South Elm areas have been improving over the last several years and this would be a step back. Lots and the houses built on those lots would likely be built for rental use and not ownership. Over time this would deteriorate much like the existing house on the lots. I would assume three houses facing Elm Street on lots of the proposed size would create parking on the street which is already a problem."

Kim Perry, 910 South Crockett Street, Sherman, TX 75090
An email was received on February 15, 2023, at 5:03 p.m. stating, "I object to the requests made in the attached February 2, 2023, notice of hearing relating to the referenced property."

Jim Fallon, 1204 South Crockett Street, Sherman, TX 75090
Mr. Fallon explained, "I think parking is going to be a problem. You are converting a single house lot into three houses and that is going to increase parking. He stated they are going to be rent houses and I think that is a problem. There are rent houses over there and over time they get worse. My biggest concern is precedence setting is a slippery slope, you do it once, a month from now somebody comes up saying well you gave that guy a variance and I'm only asking for another 4'."

Debbie Odom, 814 South Elm Street, Sherman, TX 75090
Ms. Odom explained, "I am disturbed to hear they are going to paint the houses all different colors like some kind of carousel. There is not adequate parking on the narrow streets and any overflow would fall on my property causing disturbance day and night."

Kim Perry, 910 South Crockett Street, Sherman, TX 75090
Ms. Perry explained, "I foresee the reduction in the lot size and the number of houses created an unsightly and problematic parking situation as to be seen in other sections on Moore Street. The Comprehensive Plan 2022 states the Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman."

Chairman Mahone asked Mr. Rae, "The bright yellow is all R-6 (Single Family Residential) District, right?"

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

Chairman Mahone asked, Mr. Rae, "The dark orange color is that multi-family?"

Mr. Rae replied to Chairman Mahone, "It is multi-family. That whole area was zoned R-2 (Multi-Family Residential) District originally before we changed it and it is now zoned MF-30 (Multi-Family Residential) District."

Diane Lovin, 900 South Crockett Street, Sherman, TX 75090
Ms. Lovin explained, "I wanted to add that codes are written for a reason, the code that is written for this city is intended to promote low density and if we allow three houses on less than half an acre that is not low density, that is high density. I am also very concerned about the parking."

Robin Phillips, 1126 South Crockett Street, Sherman, TX 75090
Ms. Phillips explained, "I live in that neighborhood because I love old houses. The subject property they want to tear down is a beautiful turn of the century home, it is worth preserving."

Rick Magers, 926 South Crockett Street, Sherman, TX 75090
Mr. Magers explained, "The City of Sherman designated Heritage Row to retain the Historical nature of that area many years ago. I don't feel this is in keeping with that area. These plats would be within 20' of the Historical area. Elm Street is a very narrow street and won't be able to maintain the traffic there."

Larry Phillips, 1126 South Crockett Street, Sherman, TX 75090
Mr. Phillips explained, "Moore Street is a boulevard, if you go down, you'll see it is wide and Elm Street is a tiny road; those places where they have made exceptions before it is horrible to drive through there, it is not safe. You have kids running around, you can't see them because of cars because of that density."

Mr. Hosea explained, "There are a lot of homes that need a lot of work, and I am offering to build three new attractive homes, not duplexes. A lady mentioned colors, I am not sure how I can paint them different colors or keep it the same color because if I keep it the same color, they look identical, if I change the color, it gives variety. The parking, I understand that, but in my perspective, I am actually improving that situation because the houses there don't have driveways or garages, they are parking on the street. The ones that have driveways with no garages, they are parking in the driveway and the street. I am offering two spaces in the garage and two in the driveway. The density is coming with the multiple billion-dollar project that is going to be bringing 5,000 employees and need a place to stay. One person commented that it effects the Historical District, but it is not in the Historical District."

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

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to deny the Variance located at 300 and 302 West Moore Street. Second by Commission Member Davis.

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

Planning and Zoning
Motion by Vice Chairman Downtain to deny the Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7. Second by Commission Member Davis.

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

THIS ITEM WAS DENIED.

PUBLIC HEARING, VARIANCE– REAR AND SIDE SETBACK

SITE PLAN – WHATABURGER RESTAURANT

3010 SOUTH HIGHWAY 75 (WILLIAM HARKINSON)

<u>PUBLIC HEARING, VARIANCE AND SITE PLAN</u>
THE REQUEST OF WILLIAM HARKINSON (OWNER), KEVIN MURPHY (REPRESENTATIVE), EVERGREEN DESIGN GROUP (LANDSCAPE ARCHITECTS), ROUCH ARCHITECTS (ARCHITECTS), EAGLE SURVEYING (SURVEYOR) AND PAPE-DAWSON ENGINEERS (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3010 SOUTH HIGHWAY 75, CONSISTING OF 1.35, LOT 3, BLOCK 2 SHERMAN CROSSROADS, PHASE 2, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.007(7) TO ALLOW A 35.2' REAR SETBACK FOR A CANOPY ENCLOSURE; AND A 16.4' SIDE SETBACK FOR A CANOPY ENCLOSURE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION
B. SITE PLAN OF WHATABURGER RESTAURANT

The property is located in the 3010 South Highway 75 between West Travis Street and West FM Highway 1417.

<u>Kevin Murphy 201 West Main Street, Ft. Worth, TX 76102</u>
Mr. Murphy explained, "We are requesting a Variance and Site Plan for the proposed development of Whataburger. It is not feasible to provide adequate parking, trash storage and pickup, drive-thru service and a suitable building with the requirement currently in place. It is our intent to match

the neighboring developments and maintain the consistency of the overall development."

Commission Member Manley asked Mr. Murphy, "The island parking you have on the right side, what is going on around that? Is that landscaping?"

Mr. Murphy replied to Commission Member Manley, "There is an access drive along the outer side of the parking to the north and in between that, Travis Street and Highway 75 would be landscaping."

Commission Member Manley asked Mr. Murphy, "Is there a reason why you chose island parking as opposed to around the perimeter?"

Mr. Murphy replied to Commission Member Manley, "Yes, the cross-access drive was platted by the overall owner and that was already in place for our site. If we did two rows of parking, we wouldn't be able to get the access drives to provide access to those parking spaces."

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

Mr. Murphy 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 and Site Plan.

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to approve the Variance located at 3010 South Highway 75 subject to the Staff Review letter. Second by Commission Member Sims.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan of Whataburger Restaurant subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

TEMPORARY USE PERMIT – SNOW CONE STAND 1802 EAST HOUSTON STREET (SERAJ ALI)

TEMPORARY USE PERMIT
THE REQUEST OF SERAJ ALI (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, CONSISTING OF LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 14.06.008 TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

The property is located at 1802 East Houston Street between South Carr Street and South Burdette Avenue.

Seraj Ali, 1113 Lakota Place, Carrolton, TX 75010
Mr. Ali explained, "I am requesting a Temporary Use Permit and Site Plan to continue each year for a Snow Cone Stand."

Chairman Mahone stated, "I remember last time we saw you there was a discussion about parking. How is that going?"

Mr. Ali replied to Chairman Mahone, "Well, I made more parking."

Chairman Mahone asked Mr. Rae, "They are compliant with their parking now?"

Mr. Rae replied to Chairman Mahone, "I believe so. No grass parking."

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

Mr. Ali 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 and Site Plan.

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Temporary Use Permit and Site Plan approval under Section 14.06.008 to allow a Snow Cone Stand in a C-1 (Retail Business) District. Second by Commission Member Whitaker.

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

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

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-5 2900-3200 BLOCKS NORTH HICKORY STREET (JEROME HILL, AJH ENTERPRISES, LTD)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF JEROME HILL, AJH ENTERPRISES, LTD (OWNERS), BRYAN WEISGERBER (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC.(SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2900-3200 BLOCKS NORTH HICKORY STREET, CONSISTING OF 48.292 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 2900-3200 Blocks North Hickory Street between West US Highway 82 and Oxford Drive.

Bryan Weisgerber, 1720 West Virginia Street, McKinney, TX 75069
Mr. Weisgerber explained, "We are requesting a Zone Change to develop approximately 48 acres of the property as R-5 (Single Family Residential) District. The subject property had a Preliminary Plat (The Hills of Sherman) submitted last May. It is our goal to change direction from a Patio Home (PH) Specific Use Permit and comply with the city's recently updated zoning district R-5 (Single Family Residential) District."

Commission Member Davis stated, "We have received a couple of letters concerned about water runoff."

Mr. Weisgerber replied to Commission Member Davis, "Yes, that was part of the delay. On this site we have multiple detention ponds. We have one at the southwest corner, we have a placeholder for another one, we added another one at the southeast corner and there is a proposed regional detention pond for this other development and ours."

Chairman Mahone asked Mr. Weisgerber, "Currently the three detention ponds don't exist?"

Mr. Weisgerber replied to Chairman Mahone, "Correct and we are going to work with the city to over detain."

Chairman Mahone asked Mr. Lee, "Do you have any comments on this? This is something you would have to ultimately approve, right?"

Mr. Lee replied to Chairman Mahone, "Yes and he is correct, we have worked many months to create a scenario that over detains the improvement survey to address known flooding issues."

Donor Penn, 2810 Yorkshire Drive, Sherman, TX 75092

An email was received on February 12, 2023, at 4:11 p.m., "I write in opposition to re-zoning and construction that does not provide adequate protection from stormwater flooding. We have lived at 2810 Yorkshire Drive for more than 50 years. The city made mistakes in allowing recent development around our neighborhood without adequate stormwater planning that has caused flooding events to become much more frequent in the past few years. The water flow from the acreage under consideration (as well as tracts that might follow) will reduce water absorption and thereby create additional runoff. The runoff will flow to the culvert under Yorkshire Drive between Devonshire Drive and Windsor Drive. That culvert has limited capacity. Recent property development north and northeast of the intersection of North Ricketts Street and Yorkshire Drive has caused water to backup and overflow onto properties' back yards on Yorkshire Drive and Windsor Drive. It has also caused flooding into the garage of the house at 2810 Devonshire Drive. Stormwater from the subject property needs to be either redirected to the stream bed that runs east of North Travis and flows south into larger culverts. The stormwater might also be captured and stored on the subject property with either a retention basis or a detention basin to moderate the flow rate downstream as it is redirected to the stream bed on the east side of North Travis. The zoning change request will increase the development density and create higher water runoff rates and volumes if allowed as requested. The request must be denied as submitted and only considered once adequate stormwater runoff planning has occurred."

<u>Karen Slater, 2810 Devonshire Drive, Sherman, TX 75092</u>
A letter was received on February 14, 2023, at 1:09 p.m. stating, "Please consider this letter my formal opposition to the above request to change zoning. I live in the direct path of the storm water flow of the above-mentioned property. I have attached a video of the current flow of a gentle rain occurring this very morning. The video is from my back yard's view of the current storm drain. As you can see, even a gentle rain causes quite a flow behind my home. I have very serious flooding concerns associated with the proposed housing development. There does not seem to be adequate planning for the additional storm water problems that will be caused by this development. The current drainage culvert behind my home is already inadequate. My driveway and garage flood on a regular basis. This proposal is unacceptable unless it includes major storm water planning. Please consider our beautiful, long-established neighborhood as you plan for growth in our area."

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

Mr. Weisgerber 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.

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Zone Change from R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT– COMMERCIAL AMUSEMENT CENTER, INDOOR OR OUTDOOR 4801 NORTH FM 1417 (HERITAGE PARKWAY) (BRIAN PREVIATY)

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF BRIAN PREVIATY (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4801 NORTH FM 1417 (HERITAGE PARKWAY) CONSISTING OF 5.742 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A COMMERCIAL AMUSEMENT CENTER, INDOOR OR OUTDOOR, IN A C-2 (RETAIL BUSINESS) DISTRICT.

The property is located at 4801 North FM 1417 (Heritage Parkway) near the intersection of Plainview Road and North Heritage Parkway.

Mark Underwood, 2530 West White, McKinney, TX 75071
Mr. Underwood explained, "We are requesting a Specific Use Permit and Site Plan for Four Seasons Racquet Club at Sherman. The Club included seven lighted outdoor tennis courts, two indoor tennis courts, and a swimming pool. Outside, they will restore the seven outdoor tennis courts and the swimming pool. Inside, they will revert the warehouse to two indoor courts that can be used for either Tennis or pickleball."

Chairman Mahone asked Mr. Underwood, "Directly below the pool is a metal building, is that correct?"

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

Chairman Mahone asked Mr. Underwood, "It looks like you are adding some paved parking? Is there not paved parking now?"

Mr. Underwood replied to Chairman Mahone, "There is paved parking. Under the City of Sherman's Ordinances, the outdoor swimming pool creates a fairly large need for parking which states one parking space for every 100 square feet of water and pool deck surface. We will need about 58 parking spaces."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Specific Use Permit under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor, in a C-2 (Retail Business) District subject to the Staff Review Letter. Second by Vice Chairman Downtain.

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

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

OTHER BUSINESS – PROPERTY NOTIFICATION SIGNS

OTHER BUSINESS
PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS; ADOPTING REGULATIONS PERTAINING TO PROPERTY NOTIFICATION SIGNS FOR AMENDMENTS TO THE ZONING ORDINANCE/DISTRICT AND ADMINISTRATIVE PROCEDURES, VARIANCE PROCEDURES, SPECIAL EXCEPTIONS, TEMPORARY USE PERMIT (TUP) APPLICATION AND REVIEW, AND SPECIFIC USE PERMIT (SUP) APPLICATION AND REVIEW TO BE CODIFIED AT ARTICLES 14.06.005-009 OF THE CODE OF ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED $2,000; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Rob Rae

Mr. Rae explained, "This is a minor change to the new Ordinance. In the old Ordinance we had a requirement that applicants were required to post for Zone Changes with a 4' X 8' size sign. What motivated us to look at this and change this was one of the items a few months ago we had a sign out for a residential Replat, and the neighborhood came out worried that it was Zone Change because the sign is misleading. The new signs will state what the request is, so there is less confusion."

Commission Member Davis asked Mr. Rae, "We would use them over and over, right?"

Mr. Rae replied to Commission Member Davis, "We don't, that is not what we are proposing."

Mr. Rae stated, "What is written in the Proposed Ordinances is the applicants are required to post the sign 14 days before the meeting then they must take it down within 3 days after their action whether it is a Variance with Planning and Zoning or Board of Adjustment or City Council. We have come up with the proposed criteria for placement of signs, it would be the applicant's responsibility to put the signs up and would be at their cost. The 4' X 4' sign is $150.00 and will be required for any property over an acre. For any property that is an acre or less they would only be required to put up a 2' X 2' sign which is $50.00. We have been covering the cost of the signs, once the Ordinance is updated then it would be the applicant's responsibility."

Commission Member Davis asked Mr. Rae, "So the city is no longer going to drive around and put the signs out?"

Mr. Rae replied to Commission Member Davis, "No, we will request that the applicant put them up."

<u>Peter Tracy 705 South Valentine, Sherman, TX 75090</u>
Mr. Tracy stated, "Is the City going to provide this to the applicant so there is a consistency?"

Chairman Mahone asked Mr. Rae, "Do they use an approved shop, or do they pay the city and the city furnishes the sign?"

Mr. Rae replied to Chairman Mahone, "Right now they pay the city, and we furnish the signs so that we keep that consistent."

Chairman Mahone stated, "I think what we really need to be concerned with is, is there a requirement, what size is the requirement, who is going to police it, and what department is going to deal with it."

Mr. Rae stated, "What would come back to you all is if they don't post it correctly then we would ask you all to table the item."

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

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Property Notifications Signs. Second by Commission Member Whitaker.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:35 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 03/21/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

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

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

List of Agenda Items:

6. * 5005 NORTH FM 1417 (HERITAGE PARKWAY)

The request of Kenneth and Mary Lawrence (Owners), LANGAN (Engineer) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:

Planning and Zoning

Final Plat of Texoma Vet Hospital

7. * 2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS

The request of Jeff Harkinson, Bearcat Crossing, LTD. (Owners), Mahendramani Muthu (Representative), Vortex Surveying Company (Surveyor), Brockette/Davis/Drake, Inc. (Engineer), Studio Red Dot (Architect) and SMR Landscape Architects, Inc. (Landscape Architect), concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Bearcat Crossing Addition.

B. Site Plan of Arka Montessori School on Lot One of the Preliminary Plat.

8. * 620 & 622 SOUTH FIRST STREET

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

Planning and Zoning Commission

Preliminary Plat of Mora on First Addition.

9. * 121 ROCKPORT ROAD

The request of Robert and Nancy Dobbs (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 121 Rockport Road, consisting of 1.985 acres, being a part of the

William C. Atchison Survey, Abstract No. 23, being all of Lot 7, Block Oneof Choctaw Estates No. II and currently in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat for Rockhill Corner Addition.

10. * 6000 BLOCK NORTH HIGHWAY 75

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

Planning and Zoning Commission

Preliminary Plat of Reddy Addition

11. * 4601 NORTH TRAVIS STREET

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at North 4601 Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Residences of Sherman.

12. * 400 WEST HIGHWAY 82

The request of Capital Assets and Development, LLC (Owner), Luke Pulliam, Trivers Associates, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 400 West Highway 82, consisting of 22.109 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned MF-30 (Multli-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for The Heights at Hickory Street.

13. * 1104 EAST CHAFFIN

The request of Paul Terrell, La Cima Contracting (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1104 East Chaffin Street, consisting of 0.492 acres in the J.B. McAnair Survey, Abstract No. 763, being a part of Block 29, Chaffin's Second Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Fielder Addition.

14. * 2100-2300 BLOCKS WEST LAMBERTH ROAD

The request of Sherman Hickory Hill, LLC (Owner), Sylvan Schurwanz, Allen Harrison Company (Representative) and Bohler Engineering (Surveyor) concerning the property located in the 2100-2300 Block West Lamberth Road, consisting of 22.330 acres in the Ralston W. Adams Survey, Abstract No. 18 and currently zoned PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Garden Apartments Addition, Lots 1 and 2, Block 1.

15. * 3715 SOUTH HIGHWAY 75

The request of MKT Real Estate Holding, LLC (Owner), Drew Donosky (Representative), Copley Land Surveying (Surveyor), BDG (Baker Design Group, PA) (Architect), Evergreen Design Group (Landscape Architect) and Clay Moore (Engineer) concerning the property located at 3711 South Highway 75 (Sam

Rayburn Freeway), consisting of 0.997 acres,being Lot 2 of the MBG Sherman Addition, and is currently zoned PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan of Freddy's Restaurant.

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

*** 5005 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Kenneth and Mary Lawrence (Owners), LANGAN (Engineer) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:

Planning and Zoning

Final Plat of Texoma Vet Hospital

Background:

The property is located at 5005 North FM 1417 (Heritage Parkway) near the Southeast corner of FM 1417 (Heritage Parkway) and Plainview Road. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

R-1 (One-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
C-2 (General Commercial) District

Origination:

Kenneth and Mary Lawrence (Owners)
LANGAN (Engineer)
Windrose Land Services (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

Yes

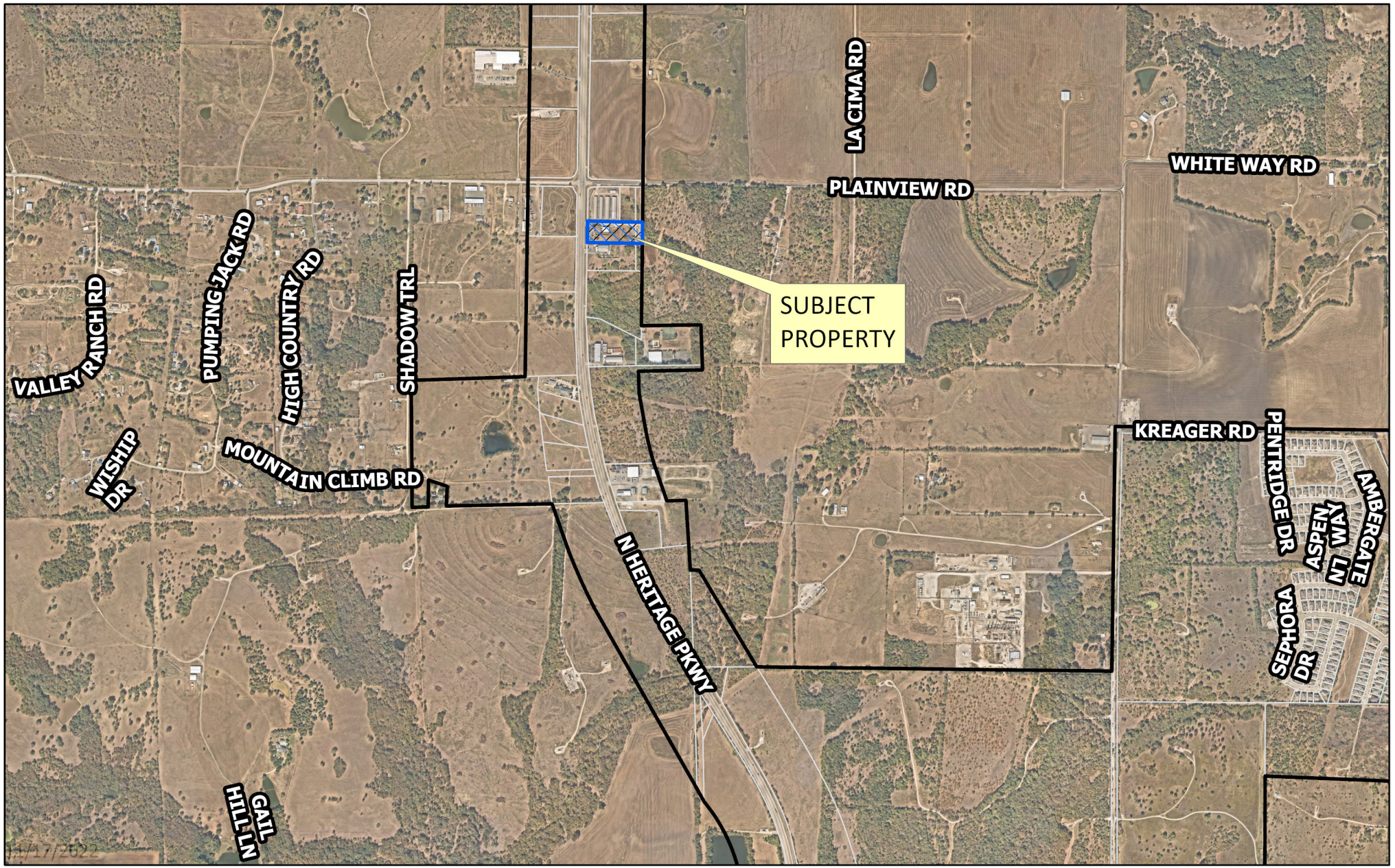
Attachments

Location Map

Zoning Map

Final Plat

STAFF REVIEW LETTER - Engineering



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

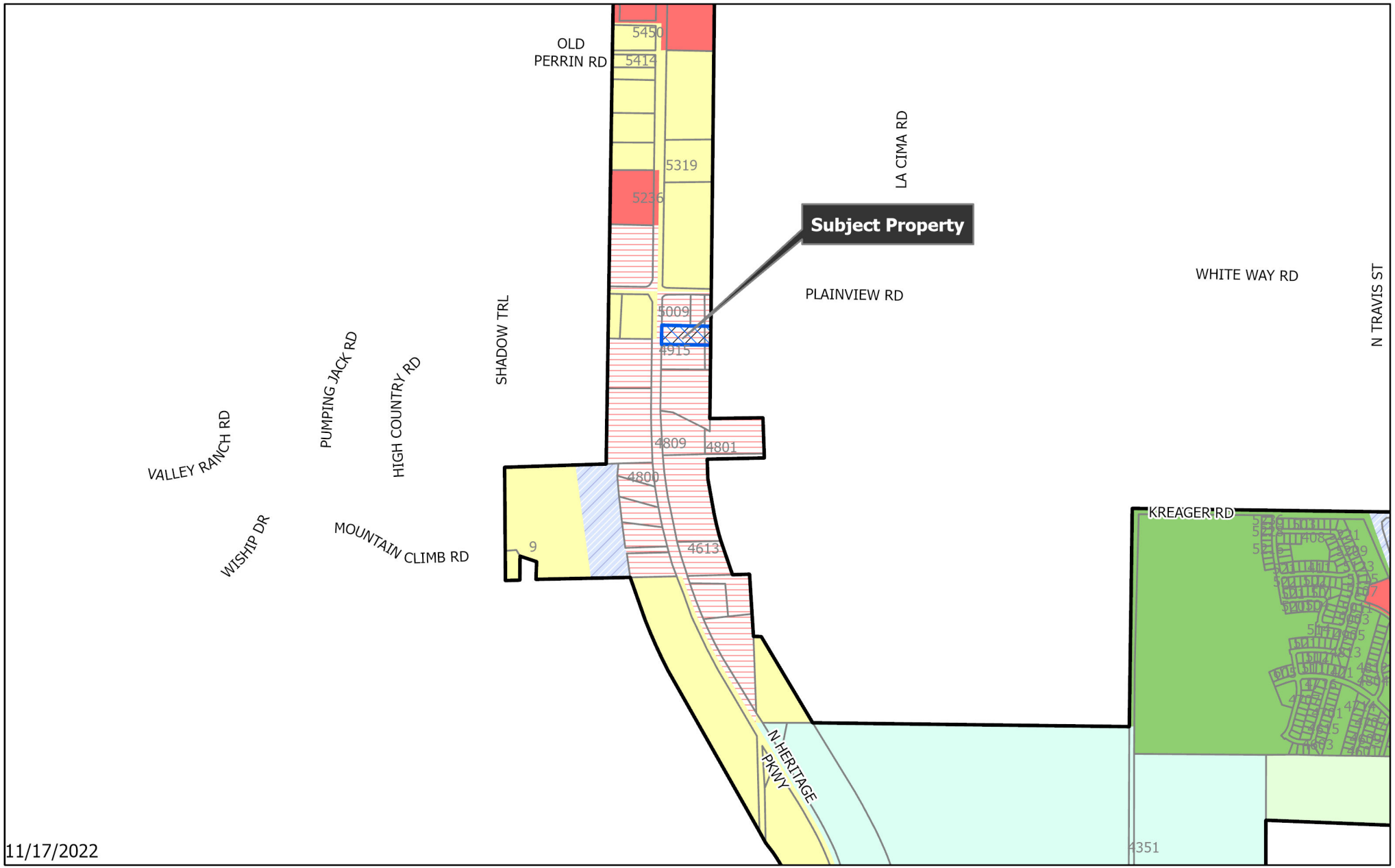
CITY OF SHERMAN

5005 N FM 1417
(Heritage Parkway)

N
W E
S

Date: 11/17/2022 8:57 AM

Scale: 1:15,534



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

5005 N FM 1417
(Heritage Parkway)

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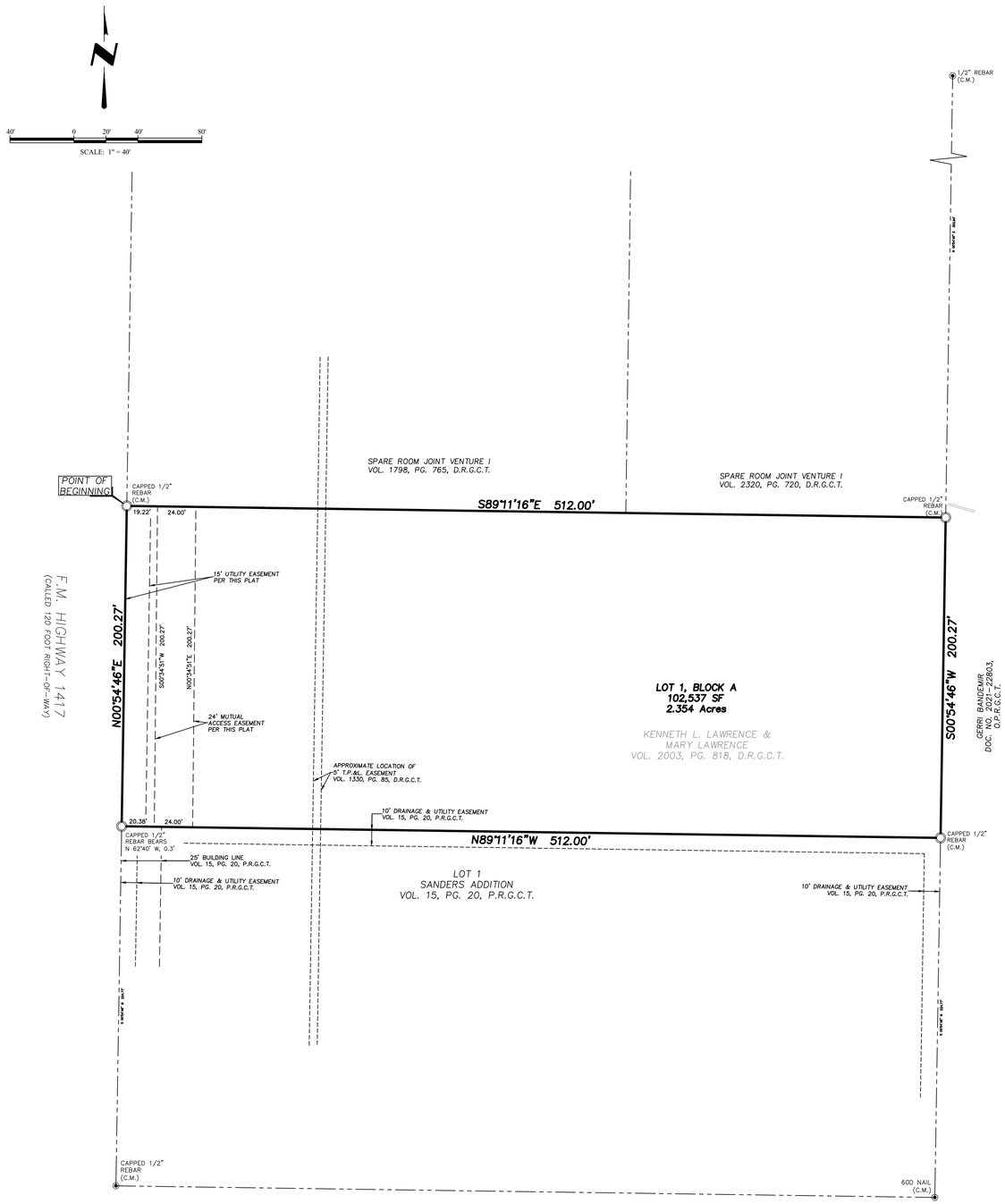
Scale: 1:17,389

Date: 11/17/2022 8:57 AM



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0275G, dated September 01, 2022, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one lot from a tract of land.

ENGINEER
LANGAN
1101 E SE Loop 323, Suite 101
Tyler, Texas 75701

OWNER/DEVELOPER
Kenneth L. Lawrence and wife, Mary Lawrence
5005 Highway 1417
Sherman, Texas 75090

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/10/2022 CHECKED BY: M.P. JOB NO.: DS8263

FINAL PLAT
TEXOMA VET HOSPITAL
LOT 1, BLOCK A
Being a 2.354 Acre tract of land
Situated in the Alfred Hume Survey,
Abstract Number 522
City of Sherman, Grayson County, Texas

-- 2022 --

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Kenneth L. Lawrence and Mary Lawrence are the owners of a 2.354 acre tract of land situated in the A. Hume Survey, Abstract Number 522, Grayson County, Texas, being all of that tract of land described to Kenneth L. Lawrence & Mary Lawrence in Warranty Deed recorded in Volume 2003, Page 818, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with no combined scale factor):

BEGINNING at a 1/2-inch capped rebar found for the northwest corner of said Lawrence tract and the southwest corner of a tract of land described to Spare Room Joint Venture I in Warranty Deed recorded in Volume 1798, Page 765, Deed Records, Grayson County, Texas, said point lying on the east right-of-way line of F.M. Highway 1417 (called 120 foot right-of-way);

THENCE South 89 degrees 11 minutes 16 seconds East, with the north line of said Lawrence tract, the south line of said Joint Venture tract, and the south line of a tract of land described to Spare Room Joint Venture I in Warranty Deed recorded in Volume 2320, Page 720, Deed Records, Grayson County, Texas., a distance of 512.00 feet to a 1/2-inch capped rebar found for the northeast corner of said Lawrence tract and the southeast corner of said second-referenced Joint Venture tract, said point lying on the west line of a tract of land described to Gerri Bandemir in General Warranty Deed recorded in Document Number 2021-22803, Deed Records, Grayson County, Texas;

THENCE South 00 degrees 54 minutes 46 seconds West, with the east line of said Lawrence tract and the west line of said Bandemir tract, a distance of 200.27 feet to a 1/2-inch capped rebar found for the southeast corner of said Lawrence tract and the northeast corner of Lot 1, Sanders Addition, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat thereof recorded in Volume 15, Page 20, Plat Records, Grayson County, Texas;

THENCE North 89 degrees 11 minutes 16 seconds West, with the south line of said Lawrence tract and the north line of said Lot 1, a distance of 512.00 feet to a point for the southwest corner of said Lawrence tract and the northwest corner of said Lot 1, said point lying on the east right-of-way line of said F.M. Highway 1417, from said point a 1/2-inch capped rebar bears North 62 degrees 40 minutes West, a distance of 0.3 feet;

THENCE North 00 degrees 54 minutes 46 seconds East, with the west line of said Lawrence tract and the east right-of-way line of said F.M. Highway 1417, a distance of 200.27 feet to the POINT OF BEGINNING, and containing 2.354 acres, or 102,537 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, Kenneth L. Lawrence and Mary Lawrence, the sole owners of Texoma Vet Hospital, 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.

_____
Kenneth L. Lawrence

_____
Mary Lawrence

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth L. Lawrence, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mary Lawrence, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED **12/19/2022**

_____
Mark N. Peeples, R.P.L.S.
No. 6443

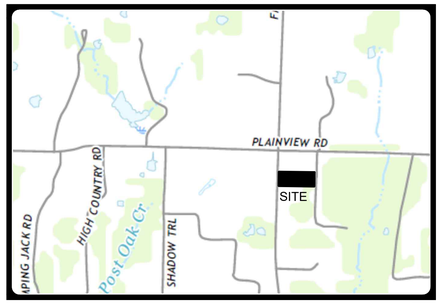
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



APPROVAL:
This, the Final Plat of Austin Landing, Phase IV, an Addition to the Cit of Sherman, Texas, is hereby approved this ____ day of _____, 20____, 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 Austin Landing to the City of Sherman, Texas, was submitted t the City Council of Sherman, Texas on the ____ day of _____, 20____ and the City Council 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 described.

WITNESS MY HAND THIS _____ DAY of _____, 20____

_____
City Clerk, City of Sherman, Texas

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

_____
Chairman

_____
Secretary

ENGINEER
LANGAN
1101 E SE Loop 323, Suite 101
Tyler, Texas 75701

OWNER/DEVELOPER
Kenneth L. Lawrence and wife, Mary Lawrence
5005 Highway 1417
Sherman, Texas 75090

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/10/2022 CHECKED BY: M.P. JOB NO.: DS8263

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 12/19/2022

FINAL PLAT
TEXOMA VET HOSPITAL
LOT 1, BLOCK A
Being a 2.354 Acre tract of land
Situated in the Alfred Hume Survey,
Abstract Number 522
City of Sherman, Grayson County, Texas

-- 2022 --

V:\WRD SITE MGN\DS8263 – Texoma Veterinary Hospital – Sherman\Drawings

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Kenneth L. Lawrence
Mary Lawrence
5005 Highway 1417
Sherman, TX 75090

Langan
1101 E SE Loop 323, Ste. 101
Tyler, TX 75701

Windrose Land Surveying / Platting
Attn: Grayson Ceballos
1955 Lakeway Drive, Ste. 220
Lewisville, TX 75057

Dear Applicants,

The request for approval of the Final Plat of Texoma Vet Hospital has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Graphically show edge of pavement on drawing.
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. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS**

The request of Jeff Harkinson, Bearcat Crossing, LTD. (Owners), Mahendramani Muthu (Representative), Vortex Surveying Company (Surveyor), Brockette/Davis/Drake, Inc. (Engineer), Studio Red Dot (Architect) and SMR Landscape Architects, Inc. (Landscape Architect), concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Bearcat Crossing Addition.
B. Site Plan of Arka Montessori.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District
M-1 (Light Manufacturing) District
PD (Planned Development)
MF-30 (Multi-Family Residential) District

Origination:

Jeff Harkinson, Bearcat Crossing, LTD. (Owners)
Mahendramani Muthu (Representative)
Vortex Surveying Company (Surveyor)
Brockette/Davis/Drake, Inc. (Engineer)
Studio Red Dot (Architect)
SMR Landscape Architects, Inc. (Landscape Architect)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

Objections Received:

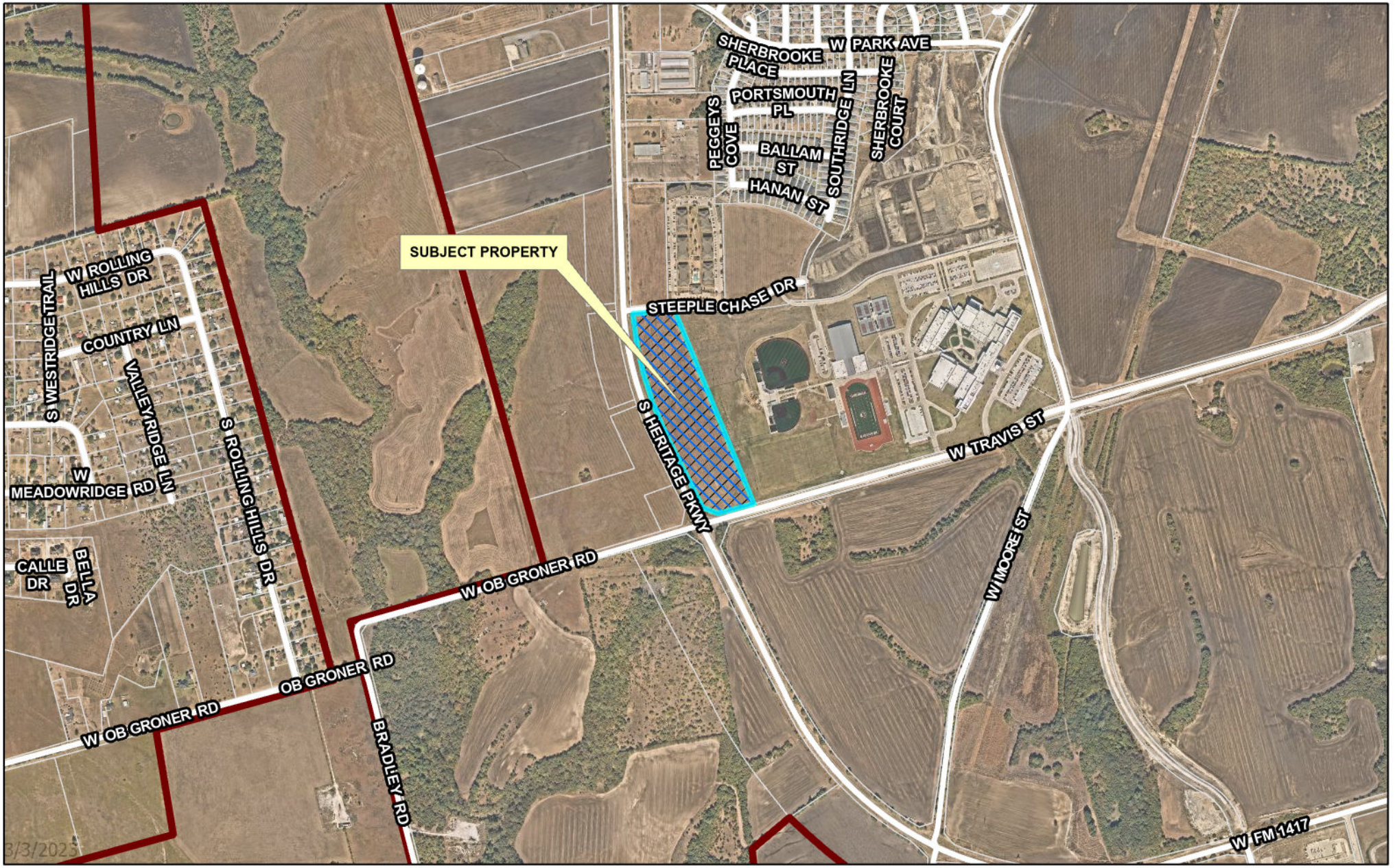
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Preliminary Plat
Site Plan
Landscape Plan
Elevations
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2601-2701 BLKS S FM 1417 (HERITAGE PKWY) & 3001 BLK W TRAVIS ST

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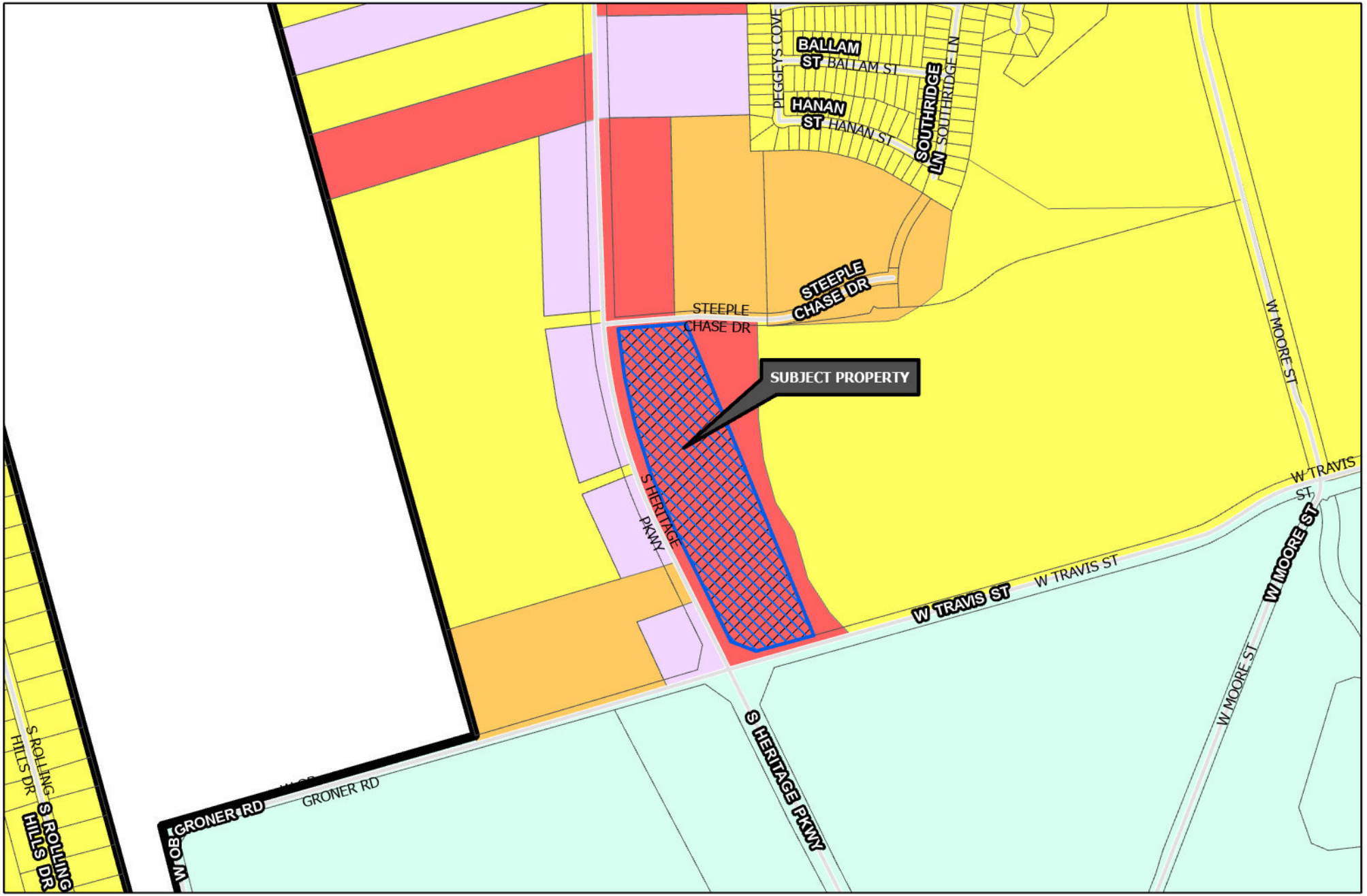

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2601-2701 BLKS S FM 1417 (HERITAGE PKWY) & 3001 BLK W TRAVIS ST

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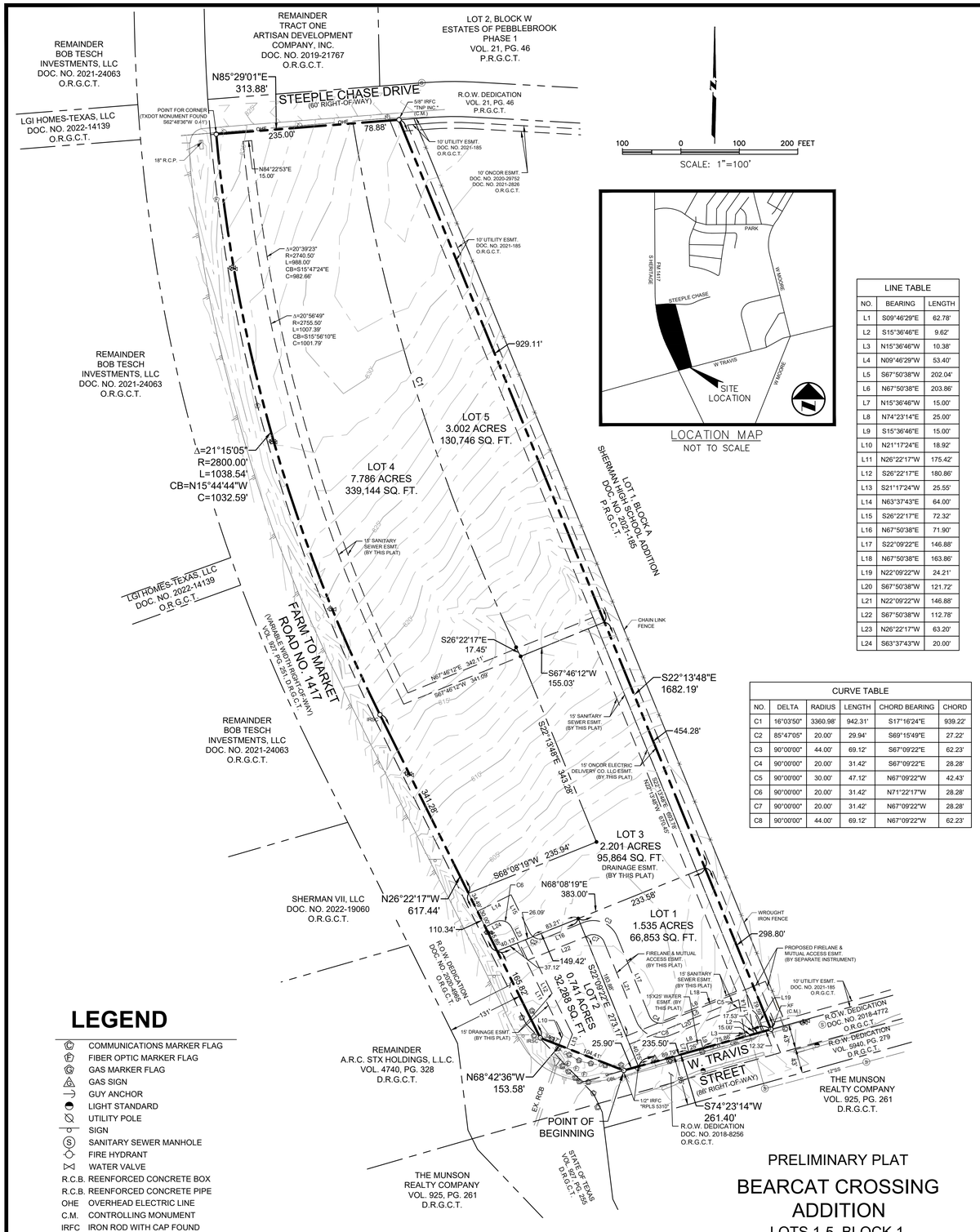


LINE TABLE		
NO.	BEARING	LENGTH
L1	S09°46'29"E	62.78'
L2	S15°36'46"E	9.62'
L3	N15°36'46"W	10.38'
L4	N09°46'29"W	53.40'
L5	S67°50'38"E	202.04'
L6	N67°50'38"E	203.86'
L7	N15°36'46"W	15.00'
L8	N74°23'14"E	25.00'
L9	S15°36'46"E	15.00'
L10	N21°17'24"E	18.92'
L11	N26°22'17"W	175.42'
L12	S26°22'17"E	180.86'
L13	S21°17'24"W	25.55'
L14	N63°37'43"E	64.00'
L15	S26°22'17"E	72.32'
L16	N67°50'38"E	71.90'
L17	S22°09'22"E	146.88'
L18	N67°50'38"E	163.86'
L19	N22°09'22"W	24.21'
L20	S67°50'38"W	121.72'
L21	N22°09'22"W	146.88'
L22	S67°50'38"W	112.78'
L23	N26°22'17"W	63.20'
L24	S63°37'43"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°03'50"	3360.98'	942.31'	S17°16'24"E	939.22'
C2	85°47'05"	20.00'	29.94'	S69°15'49"E	27.22'
C3	90°00'00"	44.00'	69.12'	S67°09'22"E	62.23'
C4	90°00'00"	20.00'	31.42'	S67°09'22"E	28.28'
C5	90°00'00"	30.00'	47.12'	N67°09'22"W	42.43'
C6	90°00'00"	20.00'	31.42'	N71°22'17"W	28.28'
C7	90°00'00"	20.00'	31.42'	N67°09'22"W	28.28'
C8	90°00'00"	44.00'	69.12'	N67°09'22"W	62.23'

LEGEND

	COMMUNICATIONS MARKER FLAG
	FIBER OPTIC MARKER FLAG
	GAS MARKER FLAG
	GAS SIGN
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	SIGN
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
R.C.B.	REENFORCED CONCRETE BOX
R.C.B.	REENFORCED CONCRETE PIPE
OHE	OVERHEAD ELECTRIC LINE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
XF	"X" CUT IN CONCRETE FOUND
IRSC	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

OWNER
BEARCAT CROSSING, LTD.
4560 BELT LINE ROAD SUITE 400
ADDISON, TEXAS 75001

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333–8831; candy@votexsurveying.com
PROJECT NO. 2023–004

PRELIMINARY PLAT

BEARCAT CROSSING ADDITION

LOTS 1-5, BLOCK 1

AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 15.264 ACRE TRACT
SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Bearcat Crossing, Ltd. are the owners of a tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and being all of that tract of land conveyed to Bearcat Crossing, Ltd. by Special Warranty Deed recorded in Instrument No. 2021-31222 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped RPLS 5310" found at the east corner of a right-of-way corner clip at the intersection of the northwest right-of-way line of West Travis Street (an 86-foot wide right-of-way) and the northeast right-of-way line of Farm to Market Road 1417 (a variable width right-of-way); same being the easternmost southwest corner of said Bearcat Crossing, Ltd. tract;

THENCE N 86°42'36" W, with said right-of-way corner clip, a distance of 153.58 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in said northeast right-of-way line of F.M. 1417;

THENCE with said northeast right-of-way line of F.M. 1417, the following courses and distances:

N 26°22'17" W, a distance of 617.44 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the beginning of a tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a central angle of 21°15'05" E, a radius of 2800.00 feet, a chord that bears N 15°44'44" W, a distance of 1032.59 feet and an arc length of 1038.54 feet to a point for corner at the intersection of said northeast right-of-way line with the south right-of-way line of Steeple Chase Drive (a 60-foot wide right-of-way); from which a TXDOT monument found bears S 62°48'36" W, a distance of 0.41 feet;

THENCE N 85°29'01" E, departing said northeast right-of-way line of F.M. 1417 and along said south right-of-way line of Steeple Chase Drive, a distance of 313.88 feet to a 1/2-inch iron rod with yellow plastic cap stamped "TNP INC." found at the northwest corner of Lot 1, Block A, Sherman High School Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Document No. 2021-185, Plat Records, Grayson County, Texas;

THENCE S 22°13'48" E, along the southwest line of said Lot 1, a distance of 1682.19 feet to an "X" cut in concrete found for corner in said northwest right-of-way line of W. Travis Street;

THENCE S 74°23'14" W, along said northwest right-of-way line of W. Travis Street, a distance of 261.40 feet to the **POINT OF BEGINNING** and containing 664,895 square feet or 15.264 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That BEARCAT CROSSING, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as BEARCAT CROSSING ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 15.264 acres situated in and being a portion of the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, _____ County, Texas, this __ day of _____, 2023.

BEARCAT CROSSING, LTD.

By: _____
NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, authority, a Notary Public in and for the County and State on this day personally appeared NAME, TITLE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

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

_____
Notary Public, State of Texas

_____
My Commission Expires On:

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 4 LOTS FROM AN UNPLATTED TRACT.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 485509 0400G, REVISED DATE SEPTEMBER 1, 2022. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER
BEARCAT CROSSING, LTD.
4560 BELT LINE ROAD SUITE 400
ADDISON, TEXAS 75001

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2023.

PRELIMINARY

RELEASED 2/19/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF GRAYSON §

Approved this _____ day of _____ , 2023, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of BEARCAT CROSSING ADDITION the City of Sherman was submitted to the City Council on the ___ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D. 2023.

_____
City Clerk, City of Sherman, Texas

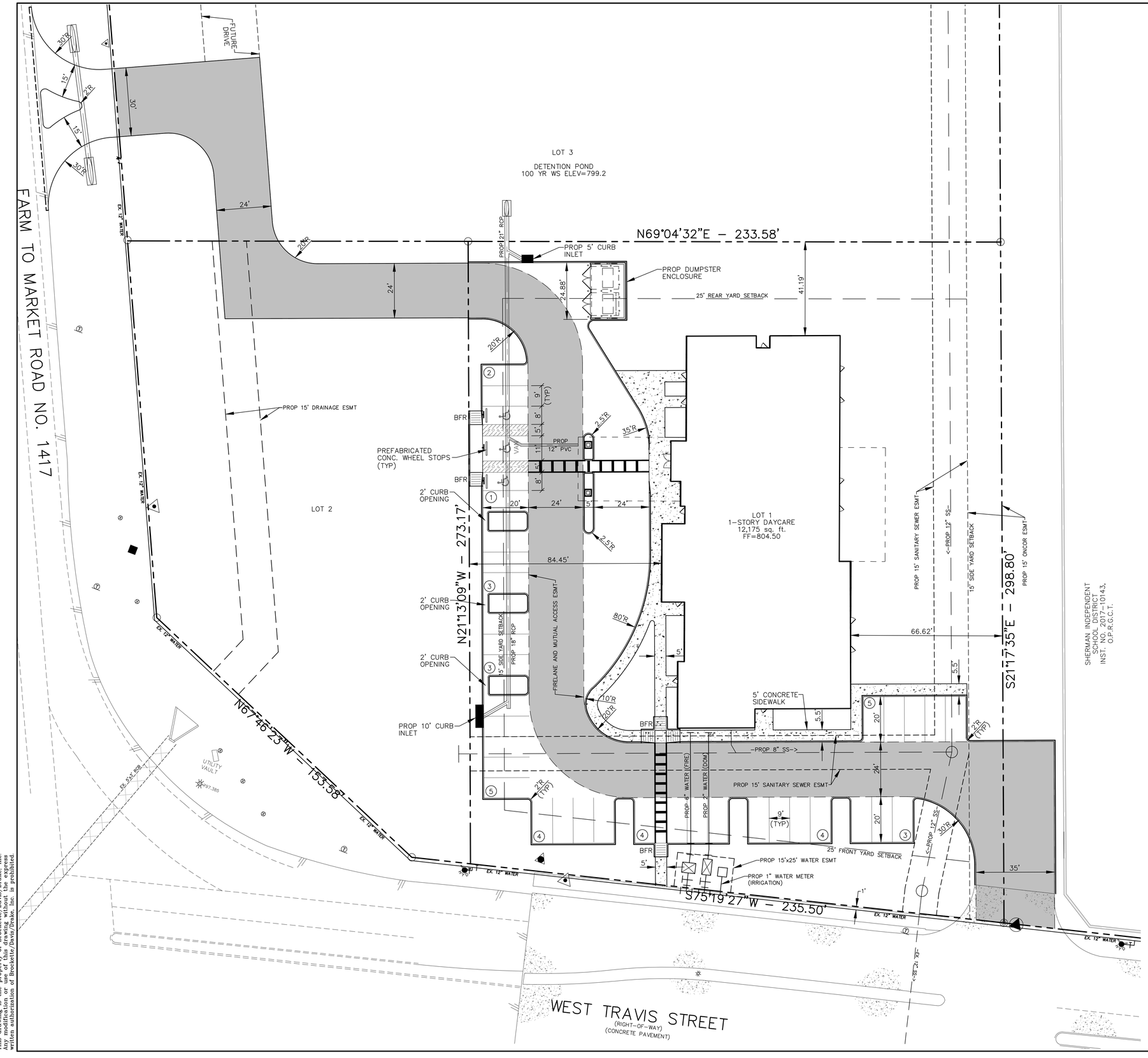
PRELIMINARY PLAT

BEARCAT CROSSING ADDITION

LOTS 1-5, BLOCK 1

AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 15.264 ACRE TRACT
SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333–8831; candy@votexsurveying.com
PROJECT NO. 2023–004

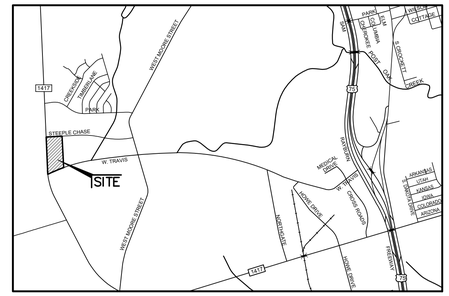


LEGEND

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

0 20 40 60

GRAPHIC SCALE
1"=20'



VICINITY MAP
N.T.S.

SITE CRITERIA

LEGAL DESCRIPTION	LOT 1, BLOCK 1 BEARCAT CROSSING ADDITION
ZONING:	C-1
PROPOSED USE:	DAYCARE
GROSS LOT AREA	66,853 SQ. FT. 1.535 ACRES
BUILDING AREA	12,175 SQ. FT.
F.A.R.	0.18:1
PARKING REQUIRED (1/8 PUPILS)	24 SPACES
PARKING PROVIDED	34
HANDICAP PARKING PROVIDED	3
TOTAL PARKING PROVIDED	37
IMPERVIOUS COVER	40,384 S.F. or 60.4%
LANDSCAPE AREA	26,806 S.F.

PUPILS/DAYCARE	
TYPE	NUMBER
INFANT	25
TODDLER	25
PREPRIMARY	30
PRIMARY	75
AFTERSCHOOL	30
TOTAL	185

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Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

SITE PLAN

ARKA MONTESSORI

LOT 1, BLOCK 1 BEARCAT CROSSING
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
Bearcat Crossing, LTD.
4560 Beltline Road, Suite 400
Addison, Texas 75001
Attn: Jeff Harkinson
Email: jharkinson@harkcorp.com
(972) 934-8414

DEVELOPER:
MRMS Investments
Attn: Mahendramani Muthu
Email: pmahendramani@gmail.com
(214) 497-4993

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
Attn: James A. Riley, P.E.
Email: jriley@bddeng.com
(214) 824-3647

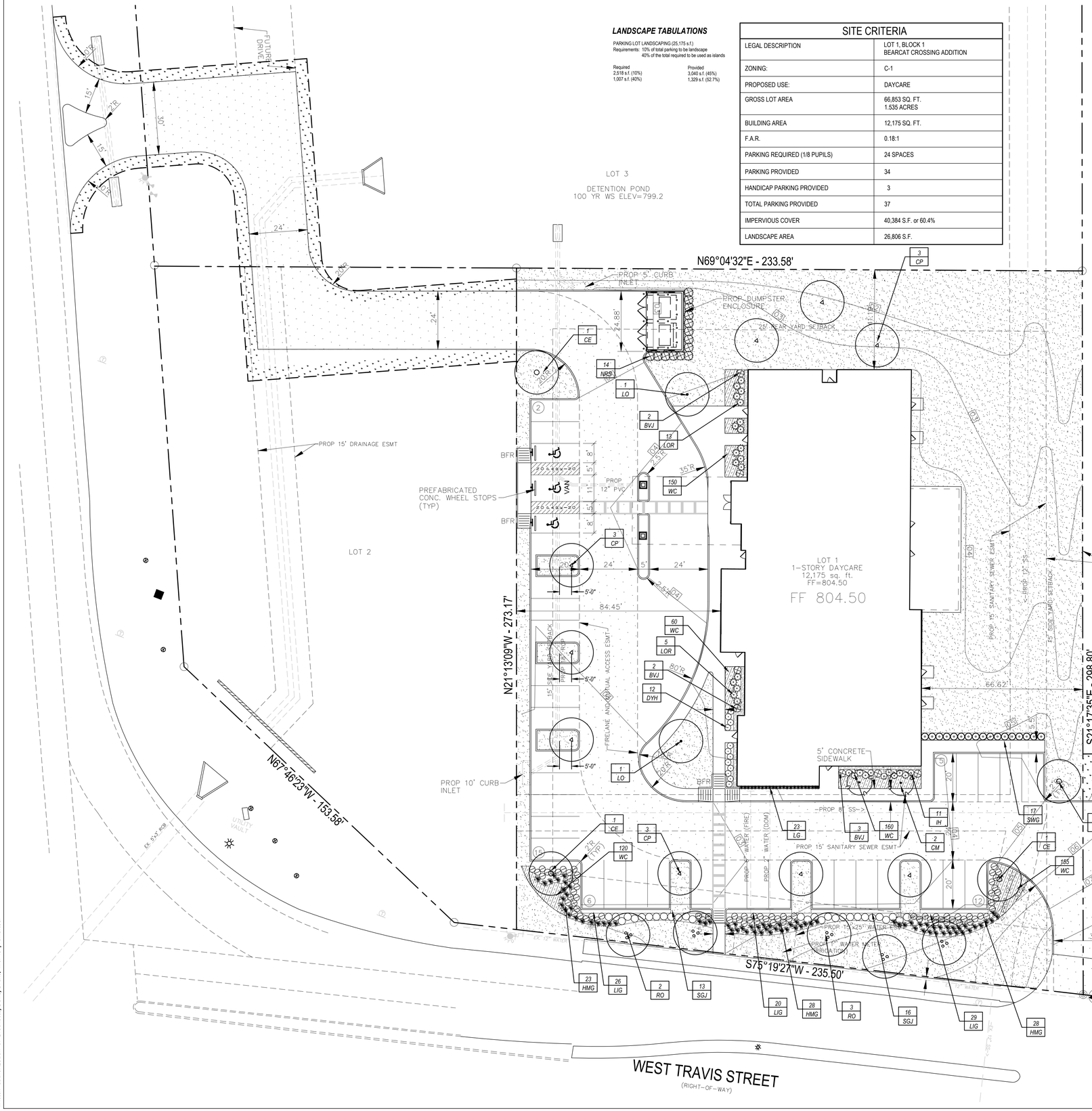
SURVEYOR:
Votex Surveying
TBPLS Firm No. 10013600
10440 North Central Expressway
Suite 800
Dallas, Texas 75231
Attn: Candy Hone, RPLS
Email: candy@votexsurveying.com
(469) 333-8831

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
PROFESSIONAL ENGINEER
03-10-2023

SCALE: 1"=20'

MARCH 10, 2023
C22034

M:\DRAWING\2022\C22034 - SHERMAN DAYCARE\PLANS\CO\SITE C22034.DWG



LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (25,175 s.f.)
Requirements: 10% of total parking to be landscape
40% of the total required to be used as islands

Required	Provided
2,518 s.f. (10%)	3,040 s.f. (45%)
1,007 s.f. (40%)	1,329 s.f. (52.7%)

SITE CRITERIA	
LEGAL DESCRIPTION	LOT 1, BLOCK 1 BEARCAT CROSSING ADDITION
ZONING:	C-1
PROPOSED USE:	DAYCARE
GROSS LOT AREA	66,853 SQ. FT. 1.535 ACRES
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F.A.R.	0.18:1
PARKING REQUIRED (1/8 PUPILS)	24 SPACES
PARKING PROVIDED	34
HANDICAP PARKING PROVIDED	3
TOTAL PARKING PROVIDED	37
IMPERVIOUS COVER	40,384 S.F. or 60.4%
LANDSCAPE AREA	26,806 S.F.

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

LAWN, SOLID SOD BERMUDAGRASS

LAWN, SOLID SOD BERMUDAGRASS with TEMPORARY ABOVE GROUND IRRIGATION UNTIL WELL ROOTED

DECOMPOSED GRANITE 3" depth w/ Weed Barrier Fabric and Steel Edging Border

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht. 4'-5' spread min.
2	CM	Crepe Myrtle 'Natchez'	*Lagerstroemia indica 'Natchez'*	8' ht.	B&B, 3-5 cane, no cross caning
9	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 13' ht. 4'-5' spread min.
2	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 13' ht. 4'-5' spread min.
5	RO	Red Oak 'Shumardi'	*Quercus shumardii*	3" cal.	B&B, 13' ht. 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	BVJ	Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*	7 gal.	container, full plant, full to base
12	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	3 gal.	container, full plant specimen, 30" o.c.
79	HMG	Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*	3 gal.	container, full plant specimen, 30" o.c.
11	IH	Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*	3 gal.	container, full top of container, 30" o.c.
75	LIG	Sunshine Ligustrum	*Ligustrum sinensis 'Sunshine'*	3 gal.	container, full plant specimen, 30" o.c.
18	LOR	Loropettalum 'Rubrum'	*Loropettalum sp. 'Rubrum'*	3 gal.	container, full plant specimen, 36" o.c.
14	NRS	Nellie R. Stevens Holly	*Ilex sp. 'Nellie R. Stevens'*	15 gal.	container, full to base, 36" o.c.
29	SGJ	Seagreen Juniper	*Juniperus sp. 'Seagreeen'*	3 gal.	container, full plant specimen, 36" o.c.
17	SWG	Switchgrass 'Heavy Metal'	*Panicum sp. 'Heavy Metal'*	3 gal.	container, full plant specimen, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
23	LG	Giant Liriope	*Liriope gigantea*	1 gal.	container, full top of container
645	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners in. 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	solid sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

LANDSCAPE PLAN

ARKA MONTESSORI

LOT 1, BLOCK 1 BEARCAT CROSSING
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
Harkinson Investment Corp.
4560 Beltline Road, Suite 400
Addison, Texas 75001
Attn: Jeff Harkinson
Email: jharkinson@harkcorp.com
(972) 934-8414

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
Attn: James A. Riley, P.E.
Email: jriley@bddeng.com
(214) 824-3647

DEVELOPER:
MRMS Investments
Attn: Mani Muthu
Email: pmahendramani@gmail.com
(214) 497-4993

SURVEYOR:
Votex Surveying
TBPLS Firm No. 10013600
10440 North Central Expressway
Suite 800
Dallas, Texas 75231
Attn: Candy Hone, RPLS
Email: candy@votexsurveying.com
(469) 333-8831

SCALE: 1"=20' *MARCH 07, 2023*

L1.1

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C22034

FACADE PLAN NOTES

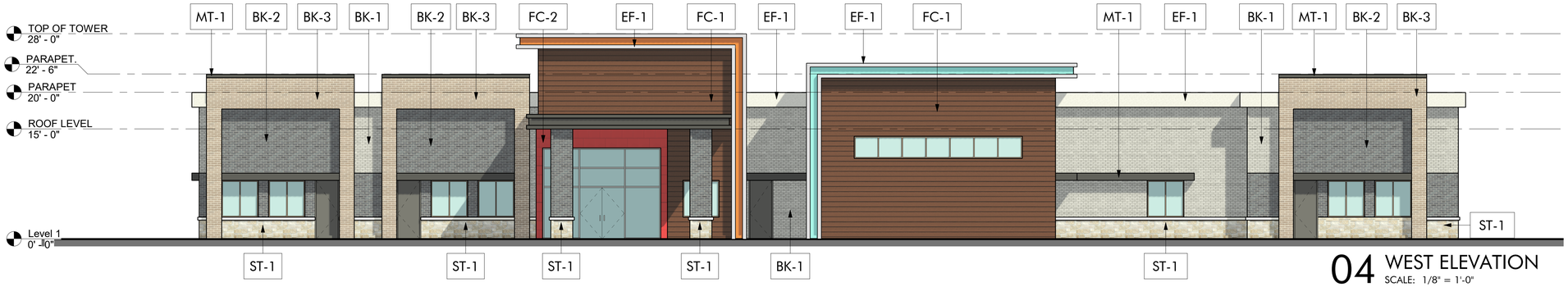
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
5. AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON SITE AT ALL TIMES.

MATERIALS CALCULATION TABLE

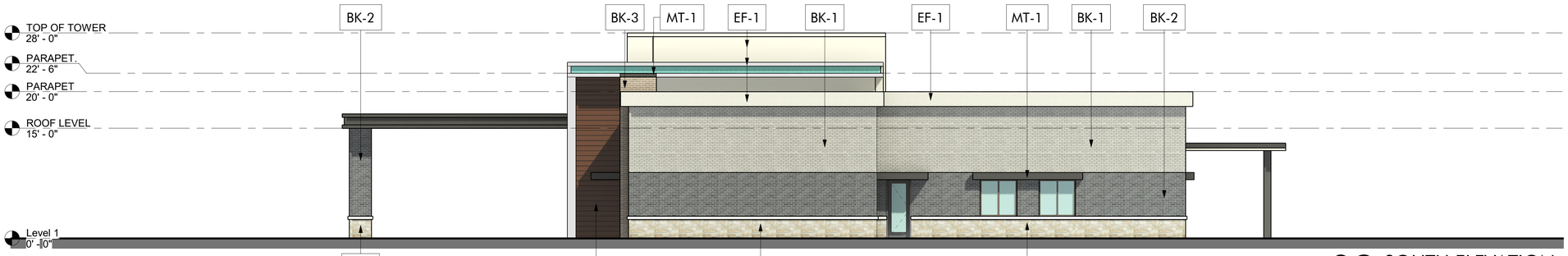
	FACADE AREA	GLASS / DOOR	NET SURFACE AREA	BRICK		STONE		FIBER CEMENT PANEL		EIFS	
NORTH ELEVATION	1764 SF	126 SF	1638 SF	900 SF	55%	190 SF	13%	108 SF	8%	389 SF	24%
EAST ELEVATION	4392 SF	409 SF	3983 SF	2812 SF	73%	167 SF	5%	0 SF	0%	728 SF	20%
SOUTH ELEVATION	1764 SF	76 SF	1688 SF	980 SF	59%	194 SF	12%	63 SF	4%	392 SF	23%
WEST ELEVATION	4392 SF	629 SF	3763 SF	2069 SF	56%	246 SF	6%	891 SF	24%	258 SF	8%

EXTERIOR FINISH LEGEND

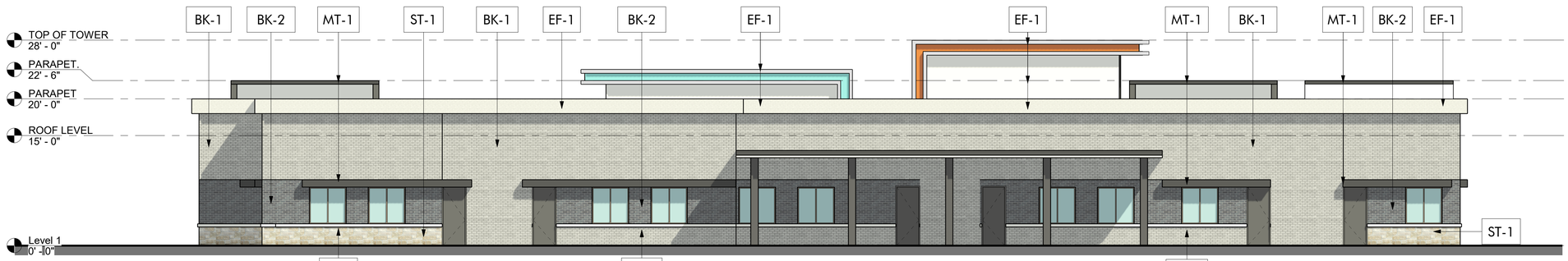
FIN. #	MATERIAL
BK-1	BRICK TYPE 1
BK-2	BRICK TYPE 2
BK-3	BRICK TYPE 3
ST-1	STONE VENEER - LIMESTONE BUFF SMOOTH
FC-1	(FIBER CEMENT PANELS) VINTAGEWOOD
FC-2	(FIBER CEMENT PANEL) LAVA STOCK ILLUMINATION
EF-1	EIFS TYPE 1
GL-1	GLAZING
MT-1	METAL CAP



04 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
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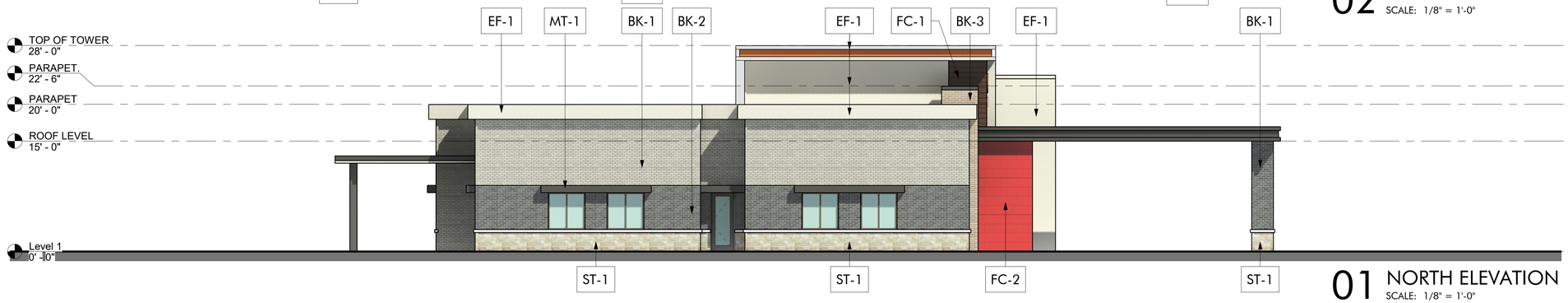

01 NORTH ELEVATION
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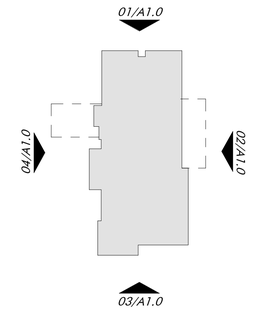

KEY PLAN

TRUE NORTH

studioreddot
architecture + design + connection

02.20.2023

owner
MAHENDRAMANI MUTHU
pmahendramani@gmail.com

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

mep engineer
MEP GREEN DESIGNS
915 GEMINI STREET
Houston, TX 77058
t. 281.786.1195

structural engineer
STRAND SYSTEMS
10003 TECHNOLOGY BLVD WEST
Dallas, TX 75220
t. 972.620.8204

civil engineer
BROCKETTE/DAVIS/DRAKE, INC
4144 N. CENTRAL EXPWY., SUITE 1100
Dallas, TX 75204
t. 214.824.3647

project
ARKA MONTESSORI
S. HERITAGE PKWY & W. TRAVIS STREET
Sherman, TX 75092

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FACADE PLAN

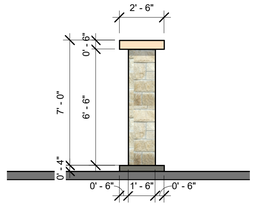
revisions

title
FACADE PLANS

date 02.20.2023

sheet
A1.0

MONUMENT SIGN



11 WEST ELEVATION
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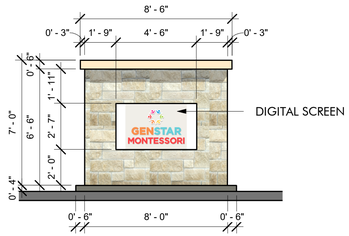

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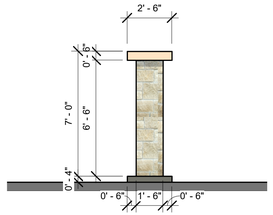

09 EAST ELEVATION
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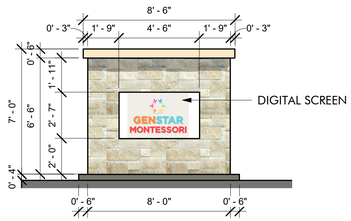

08 NORTH ELEVATION
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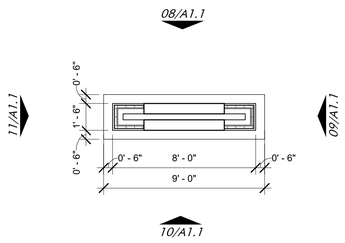
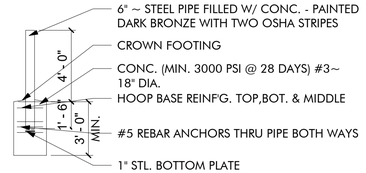
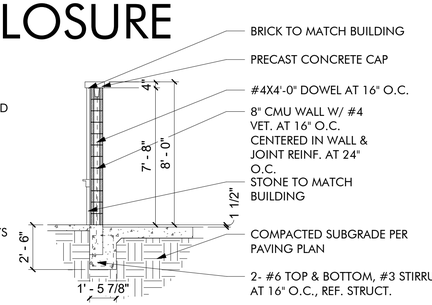


07 FLOOR PLAN
SCALE: 1/4" = 1'-0"

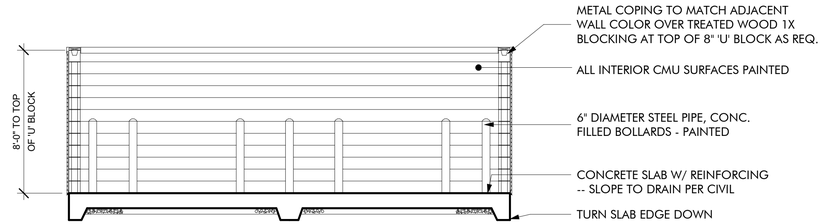
DUMPSTER ENCLOSURE





06 6" DIA. PIPE BOLLARD
SCALE: 1/4" = 1'-0"

05 WALL SECTION
SCALE: 1/4" = 1'-0"



04 TRASH ENCLOSURE - SECTION
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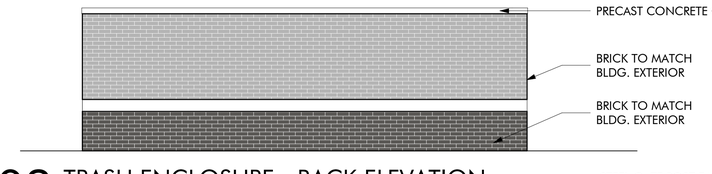

03 TRASH ENCLOSURE - BACK ELEVATION
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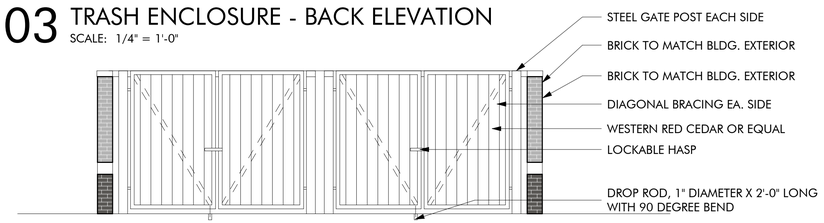

02 TRASH ENCLOSURE - FRONT ELEVATION
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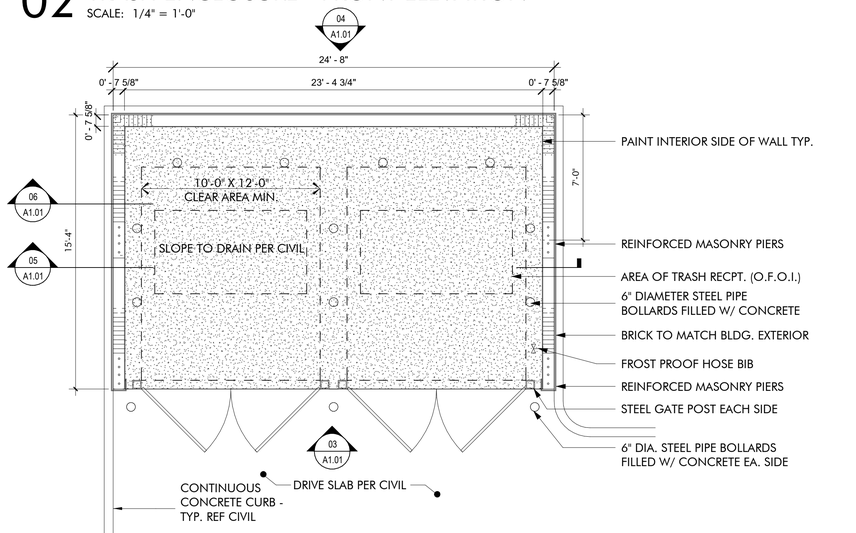

01 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SITE NORTH

PROJECT NORTH

studioreddot
architecture + design + connect

02.20.2023

owner
MAHENDRAMANI MUTHU
pmahendramani@gmail.com

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

mep engineer
MEP GREEN DESIGNS
915 GEMINI STREET
Houston, TX 77058
t. 281.786.1195

structural engineer
STRAND SYSTEMS
10003 TECHNOLOGY BLVD WEST
Dallas, TX 75220
t. 972.620.8204

civil engineer
BROCKETTE/DAVIS/DRAKE, INC
4144 N. CENTRAL EXPWY., SUITE 1100
Dallas, TX 75204
t. 214.824.3647

project
ARKA MONTESSORI
S. HERITAGE PKWY & W. TRAVIS STREET
Sherman, TX 75092

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FACADE PLAN

revisions

title
SITE DETAILS

date 02.20.2023

sheet
A1.1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Bearcat Crossing, Ltd.
4560 Belt Line Rd., Ste. 400
Addison, TX 75001

Votex Surveying Company
10440 N. Central Expwy, Ste. 800
Dallas, TX 75231

Dear Applicants,

The request for approval of the Preliminary Plat of Bearcat Crossing Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approach off of FM 1417 will not be permitted as shown. Approach is too close to intersection. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
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' Utility, Landscape, & Sidewalk Easement along FM 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 10' Utility, Landscape, & Sidewalk Easement along West Travis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Change W. Travis Street to West Travis Street to reflect right of way dedication. *City of Sherman Resolution No. 6415*
6. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information.
8. Fire Lane, Mutual Access Easement on adjacent property to be dedicated only as a Mutual Access Easement by separate instrument. Filed document to be provided to City Engineering Department and shown with instrument information on plat.
9. Fire Lane to be removed from Fire Lane & Mutual Access Easement in Lots 1-3.
10. Fire Lane Radii do not meet City standard. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)*
11. Drainage Easement, being Lot 3, to be privately owned and maintained by Property Owner's Association. Ownership and maintenance information to be shown on the plat.

12. 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)*
13. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
14. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
15. Three Party Agreement required for Public Infrastructure.
16. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Bearcat Crossing, LTD
Jeff Harkinson
4560 Beltline Rd, Suite 3202
Addison, TX 75001

Mahendramani Muthu
8711 Isaac St
Plano, TX 75024

Vortex Surveying Company
10440 North Central Expressway,
Suite 800
Dallas, TX 75231

Brockette/Davis/Drake, Inc.
Attn: James Riley, P.E.
4144 North Central Expressway,
Suite 1100
Dallas, TX 75204

Studio Red Dot
10000 NCX, Suite 1045
Dallas, TX 75231

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

Dear Applicants,

The request of Site Plan of Arka Montessori located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and Sec. 14.03.002)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and Sec. 14.03.002)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Drive approach off of FM 1417 will not be permitted as shown. Approach is too close to intersection. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
10. The location of the trash receptors must be approved by the Public Works Department.
11. Fire Lane Radii do not meet City standard. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)*
12. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
13. Wastewater main shall be extended by developer to serve Lots 2 & 3 upon development of Lot 1.
14. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
16. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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, consisting of 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary Plat of Mora on First Addition.

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

M & G Homebuilders (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Preliminary Plat

STAFF REVIEW LETTER - Engineering

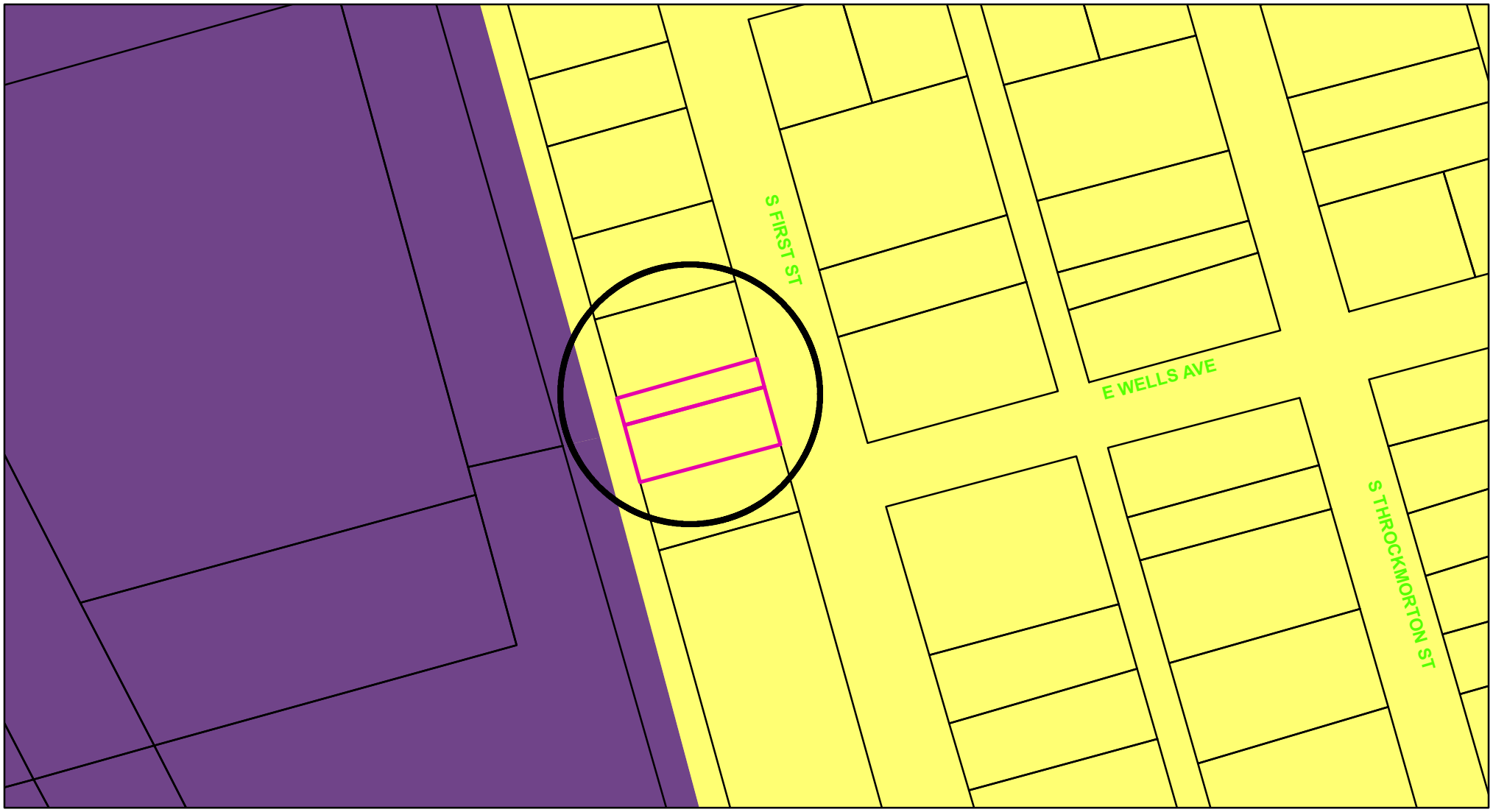
Sherman
CLASSIC TOWN. BROAD HORIZON.

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

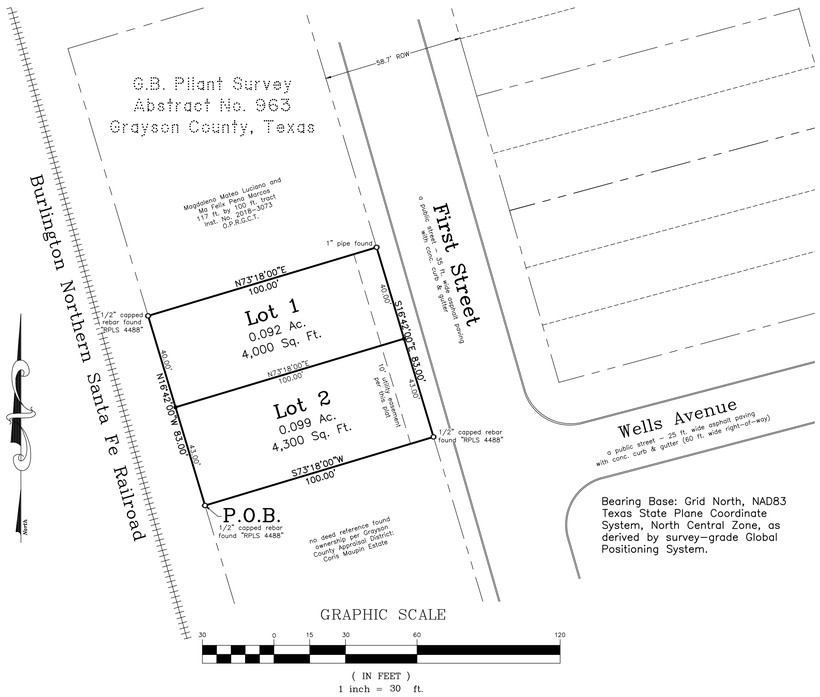
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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

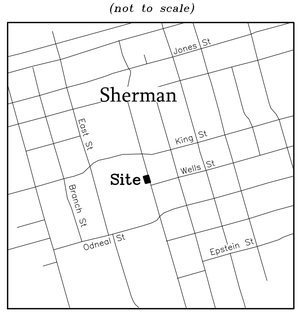


Preliminary Plat
Mora on First Addition
to the
City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

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. CGS360223

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

Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

X:\Shared Projects\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 11/17/2021 2:35 PM

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 Mora on First Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Martin Covarrubias, Authorized Agent for M&G Home Builders

AVIGATION RELEASE

WHEREAS, M&G Home Builders, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Preliminary Plat of Mora on First Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Preliminary Plat of Mora on First Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2023.

By:_____

By: Martin Covarrubias for M&G Home Builders, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary Plat
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. CGS360223

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

Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

X:\Shared Projects\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 11/17/2021 2:35 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

M&G Home Builders
1218 N. Brents Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Mora on First Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **121 ROCKPORT ROAD**

The request of Robert and Nancy Dobbs (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 121 Rockport Road, consisting of 1.985 acres, being a part of the William C. Atchison Survey, Abstract No. 23, being all of Lot 7, Block Oneof Choctaw Estates No. II and currently in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Replat for Rockhill Corner Addition.

Background:

The property is located at 121 Rockport Road at the intersection of WD Hill Road and Rockport Road. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Robert and Nancy Dobbs (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not required

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Replat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
121 ROCKPORT RD

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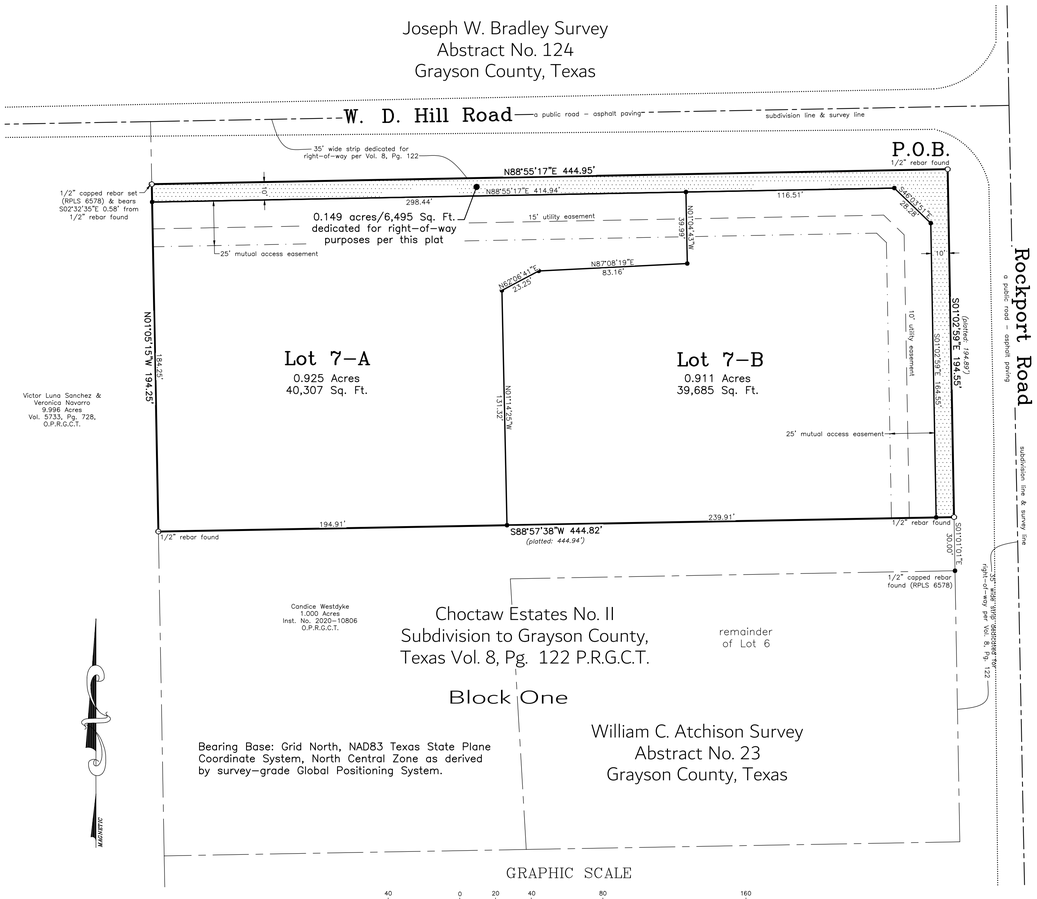
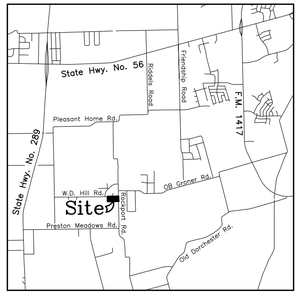
Date: 3/3/2023 11:17 AM



Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by Dorchester Water Supply
2. Sewer service to be provided by on-site sewer system.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 G, Revised Date: September 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.

Rockhill Corner Addition
being a Replat of Lot 7, Choctaw Estates No. II Subdivision to Grayson County, Texas inside the ETJ of the City of Sherman
1.985 Acres
in the
William C. Atchison Survey
Abstract No. 23

Date of Preparation: February 23, 2023

Job No. CGS410223

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 W. Dobbs &
Nancy S. Dobbs
121 Rockport Road
Sherman, Texas 75092

X:\Shared Projects\121-Rockport-Road-Sherman\Civil 3D\121 Rockport Road.dwg 2/22/2023 3:37 PM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, being a part of the William C. Atchison, Abstract No. 23, being all of Lot 7, Block One of Choctaw Estates No. II, a subdivision to Grayson County, Texas, as per plat of record in Vol. 8, Pg. 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 rebar found lying at the intersection of the South line of W. D. Hill Road, a public street, with the West line of Rockport Road, a public street, being the Northeast corner of said Lot 7;

THENCE South 01 deg. 02 min. 59 sec. East, with the West line of said Rockport Road and the East line of said Lot 7, a distance of 194.55 ft. to a 1/2 inch rebar found at the Northeast corner of both Lot 6, said Block One, Choctaw Estates No. 11 and the 1.000 ac. conveyed to Candice Westdyke, as recorded in Inst. No. 2020-10806, Official Public Records, Grayson County, Texas, and being the Southeast corner of said Lot 7;

THENCE South 88 deg. 57 min. 38 sec. West, with the North line of both said Lot 6 and Westdyke 1.000 ac., and the South line of said Lot 7, a distance of 444.82 ft. to a 1/2 inch rebar found lying in the East line of the 9.996 ac. conveyed to Victor Luna Sanchez and Veronica Navarro, as recorded in Vol. 5733, Pg. 728, said Official Public Records, being the Northwest corner of both said Lot 6 and Westdyke 1.000 ac. and the Southwest corner of said Lot 7;

THENCE North 01 deg. 05 min. 15 sec. West, with the East line of said Sanchez & Navarro 9.996 ac. and the West line of said Lot 7, a distance of 194.25 ft. to a 1/2 inch capped rebar set (RPLS 6578) in the South line of said W.D. Hill Road, at the Northwest corner of said Lot 7, from which point bears South 02 deg. 32 min. 35 sec. East, 0.58 ft. from a 1/2 inch rebar found;

THENCE North 88 deg. 55 min. 17 sec. East, with the South line of said W. D. Hill Road and the North line of said Lot 7, a distance of 444.95 ft. to the **PLACE OF BEGINNING** and containing **1.985 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Robert W. Dobbs & Nancy S. Dobbs, sole owner of <Subdivision name> 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 W. Dobbs Nancy S. Dobbs

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

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

_____
Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Nancy S. Dobbs, 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 _____, 2023.

_____
Notary Public, Grayson County, Texas

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of <Subdivision name> to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of <Subdivision name> to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Rockhill Corner Addition
being a Replat of Lot 7, Choctaw Estates No. II Subdivision to Grayson County, Texas inside the ETJ of the City of Sherman
1.985 Acres
in the
William C. Atchison Survey
Abstract No. 23
Date of Preparation: February 23, 2023

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 W. Dobbs &
Nancy S. Dobbs
121 Rockport Road
Sherman, Texas 75092

X:\Shared Projects\121-Rockport-Road-Sherman\Civil 3D\121 Rockport Road.dwg 2/22/2023 3:37 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Robert W. Dobbs
Nancy S. Dobbs
121 Rockport Rd.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Plat of Rockhill Corner Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 40'x40' Right of Way corner clip on Northeast corner of proposed Lot 7-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)*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Rockport Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Subdivision Name to be inserted into standard dedication and signature language.
4. No City of Sherman water available to site. Property lies within City of Dorchester Water CCN.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

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

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

Requested Action/Proposed Use:

* **6000 BLOCK NORTH HIGHWAY 75**

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

Planning and Zoning Commission

Preliminary Plat of Reddy Addition

Background:

The property is located at 6000 Block North Highway 75 between North Highway 75 and Swamy Drive. The owner would like to plat the property into six lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Himabindu Golla, Terrain Lot, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6000 BLK N HWY 75

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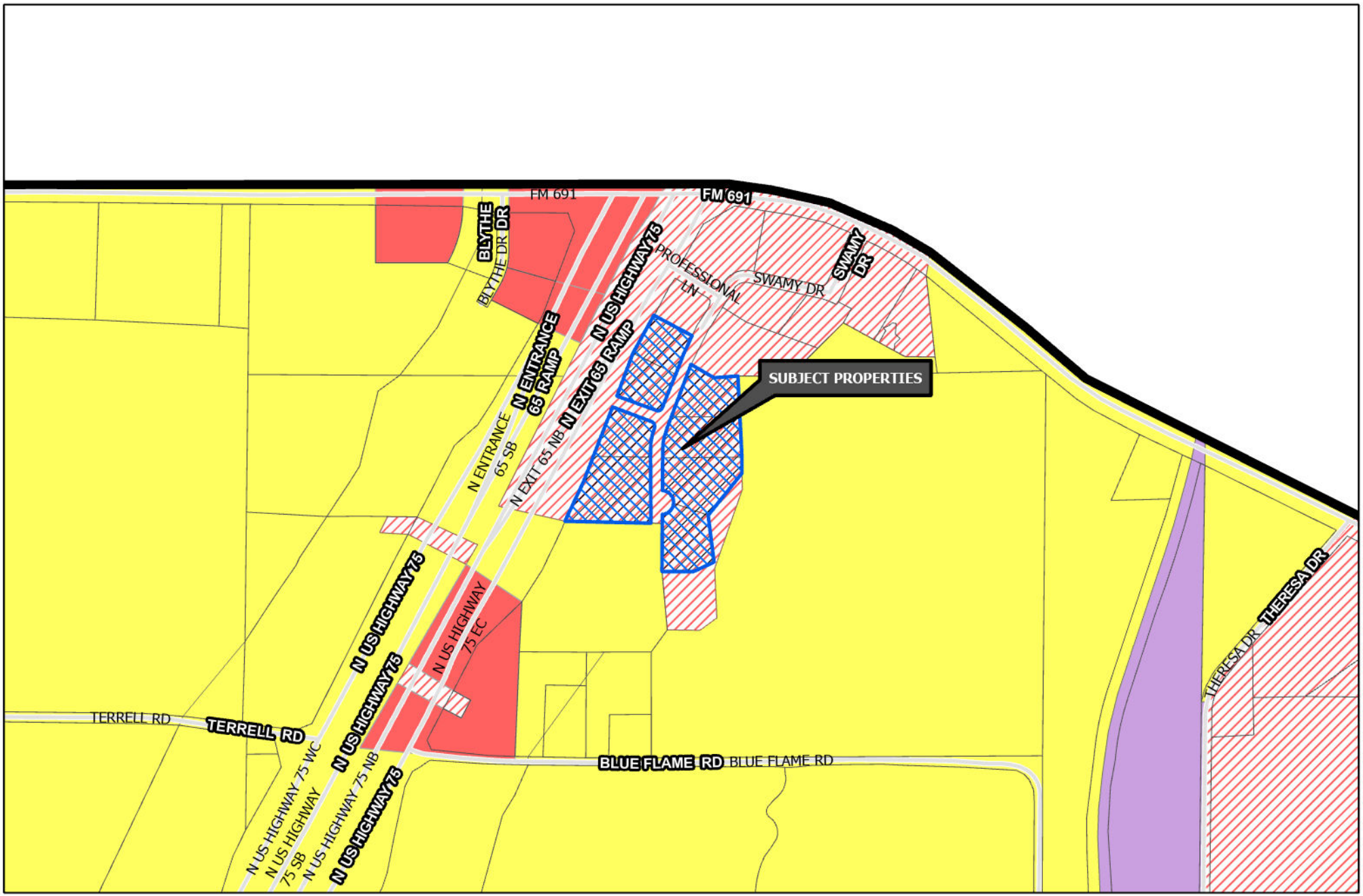
Date: 3/3/2023 11:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
6000 BLK N HWY 75

N
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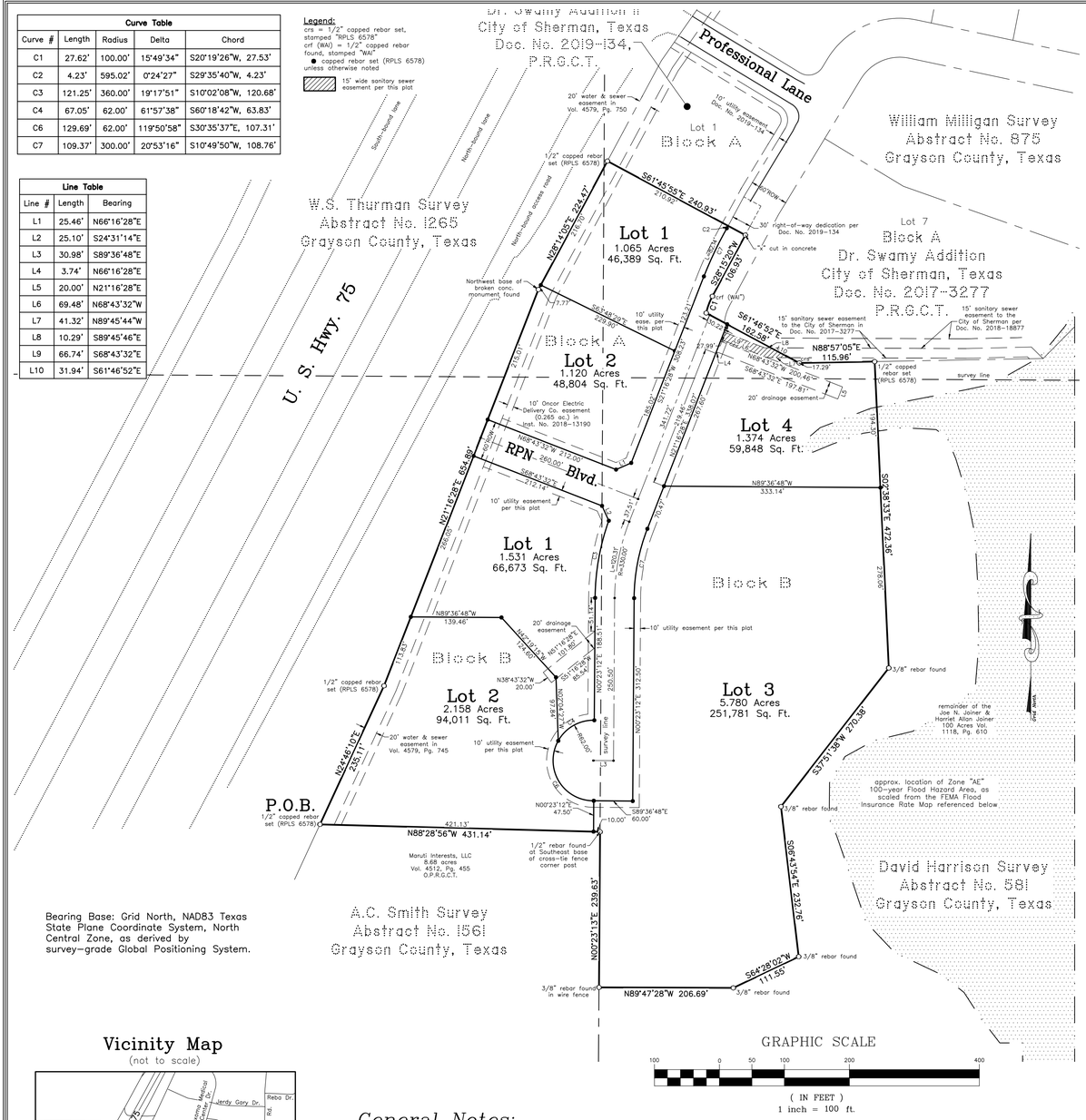
Date: 3/3/2023 11:31 AM

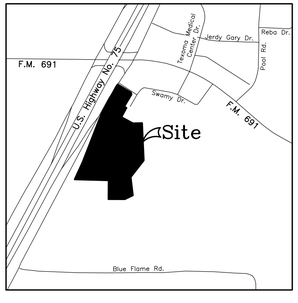
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	27.62'	100.00'	15°49'34"	S20°19'26"W, 27.53'
C2	4.23'	595.02'	0°24'27"	S29°35'40"W, 4.23'
C3	121.25'	360.00'	19°17'51"	S10°02'08"W, 120.68'
C4	67.05'	62.00'	61°57'38"	S60°18'42"W, 63.83'
C6	129.69'	62.00'	119°50'58"	S30°35'37"E, 107.31'
C7	109.37'	300.00'	20°53'16"	S10°49'50"W, 108.76'

Line Table		
Line #	Length	Bearing
L1	25.46'	N66°16'28"E
L2	25.10'	S24°31'14"E
L3	30.98'	S89°36'48"E
L4	3.74'	N66°16'28"E
L5	20.00'	N21°16'28"E
L6	69.48'	N68°43'32"W
L7	41.32'	N89°45'44"W
L8	10.29'	S89°45'46"E
L9	66.74'	S68°43'32"E
L10	31.94'	S61°46'52"E



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

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGD290223

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

Owner:
Terrain Lot Limited Liability Company
3135 Denali Drive
Irving, Texas 75063

X:\Shared Projects\Topo-14.925-Acres-Highway-75-691\Civil 3D\Plat.dwg 2/22/2023 3:37 PM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the A. C. Smith Survey, Abstract No. 1561 and being a part of the William Milligan Survey, Abstract No. 875, being a part of the David Harrison Survey, Abstract No. 581 and a part of the W.S. Thurman Survey, Abstract No. 1265 and being all of the 14.644 ac. tract of land conveyed from One Ganesha, Ltd. to Terrain Lot Limited Liability Company by Special Warranty Deed with Vendor's Lien on April 14, 2022 as recorded in Inst. No. 2022-12863, Official Public Records, Grayson County, Texas and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578) in the East right-of-way line of U. S. Highway No. 75, at the Northwest corner of the 8.68 ac. tract of land conveyed to Maruti Interests, LLC in Volume 4512, Page 455, said Official Public Records, at the most Westerly Southwest corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 24 deg. 46 min. 10 sec. East, with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 235.11 ft. to a 1/2 inch capped rebar set (RPLS 6578) at an angle point;

THENCE North 21 deg. 16 min. 28 sec. East, continuing with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 654.89 ft. to a point at the Northwest base of a broken concrete monument found;

THENCE North 28 deg. 14 min. 05 sec. East, continuing with the East right-of-way line of said highway and the West line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 224.47 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Terrain Lot Limited Liability Co. 14.644 ac. and the Southwest corner of Lot 1, Block A, Dr. Swamy Addition II to the City of Sherman, Texas as per plat of record in Doc. No. 2019-134, Plat Records, Grayson County, Texas;

THENCE South 61 deg. 45 min. 55 sec. East, with the South line of said Lot 1, Block A, Dr. Swamy Addition II and the North line of said Terrain Lot Limited Liability Co. 14.644 ac., passing the Southeast corner of said Lot 1 and continuing for a total distance of 240.93 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the most Northern Northeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE South 28 deg. 15 min. 20 sec. West, with the current West right-of-way line of Swamy Drive, a public street, and an East line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 106.93 ft. to a 1/2 inch capped rebar found (WA) at the beginning of a curve;

THENCE Southerly, continuing with the current West right-of-way line of said Swamy Drive and the East line of said Terrain Lot Limited Liability Co. 14.644 ac., with a curve to the left, having a radius of 100.00 ft. and a central angle of 15 deg. 49 min. 34 sec. (chord bears South 20 deg. 19 min. 26 sec. West, 27.53 ft.), an arc distance of 27.62 ft. to a point at an Ell corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE South 61 deg. 46 min. 52 sec. East, with the current South right-of-way line of said Swamy Drive, passing the most Westerly Southwest corner of Lot 7, Block A, Dr. Swamy Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2017-3277, said Plat Records at 31.74 ft. and continuing now with a South line of said Lot 7 for a total distance of 162.58 ft. a 1/2 inch capped rebar set (RPLS 6578);

THENCE North 88 deg. 57 min. 05 sec. East, with a South line of said Lot 7 and a North line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 115.96 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Northerly Northeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE Southerly, with an East line of said Terrain Lot Limited Liability Co. 14.644 ac., the following calls and distances:
1. South 02 deg. 38 min. 33 sec. East, a distance of 472.36 ft. to a 3/8 inch rebar found at an angle point;
2. South 37 deg. 51 min. 38 sec. West, a distance of 270.38 ft. to a 3/8 inch rebar found at an angle point;
3. South 06 deg. 43 min. 54 sec. East, a distance of 232.76 ft. to a 3/8 inch rebar found at the Southeast corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE Westerly, with the South line of said Terrain Lot Limited Liability Co. 14.644 ac., the following calls and distances:
1. South 64 deg. 28 min. 02 sec. West, a distance of 111.55 ft. to a 3/8 inch rebar found at an angle point;
2. North 89 deg. 47 min. 28 sec. West, a distance of 206.69 ft. to a 3/8 inch rebar found in a wire fence, in the West line of the David Harrison Survey and the East line of both said Maruti Interests, LLC 8.68 ac. and A.C. Smith Survey, at the most Southerly Southwest corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 00 deg. 23 min. 13 sec. East, with the East line of both said Maruti Interests, LLC and A.C. Smith Survey and the West line of both said Terrain Lot Limited Liability Co. 14.644 ac. and David Harrison Survey, a distance of 239.63 ft. to a 1/2 inch rebar found at the Southeast base of a cross-tie fence corner post, at the Northeast corner of said Maruti Interests, LLC 8.68 ac., at an Ell corner of said Terrain Lot Limited Liability Co. 14.644 ac.;

THENCE North 88 deg. 28 min. 56 sec. West, with the North line of said Maruti Interests, LLC 8.68 ac. and a South line of said Terrain Lot Limited Liability Co. 14.644 ac., a distance of 431.14 ft. to the **PLACE OF BEGINNING** and containing **14.644 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Terrain Lot Limited Liability Company and Pooja Vikrant, LLC, sole owners of Dr. Swamy Addition, Phase Four to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Authorized Representative for Terrain Lot Limited Liability Company

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Reddy Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Reddy Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary Plat
Reddy Addition
City of Sherman
Grayson County, Texas
14.644 Acres
in the
David Harrison Survey, Abst. No. 581, the A.C. Smith Survey, Abst. No. 1561, the W.S. Thurman Survey, Abst. No. 1265 & William Milligan Survey, Abst. No. 875

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Terrain Lot Limited Liability Company
3135 Denali Drive
Irving, TX 75063

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

Dear Applicants,

The request for approval of the Preliminary Plat of Reddy Addition, has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15'x15' Right of Way corner clip on north corner of proposed Lot 1 and south 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)*
2. Remove Blvd. from RPN Blvd. Street Name change recommended for RPN to minimize confusion.
3. 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)*
4. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
5. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
6. Drainage Easement and Wastewater Easement on NE corner of Lot 4 cannot overlap. Correct appropriately. Reflect changes on plans.
7. Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department.
8. 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)*
9. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
10. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*

12. 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*
13. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

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

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

Requested Action/Proposed Use:

* **4601 NORTH TRAVIS STREET**

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at North 4601 Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Residences of Sherman.

Background:

The property is located at 4601 North Travis Street between East Northcreek Drive and Forest Creek Drive. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

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

Origination:

Howard Akin Jr., Residences of Sherman, LLC (Owner)
BGE, Inc (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

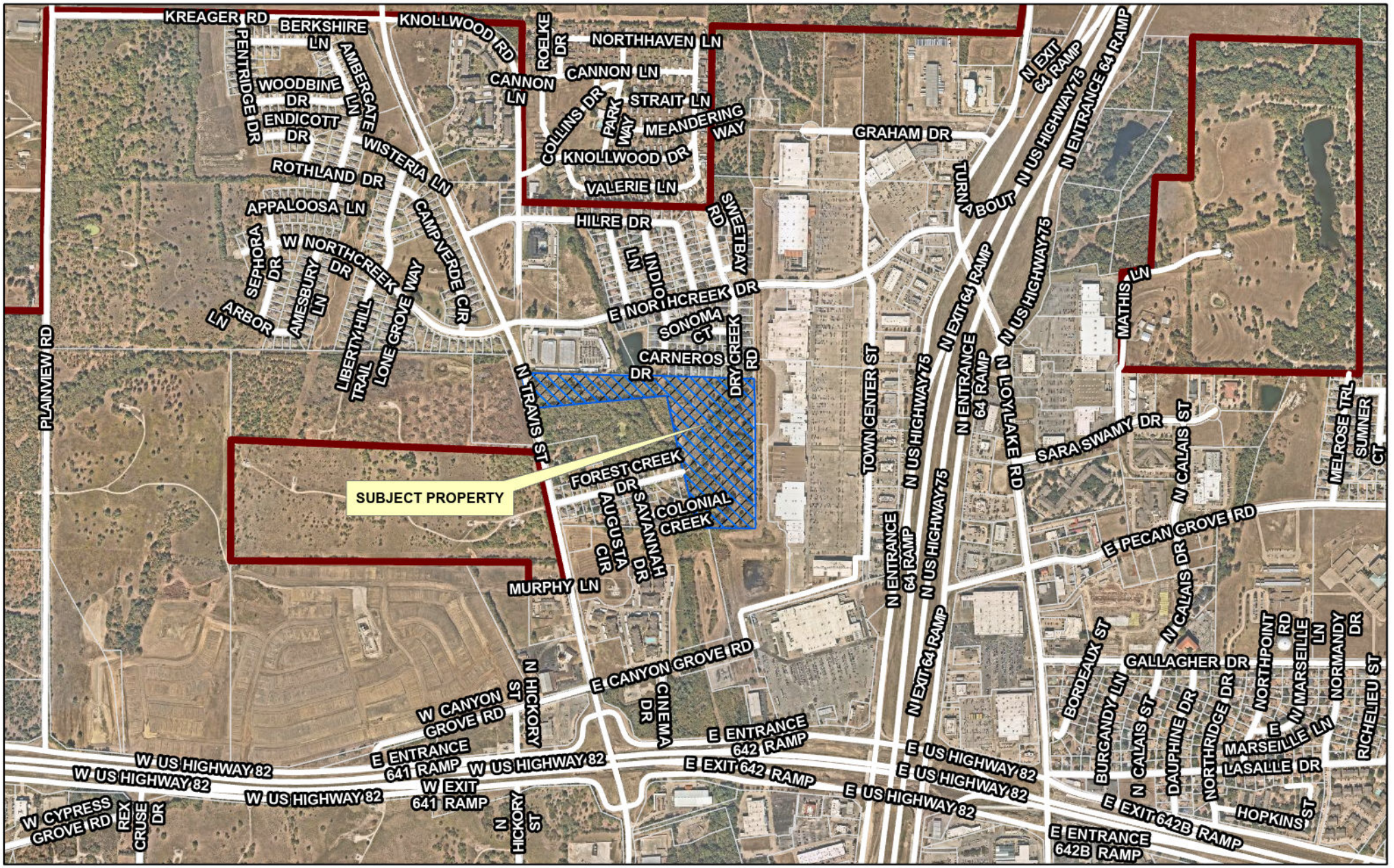
Not required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4601 N TRAVIS ST

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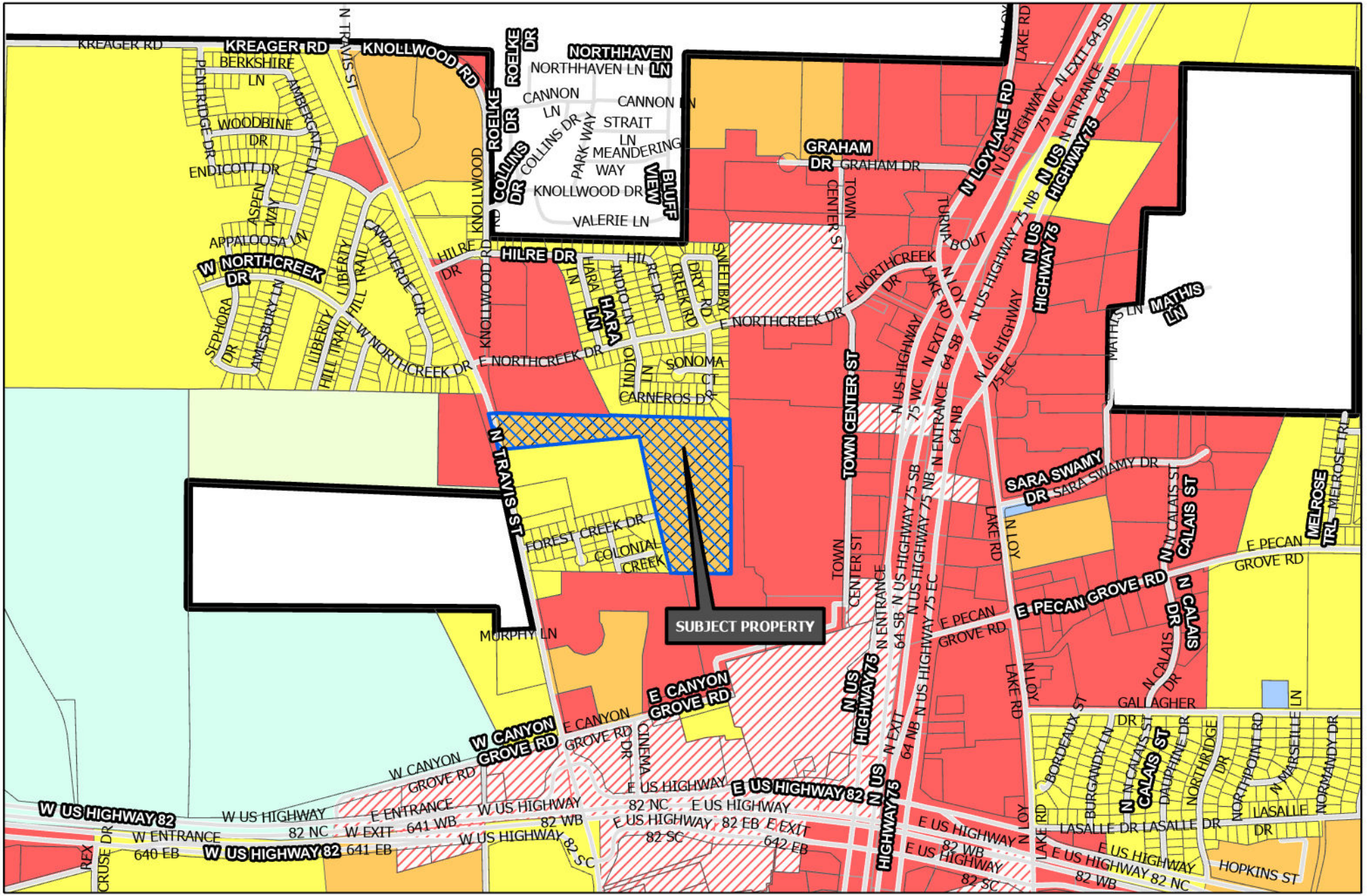

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4601 N TRAVIS ST

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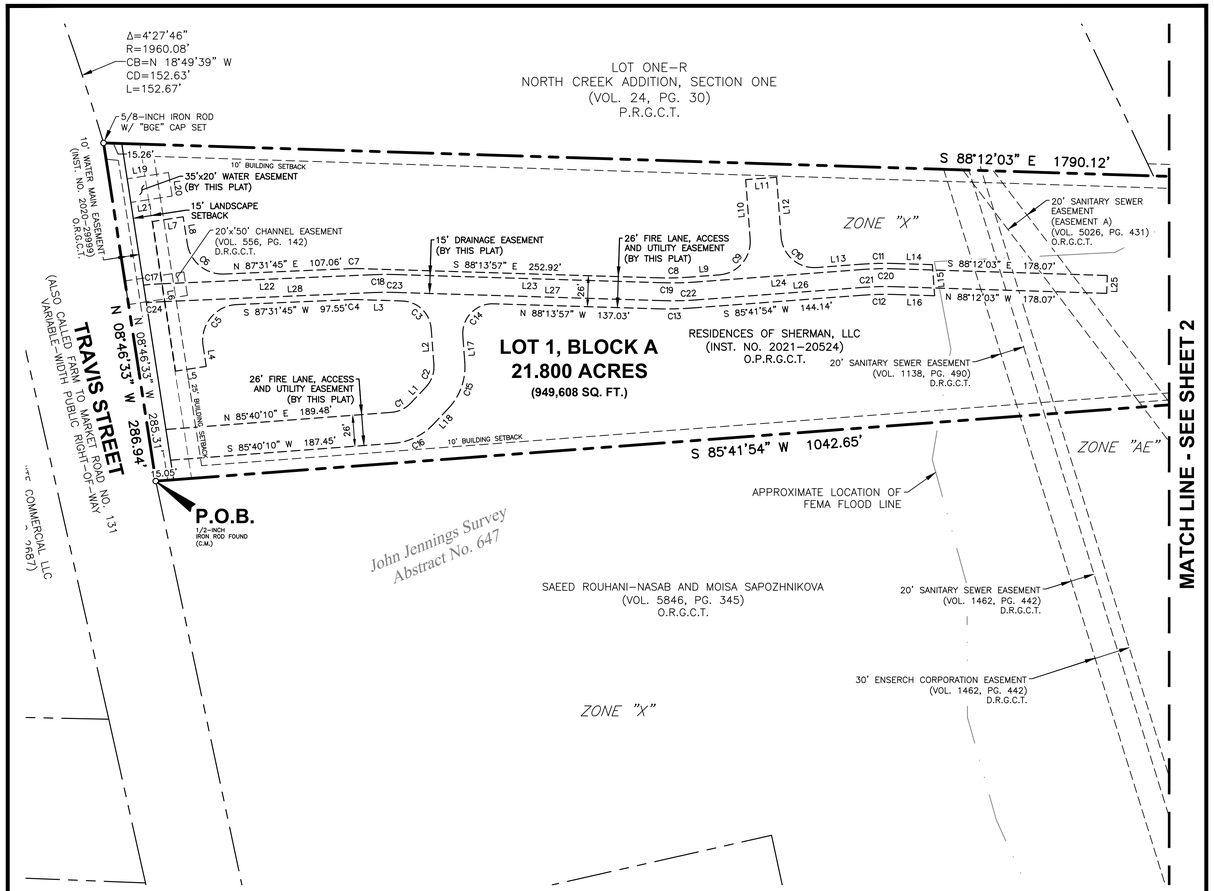
Date: 3/7/2023 2:13 PM



LEGEND

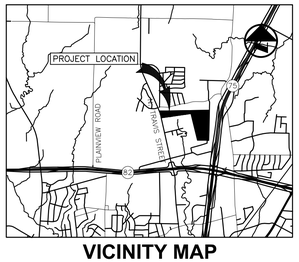
(C.M.)	CONTROLLING MONUMENT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
—— · · ——	ABSTRACT LINE
- - - - - - - - - -	EASEMENT LINE
——— - - ———	PROPERTY LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on December 1, 2021 with an applied combined scale factor of 1.00012.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0290F with a Map Revised date of September 29, 2010.

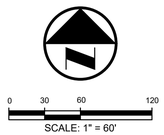
   Zone X - Areas determined to be outside 500-year floodplain

   Zone AE - Regulatory floodway; base flood elevation determined
4. Water supply to be provided by the City of Sherman.
5. Sewer service to be provided by the City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery Company, LLC.
7. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. 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.
11. The owners and builders must comply with all local, state and federal regulations regarding developments of this type.
12. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



VICINITY MAP

(NOT TO SCALE)



PRELIMINARY PLAT

LOT 1, BLOCK A
RESIDENCES OF SHERMAN

BEING 21.800 ACRES SITUATED IN THE
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2023
SHEET 1 OF 4

OWNER

RESIDENCES OF SHERMAN
418 Jones Street, #300
Lewisville, Texas 75057
Contact: Howard Akin

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2023

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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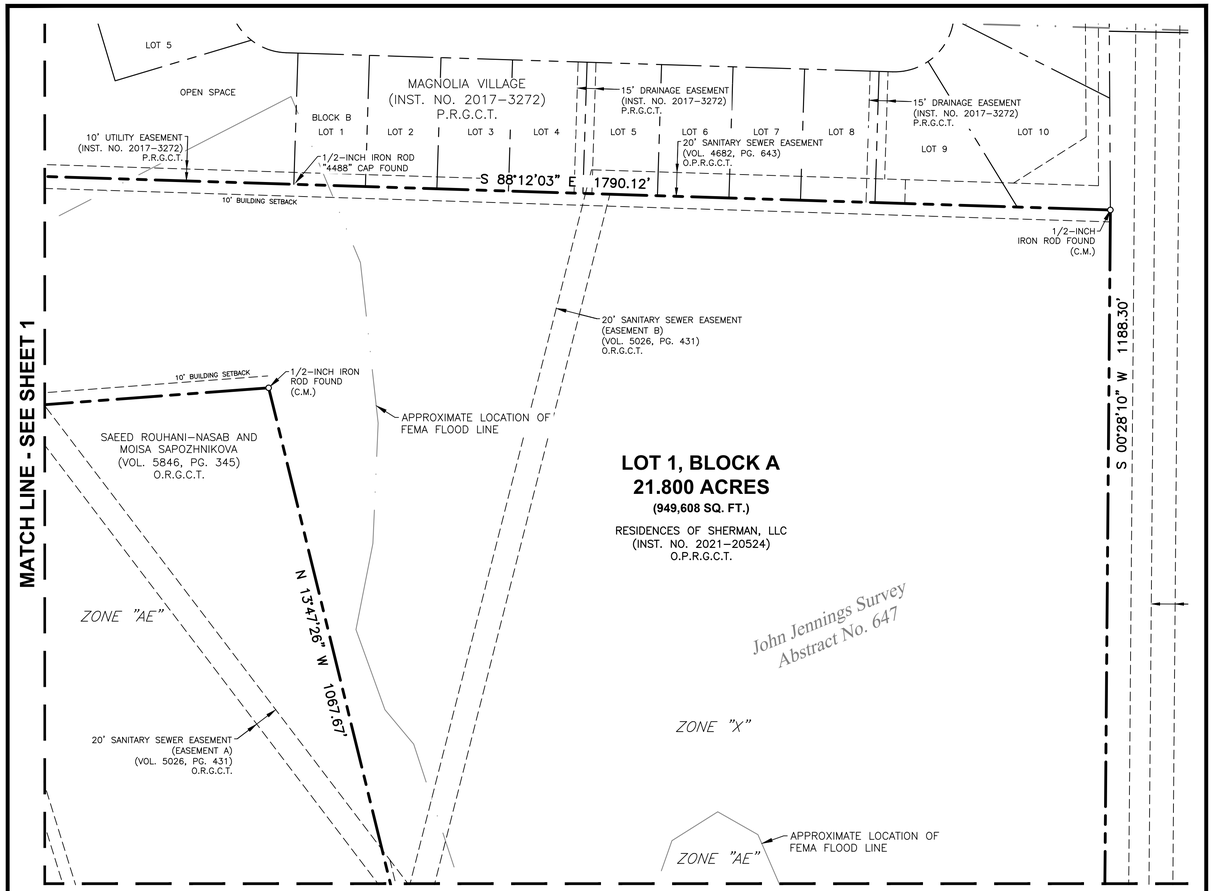

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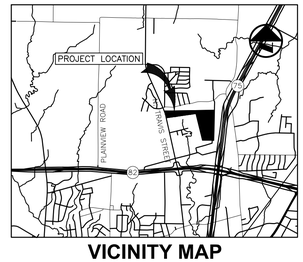

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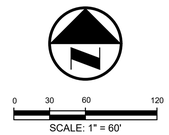

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BEING 21.800 ACRES SITUATED IN THE
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2023
SHEET 2 OF 4

OWNER

RESIDENCES OF SHERMAN
418 Jones Street, #300
Lewisville, Texas 75057
Contact: Howard Akin

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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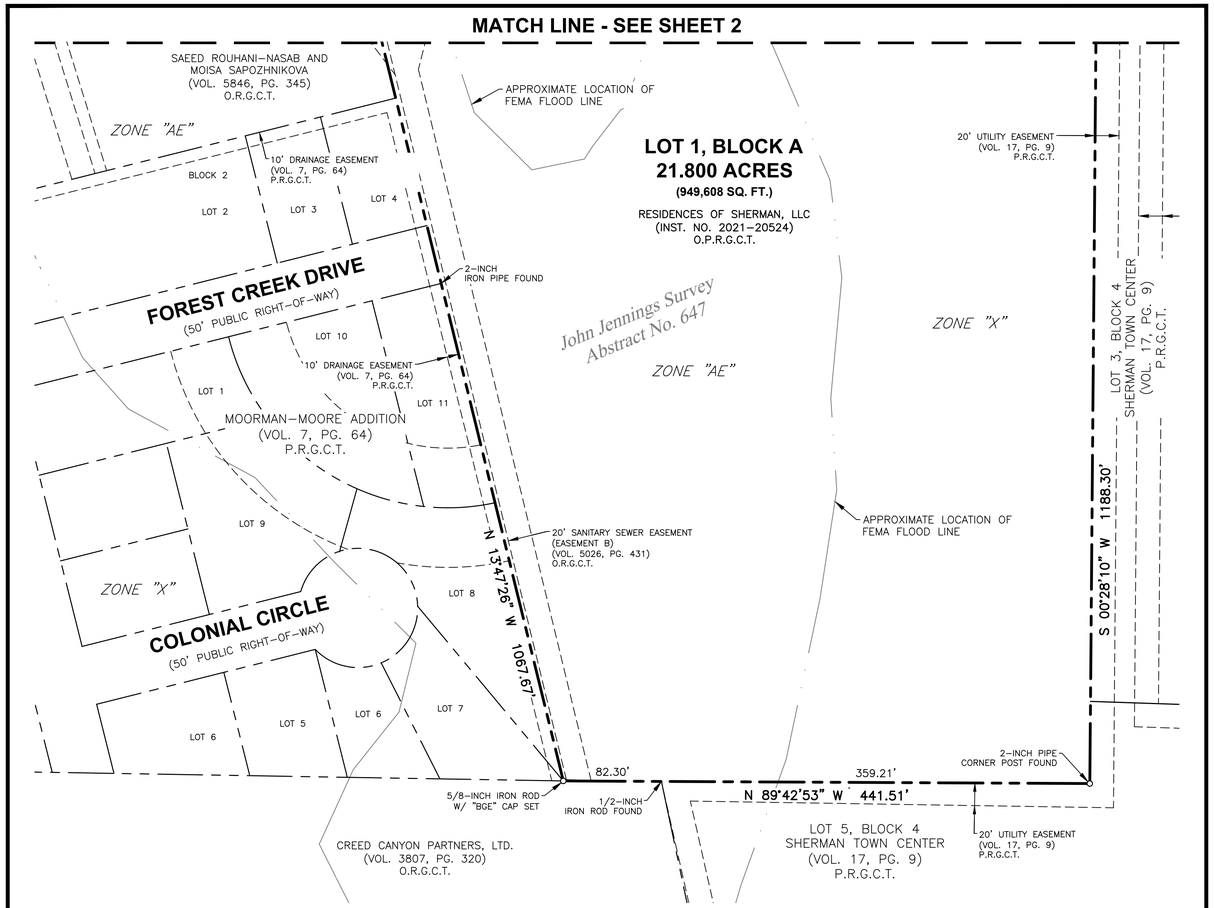

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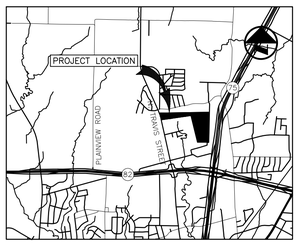
▬ ▬ ▬ ▬	PROPERTY LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on December 1, 2021 with an applied combined scale factor of 1.00012.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0290F with a Map Revised date of September 29, 2010.

   Zone X - Areas determined to be outside 500-year floodplain

   Zone AE - Regulatory floodway; base flood elevation determined
4. Water supply to be provided by the City of Sherman.
5. Sewer service to be provided by the City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery Company, LLC.
7. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. 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.
11. The owners and builders must comply with all local, state and federal regulations regarding developments of this type.
12. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



VICINITY MAP

(NOT TO SCALE)

0 30 60 120

SCALE: 1" = 60'

PRELIMINARY PLAT

LOT 1, BLOCK A
RESIDENCES OF SHERMAN

BEING 21.800 ACRES SITUATED IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JANUARY 2023

SHEET 3 OF 4

OWNER

RESIDENCES OF SHERMAN
418 Jones Street, #300
Lewisville, Texas 75057
Contact: Howard Akin

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2023

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, Residences of Sherman, LLC is the owner of a 21.800-acre (949,608-square-foot) tract of land situated in the John Jennings Survey, Abstract No. 647, City of Sherman, Grayson County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Residences of Sherman, LLC recorded in Instrument No. 2021-20524 of the Official Records of Grayson County, Texas; said 21.800-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Travis Street (also called Farm to Market Road No. 131, a variable-width public right-of-way); said point being a southwest corner of said Residences of Sherman tract and the northwest corner of that certain tract of land described in General Warranty Deed to Saeed Rouhani-Nasab and Moisa Sapozhnikova recorded in Volume 5846, Page 345 of said Official Records;

THENCE, North 08 degrees 46 minutes 33 seconds West, with the said east right-of-way line of Travis Street and a west line of said Residences of Sherman tract, a distance of 286.94 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northwest corner of said Residences of Sherman tract and the southwest corner of Lot One-R, North Creek Addition, Section One, an addition to the City of Sherman according to the plat recorded in Volume 24, Page 30 of the Plat Records of Grayson County, Texas; from said point a 1/2-inch iron rod with "SAPIN 3694" cap found lies at the end of a non-tangent curve to the left, having a central angle of 04 degrees 27 minutes 46 seconds, a radius of 1,960.08 feet, a chord bearing and distance of North 18 degrees 49 minutes 39 seconds West, 152.63 feet, and an arc length of 152.67 feet;

THENCE, South 88 degrees 12 minutes 03 seconds East, departing the said east right-of-way line of Travis Street and with the north line of said Residences of Sherman tract, the south line of said Lot One-R and the south line of Magnolia Village, an addition to the City of Sherman according to the plat recorded in Instrument No. 2017-3272 of said Plat Records, a distance of 1,790.12 feet to a 1/2-inch iron rod found for corner in the west line of Lot 3, Block 4, Sherman Town Center, an addition to the City of Sherman according to the plat recorded in Volume 17, Page 9 of said Plat Records; said point being the northeast corner of said Residences of Sherman tract and the southeast corner of said Magnolia Village;

THENCE, South 00 degrees 28 minutes 10 seconds West, with the east line of said Residences of Sherman tract and the said west line of Lot 3, Block 4 and a west line of Lot 5, Block 4 of said Sherman Town Center, a distance of 1,188.30 feet to a 2-inch pipe found for corner; said point being the southeast corner of said Residences of Sherman tract and an interior corner of said Lot 5, Block 4;

THENCE, North 89 degrees 42 minutes 53 seconds West, with the south line of said Residences of Sherman tract and a north line of said Lot 5, Block 4, at a distance of 359.21 feet passing a 1/2-inch iron rod found for the northwest corner of said Lot 5, Block 4 and the northeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Creed Canyon Partners, Ltd. recorded in Volume 3807, Page 320 of said Official Records, continuing with the north line of said Creed Canyon Partners tract for a total distance of 441.51 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being a southwest corner of said Residences of Sherman tract and the southeast corner of Moorman-Moore Addition, an addition to the City of Sherman according to the plat recorded in Volume 7, Page 64 of said Plat Records;

THENCE, North 13 degrees 47 minutes 26 seconds West, with the southwest line of said Residences of Sherman tract and the northeast lines of said Moorman-Moore Addition and said Saeed Rouhani-Nasab and Moisa Sapozhnikova tract, a distance of 1,067.67 feet to a 1/2-inch iron rod found for corner; said point being an interior angle of said Residences of Sherman tract and the northeast corner of said m Saeed Rouhani-Nasab and Moisa Sapozhnikova tract;

THENCE, South 85 degrees 41 minutes 54 seconds West, with the southeast line of said Residences of Sherman tract and the northwest line of said Saeed Rouhani-Nasab and Moisa Sapozhnikova tract, a distance of 1,042.65 feet to the POINT OF BEGINNING and containing 21.800 acres or 949,608 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, LOT 1, BLOCK A, RESIDENCES OF SHERMAN, 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 dedicated 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 by the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness, my hand this the ____ day of _____, 2023.

_____
Clerk, City of Sherman, Texas

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°29'43" E	18.48'
L2	N 04°19'50" W	30.20'
L3	N 88°13'57" W	39.45'
L4	S 08°46'33" E	17.51'
L5	S 81°13'27" W	26.00'
L6	N 08°46'33" W	126.92'
L7	N 81°13'27" E	26.00'
L8	S 08°46'33" E	22.89'
L9	N 85°41'54" E	25.23'
L10	N 04°18'06" W	50.00'
L11	N 85°41'54" E	26.00'
L12	S 04°18'06" E	50.00'
L13	N 85°41'54" E	36.91'
L14	S 88°12'03" E	30.65'
L15	S 04°15'08" E	26.17'
L16	N 88°10'04" W	33.27'
L17	S 04°19'50" E	22.08'
L18	S 43°29'43" W	18.48'
L19	N 81°13'27" E	35.00'
L20	S 08°46'33" E	20.00'
L21	S 81°13'27" W	35.00'
L22	N 87°31'45" E	178.17'
L23	S 88°14'14" E	224.61'
L24	N 85°41'54" E	140.23'
L25	S 01°47'57" W	15.00'
L26	S 85°41'54" W	140.23'
L27	N 88°14'14" W	224.61'
L28	S 87°31'45" W	178.17'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	42°10'27"	25.00'	N 64°34'56" E	17.99'	18.40'
C2	47°49'33"	25.00'	N 19°34'56" E	20.27'	20.87'
C3	83°54'06"	25.00'	N 46°16'53" W	33.42'	36.61'
C4	4°14'18"	25.00'	S 89°38'54" W	1.85'	1.85'
C5	96°18'18"	30.00'	S 39°22'36" W	44.70'	50.43'
C6	83°41'42"	30.00'	S 50°37'24" E	40.03'	43.82'
C7	4°14'18"	51.00'	N 89°38'54" E	3.77'	3.77'
C8	6°04'09"	250.00'	N 88°43'59" E	26.47'	26.48'
C9	90°00'00"	28.00'	N 40°41'54" E	39.60'	43.98'
C10	90°00'00"	28.00'	S 49°18'06" E	39.60'	43.98'
C11	6°06'03"	276.00'	N 88°44'55" E	29.37'	29.39'
C12	6°08'02"	250.00'	S 88°45'55" W	26.75'	26.76'
C13	6°04'09"	276.00'	S 88°43'59" W	29.22'	29.24'
C14	96°05'54"	25.00'	S 43°43'07" W	37.19'	41.93'
C15	47°49'33"	51.00'	S 19°34'56" W	41.35'	42.57'
C16	42°10'27"	51.00'	S 64°34'56" W	36.70'	37.54'
C17	3°11'53"	257.50'	N 85°55'49" E	14.37'	14.37'
C18	4°14'01"	262.00'	N 89°38'46" E	19.35'	19.36'
C19	6°03'52"	247.00'	N 88°43'50" E	26.13'	26.14'
C20	6°06'03"	262.00'	N 88°44'55" E	27.88'	27.90'
C21	6°06'03"	247.00'	S 88°44'55" W	26.29'	26.30'
C22	6°03'52"	262.00'	S 88°43'50" W	27.72'	27.73'
C23	4°14'01"	247.00'	S 89°38'46" W	18.25'	18.25'
C24	3°00'21"	242.50'	S 86°01'35" W	12.72'	12.72'

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Residences of Sherman, LLC, do hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK A, RESIDENCES OF SHERMAN, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have 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 the ____ day of _____, 2023.

By: RESIDENCES OF SHERMAN, LLC

_____
Name:
Title:

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed.

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregory Park Peace, 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.

_____
Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT

LOT 1, BLOCK A
RESIDENCES OF SHERMAN

BEING 21.800 ACRES SITUATED IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JANUARY 2023

SHEET 4 OF 4

OWNER

RESIDENCES OF SHERMAN
418 Jones Street, #300
Lewisville, Texas 75057
Contact: Howard Akin

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2023

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Residences of Sherman
Attn: Howard Akin
418 Jones Street, # 300
Lewisville, TX 75057

BGE, Inc.
Attn: Mark Peace, RPLS
2595 Dallas Parkway, Ste. 101
Frisco, TX 75034

Dear Applicants,

The request for approval of the Preliminary Plat of Residences of Sherman has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments at the northern and southern borders of subject property adjacent to the right of way and widths to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
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. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
4. Replace 15' Landscape Setback with 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Remove Building Setbacks from plat.
6. Remove "Fire Lane" and "Utility" from Fire Lane, Access and Utility Easement.
7. Verify location of 15' Drainage Easement with Engineering Department.
8. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)*
10. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
11. Internal water and wastewater lines will be privately owned and maintained.

12. 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.*
13. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **400 WEST HIGHWAY 82**

The request of Capital Assets and Development, LLC (Owner), Luke Pulliam, Trivers Associates, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 400 West Highway 82, consisting of 22.109 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned MF-30 (Multli-Family Residential) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for The Heights at Hickory Street.

Background:

The property is located at 400 West Highway 82 between Rex Cruse Drive and North Hickory Street. The owner is requesting Site Plan approval for The Heights at Hickory Street for a 368-unit multi-family development.

Adjacent Zoning:

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

Origination:

Capital Assets and Development, LLC (Owner)
Luke Pulliam, Trivers Associates, LLC (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

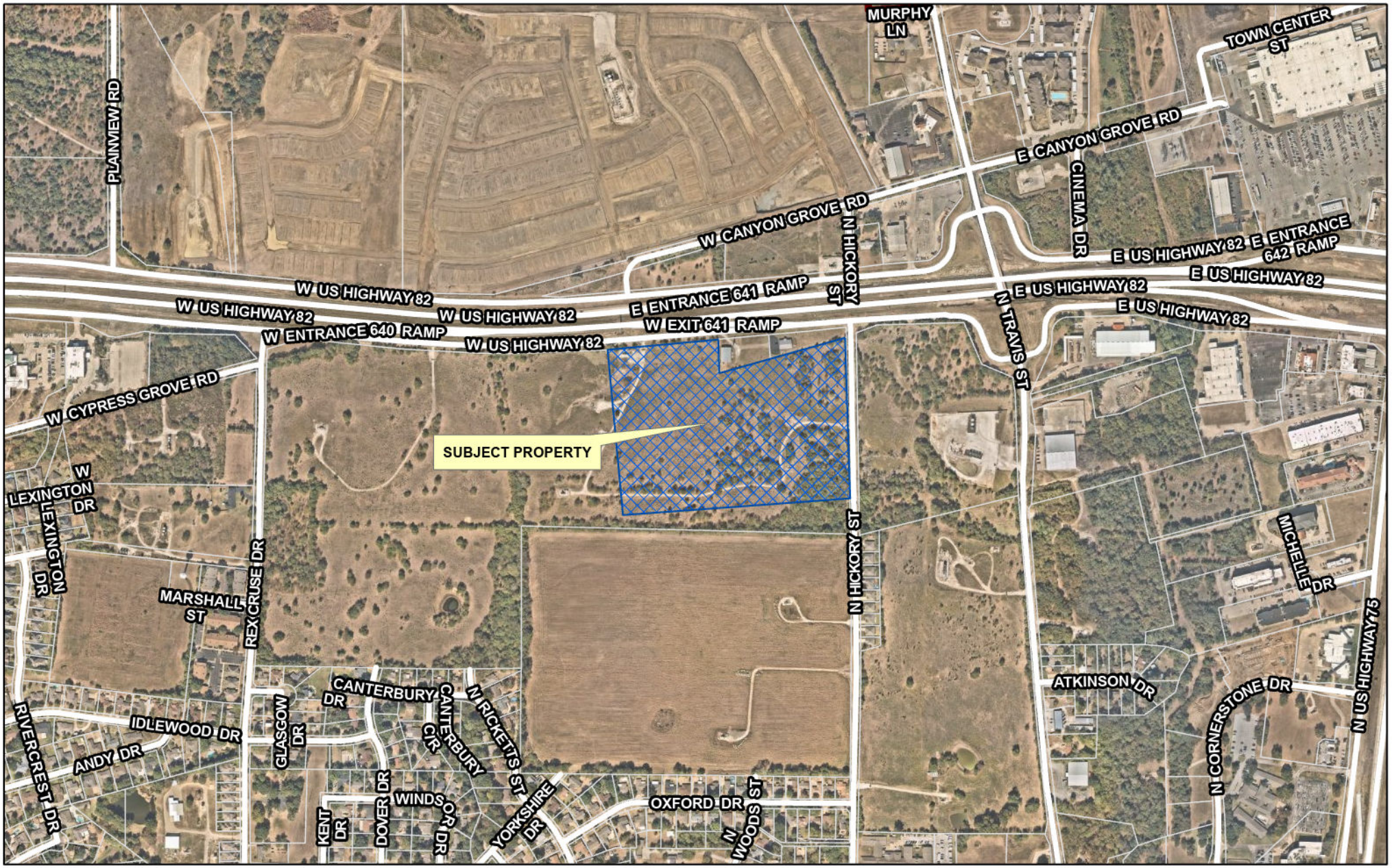
Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
400 W HWY 82

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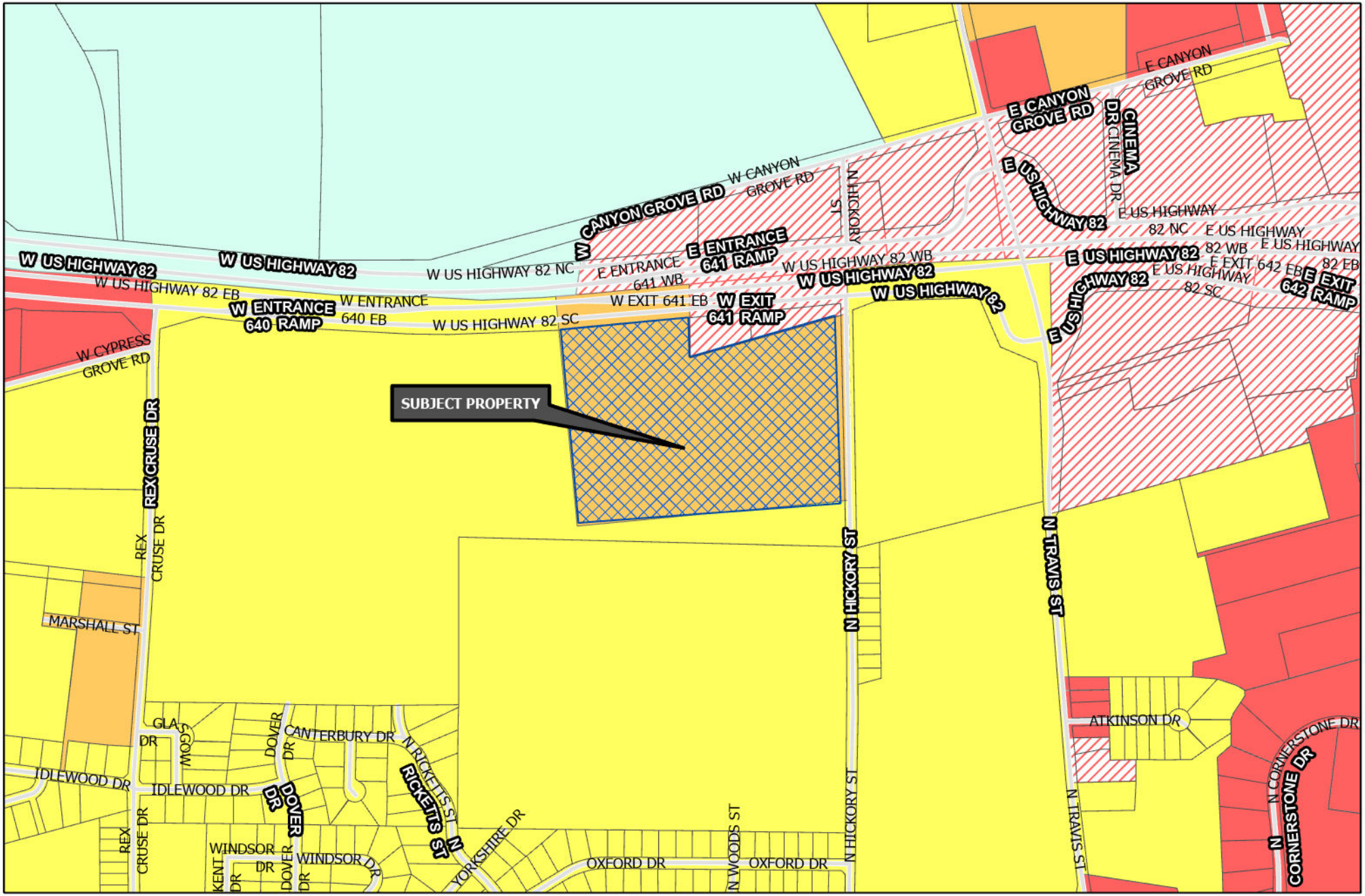
Date: 3/7/2023 2:43 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 400 W HWY 82

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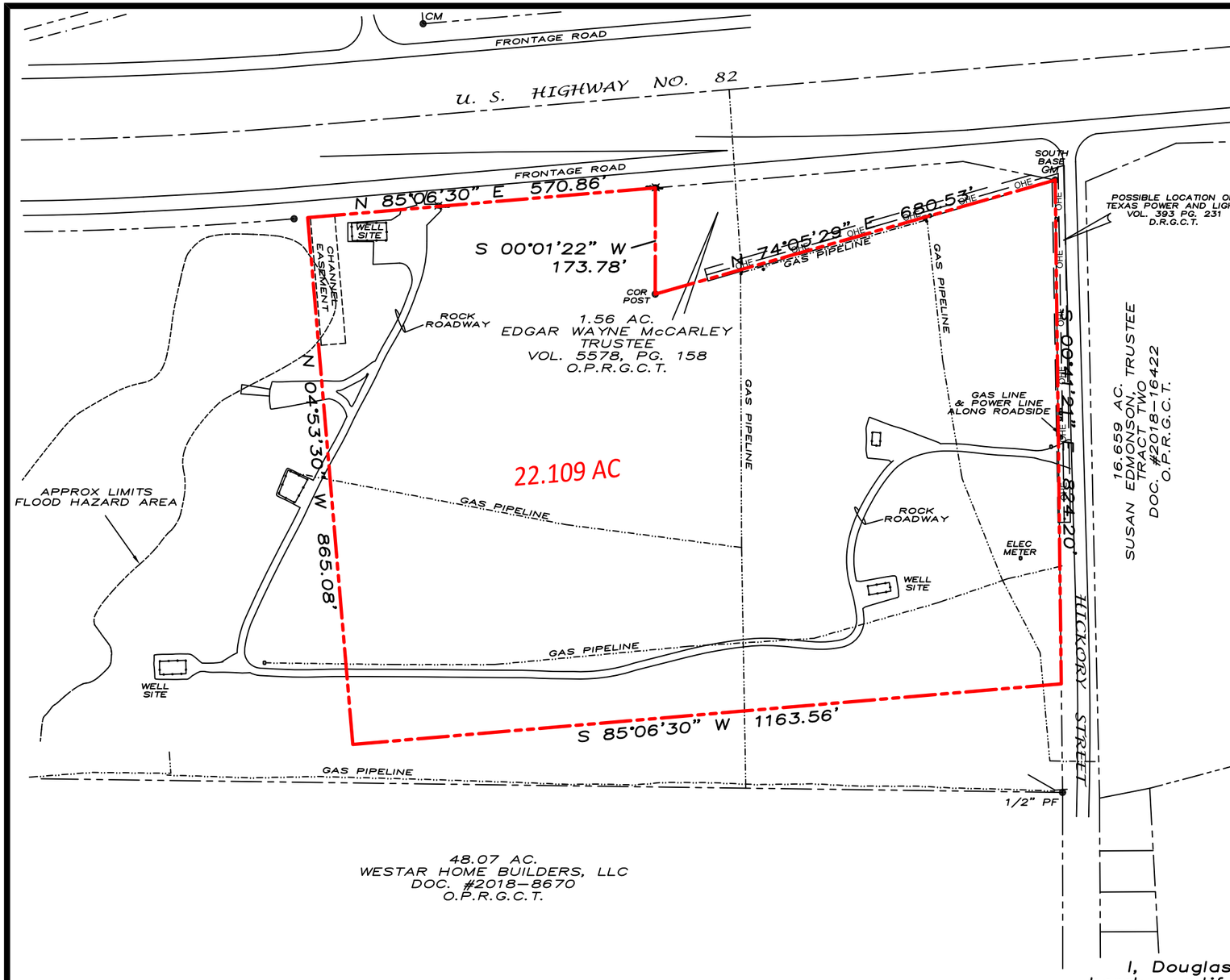
Date: 3/7/2023 2:45 PM



ZONING TRACT
LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of the same tract of land described as 97.32 acres conveyed by Bettina Rising and Ann L. Shub, Trustees et al to Bettina Rising and Ann L. Shub, Trustees by deed dated October 1, 1997, recorded in Volume 2581, Page 693, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of that tract of land described as 1.56 acres and referred to as Parcel No. 2 as conveyed by Edgar Wayne McCarley to Edgar Wayne McCarley, Trustee by deed dated December 3, 2014, recorded in Volume 5578, Page 158, said Official Public Records;

Thence South 00°01'22" West with the general course of a fence a distance of 173.78 feet to a corner post maintaining an inside angle corner to the said 97.32 acre tract and the Southwest corner of the said 1.56 acre tract;

Thence North 74°05'29" East with the general course of a fence along a North line of the said 97.32 acre tract a distance of 680.53 feet to a point for the Northeast corner of the herein described tract and Southeast corner of the said 1.56 acre tract at the South base of a concrete monument, an angle point in said South right-of-way line of Highway No. 82, and West line of a public road locally known as Hickory Street;

Thence South 00°41'21" East with said West line of Hickory Street a distance of 824.20 feet to a point;

Thence South 85°06'30" West, a distance of 1,163.56 feet to a point;

Thence North 04°53'30" West, a distance of 865.08 feet to a point in the south right-of-way line of U. S. Highway No. 82;

Thence North 85°06'30" East with said right-of-way line, a distance of 570.86 feet to the Point of Beginning and containing 22.109 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

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

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

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 10/20/21

U.S. HIGHWAY NO. 82

FRONTAGE ROAD

N85°06'30"E 570.86'

PR. 10.0' LANDSCAPE BUFFER AREA

PR. 6.0' FENCE

PR. 5.0' WALK (TYP)

EX WELL SITE

40' BUILDING SETBACK

CHANNEL EASEMENT

APPROX LIMITS FLOOD HAZARD AREA

15.00' GATED WELL ACCESS

26.00' FIRELANE

1.56 AC.
EDGAR WAYNE McCARLEY
TRUSTEE
VOL. 5578, PG. 158
O.P.R.G.C.T.

25' BUILDING SETBACK

S0°01'22"W 173.78'

N74°05'29"E 680.53'

16.659 AC.
SUSAN EDMONSON, TRUSTEE
TRACT TWO
DOC. #2018-16422
O.P.R.G.C.T.

HICKORY STREET

200R (TYP)

EX WELL DRIVE

OFFICE/AMENITY

BUILDING 1

BUILDING 2

BUILDING 3

POOL

PARKING GARAGE

30.67' FIRELANE

297.91'

346.65'

200.83'

292.29'

45.00'

36.00'

31.00'

117.00'

99.00'

144.00'

PR. MASONRY TRASH ENCLOSURE

STORMWATER MANAGEMENT

N4°53'30"W 865.08'

S0°41'21"E 824.20'

S85°06'30"W 1163.56'

SITE DATA TABLE:

EXISTING ZONING:	R-2
PROPOSED USE:	MULTIFAMILY
LOT AREA:	22.109 ACRES (963,071 S.F.)
BUILDING FOOTPRINT AREA:	
BUILDING 1	31,082 S.F.
BUILDING 2	31,082 S.F.
BUILDING 3	38,626 S.F.
AMENITY/OFFICE	5,924 S.F.
BUILDING TOTAL	106,714 S.F.
GARAGE TOTAL	36,210 S.F.
TOTAL BUILDING & GARAGE FOOTPRINT AREA =	142,924 S.F.
BUILDING HEIGHT:	
BUILDING 1	4-STORY
BUILDING 2	4-STORY
BUILDING 3	4-STORY
AMENITY/OFFICE	3-STORY
FLOOR TO AREA RATIO (F.A.R.)	
BUILDING 1	124,328 S.F.
BUILDING 2	124,328 S.F.
BUILDING 3	154,504 S.F.
AMENITY/OFFICE	17,772 S.F.
GARAGE	36,210 S.F.
TOTAL G.S.F.	457,142 S.F.
F.A.R.	457,142 S.F./963,071 = 0.47
UNIT BREAKDOWN:	
1 BEDROOM:	260 UNITS
2 BEDROOM:	104 UNITS
3 BEDROOM:	4 UNITS
TOTAL UNITS:	368 UNITS
DENSITY:	
368 UNITS @ 22.106 Ac. =	16.64 UNITS/Ac.
PARKING REQUIREMENT	
1-BED @ 1.5/UNIT	390 SPACES
2-BED @ 2.0/UNIT	208 SPACES
3-BED @ 2.5/UNIT	10 SPACES
TOTAL REQUIRED	608 SPACES
PARKING PROVIDED	
SURFACE PARKING	490 SPACES
ACCESSIBLE PARKING	13 SPACES
GARAGE PARKING	118 SPACES
TOTAL PROVIDED	621 SPACES
LANDSCAPE CALCULATIONS	
PARKING LOT & DRIVE AISLE	257,042 S.F.
MIN. 10% REQUIRED	25,704 S.F.
PROVIDED LANDSCAPING	28,174 S.F. (10.96%)
MIN. REQ LANDSCAPING IN ISLANDS	11,270 S.F. (40.0%)
PROVIDED LANDSCAPING IN ISLANDS	19,081 S.F. (67.73%)
IMPERVIOUS AREA*	443,230 S.F.

*IMPERVIOUS AREA INCLUDES EX. WELL SITES & DRIVES

LEGEND:

SYMBOL	DESCRIPTION	QUANTITY
	LARGE OR MEDIUM TREE (SELECTED FROM APPROVED TREE LIST)	55
	SMALL OR ORNAMENTAL TREE (SELECTED FROM APPROVED TREE LIST)	11
	PARKING ISLAND LANDSCAPE AREA (SHRUBS, GRASSES, TURF GRASSES, & GROUNDCOVERS)	19,081 SF
	PARKING LOT LANDSCAPE AREA (SHRUBS, GRASSES, TURF GRASSES, & GROUNDCOVERS)	4,238 SF
	10' BUFFER STRIP LANDSCAPE AREA (SHRUBS, GRASSES, TURF GRASSES, & GROUNDCOVERS)	4,855 SF

NOTE: ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED

H.C. SIGN

PLACE WHEEL STOPS 2.5 FT. (MIN.) FROM FACE OF CURB.

20.00'

9.00' 9.00' 9.00' 9.00'

TYPICAL PARKING STALLS (n.t.s.)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

PREPARED FOR:

CAPITOL ASSET DEVELOPMENT
C/O TIM BREECE
TIM.BREECE@GMAIL.COM
(314)503-5006

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:

THE HEIGHTS AT HICKORY STREET

CITY OF SHERMAN, TEXAS

GEORGE M. STOCK PE# 82192
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 20298

REVISIONS:

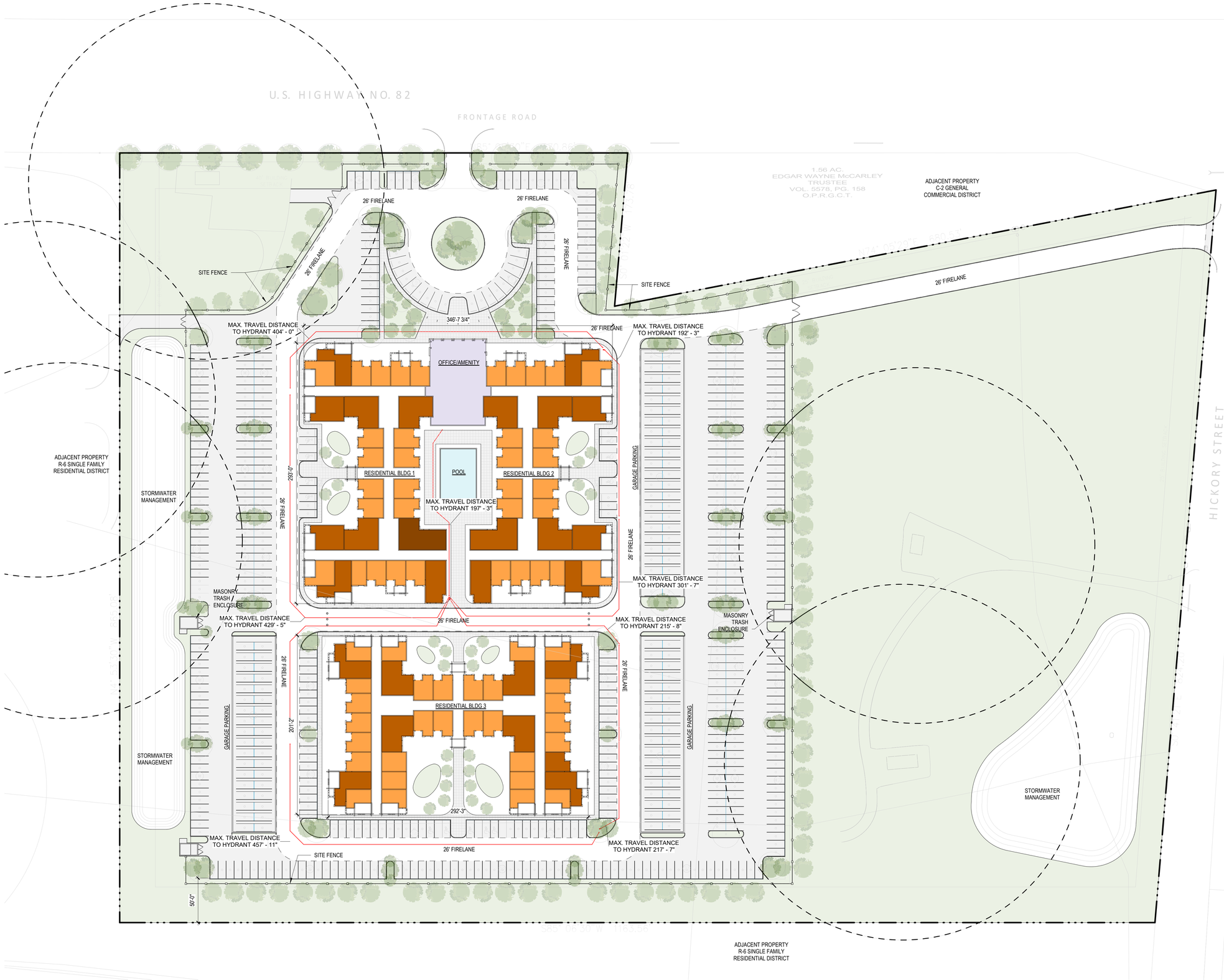
1. 2023-03-06 CITY COMMENTS

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE: 02/23/2023	JOB NO: 222-7354

SHEET TITLE: SITE PLAN

SHEET NO.: C1.0

DRAWING FILE: D:\DRAWINGS\2022\7354\Site Plan\7354-overlay-new.dwg LAYOUT: 24x36 PLOTTED: Mar 06, 2023 - 9:52am PLOTTED BY: kate.gillis



1 SITE PLAN
1" = 50'-0"

SITE PLAN
03/06/23

SITE DATA TABLE		
	FOOTPRINT AREA	
LOT AREA	**963,071 SF / 22.109 ACRES**	
BUILIDNG 1	31,082 SF	4 STORIES
BUILIDNG 2	31,082 SF	4 STORIES
BUILDING 3	38,626 SF	4 STORIES
AMENITY / OFFICE	5,924 SF	3 STORIES
TOTAL BLDG FOOT PRINT AREA	**106,714** GSF	
TOTAL GARAGE FOOT PRINT AREA	**36,210** GSF	
TOTAL PROPOSED FOOT PRINT AREA	**142,924** GSF	
TOTAL BUILT %	**14.78 %**	
PROPOSED UNIT DENSITY	**16.64 UNITS / ACRE**	
PARKING REQUIRED	608 SPACES	
PARKING PROVIDED	621 SPACES (118 GARAGE,	
	503 SURFACE) INCLUDES 13 ADA	
CURRENT ZONING	R-2	
PROPOSED ZONING	MF-30	
IMPERVIOUS AREA	443,230 SF	
LANDSCAPE CALCS		
PARKING LOT AND DRIVE AISLE	257,042 SF	
PROVIDED LANDSCAPE	28,174 SF (10.96%)	
PROVIDED LANDSCAPE IN ISLANDS	19,081 SF (67.73%)	
FLOOR-TO-AREA RATIO	457,142 SF / 963,071 SF = 0.47	

UNIT MATRIX				
	BUILDING 1	**BUILDING 2**	**BUILDING 3**	**TOTAL**
STUDIO	-	-	-	-
1 BED	72	72	116	260
2 BED	32	36	36	104
3 BED	04	-	-	04
TOTAL	108 UNITS	108 UNITS	152 UNITS	**368 UNITS**

Trivers

1 BUILDING ELEVATION - NORTH
3/64" = 1'-0"

2 BUILDING ELEVATION - WEST
3/64" = 1'-0"

3 BUILDING ELEVATION - SOUTH
3/64" = 1'-0"

4 BUILDING ELEVATION - EAST
3/64" = 1'-0"

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Trivers Assoc., LLC
Luke Pulliam
100 North Broadway, Suite 1800
St. Louis, MO 63102

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

AJH Enterprises, LTD
1400 Shady Hollow Court
Keller, TX 76248

Dear Applicants,

The request of Site Plan for The Heights at Hickory Street located at 400 West Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

8. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code

of Ordinances Chapter 3, Division 5, Sec. 3.10.154

10. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
11. The location of the trash receptors must be approved by the Public Works Department.
12. Internal water and wastewater lines will be privately owned and maintained.
13. Water main must be extended in accordance with City criteria to serve subject property. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
14. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
16. 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. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **1104 EAST CHAFFIN**

The request of Paul Terrell, La Cima Contracting (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1104 East Chaffin Street, consisting of 0.492 acres in the J.B. McAnair Survey, Abstract No. 763, being a part of Block 29, Chaffin's Second Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Fielder Addition.

Background:

The property is located at 1104 East Chaffin between North Vaden Street and North Gribble Street. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Paul Terrell, La Cima Contracting (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

78

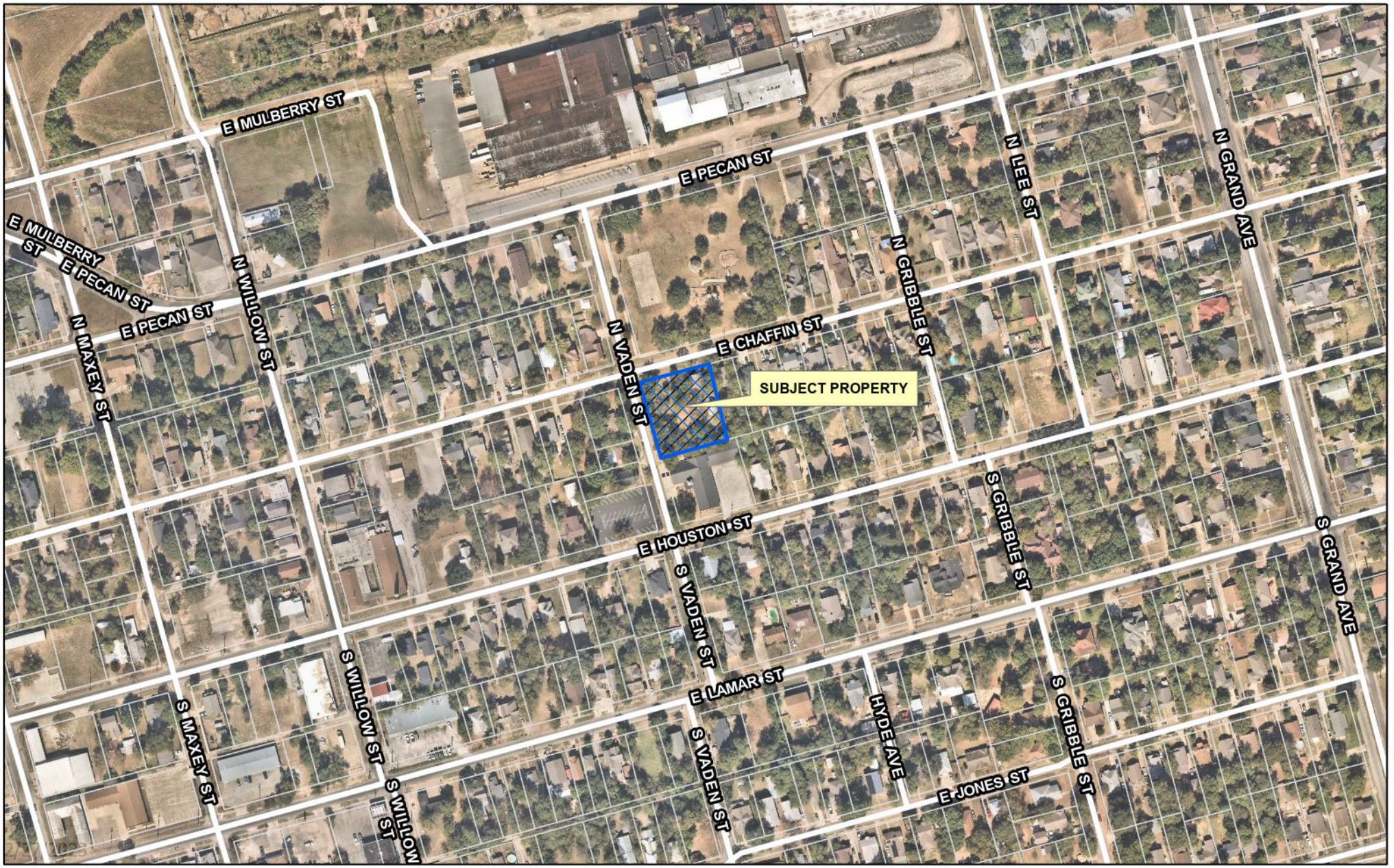
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

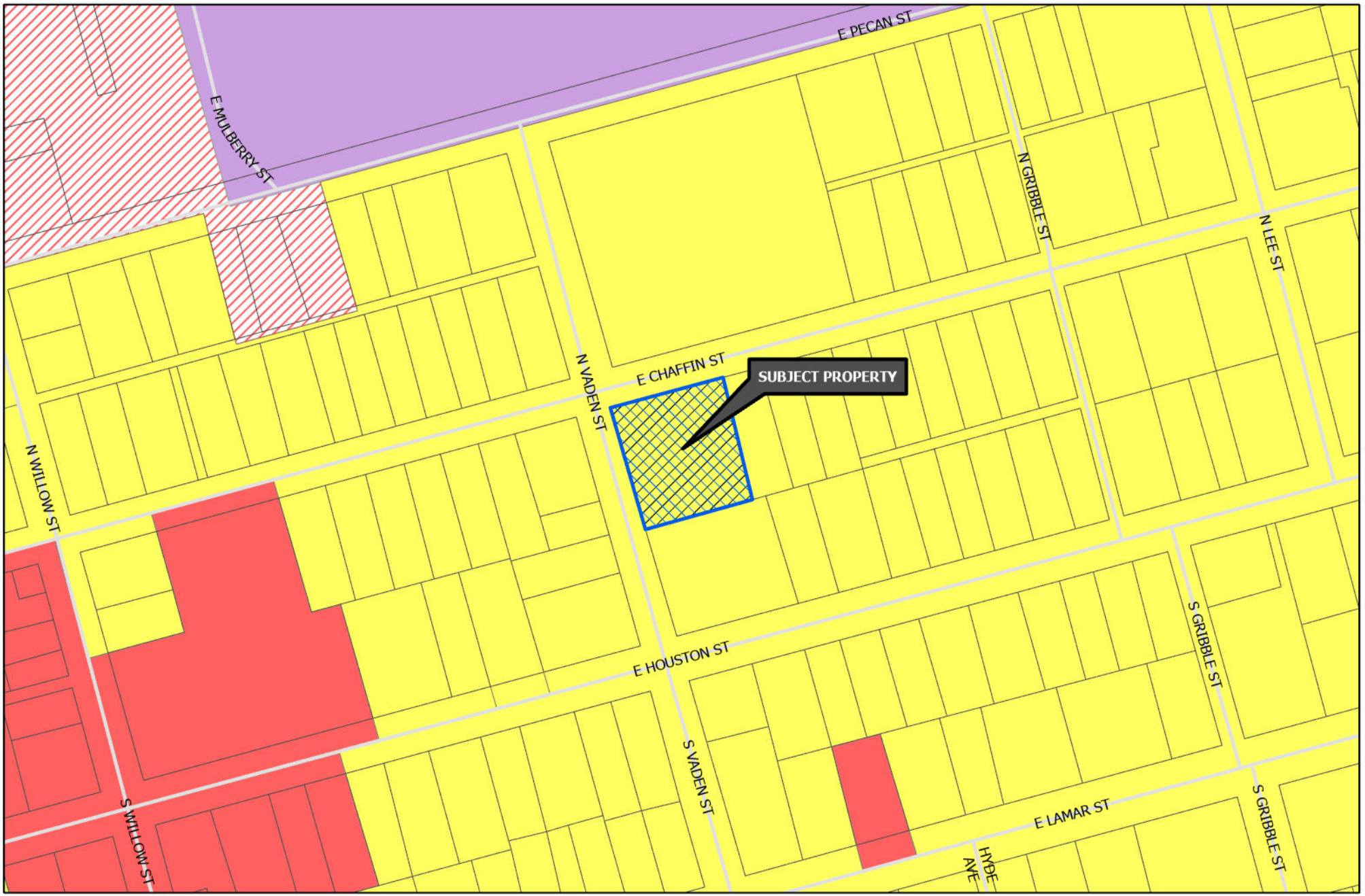
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1104 E CHAFFIN ST

N
W E
S

Date: 2/27/2023 10:34 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1104 E CHAFFIN ST

N
W E
S

Date: 2/27/2023 10:36 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-000569

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

3/7/2023 at 5:17 pm

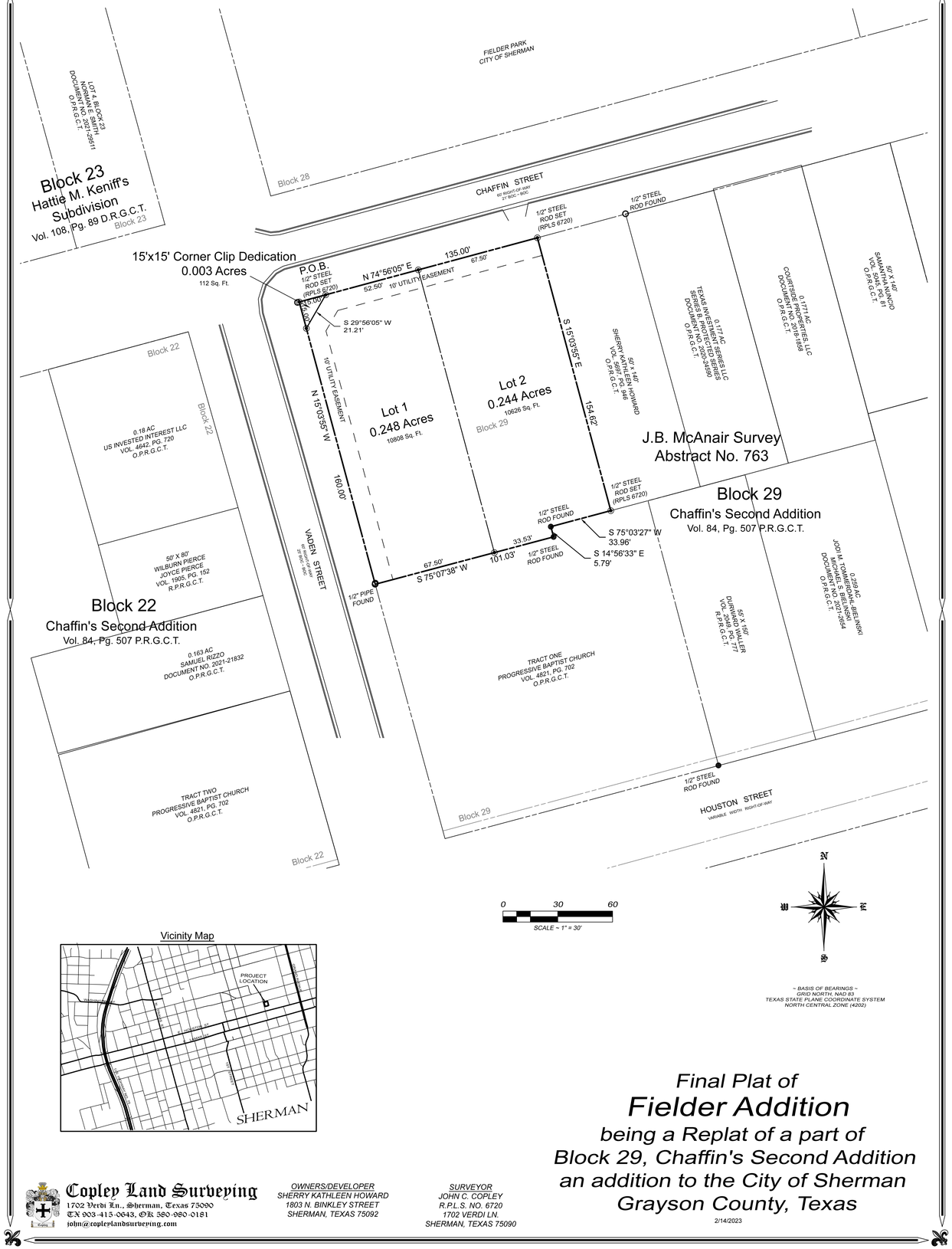
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-000569

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

3/7/2023 at 5:17 pm



Vicinity Map

Final Plat of
Fielder Addition
being a Replat of a part of Block 29, Chaffin's Second Addition an addition to the City of Sherman Grayson County, Texas

2/14/2023

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

OWNERS/DEVELOPER
SHERRY KATHLEEN HOWARD
1803 N. BINKLEY STREET
SHERMAN, TEXAS 75092

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Block 29, Chaffin's Second Addition, an addition to the City of Sherman, as shown by plat of record in Volume 84, Page 507, Plat Records, Grayson County, Texas and being all of the First Tract and Second Tract of lands conveyed to Sherry Kathleen Howard by deed of record in Document No. 2020-23491, 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 for the shared northwest corner of said Block 29 and said Second Tract, and being the intersection of the south line of Chaffin Street and the east line of Vaden Street;*

Thence ***North 74°56'05" East****, along the south line of said Chaffin Street and the north line of said Block 29 and the North line of said First and Second Tract, a distance of* ***135.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said First Tract and the northwest corner of a 50' x 140' Tract of land conveyed to Sherry Kathleen Howard by deed of record in Volume 5697, Page 946 of said Official Public Records;*

Thence ***South 15°03'55" East****, along the east line of said First Tract and the west line of said 50' x 140' Tract, a distance of* ***154.62 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said First Tract, the southwest corner of said 50' x 140' Tract and being in the north line of a Tract of land conveyed to Progressive Baptist Church;*

Thence westerly along the north line of said Progressive Baptist Church and the south line of said First and Section Tract the following calls and distances;
South 75°03'27" West*, a distance of* ***33.96 feet*** *to a 1/2" steel rod found;*
South 14°56'33" East*, a distance of* ***5.79 feet*** *to a 1/2" steel rod found;*
South 75°07'38" West*, a distance of* ***101.03 feet*** *to a 1/2" pipe found maintaining the southwest corner of said Second Tract and the northwest corner of said Progressive Baptist Church Tract and being in the west line of said Block 29 and the east line of said Vaden Street;*

Thence ***North 15°03'55" West****, along the east line of said Vaden Street and the west line of said Block 29, a distance of* ***160.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.492 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, SHERRY KATHLEEN HOWARD, 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 Fielder 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 Fielder Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By:_____
SHERRY KATHLEEN HOWARD

~ 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 re-plat part of block 29.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____day of _____ _____, 2023.

SHERRY KATHLEEN HOWARD

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of FIELDER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of _____, _____ ,2023.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2023, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Final Plat of
Fielder Addition
being a Replat of a part of Block 29, Chaffin's Second Addition an addition to the City of Sherman Grayson County, Texas

2/14/2023

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

OWNERS/DEVELOPER
SHERRY KATHLEEN HOWARD
1803 N. BINKLEY STREET
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 13, 2023

Sherry Kathleen Howard
1803 N. Binkley Street
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Fielder Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Wastewater Easement along centerline of existing wastewater main along southern boundary line of proposed Lots 1 and 2. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **2100-2300 BLOCKS WEST LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Sylvan Schurwanz, Allen Harrison Company (Representative) and Bohler Engineering (Surveyor) concerning the property located in the 2100-2300 Block West Lamberth Road, consisting of 22.330 acres in the Ralston W. Adams Survey, Abstract No. 18 and currently zoned PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Garden Apartments Addition, Lots 1 and 2, Block 1.

Background:

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

Adjacent Zoning:

PD (Planned Development)
Extra Territorial Jurisdiction (ETJ)

Origination:

Sherman Hickory Hill, LLC (Owner)
Sylvan Schurwanz, Allen Harrison Company (Representative)
Bohler Engineering (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2100-2300 BLKS W. LAMBERTH RD.

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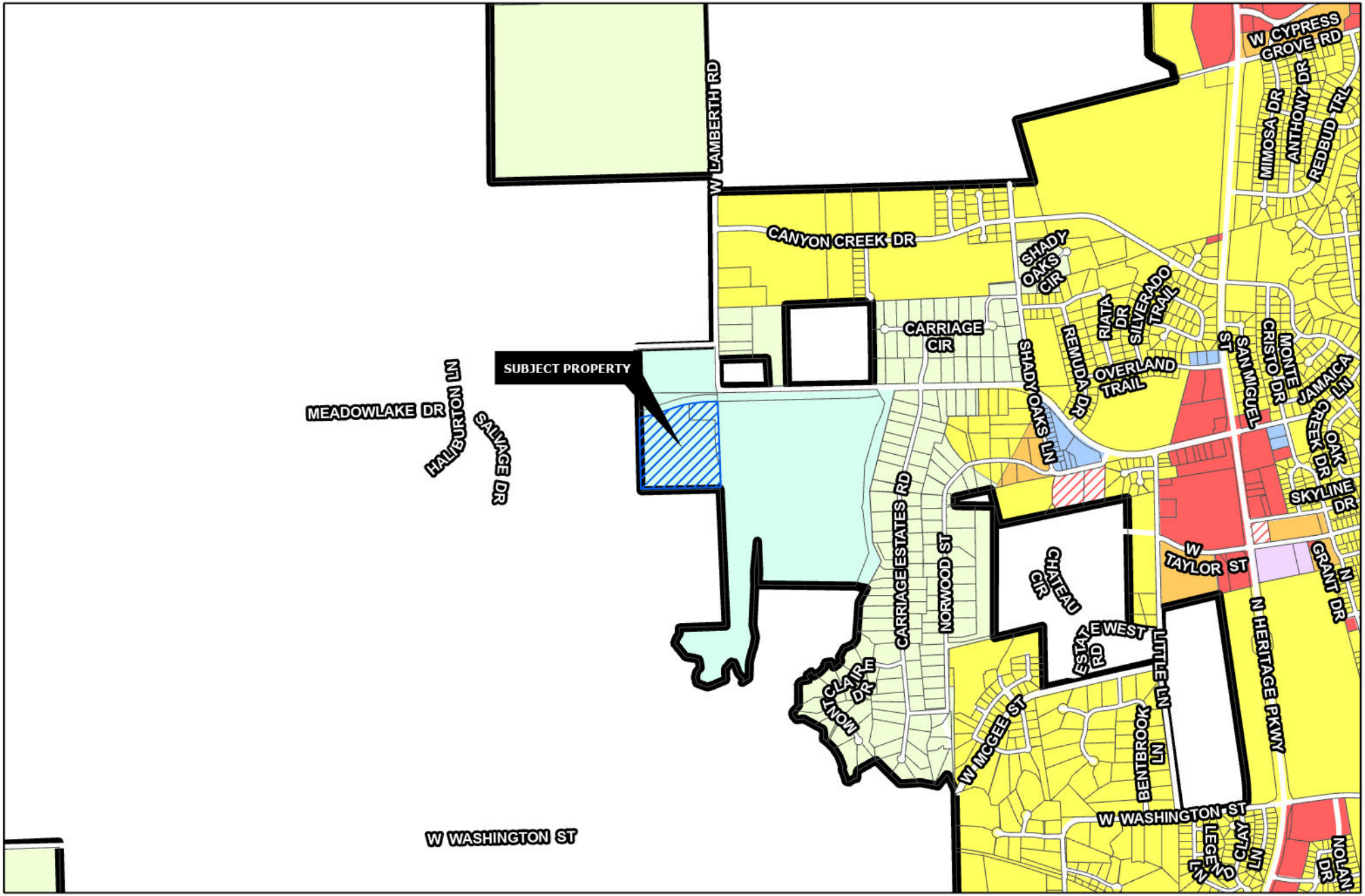
Date: 2/3/2023 4:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2100-2300 BLK W. LAMBERTH RD.

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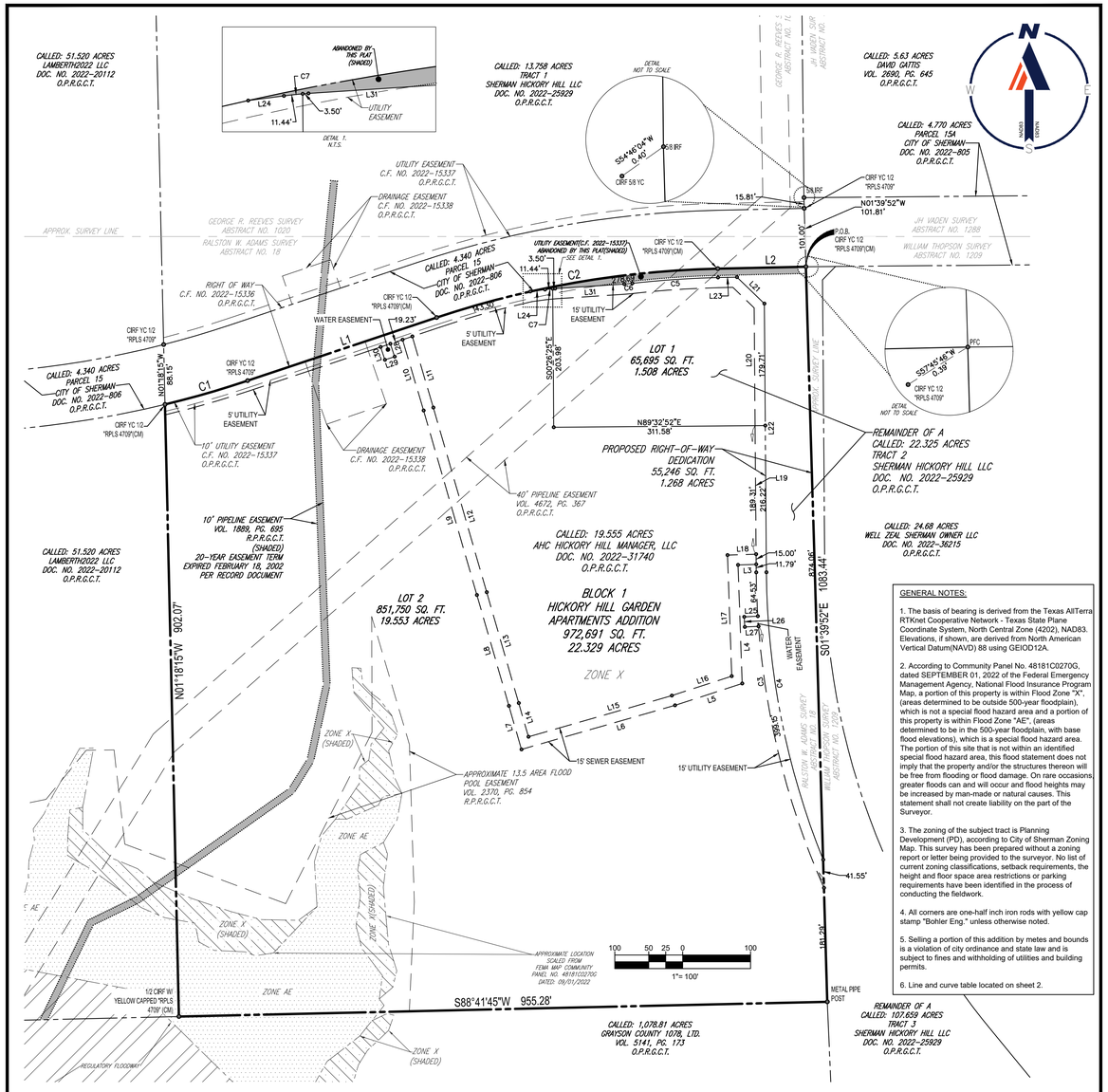
Date: 2/3/2023 4:49 PM



GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEIOD12A.

2. According to Community Panel No. 48181C0270G, dated SEPTEMBER 01, 2022 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "AE", (areas determined to be in the 500-year floodplain, with base flood elevations), which is a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

3. The zoning of the subject tract is Planning Development (PD), according to City of Sherman Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

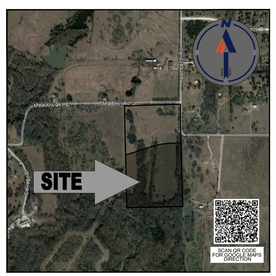
4. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.

5. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

6. Line and curve table located on sheet 2.

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
CIRS	CAPPED IRON ROD SET STAMPED "BOHLER ENG."
PFC	POINT FOR CORNER
MAGF	MAG NAIL FOUND
R.P.R.C.C.T.	REAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
(CM)	CONTROLLING MONUMENT



LOCATION MAP
SCALE: N.T.S.

APPLICANT:	OWNER:
ALLEN HARRISON COMPANY	AHC HICKERY HILL MANAGER, LLC
9805 KATY FREEWAY, STE. 550	9805 KATY FREEWAY, SUITE 550
HOUSTON, TX 77024	HOUSTON, TX 77024
PHONE: (713) 808-1234	PHONE: (713) 808-1234
CONTACT: SYLVAN SCHURWANZ	CONTACT: SYLVAN SCHURWANZ
SURVEYOR:	OWNER:
BOHLER ENGINEERING	SHERMAN HICKERY HILL LLC
2600 NETWORK BLVD., STE. 310	4100 SPRING VALLEY RD., SUITE 465
FRISCO, TX 75034	DALLAS, TX 75244
PHONE: (469) 458-7300	
CONTACT: AARON ANDREE	

FINAL PLAT

HICKORY HILL GARDEN APARTMENTS ADDITION

LOTS 1 AND 2, BLOCK 1

22.330 ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220081.00	09/16/22	JG	ASA	ASA	1" = 100'	1 OF 2

BOHLER ENGINEERING, ALL RIGHTS RESERVED
THE COPYRIGHTS TO THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED

LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, AHC HICKORY HILL MANAGER, LLC and SHERMAN HICKORY HILL LLC are the owners of all that certain tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the Ralston W. Adams Survey, Abstract No. 18, being all of a called 19.555 acre tract of land described in Special Warranty Deed to AHC Hickory Hill Manager, LLC, recorded in Document No. 2022-31740, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), being part of a called 22.325 acre tract of land described as Tract 2 in a Special Warranty Deed to Sherman Hickory Hill LLC, recorded in Document No. 2022-25929, O.P.R.G.C.T. and being more particularly described as follows:

BEGINNING at a point for the southeast corner of called 4.340 acre tract of land described as Parcel 15 in a Right-of-Way Deed to the City of Sherman, Texas, recorded in Document No. 2022-806, O.P.R.G.C.T. and the southwest corner of a called 4.770 acre tract of land described as Parcel 15A in a Right-of-Way Deed to the City of Sherman, Texas, recorded in Document No. 2022-805, O.P.R.G.C.T., said point being in the east line of said Tract 2 and the west line of a called 107.659 acre tract of land described as Tract 3 in said Document No. 2022-25929, from which a one-half inch iron rod with yellow plastic cap stamped "RPLS 4709" (herein after called "capped iron rod") found bears South 57 degrees 45 minutes 46 seconds West a distance of 0.39 feet;

THENCE South 01 degrees 39 minutes 52 seconds East, a distance of 1,083.44 feet along the west line of said Tract 3 to a metal pipe post found at the southeast corner of said 19.555 acre tract of land and the northeast corner of a called 1,078.81 acre tract of land described in a Special Warranty Deed to Grayson County 1078, LTD., recorded in Volume 5141, Page 173, O.P.R.G.G.T.;

THENCE South 88 degrees 41 minutes 45 seconds West, a distance of 955.28 feet along the south line of said 19.555 acre tract of land and the north line of said 1,078.81 acre tract of land to a capped iron rod found at the southwest corner of said 19.555 acre tract of land and the southeast corner of a called 51.520 acre tract of land described in a General Warranty Deed with Vendor's Lien to Lamberth2022 LLC, recorded in Document No. 2022-20112, O.P.R.G.C.T.;

THENCE North 01 degrees 18 minutes 15 seconds West, a distance of 902.07 feet along the west line of said 19.555 acre tract of land and the east line of said 51.520 acre tract of land to a capped iron rod found at the intersection of the south line of said 4.340 acre tract of land, the west line of said 19.555 acre tract of land and the east line of said 51.418 acre tract of land, from which a capped iron rod found at the northwest corner of said 4.340 acre tract of land bears North 01 degrees 18 minutes 15 seconds West a distance of 88.15 feet;

THENCE along the south line of said 4.340 acre tract of land, the following courses and distances;

In a northeasterly direction, a distance of 126.49 feet, having a central angle of 04 degrees 51 minutes 15 seconds, a radius of 1,493.00 feet, a tangent length of 63.28 feet and whose chord bears North 73 degrees 57 minutes 50 seconds East a distance of 126.45 feet to a capped iron rod found for corner;

North 71 degrees 32 minutes 12 seconds East, a distance of 293.59 feet to a capped iron rod found at the beginning of a tangent curve to the right;

In a northeasterly direction, a distance of 421.99 feet, having a central angle of 17 degrees 11 minutes 03 seconds, a radius of 1,407.00 feet, a tangent length of 212.59 feet and whose chord bears North 80 degrees 07 minutes 44 seconds East a distance of 420.41 feet to a capped iron rod found for corner;

North 88 degrees 43 minutes 16 seconds East, a distance of 129.93 feet to the **POINT OF BEGINNING** and containing 972,691 square feet or 22.329 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Aaron Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Signature: _____
Date: _____

_____
Aaron S. Andree
Registered Professional Land Surveyor No. 6920

Date: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

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

_____
Notary Public in and for the State of Texas

WE, **AHC HICKORY HILL MANAGER, LLC and SHERMAN HICKORY HILL LLC,** the sole owners of Final Plat of **HICKORY HILL GARDEN APARTMENTS 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.

_____
Authorized Representative for AHC Hickory Hill Manager, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

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

_____
Notary Public in and for the State of Texas

_____
Authorized Representative for Sherman Hickory Hill, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

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

_____
Notary Public in and for the State of Texas

AVIGATION RELEASE

WHEREAS, **AHC HICKORY HILL MANAGER, LLC and SHERMAN HICKORY HILL 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 in this plat.

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

Executed this _____ day of _____, AD, 2023.

_____
(OWNER)**AHC HICKORY HILL MANAGER, LLC**

_____
(OWNER)**SHERMAN HICKORY HILL LLC**

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Certificate of acceptance by the city council:
Accepted by the City Council of the City of Sherman:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of **HICKORY HILL GARDEN APARTMENTS ADDITION** to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas on the _____day of _____, 20__, and the City Council by formal action then and there accepted the dedication of streets alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council futher authorized the Mayor to note the acceptance thereof by signing his name as hereinabove described.

WITNESS MY HAND THIS _____DAY OF _____, 20__, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	126.49'	004°51'15"	1493.00'	63.28'	N73°57'50"E	126.45'
C2	421.99'	017°11'03"	1407.00'	212.59'	N80°07'44"E	420.41'
C3	478.68'	023°19'19"	1176.00'	242.70'	S12°06'48"E	475.39'
C4	434.08'	021°25'19"	1161.00'	219.60'	S11°09'48"E	431.55'
C5	126.36'	005°11'37"	1394.00'	63.22'	S86°08'09"W	126.32'
C6	12.11'	002°39'29"	261.00'	6.06'	N84°52'05"E	12.11'
C7	14.94'	003°34'54"	239.00'	7.47'	S84°24'23"W	14.94'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N71°32'12"E	293.59'
L3	S88°19'27"W	26.74'
L4	S02°01'39"E	174.77'
L5	S72°02'37"W	104.16'
L6	S73°58'07"W	235.24'
L7	N16°06'19"W	66.72'
L8	N16°06'19"W	169.94'
L9	N16°06'19"W	283.04'
L10	N16°32'53"W	108.84'
L11	S16°32'53"E	109.40'
L12	S16°06'19"E	283.10'
L13	S16°06'19"E	169.94'
L14	S16°06'19"E	51.74'
L15	N73°58'07"E	219.72'
L16	N72°02'57"E	92.88'

LINE TABLE		
NO.	BEARING	LENGTH
L17	N02°01'39"W	178.54'
L18	N88°19'27"E	42.15'
L19	S00°27'08"E	216.22'
L20	S00°27'08"E	173.44'
L21	S45°50'56"E	56.06'
L22	S00°27'08"E	395.93'
L23	S88°43'57"W	28.08'
L24	N82°36'56"E	21.89'
L25	S87°21'14"W	19.93'
L26	S02°38'46"E	15.00'
L27	N87°21'14"E	20.27'
L28	S18°27'46"E	20.00'
L29	S71°32'14"W	15.00'
L30	N18°27'46"W	20.00'
L31	N86°11'50"E	102.06'

FINAL PLAT

HICKORY HILL GARDEN APARTMENTS ADDITION

LOTS 1 AND 2, BLOCK 1

22.329 ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220081.00	09/16/22	JG	ASA	ASA	1" = 100'	2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

AHC Hickery Hill Manager, LLC
Attn: Sylvan Schurwanz
9805 Katy Freeway, Ste. 550
Houston, TX 77024

Bohler Engineering
Attn: Aaron Andree
2600 Network Blvd., Ste. 310
Frisco, TX 75034

Sherman Hickery Hill, LLC
4100 Spring Valley Rd., Ste. 465
Dallas, TX 75244

Dear Applicants,

The request for approval of the Final Plat of Hickory Hill Garden Apartments Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement over existing 10' and proposed 5' Utility Easement along Lamberth Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Friendship Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Coordinate with Engineering Department for possible dedication of Sidewalk Easement for walking trail.
4. L2 missing from line table. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Utility Easement (C.F. 2022-15337) to be abandoned by separate instrument. Remove "Abandoned by this Plat" comment from plat. Coordinate with Engineering Department for abandonment process.
6. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
7. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
8. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
10. Three Party Agreement required for Public Infrastructure.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

* **3715 SOUTH HIGHWAY 75**

The request of MKT Real Estate Holding, LLC (Owner), Drew Donosky (Representative), Copley Land Surveying (Surveyor), BDG (Baker Design Group, PA) (Architect), Evergreen Design Group (Landscape Architect) and Clay Moore (Engineer) concerning the property located at 3715 South Highway 75, consisting of 0.997 acres, being Lot 2 of the MBG Sherman Addition, and is in the Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Freddy's Restaurant.

Background:

The property is located at 3715 South Highway 75 at the northeast corner of Highway 75 and Legacy Boulevard. The owner is requesting Site Plan approval for Freddy's Restaurant.

Adjacent Zoning:

PD (Planned Development)

Origination:

MKT Real Estate Holding, LLC (Owner)
Drew Donosky (Representative)
Copley Land Surveying (Surveyor)
BDG (Baker Design Group, PA) (Architect)
Evergreen Design Group (Landscape Architect)
Clay Moore (Engineer)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

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

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3715 S HIGHWAY 75

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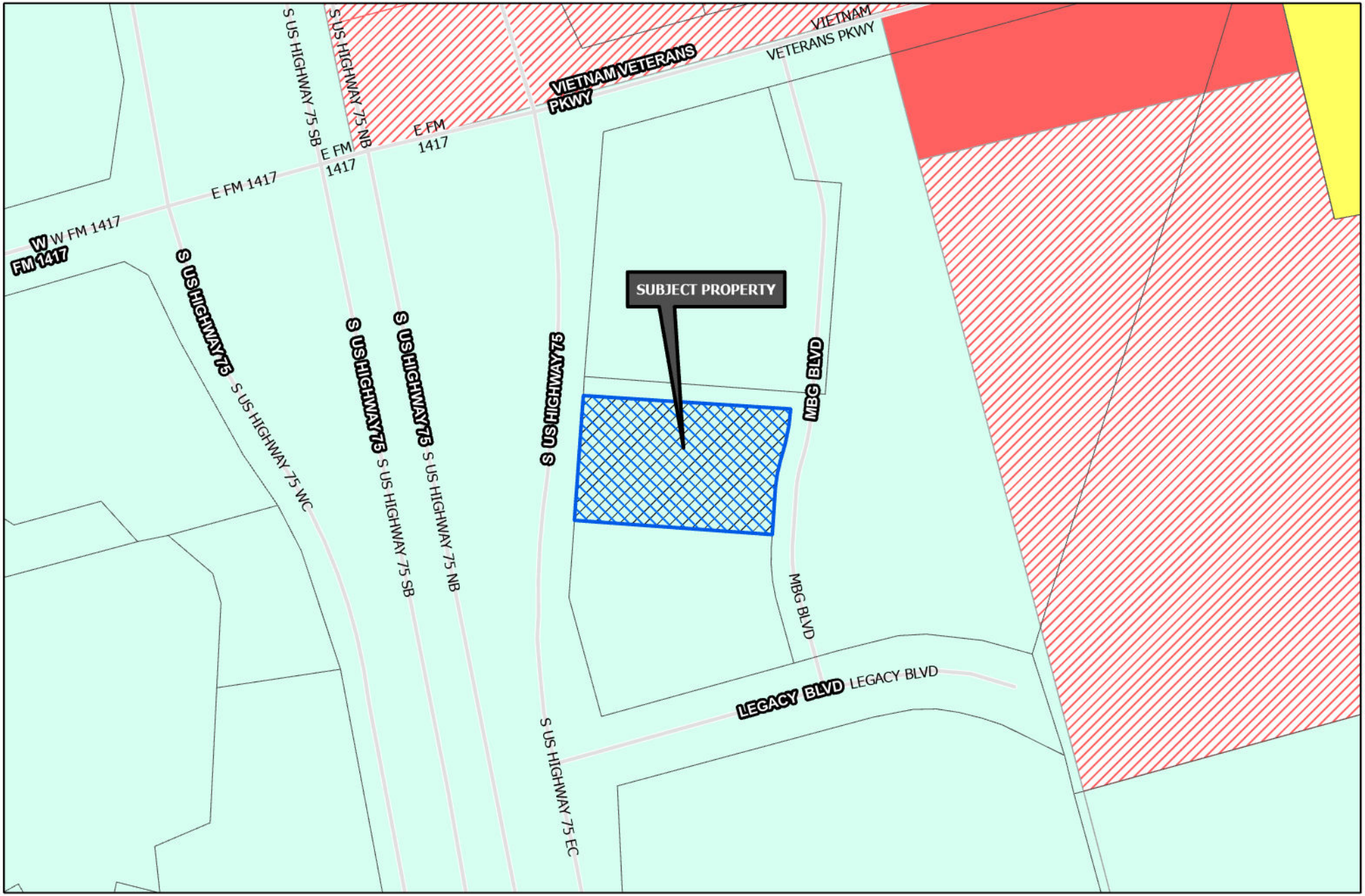
Date: 3/9/2023 4:34 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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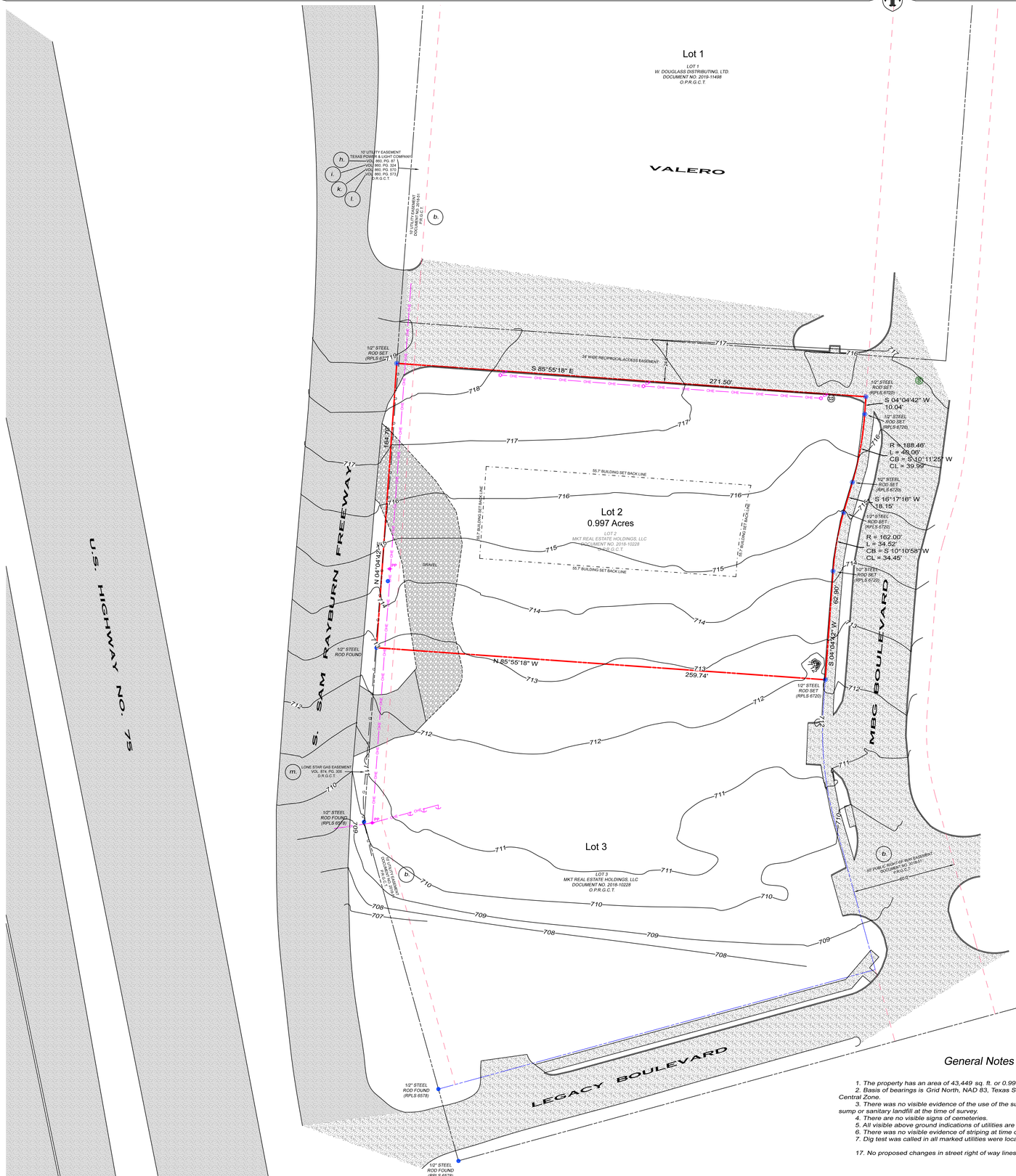
- M-2 Heavy Manufacturing
- PD Planned Development
- Subject Locations
- Road Names All

CITY OF SHERMAN ZONING MAP 3715 S HIGHWAY 75

N
W E
S

Date: 3/9/2023 4:37 PM



Flood Zone Notes

By graphic plotting only, this property lies within Zone "X" (areas not within the 100 yr. flood zone - no base point elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C0405 G, which bears an effective date of September 1, 2022.

Zoning Notes

Property is located in areas designated as:
"C-2" (General Commercial District) by the City of Sherman Zoning Department
- Minimum Lot Area - 5,000 sf
- Minimum Lot Width - 50'
- Setbacks:
Minimum Front - 15', Minimum Rear - 10', Minimum Side - 0'
- Max. Building Height - 35 feet
- Parking Requirement- See zoning ordinance for specifications.

Lot 4
LOT 4
MKT REAL ESTATE HOLDINGS, LLC
DOCUMENT NO. 2018-10228
O.P.R.G.C.T.

MBG Sherman Addition
Document No. 2018-51 P.R.G.C.T.

Schedule "B" Items

(d.) *Any matter, including but not limited to easements, roadways and/or building set back lines as shown on the recorded plat of MBG Sherman Addition to Grayson County, Texas, of record in instrument Number 2018-51 of the Official Public Records, of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN

(e.) *Easement executed by N.L. Lane to Texas Power & Light Company, dated April 14,1925, filed June 16, 1925, of record in Volume 313, at Page 446, of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT, BLANKET IN NATURE

(g.) *Boundary Agreement by and between L.O. Blanton, Jr., and Leon Bloomer, dated May 9, 1957, filed August 5, 1957, of record in Volume 859, Page 23, of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECTS THE SUBJECT TRACT - A PORTION OF F.M. HWY 1417 R.O.W.

(h.) *Easement and Right-of-Way granted by instrument dated May 15, 1957 executed by L.O. Blanton Jr., and Alan A. Hulsey to General Telephone Company of the Southwest recorded in Volume 860, Page 87 et seq of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN, SIMILAR TO 10' UTILITY EASEMENT SHOWN ON PLAT

(i.) *Easement and Right-of-Way granted by instrument dated August 28, 1957 executed by Leon Bloomer and Frances Bloomer to General Telephone Company of the Southwest recorded in Volume 860, Page 324 et seq of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN, A PART OF THE 10' UTILITY EASEMENT SHOWN ON PLAT

(j.) *Easement granted by instrument dated August 27, 1957 executed by L.O. Bloomer, Jr. to City of Sherman recorded in Volume 860, Page 406 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT THE SUBJECT TRACT

(k.) *Easement and Right-of-Way granted by instrument dated July 1, 1957 executed by L.O. Blanton Jr. and Allen A. Hulsey to Texas Power & Light Company recorded in Volume 860, Page 570 et seq of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN, A PART OF THE 10' UTILITY EASEMENT SHOWN ON PLAT

(l.) *Easement granted by instrument dated June 20, 1957 executed by Leon H. Bloomer and wife, Frances Bloomer to Texas Power & Light Company recorded in Volume 860, Page 573 et seq of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN, A PART OF THE 10' UTILITY EASEMENT SHOWN ON PLAT

(m.) *Easement granted by instrument dated February 28, 1958 executed by L.O. Blanton, Jr. and Alan A. Hulsey to Lone Star Gas Company recorded in Volume 874, Page 305 et seq of the Deed Records of Grayson County, Texas.*
AFFECTS THE SUBJECT TRACT AS SHOWN, LINE LAID 3 FEET WEST OF RIGHT-OF-WAY LINE.

(n.) *Judgement for Right-of-Way Easement from L.O. Blanton, Jr., et al to State of Texas, dated May 24, 1960, filed September 27, 1960, of record in Volume 920, at Page 427, of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT THE SUBJECT TRACT

(o.) *Easement or Right-of-Way granted by instrument dated May 11, 1961 executed by J.L. Ladd to City of Sherman recorded in Volume 934, Page 266 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT THE SUBJECT TRACT

(p.) *Easement or Right-of-Way granted by instrument dated May 29, 1961 executed by Jack Hartwig to City of Sherman recorded in Volume 934, Page 269 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT THE SUBJECT TRACT

(q.) *Right-of-Way Deed from Greater Sherman, Inc., to State of Texas, dated May 10, 1961, filed June 22, 1961, of record in Volume 935, at Page 431, of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT THE SUBJECT TRACT

(r.) *Judgement for Right-of-Way from Leon Bloomer to State of Texas, dated April 14, 1959, filed June 3, 1963, of record in Volume 980, at Page 410, of the Deed Records of Grayson County, Texas.*
AFFECTS SUBJECT TRACT AS PART OF HIGHWAY 75 RIGHT-OF-WAY PREVIOUSLY TAKEN

(s.) *Easement granted by instrument dated November 18, 1963 executed by City of Sherman to Texas Power & Light Company recorded in Volume 993, Page 478 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(t.) *Easement granted by instrument dated August 10, 1966 executed by Jack Hartwig and wife, Julia Hartwig to Constitution Village, Inc. recorded in Volume 1062, Page 707 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(u.) *Right-of-Way Deed from City of Sherman to State of Texas, dated July 22, 1968, of record in Volume 1111, at Page 836, of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(v.) *Right-of-Way in Judgement from Jack Hartwig, et ux to State of Texas, of record in Volume 1139, at Page 250, of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(w.) *Easement granted by instrument dated August 16, 1969 executed by Jack Hartwig and wife, Julia Hartwig to Texas Power & Light Company recorded in Volume 1144, Page 718 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(x.) *Easement granted by instrument dated February 5, 1977 executed by G.R. Buchanan to Texas Power & Light Company recorded in Volume 1382, Page 130 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(y.) *Easement granted by instrument dated November 8, 1978 executed by Greater Sherman, Inc. to City of Sherman recorded in Volume 1455, Page 263 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(z.) *Easement granted by instrument dated November 2, 1982 executed by George R. Buchanan and Sonya C. Buchanan to City of Sherman recorded in Volume 1623, Page 302 et seq of the Deed Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(aa.) *Easement granted by instrument dated August 16, 1993 executed by City of Sherman to GTE Southwest, Inc. recorded in Volume 2288, Page 232 et seq of the Real Property Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(ab.) *Easement granted by instrument dated June 17, 2013 executed by City of Sherman to GTE Southwest, Inc. recorded in Volume 5316, Page 909 et seq of the Official Public Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

(ac.) *Easement granted by instrument dated February 12, 2019 executed by Sherman Economic Development Corporation (SEDCO), a Texas Type A Economic Development Corporation to City of Sherman recorded in Instrument Number 2019-3224 et seq of the Official Public Records of Grayson County, Texas.*
DOES NOT AFFECT SUBJECT TRACT

Legend

- SEWER MANHOLE
- GAS MARKER
- STORM DRAIN
- LIGHT POLE
- POWER POLE
- GUY WIRE
- FOUND ROD
- 1/2" STEEL ROD SET (RPLS 6720)
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- ASPHALT
- GRAVEL
- CONCRETE

Legal Description

Being Lot 2, of the MBG Sherman Addition, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2018-91, Plat Records, Grayson County, Texas.

General Notes

1. The property has an area of 43,449 sq. ft. or 0.997 acre of land in Lot 2.
2. Basis of bearings is Grid North, NAD 83, Texas State Plane Coordinate System, North Central Zone.
3. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
4. There are no visible signs of cemeteries.
5. All visible above ground indications of utilities are depicted hereon.
6. There was no visible evidence of striping at time of survey.
7. Dig test was called in all marked utilities were located.

17. No proposed changes in street right of way lines provided at time of survey.

N
W E
S

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

30 0 15 30 60 120
SCALE ~ 1" = 30'

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Surveyor Certification

The Undersigned, being a registered surveyor of the State of Texas certifies to:
Dorsey Development, LLC
MKT Real Estate Holdings, LLC
that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(a), 11(b), 13, 17, and 18 of Table A thereof. The field work was completed on September 21, 2022.

Date of Plat or Map: September 26, 2022.

John C. Copley
State of Texas
Registered Professional
Land Surveyor # 6720

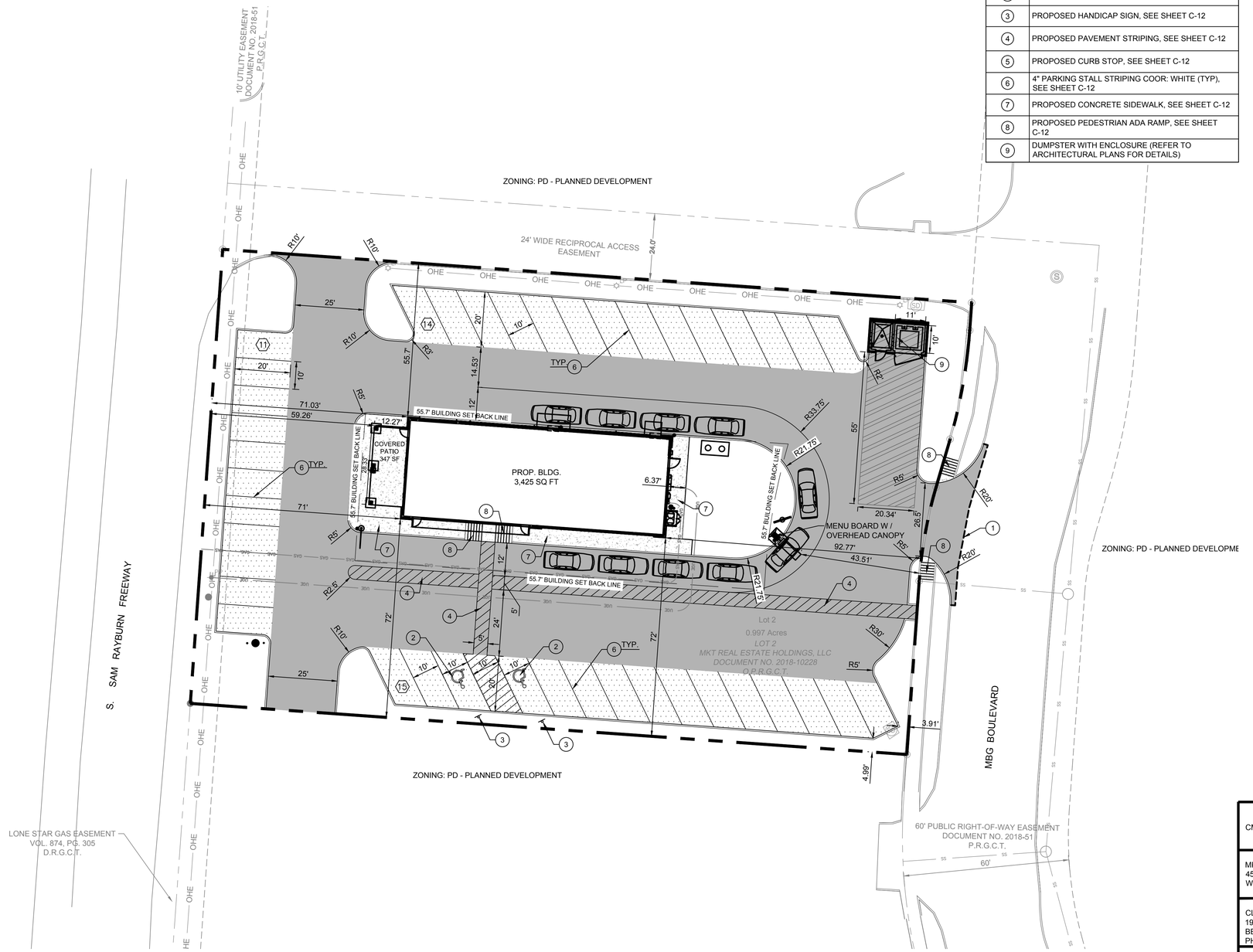
STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

ALTA/NSPS Survey

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com
TX Firm No. 10194420, OK C.A. No. 8279

Project Name: Lot 2, MBG Addition		
Project Address: TBD, Highway No. 75 Sherman, Texas 75090	Prepared For: Dorsey Development, LLC 3636 N. Causeway Blvd., Ste. 200 Metaire, LA 70002	
	Drawn by: JNC	Checked by: JCC
Last Site Visit: 9-21-2022		Sheet: 1 of 1
Date of Survey: 10-10-2022	Scale: 1" = 30'	CLS Job# 22090439

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROPOSED HANDICAP SYMBOL, SEE SHEET C-12
3	PROPOSED HANDICAP SIGN, SEE SHEET C-12
4	PROPOSED PAVEMENT STRIPING, SEE SHEET C-12
5	PROPOSED CURB STOP, SEE SHEET C-12
6	4" PARKING STALL STRIPING COOR: WHITE (TYP), SEE SHEET C-12
7	PROPOSED CONCRETE SIDEWALK, SEE SHEET C-12
8	PROPOSED PEDESTRIAN ADA RAMP, SEE SHEET C-12
9	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

VICINITY MAP
N.T.S.

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
#	PARKING COUNT
	FULL-DEPTH SAWCUT
FL	PROPOSED FIRE LANE STRIPPING

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	COVERED PATIO (SQ. FT)	TOTAL AREA (COMBINED)	BLDG HGT. (FT)	PATIO HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS	
											REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	PD- PLANNED DEVELOPMENT	DRIVE THRU RESTAURANT	1.00	43,429	3,425	347	3,772	24'-6"	13'-0"	1	50% MAX	8.7%	0.5 MAX	0.09	DRIVE THRU RESTAURANT (1 PER 150 SQ FT + 8 STACKING)	25	40	2	2	34,614	80%	8,815	20%

ZONING DESCRIPTION:
CM - COMMERCIAL

OWNER:
MKT REAL ESTATE HOLDINGS LLC
4565 LAKE SHORE DR.
WACO, TX 73410
CONTACT NAME: ----

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR. STE. 406
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
COPLEY LAND SURVEYING
1702 VERDI LN.
SHERMAN, TX 75076
PH: 903.415.0643 CONTACT NAME: JOHN COPLEY

LEGAL DESCRIPTION:
MBG SHERMAN, LOT 2
ACRES 0.998

CITY:	STATE:
SHERMAN	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
GRAYSON	MBG SHERMAN	---

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
DREW DONOSKY
Engineer
P.E. No. 125651 Date 2/20/2023

FREDDY'S
US HWY 75
SHERMAN, TX 75090

No.	DATE	REVISION	BY

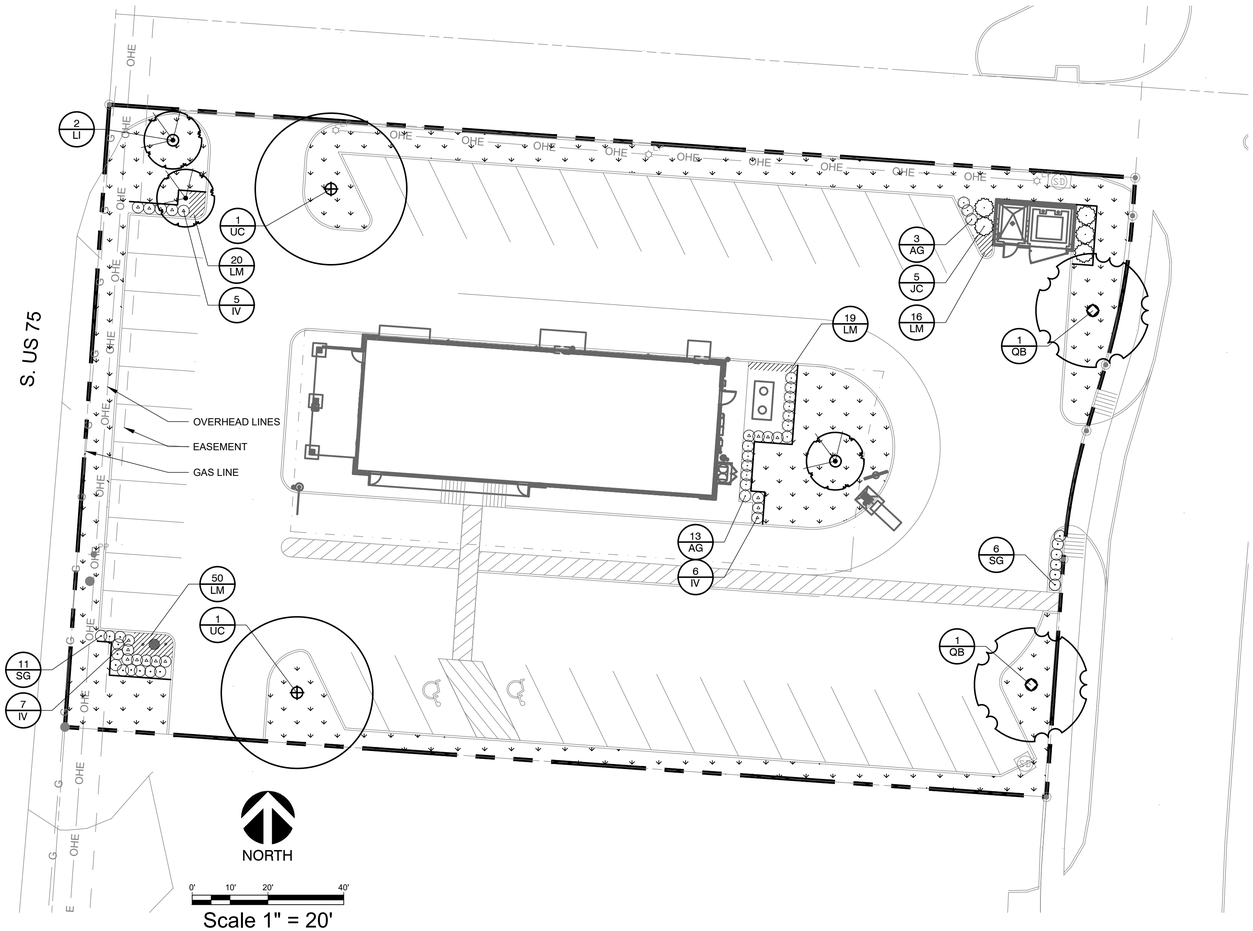
SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	ASD
DATE:	2/21/2023

SHEET
SP-1

CM FILE NO. 2022-203

PLOTTED BY: SANTIAGO DURAN
PLOT DATE: 2/21/2023 9:47 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-203 DORSEY US 75 SHERMAN\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/21/2023 9:37 AM



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS

PARKING LANDSCAPING

AREA OF PARKING AND DRIVES:	29333 SF
LANDSCAPING AREA REQUIRED:	2,933 SF (10% OF PARKING AND DRIVES)
LANDSCAPING AREA PROVIDED:	7,834 SF
ISLAND AREA REQUIRED:	1,173 SF (40% OF REQUIRED LANDSCAPE AREA)
ISLAND AREA PROVIDED:	1,795 SF

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
LI	3	LAGERSTROEMIA INDICA 'DYNAMITE'	CRAPE MYRTLE	8'-10' HT.	PER PLAN	MULTI-STEM
QB	2	QUERCUS BUCKLEYI	TEXAS RED OAK	1.5" CAL. MIN.; 6'-8' HT.	PER PLAN	SPECIMEN
UC	2	ULMUS CRASSIFOLIA	CEDAR ELM	1.5" CAL. MIN.; 6'-8' HT.	PER PLAN	SPECIMEN
SHRUBS						
AG	13	ABELIA GRANDIFLORA 'CONFETTI'	DWARF ABELIA	3 GAL.	30" O.C.	
IV	18	ILEX VOMITORIA 'SCHELLINGS DWARF'	DWARF YAUPON HOLLY	3 GAL.	30' O.C.	
JC	5	JUNIPERUS CHINESIS 'SPARTAN'	JUNIPER	3 GAL.	5' O.C.	
SG	17	SALVIA GREGGII	AUTUMN SAGE	3 GAL.	30" O.C.	
GROUNDCOVER						
LM	105	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	1 GAL.	15" O.C.	
	6907 SF	SOD: TIFWAY 419 BERMUDA GRASS		SOD		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CLAY MOORE ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
LISA CUTSHAW
3770
STATE OF TEXAS

FREDDY'S
SHERMAN, TX

LANDSCAPE PLANTING PLAN

LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

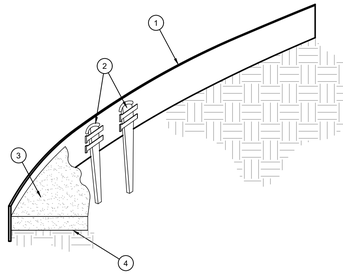
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. <u>FOR BIDDING PURPOSES ONLY</u>, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURERS RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

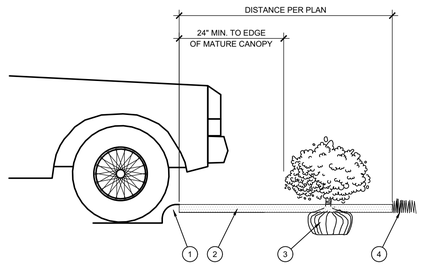
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THE TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

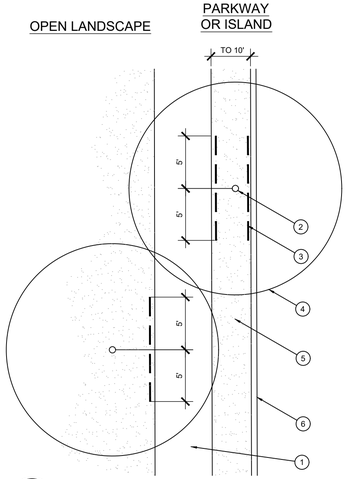
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

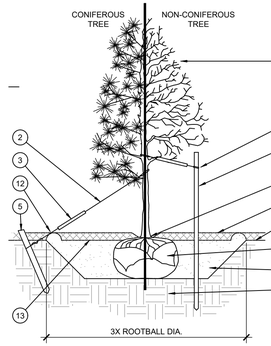
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

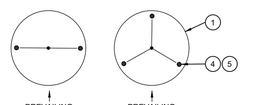
F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



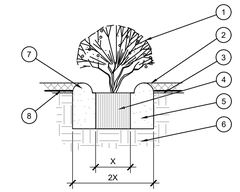
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

STAKING EXAMPLES (PLAN VIEW)

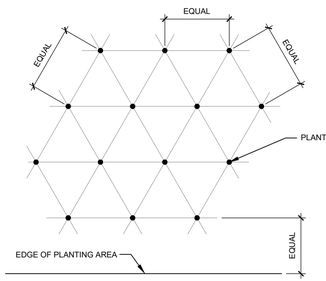


A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXC

GENERAL NOTES:

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NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

1. (2)–TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
2. OVERFLOW DRAIN WITH LAMBS TONGUE
3. HOLLOW METAL EXIT DR. REF. DOOR SCHED.
4. EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF., TYP REF. AWNING COLOR KEY SHT'S A3 & A4
5a. STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
5b. STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
6. LED STRIP LIGHTING BY SIGN MFGR. TYP.
7. GOOSENECK LIGHT FIXTURE "RED"
8. CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
9. NOT USED
10. EIFS CONTROL JOINT REF. DETAIL 4/A3
11. NOT USED
12. 42"x 30" DIAMOND TREAD PLATE
13. SIGNAGE BY OWNER – INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
14. NOT USED
15. WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR – REF. ELECT. PLANS
16. GAS METER PTD. VERIFY LOC.
17. REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS.
18. 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
19. ILLUMINATED CHANNEL LETTERS BY SIGN MANUF.
20. READY ACCESS MODEL AA300 CURTAIN – 275 PASS–THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'MTS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
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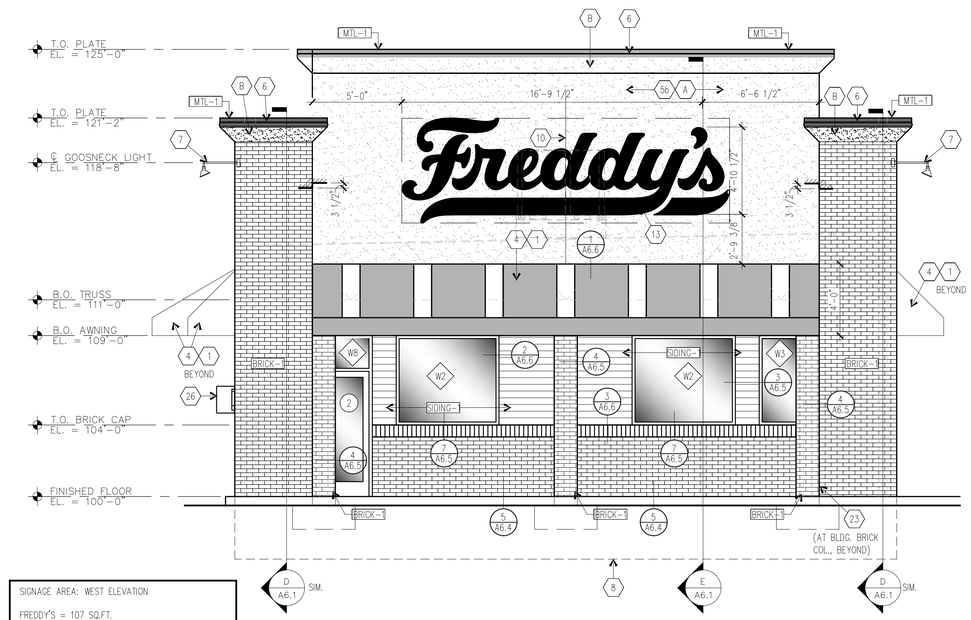
27. NOT USED
28. PRE–MANUF. ALUM. STORAGE CABINET (TO CONCEAL FRYER OIL TANKS). STORAGE CABINET FURNISHED INSTALLED BY OWNER'S TANK SYSTEM SUPPLIER. G.C. TO PREP & PAINT CABINET TO MATCH E.I.F.S. COLOR. FIELD VERIFY CABINET DIMENSIONS.
29. CO2 & BACK–UP CO2 TANK PROVIDER TO CHAIN TANKS TO THE WALL



SIGNAGE AREA: WEST ELEVATION

FREDDY'S = 107 SQ.FT.

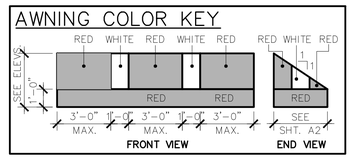
TOTAL = 107 SQ.FT.

TOTAL SIGNAGE ALLOWED PER SHERMAN, TX PLANNING DEPT. IS 20% OF EACH FACADE

(A) EAST ELEVATION

1/4" = 1'–0"

AWNING COLOR KEY



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CAULKING COLOR NOTE:
- AT EIFS / BRICK – MATCH EIFS
- AT BRICK / BRICK – MATCH BRICK
- AT EIFS / EIFS – MATCH EIFS
- AT EIFS / STOREFRONT – MATCH DARK BRONZE FRAME
- AT SIDING/STOREFRONT – MATCH SIDING
- AT SIDING/BRICK – MATCH SIDING

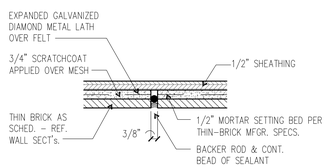
EXTERIOR FINISH SCHEDULE

EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	COLOR. NO.	COLOR	REMARKS
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17–572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)

* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE–MIXED WITH DRYVIT COLORS AS SPEC'D. BELOW, NO PAINTING OF BUILDING E.I.F.S.

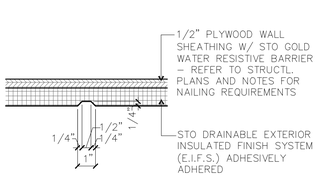
EXTERIOR FINISH	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING WALLS	EIFS	A	DRYVIT	#386A	PURE CREAM	COLOR MIXED INTO FINISH COAT SAND PEBBLE FINISH
BUILDING TRIM	EIFS	B	DRYVIT	#614	SMOKE SIGNAL	COLOR MIXED INTO FINISH COAT SAND PEBBLE FINISH
BUILDING BRICK	THIN BRICK	BRICK–1	MARION CERAMICS		THIN BRICK VENEER IN VEE BRICK 410 GUNSTOCK BROWN	GROUT COLOR – LIGHT GRAY THIN – MADE RUMBLED
FIBER CEMENT SIDING	PLANK SIDING	SIDING–1	NICHIHA PANEL SYSTEM		ROUGHSAWN SMOKE	

METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING COPING	COPING	MTL–1	DUROLAST		SILVER METALLIC	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.



(3) THIN BRICK CONTROL JOINT

3" = 1'–0" MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(4) EIFS CONTROL JOINT

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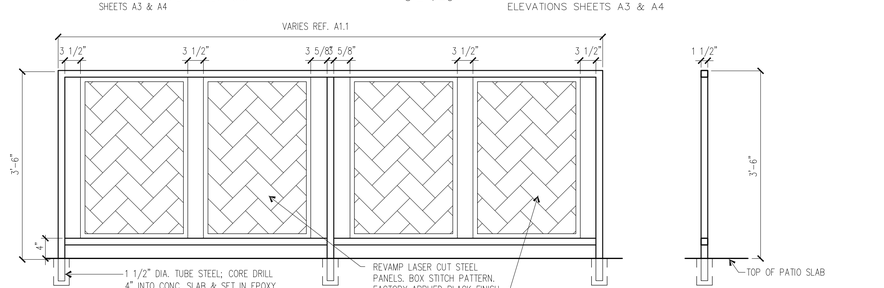
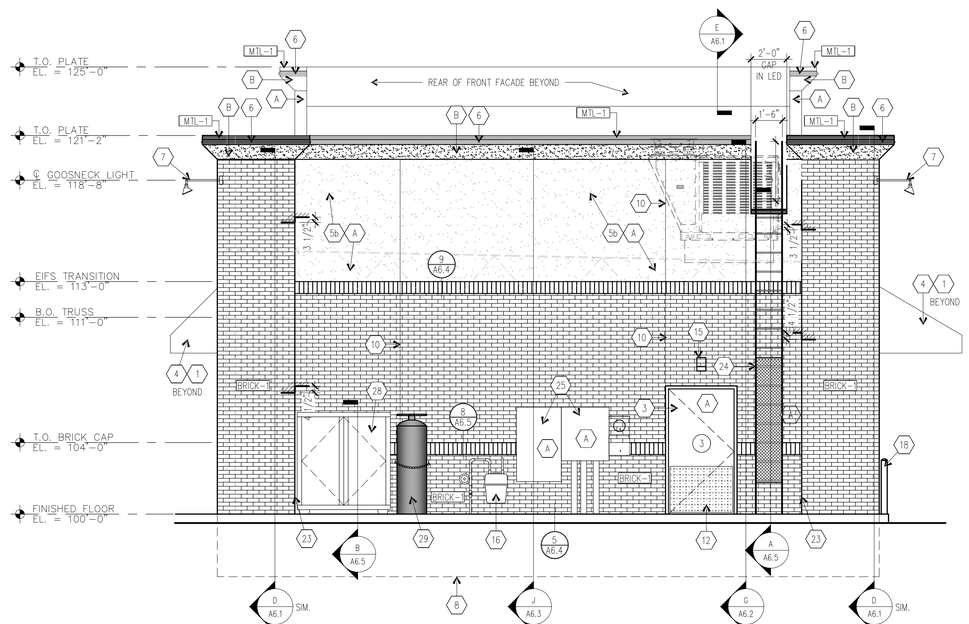


PAINT:
ALL METAL RAILINGS TO BE PAINTED BLACK (P4 – DIRECT TO METAL PAINT) PER FINISH SCHED. ARCH. SHEET A1.2

(5) PATIO GUARD RAIL SECTION

3/4" = 1'–0"



(B) WEST ELEVATION

1/4"= 1'–0"

FREDDY'S FROZEN CUSTARD
HIGHWAY 75
SHERMAN, TEXAS

BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North Wichita KS 67214 3362577542
rodger@bakerdesigngroupks.com

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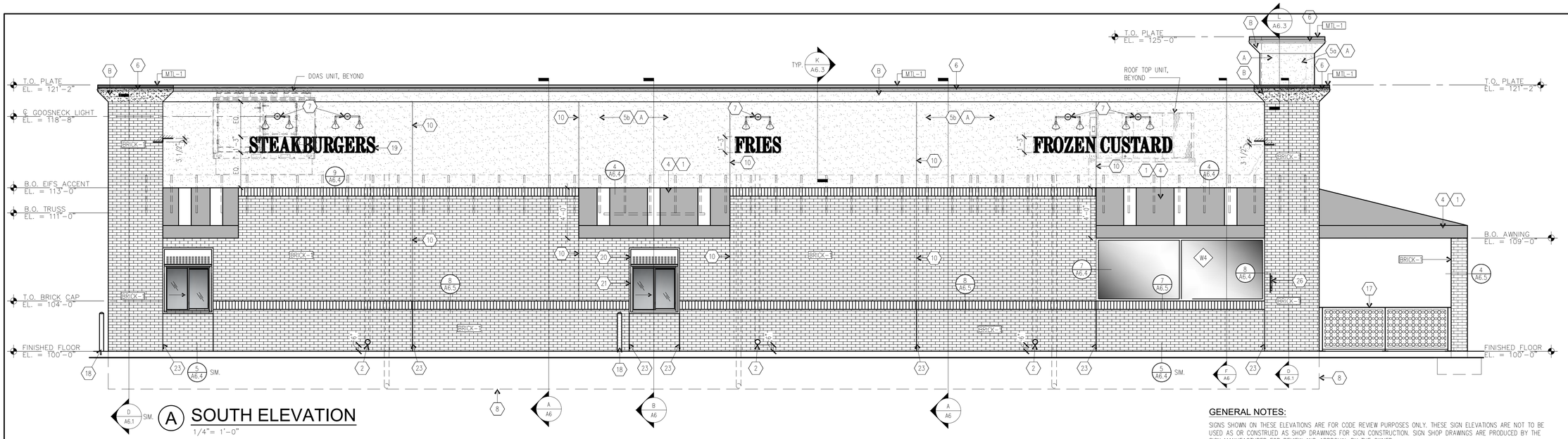
RODGER W. BAKER, AIA

EXTERIOR ELEVATIONS

DATE
2/21/23 PLANNING DEPT.

DRAWN BY: RB, HM
CHECKED BY: RB

SHEET NO.
A3



A SOUTH ELEVATION

1/4"= 1'-0"

SIGNAGE AREA: SOUTH ELEVATION

PATTY MELTS = 10 SQ.FT.
FRIES = 4 SQ.FT.
TURTLE SUNDAES = 14 SQ.FT.
FROZEN CUSTARD = 14 SQ.FT.

TOTAL = 42 SQ.FT.

TOTAL SIGNAGE ALLOWED PER SHERMAN, TX PLANNING DEPT. IS 20% OF EACH FACADE.

SIGNAGE AREA: NORTH ELEVATION

PATTY MELTS = 10 SQ.FT.
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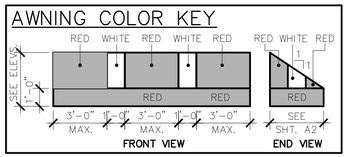

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FIBER CEMENT SIDING	PLANK SIDING	SIDING-1	NICHIHA PANEL SYSTEM		ROUGHSAWN SMOKE	

METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
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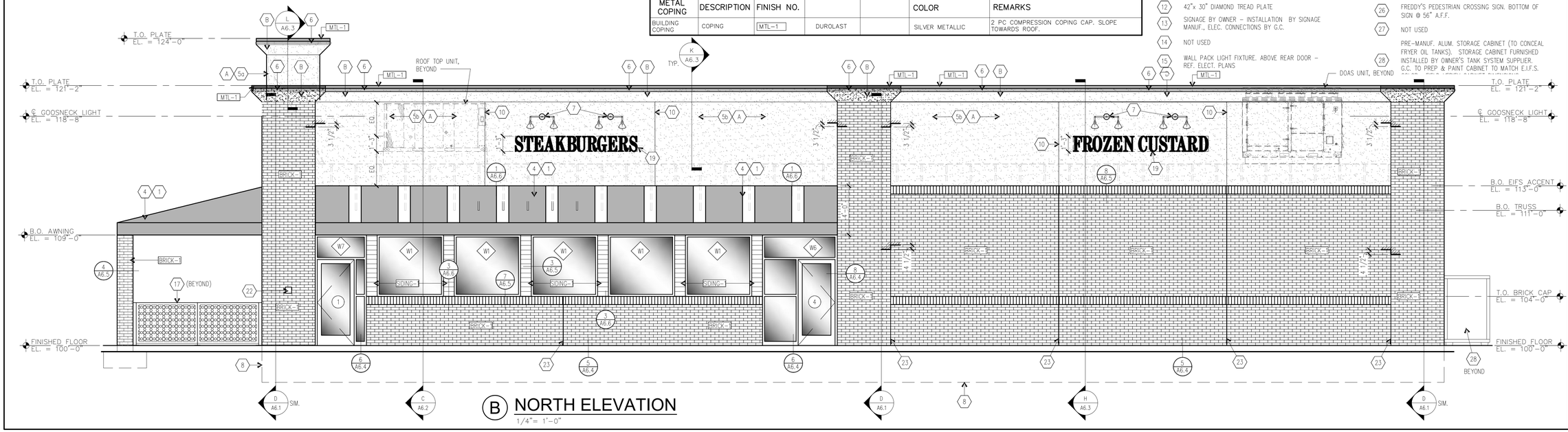

B NORTH ELEVATION

1/4"= 1'-0"

BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North Wichita KS 67214 3362577142
rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD
HIGHWAY 75
SHERMAN, TEXAS

NOT FOR CONSTRUCTION

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RODGER W. BAKER, AIA

EXTERIOR ELEVATIONS

DATE
2/21/23 PLANNING DEPT.

DRAWN BY: RB, HM
CHECKED BY: RB

SHEET NO.
A4

STAFF REVIEW LETTER

March 14, 2023

Clay Moore Engineering
Drew Donosky
1903 Central Drive, #406
Bedford, TX 76021

MKT Real Estate Holding, LLC
4565 Lake Shore Drive
Waco, TX 73410

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75076

Baker Design Group PA
1024 E First Street North
Wichita, KS 67214

Evergreen Design Group
15455 Dallas Pkwy., Ste 600
Addison, TX 75001

Dear Applicants,

The request of Site Plan of Freddy's Restaurant located at 3715 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and Sec. 14.03.007)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and Sec. 14.03.007)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Require filed of record Mutual Access Easement running north to south along Western portion of

Lot by separate instrument be provided to the City of Sherman Engineering Department prior to building permit being issued.

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
10. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
11. The location of the trash receptors must be approved by the Public Works Department.
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Code of Ordinances Chapter 10, Exhibit A, Sec. 17

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

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

Respectfully,

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

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

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

Meeting Date: 03/21/2023

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

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

Requested Action/Proposed Use:

416 SOUTH ELM STREET (WITHDRAWN)

The request of Osccar Medina (Owner), Laura Medina (Representative), Tanya Taylor Studio (Architects) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.009 to allow a lot width of 56.095' in lieu of the required 60' in an R-2F (Duplex Residential) District.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Zone Change from an MF-30 (Multi-Family Residential) District to an R-2F (Duplex Residential) District.

Background:

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

Adjacent Zoning:

MF-30 (Multi-Family Residential) District
R-6 (Single-Family Residential) District

Origination:

Osccar Medina (Owner)
Laura Medina (Representative)
Tanya Taylor Studio (Architects)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

27

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

FLUM

Survey

---

dlagrone H:\PLANNING\Public Notification KT.aprx

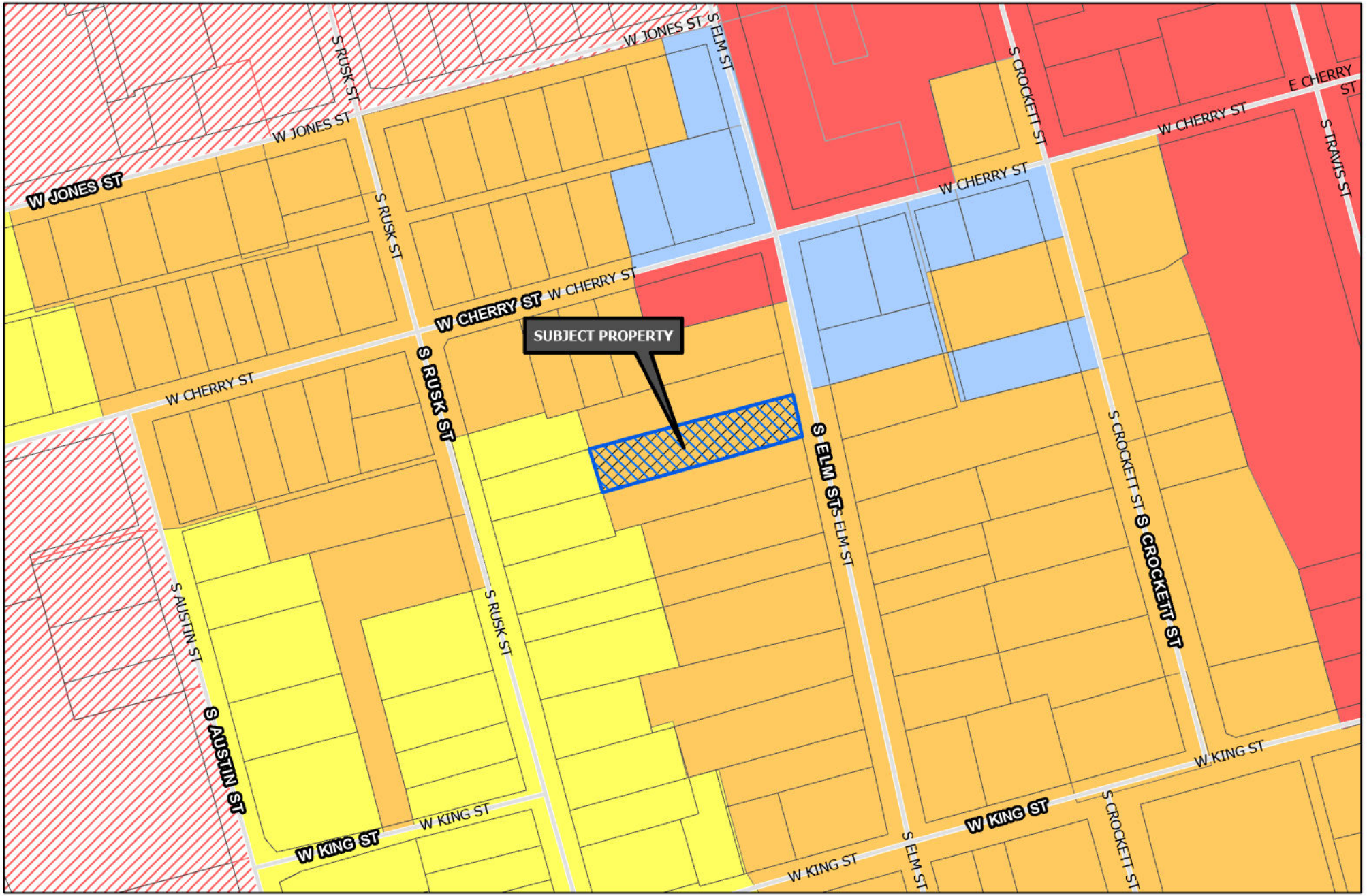
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
416 S ELM ST

N
W E
S

Date: 2/28/2023 9:37 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 416 S ELM ST

N
W E
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Date: 2/28/2023 9:40 AM

Sherman
NOTICE OF REQUESTED ZONE CHANGE AND VARIANCE
PROJECT #: 23-000590
FOR INFORMATION CONTACT DEVELOPMENT SERVICES
3/7/2023 at 11:43 am

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
416 S ELM ST

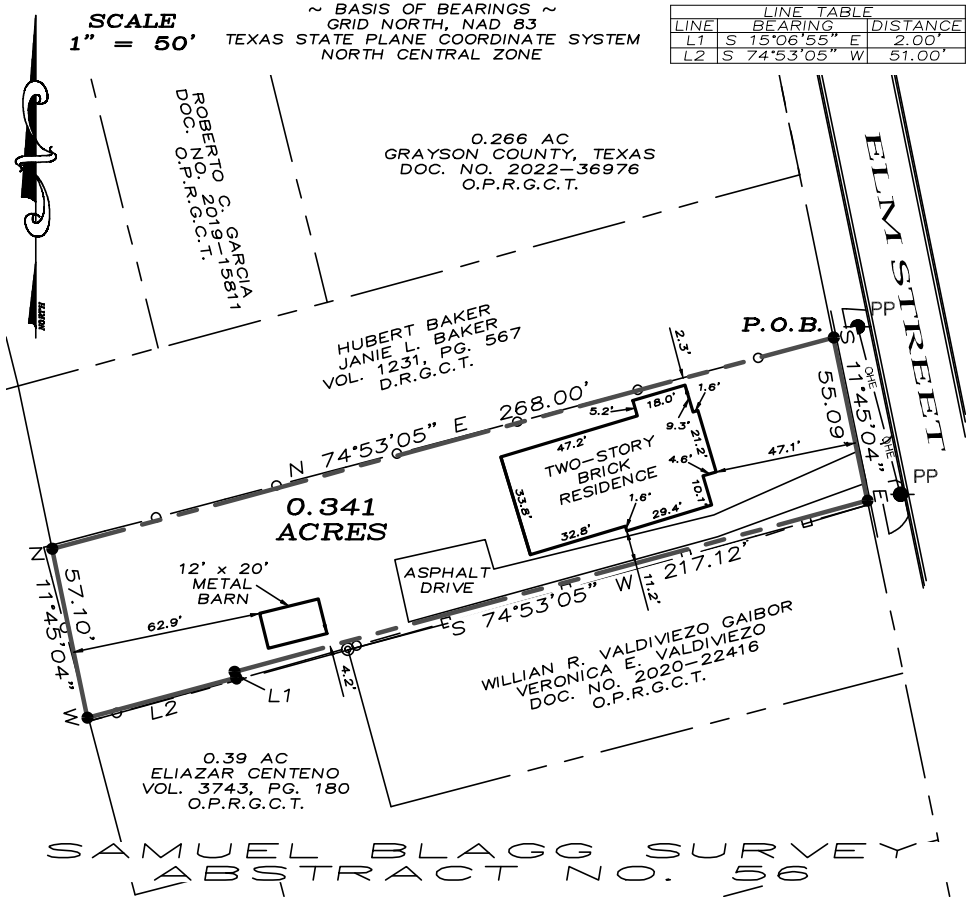
N
W E
S

Date: 2/28/2023 9:45 AM

SCALE
1" = 50'

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°06'55" E	2.00'
L2	S 74°53'05" W	51.00'



LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- STOCKAID FENCE
- OHE OVERHEAD ELECTRIC LINE

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

JOB NO. 22121296
FW: LR – DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of that tract of land conveyed to Oscar Medina as recorded in Document Number 2022–30635, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northeast corner of said Medina Tract, common to the southeast corner of a tract of land described in the deed to Hubert Baker and Janie L. Baker, recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 11°45'04" East, with the easterly line of said Medina Tract, a distance of 55.09 feet to a 1/2" steel rod set for the southeast corner of said Medina Tract;

Thence South 74°53'05" West, with the southerly line of said Medina Tract, a distance of 217.12 feet to a set 1/2" steel rod;

Thence South 15°06'55" East, continuing with the southerly line of said Medina Tract, a distance of 2.00 feet to a set 1/2" steel rod;

Thence South 74°53'05" West, continuing with the southerly line of said Medina Tract, a distance of 51.00 feet to a 1/2" steel rod set for the southwest corner of said Medina Tract;

Thence North 11°45'04" West, with the westerly line of said Medina Tract, a distance of 57.10 feet to a 1/2" steel rod set for the northwest corner of said Medina Tract, common to the southwest corner of aforesaid Baker Tract;

Thence North 74°53'05" East, with the northerly line of said Medina Tract, a distance of 268.00 feet to the Point of Beginning and containing 0.341 acres of land, more or less.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 12/14/22

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

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

2626 HILLTOP DRIVE (Project No. 23-000263)

The request of Greg Pittman, Meals on Wheels (Owner), Chuck Edwards (Representative), Helvey-Wagner Surveying, Inc. (Surveyor), Corgan (Architect) and Glenn Engineering (Engineer) concerning the property located at 2626 Hilltop Drive, consisting of, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10' tall, black vinyl chain-link fence to be constructed in the front yard on the on the east property line along the railroad tracks in lieu of the allowed 4' decorative fence in a C-2 (General Commercial) District.

Background:

The property is located at 2626 Hilltop Drive between Texoma Parkway and Cox Street. The property owner is requesting a Variance for the front yard fence. This item was tabled at the February 21, 2023 meeting.

The following was approved for this location:

- 2/21/2023 - Public Hearing and Variance under Section 14.04.004(4)(e) to allow a 10' tall, black vinyl chain-link fence to be constructed on the east, south and west property lines in lieu of the allowed 10' within the required building area in a C-2 (General Commercial) District.
- 2/21/2023 - Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 6' ornamental fence in the front yard in lieu of the allowed 4' along Hilltop Drive in a C-2 (General Commercial) District.

Adjacent Zoning:

C-2 (General Commercial) District
R-6 (Single-Family Residential) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Greg Pittman, Meals on Wheels (Owner)
Chuck Edwards (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)
Corgan (Architect)
Glenn Engineering (Engineer)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

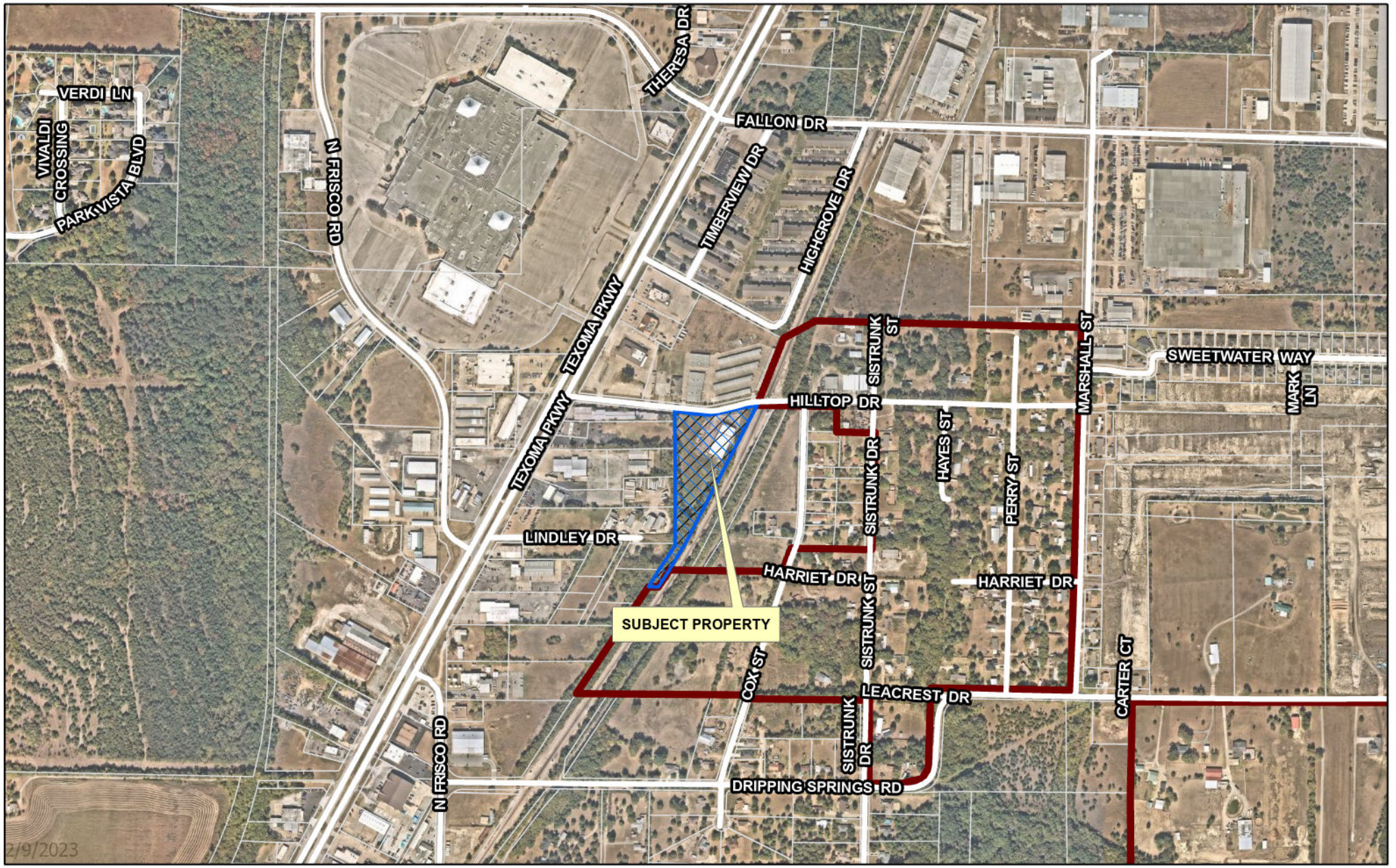
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Final Plat
Site Plan
Site Photos
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2626 HILLTOP DR.

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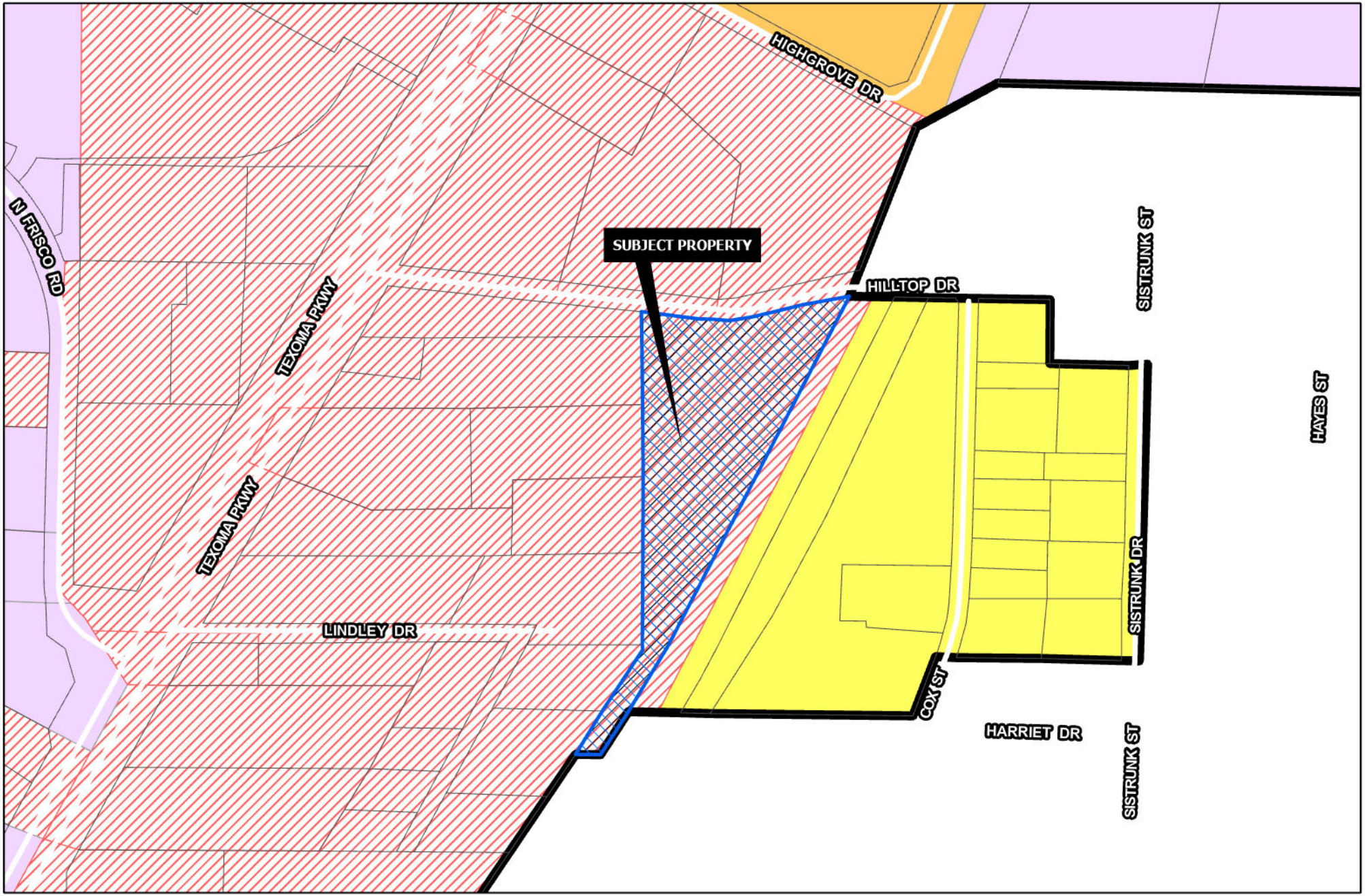
Date: 2/9/2023 12:04 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN ZONING MAP 2626 HILLTOP DR.

N
W E
S

Date: 2/9/2023 12:06 PM

NOTICE OF
REQUESTED
VARIANCE
2/10/23

March 1, 2023

City of Sherman

RE: Meals on Wheels

2626 Hilltop Dr

Sherman, TX 75090

Fence Variance

It is the request of the Meals on Wheels project team to seek a variance to the perimeter fencing.

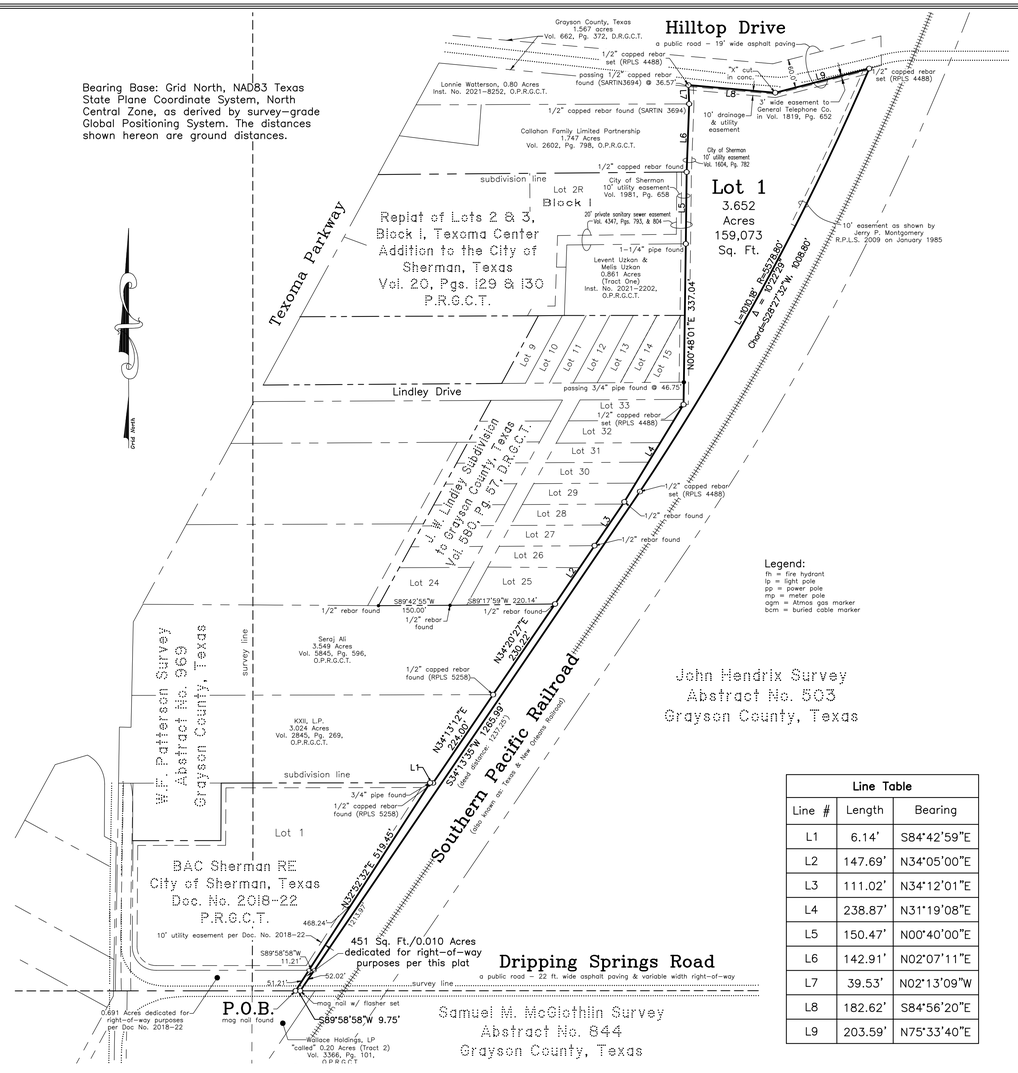
1. Seeking a variance for the installation of a ten (10') chain link fence to be constructed on the east property line along railroad right-of-way. This is an extension of the building line for security purposes. The location of HVAC equipment along side building will be better protected with this continuous of the ten (10') feet along east property line.

   Because of the location of the property, the height of the fencing is requested due to the special circumstance that this property is generally not a secure area and that the provision of the ordinance would deprive the owner of the right of safety and security commonly enjoyed by other properties in the same district.

Justification is that this property is not subject to use of the public. There is also security concerns with a homeless camp close proximity of the property. Also, there is various foot traffic on Hilltop from residents to the east.

Reference to General Zoning Ordinance 14A.7.13.d.3,5.

The project team respectfully request approval for this variance.



Line Table		
Line #	Length	Bearing
L1	6.14'	S84°42'59"E
L2	147.69'	N34°05'00"E
L3	111.02'	N34°12'01"E
L4	238.87'	N31°19'08"E
L5	150.47'	N00°40'00"E
L6	142.91'	N02°07'11"E
L7	39.53'	N02°13'09"W
L8	182.62'	S84°56'20"E
L9	203.59'	N75°33'40"E

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey Abstract No. 503

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 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. CGS680322

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:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

D:\3.67-Acres-John-Hendrix-Survey\Drawings\Preliminary Plat.dwg 1/26/2022 9:07 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the John Hendrix Survey, Abstract No. 503 and all of the 3.662 acre tract of land, conveyed by Warranty Deed from Reeves Company to Tri-County Senior Nutrition Project, Inc., on June 4, 2021, recorded in Instrument No. 2021-18546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail found in or near the center of Dripping Springs Road, a public street, in the South line of said Hendrix Survey and the North line of both the Wallace Holdings, LP "called" 0.20 acre tract of land (Tract 2), recorded in Volume 3366, Page 101, said Official Public Records and the Samuel M. McGlothlin Survey, Abstract No. 844, at the Southeast corner of 0.691 acres dedicated for right-of-way for Lot 1, Final Plat of BAC Sherman RE, to the City of Sherman, Texas, as per plat of record in Document No. 2018-22, Plat Records, Grayson County, Texas and the Southwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 32 deg. 52 min. 32 sec. East, with the East line of both said 0.691 ac. and Lot 1, a distance of 519.45 ft. to a 3/4 inch pipe found at an angle point of the KXII, L.P. 3.024 acre tract of land, recorded in Volume 2845, Page 269, said Official Public Records, the Northeast corner of said Lot 1 and a Northwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 84 deg. 42 min. 59 sec. East, with a South line of said KXII 3.024 ac., a distance of 6.14 ft. to a 1/2 inch capped rebar found stamped (RPLS 5258) at the Southeast corner of said KXII 3.024 ac. and an Ell corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 34 deg. 13 min. 12 sec. East, with the East line of said KXII 3.024 ac., a distance of 224.00 ft. to a 1/2 inch capped rebar found stamped (RPLS 5258) at the Southeast corner of the Seraji Ali 3.549 acre tract of land, recorded in Volume 5845, Page 596, said Official Public Records and the Northeast corner of said KXII 3.024 ac., at an angle point of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 34 deg. 20 min. 27 sec. East, with the East line of said Ali 3.549 ac., a distance of 230.22 ft. to a 1/2 inch rebar found at the Southeast corner of Lot 25, J. W. Lindley Subdivision, to Grayson County, Texas, as per plat of record in Volume 580, Page 57, Deed Records, Grayson County, Texas and the Northeast corner of said Ali 3.549 ac., at an angle point of said Tri-County Senior Nutrition 3.662 ac., SAID rebar being North 89 deg. 17 min. 59 sec. East, 220.14 ft. from a 1/2 inch rebar found at the Southeast corner of Lot 24, said Lindley Subdivision;

THENCE North 34 deg. 05 min. 00 sec. East, with the East line of said Lot 25, a distance of 147.69 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 26, the Southeast corner of Lot 27, said Lindley Subdivision;

THENCE North 34 deg. 12 min. 01 sec. East, with the East line of said Lot 27, a distance of 111.02 ft. to a 1/2 inch rebar found, an angle point of Lot 29, said Lindley Subdivision;

THENCE North 31 deg. 19 min. 08 sec. East, with an East line of said Lot 29, a distance of 238.87 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 00 deg. 48 min. 01 sec. East, with an East line of said Lot 33, **PASSING** a 3/4 inch pipe found at 46.75 ft. at the Southeast corner of Lot 15, said Lindley Subdivision, and continuing for a **TOTAL** distance of 337.04 ft. to a 1-1/4 inch pipe found at the Northeast corner of the Levent Uzkan and Melis Uzkan 0.861 acre tract of land (Tract One), recorded in Instrument No. 2021-2202, said Official Public Records, the most Easterly Southeast corner of Lot 2R, Block 1, Replat of Lots 2 and 3, Block 1, Texoma Center Addition, to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 129 and 130, said Plat Records and an angle point of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 00 deg. 40 min. 00 sec. East, with the East line of said Lot 2R, a distance of 150.47 ft. to a 1/2 inch capped rebar found at the Southeast corner of the Callahan Family Limited Partnership 1.747 acre tract of land, recorded in Vol. 2602, Page 798, said Official Public Records and the Northeast corner of said Lot 2R;

THENCE North 02 deg. 07 min. 11 sec. East, with the East line of said Callahan 1.747 ac., a distance of 142.91 ft. to a 1/2 inch capped rebar found stamped (SARTIN 3694) at the Southeast corner of the Lonnie Watterson 0.80 acre tract of land, recorded in Instrument No. 2021-8252, said Official Public Records and the Northeast corner of said Callahan 1.747 ac.;

THENCE North 02 deg. 13 min. 09 sec. West, with the East line of said Watterson 0.80 ac., **PASSING** a 1/2 inch capped rebar found stamped (SARTIN 3694) at 36.57 ft. at the Northeast corner of said Patterson 0.80 ac., and continuing for a **TOTAL** distance of 39.53 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) in the South right-of-way line of Hilltop Drive, at the most Northerly Northwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 84 deg. 56 min. 20 sec. East, with the South right-of-way line of said Hilltop Drive and a North line of said Tri-County Senior Nutrition 3.662 ac., a distance of 182.62 ft. to a "X" cut in at an angle point;

THENCE North 75 deg. 33 min. 40 sec. East, continuing with the South right-of-way line of said Hilltop Drive and a North line of said Tri-County Senior Nutrition Project 3.662 ac., a distance of 203.59 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at the intersection of the South line of said Hilltop Drive with the West right-of-way line of the Southern Pacific Railroad right-of-way, at the Northeast corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE Southwesterly, with the West right-of-way line of said Southern Pacific Railroad and the East line of said Tri-County Senior Nutrition 3.662 ac., a curve to the right having a radius of 5,578.80 ft., a central angle of 10 deg. 22 min. 29 sec. (Chord Bears: South 28 deg. 27 min. 32 sec. West, 1,008.80 ft.) an arc distance of 1,010.18 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at the end of said curve;

THENCE South 34 deg. 13 min. 35 sec. West, continuing with the West right-of-way line of said Southern Pacific Railroad and the East line of said Tri-County Senior Nutrition 3.662 ac., a distance of 1,265.99 ft. to a mag nail w/ flasher set in or near the center of said Dripping Springs Road, in the South line of said Hendrix Survey and the North line of both said McGlothlin Survey and Wallace 0.20 ac., at the Southeast corner of both said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 89 deg. 58 min. 58 sec. West, with or near the center of said Dripping Springs Road, with the South lines of both said Hendrix Survey and Tri-County Senior Nutrition 3.662 ac. and the North lines of both said McGlothlin Survey and Wallace 0.20 ac., a distance of 9.75 ft. to the **PLACE OF BEGINNING OF BEGINNING** and containing **3.662 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, Tri-County Senior Nutrition Project, Inc., sole owner of Meals on Wheels 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.

_____
Authorized Representative for Tri-County Senior Nutrition Project, Inc.

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final plat of Meals on Wheels 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 Meals on Wheels 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 Meals on Wheels Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

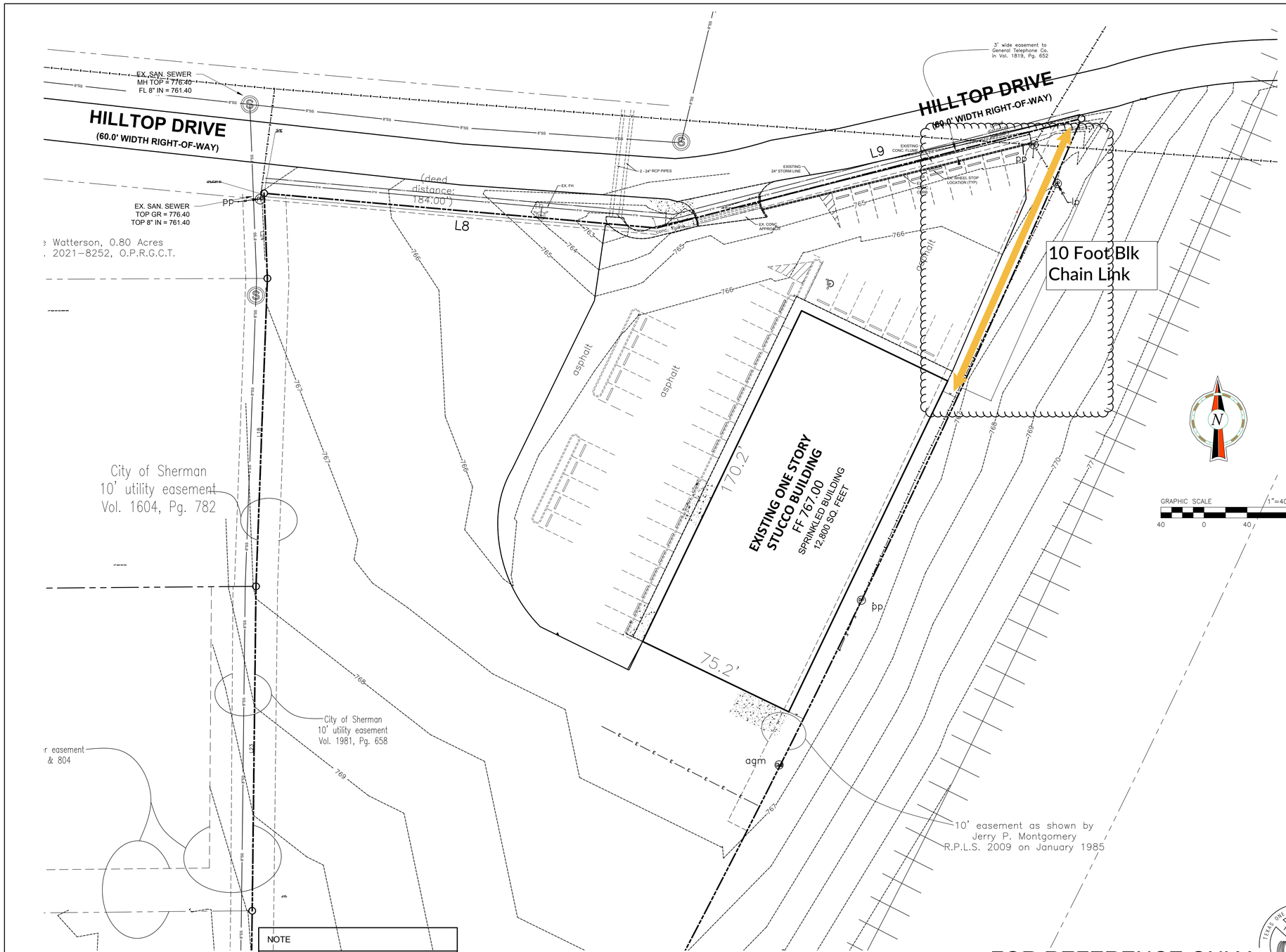
WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey, Abstract No. 503

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:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

D:\3.67-Acres-John-Hendrix-Survey\Drawings\Preliminary Plat.dwg 1/26/2022 9:07 AM



PRIMARY BENCH MARK:
BENCHMARK #1
X CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS ROAD APPROX. 170' NORTH OF DENTON CREEK BLVD.
NORTHING: 7075303.06 EASTING: 2362826.42
ELEV.= 647.11'

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE. THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

FOR REFERENCE ONLY

NOTE: THE CITY OF SHERMAN CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

Plotted: Dec 22, 2021, 10:51 AM by user: robert - Saved: 12/22/2021 by user: robert
D:\Public\Bob's Projects\SHERMAN\MEALS ON WHEELS\BIDSET\2021 MEALS ON WHEELS 2.dwg

CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES		
1	12/23/2021	ISSUE FOR CONSTRUCTION
2		

REVISIONS	

STATE OF TEXAS
MIKE GLENN
35059
FINGINEER

The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on December 23, 2021

GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DR. SUITE 220 IRVING, TEXAS 75038

Date of issue:
12/23/2021

MEALS ON WHEELS OFFICES AND KITCHEN

2626 Hilltop Drive
Sherman, Texas 75090

TOPOGRAPHIC SURVEY

JOB 21594.0000
DATE 12-23-2021
SHEET C01-01

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 STOP! CALL BEFORE YOU DIG!

10’ H Blk Chain Link
Bldg HVAC
Equip Location

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Meals on Wheels
Greg Pittman
2626 Hilltop Dr.
Sherman, TX 75091

Chuck Edwards
P.O. Box 2966
Sherman, TX 75091

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

Corgan
401 N. Houston St.
Dallas, TX 75202

Glenn Engineering
4500 Fuller Dr., Suite 220
Irving, TX 75008

Dear Applicants,

The request of Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10' tall, black vinyl chain-link fence to be constructed in the front yard on the on the east property line along the railroad tracks in lieu of the allowed 4' decorative fence in a C-2 (General Commercial) District located at 2626 Hilltop Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

800 MAXEY STREET

The request of Manuel Dejesus Ochoa (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 800 Maxey Street, consisting of 0.238 acres, being a part of George B. Pilant Survey, Abstract No. 963, being all of Lots 13,14, and 15 in Block 14 of Continuation of W. Elliotts Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-2F (Duplex Residential) District.
B. Replat for Ochoa Addition

Background:

The property is located at 800 Maxey Street between East Odneal Street and East Thomas Street. The owner is requesting a Zone Change to an R-2F (Duplex Residential) District and to plat the property into one lot to build a duplex.

Adjacent Zoning:

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

Origination:

Manuel Dejesus Ochoa (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

This proposed use is compatible with the City of Sherman Comprehensive Plan.

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

Number of notices mailed:
24

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Replat
Site Plan
Elevations
Elevations / Floor plan
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

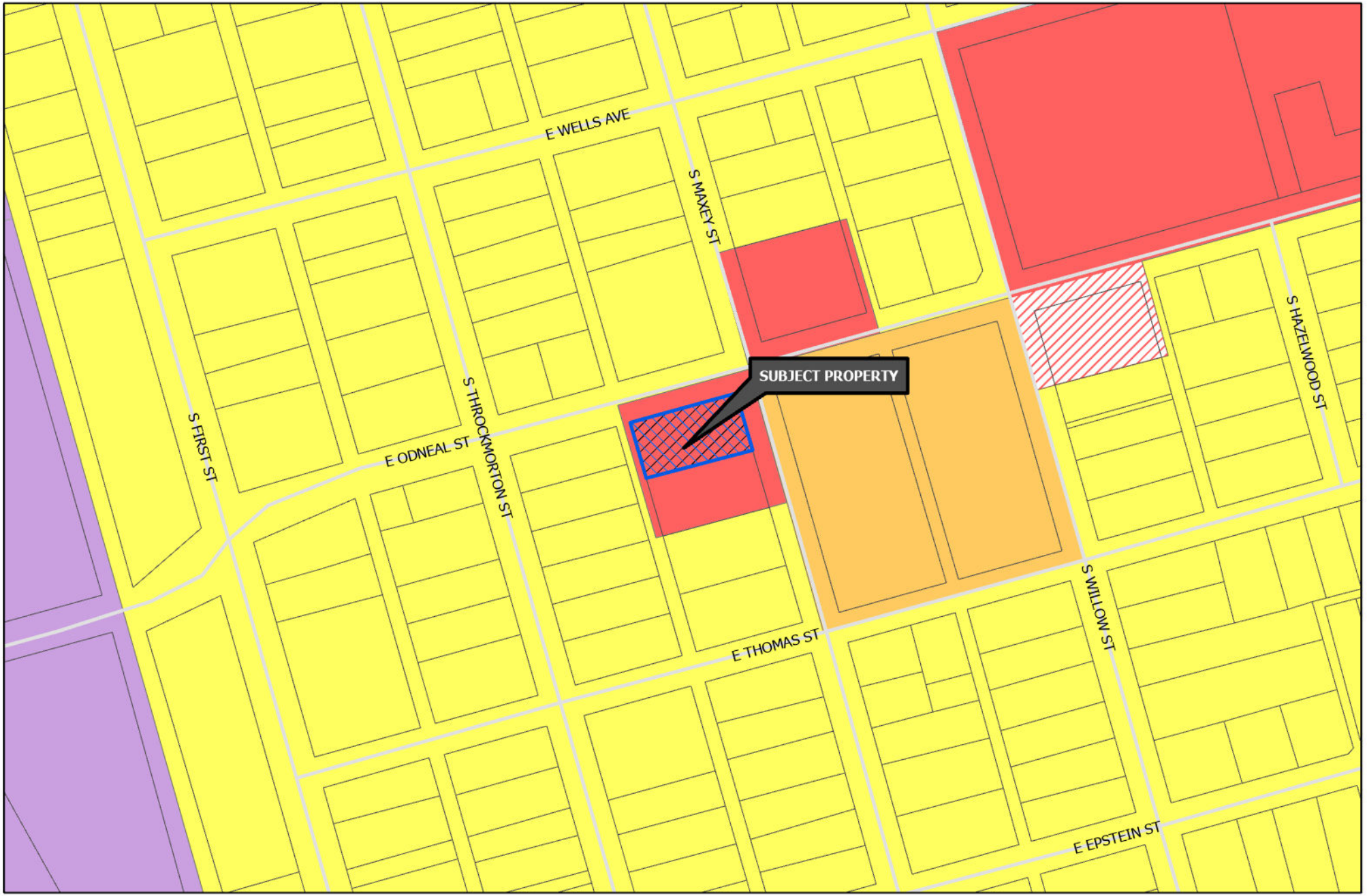
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 S MAXEY ST

N
W E
S

Date: 2/27/2023 12:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 800 S MAXEY ST

N
W E
S

Date: 2/27/2023 12:08 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: **23-000517**

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

03/06/2023 at 11:07 am

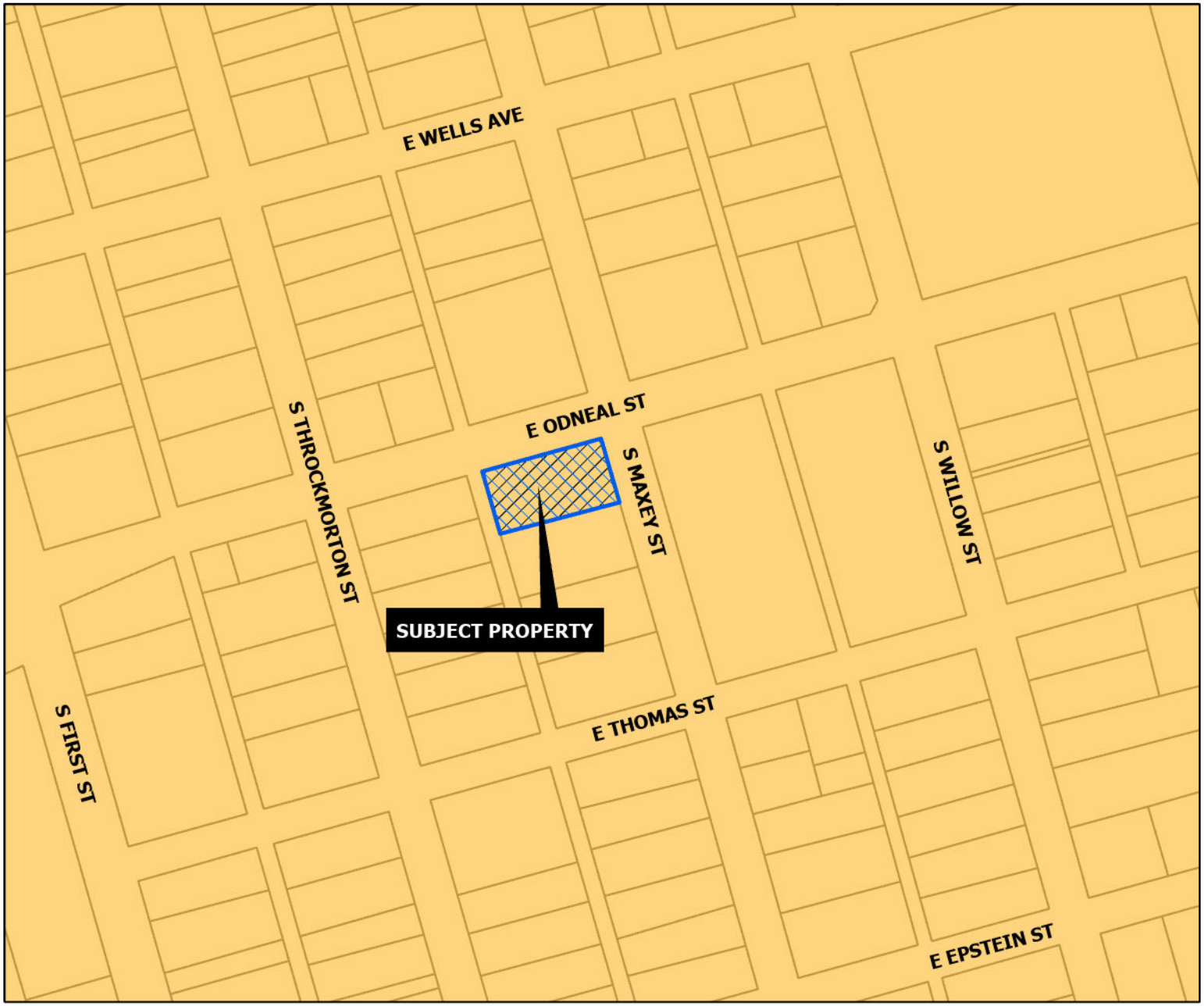
Sherman
CLASSIC TOWN, BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-000517

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

03/06/2023 at 11:07 am



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
800 S MAXEY ST

N
W E
S

Date: 2/27/2023 12:10 PM

Project Narrative

Duplex House Plan, architectural features:

This 2-story duplex house plan has 3 bedrooms and 2.5 bathrooms and a single car garage. The main roof line has a simple gable roof and an individual gable over each master suite. This duplex plan also has different exterior materials that include board and batt siding, horizontal siding and stone accents at the garages. The covered porches are also very desirable.

Duplex House Plan, main floor:

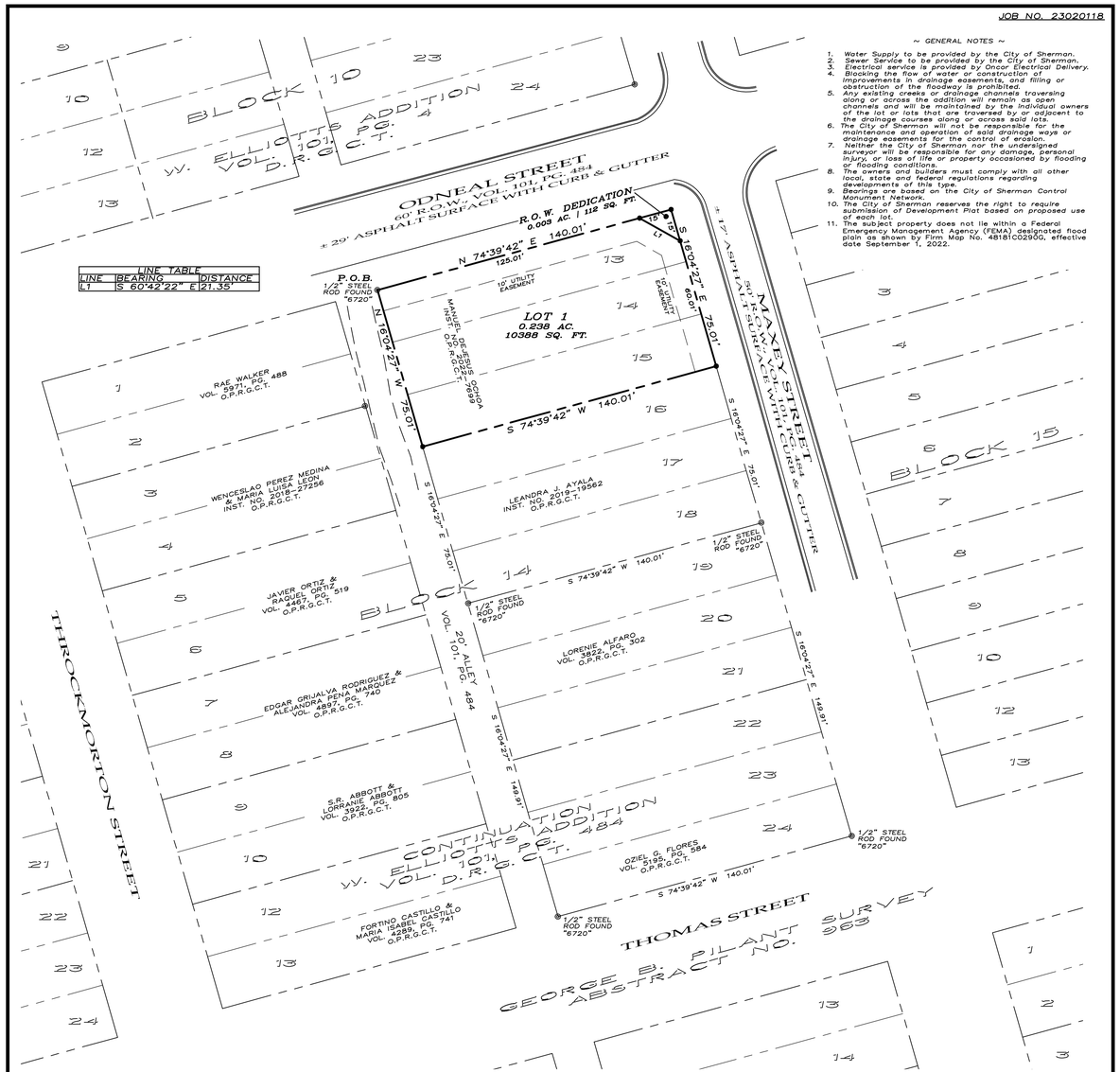
This level features a large open living area that includes the kitchen, and dining room. The kitchen design has a large open eating bar perfect for entertaining guests while in the kitchen. The main level also includes a one car garage, large coat closet, powder bath and sliding glass door to exterior patio. This duplex house plan also has a mirrored layout with center garages providing privacy for each unit. At 42 ft wide this design is perfect for a narrow lot.

Duplex House Plan, upper floor:

This compact design includes 3 bedrooms. The master bedroom is over the garage and captures the front view and has a walk in closet and large bathroom with walk in shower. The second and third bedrooms are equal in size and share the second upstairs bathroom. The bathrooms are back-to-back keeping the plumbing centralized and cost efficient. This level also has a nice size laundry room with a window.

The intended use for the duplex is to provide housing for 2 families.

JOB NO. 23020118



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°42'22" E	21.35'

~ 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. 48181C0290G, effective date September 1, 2022.

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

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

REPLAT
OCHOA ADDITION
Being a Replat of Block 14, Lots 13, 14, & 15
Continuation W. Elliotts Addition
Being a part of the George B. Pilant Survey,
Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.241 acres of land

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
MANUEL DEJESUS OCHOA
9540 GARLAND ROAD STE. 381-178
DALLAS, TX 75218

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

02/15/2023

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

SHEET 1 OF 2

JOB NO. 23020118

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of George B. Pilant Survey, Abstract No. 963, and being all of Lots 13, 14, and 15 in Block 14 of Continuation of W. Elliotts Addition, according to the plat thereof recorded in Volume 101, Page 484, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Manuel DeJesus Ochoa, recorded in Instrument No. 2022-7699, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod stamped "6720" found for the northeast corner of said Lot 13, and at the intersection of the easterly line of a 20-foot alley in Block 14 and the southerly right-of-way line of Odneal Street;

Thence North 74°39'42" East, with the northerly line of said Lot 13, and with the southerly right-of-way line of said Odneal Street, a distance of 140.01 feet to a 1/2" steel rod set stamped "4709", and at the intersection of the southerly right-of-way line of said Odneal Street and the westerly right-of-way line of Maxey Street;

Thence South 16°04'27" East, with the easterly lines of Lots 13, 14, and 15, and with the westerly right-of-way line of said Mzxey Street, a distance of 75.01 feet to a 1/2" steel rod set for the southeast corner of said Lot 15, common to the northeast corner of Lot 16 in aforesaid Block 14, and from which a 1/2" steel rod stamped "6720" found for the southeast corner of Lot 18 bears South 16°04'27" East, a distance of 75.01 feet;

Thence South 74°39'42" West, with the southerly line of said Lot 15, and with the northerly line of said Lot 16, a distance of 140.01 feet to a 1/2" steel rod set for the southwest corner of said Lot 15, common to the northwest corner of said Lot 16, and on easterly line of aforesaid 20-foot alley, and from which a 1/2" steel rod stamped "6720" found for the southwest conrer of said Lot 18 bears South 16°04'27" East, a distance of 75.01 feet;

Thence North 16°04'27" West, with the westerly lines of said Lots 15, 14, and 13, and with the easterly line of said 20-foot alley, a distance of 75.01 feet to the Point of Beginning and containing 0.241 acres (10,501 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, OCHOA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

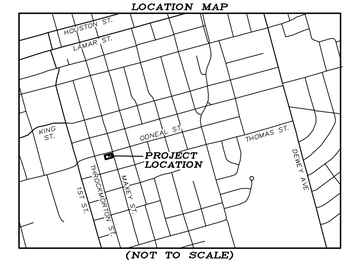
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of_____, 2023.

_____
MANUEL DEJESUS OCHOA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

EXECUTED THIS_____DAY OF_____, 2023

_____
MANUEL DEJESUS OCHOA

REPLAT
OCHOA ADDITION
Being a Replat of Block 14, Lots 13, 14, & 15
Continuation W. Elliotts Addition
Being a part of the George B. Pilant Survey,
Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.241 acres of land

OWNERS/DEVELOPER
MANUEL DEJESUS OCHOA
9540 GARLAND ROAD STE. 381-178
DALLAS, TX 75218

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

02/15/2023

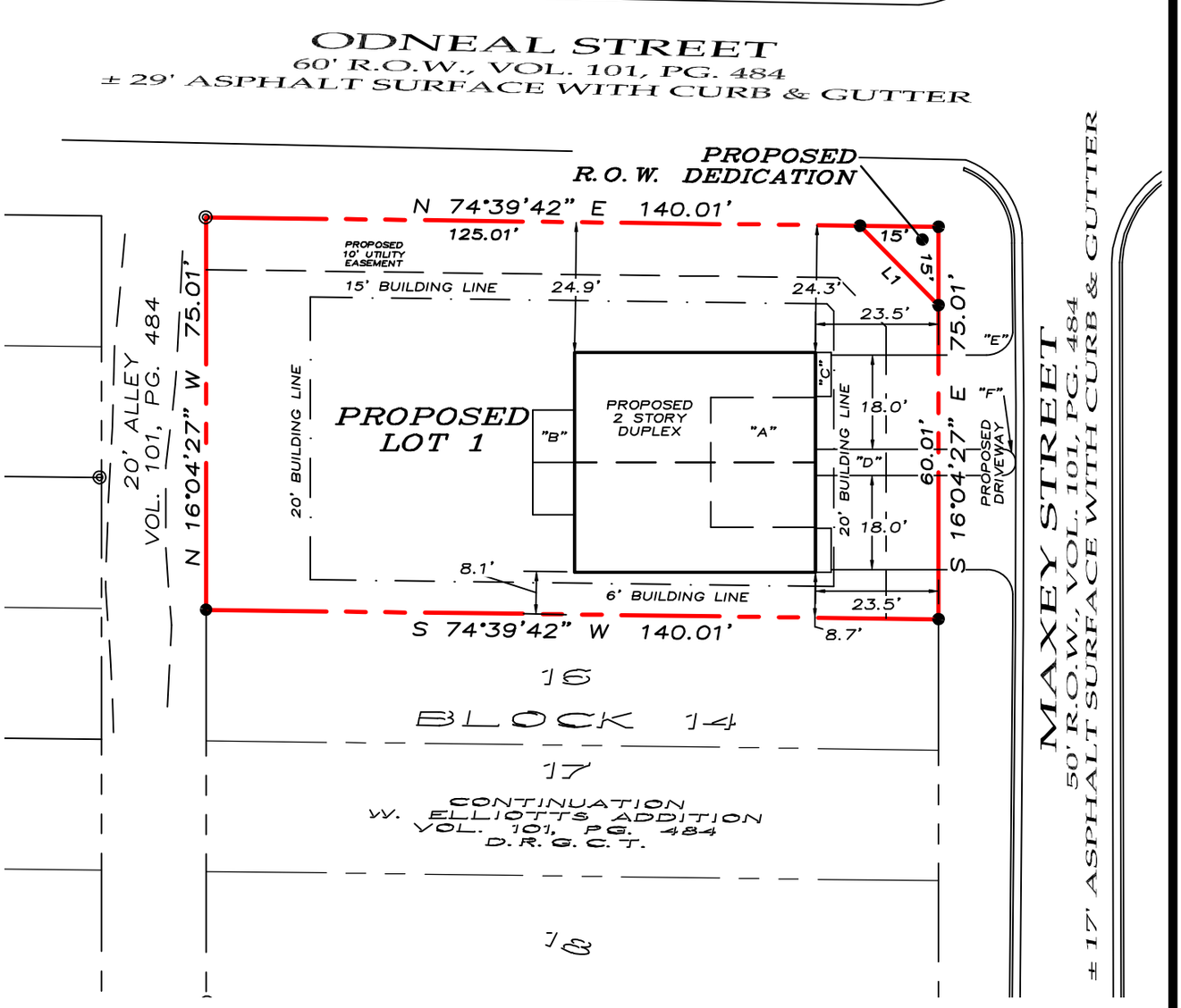
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

SCALE
1" = 30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°42'22" E	21.35'

JOB NO. 22020118 SP
FW: WK – DFT: BH



GENERAL NOTES

A. 12.4' x 20' GARAGE

B. 10' x 8' PATIO

C. 8.4' x 4' PORCH

D. 5' GAP BETWEEN DRIVEWAYS

E. 5' = RADIUS

F. 2.5' = RADIUS

NORTH

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

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

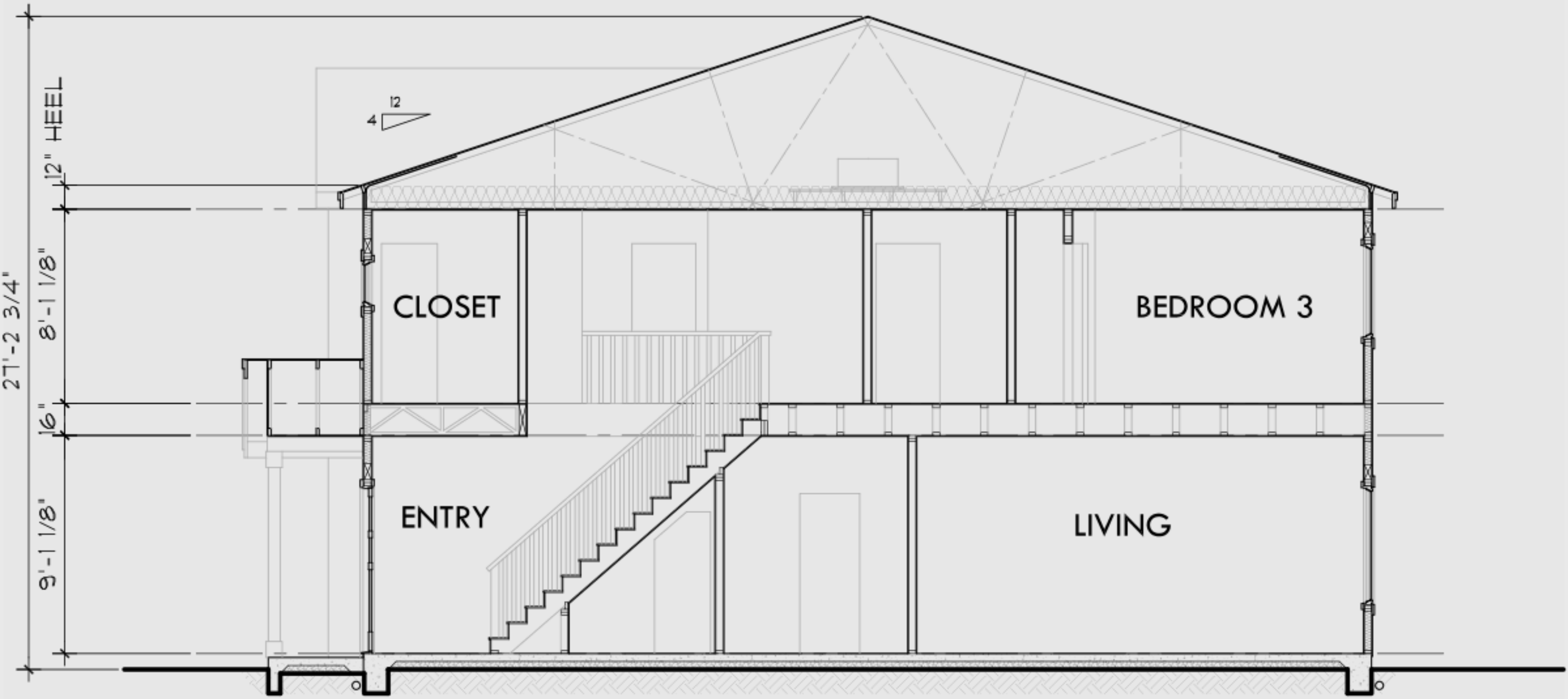
This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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 © 2023
Underwood Drafting & Surveying, Inc.
All rights reserved.

SITE PLAN
LOT 1
PROPOSED OCHOA ADDITION
800 MAXEY STREET
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

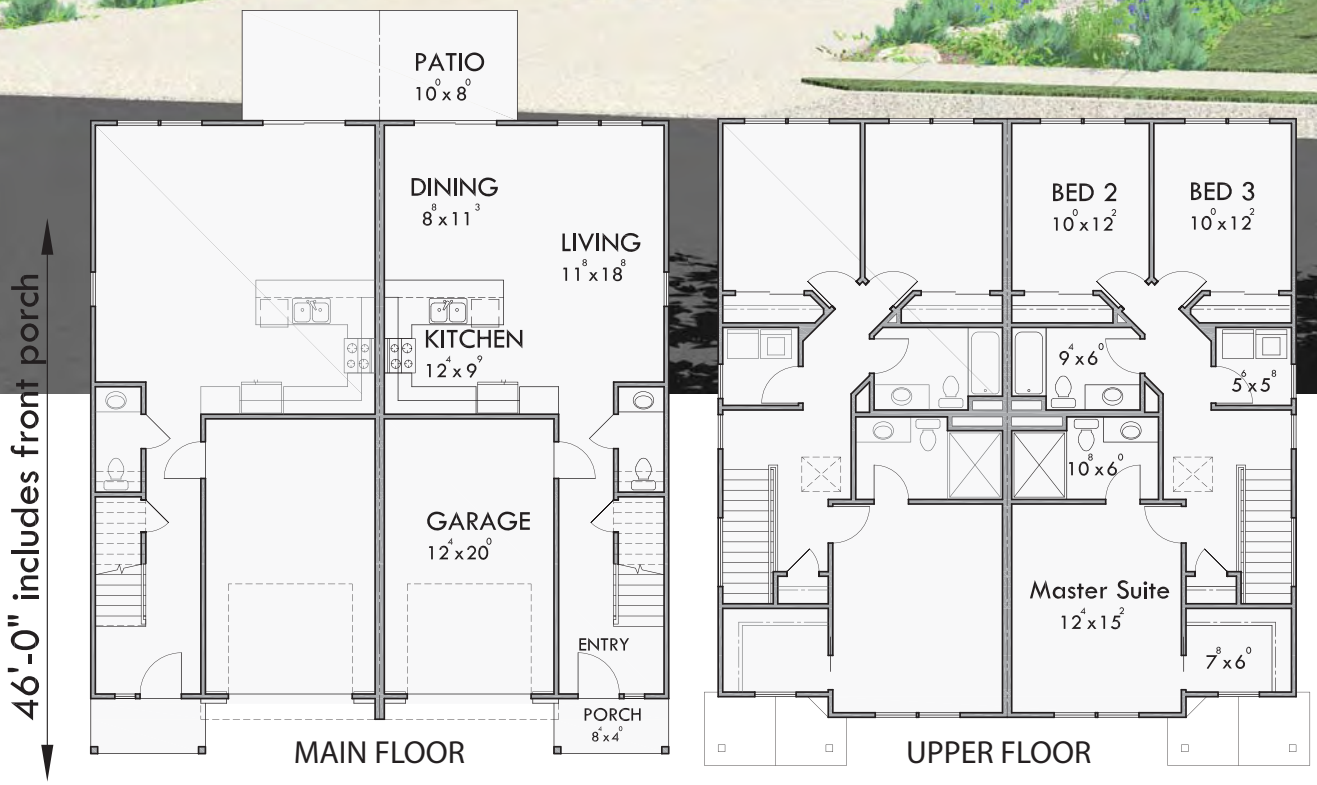
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151



CROSS SECTION

PLAN #D-602

MAIN FLR.	624 SQ. FT.
UPPER FLR.	857 SQ. FT.
TOTAL	1481 SQ. FT.
GARAGE	258 SQ. FT.



www.houseplans.pro

Bruinier & associates, inc. building designers ©

1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Manuel Dejesus Ochoa
9540 Garland Rd., Ste. 381-178
Dallas, TX 75218

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of Ochoa Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Manuel Dejesus Ochoa
720 South Maxey
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-2F (Duplex Residential) District located at 800 Maxey Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

2505 NORTH HICKORY STREET (Project No. 23-000550)

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative), Wright Group (Architects-Planner) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.673 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.012 to allow a lot area of 1.673 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District.

Planning and Zoning Commission

B. Site Plan for The Fab Apartment Homes.
C. Preliminary Plat of The Fab Apartment Homes.

Background:

The property is located at 2505 North Hickory Street between West Lamberth Road and West Peyton Street. The owner is requesting a Variance on the required lot area, Site Plan and Preliminary Plat approval for a multi-family development.

Adjacent Zoning:

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

Origination:

Sarika Mandavilli (Owner)
Vamsi Krishna Chitluri (Representative)
Wright Group (Architects-Planner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Preliminary Plat
Site Plan
Landscape Plan
Elevations
Floor Plan
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER

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dlagrone H:\PLANNING\Public Notification KT.aprx

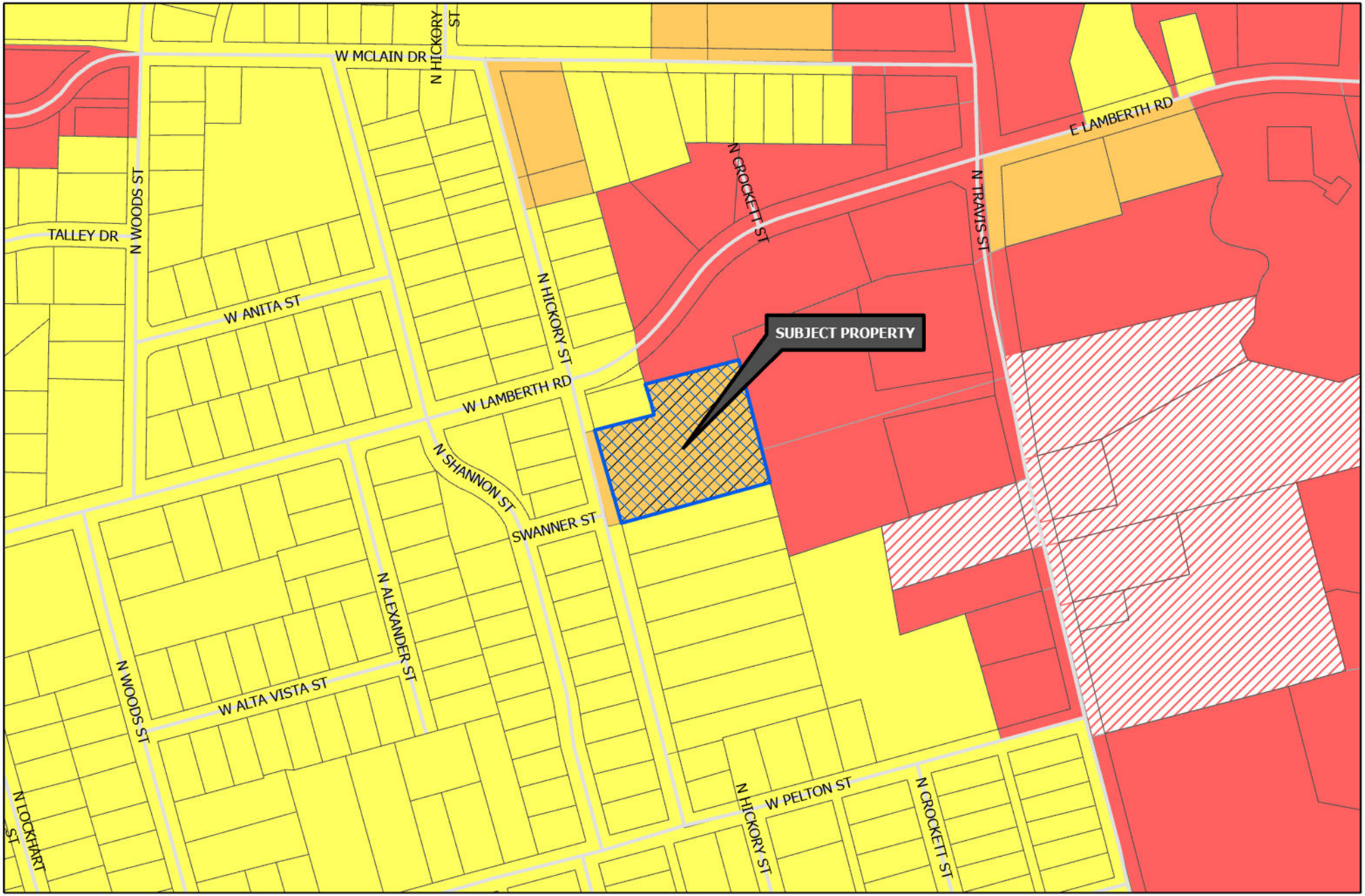
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2505 N HICKORY ST

N
W E
S

Date: 2/27/2023 12:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 2505 N HICKORY ST

N
W E
S

Date: 2/27/2023 12:25 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-000550

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

03/06/2023 at 1:44 pm

WRIGHT GROUP Architects-Planners, PLLC
430 South Broadway Street, Carrollton, Texas 75006 Tel: 972-242-1015

February 15, 2023

Regarding: **2505 N. Hickory Street**
Sherman, Texas 75092
Zoning MF-30

This 1.6678-acre site is located in the MF-30 zoning which will allow for a 45 feet height or a 3 story multi-family building.

Ordinance 6385 adopted 5/17/21 section (d) Total land Area divided by 1,250 sf = number of units allowed.
1.6678 (72,649 sf) / 1,250=58 units

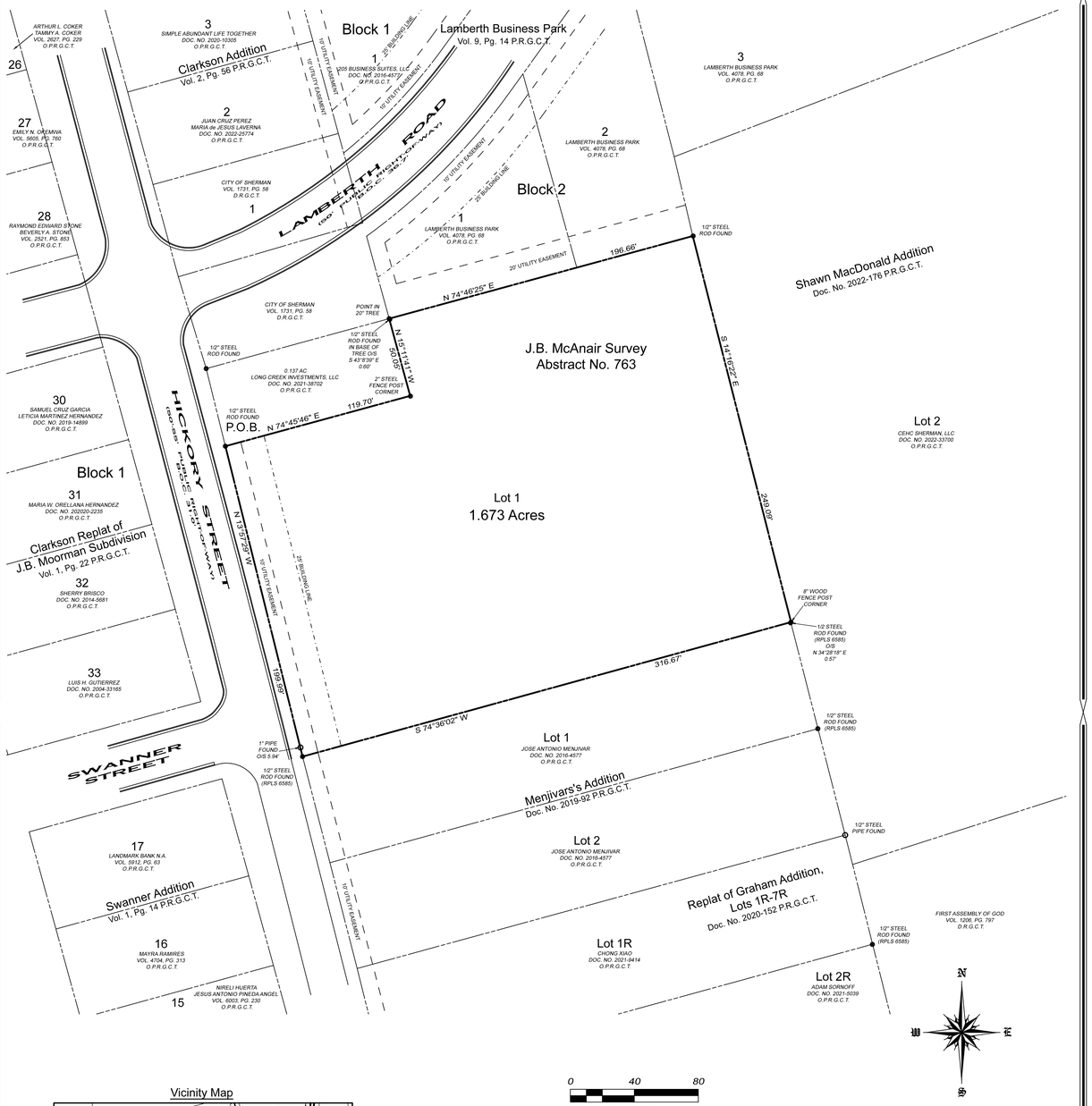
December 2022 the ordinance was revised to change the MF-30 to a minimum lot area of 5 acres. (The new MF-30 Section 14.02.012) 5-acre site would allow for 174 units to be built.

The current design is for a 3-story building with 36 units on a 1.6678-acre site which was allowable at the time this site was purchased.

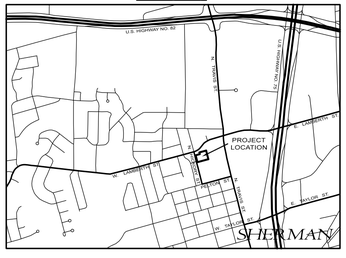
The request is to allow the existing zoning and development on the current 1.6678-acre site. The current land area does not have 5 acres available.

Respectfully,

Terrance J. Wright, AIA, NCARB
Principal



Vicinity Map



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

Preliminary Plat of
The Fab
Apartment Homes
an addition to
the City of Sherman
Grayson County, Texas

2/20/2023

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

OWNERS/DEVELOPER
SARIKA MANDAVILLI
14668 BLAKEHILL DR.
FRISCO, TEXAS 75035

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

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being a 1.6678 acre tract of land conveyed to Sarika Mandavilli by deed of record in Document No. 2022-24544, Official Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at 1/2" steel rod found maintaining the northwest corner of said 1.6678 acre tract, the southwest corner of a 0.137 acre tract of land conveyed to Long Creek Investments, LLC by deed of record in Document No. 2021-38702 of said Official Public Records, and being in the east line of Hickory Street;

Thence **North 74°45'46" East**, along the north line of said 1.6678 acre tract, the south line of said 0.137 acre tract, a distance of **119.70 feet** to a 2" steel fence post corner maintaining an ell corner in the north line of said 1.6678 acre tract, and the southeast corner of said 0.137 acre tract;

Thence **North 15°11'41" West**, along the north line of said 1.6678 acre tract, the east line of said 0.137 acre tract, a distance of **50.05 feet** to a point in a 20" tree maintaining an angle point in the north line of said 1.6678 acre tract, the northeast corner of said 0.137 acre tract, the southeast corner of a tract of land conveyed to the City of Sherman by deed of record in Volume 1731, Page 58, Deed Records, Grayson County, Texas, and the southwest corner of Lot 1, Block 2, Lamberth Business Park, an addition to the City of Sherman, Texas as shown by plat of recorded in Volume 9, Page 14, Plat Records, Grayson County, Texas;

Thence **North 74°46'25" East**, along the north line of said 1.6678 acre tract, and the south line of said Block 2, Lamberth Business Park, a distance of **196.66 feet** to a 1/2" steel rod found maintaining the northeast corner of said 1.6678 acre tract, the southeast corner of Lot 2, Block 2 of said Lamberth Business Park, and in the west line of Lot 2, Shawn MacDonald Addition, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2022-176 of said Plat Records;

Thence **South 14°16'22" East**, along the east line of said 1.6678 acre tract, and the west line of said Lot 2, Shawn MacDonald Addition, a distance of **249.09 feet** to an 8" wood fence post corner maintaining the southeast corner of said 1.6678 acre tract, and the northeast corner of Lot 1, Menjivar's Addition, recorded in Document No. 2019-92 of said Plat Records;

Thence **South 74°36'02" West**, along the south line of said 1.6678 acre tract, and the north line of said Lot 1, Menjivar's Addition, a distance of **316.67 feet** to a 1/2" steel rod with a cap marked RPLS 6585 maintaining the southwest corner of said 1.6678 acre tract, the northwest corner of said Lot 1, Menjivar's Addition, and in the east line of said Hickory Street;

Thence **North 13°57'29" West**, along the west line of said 1.6678 acre tract, and the east line of said Hickory Street, passing a 1" pipe found, at a distance of 5.94 feet, continuing for a total distance of **199.99 feet** to the **Point-of-Beginning** and containing **1.673 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.

PRELIMINARY

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, SARIKA MANDAVILLI, 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 The Fab Apartment Homes, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2023.

By: Sarika Mandavilli

By:_____
Sarika Mandavilli

~ 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 1.673 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____day of _____ _____, 2023.

SARIKA MANDAVILLI

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of THE FAB APARTMENT HOMES, an addition to the City of Sherman, Texas, was submitted to the City Council on the____ _____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of _____, _____ ,2023.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2023, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Preliminary Plat of
The Fab
Apartment Homes
an addition to
the City of Sherman
Grayson County, Texas

2/20/2023

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

OWNERS/DEVELOPER
SARIKA MANDAVILLI
14668 BLAKEHILL DR.
FRISCO, TEXAS 75035

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
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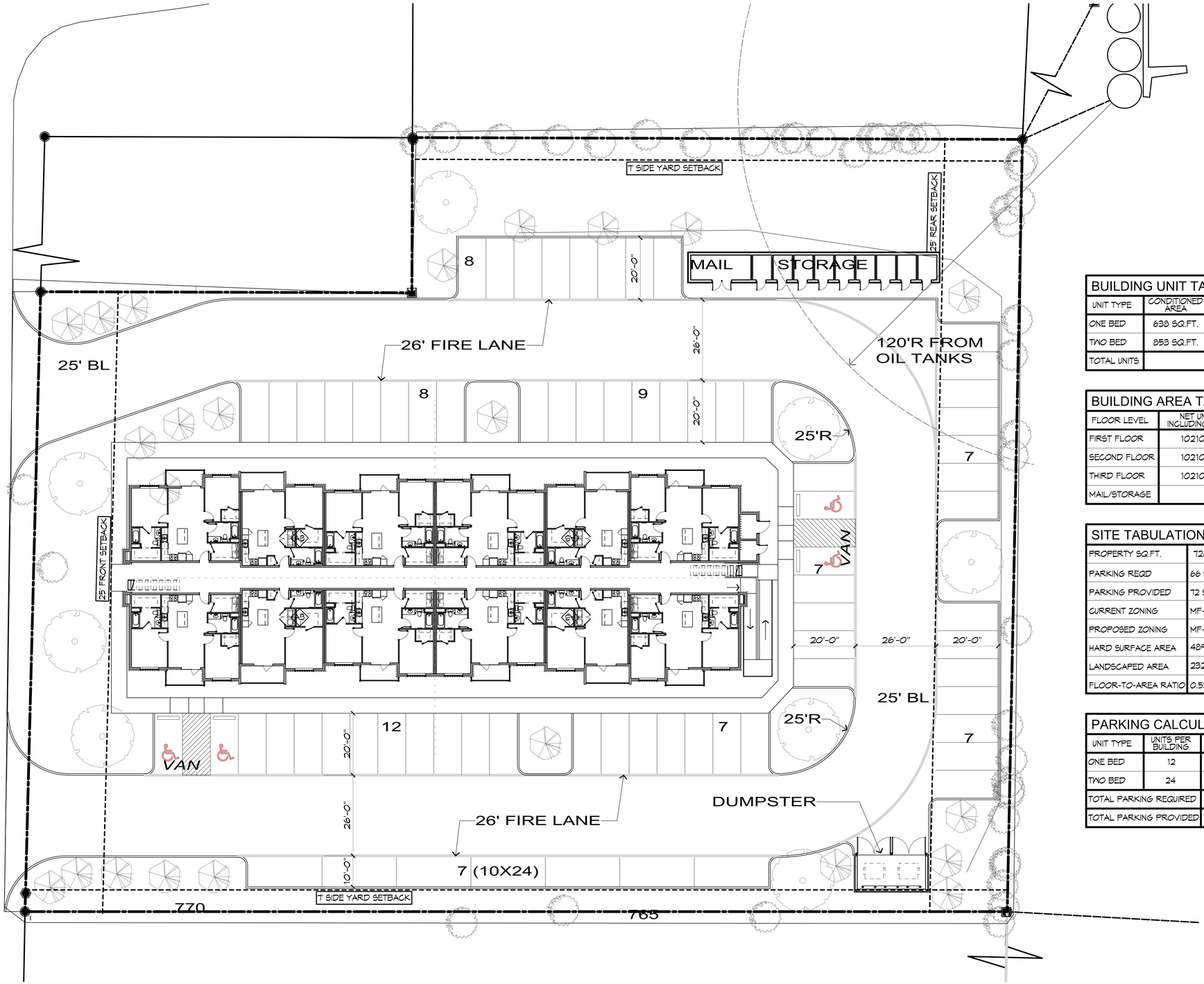


1 **OVERALL SITE PLAN**
SCALE: 1/16"=1'-0"

BUILDING UNIT TABLE				
UNIT TYPE	CONDITIONED AREA	BALCONY AREA	UNITS PER FLOOR	UNITS PER BUILDING
ONE BED	638 SQ.FT.	79 SQ.FT.	4	12
TWO BED	853 SQ.FT.	65 SQ.FT.	8	24
TOTAL UNITS				36

BUILDING AREA TABLE			
FLOOR LEVEL	NET UNIT AREA INCLUDING BALCONY	GROSS AREA	EFFICIENCY
FIRST FLOOR	10210 SQ.FT.	12855 SQ.FT.	80%
SECOND FLOOR	10210 SQ.FT.	12433 SQ.FT.	82%
THIRD FLOOR	10210 SQ.FT.	12433 SQ.FT.	82%
MAIL/STORAGE		798 SQ.FT.	

SITE TABULATION	
PROPERTY SQ.FT.	72880 SQ.FT.
PARKING REQD	66 SPACES
PARKING PROVIDED	72 SPACES (4 ACCESSIBLE SPACES)
CURRENT ZONING	MF-30
PROPOSED ZONING	MF-30
HARD SURFACE AREA	48967 SQ.FT.
LANDSCAPED AREA	23270 SQ.FT.
FLOOR-TO-AREA RATIO	0.53

PARKING CALCULATIONS			
UNIT TYPE	UNITS PER BUILDING	PARKING REQUIRMENTS	
ONE BED	12	1.5 PER UNIT	18
TWO BED	24	2 PER UNIT	48
TOTAL PARKING REQUIRED			66
TOTAL PARKING PROVIDED			72

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

Type Date 01

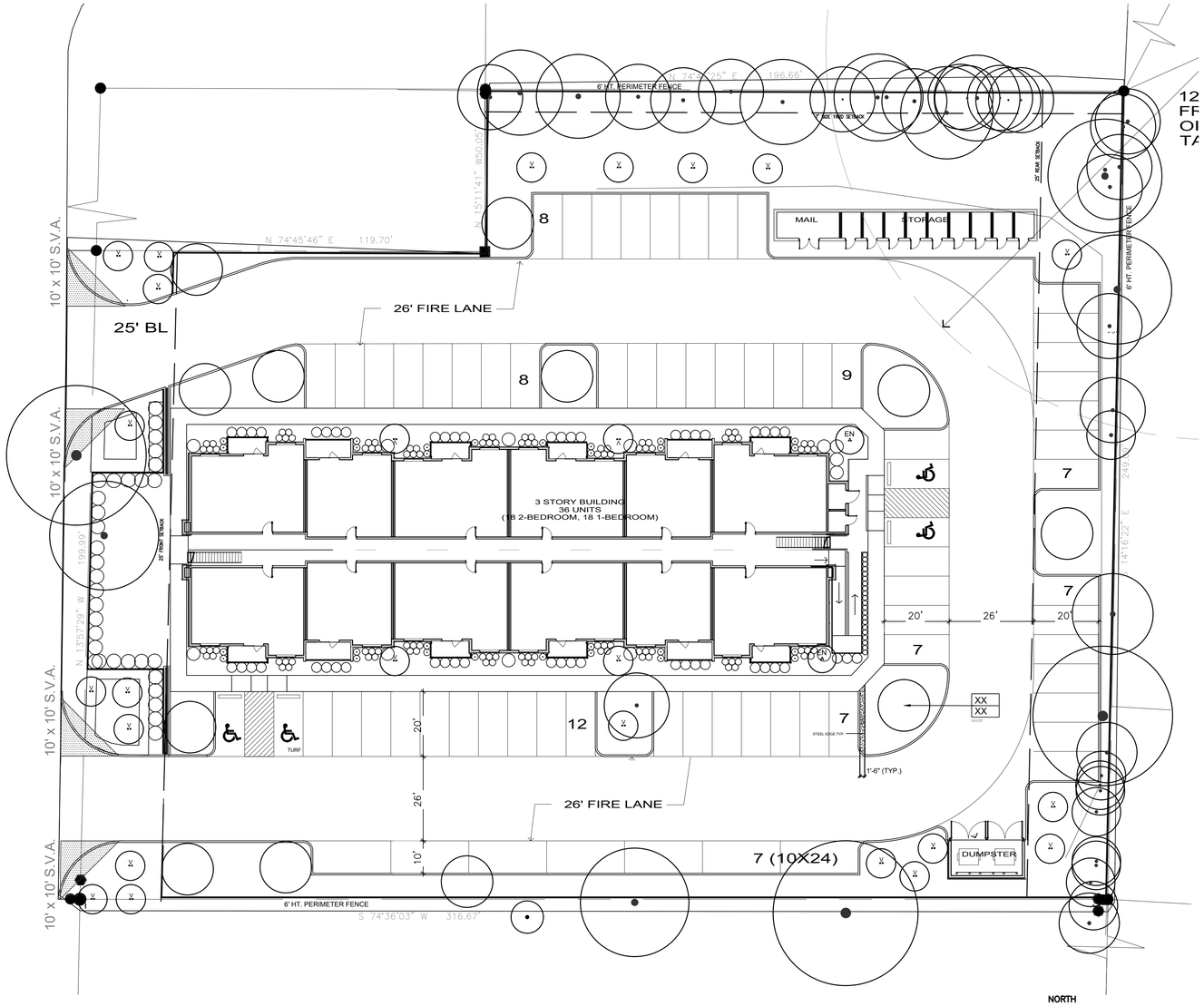
The Fab Apartment Homes
2505 North Hickory Street
Sherman, Texas
75092

JOB NO. A2242
DATE: Type Date 02

SHEET NO.
A-101

PRINT DATE 3/10/2023

© WRIGHT GROUP Architects-Planners, PLLC, 2023



SITE LANDSCAPE – PLAN

NORTH

SCALE: 1" =20'-0"

10' 5' 0 20' 40'

VICINITY MAP

N.T.S.

PLANT KEY

CP	CHINESE PISTACHE
CE	CEDAR ELM
LO	LIVE OAK
RB	REDBUD
EN	EVES NECKLACE
	VITEX
	HYPERICUM (2'-3' perenial sun to
DWP	DWARF WAX MYRTLE (evergreen
	DWARF TEXAS SAGE (evergreen
	HARBOR DWARF NANDINA (ever
	RED SPIREA (decidious 2-3' ht., 2-
	DWARF ABELIA 2-3' full sun / pt sl
	NELLIE R STEVENS HOLLY
WC	WINTERCREEPER
AZ	AZTEC GRASS
	COMMON BERMUDA

INERT MATERIALS KEY

DECOMPOSED GRANITE 1/4" MINUS

LANDSCAPE DEVELOPMENT TABULATION
CITY OF SHERMAN , TEXAS
SEC. 14.02.012, MF-30 DISTRICT (MULTI-FAMILY RESIDENTIAL)
LANDSCAPE REQUIREMENTS-SUBSECTION 14.04.004
SCREENING REQUIREMENTS- SUBSECTION 14.04.004.

SITE:
ZONED: MF-30
SITE: 72,745.20 SF (1.67 AC)

SEC. 14.04.00R RESIDENTIAL & COMMERCIAL LANDSCAPING REQUIREMENTS

COMMERCIAL TREE AND LANDSCAPING

PARKING LOT LANDSCAPING:
72 PARKING SPACES PROVIDED
10% OF PARKING LOT TO HAVE OPEN LANDSCAPED AREAS REQUIRED AND PROVIDED
40% MIN. REQUIRED TO BE UTILIZED FOR PARKING LOT ISLANDS PROVIDED

LANDSCAPE (PLANT MATERIAL) MIX:
REQUIRED TO CONSIST OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES & TREES ARE PROVIDED

APPROVED TREE LIST:
ALL TREES REQUIRED TO BE FROM APPROVED TREE LIST ARE PROVIDED

STREET INTERSECTIONS SIGHT VISIBILITY ANGLE (S.V.A.):
10' x 10' S.V.A. CLEAR OF PLANT MATERIAL REQUIRED AND PROVIDED

SCREENING:
M-F DISTRICTS
6' PERIMETER FENCE REQUIRED

RYBA INC.
LANDSCAPE ARCHITECTURE
Landscape Architecture
Site Planning
Urban Design

7324 Gaston Ave.124
#359
Dallas, TX. 75214

(214) 629-2052
rla@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE
ARCHITECT

LANDSCAPE DEVELOPMENT

HICKORY STREET APARTMENTS - SHERMAN, TEXAS

REVISED:

PRELIMINARY NOT FOR CONSTRUCTION

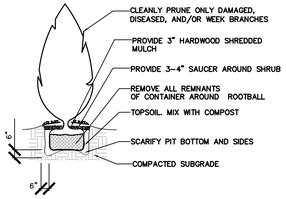
SHEET TITLE

LANDSCAPE PLAN

SHEET

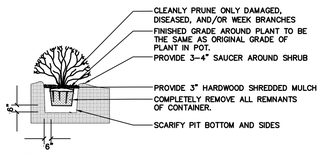
L2.01

DATE:00.00.23 JOB: WGAHSA022823



LARGE SHRUB–DETAIL

N.T.S.

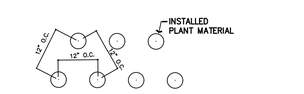


NOTE:

1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OF ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'–)" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING–DETAIL

N.T.S.

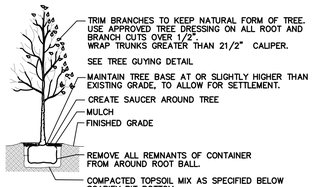


NOTE:

1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE FOR VARIOUS "ON CENTERS".

N.T.S.

GROUNDCOVER PLANTING–DETAIL

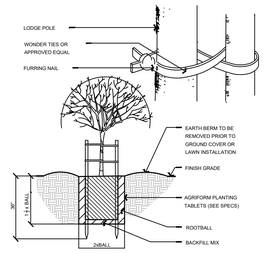


NOTES:

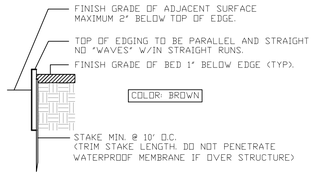
1. TOPSOIL MIX, AS RECOMENDED BY INDUSTRY STANDARDS FOR THE AREA.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. WATER THOROUGHLY AFTER INSTALLATION
4. REMOVE TREE RINGS AND STAKES TWO YEARS
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL

TREE PLANTING–DETAIL

N.T.S.

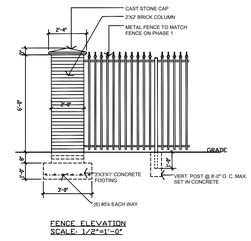


TREE STAKING – DETAIL



STEEL EDGE–SECTION

N.T.S.



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

6' PERIMETER FENCE – SECTION

N.T.S.

GENERAL PLANTING NOTES:

1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, SHREDDED HARDWOOD BARK MULCH UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET (SEE DETAIL).
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS OR PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY. THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY EXTEND THIS TIME PERIOD UP TO AN ADDITIONAL NINETY (90) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER, OR HIS DESIGNEE OR LESSEE, SHALL BE IN VIOLATION OF THIS CHAPTER.
12. UTILITY LINES. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN A UTILITY EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. HOWEVER, IF SOME PLANTS DIE, IT SHALL BE THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. RYBA LANDSCAPE ARCHITECTURE (RLA) ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.
17. IRRIGATION: LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY. SEE IRRIGATION PLANS FOR DETAILS. AN UNDERGROUND SYSTEM CONSISTING OF WATER LINES, WATER EMITTERS, AND A CONTROLLER IS REQUIRED TO HAVE A SEPARATE METER IF SAN ANTONIO WATER SYSTEM IS USED.

LANDSCAPE REQUIREMENTS:

1. ALL LANDSCAPE AREAS WILL BE PROTECTED BY A 6" CONCRETE CURB OR WHEEL STOPS.
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO GENERALLY ACCEPTED LANDSCAPE PRACTICES FOR THE REGION.
3. THE OWNER OF THE LANDSCAPED PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS AND MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE AT ALL TIMES AND KEPT FREE OF REFUSE AND DEBRIS.
4. ALL PLANTED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT.
5. LANDSCAPE BUFFERS SHALL BE MAINTAINED BY THE PROPERTY OWNER INCLUDING PARKWAY WITHIN THE STREET R.O.W.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTLE, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING DESIGN.
8. ALL GRADED SLOPES AND CUTS SHALL BE PLANTED WITH TURF/SOD FOR EROSION CONTROL.
9. SOIL DEPTH: ALL NEW LANDSCAPE AREAS ARE TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THE SOIL DEPTH SHALL CONSIST OF 75% SOIL BLENDED WITH 25% COMPOST. THIS SOIL/COMPOST BLEND SHALL BE MECHANICALLY BLENDED INTO THE TOP TWO INCHES (2") OF IN-SITU (NATIVE) SOIL.

RYBA
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LANDSCAPE ARCHITECTURE
Landscape Architecture
Site Planning
Urban Design

7324 Gaston Ave.124
#359
Dallas, TX 75214

(214) 629-2052
rla@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE DEVELOPMENT

HICKORY STREET APARTMENTS - SHERMAN, TEXAS

REVISED:

SHEET TITLE

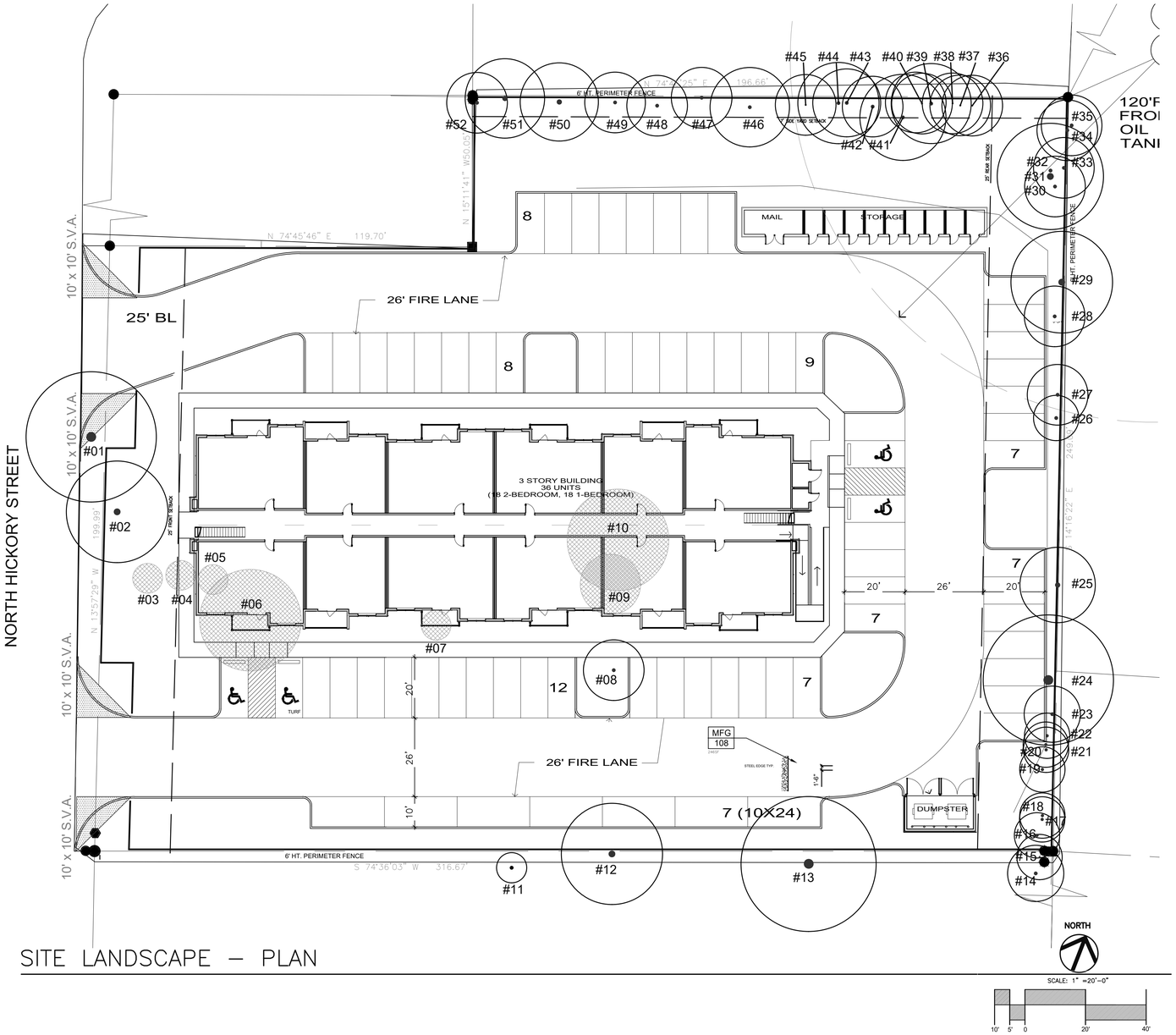
LANDSCAPE DETAILS

SHEET

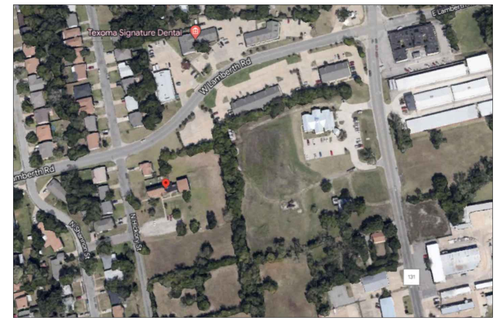
L3.01

DATE:00.00.23 JOB: VGAHSA022823

PRELIMINARY NOT FOR CONSTRUCTION

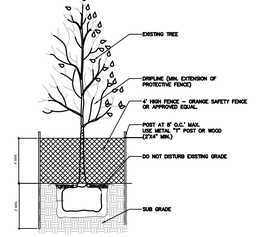


SITE LANDSCAPE – PLAN



VICINITY MAP
N.T.S.

EXISTING TREES							
TREE #	SURVEY SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	REMARKS ("X" = TO BE REMOVED)	
PARK-WAY							
001	HB	HACKBERRY	Celtis occidentalis	14" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
002	HB	HACKBERRY	Celtis occidentalis	12" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
003	CED	EASTERN RED CEDAR	Juniperus virginiana	10" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
004	CED	EASTERN RED CEDAR	Juniperus virginiana	20" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
005	CED	EASTERN RED CEDAR	Juniperus virginiana	10" .CAL.	TYPE 3	X-IN PARKWAY	
006	CED	EASTERN RED CEDAR	Juniperus virginiana	20" .CAL.	TYPE 3	X-IN PARKWAY	
007	CED	EASTERN RED CEDAR	Juniperus virginiana	30" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
008	CED	EASTERN RED CEDAR	Juniperus virginiana	10" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
009	CED	EASTERN RED CEDAR	Juniperus virginiana	34" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
010	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
011	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
012	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
013	HB	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	REMAINS- IN PARKWAY	
LOT							
014	HB	HACKBERRY	Celtis occidentalis	16" .CAL.	TYPE 3		
015	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X (OFF LOT)	
016	PCN	PECAN	Carya illinoinensis	08" .CAL.	TYPE 1	X	
017	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X (OFF LOT)	
018	HB	HACKBERRY	Celtis occidentalis	06" .CAL.	TYPE 3	X (OFF LOT)	
019	CED	EASTERN RED CEDAR	Juniperus virginiana	08" .CAL.	TYPE 3	X (OFF LOT)	
020	TA	**TEXAS ASH**	Fraxinus texensis	18" .CAL.	TYPE 2	X	
021	HB	HACKBERRY	Celtis occidentalis	18" .CAL.	TYPE 3	X	
022	TA	**TEXAS ASH**	Fraxinus texensis	08" .CAL.	TYPE 2	X	
023	CED	EASTERN RED CEDAR	Juniperus virginiana	12" .CAL.	TYPE 3	X	
024	CED	EASTERN RED CEDAR	Juniperus virginiana	08" .CAL.	TYPE 3	X	
025	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X	
026	ERC	**EASTERN RED CEDAR**	**Celtis occidentalis**	08" .CAL.	TYPE 3	X	
027	ERC	**EASTERN RED CEDAR**	**Celtis occidentalis**	06" .CAL.	TYPE 3	X	
028	CED	EASTERN RED CEDAR	Juniperus virginiana	12" .CAL.	TYPE 3	X	
029	TA	**TEXAS ASH**	Fraxinus texensis	10" .CAL.	TYPE 2	X	
030	TA	**TEXAS ASH**	Fraxinus texensis	10" .CAL.	TYPE 2	X (OFF LOT)	
031	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X	
032	TR	**TEXAS ASH**	Fraxinus texensis	12" .CAL.	TYPE 2	X	
033	HB	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	X	
034	AE	AMERICAN ELM	Ulmus americana	24" .CAL.	TYPE 2	X	
035	AE	AMERICAN ELM	Ulmus americana	16" .CAL.	TYPE 2	X	
036	TA	**TEXAS ASH**	**TEXAS ASH**	22" .CAL.	TYPE 2	X	
037	HB	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	X	
038	HB	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	X	
039	HB	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	X	
040	TR	HACKBERRY	Celtis occidentalis	10" .CAL.	TYPE 3	X (OFF LOT)	
041	TA	**TEXAS ASH**	**TEXAS ASH**	10" .CAL.	TYPE 2	X	
042	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X	
043	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	X	
044	CED	EASTERN RED CEDAR	Juniperus virginiana	10" .CAL.	TYPE 3	X (OFF LOT)	
045	CED	EASTERN RED CEDAR	Juniperus virginiana	08" .CAL.	TYPE 3	X (OFF LOT)	
046	HB	HACKBERRY	Celtis occidentalis	12" .CAL.	TYPE 3	X	
047	HB	HACKBERRY	Celtis occidentalis	08" .CAL.	TYPE 3	REMOVED	
048	TR	**UNKNOWN**	**X**	08" .CAL.	TYPE 3	REMOVED	
049	TR	**UNKNOWN**	**X**	06" .CAL.	TYPE 3	REMOVED	
050	HB	HACKBERRY	Celtis occidentalis	12" .CAL.	TYPE 3	REMOVED	
051	HB	HACKBERRY	Celtis occidentalis	18" .CAL.	TYPE 3	REMOVED	
052	PCN	PECAN	Carya illinoinensis	18" .CAL.	TYPE 1	REMOVED	



TREE PROTECTION NOTES

1. *PROTECTIVE FENCING*. PRIOR TO DEVELOPMENT, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PRESERVED TREE OR TREE CLUSTER ON A TRACT, A PROTECTIVE FENCE WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM DEVELOPMENT ACTIVITIES. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED. FENCING SHALL MEET THE STATE MINIMUM STANDARDS OF A FOUR-FOOT ORANGE PLASTIC MESH NET WITH T-POSTS, INCLUDING A TOP RAIL OR OTHER TYPE OF SUPPORT. SIGNIFICANT TREES SHALL BE PROTECTED WITH A MINIMUM FOUR-FOOT CHAIN LINK FENCE WITH SUPPORT CABLES AND T-POSTS.
2. NO CONSTRUCTION OR WASTE MATERIAL FROM EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PRESERVED TREE. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW WITHIN THE CRITICAL ROOT ZONE. NO SIGNS WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURAL SHALL BE ATTACHED TO ANY PRESERVED TREE. NO GRADE CHANGES SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE OF A PRESERVED TREE WITHOUT SUBMISSION OF A CERTIFIED ARBORIST/FORESTER REPORT.

TREE PROTECTION DETAIL
N.T.S.

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Site Planning
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STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE DEVELOPMENT

HICKORY STREET APARTMENTS - SHERMAN, TEXAS

REVISED:

SHEET TITLE
TREE PRESERVATIONE PLAN

SHEET
L1.01

PRELIMINARY NOT FOR CONSTRUCTION

DATE:00.00.23 JOB: VGAHSA022823

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION

Type Date 01

1 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

2 EXTERIOR RENDERING
SCALE: N.T.S.

The Fab Apartment Homes

2505 North Hickory Street
Sherman, Texas
75092

JOB NO. A2242
DATE: Type Date 02

SHEET NO.
A-401

PRINT DATE 2/21/2023

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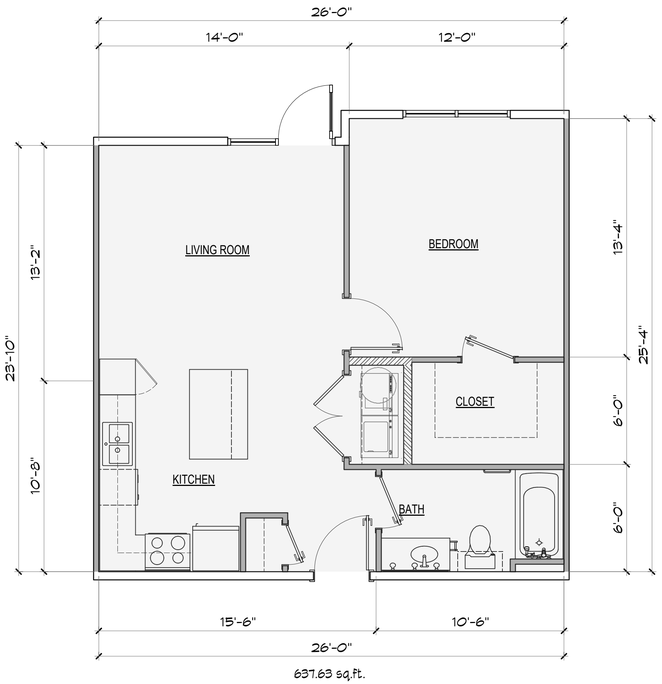
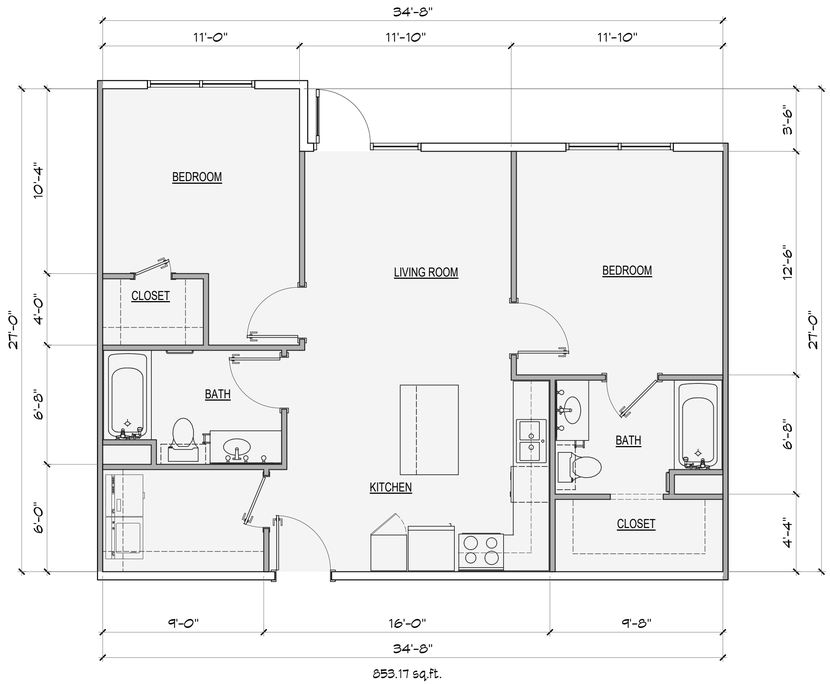
WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION

Type Date 01



1 ENLARGED 1 BED UNIT
SCALE: 1/4"=1'-0"



2 ENLARGED 2 BED UNIT
SCALE: 1/4"=1'-0"

The Fab Apartment Homes
2505 North Hickory Street
Sherman, Texas
75092

JOB NO. A2242
DATE: *Type Date 02*

SHEET NO.
A-204

PRINT DATE 2/21/2023

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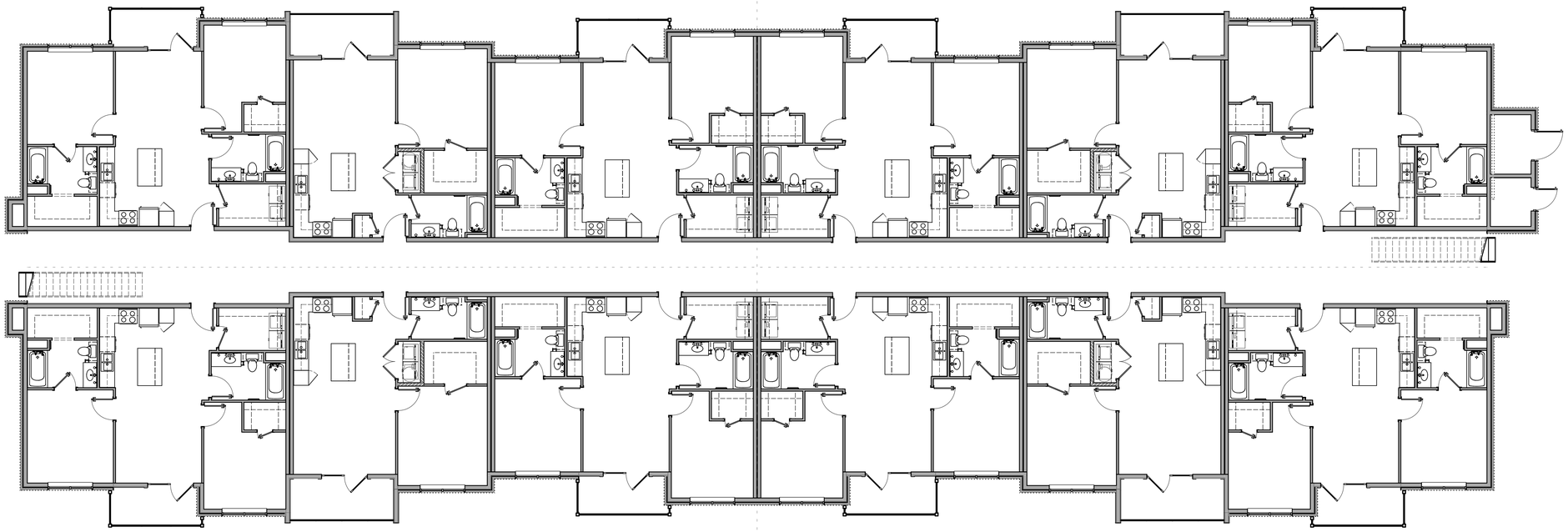
WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION

Type Date 01



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

The Fab Apartment Homes
2505 North Hickory Street
Sherman, Texas
75092

JOB NO. A2242
DATE: *Type Date 02*

SHEET NO.
A-201

PRINT DATE 2/21/2023

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Sarika Mandavilli
14668 Blakehill Rd.
Frisco, TX 75035

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of The Fab Apartment Homes has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove Building Line from plat.
2. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Vamsi Krishna Chitluri
Sarika Mandavilli
14668 Blakehill Drive
Frisco, TX 75035

Wright Group
Architects- Planners, PLLC
1430 South Broadway Street
Carrolton, TX 75006

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.012 to allow a lot area of 1.673 acres in lieu of the required 5 acres in an MF-30 (Multi-Family Residential) District, Site Plan for The Fab Apartment Homes and Preliminary Plat of The Fab Apartment Homes located at 2505 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Side yard setbacks shall be a minimum of 25' from the property line and 40' from any residential zoned district. *(Sec. 14.02.012(1)and (4(b)))*
4. The building height shall not exceed 50'. *(Sec. 14.02.012(4)(d))*
5. Parking spaces shall be a minimum of 9' wide and 20' long. (*Sec. 14.04.003(4))*
6. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
7. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
8. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
12. The location of the trash receptors must be approved by the Public Works Department.
13. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)*
14. 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.
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
17. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

3600 BLOCK CROSSROADS BOULEVARD (Project No. 23-000556)

The request of William Harkinson, Sherman Crossroads, LTD (Owner), Alek Strimple, P.E. (Representative), Quiddity (Engineer/Land Surveyor) and GAHL Architecture, Inc. (Architect) concerning the property located in the 3600 Block Crossroads Boulevard, consisting of 1.00 acre in the Preston Kitchen Survey, Abstract No. 667, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 37.3' side setback for the main structure in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
B. Public Hearing and Variance under Section 14.03.007(7) to allow a 36.9’ side setback for a canopy structure in lieu of the required 55.7’ in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.

Planning and Zoning Commission

C. Site Plan for Neighborhood Credit Union
D. Preliminary Plat of Sherman Crossroads Commercial Addition

Background:

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

The owner is requesting Variances for the building setbacks, Site Plan and Preliminary Plat approval for the commercial development of Neighborhood Credit Union.

Adjacent Zoning:

Blalock Industrial Park Planned Development

Origination:

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

Master Plan Designation:
Not Applicable.

Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Preliminary Plat
Site Plan
Elevations
Landscape Plan
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

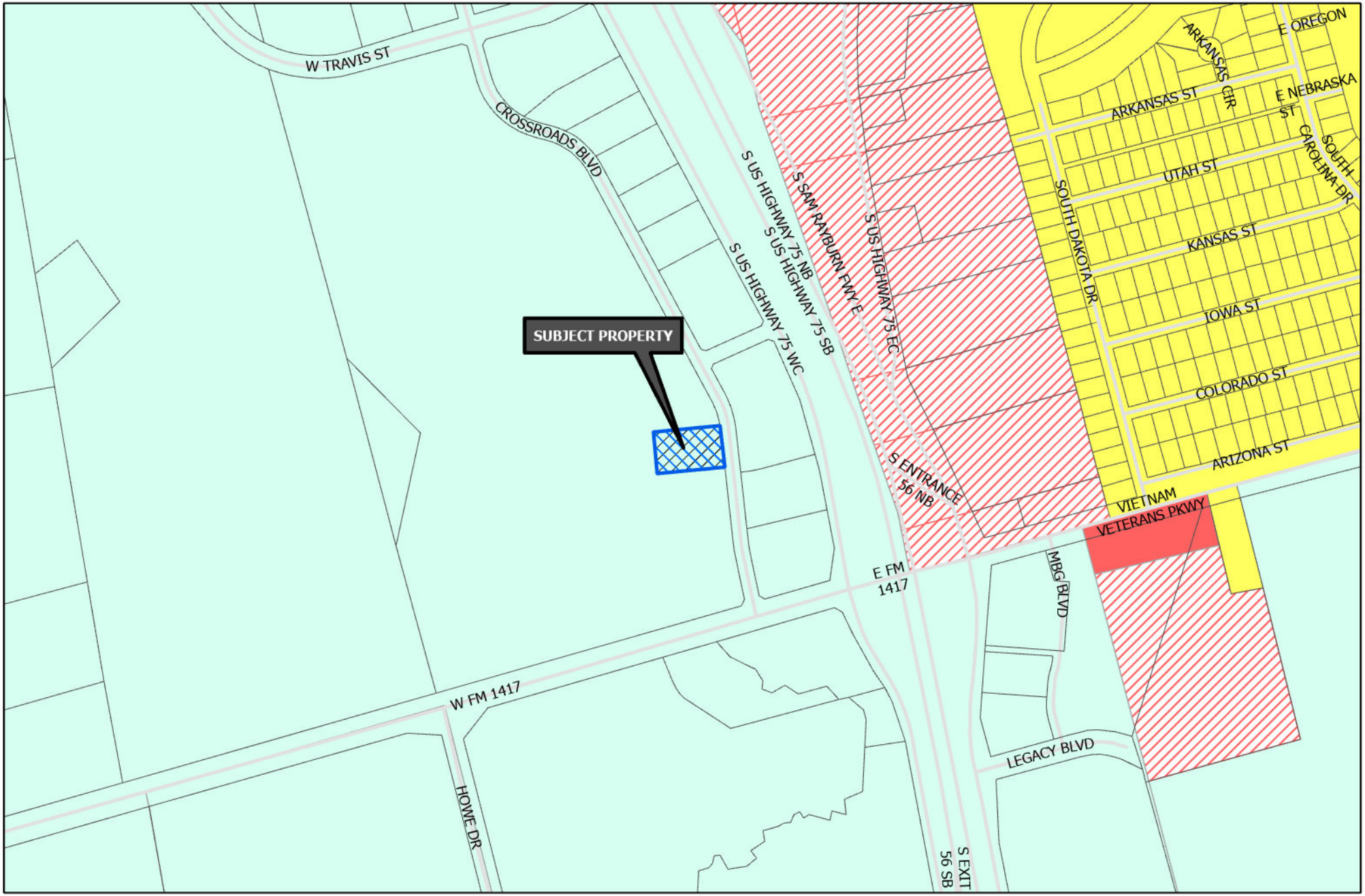
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3600 BLK CROSSROADS BLVD

N
W E
S

Date: 2/27/2023 3:05 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
3600 BLK CROSSROADS BLVD

N
W E
S

Date: 2/27/2023 3:09 PM

3/7/2023 at 11:05 am

QUIDDITY

2805 Dallas Parkway, Suite 600
Plano, Texas 75093
Tel: 972.488.3880
www.quiddity.com

February 28, 2023

Development Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Re: Neighborhood Credit Union – Variance/Special Exception Request
Project Narrative

Quiddity Engineering is requesting a Variance/Special Exception on behalf of Sherman Crossroads LTD for the design and construction of a Neighborhood Credit Union located at Crossroad Blvd., Sherman, TX 75092. The property is an approximately 1.00-acre tract situated north of FM 1417 along Crossroads Blvd. and is zoned as "BIP" (Blalock Industrial Park). The site is located with the Blalock Commercial Overlay.

Quiddity Engineering is requesting a variance to the building setbacks defined in the Blalock Commercial Overlay. The standard setbacks are 55.7 feet on all property lines. For a 1.00-acre pad site, this results in an exceptionally small usable area, making the site unfeasible for commercial development. Therefore, Quiddity engineering is requesting that the setbacks be defined as follows for the subject tract:

- Front: 55.7 feet (remains unchanged)
- Rear: 55.7 feet (remains unchanged)
- Side: 25 feet

Thank you for your consideration. Should you have any questions or require additional information, please feel free to call or email.

Sincerely,

Alek W. Strimple, P.E.
Tel.972.265.7174
astrimple@quiddity.com

K:\15234\15234-0009-00 NCU Sherman DD & Survey\Project Management\Deliverables\2023 0223 VARIANCE REQUEST\Project Narrative.docx

Enclosures

GENERAL NOTES:

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

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

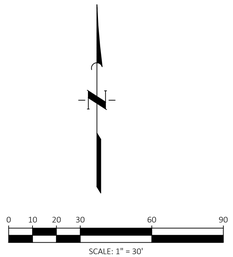
3. The gross land area if 1.00 acre.

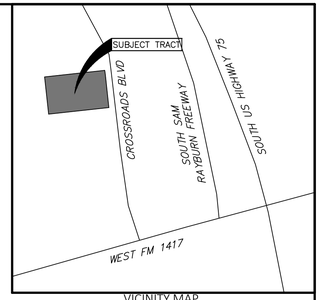
4. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Quiddity", unless noted otherwise.

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

LEGEND

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

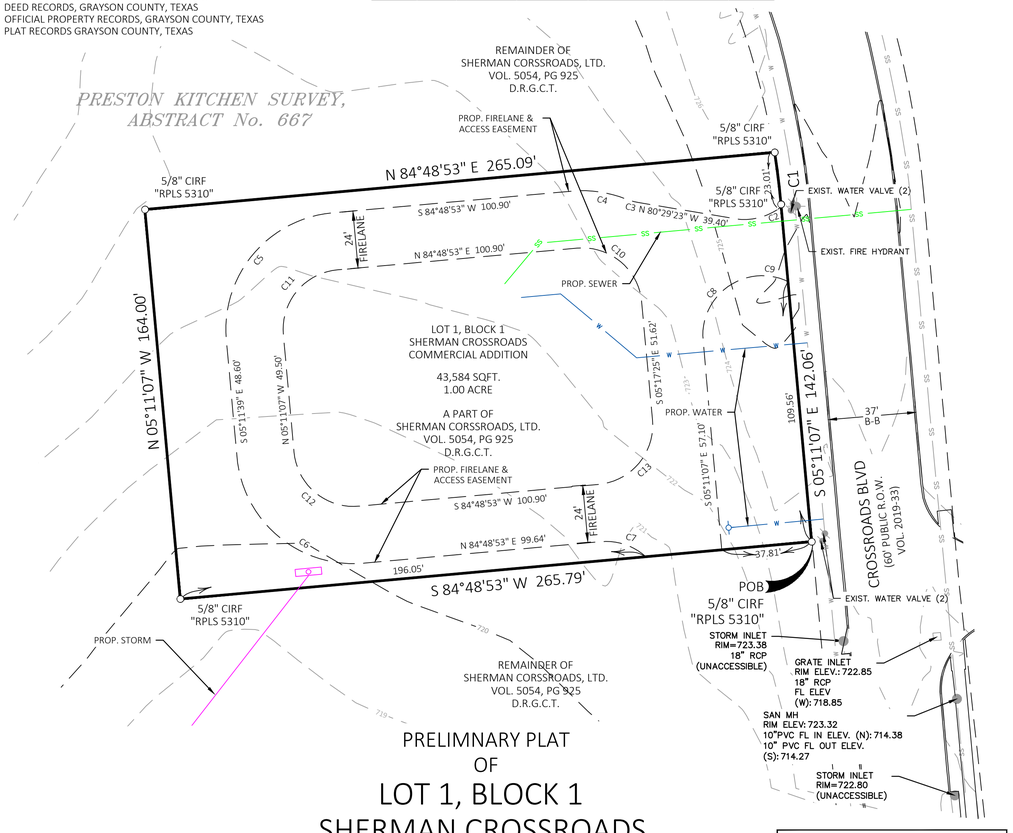




VICINITY MAP
N.T.S.

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	345.00'	21.95'	21.95'	S7° 00' 29"E	3° 38' 45"	10.98'
C2	25.00'	22.36'	21.62'	S77° 29' 42"W	51° 13' 51"	11.99'
C3	25.00'	5.37'	5.36'	N74° 20' 14"W	12° 18' 18"	2.69'
C4	49.00'	23.09'	22.88'	N81° 41' 06"W	27° 00' 02"	11.76'
C5	49.00'	77.01'	69.33'	S39° 47' 18"W	90° 03' 10"	49.05'
C6	49.00'	77.83'	69.90'	S49° 41' 00"E	91° 00' 13"	49.87'
C7	25.00'	20.57'	19.99'	S71° 37' 04"E	47° 08' 06"	10.91'
C8	25.00'	37.11'	33.80'	S42° 07' 51"W	85° 02' 53"	22.93'
C9	25.00'	13.42'	13.26'	N79° 48' 23"W	30° 45' 28"	6.88'
C10	25.00'	37.09'	33.78'	S52° 40' 46"E	85° 00' 41"	22.91'
C11	25.00'	39.27'	35.36'	N39° 48' 53"E	90° 00' 00"	25.00'
C12	25.00'	39.27'	35.36'	N50° 11' 07"W	90° 00' 00"	25.00'
C13	25.00'	39.32'	35.39'	S39° 45' 21"W	90° 07' 03"	25.05'



PRELIMINARY PLAT
OF
LOT 1, BLOCK 1 SHERMAN CROSSROADS COMMERCIAL ADDITION
BEING 1.00 ACRE OUT OF THE PRESTON KITCHEN SURVEY ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

FEBRUARY 2023

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

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

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

X:\5194\5194-0009-00 NCD Sherman OD & Survey\2 Design Phase\CAD\Base Files\Plat\Plat.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF GRAYSON :

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

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

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

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

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

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

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

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

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

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

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

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

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

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

_____
Clerk City of Sherman, Texas

STATE OF TEXAS:
COUNTY OF GRAYSON:

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

_____
Owner

STATE OF TEXAS :
COUNTY OF GRAYSON :

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____, do hereby adopt this plat designating the hereinabove property as the LOT 1, BLOCK 1 SHERMAN CROSSROADS COMMERCIAL ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strip[s and any public or private utility shall, at all times, have a right of ingress or egress to and from and upon the said easements stripes for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject ot all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

Sherman Crossroads LTD

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF GRAYSON :

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

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

_____
Notary Public, State of Texas

My Commission expires :_____

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS:
COUNTY OF COLLIN :

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

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

_____
Notary Public, State of Texas

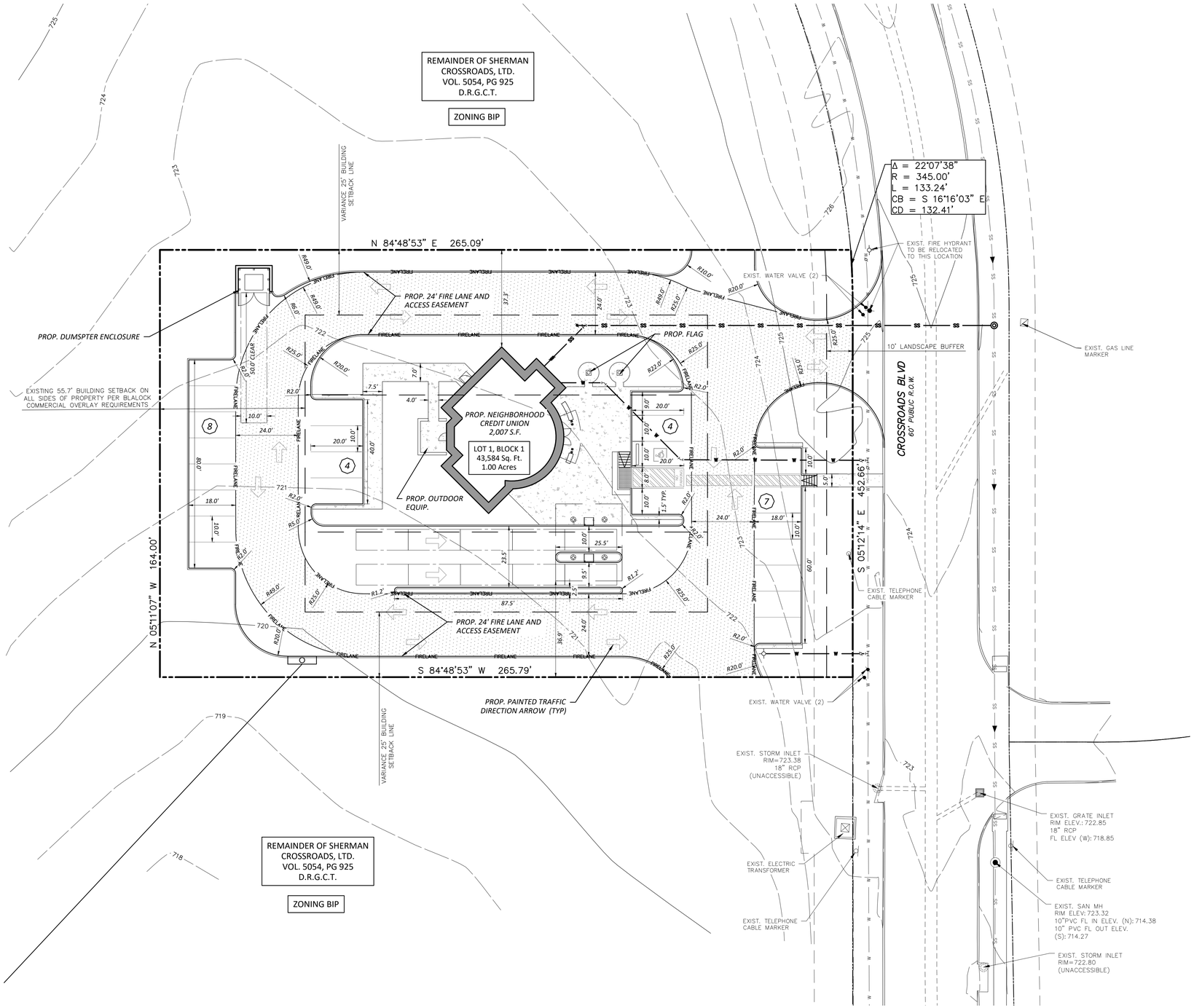
PRELIMINARY PLAT
OF
LOT 1, BLOCK 1
SHERMAN CROSSROADS
COMMERCIAL ADDITION
BEING 1.00 ACRE OUT OF THE
PRESTON KITCHEN SURVEY
ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

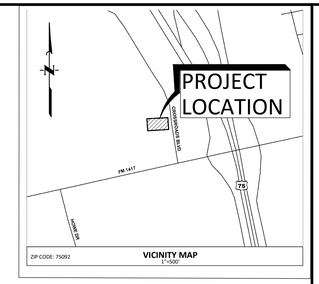
FEBRUARY 2023

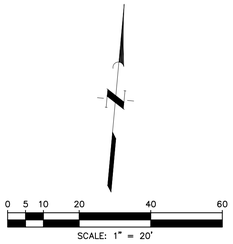
PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

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

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







EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- PROPERTY LINE

PROPOSED LEGEND

- WATERLINE W/ GATE VALVE
- WATERLINE W/ BF PREVENTER & METER
- WATERLINE W/ FIRE HYDRANT
- SANITARY SEWER W/ MANHOLE
- SANITARY SEWER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- FIRELANE
- PROP. SIDEWALK
- PROP. FIRELANE
- PARKING COUNT

NEIGHBORHOOD CREDIT UNION			
ZONING			
Existing Zoning	BIP	Blalock Industrial Park	
Proposed Zoning	BIP	Blalock Industrial Park	
District	Blalock Commercial Overlay		
SITE DATA			
Site Area	1.00	acres	-
Building Square Footage	2,007	sf	-
Gross Floor Area	2,007	sf	-
Parking Required/Provided	6/23	spaces	-
Stacking Spaces Required/Provided	10/10	spaces	
Lot Building Coverage	4.6	%	-
Floor Area Ratio	0.05:1	-	-
IMPERVIOUS COVER			
Total Site Area	43,584	SF	-
Impervious Area	29,792	SF	68.4%
Pervious Area	13,792	SF	31.6%

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. ALL PARKING ISLAND RADII ARE 2' UNLESS OTHERWISE NOTED

ACCORDING TO MAP NO. 48181C0405G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GRAYSON COUNTY DATED SEPTEMBER, 2022, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

OWNER

SHERMAN CROSSROADS LTD
4560 BELT LINE RD.
SUITE 400
ADDISON, TEXAS 75001
TEL (972) 934-8414
CONTACT: DAVID LAPP

APPLICANT

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY
SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: ALEK W. STRIMPLE, PE

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

SITE PLAN

NEIGHBORHOOD CREDIT UNION
LOT 1, BLOCK 1
1.00 ACRES
A SUBDIVISION OF 63.13 ACRES OF LAND OUT OF THE PRESTON KITCHEN SURVEY, ABSTRACT No. A-667
SHERMAN, GRAYSON COUNTY, TEXAS

No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 • Plano, TX 75093 • 972.488.3880

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO.: 15234-0009
DESIGNED BY: AWS
CHECKED BY: AWS
DRAWN BY: EH

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

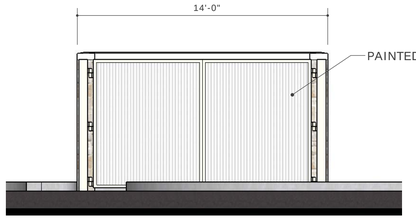
Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: MARCH 2023

NEIGHBORHOOD CREDIT UNION
CROSSROADS BLVD, SHERMAN, TX 75092

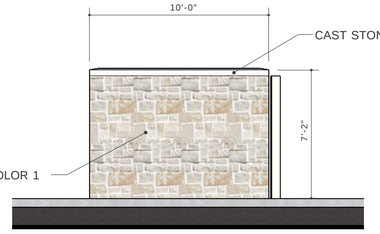
SITE PLAN

SHEET NO. 1
OF 1

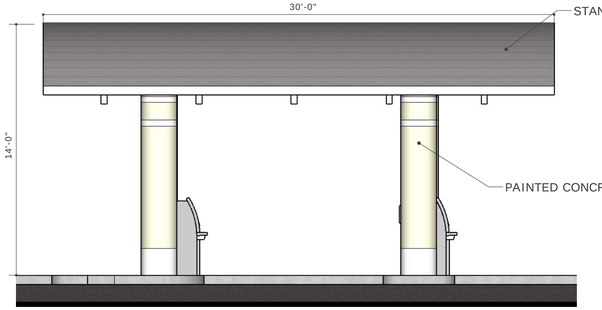
K:\15234\15234-0009-00 NCU Sherman DD & Survey\2 Design Phase\CAD\Plans\15234-0009-00 SITE PLAN.dwg Mar 06,2023 - 9:58am AWS3



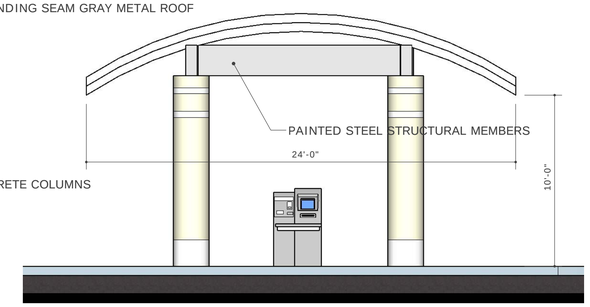
DUMPSTER - EAST VIEW - SCALE 1/4" = 1'-0"



DUMPSTER - SOUTH VIEW - SCALE 1/4" = 1'-0"



CANOPY - NORTH VIEW - SCALE 1/4" = 1'-0"



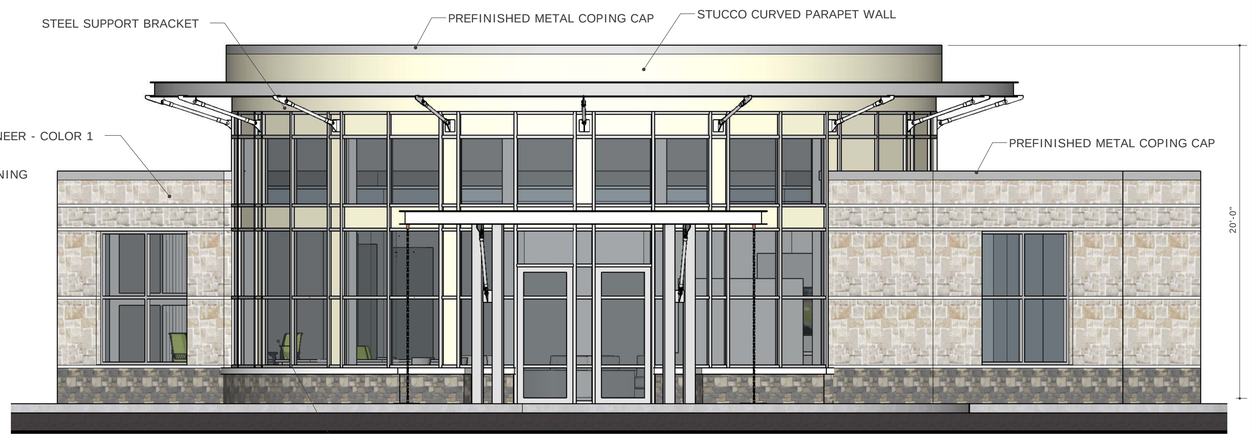
CANOPY - SOUTH VIEW - SCALE 1/4" = 1'-0"

ELEVATION - VIEW FROM THE EAST - NOT TO SCALE

ELEVATION - NORTH VIEW - SCALE 1/4" = 1'-0"

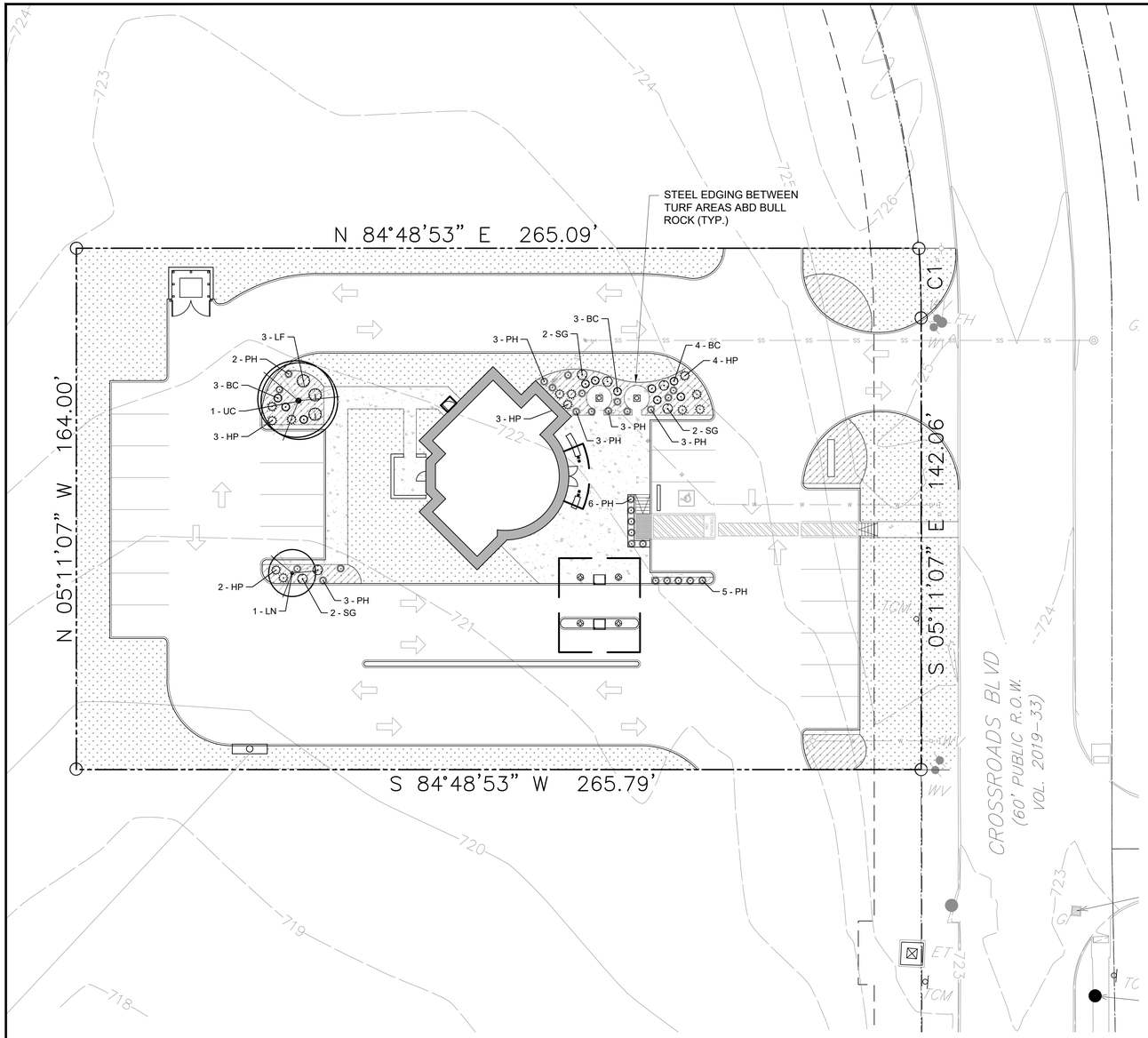
ELEVATION - WEST VIEW - SCALE 1/4" = 1'-0"

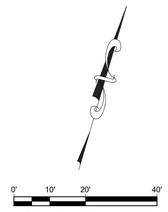
ELEVATION - SOUTH VIEW - SCALE 1/4" = 1'-0"



ELEVATION - EAST VIEW - SCALE 1/4" = 1'-0"

GAHL ARCHITECTURE, INC. - DALLAS, TEXAS - 214.956.8500





PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	LN	Lagerstroemia x `Natchez` / Crape Myrtle	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	6`-8` HT	1
	UC	Ulmus crassifolia / Cedar Elm	4" Cal.	Cont. or B&B	14`-16`	1

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	BC	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal	Cont.	AS SHOWN	10
	HP	Hesperaloe parviflora / Red Yucca	3 gal.	Cont.	AS SHOWN	12
	LF	Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger	5 gal	Cont.	AS SHOWN	3
	PH	Pennisetum alopecuroides `Hameln` / Hameln Fountain Grass	1 gal.	Cont.	AS SHOWN	28
	SG	Salvia greggii / Autumn Sage	3 gal.	Cont.	AS SHOWN	6

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	BP	Buchloe dactyloides 'Prairie' / Prairie Buffalo Grass	Sod		AS SHOWN	12,454 sf

ROCK / STONE	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	BR	Bull Rock over weed barrier	4" depth			1,737 sf

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING. TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G. GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

LANDSCAPE CALCULATIONS

TREE MITIGATION

NO EXISTING TREES REMOVED

OFF-STREET PARKING LANDSCAPING

PARKING AREA:	22,700 SF
LANDSCAPE AREA REQUIRED:	2,270 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	2,282 SF (10%)
ISLAND AREA REQUIRED:	908 SF (40% OF PARKING LANDSCAPE)
ISLAND AREA PROVIDED:	1,122 SF (49%)

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROCK MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF BULL ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. BULL ROCK MULCH SHALL BE 2" - 4" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL BULL ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ROOT BARRIERS

42"-48" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)

24"-30" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)

12"-18" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)

NOTE: A LOCAL EQUIVALENT TO RED GRANITE BOULDERS MAY BE USED WITH OWNER'S AND LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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SCALE: AS SHOWN | DESIGNED BY: JWG
DATE: MARCH 2023 | CHECKED BY: RM
JOB NO.: 15234-0009 | DRAWN BY: JWG

DATE: 3/6/2023

NEIGHBORHOOD CREDIT UNION
CROSSROADS BLVD, SHERMAN, TX 75092

LANDSCAPE PLANTING

SHEET NO.
LP-1
OF ##

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

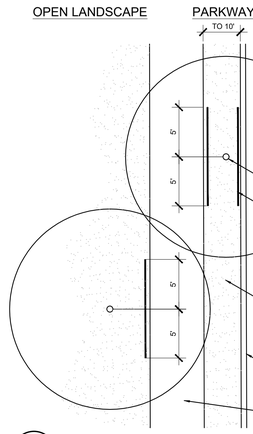
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL: THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

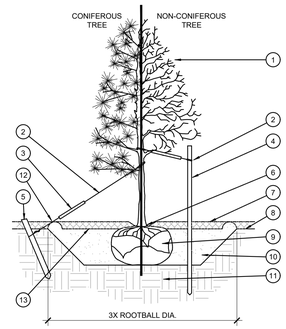
a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
G. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
H. PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
I. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



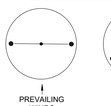
D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

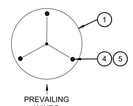
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

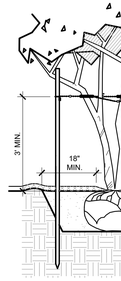
STAKING EXAMPLES (PLAN VIEW)





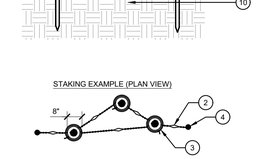
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE

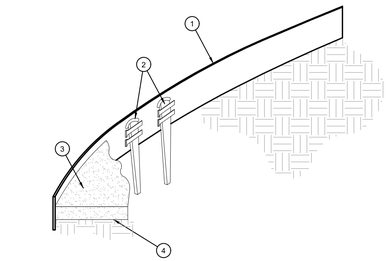


1. TREE CANOPY
2. 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 1/4"X3 VINYL OR 2-PLY FABRIC BEARING RUBBER HOSE. 8"Ø LOOP AROUND EACH MAJOR TRUNK.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
6. TRUNK FLARE
7. FINISH GRADE.
8. 4" HIGH EARTHEN WATERING BASIN.
9. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
10. UNDISTURBED NATIVE SOIL.

NOTE: REMOVE BURLAP, WIRE AND STRAPS
(ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH)

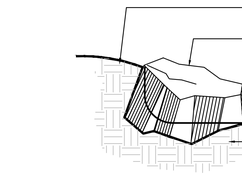


E MULTI-TRUNK TREE STAKING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1"-0" MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

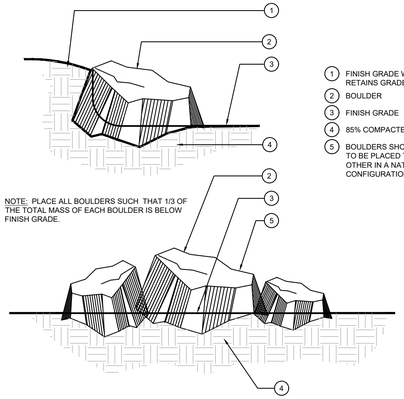
B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. MULCH PER PLANS
1" MAXIMUM OVER ROOTBALL
2. FINISH GRADE
3. NATIVE SOIL OR CLEAN SAND BACKFILL, AS SPECIFIED. DO NOT INCLUDE MULCH. THOROUGHLY INCORPORATE 0.25 LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP SOIL BELOW ROOT BALL.
4. UNDISTURBED SUBGRADE

NOTES:
1. DO NOT CREATE A BASIN AT BASE OF AGAVE. SLOPE BACKFILL AWAY FROM STEM.
2. SET STEM SUCCULENT SO THAT TOP OF ROOT BALL MATCHES ADJACENT GRADE.
3. THIS DETAIL APPLIES TO NURSERY GROWN AND SALVAGE STOCK OF THE GENERA AGAVE, ALOE, DASYLIRION, HESPERALOE, NOLINA AND YUCCA.

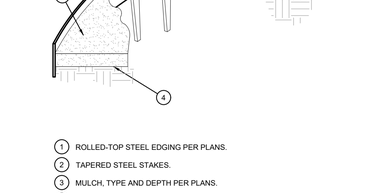
G SUCCULENT PLANTING
SCALE: NOT TO SCALE



1. FINISH GRADE WHERE BOULDER RETAINS GRADE
2. BOULDER
3. FINISH GRADE
4. 85% COMPACTED NATIVE SOIL
5. BOULDERS SHOWN IN A GROUP ARE TO BE PLACED TOUCHING EACH OTHER IN A NATURAL CONFIGURATION

NOTE: PLACE ALL BOULDERS SUCH THAT 1/3 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

F BOULDER INSTALLATION
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

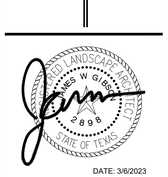
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23295 | 10061000
2805 Dallas Parkway, Suite 600 ● Plano, TX 75093 ● 972.488.3883

SCALE: AS SHOWN
DESIGNED BY: JWG
CHECKED BY: RM
DRAWN BY: JWG
DATE: MARCH 2023
JOB NO.: 15234-0009



DATE: 3/6/2023

NEIGHBORHOOD CREDIT UNION
CROSSROADS BLVD, SHERMAN, TX 75092

LANDSCAPE DETAILS AND SPECIFICATION

SHEET NO.
LP-2
OF ##

C:\Users\jgibs\EDG Dropbox\EDG – Shared\2023\NCU Sherman TX\NCU Sherman TX 2023-03-06.dwg Mar 06,2023 – 9:22am jgibs

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

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

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

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Crossroads Commercial Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 10' Utility Easement along Crossroads. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Site unable to gravity wastewater to wastewater main on Crossroads Blvd. Must extend gravity wastewater to site or install privately owned and maintained lift station and force main to a new man hole installed over public wastewater main on Crossroads Blvd.
3. Wastewater 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(H)*
4. Revise plat title to read "SHERMAN CROSSROADS COMMERCIAL ADDITION."
5. Remove "Fire Lane" from Fire Lane and Access Easement on plat.
6. Access Easement to run north and south and to Eastern boundary only. Access Easement shall not circle proposed building site.
7. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. If installing off-site storm, developer must obtain off-site storm sewer easement from adjacent property owner. Easement to be shown on plat with instrument information.
9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
11. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

2901 BLOCK TEXOMA PARKWAY

The request of Sherman NEC Texoma & 82, LP (Owner), Clay Cristy (Representative), Finkle + Williams Architecture (Architect), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 5' side yard setback in lieu of the required 15' for a Canopy Structure in a C-2 (General Commercial) District/75 & 82 Overlay District.

Planning and Zoning

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 2901 Block Texoma Parkway between East US Highway 82 and Gallagher Drive. The owner is requesting a Variance for the side setback, Specific Use Permit and Site Plan for a Carwash.

Adjacent Zoning:

C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

Sherman NEC Texoma & 82, LP (Owner)
Clay Cristy (Representative)
Finkle + Williams Architecture (Architect)
Clay Moore Engineering (Engineer)
Eagle Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Development Review Meeting:

Yes

Attachments

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

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901 BLK TEXOMA PKWY

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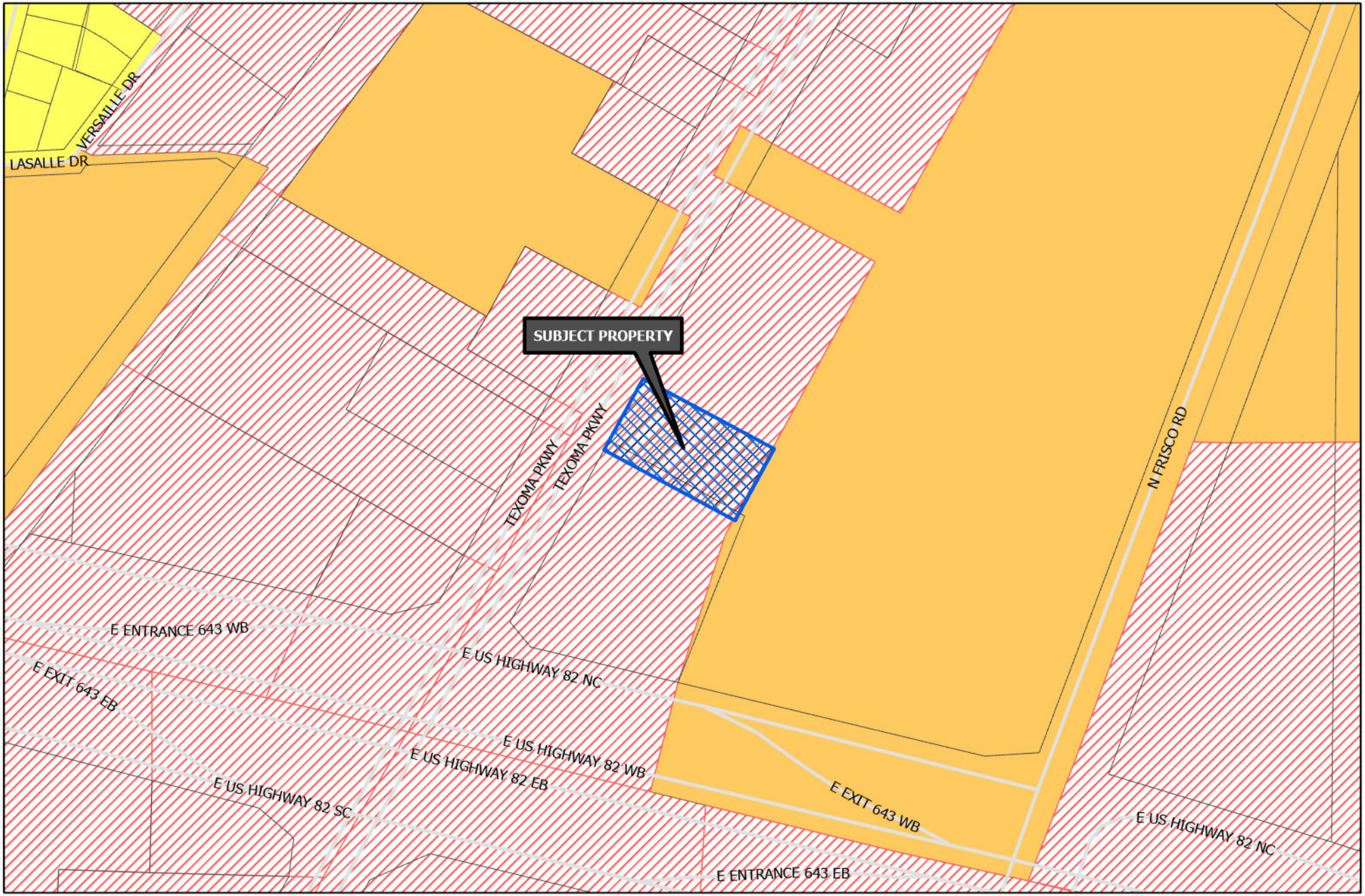
Date: 2/27/2023 4:21 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2901 BLK TEXOMA PKWY

N
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Date: 2/27/2023 4:24 PM

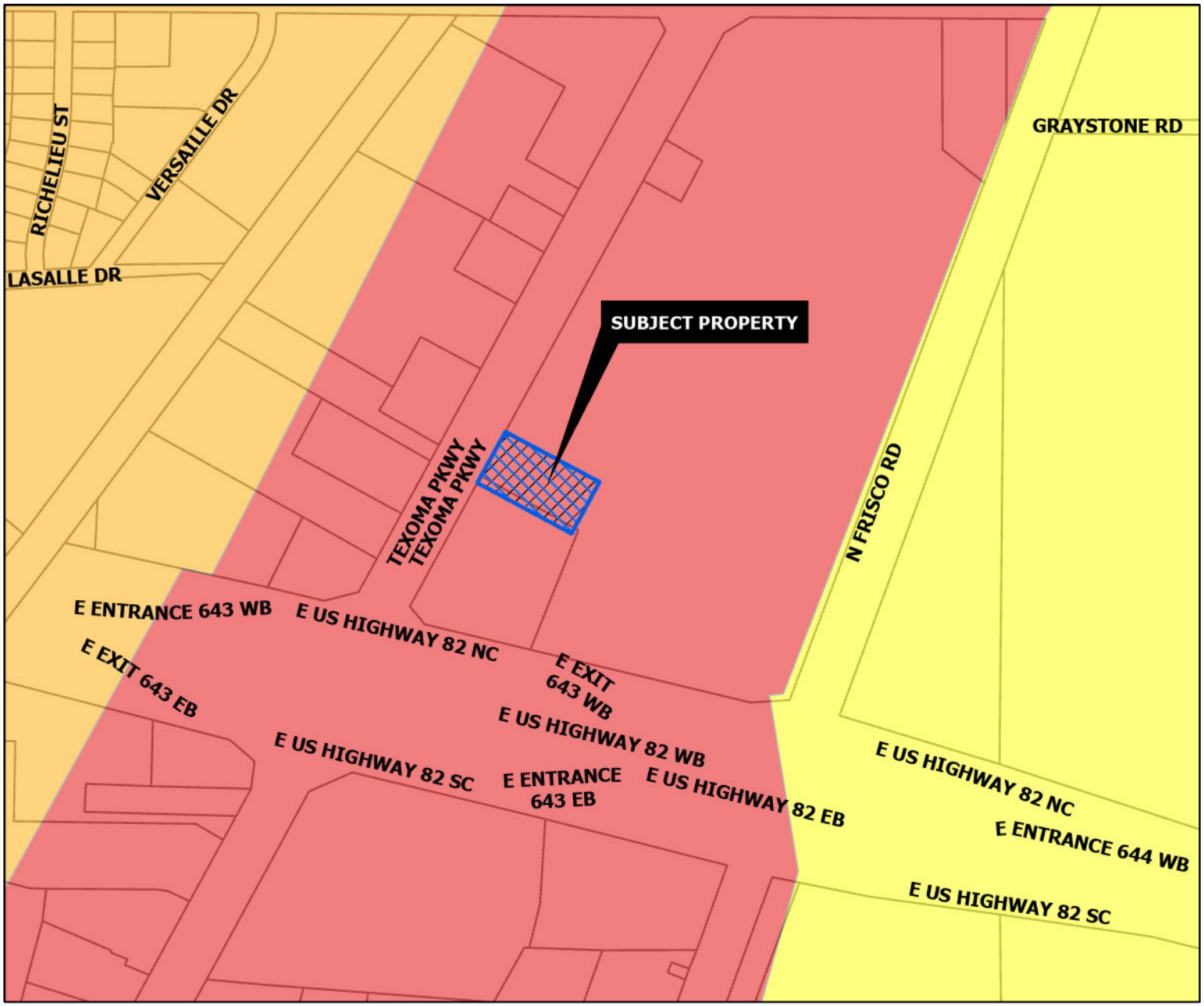
Sherman
CLASSIC TOWN, BROAD HORIZON.

NOTICE OF REQUESTED
VARIANCE OR
SPECIAL EXCEPTION

PROJECT #: 23-000572

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

3/07/2023 at 4:08 pm



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2901 BLK TEXOMA PKWY

N
W E
S

Date: 2/27/2023 4:26 PM

February 28, 2023

City of Sherman
Planning Department
Development Services Department

Re: SUP Request – Club Carwash – Texoma Parkway

Planning Department:

Please let this letter serve as a request for a Specific Use permit for the proposed Car Wash Facility known as Club Carwash located at along Texoma Parkway in Sherman, Texas.

Summary of Project:
We are requesting the approval of a Carwash Facility that will be a part of a larger retail and restaurant development. The proposed Car Wash Facility will include a 5,444 sf Car Wash Facility with 20 Vacuum Bays. The proposed site is 1.119 acres. The SUP will address allowing the use of a car wash facility. The proposed development will be harmonious with the surrounding area as the property and will provide service to the surrounding areas. The activities associated with the car wash will fall in line with the surround redevelopment and is appropriate within the area shown. This should not create a negative impact to the surrounding area.

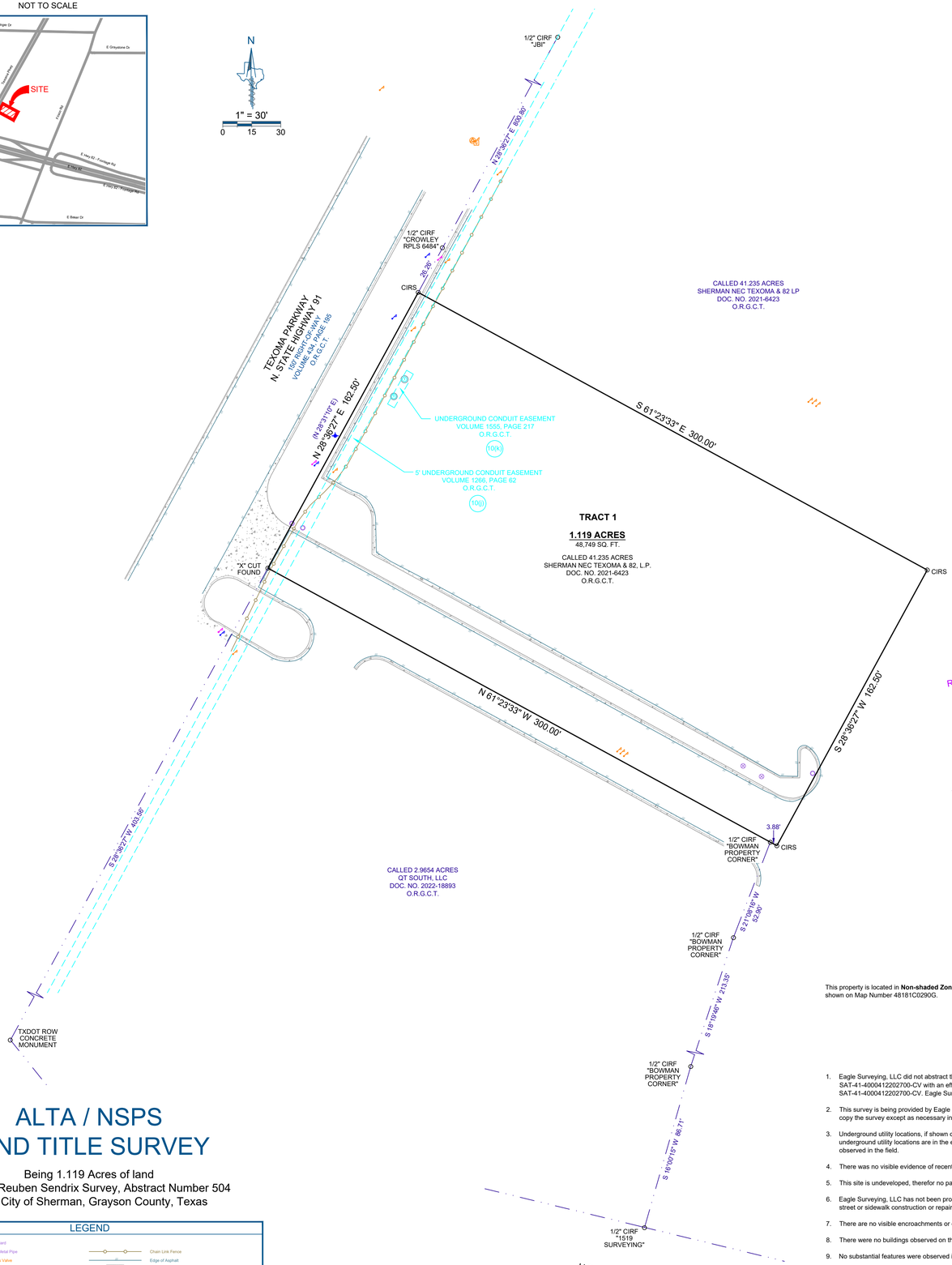
Variance Request
There is one variance request with the development of the facility. It is requested to allow the canopies of the vacuum bays and entrance canopies to encroach into the side yard setback. These secondary structures will maintain a minimum 5' of clearance from the property. Allowing for this variance will allow patrons to be protected from weather and extreme heat while being able to utilize the services onsite. We kindly ask for this request as this will not impede or impact the developing properties on either side in the future.

Club Carwash is very excited to bring their development into the Town of Sherman. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 817-281-0572.

Sincerely,

Clay Cristy, P.E.

VICINITY MAP
NOT TO SCALE



ALTA / NSPS
LAND TITLE SURVEY

Being 1.119 Acres of land
out of the Reuben Sendrix Survey, Abstract Number 504
in the City of Sherman, Grayson County, Texas

LEGEND

Bollard		Chain Link Fence	
2" Metal Pipe		Edge of Asphalt	
Gas Valve		Concrete	
Gas Utility Mark	( )	Record Call	
Gas Test Station	ROW	Right-of-way	
Fire Hydrant	CIRS	Capped Iron Rod Set	
Water Utility Mark	CIRF	Capped Iron Rod Found	
Cable Utility Mark	DOC. NO.	Document Number	
Telecommunications Manhole	O.R.G.C.T.	Official Records, Grayson County, Texas	
Boundary Monumentation			

LEGAL DESCRIPTION

TRACT 1

Being a 1.119 acre tract of land out of the Reuben Hendrix Survey, Abstract No. 504, situated in the City of Sherman, Grayson County, Texas, being a portion of a called 41.235 acre tract of land conveyed to Sherman NEC Texoma & 82 LP by deed of record in Document Number 2021-6423 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut found in the East right-of-way line of Texoma Parkway (State Highway 91), being the Northwest corner of a called 2.9654 acre tract of land conveyed to QT South, LLC by deed of record in Document Number 2022-18893 of said Official Records, for the Southwest corner hereof;

THENCE, N28°36'27"E, along the East right-of-way line of Texoma Parkway, being the common West line of said 41.235 acre tract, a distance of 162.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found bears N28°36'27"E, a distance of 800.80 feet;

THENCE, leaving the East right-of-way line of Texoma Parkway, over and across said 41.235 acre tract, the following two (2) courses and distances:
1. S61°23'33"E, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner hereof;
2. S28°36'27"W, a distance of 162.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;

THENCE, N61°23'33"W, continuing over and across said 41.235 acre tract, and in part, along the North line of said 2.9654 acre tract, passing at a distance of 3.88 feet a 1/2 inch iron rod with green plastic cap stamped "BOWMAN PROPERTY CORNER" found for the Northeast corner of said 2.9654 acre tract, and continuing a total distance of 300.00 feet to the POINT OF BEGINNING, and containing an area of 1.119 acres (48,749 square feet) of land, more or less

TRACT 2

Non-Exclusive easement estate created in Reciprocal Access, Drainage and Grading Easement and Development Agreement and Use Restrictions, dated March 10, 2022, by and between Sherman NEC Texoma & 82 LP and QT South, LLC, filed March 10, 2022, recorded under Clerk's File No. 2022-7994 and Correction filed under Clerk's File No. 2022-18894, Real Property Records, Grayson County, Texas.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Fidelity National Title Insurance Company with G.F. No. SAT-41-4000412202700-CV as listed below:

10. (d.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: State of Texas
Purpose: As provided in said document
Recording Date: May 6, 1948
Recording No: Volume 556, Page 482, Real Property Records, Grayson County, Texas
Does not affect.

10. (e.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: The Texas Pipe Line Company
Purpose: As provided in said document
Recording Date: July 1, 1949
Recording No: Volume 584, Page 352, Real Property Records, Grayson County, Texas; As affected by Amendments recorded in Volume 1129, Page 790 and Volume 1137, Page 9, Real Property Records, Dallas County, Texas.
Does not affect.

10. (f.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman
Purpose: As provided in said document
Recording Date: March 18, 1964
Recording No: Volume 1002, Page 335, Real Property Records, Grayson County, Texas
Does not affect.

10. (g.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman, Texas
Purpose: As provided in said document
Recording Date: November 7, 1969
Recording No: Volume 1147, Page 341, Real Property Records, Grayson County, Texas
Does not affect.

10. (h.) Easement(s) and rights incidental thereto, as granted in a document
Granted to: City of Sherman, Texas
Purpose: As provided in said document
Recording Date: July 30, 1970
Recording No: Volume 1166, Page 644, Real Property Records, Grayson County, Texas
Unable to locate from description in document.

10. (i.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Lone Star Gas Company
Purpose: As provided in said document
Recording Date: August 20, 1970
Recording No: Volume 1168, Page 643, Real Property Records, Grayson County, Texas
Does not affect.

10(j) **10. (j.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: General Telephone Company of the Southwest
Purpose: As provided in said document
Recording Date: November 13, 1973
Recording No: Volume 1266, Page 62, Real Property Records, Grayson County, Texas
Affects as shown.

10(k) **10. (k.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: General Telephone Company of the Southwest
Purpose: As provided in said document
Recording Date: April 24, 1981
Recording No: Volume 1555, Page 217, Real Property Records, Grayson County, Texas
Affects as shown.

10. (l.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Sherman, Texas
Purpose: As provided in said document
Recording Date: December 9, 1982
Recording No: Volume 1626, Page 426, Real Property Records, Grayson County, Texas
Does not affect.

10. (v.) Matters contained in that certain document Entitled: Reciprocal Access, Drainage and Grading Easement and Development Agreement and Use Restrictions
Dated: March 10, 2022
Executed by: Sherman NEC Texoma & 82 LP and QT South, LLC
Recording Date: March 10, 2022
Recording No: under Clerk's File No. 2022-7994, Real Property Records, Grayson County. Texas;
Correction recorded under Clerk's File No. 2022-18894, Real Property Records, Grayson County, Texas
Affects, no plottable easements.

10. (w.) Terms, conditions and provisions contained in that certain document Entitled: Reciprocal Access, Drainage and Grading Easement and Development Agreement and Use Restrictions
Dated: March 10, 2022
Executed by: Sherman NEC Texoma & 82 LP and QT South, LLC
Recording Date: March 10, 2022
Recording No: under Clerk's File No. 2022-7994, Real Property Records, Grayson County, Texas;
Correction recorded under Clerk's File No. 2022-18894, Real Property Records, Grayson County, Texas
Affects, no plottable easements.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 01, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0290G.

GENERAL NOTES

1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Fidelity National Title Insurance Company, with G.F. No. SAT-41-4000412202700-CV with an effective date of November 29, 2022 at 8:00 AM and issued on December 12, 2022 at 8:00 AM. This survey is only valid for G.F. No. SAT-41-4000412202700-CV. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. This site is undeveloped, therefor no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There are no visible encroachments or overlapping of improvements except as shown hereon.
8. There were no buildings observed on the subject property in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
11. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

This survey is certified to Fidelity National Title Insurance Company, Club Car Wash Operating, LLC, a Delaware limited liability company & Sherman NEC Texoma & 82 LP, a Texas limited partnership and is only valid for G.F. No. SAT-41-4000412202700-CV with an effective date of November 29, 2022 at 8:00 AM and issued on December 12, 2022 at 8:00 AM.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 11(a), 11(b), 16, 17 & 18 of Table A thereof. The fieldwork was completed on January, 22th, 2023.

This map or plat was prepared on _____.

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

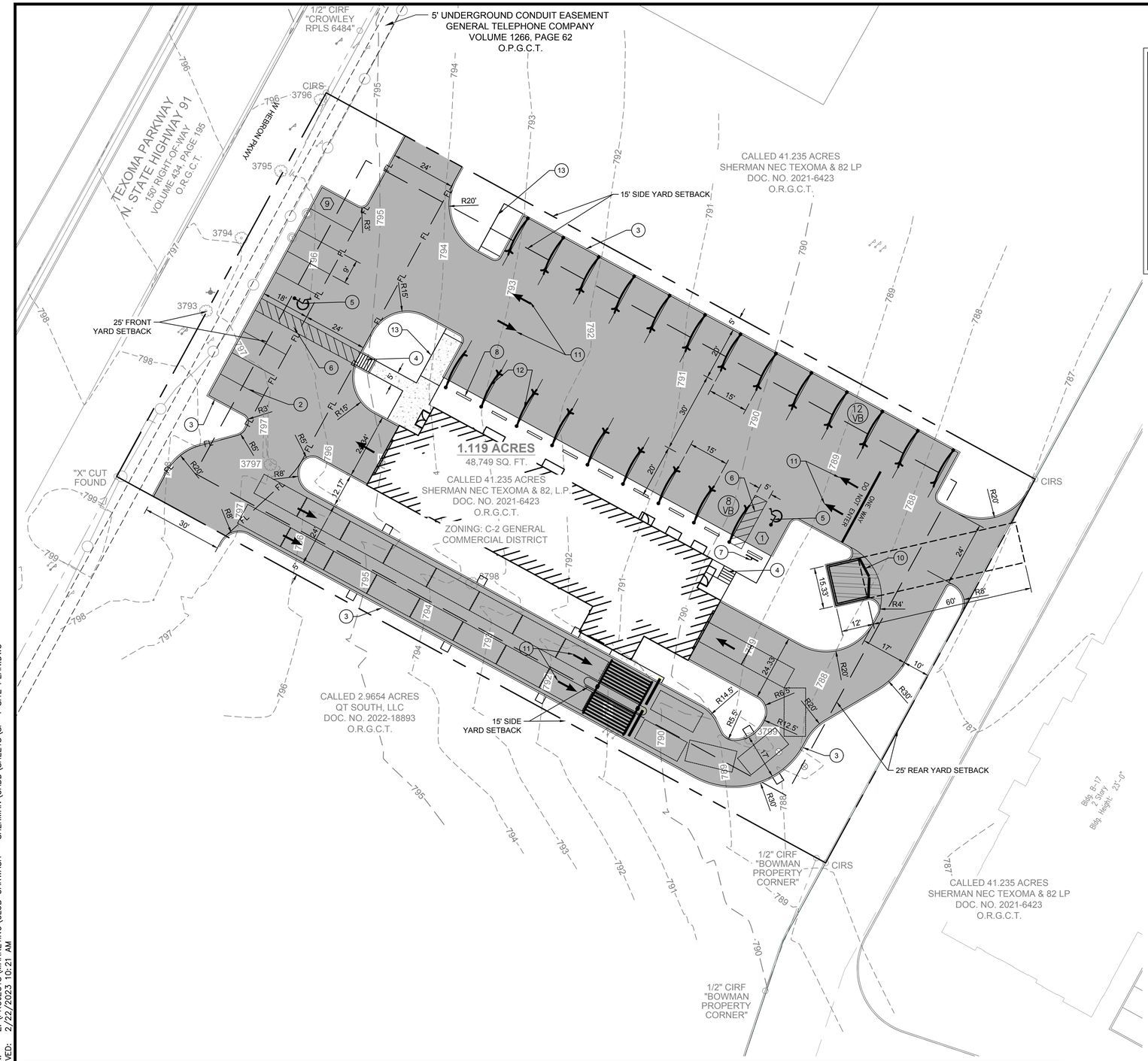
Matthew Raabe
R.P.L.S. # 6402

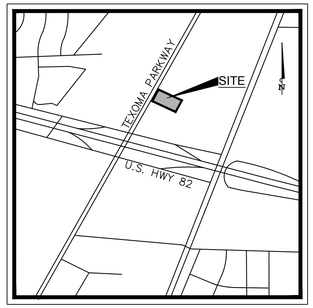
JOB NUMBER
2301.032-02
DATE
1/26/2023
UPDATE
2/02/2023
DRAWN BY
CF

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

Texas State Highway 91
Texoma Parkway
Sherman, Texas
75090





VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
X	PARKING COUNT
	FULL-DEPTH SAWCUT
FL	PROPOSED FIRE LANE STRIPPING
12 VB	PROPOSED VACUUM SPACES

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	CURB STOP PER DETAIL
9	PROPOSED SIDEWALK
10	PROPOSED DUMPSTER AND ENCLOSURE
11	TRAFFIC ARROWS
12	VACUUM CANOPIES
13	VACUUM ENCLOSURE

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	COVERED PATIO (SQ. FT)	TOTAL AREA (COMBINED)	BLDG HGT.	PATIO HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS	
											REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	C-2 GENERAL COMMERCIAL DISTRICT	CARWASH	1.12	48,749	5,444	N/A	5,444	1-STORY	N/A	1	50% MAX	11.2%	0.5 MAX	0.11	1 SPACE PER EMPLOYEE (8 EMPLOYEES PER DAY MAX.)	8	10	2	2	33,803	69%	14,946	31%

OWNER:
QT SOUTH LLC
1120 NORTH INDUSTRIAL BOULEVARD
EULESS, TX 76039
PH: CONTACT NAME:

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

ARCHITECT:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD. SUITE 100
LENEXA, KS. 66219
PH: 913.498.1550 CONTACT NAME: HOLLY BERGMAN

SURVEYOR:
EAGLE SURVEYING LLC
222 SOUTH ELM STREET
DENTON, TX 76201 CONTACT NAME: TYLER RANK
PH: 940.222.3009

LEGAL DESCRIPTION:
BEING A 1.119 ACRE TRACT OF LAND OUT OF THE REUBEN HENDRIX SURVEY

CITY:	STATE:	
SHERMAN	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
GRAYSON	REUBEN HENDRIX	504

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CHERK SPARGER RD, SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date 1/23/2023

CLUB CARWASH SHERMAN
NORTH EAST INTERSECTION
HWY 91 (TEXOMA PKWY) & HWY 82
SHERMAN, TEXAS

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	MAL
DRAWN:	MAL
CHECKED:	CC
DATE:	2/13/2019

SHEET
SP-1

File No. 2019-017

PLOTTED BY: MAX LANTANO
PLOT DATE: 2/27/2023 2:46 PM
LOCATION: Z:\PROJECTS\MARKETING\CLUB CARWASH – SHERMAN\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/22/2023 10:21 AM

EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK WITH COLORED MORTAR
COLOR: Ivory

ARCHITECTURAL 8" CMU SPLIT FACE BLOCK
COLOR: Slate

STOREFRONT
COLOR: Black Painted

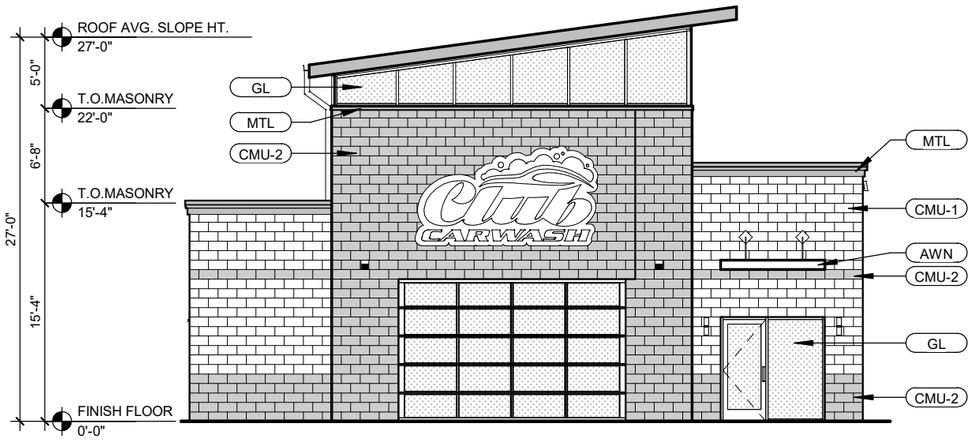
SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black

METAL AWNINGS
COLOR: Matte Black

CLUB CAR WASH RENDERING

FINKLE + WILLIAMS © 2023

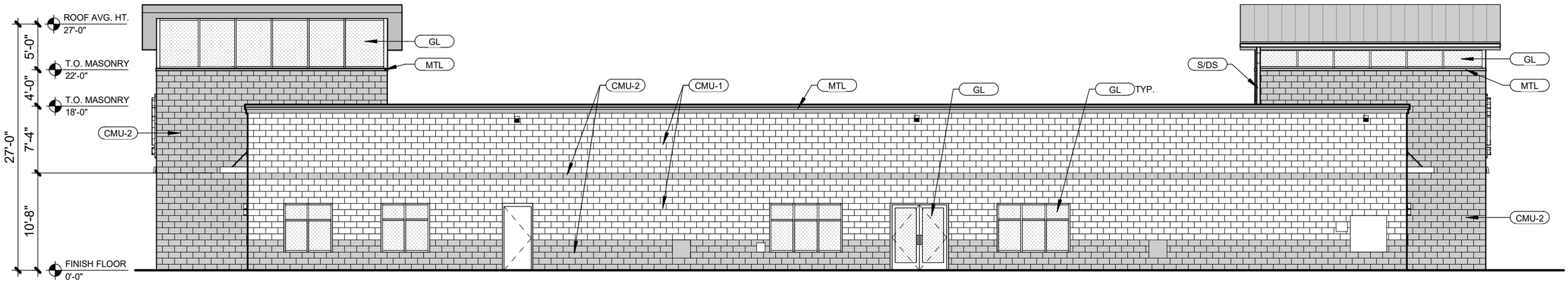
WEST ELEVATION | 3/32" = 1'-0"



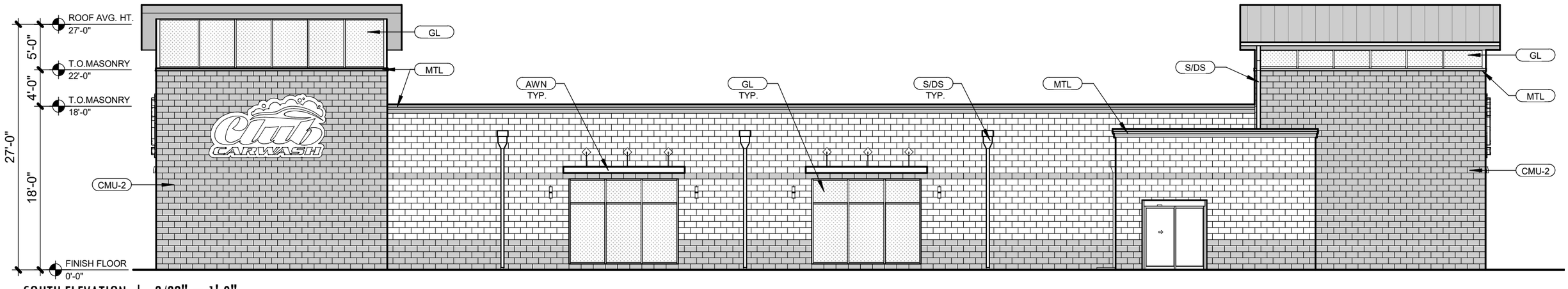
EAST ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK WITH COLORED MORTAR (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



NORTH ELEVATION | 3/32" = 1'-0"

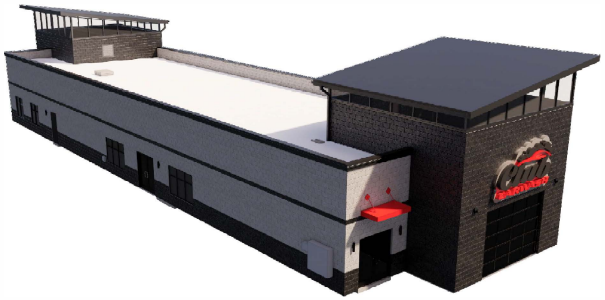


SOUTH ELEVATION | 3/32" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - Sherman,TX | 02.22.2023 | As indicated

FINKLE + WILLIAMS © 2023



CLUB CAR WASH

Project No.:	20015.51
Date:	06/10/2022
Issued For:	CONSTRUCTION SET

REVISIONS

No.	Date	Description

REGISTRATION

LICENSED ARCHITECT
KIMBALL LEE HALES
001-019804

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	
LANDSCAPE	
FOUNDATIONS	CROCKETT ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING
FIRE PROTECTION	N/A
CONTRACTOR	

FINKLE + WILLIAMS
ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913 .498.1550
www.finklewilliams.com

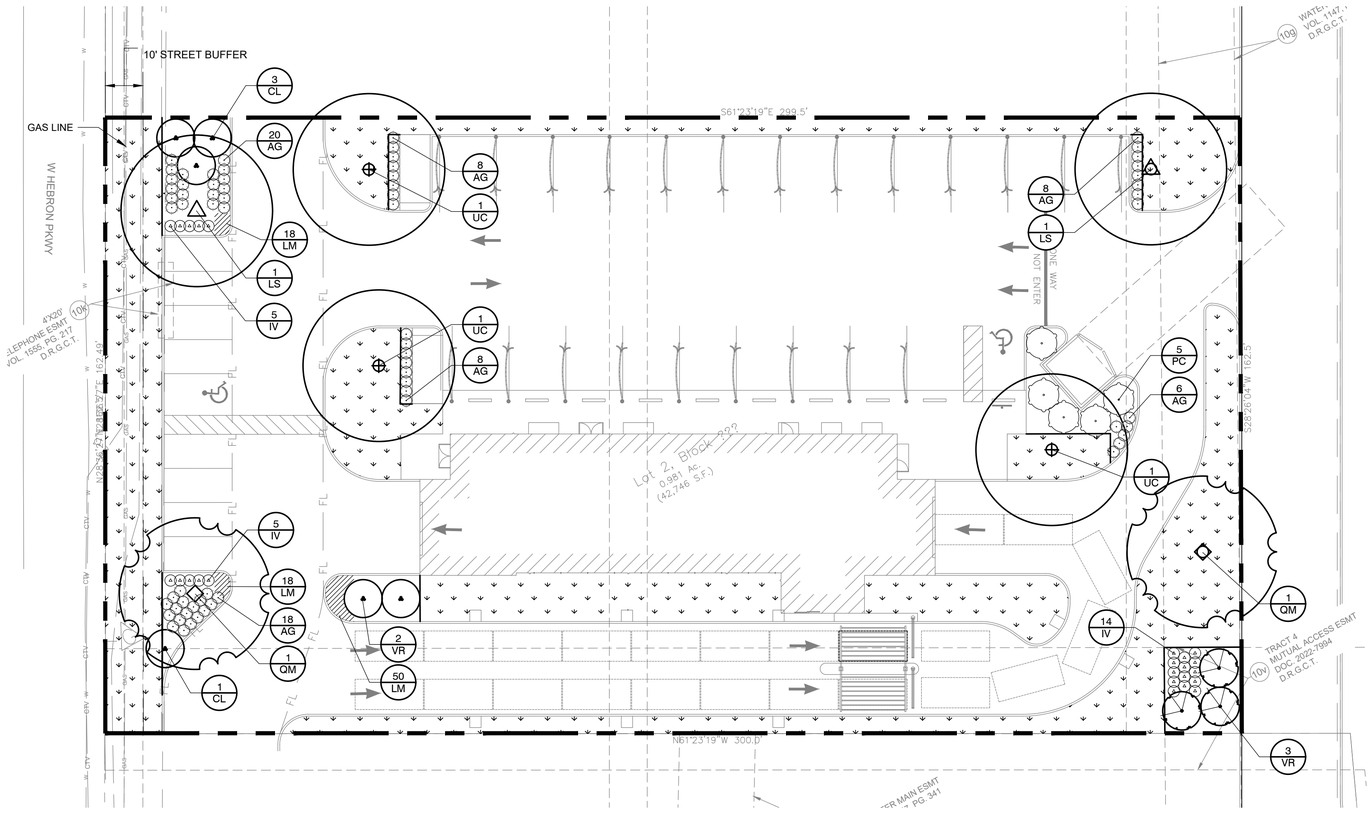
SHEET TITLE

3D VIEWS

SHEET NUMBER

A10.01

C:\Users\jlee\Documents\DDW_Mdnell_lbergmanN5b1.rvt



NORTH

0' 10' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LANDSCAPE CALCULATIONS

ZONING: C-2 GENERAL COMMERCIAL
OVERLAY DISTRICT: HWY 75 & 82 OVERLAY DISTRICT

STREET BUFFER, 10' MIN. WIDTH
NOTE: A 10' BUFFER IS PROVIDED. IT IS PLANTED WITH LAWN DUE TO THE PRESENCE OF A GAS LINE. TREES AND SHRUBS ARE PLANTED IN THE PARKING ISLANDS ADJACENT TO THE BUFFER.

SCREENING
TRASH RECEPTACLE AREA: SCREENING WALL AND SHRUBS AT THE BASE OF THE WALL

PARKING LANDSCAPING
AREA OF PARKING AND DRIVES: 27873 SF
LANDSCAPING AREA REQUIRED: 2,787 SF (10% OF PARKING AND DRIVES)
LANDSCAPING AREA PROVIDED: 3,785 SF
ISLAND AREA REQUIRED: 1,115 SF (40% OF REQUIRED LANDSCAPE AREA)
ISLAND AREA PROVIDED: 2,900 SF

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
CL	4	CHILOPSIS LINEARIS	DESERT WILLOW	8'-10' HT.	PER PLAN	MULTI-STEM
LS	2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1.5" CAL. MIN.; 6'-8' HT.	PER PLAN	SPECIMEN
QM	2	QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	1.5" CAL. MIN.; 6'-8' HT.	PER PLAN	SPECIMEN
UC	3	ULMUS CRASSIFOLIA	CEDAR ELM	1.5" CAL. MIN.; 6'-8' HT.	PER PLAN	SPECIMEN
VR	5	VIBURNUM RUDIFULUM	RUSTY BLACKHAW VIBURNUM	8'-10' HT.	PER PLAN	MULTI-STEM
SHRUBS						
AG	68	ABELIA GRANDIFLORA 'CONFETTI'	DWARF ABELIA	3 GAL.	30" O.C.	
IV	24	ILEX VOMITORIA 'SCHELLINGS DWARF'	DWARF YAUPON HOLLY	3 GAL.	30' O.C.	
PC	5	PRUNUS CAROLINANA 'MONUS'	BRIGHT & TIGHT CHERRY LAUREL	3 GAL.	5' O.C.	
GROUNDCOVER						
LM	86	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	1 GAL.	15" O.C.	
		SOD: TIFWAY 419 BERMUDA GRASS		SOD		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1105 CHEEK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
REGISTERED LANDSCAPE ARCHITECT
LISA CUTSHALL
3770
STATE OF TEXAS

CLUB CARWASH SHERMAN
NORTH EAST INTERSECTION
HWY 91 (TEXOMA PKWY) & HWY 82
SHERMAN, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE PLANTING PLAN

DESIGN:	MAL
DRAWN:	MAL
CHECKED:	CC
DATE:	2/13/2019

SHEET
LP-1

File No. 2019-017

PLOTTED BY: ADMINISTRATOR
PLOT DATE: 2/21/2023 2:44 PM
LOCATION: C:\USERS\ADMINISTRATOR\DOCUMENTS\PROJECTS\2023\EVERGREEN DESIGN GROUP\CLUB CARWASH - SHERMAN TX\CAD\CLUB CARWASH - SHERMAN TX - PLTG.DWG
LAST SAVED: 2/21/2023 2:35 PM

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR TOTAL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

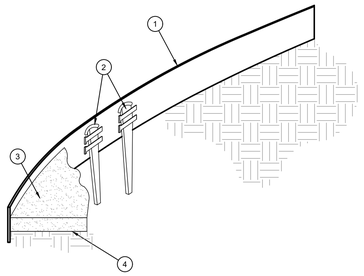
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. WHEN WORKING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE	
b.	2-1/2"-4" TREES	THREE STAKES PER TREE	
c.	TREES OVER 4" CALIPER	GUY AS NEEDED	
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE	

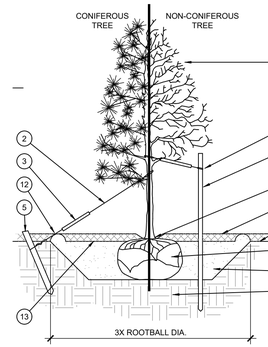
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

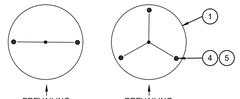
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

OPEN LANDSCAPE

PARKWAY OR ISLAND

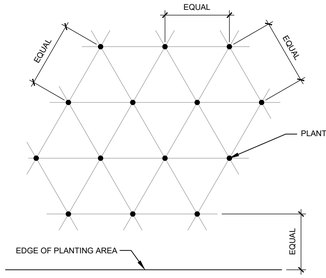
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Clay Cristy
1903 Central Drive, Ste 406
Bedford, TX 76021

Clay Moore Engineering
1105 Cheek Sparger Road, Suite #1
Colleyville, TX 76034

Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, TX 75074

Eagle Surveying, LLC
222 South Elm Street, Suite 200
Denton, TX 76201

Finkel + Williams Architecture
8787 Renner Blvd, Suite 100
Lenexa, KS 66219

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.017 to allow a 5' side yard setback in lieu of the required 15' for a Canopy Structure in a C-2 (General Commercial) District/ 75 & 82 Overlay District and Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District located in the 2901 Block Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

8. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
9. Parking adjacent to Texoma Parkway may encroach into Easement which will be require by plat. Coordinate with Engineering Department upon civil submittal.
10. 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
11. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
12. 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.
13. Three Party Agreement required for Public Infrastructure.
14. The location of the trash receptors must be approved by the Public Works Department.
15. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

4441 WEST HOUSTON STREET

The request of Sherman Real Estate Ventures, LLC (Owner), Charles Branch (Representative), Westwood Professional Services Inc. (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4441 West Houston Street, being 28.665 acres in the Fielding Bacon Survey, Abstract No.119, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a R-A (Residential Agriculture) District to an MF-15 (Multi-Family Residential) District.

Background:

The property is located at 4441 West Houston Street between North Friendship Road and Ridgeview Road. The owner is requesting a Zone Change from a R-A (Residential Agriculture) District to an MF-15 (Multi-Family Residential) District and Site Plan approval for a multi-family development, consisting of 420 units.

Adjacent Zoning:

C-2 (General Commercial) District
R-A (Residential Agriculture) District
C-1 (Retail Business) District
R-6 (Single Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Charles Branch (Owner)
Pacheco Koch (Engineer)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

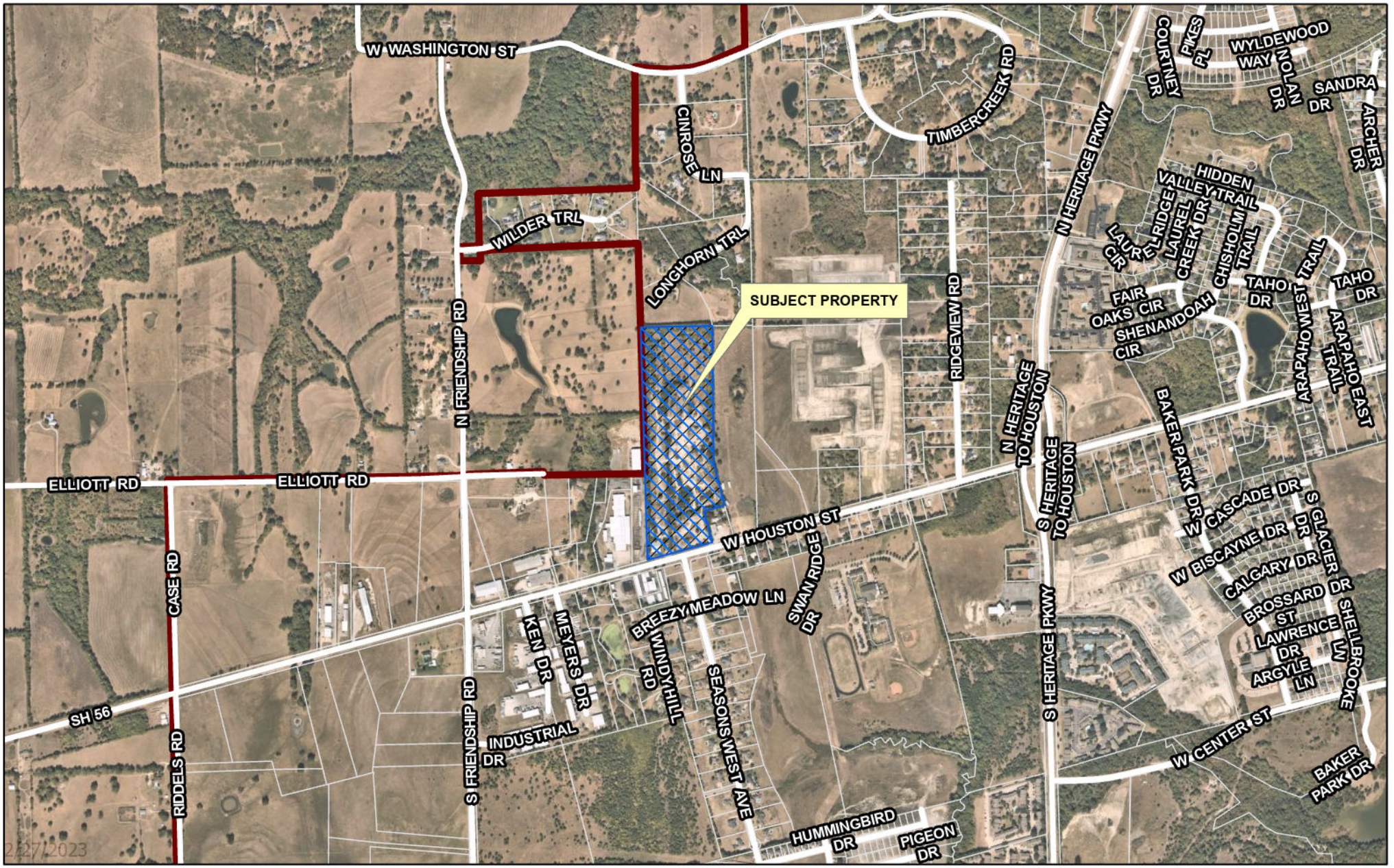
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Site Plan
Survey
Landscape Plan
Elevations
Traffic Impact Analysis
STAFF REVIEW LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4441 W HOUSTON ST

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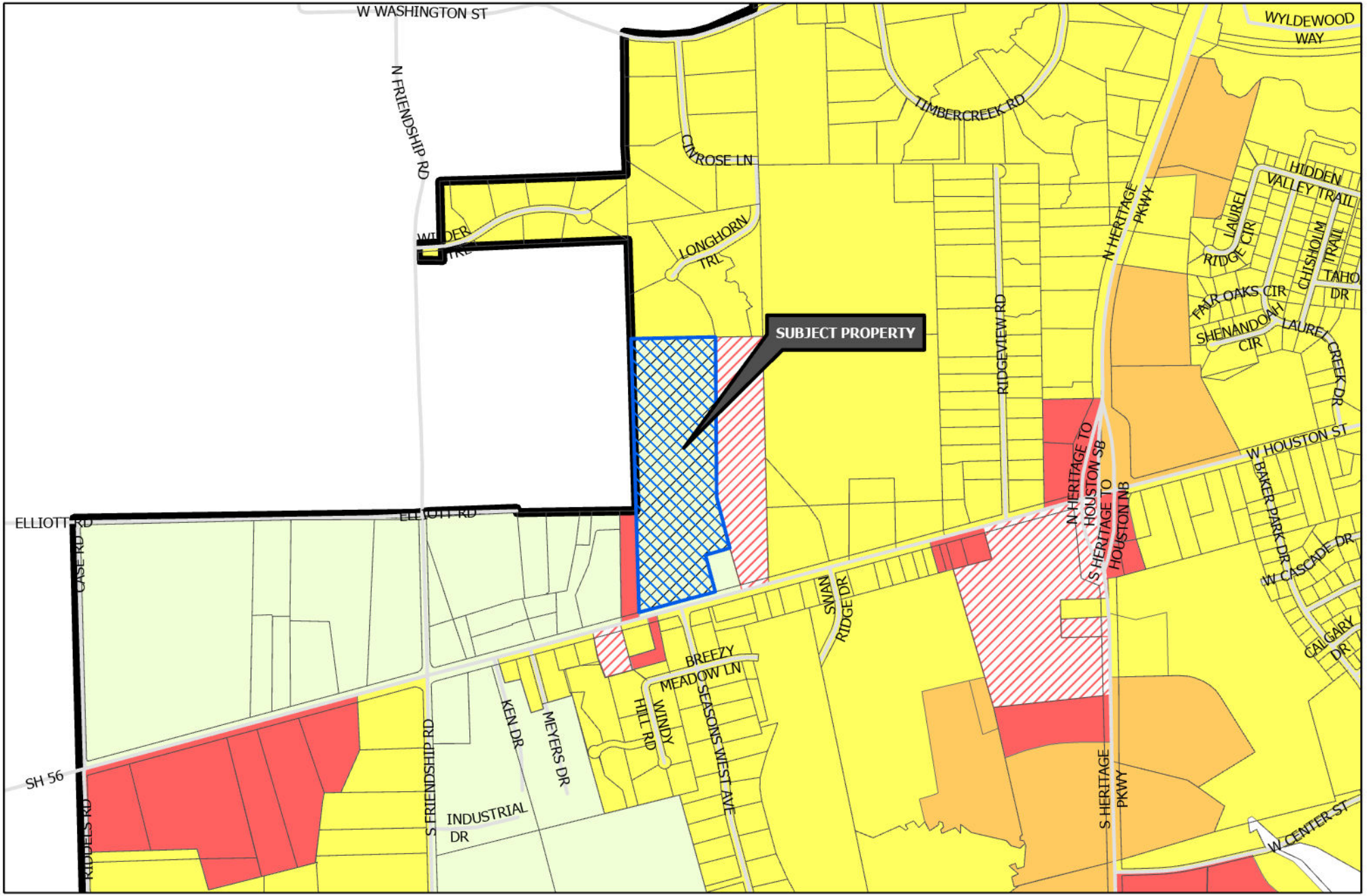
Date: 2/27/2023 1:03 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 4441 W HOUSTON ST

N
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Date: 2/27/2023 1:07 PM

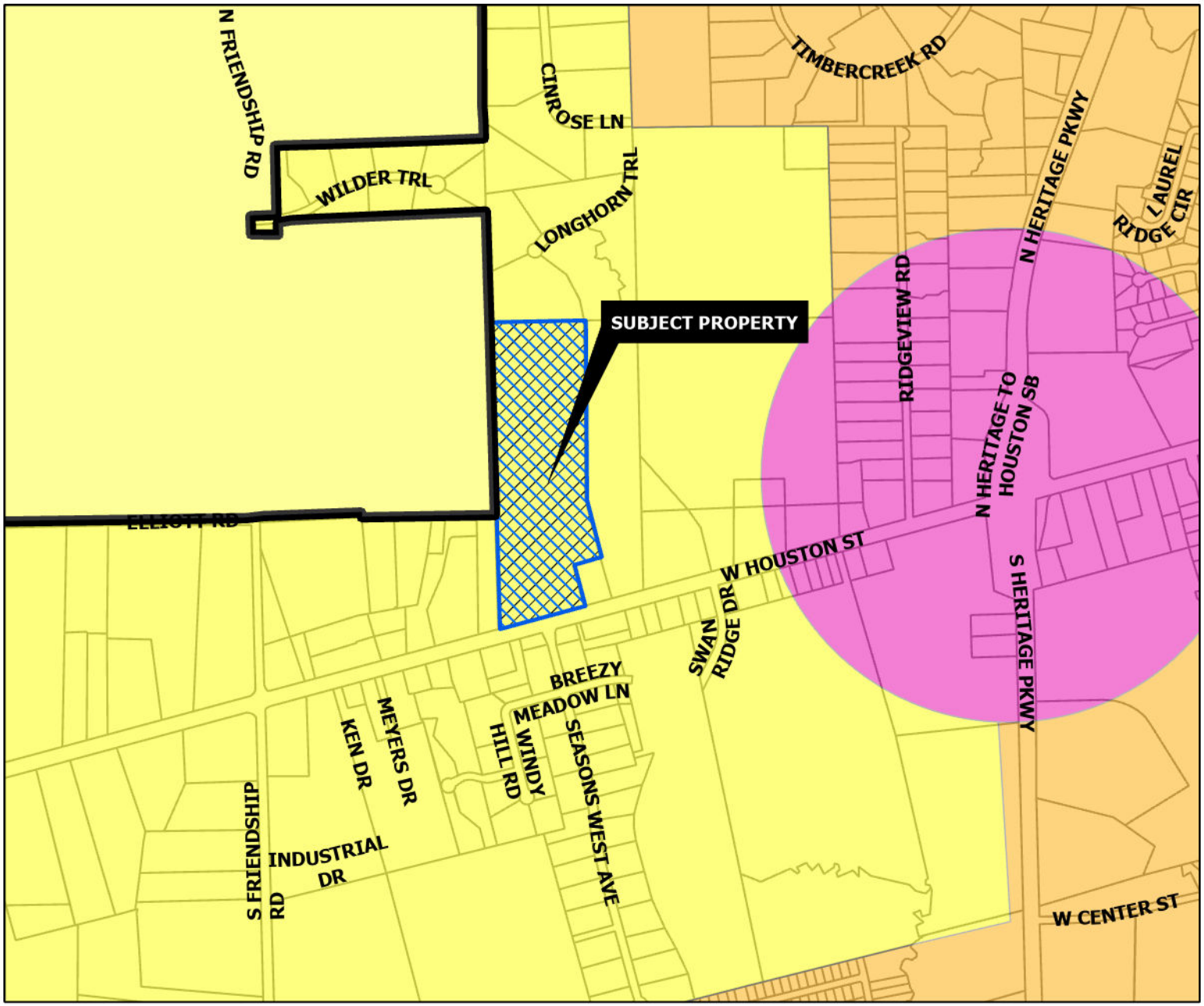
ELLIS AUTO PARTS

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-000580

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4441 W HOUSTON ST

N
W E
S

Date: 2/27/2023 1:07 PM

Westwood

February 27, 2023

Rob Rae

City of Sherman

Director of Development Services

220 W Mulberry

Sherman, TX 75090

RE: Project Narrative – Sherman 29 ac Tract (4444 W. Houston Sherman St.)

Dear Mr. Roe,

Valiant Real Estate Services, Inc. is proposing to develop the above reference to tract to a multi-family residential development (Zoning MF-15) from its current Zoning designation of RA. The development will provide multi-family residential units and provide flexible and alternate living. The development will be consistent with the City's Ordinances.

Please see below for required information:

-Current Zoning: RA

-Proposed Zoning: MF-15

-Proposed Multifamily units: Total Dwelling Units 420.

Please let us know if you have any questions or comments.

Thanks,

Matthew D. Lee, P.E.

Senior Project Manager

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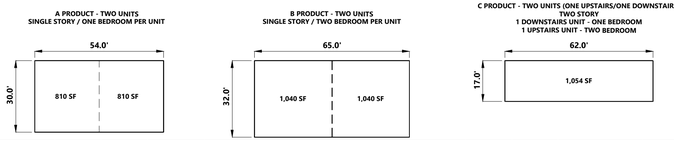
UNIT SETBACKS AND BUILDING DISTANCES MAY REQUIRE VARIANCE(S)



PARKING REQUIRMENT CALCULATIONS

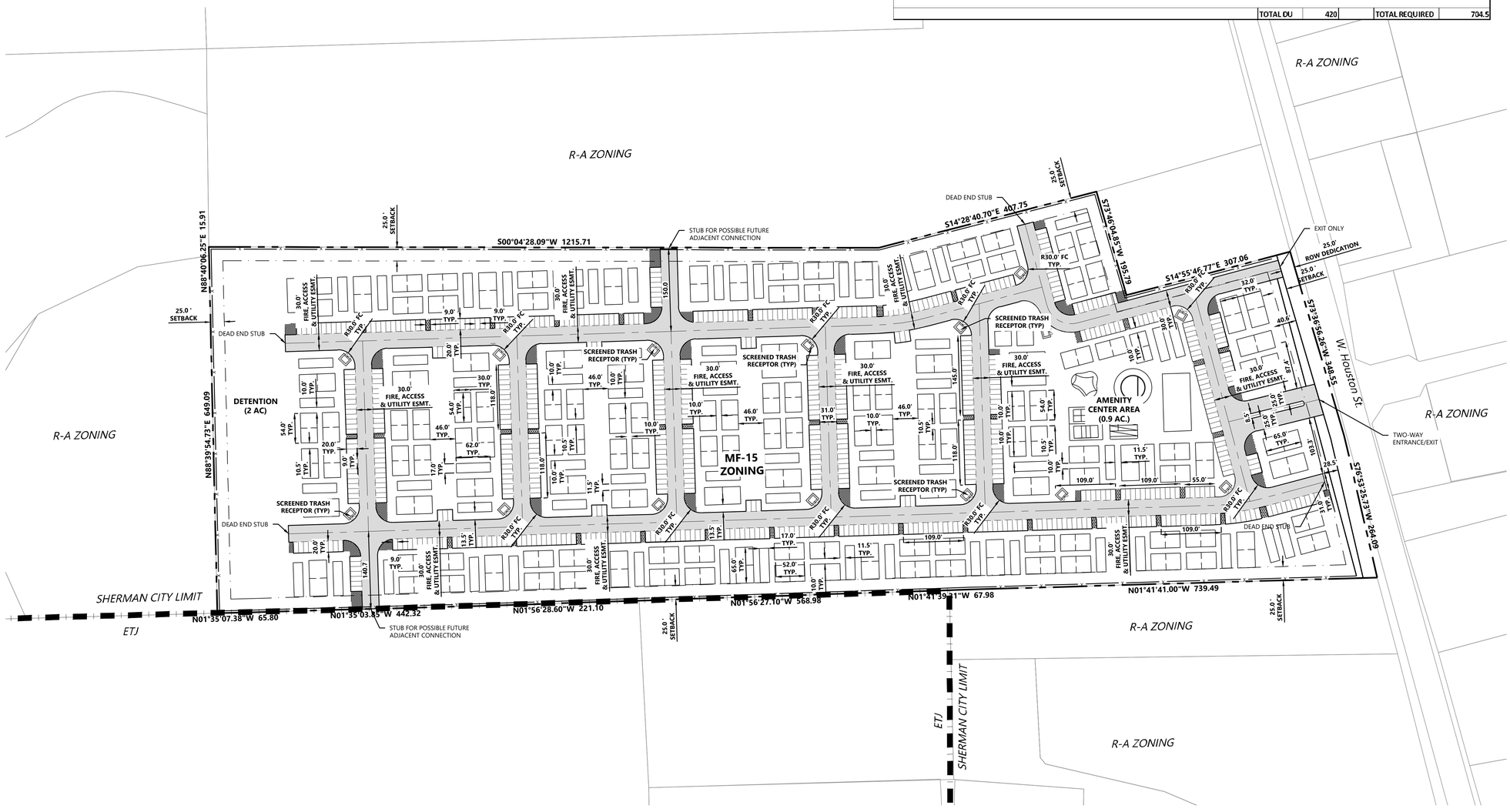
PRODUCT TYPE	SF	UNITS	BEDROOMS	SF/UNIT	STORIES	NUMBER OF PRODUCTS	DU		PARKING/UNIT	PARKING REQ
A PRODUCT	1620	2	1	810	1	103	206		1.5	309
B PRODUCT	2080	2	2	1040	1	42	84		2	168
C PRODUCT DOWNSTAIRS	1054	1	1	1054	1	65	65		1.5	97.5
C PRODUCT UPSTAIRS	1054	1	2	1054	1	65	65		2	130
						TOTAL DU	420		TOTAL REQUIRED	704.5

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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

GRAPHIC SCALE 1"=100'
100 0 100 200



LEGEND

- PROPERTY LINE
- EASEMENT
- CITY LIMITS
- L.A. LANDSCAPE AREA
- FIRE LANE

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

SITE DATA SUMMARY TABLE

Item	Site
Product A gross sqft	166,860
Product B gross sqft	87,360
Product C gross sqft	137,020
Product A Dwelling Units	206
Product B Dwelling Units	84
Product C Dwelling Units	130
Total Dwelling Units	420
Gross sqft of Property	1,268,685
Gross acres of Property	29.125
Dwelling Units Per Acre	14.42
Required Parking	705
Parking Provided	727
Current Zoning	R-A
Proposed Zoning	MF-15
Impervious Area (sqft)	719,547
Landscaped Area (sqft)	549,138
Floor-to-Area Ratio	31%
Required Min. Floor Area (sqft)	800
Provided Min. Floor Area (sqft)	810

N:\0042605.001\1 PROJECT DATA\DWG\CIVIL\0042605.00_SP.DWG

4441 W. HOUSTON STREET

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: XX/XX/XX
REVISIONS:

PREPARED FOR:

VALIANT REAL ESTATE SERVICES, INC.
5900 S. LAKE FOREST BLVD, SUITE 300
MCKINNEY, TEXAS 75070

4441 W. HOUSTON STREET
SHERMAN TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER: SP

PROJECT NUMBER: 0042605.00

DATE: 02/27/2023

SCALE
1" = 250'

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

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JOB NO. 22040458
FW: ASU – DFT: BH

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- WOOD FENCE CORNER POST FOUND
- PP POWER POLE
- W WATER METER
- FH FIRE HYDRANT
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BARBWIRE FENCE
- CHAINLINK FENCE
- STOCKAID FENCE
- OHE OVERHEAD ELECTRIC LINE

"A"

CALLED 6.75 AC.
ELLIS TRUCK & AUTO, INC.
TRACT ONE
VOL. 4523, PG. 334
O.P.R.G.C.T.

"B"

CALLED 2.278 AC.
ELLIS TRUCK & AUTO, INC.
TRACT TWO
VOL. 4523, PG. 334
O.P.R.G.C.T.

"C"

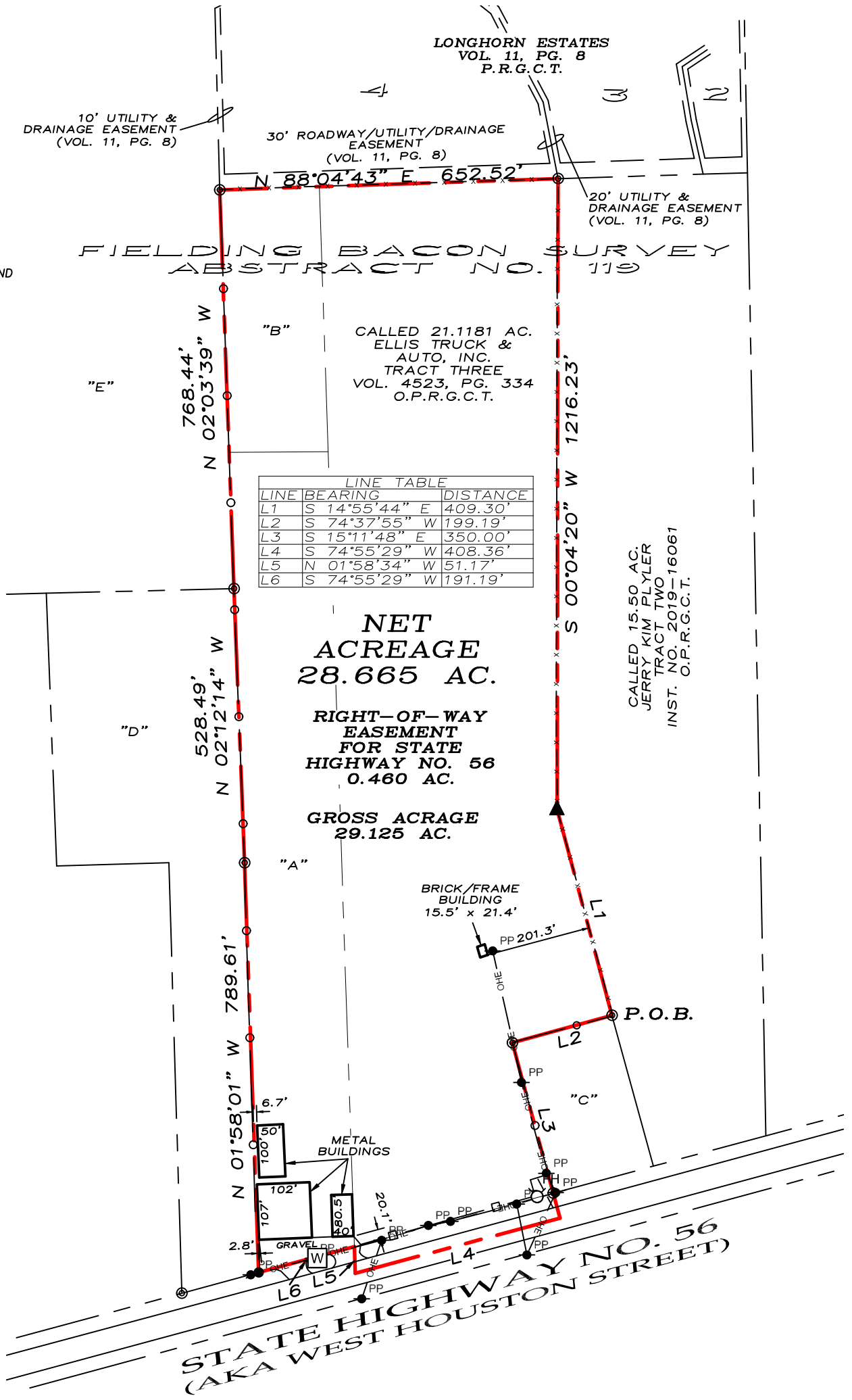
CALLED 1.607 AC.
JERRY KIM PLYLER
TRACT ONE
INST. NO. 2019–16061
O.P.R.G.C.T.

"D"

CALLED 7.141 AC.
RTK INVESTMENTS, LLC
VOL. 5848, PG. 41
O.P.R.G.C.T.

"E"

CALLED 57.587 AC.
SHELBY D. BARNETTE
FAMILY LIVING TRUST
SHELBY D. BARNETTE & LESLIE
McCONNELL, CO–TRUSTEES
INST. NO. 2021–25067
O.P.R.G.C.T.



SEE LEGAL ATTACHED

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 05/10/22
DATE OF REVISION: 06/03/22

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22040458
(REVISION)

Situated in the County of Grayson, State of Texas, being a part of Fielding Bacon Survey, Abstract No. 119, and being all of a called 6.75 acre tract of land described as Tract One in the deed to Ellis Truck & Auto, Inc., recorded in Volume 4523, Page 334, Official Public Records, Grayson County, Texas, and all of a called 2.278 acre tract of land described as Tract Two in said deed to Ellis Truck & Auto, Inc., and part of a called 21.1181 acre tract of land described as Tract Three in said deed to Ellis Truck & Auto, Inc., and being described by metes and bounds as follows:

Beginning at a to a 1/2" steel rod found for the eastern-most southeast corner of said 21.1181 acre tract, common to the northeast corner of a called 1.607 acre tract of land described as Tract One in the deed to Jerry Kim Plyler, recorded in Instrument No. 2019-16061, and on the westerly line of a called 15.50 acre tract of land described as Tract Two in said deed to Jerry Kim Plyler;

Thence South 74°37'55" West, with a southerly line of said 21.1181 acre tract, and with the northerly line of said 1.607 acre tract, along or near a fence, a distance of 199.19 feet to a 1/2" steel rod found a re-entrant corner on the southerly line of said 21.1181 acre tract, common to the northwest corner of said 1.607 acre tract;

Thence South 15°11'48" East, with an easterly line of said 21.1181 acre tract, and with the westerly line of said 1.607 acre tract, passing en route at a distance of 300.17 feet a found 1/2" steel rod, and continuing on said course, crossing State Highway No. 56 (West Houston Street), a total distance of 350.00 feet to the southern-most southeast corner of said 21.1181 acre tract;

Thence South 74°55'29" West, with the southerly line of said 21.1181 acre tract, and in said State Highway No. 56, a distance of 408.36 feet to the southwest corner of said 21.1181 acre tract;

Thence North 01°58'34" West, with the westerly line of said 21.1181 acre tract, and crossing said State Highway No. 56, a distance of 51.17 feet to the southeast corner of aforesaid 6.75 acre tract, and on the northerly right-of-way line of said State Highway No. 56;

Thence South 74°55'29" West, with the southerly line of said 6.75 acre tract, and with the northerly right-of-way line of said State Highway No. 56, a distance of 191.19 feet to a 1/2" steel rod set for the southwest corner of said 6.75 acre tract, common to the southeast corner of a called 7.141 acre tract of land described in the deed to RTK Investments, LLC, recorded in Volume 5848, Page 41, said Official Public Records;

Thence with the westerly line of said 6.75 acre tract, and with the easterly line of said 7.141 acre tract, the following 2 courses:

1. North 01°58'01" West, a distance of 789.61 feet to a found 1/2" steel rod;

2. North 02°12'14" West, along or near a fence, a distance of 528.49 feet to a 1/2" steel rod found for the northeast corner of said 7.141 acre tract, common to the southeast corner of a called 57.587 acre tract of land described in the deed to Shelby D. Barnette Family Living Trust, Shelby D. Barnette and Leslie McConnell, Co-Trustees, recorded in Instrument No. 2021-25067, said Official Public Records;

Thence North 02°03'39" West, continuing with the westerly line of said 6.75 acre tract, and with the westerly line of aforesaid 2.278 acre tract, and with the easterly line of said 57.587 acre tract, along or near a fence, a distance of 768.44 feet to a 1/2" steel rod found for the northwest corner of said 2.278 acre tract, common to the southwest corner of Longhorn Estates, according to the plat thereof recorded in Volume 11, Page 8, Plat Records, Grayson County, Texas;

Thence North 88°04'43" East, with the northerly line of said 2.278 acre tract, and with the northerly line of aforesaid 21.1181 acre tract, and with the southerly line of said Longhorn Estates, along or near a fence, a distance of 652.52 feet to a 1/2" steel rod found for the northeast corner of said 21.1181 acre tract, common to the northeast corner of aforesaid 15.50 acre tract;

Thence with an easterly line of said 21.1181 acre tract, and with the westerly line of said 15.50 acre tract, along or near a fence, the following 2 courses:

1. South 00°04'20" West, a distance of 1216.23 feet to a found 6" wood fence corner post;

2. South 14°55'44" East, a distance of 409.30 feet to the Point of Beginning and containing a gross acreage of 29.125 acres of land (0.460 acres being in the Right-of-way for State Highway No. 56, leaving a total net acreage of 28.665 acres), more or less.....

06/03/22

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300

© 2023 Westwood Professional Services, Inc.

REQUIRED	Quantity
Total parking area (parking spaces only)	130,860 sf
Total required landscape (adjacent to parking spaces)	10% min.
Total required landscape (adjacent to parking spaces)	13,086 sf
PROVIDED	**Quantity**
Landscape islands adjacent to parking spaces (as shown)	12,796 sf
Landscape adjacent to parking spaces (as shown)	7,266 sf
Total provided landscape (adjacent to parking spaces)	20,062 sf
Total provided landscape (adjacent to parking spaces)	**15%**
Parking island percentage (islands/adjacent landscape; 40% min. required)	**64%**

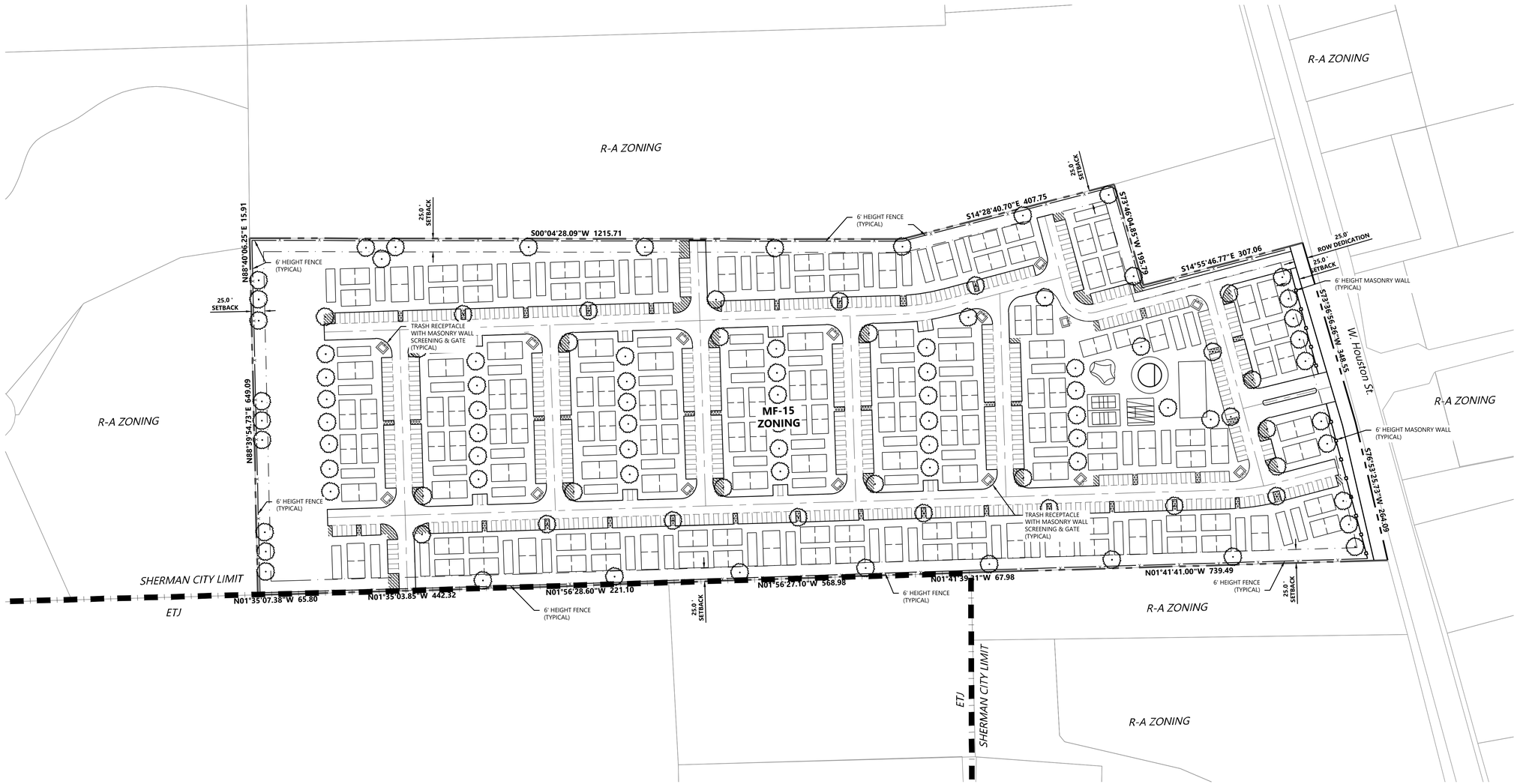
CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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

GRAPHIC SCALE 1" = 100'

100 0 100 200



LEGEND

- PROPERTY LINE
- EASEMENT
- 6' FENCE
- 6' MASONRY WALL
- CITY LIMITS
- L.A. LANDSCAPE AREA
- LANDSCAPE ISLAND (ADJACENT TO PARKING SPACES)
- LANDSCAPE AREA (ADJACENT TO PARKING SPACES)
- TREE

N:\0042605.00\1 PROJECT DATA\DWG\CIVIL\0042605.00_LP.DWG

4441 W. HOUSTON STREET

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: XX/XX/XX
REVISIONS:

PREPARED FOR:

VALIANT REAL ESTATE SERVICES, INC.
5900 S. LAKE FOREST BLVD. SUITE 300
MCKINNEY, TEXAS 75070

4441 W. HOUSTON STREET
SHERMAN TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN

PROJECT NUMBER: 0042605.00

SHEET NUMBER: LP

DATE: 02/27/2023

15'-2 7/8 "
15'-3 3/4 "
15'-2 7/8 "
30'-5 7/8 "

February 15, 2023
R0042605.00

TRAFFIC IMPACT ANALYSIS

Project:
4441 W Houston Multifamily
In Sherman, Texas

Prepared for:
City of Sherman

On behalf of:
Valiant Real Estate Services, Inc.

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE

Pacheco Koch
a Westwood company

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TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

EXECUTIVE SUMMARY

The services of **Pacheco Koch, a Westwood Company,** were retained by **Valiant Real Estate Services, Inc.** to prepare a Traffic Impact Analysis (TIA) for a proposed multifamily development (the "Project") located at 4441 W Houston Street in Sherman, Texas. Buildout of the Project is anticipated to be completed by 2025. A TIA is required by the City of Sherman for review as part of the Owner's request to rezone the subject property to facilitate the proposed development.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA were developed by Pacheco Koch based on industry standard practices and typical requirements of similar studies.

Based upon the analyses performed herein, Pacheco Koch developed the following findings and recommendations.

FINDING: The proposed 434-unit multifamily development is projected to generate approximately 2,925 daily trip ends, including 174 trip ends during the AM Peak Hour and 221 trip ends during the PM Peak Hour. [NOTE: A trip end occurs every time a vehicle enters or exits the site, so the number of trip ends is not equivalent to the number of vehicles.]

FINDING: The proposed vehicular access to the site will be on W Houston Street (SH 56) and is planned to align with the Seasons West intersection.

FINDING: PK conducted an analysis of traffic operations at the traffic signal-controlled interchange of FM 1417/S Heritage Parkway and SH 56/W Houston Street and the STOP-sign-controlled intersections of SH 56 with proposed site driveway/Seasons West. Each intersection of the interchange currently operates at acceptable Level of Service during peak hour periods. The projected addition of normal, background traffic growth and traffic generated by the proposed development will have a slight but minimal impact on existing traffic operations without the need for mitigation.

FINDING: The intersection of W Houston Street and Seasons West is STOP-sign-controlled on the minor street approach—i.e., no STOP-control on W Houston Street. The intersection currently experiences minimal delay and operates at a good Level of Service during peak hour periods. The addition of projected background traffic growth and traffic from the proposed development will not significantly impact the current traffic operations other than creating additional traffic movements.

- RECOMMENDATION: Although the installation of a right-turn deceleration lane is not required to mitigate traffic operations, the projected peak hourly right-turn volume will exceed the TxDOT threshold for requiring a right-turn

deceleration lane. Therefore, installation of a westbound right-turn deceleration lane at the site driveway on W Houston Street is recommended.

- RECOMMENDATION: Due to the geographic location of the subject site, PK estimates that the vast majority of traffic accessing the subject site will travel to and from the east. The percentage of motorists oriented to the west may be extremely low. The TxDOT requirement for installing a left-turn lane on an undivided roadway is less straightforward, and the threshold may be triggered. However, due to the possibility of such a low volume travelling west to/from the site, PK recommends that a determination on the desirability of providing an eastbound left-turn lane serving the site driveway on SH 56/W Houston Street be deferred until the need can be better appreciated by actual traffic demands.

END

Site Location Map

Sherman 30.15 Acre Site, Sherman, Texas

R0042605.00 (LHC: 02/13/23)

EXHIBIT 1

Sources: Esri, HERE, Gami
Kor

TRAFFIC IMPACT ANALYSIS
4441 W Houston Multifamily
Sherman, Texas

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INTRODUCTION

The services of **Pacheco Koch (PK), a Westwood Company,** were retained by **Valiant Real Estate Services, Inc.** to prepare a Traffic Impact Analysis for a proposed multifamily development located at 4441 W Houston Street in Sherman, Texas. A preliminary site plan for the Project, prepared by **Westwood**, and a site location map (**Exhibit *1***) are provided following the EXECUTIVE SUMMARY section of this report.

In order to facilitate development of the Project, **Valiant Real Estate Services, Inc.** (the "Applicant") has made a request to the City of Sherman (the "Approving Agency") to rezone the subject property. As part of application process for this request, submittal of a TIA commissioned by the Applicant must be submitted to the Approving Agency for review.

This TIA was prepared by traffic engineers at Pacheco Koch (the "Engineer") in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm, based in Texas, that provides professional engineering and related services.

Purpose

A Traffic Impact Analysis (TIA) is an engineering study used to project and analyze the impacts on the operations of public, transportation facilities produced by a specific Project. In some instances, those Project-related impacts can be sufficiently accommodated by the existing transportation network; while in other cases, mitigation measures may be necessary to achieve the standards and expectations of the Approving Agency. The purpose of the TIA is to provide relevant information to the Applicant and Approving Agency for consideration in determination of mitigation requirements.

Commissioning a TIA may be required by an Approving Agency when an Applicant is seeking approvals or entitlements for the Project. A TIA should be prepared by a licensed Engineer skilled in the principles of traffic and transportation engineering and planning. The general methodologies, processes, and guidelines used in a TIA are established by industry standards—which are maintained by organizations such as the Institute of Transportation Engineers (ITE) and others—although, the project-specific parameters of the study (e.g., study locations, analysis scenarios, analytical assumptions, etc.) may be established by local ordinances or technical staff of the Approving Agency.

NOTE: It is not the intent of this TIA to provide site plan review, validate design standards, nor substitute for local or regional transportation planning.

Project Description

The proposed development is anticipated to contain approximately 434 multifamily dwelling units. Buildout of the Project is estimated to occur by 2025.

The 29.74-acre subject site fronts on W Houston Street (State Highway 56). A site driveway is planned that will align with the existing intersection of Seasons West (street).

Rezoning of the 29.74-acre property is currently pending as part of the development process.

Study Parameters

The study parameters used in this TIA were developed by PK based on industry standard practices and typical requirements of similar studies.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions ("Existing" scenario)
- at site buildout year without site-generated traffic ("No Build" scenario)
- at site buildout year with site-generated traffic ("Build" scenario)

The following technical assumptions were also made in this analysis.

- Background traffic volumes includes projected traffic from a nearby, proposed development that is currently under review with the City of Sherman.
    - A 295-unit multifamily development known as *Woodmen's Circle Home*; located in the northeast quadrant of the intersection of FM 1417/N Heritage Parkway and SH 56/W Houston Street in Sherman, Texas. The traffic data were obtained from the Traffic Impact Analysis prepared for the project by Pacheco Koch dated December 6, 2022 and submitted to the City of Sherman. Excerpts from the study containing information used in this analysis are provided in **Appendix C**.

- Background traffic is expected to increase at a rate of 1% percent per year based upon review of historical traffic volume data. [NOTE: Consistent with the assumption used in the aforementioned study.]

Study Area

The study area for a TIA is typically defined to allow an assessment of the most relevant traffic impacts to the local area. The extent of the study area is discretionary but is generally commensurate with the scale of the proposed development. Special localized factors may also be considered. The specific locations included in the study area of this TIA are listed below and depicted in **Exhibit *1***.

Traffic-Signal-Controlled Intersections:

(a) N Heritage Parkway (FM 1417) SBFR and W Houston Street (TX-56)
(b) N Heritage Parkway (FM 1417) NBFR and W Houston Street (TX-56)

STOP-Sign-Controlled Intersections:

(c) W Houston Street at Seasons W

Roadway Links:

(A) W Houston Street (SH 56), west of N Heritage Parkway (FM 1417)
- Existing operation and cross-section: *two lanes, undivided two-way operation*
- City of Sherman Thoroughfare Plan Designation: *Major Arterial*
- Current Daily Traffic Volume: *6,445 (Tuesday, Feb 7, 2023)*

TRAFFIC IMPACT ANALYSIS

The following is a description of the analyses performed as part of this Traffic Impact Analysis.

Approach

The TIA presented in this report analyzed the operational conditions of the study area intersections for the relevant peak hours using standardized analytical methodologies, where applicable. Actual traffic volumes (with adjustments described previously) represent background traffic conditions with no site-related traffic included. Then, traffic generated by the proposed development was calculated using the industry-standard four-step approach of trip generation, mode split, trip distribution, and traffic assignment. By adding the site-generated traffic to the background traffic, the resulting site-plus-background operational conditions were re-analyzed in order to measure the "impact" created by the Project. For any scenario, where appropriate, the Engineer considered and may recommend measures to mitigate undue operational conditions. Recommendations may be unrelated to impact of the Project. However, any recommendations provided by the Engineer are for the consideration of the Approving Agency who may or may not accept the recommendations. Recommendations provided by the Engineer are not intended to assign or imply a mandate nor financial responsibility as such decisions are for the Approving Agency and Applicant to resolve.

Background Traffic Volume Data

Existing Volumes

Current traffic volumes were collected during the analysis periods at the study area intersections on Tuesday, February 7, 2023. Traffic volumes are graphically summarized in **Appendix A**; detailed data sheets are provided in **Appendix B**.

Site-Related Traffic

Trip Generation and Mode Split

Trip generation is calculated in terms of "trip ends" – a trip end is a one-way vehicular trip entering or exiting a site driveway (i.e., a single vehicle entering and exiting a site represents two trip ends). Trip generation for this Project was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation* manual (11th Edition). ITE *Trip Generation* is a compilation of actual, vehicular traffic volume generation data and statistics by land use as collected over several decades by creditable sources across the country. Using the ITE equations and rates is an accepted methodology to calculate the projected site-generated traffic volumes for many land uses (though engineering judgment is strongly advised).

The base trip generation data from ITE generally reflect average conditions for a standalone use on a typical day. However, in some cases, the Engineer may judge that other factors may be of sufficient significance to warrant adjusting the base ITE calculations in order to more accurately reflect Project-specific conditions. For this analysis no adjustments to the base ITE data were applied.

"Mode split" refers to the consideration of all modes of transportation. Typically, the majority of trips occur by passenger vehicles such as personal autos and ridesharing services. But, some alternative modes—such as travel by public transit, bicycle, and walking—do not generate additional vehicle trips. The default trip generation data from ITE is summarized in vehicular trip ends and incorporate "typical" mode split characteristics. However, when travel by alternative mode has the potential to be greater than normal, a reduction in the number of vehicular trip volume may be warranted. For this analysis no additional mode split adjustments to the base ITE data were applied.

Table provides a summary of the calculated trip ends generated by the project. Supplemental information used in the trip generation calculations is provided in **Appendix C.**

Table 1. Projected Trip Generation Summary

SCENARIO	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)
		Total (In/Out)	**Total** (In/Out)
Multifamily Housing	2,925	**174**(42/132)	**221**(139/82)

Trip Distribution and Assignment

The distribution and assignment of site-generated trip ends to the surrounding roadway system is determined by proportionally estimating the orientation of travel via various travel routes. This is a subjective exercise based upon professional judgment considering such factors as directional characteristics of existing local traffic, trip attributes (e.g., trip purpose, trip length, travel time, etc.), roadway

features (e.g., capacity, operational conditions, character of environment), regional demographics, etc.

Traffic for the proposed development was distributed and assigned to the study area roadway network based upon consideration of the factors listed above. Detailed trip distribution and traffic assignment calculations and results are summarized in **Appendix C**.

Site-Generated Traffic Volumes

Site-generated traffic is calculated by multiplying the trip generation value (from **Table**) by the corresponding traffic assignments (from **Appendix C**). The resulting cumulative (for all uses) peak period site-generated traffic volumes at buildout of the Project are graphically summarized in **Appendix A**.

Traffic Operational Analysis —Roadway Intersections

Description

The level of performance of civil infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic an operational analysis of roadway intersection capacity over a 60-minute period is the most detailed type of analysis. An industry-standardized methodology for this type of analysis was developed by the Transportation Research Board and is presented in the Highway Capacity Manual (HCM). HCM uses the term "Level of Service" (or, LOS) to qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS can be described as follows:

LOS *A* = free, unobstructed flow
LOS *B* = reasonably free flow
LOS *C* = stable flow
LOS *D* = approaching unstable flow
LOS *E* = unstable flow, operating at design capacity
LOS *F* = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C, or better, is desirable, although LOS D is considered to be acceptable in urban conditions; LOS E indicates a facility or maneuver is approaching capacity, while LOS F is theoretically an over-capacity condition. On highly-utilized transportation facilities, brief periods of LOS E or F conditions are not uncommon for during peak periods. In some cases measures to increase capacity, either through operational changes and/or physical improvements, can be identified to improve efficiency and sometimes raise Level of Service.

For traffic-signal-controlled ("signalized") intersections and STOP-controlled ("unsignalized") intersections, LOS is determined based upon the calculated average seconds of delay per vehicle. For signalized intersections the average delay per vehicle can be effectively calculated for the entire intersection; however, for unsignalized intersections the average delay per vehicle is calculated

only by approach or by individual traffic maneuvers that must stop or yield right-of-way.

NOTE: The HCM unsignalized intersection analysis methodology was developed and calibrated for low-to-moderate volume intersections. When applied to intersections with one or more high-volume or high-capacity approaches, the analyses often reflect poor results (i.e., low Level of Service). However, the actual delay/operational conditions are typical of similar locations and do not necessarily represent unique conditions. Low-performing, high-volume, unsignalized intersections cannot be analytically mitigated unless a traffic signal is installed. (Traffic signal installation is subject to a detailed analysis of established criteria AND approval of the responsible agency. Neither Level of Service nor vehicle delay is a warrant for traffic signal installation.)

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the *Highway Capacity Manual*.

	Signalized Intersection (Average Delay per Vehicle)	**Unsignalized Intersection (Average Delay per Vehicle)**
LOS *A*	≤ 10	≤ 10
LOS *B*	> 10 - ≤ 20	> 10 - ≤ 15
LOS *C*	> 20 - ≤ 35	> 15 - ≤ 25
LOS *D*	> 35 - ≤ 55	> 25 - ≤ 35
LOS *E*	> 55 - ≤ 80	> 35 - ≤ 50
LOS *F*	> 80	> 50

Analysis Traffic Volumes

Determination of the traffic impact associated with the Project is measured by comparing the incremental change in operational conditions during peak periods with and without site-related traffic. **Appendix A** provides exhibits summarizing the following:

- Existing traffic volumes during study peak hours
- Projected "No Build" traffic volumes at the Site Buildout Year during study peak hours
- Projected Site-Generated traffic volumes during study peak hours
- Projected "Build" traffic volumes at the Site Buildout Year during study peak hours

A summary of the existing intersection/roadway geometry and traffic control devices is also graphically summarized in **Appendix A**.

Summary of Results

Intersection capacity analyses presented in this study were performed using the *Synchro* software package. **Table** and **Table 3** provide a summary of the peak period intersection operational conditions under the analysis conditions presented previously. Detailed software output is provided in **Appendix D**.

Table 2. Peak Hour Intersection Capacity Analysis Results Summary
(Signalized Intersections)

INTERSECTION		EXISTING CONDITIONS				NO BUILD CONDITIONS				BUILD CONDITIONS			
		AM		PM		AM		PM		AM		PM	
		LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay
Heritage Parkway SBFR (FM 1417) @ W Houston Street (SH 56)	**Overall**	**A**	***(9.4)***	**A**	***(7.1)***	**A**	***(9.4)***	**A**	***(7.3)***	**B**	***(11.3)***	**A**	***(8.2)***
	EB	B	*(15.9)*	B	*(11.3)*	B	*(16.4)*	B	*(11.8)*	B	*(18.8)*	B	*(13.3)*
	WB	A	*(4.9)*	A	*(4.9)*	A	*(4.7)*	A	*(4.9)*	A	*(4.9)*	A	*(5.7)*
	SB	A	*(1.3)*	A	*(0.6)*	A	*(1.6)*	A	*(0.7)*	A	*(2.1)*	A	*(1.2)*
Heritage Parkway NBFR (FM 1417) @ W Houston Street (SH 56)	**Overall**	**B**	***(17.2)***	**B**	***(19.7)***	**B**	***(17.5)***	**B**	***(20.0)***	**B**	***(17.5)***	**C**	***(22.4)***
	EB	A	*(7.1)*	A	*(5.6)*	A	*(7.0)*	A	*(5.8)*	A	*(7.7)*	A	*(5.9)*
	WB	C	*(26.1)*	C	*(28.6)*	C	*(25.5)*	C	*(28.7)*	C	*(25.2)*	C	*(31.1)*
	NB	B	*(17.7)*	C	*(22.2)*	B	*(19.1)*	C	*(23.1)*	C	*(21.2)*	C	*(29.0)*

NOTE: Traffic signal operational parameters for the existing traffic signal used in this analysis were based on existing conditions observed in the field at the time of the traffic counts. Traffic signal operational parameters for hypothetical conditions may include slight optimizations using the Synchro *software.*

Table 3. Peak Hour Intersection Capacity Analysis Results Summary
(Unsignalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS				NO BUILD CONDITIONS				BUILD CONDITIONS			
		AM		PM		AM		PM		AM		PM	
		LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay	LOS	delay
W Houston Street (SH 56) @ Seasons West/Site Driveway 1	NBLTR	B	*(12.2)*	B	*(11.9)*	B	*(12.4)*	B	*(12.1)*	B	*(13.3)*	B	*(13.8)*
	WBL	A	*(8.1)*	A	*(8.0)*	A	*(8.1)*	A	*(8.0)*	A	*(8.1)*	A	*(8.0)*
	EBL	--	--	--	--	--	--	--	--	A	*(7.9)*	A	*(8.3)*
	SBL	--	--	--	--	--	--	--	--	C	*(24.1)*	C	*(20.1)*
	SBTR	--	--	--	--	--	--	--	--	A	*(9.9)*	B	*(10.1)*

KEY:
A, B, C, D, E, F = Level-of-Service
NB-, SB-, EB-, WB- = intersection approach
AM/PM = Weekday AM/PM Peak Hour of Adjacent Street

SUMMARY OF FINDINGS AND RECOMMENDATIONS

NOTE: Recommendations presented in this report reflect the opinion of Pacheco Koch based solely upon technical analysis and professional judgment but are not intended to infer mandates or funding responsibility. Any proposed improvements in the public right-of-way are subject to approval of the responsible agency(-ies). Should the approving agency determine that any off-site improvements are required for approval of the Project, legal precedents apply with regard to jurisdiction and funding allocation.

The following findings and, if applicable, recommendations were based upon an analysis of the anticipated traffic impact generated by the proposed development scenario outlined in the Project Description section of this report.

FINDING: The proposed 434-unit multifamily development is projected to generate approximately 2,925 daily trip ends, including 174 trip ends during the AM Peak Hour and 221 trip ends during the PM Peak Hour. [NOTE: A trip end occurs every time a vehicle enters or exits the site, so the number of trip ends is not equivalent to the number of vehicles.]

FINDING: The proposed vehicular access to the site will be on W Houston Street (SH 56) and is planned to align with the Seasons West intersection.

FINDING: PK conducted an analysis of traffic operations at the traffic signal-controlled interchange of FM 1417/S Heritage Parkway and SH 56/W Houston Street and the STOP-sign-controlled intersections of SH 56 with proposed site driveway/Seasons West. Each intersection of the interchange currently operates at acceptable Level of Service during peak hour periods. The projected addition of normal, background traffic growth and traffic generated by the proposed development will have a slight but minimal impact on existing traffic operations without the need for mitigation.

FINDING: The intersection of W Houston Street and Seasons West is STOP-sign-controlled on the minor street approach—i.e., no STOP-control on W Houston Street. The intersection currently experiences minimal delay and operates at a good Level of Service during peak hour periods. The addition of projected background traffic growth and traffic from the proposed development will not significantly impact the current traffic operations other than creating additional traffic movements.

- RECOMMENDATION: Although the installation of a right-turn deceleration lane is not required to mitigate traffic operations, the projected peak hourly right-turn volume will exceed the TxDOT threshold for requiring a right-turn deceleration lane. Therefore, installation of a westbound right-turn deceleration lane at the site driveway on W Houston Street is recommended.

- RECOMMENDATION: Due to the geographic location of the subject site, PK estimates that the vast majority of traffic accessing the subject site will travel to and from the east. The percentage of motorists oriented to the west may be extremely low. The TxDOT requirement for installing a left-turn lane on

an undivided roadway is less straightforward, and the threshold may be triggered. However, due to the possibility of such a low volume travelling west to/from the site, PK recommends that a determination on the desirability of providing an eastbound left-turn lane serving the site driveway on SH 56/W Houston Street be deferred until the need can be better appreciated by actual traffic demands.

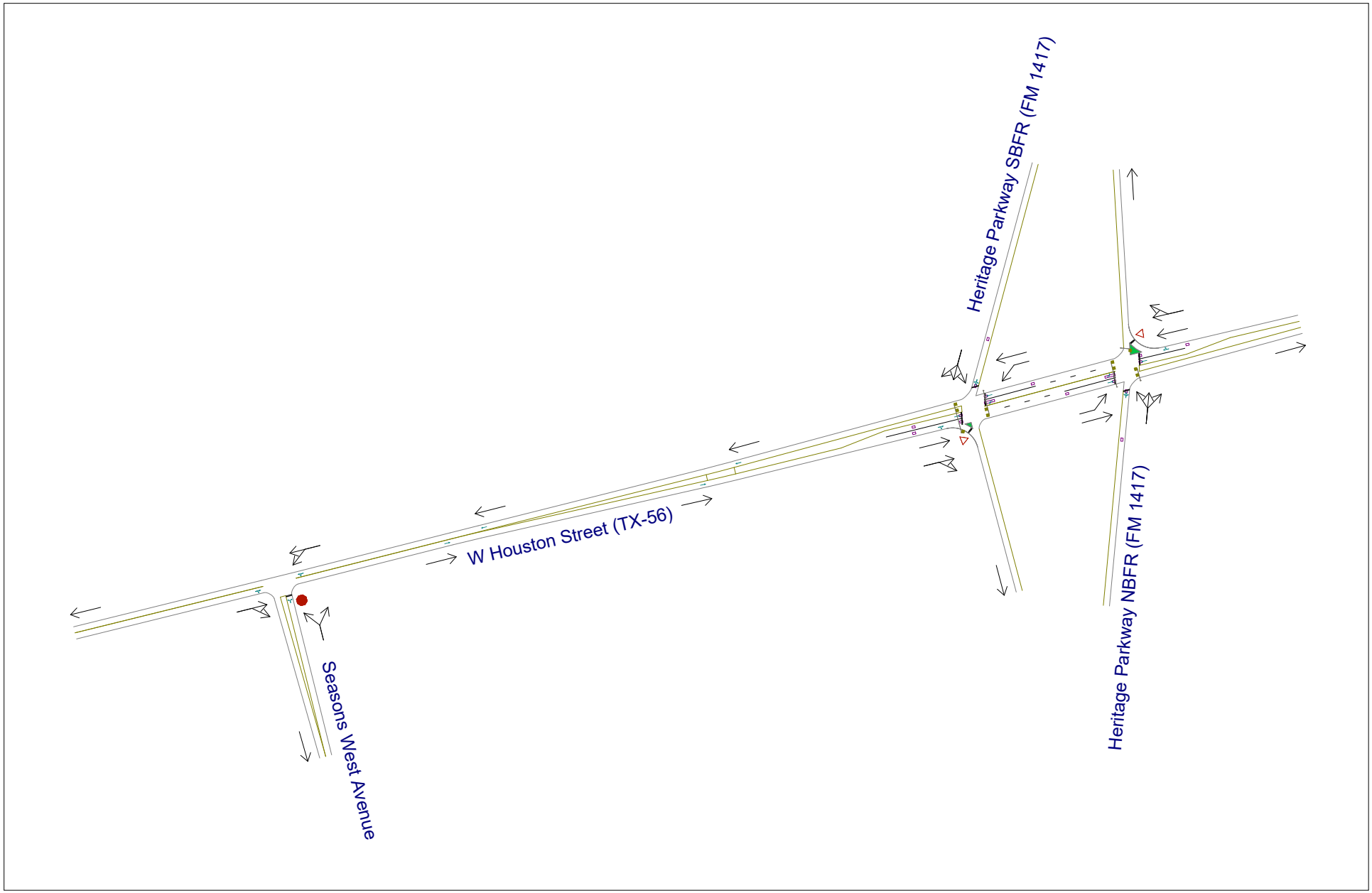
END OF MEMO

Appendix A. Traffic Volume Exhibits

Appendix A 1a - Existing Roadway Geometry

North ^

Not to Scale



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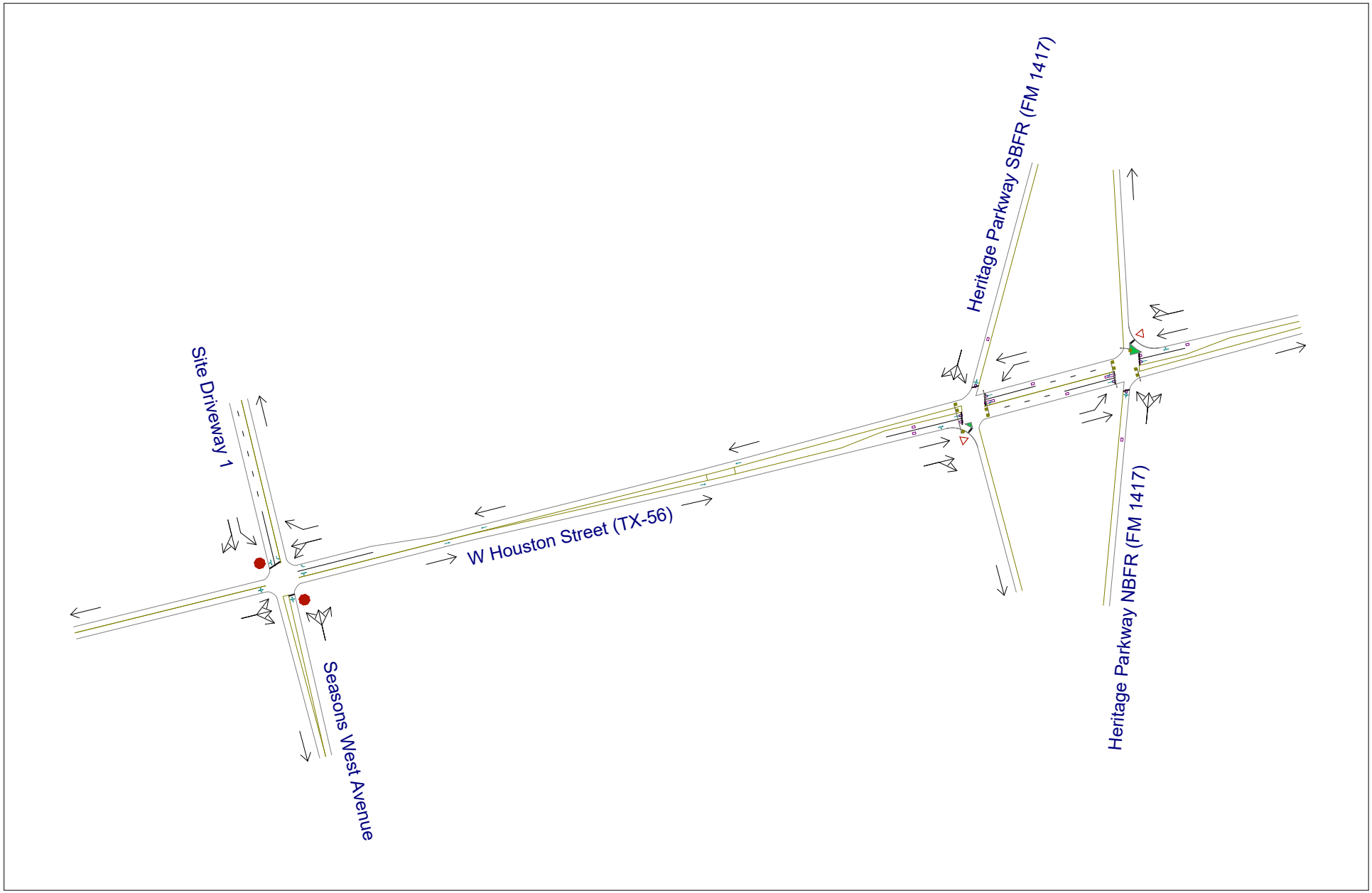
02/15/2023

Pacheco Koch

Appendix A 1b - Build Roadway Geometry

North ^

Not to Scale



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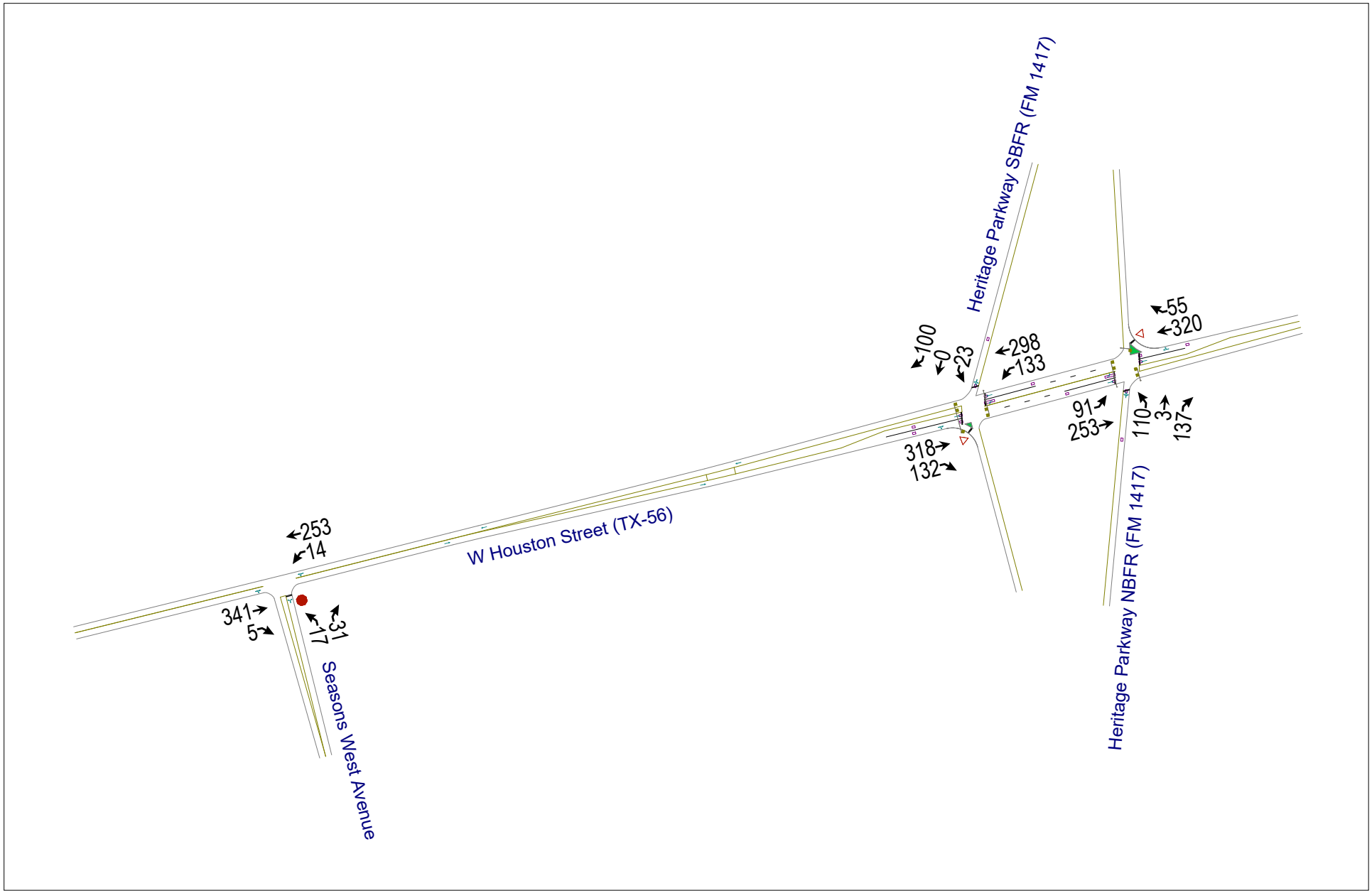
02/15/2023

Pacheco Koch

Appendix A 2a - Existing AM

North ^

Not to Scale



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LHC

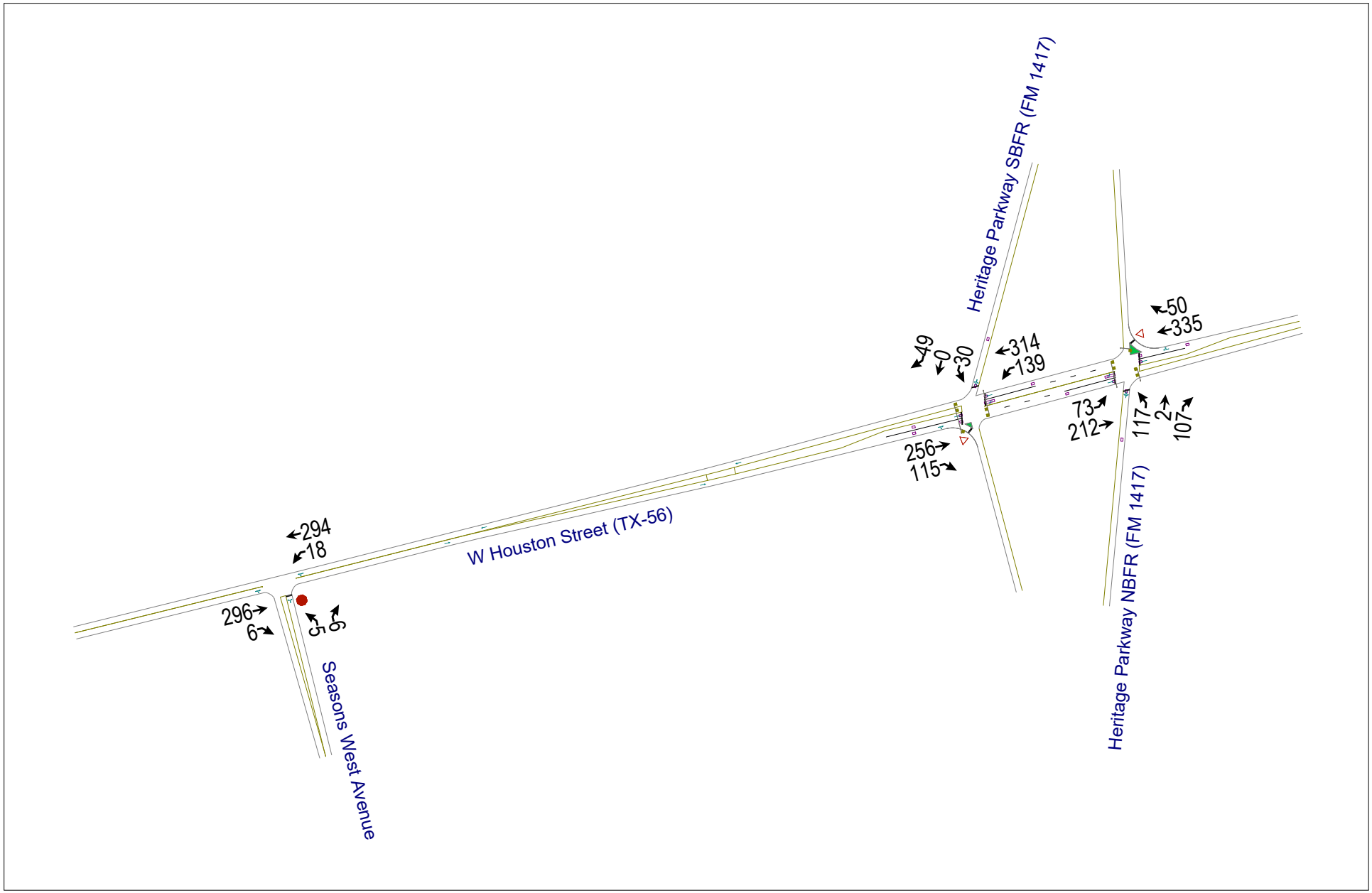
02/15/2023

Pacheco Koch

Appendix A 2b - Existing PM

North ^

Not to Scale



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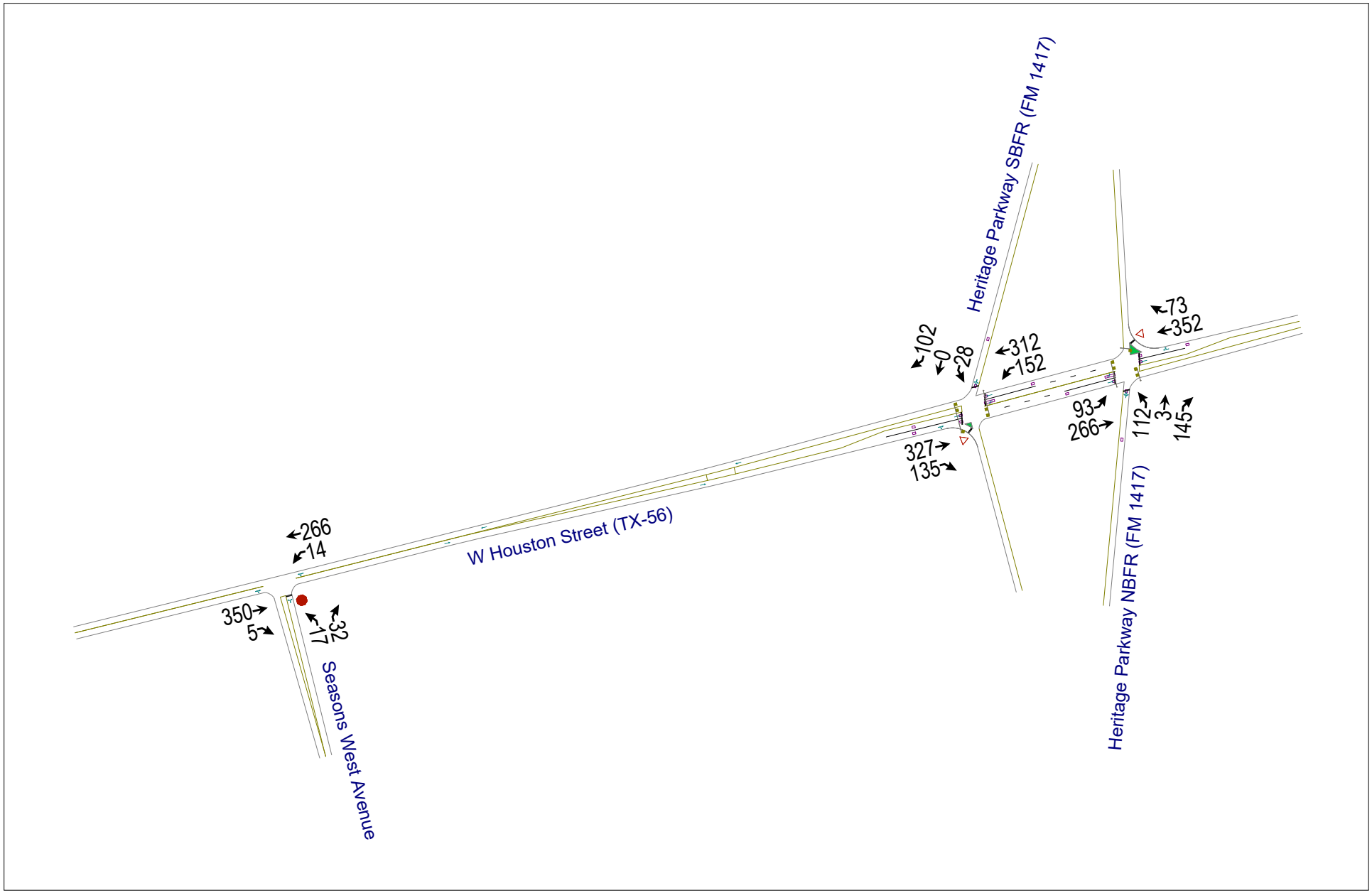
02/15/2023

Pacheco Koch

Appendix A 3a - No Build AM

North ^

Not to Scale



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LHC

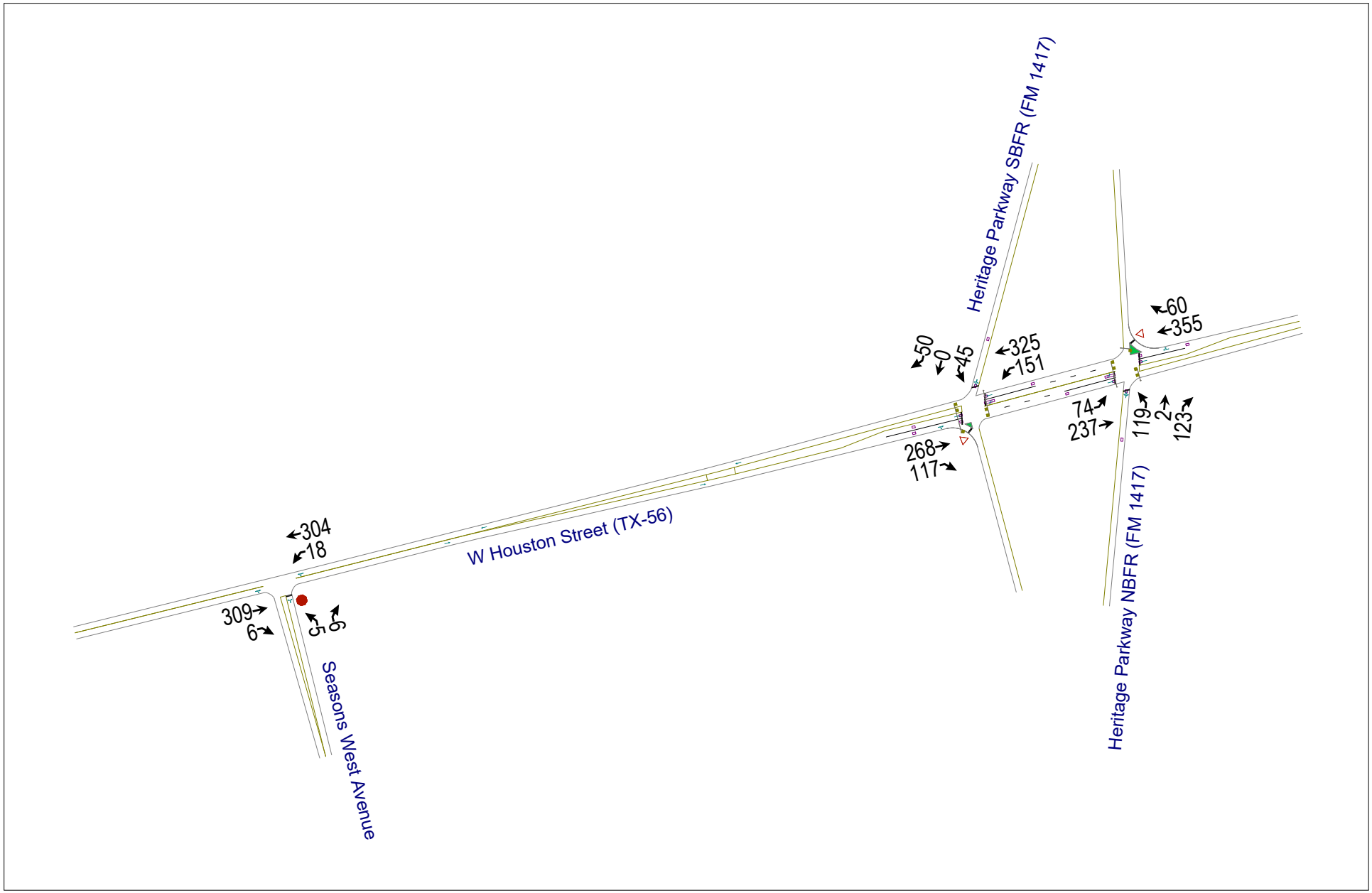
02/15/2023

Pacheco Koch

Appendix A 3b - No Build PM

North ^

Not to Scale



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LHC

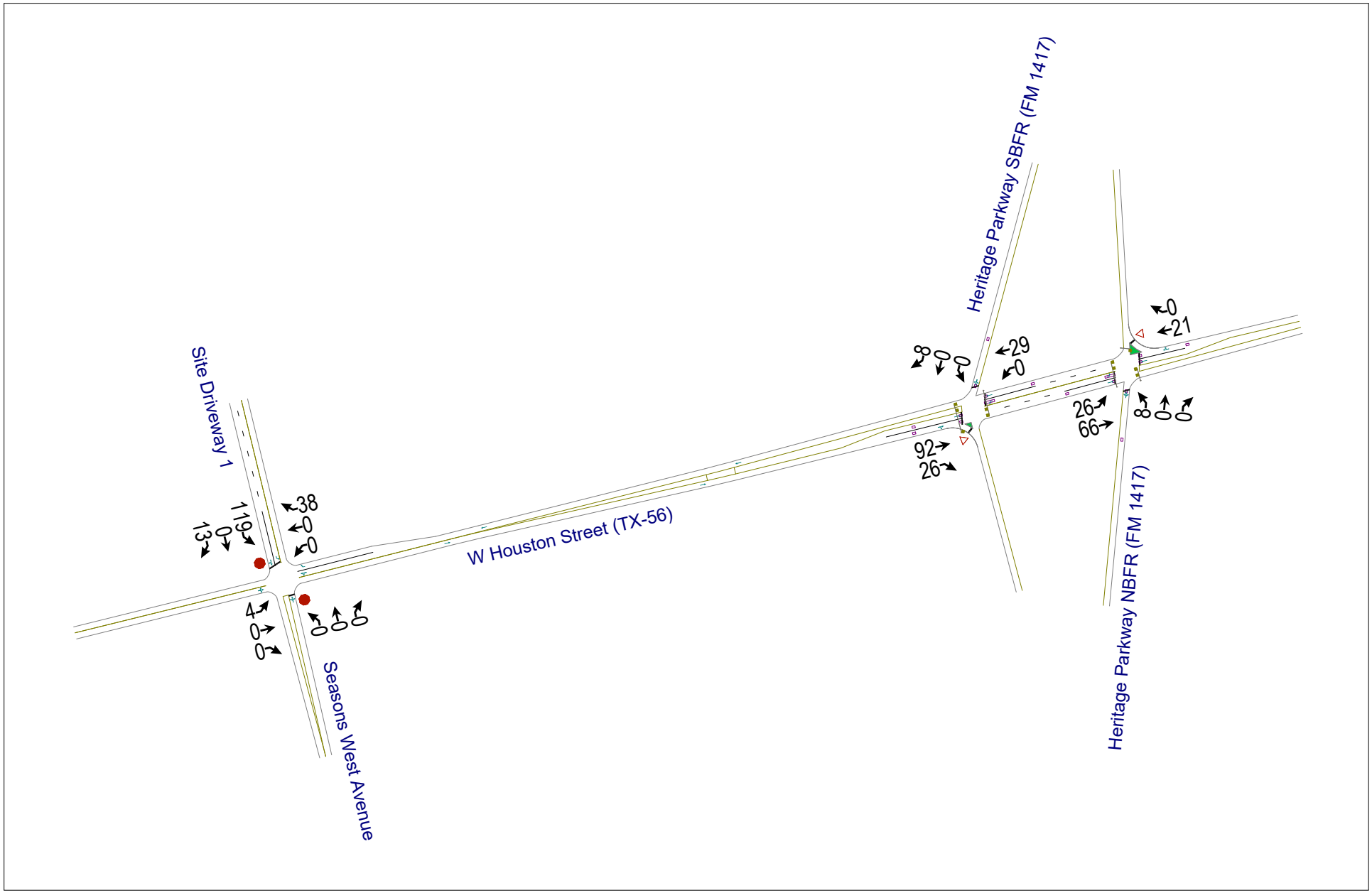
02/15/2023

Pacheco Koch

Appendix A 4a - Site Generated AM

North ^

Not to Scale



R0042605.00

LHC

02/15/2023

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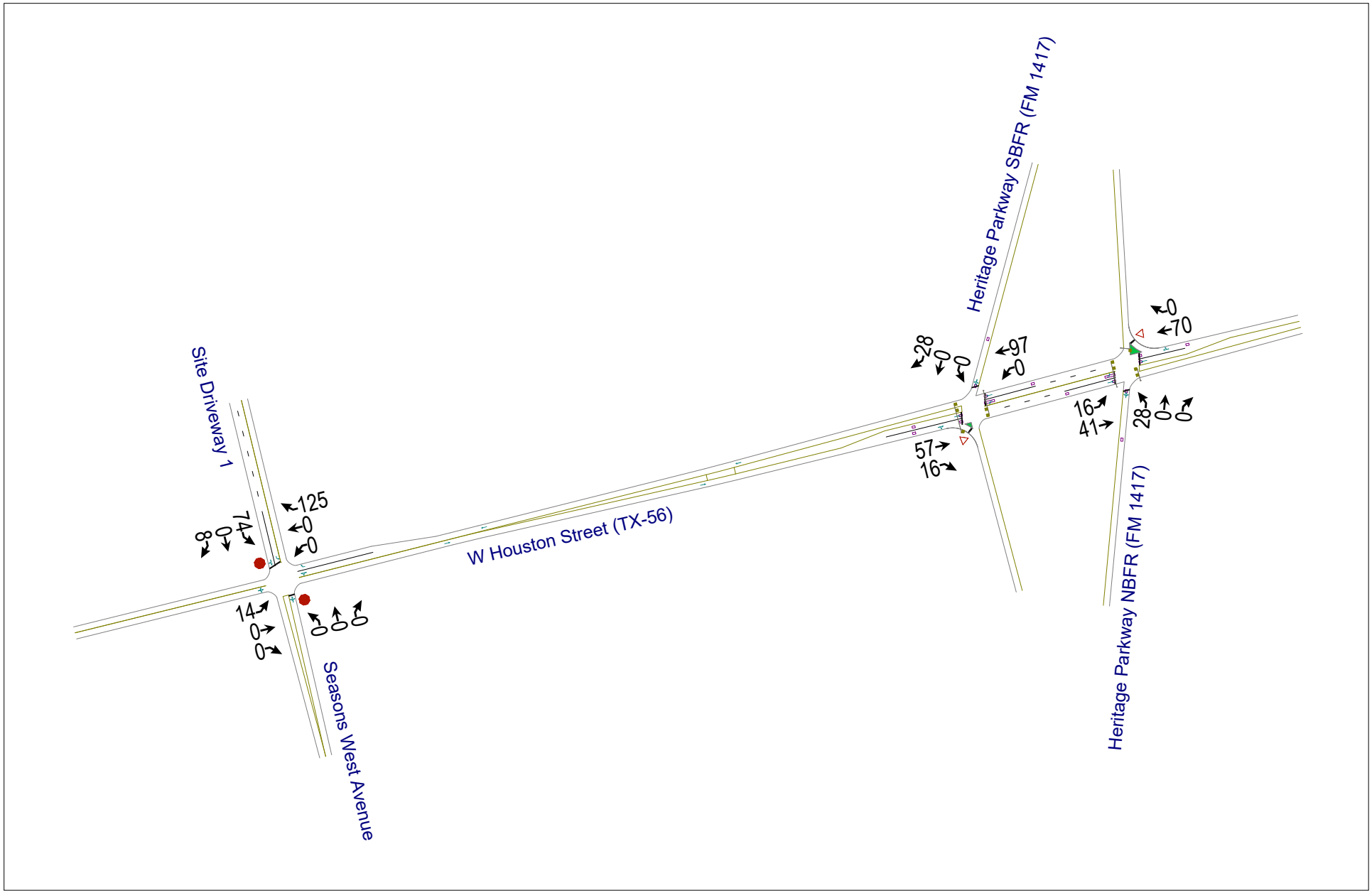
Appendix A 4b - Site Generated PM

North ^

Not to Scale



R0042605.00

LHC

02/15/2023

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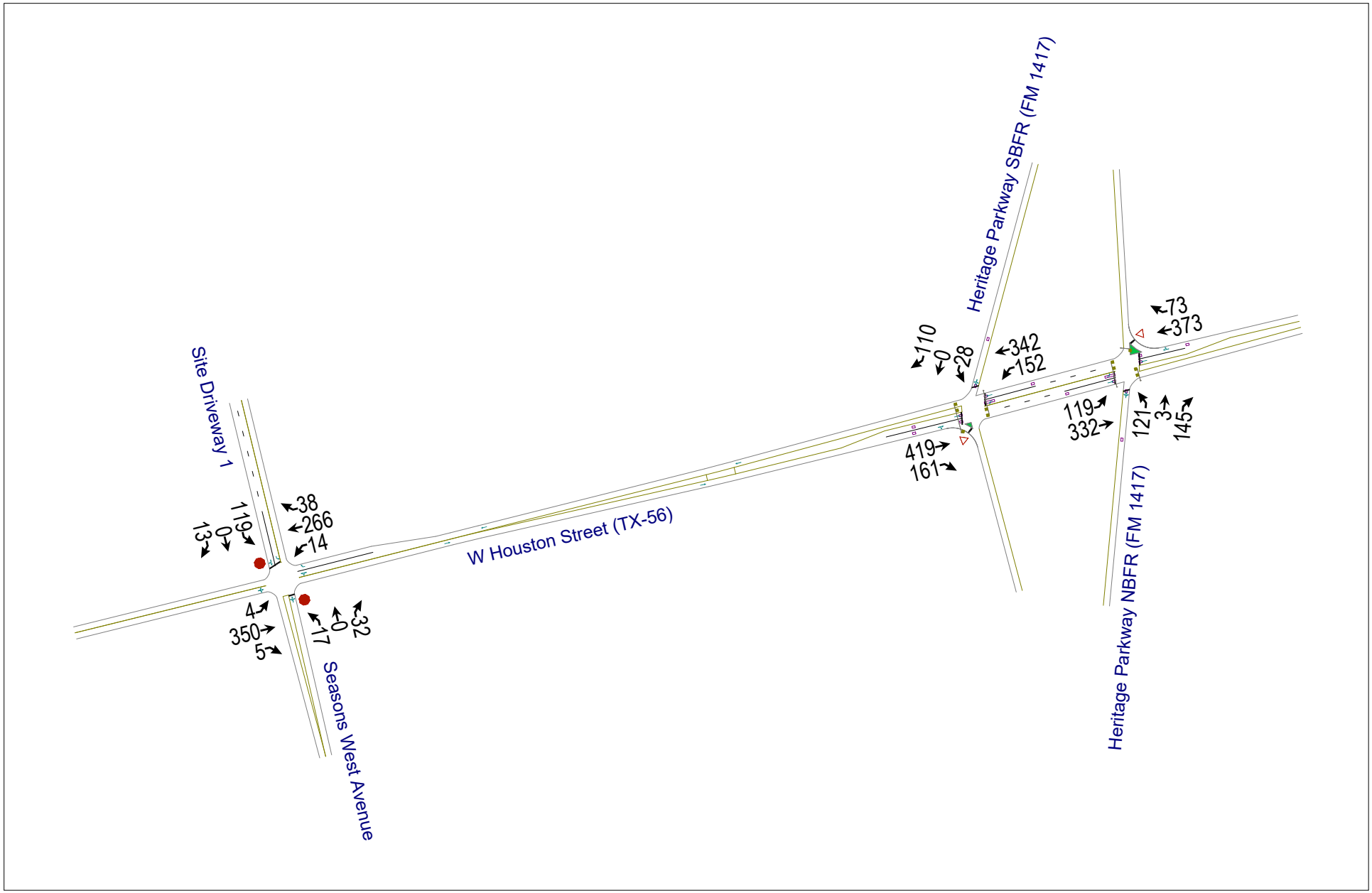
Appendix A 5a - Build AM

North ^

Not to Scale



R0042605.00

LHC

02/15/2023

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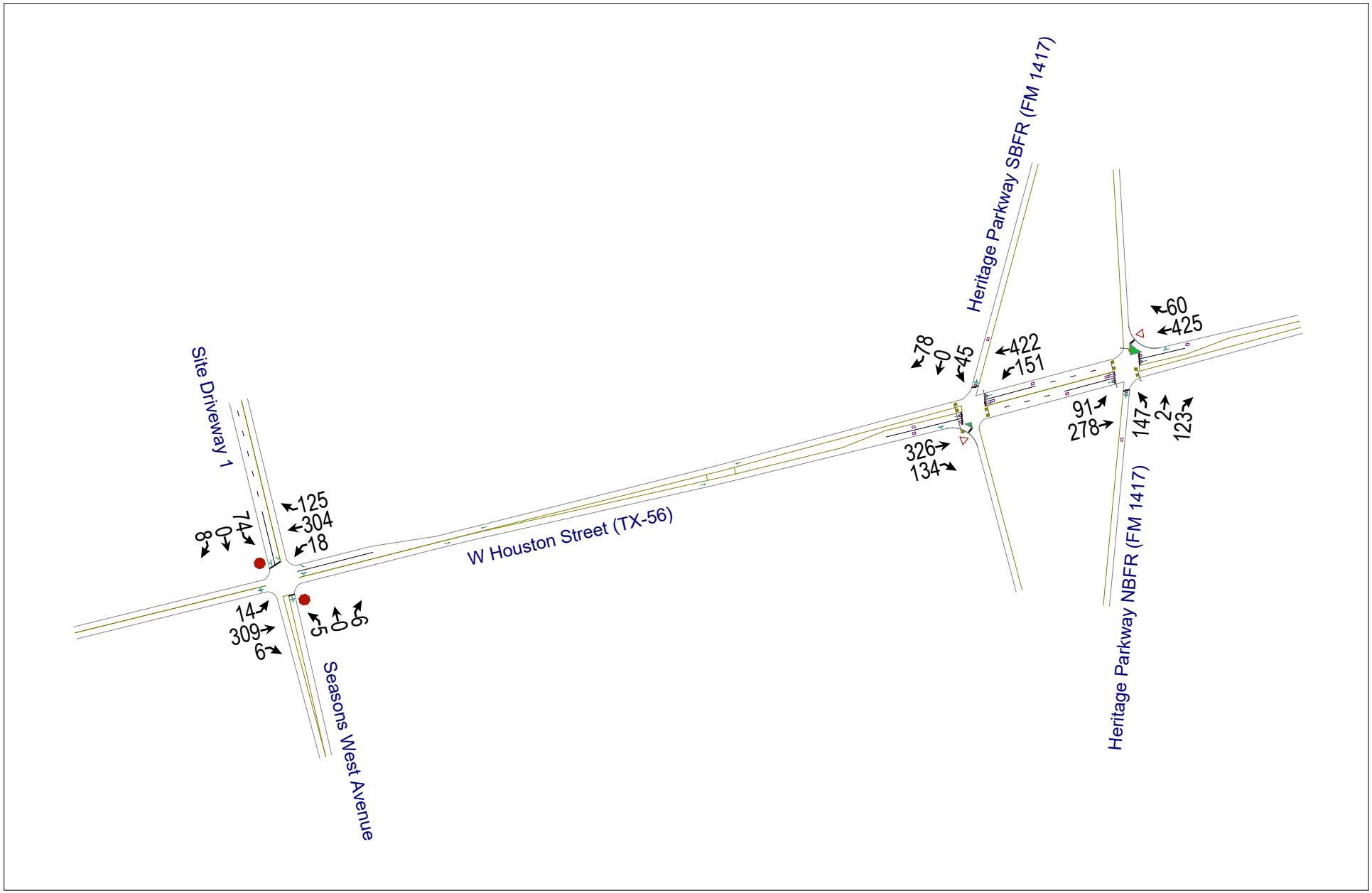
Appendix A 5b - Build PM

North ^

Not to Scale



R0042605.00

LHC

02/15/2023

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Appendix B. Detailed Traffic Volume Data

ROADWAY: SH 56/W Houston Street
LOCATION: Sherman, TX
DAY: Tuesday
DATE: 7-Feb
YEAR: 2023
SOURCE: CJ Hensch (commissioned by PK)

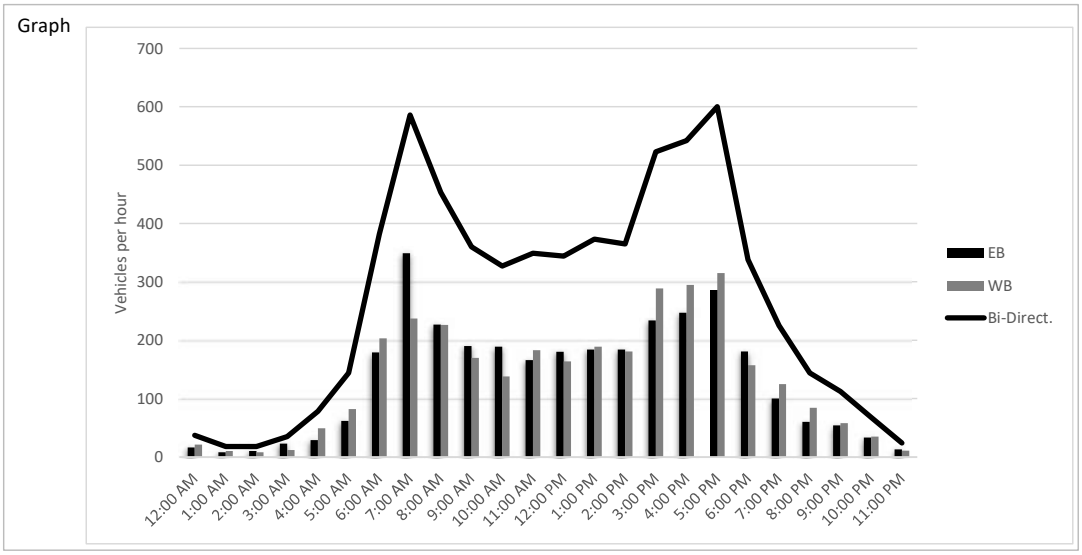
24-HOUR, BI-DIRECTIONAL VOLUME
6,445
(WEEKDAY)

SH 56/W Houston Street

	Eastbound				Westbound				Totals		
START TIME	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	5	3	4	4	7	3	7	4	16	21	37
1:00 AM	3	1	0	4	5	0	2	3	8	10	18
2:00 AM	3	3	2	2	2	3	1	2	10	8	18
3:00 AM	4	7	11	1	2	3	3	4	23	12	35
4:00 AM	8	2	8	11	11	12	15	11	29	49	78
5:00 AM	10	12	21	19	11	17	28	26	62	82	144
6:00 AM	33	46	42	58	41	37	39	86	179	203	382
7:00 AM	53	78	105	113	63	48	57	69	349	237	586
8:00 AM	64	66	48	49	83	49	47	47	227	226	453
9:00 AM	56	48	46	40	34	42	48	46	190	170	360
10:00 AM	44	59	47	39	43	37	27	31	189	138	327
11:00 AM	34	36	36	60	46	41	43	53	166	183	349
12:00 PM	47	35	50	48	32	48	35	49	180	164	344
1:00 PM	37	59	40	48	48	50	55	36	184	189	373
2:00 PM	44	38	43	59	43	50	48	40	184	181	365
3:00 PM	61	53	55	65	53	96	76	64	234	289	523
4:00 PM	48	64	89	46	81	73	84	57	247	295	542
5:00 PM	87	71	54	73	90	72	84	69	285	315	600
6:00 PM	63	43	44	31	47	37	34	39	181	157	338
7:00 PM	30	31	16	23	36	43	20	26	100	125	225
8:00 PM	17	21	7	15	25	20	16	23	60	84	144
9:00 PM	19	17	6	12	17	13	16	12	54	58	112
10:00 PM	4	8	11	10	14	7	8	6	33	35	68
11:00 PM	3	5	3	2	2	4	4	1	13	11	24

			EB	WB	Bi-Direct.
		24-Hour Total:	3,203	3,242	6,445
7:15 AM	8:15 AM	(Bi-Direct.) AM Peak Hour Total:	360	257	617
5:00 PM	6:00 PM	(Bi-Direct.) PM Peak Hour Total:	285	315	600
7:15 AM	8:15 AM	Highest By Direction (EB):	360		
3:15 PM	4:15 PM	Highest By Direction (WB):		317	

Graph



PK# ####-17.###

Pacheco Koch

Intersection Turning Movement Counts

City:	***Sherman***
State:	***Texas***
Day:	***Wednesday***
Date:	***9-Nov***
Year:	***2022***
Data Collector:	***Camera***
Data Source:	***CJ Hensch & Associates, Inc.***
Traffic Control:	***Traffic Signal***
Observations:	

		NORTH LEG Southbound Approach on HERITAGE PARKWAY SBFR (FM 1417)						EAST LEG Westbound Approach on W HOUSTON STREET						SOUTH LEG Northbound Approach on HERITAGE PARKWAY SBFR (FM 1417)						WEST LEG Eastbound Approach on W HOUSTON STREET					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
7:00 AM	7:15 AM		9	0	15				11	56	-				-	-	-				-	35	27		
7:15 AM	7:30 AM		9	0	21				19	62	-				-	-	-				-	68	31		
7:30 AM	7:45 AM		7	0	35				34	89	-				-	-	-				-	75	30		
7:45 AM	8:00 AM		6	0	35				44	96	-				-	-	-				-	103	42		
8:00 AM	8:15 AM		1	0	9				36	51	-				-	-	-				-	72	29		
8:15 AM	8:30 AM		5	0	17				19	51	-				-	-	-				-	34	16		
8:30 AM	8:45 AM		4	0	9				8	47	-				-	-	-				-	38	8		
8:45 AM	9:00 AM		7	2	10				12	56	-				-	-	-				-	46	17		
2:00 PM	2:15 PM		10	0	9				17	42	-				-	-	-				-	32	20		
2:15 PM	2:30 PM		6	0	18				15	54	-				-	-	-				-	47	24		
2:30 PM	2:45 PM		6	0	12				28	51	-				-	-	-				-	53	11		
2:45 PM	3:00 PM		14	1	21				11	74	-				-	-	-				-	45	14		
3:00 PM	3:15 PM		12	0	27				20	62	-				-	-	-				-	42	11		
3:15 PM	3:30 PM		11	0	19				44	69	-				-	-	-				-	96	28		
3:30 PM	3:45 PM		4	0	18				26	71	-				-	-	-				-	62	34		
3:45 PM	4:00 PM		5	0	11				30	61	-				-	-	-				-	39	30		
4:00 PM	4:15 PM		7	0	18				28	76	-				-	-	-				-	44	19		
4:15 PM	4:30 PM		9	0	19				28	69	-				-	-	-				-	57	20		
4:30 PM	4:45 PM		7	0	17				35	80	-				-	-	-				-	69	25		
4:45 PM	5:00 PM		10	0	15				35	66	-				-	-	-				-	47	32		
5:00 PM	5:15 PM		7	0	12				30	85	-				-	-	-				-	66	26		
5:15 PM	5:30 PM		6	0	5				39	83	-				-	-	-				-	74	32		
5:30 PM	5:45 PM		8	0	14				35	69	-				-	-	-				-	64	21		
5:45 PM	6:00 PM		13	1	13				31	60	-				-	-	-				-	53	28		

AM Peak Hour	*Intersection PHF:*	*0.77*	*Intersection PHV:*	*0*	*23*	*0*	*100*			*0*	*133*	*298*	*0*			*0*	*0*	*0*	*0*			*0*	*0*	*318*	*132*		
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.64*	*0.00*	*0.71*				*0.76*	*0.78*	*0.00*				*0.00*	*0.00*	*0.00*				*0.00*	*0.77*	*0.79*		
	Study Area PHF:	**0.77**	**Study Area PHV:**	**0**	**23**	**0**	**100**			**0**	**133**	**298**	**0**			**0**	**0**	**0**	**0**			**0**	**0**	**318**	**132**		
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.64**	**0.00**	**0.71**				**0.76**	**0.78**	**0.00**				**0.00**	**0.00**	**0.00**				**0.00**	**0.77**	**0.79**		
PM Peak Hour	*Intersection PHF:*	*0.94*	*Intersection PHV:*	*0*	*30*	*0*	*49*			*0*	*139*	*314*	*0*			*0*	*0*	*0*	*0*			*0*	*0*	*256*	*115*		
	Peak Hour	*4:30 PM - 5:30 PM*	*PHF:*		*0.75*	*0.00*	*0.72*				*0.89*	*0.92*	*0.00*				*0.00*	*0.00*	*0.00*				*0.00*	*0.86*	*0.90*		
	Study Area PHF:	**0.94**	**Study Area PHV:**	**0**	**30**	**0**	**49**			**0**	**139**	**314**	**0**			**0**	**0**	**0**	**0**			**0**	**0**	**256**	**115**		
	Peak Hour:	**4:30 PM - 5:30 PM**	**PHF:**		**0.75**	**0.00**	**0.72**				**0.89**	**0.92**	**0.00**				**0.00**	**0.00**	**0.00**				**0.00**	**0.86**	**0.90**		

Intersection Turning Movement Counts

City:	***Sherman***
State:	***Texas***
Day:	***Wednesday***
Date:	***9-Nov***
Year:	***2022***
Data Collector:	***Camera***
Data Source:	***CJ Hensch & Associates, Inc.***
Traffic Control:	***Traffic Signal***
Observations:	

		NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
		Southbound Approach on HERITAGE PARKWAY NBFR (FM 1417)						Westbound Approach on W HOUSTON STREET						Northbound Approach on HERITAGE PARKWAY NBFR (FM 1417)						Eastbound Approach on W HOUSTON STREET					
		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
7:00 AM	7:15 AM		-	-	-				-	36	8				30	0	24				10	34	-		
7:15 AM	7:30 AM		-	-	-				-	65	10				20	1	35				19	58	-		
7:30 AM	7:45 AM		-	-	-				-	86	23				30	1	37				15	69	-		
7:45 AM	8:00 AM		-	-	-				-	103	16				41	1	32				35	70	-		
8:00 AM	8:15 AM		-	-	-				-	66	6				19	0	33				22	56	-		
8:15 AM	8:30 AM		-	-	-				-	46	8				23	2	25				8	26	-		
8:30 AM	8:45 AM		-	-	-				-	38	3				24	1	17				8	34	-		
8:45 AM	9:00 AM		-	-	-				-	35	11				27	3	13				13	37	-		
2:00 PM	2:15 PM		-	-	-				-	44	14				11	2	13				15	32	-		
2:15 PM	2:30 PM		-	-	-				-	52	2				21	4	14				12	38	-		
2:30 PM	2:45 PM		-	-	-				-	62	17				17	1	21				11	46	-		
2:45 PM	3:00 PM		-	-	-				-	57	11				30	4	22				14	44	-		
3:00 PM	3:15 PM		-	-	-				-	64	13				20	5	16				16	40	-		
3:15 PM	3:30 PM		-	-	-				-	84	23				28	4	16				37	71	-		
3:30 PM	3:45 PM		-	-	-				-	73	7				27	1	21				24	40	-		
3:45 PM	4:00 PM		-	-	-				-	57	6				30	5	21				11	36	-		
4:00 PM	4:15 PM		-	-	-				-	77	5				29	2	57				17	33	-		
4:15 PM	4:30 PM		-	-	-				-	79	15				21	3	39				13	51	-		
4:30 PM	4:45 PM		-	-	-				-	88	17				29	0	29				17	59	-		
4:45 PM	5:00 PM		-	-	-				-	63	8				31	0	25				19	42	-		
5:00 PM	5:15 PM		-	-	-				-	94	11				27	0	23				19	48	-		
5:15 PM	5:30 PM		-	-	-				-	90	14				30	2	30				18	63	-		
5:30 PM	5:45 PM		-	-	-				-	76	16				23	1	17				23	50	-		
5:45 PM	6:00 PM		-	-	-				-	68	8				21	0	20				13	52	-		

AM Peak Hour	*Intersection PHF:*	*0.81*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*0*	*320*	*55*			*0*	*110*	*3*	*137*			*0*	*91*	*253*	*0*	
	Peak Hour	*7:15 AM - 8:15 AM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.00*	*0.78*	*0.60*				*0.67*	*0.75*	*0.93*				*0.65*	*0.90*	*0.00*	
	Study Area PHF:	**0.81**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**0**	**320**	**55**			**0**	**110**	**3**	**137**			**0**	**91**	**253**	**0**	
	Peak Hour:	**7:15 AM - 8:15 AM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.00**	**0.78**	**0.60**				**0.67**	**0.75**	**0.93**				**0.65**	**0.90**	**0.00**	
PM Peak Hour	*Intersection PHF:*	*0.91*	*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*0*	*335*	*50*			*0*	*117*	*2*	*107*			*0*	*73*	*212*	*0*	
	Peak Hour	*4:30 PM - 5:30 PM*	*PHF:*		*0.00*	*0.00*	*0.00*				*0.00*	*0.89*	*0.74*				*0.94*	*0.25*	*0.89*				*0.96*	*0.84*	*0.00*	
	Study Area PHF:	**0.91**	**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**0**	**335**	**50**			**0**	**117**	**2**	**107**			**0**	**73**	**212**	**0**	
	Peak Hour:	**4:30 PM - 5:30 PM**	**PHF:**		**0.00**	**0.00**	**0.00**				**0.00**	**0.89**	**0.74**				**0.94**	**0.25**	**0.89**				**0.96**	**0.84**	**0.00**	

Intersection Turning Movement Counts

				NORTH LEG						EAST LEG						SOUTH LEG						WEST LEG					
				Southbound Approach on SEASONS WEST AVENUE						Westbound Approach on W HOUSTON STREET						Northbound Approach on SEASONS WEST AVENUE						Eastbound Approach on W HOUSTON STREET					
				Vehicles				Peds		Vehicles				Peds		Vehicles				Peds		Vehicles				Peds	
		START	END	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW	U	L	T	R	CCW	CW
City:	*Sherman*	7:00 AM	7:15 AM		-	-	-				0	63	-				5	-	3				-	54	0		
State:	*Texas*	7:15 AM	7:30 AM		-	-	-				1	46	-				7	-	2				-	74	0		
Day:	*Tuesday*	7:30 AM	7:45 AM		-	-	-				2	60	-				5	-	9				-	98	1		
Date:	*7-Feb*	7:45 AM	8:00 AM		-	-	-				4	68	-				2	-	16				-	106	3		
Year:	*2023*	8:00 AM	8:15 AM		-	-	-				7	79	-				3	-	4				-	63	1		
Data Collector:	*Camera*	8:15 AM	8:30 AM		-	-	-				0	49	-				1	-	4				-	64	3		
Data Source:	*CJ Hensch & Associates, Inc.*	8:30 AM	8:45 AM		-	-	-				0	47	-				1	-	4				-	46	0		
Traffic Control:	*Minor Approach Stop*	8:45 AM	9:00 AM		-	-	-				1	50	-				3	-	4				-	44	2		
Observations:																											
		2:00 PM	2:15 PM		-	-	-				3	41	-				0	-	2				-	38	3		
		2:15 PM	2:30 PM		-	-	-				3	46	-				2	-	1				-	40	0		
		2:30 PM	2:45 PM		-	-	-				4	50	-				0	-	3				-	41	1		
		2:45 PM	3:00 PM		-	-	-				1	39	-				2	-	6				-	55	1		
		3:00 PM	3:15 PM		-	-	-				2	51	-				1	-	7				-	52	1		
		3:15 PM	3:30 PM		-	-	-				10	85	-				1	-	3				-	48	1		
		3:30 PM	3:45 PM		-	-	-				4	68	-				0	-	3				-	57	3		
		3:45 PM	4:00 PM		-	-	-				4	69	-				2	-	3				-	63	2		
		4:00 PM	4:15 PM		-	-	-				4	80	-				1	-	5				-	45	4		
		4:15 PM	4:30 PM		-	-	-				1	73	-				4	-	5				-	57	3		
		4:30 PM	4:45 PM		-	-	-				8	77	-				1	-	2				-	82	2		
		4:45 PM	5:00 PM		-	-	-				1	65	-				2	-	1				-	55	2		
		5:00 PM	5:15 PM		-	-	-				3	87	-				1	-	2				-	83	1		
		5:15 PM	5:30 PM		-	-	-				6	65	-				1	-	1				-	76	1		
		5:30 PM	5:45 PM		-	-	-				3	86	-				2	-	2				-	54	1		
		5:45 PM	6:00 PM		-	-	-				3	67	-				1	-	4				-	68	4		
AM Peak Hour	*Intersection PHF:*	*0.83*		*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*14*	*253*	*0*			*0*	*17*	*0*	*31*			*0*	*0*	*341*	*5*	
	Peak Hour	*7:15 AM - 8:15 AM*		*PHF:*		*0.00*	*0.00*	*0.00*				*0.50*	*0.80*	*0.00*				*0.61*	*0.00*	*0.48*				*0.00*	*0.80*	*0.42*	
	Study Area PHF:	**0.83**		**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**14**	**253**	**0**			**0**	**17**	**0**	**31**			**0**	**0**	**341**	**5**	
	Peak Hour:	**7:15 AM - 8:15 AM**		**PHF:**		**0.00**	**0.00**	**0.00**				**0.50**	**0.80**	**0.00**				**0.61**	**0.00**	**0.48**				**0.00**	**0.80**	**0.42**	
PM Peak Hour	*Intersection PHF:*	*0.88*		*Intersection PHV:*	*0*	*0*	*0*	*0*			*0*	*18*	*294*	*0*			*0*	*5*	*0*	*6*			*0*	*0*	*296*	*6*	
	Peak Hour	*4:30 PM - 5:30 PM*		*PHF:*		*0.00*	*0.00*	*0.00*				*0.56*	*0.84*	*0.00*				*0.63*	*0.00*	*0.75*				*0.00*	*0.89*	*0.75*	
	Study Area PHF:	**0.88**		**Study Area PHV:**	**0**	**0**	**0**	**0**			**0**	**18**	**294**	**0**			**0**	**5**	**0**	**6**			**0**	**0**	**296**	**6**	
	Peak Hour:	**4:30 PM - 5:30 PM**		**PHF:**		**0.00**	**0.00**	**0.00**				**0.56**	**0.84**	**0.00**				**0.63**	**0.00**	**0.75**				**0.00**	**0.89**	**0.75**	

Pacheco Koch

PK# 42605

SEASONS WEST AVENUE at W HOUSTON STREET

Appendix C. Site-Generated Traffic Supplement

Site Generated Trip Distribution - Inbound

Sherman 30.15 Acre Site, Sherman, Texas

R0042605.00 (LHC: 02/13/23)

APPENDIX C1

Sources: Esri, HERE, Gami
Kor

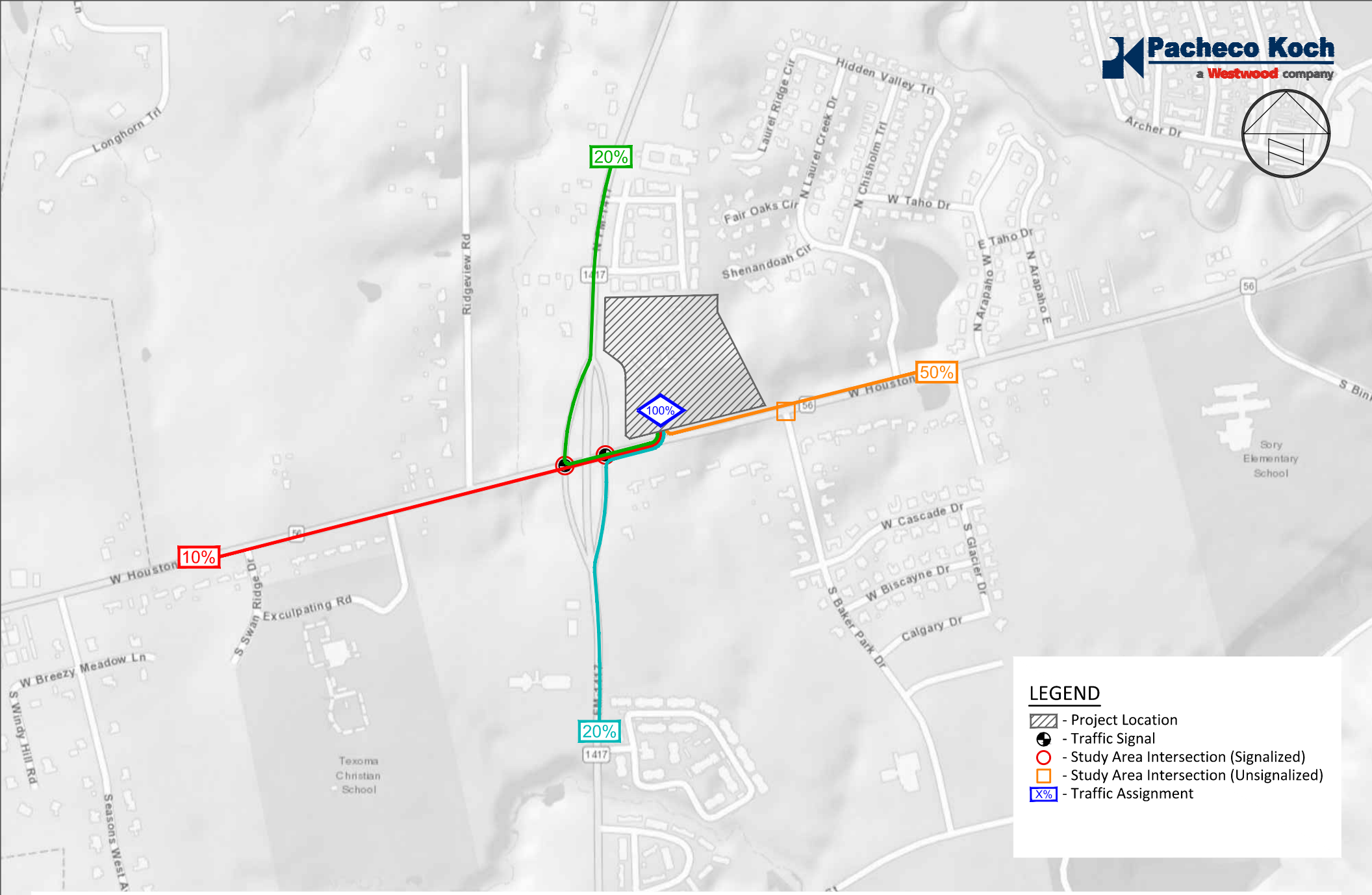
Site Generated Trip Distribution - Outbound

Sherman 30.15 Acre Site, Sherman, Texas

R0042605.00 (LHC: 02/13/23)

APPENDIX C2

Sources: Esri, HERE, Gami
Kor



Site Generated Trip Distribution - Inbound

Woodmens Circle Multifamily, Sherman, Texas

PK 5407-22.434 (LHC: 11/22/22)

APPENDIX C1

Sources: Esri, HERE, Garmin, USGS, I
Korea, Esri (T

Site Generated Trip Distribution - Outbound

Woodmens Circle Multifamily, Sherman, Texas

PK 5407-22.434 (LHC: 11/22/22)

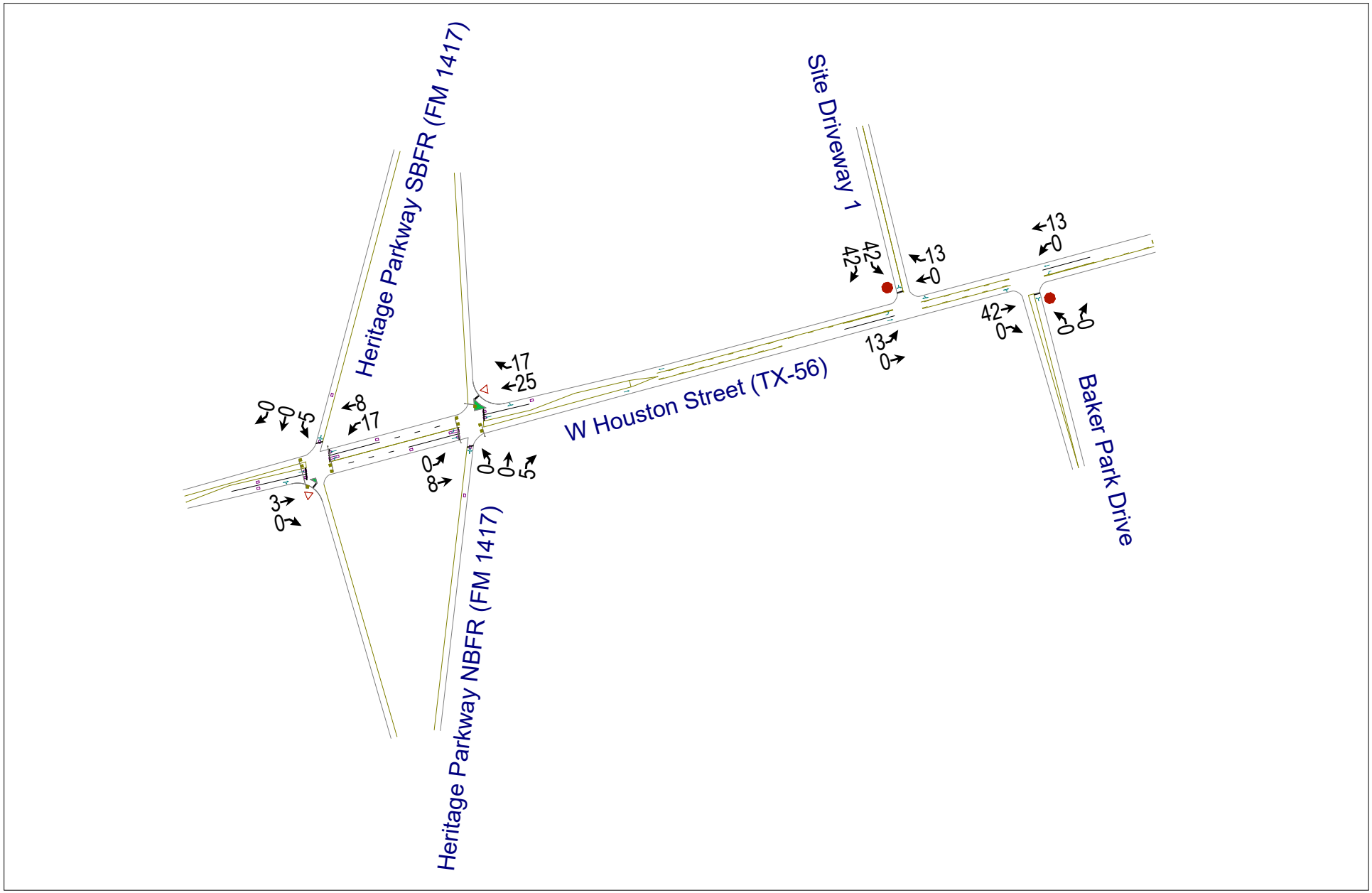
APPENDIX C2

Sources: Esri, HERE, Garmin, USGS, I
Korea, Esri (T

Appendix A 4a - Site Generated AM

North ^

Not to Scale



5407-22.434

LHC

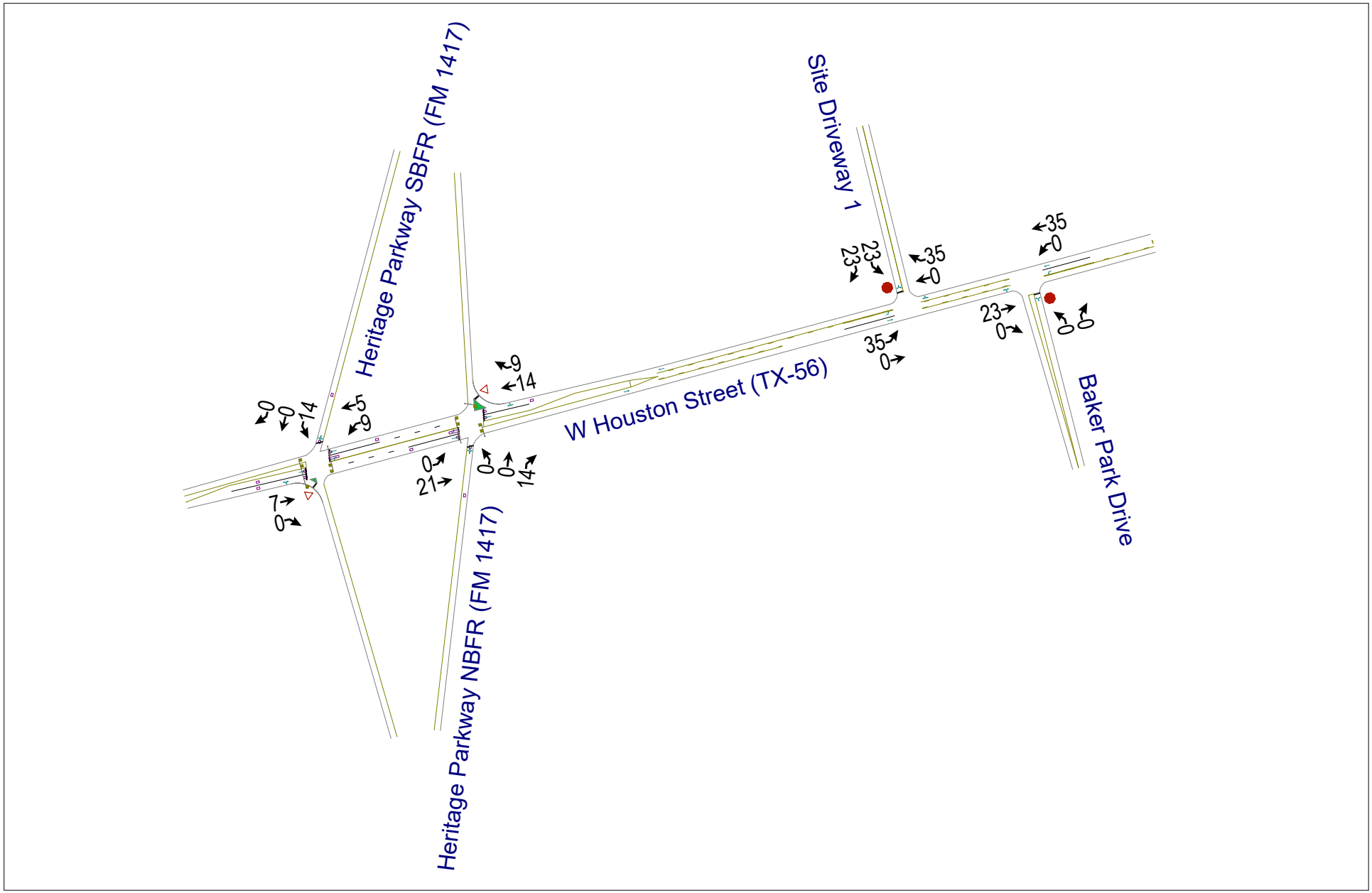
11/22/2022

Pacheco Koch

Appendix A 4b - Site Generated PM

North ^

Not to Scale



5407-22.434

LHC

11/22/2022

Pacheco Koch

Appendix D. Detailed Intersection Capacity Analysis Results

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	318	132	133	298	0	0	0	0	23	0	100
Future Volume (vph)	0	318	132	133	298	0	0	0	0	23	0	100
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	346	143	145	324	0	0	0	0	25	0	109
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	489	0	145	324	0	0	0	0	0	134	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		25.0		25.0								
Total Split (%)		35.7%		35.7%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		25.6		45.0	50.4						15.5	
Actuated g/C Ratio		0.37		0.64	0.72						0.22	
v/c Ratio		0.38		0.19	0.24						0.25	
Control Delay		15.9		3.5	4.8						1.3	
Queue Delay		0.0		0.0	0.7						0.0	
Total Delay		15.9		3.5	5.5						1.3	
LOS		B		A	A						A	
Approach Delay		15.9			4.9						1.3	
Approach LOS		B			A						A	
Queue Length 50th (ft)		71		2	107						0	
Queue Length 95th (ft)		113		3	156						3	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1293		796	1294						545	
Starvation Cap Reductn		0		0	659						0	
Spillback Cap Reductn		0		0	0						0	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.38		0.18	0.51						0.25	

Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.57

Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	25.0	25.0	10.0	10.0	10.0
Total Split (%)	14%	36%	36%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

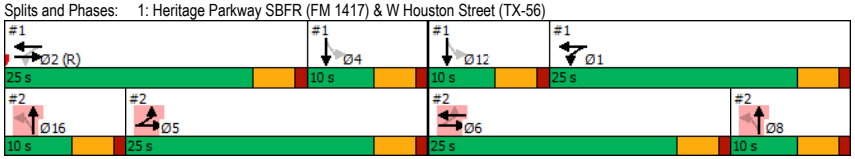
Intersection Summary

1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)
R0042605.00

Existing
Timing Plan: AM

Intersection Signal Delay: 9.4	Intersection LOS: A
Intersection Capacity Utilization 41.5%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)
R0042605.00

Existing
Timing Plan: AM

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	253	0	0	320	55	110	3	137	0	0	0
Future Volume (vph)	91	253	0	0	320	55	110	3	137	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	99	275	0	0	348	60	120	3	149	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	99	275	0	0	408	0	0	272	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	25.0				25.0							
Total Split (%)	35.7%				35.7%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	34.5	39.0			14.0			22.0				
Actuated g/C Ratio	0.49	0.56			0.20			0.31				
v/c Ratio	0.15	0.27			0.57			0.47				
Control Delay	4.5	7.3			26.1			17.7				
Queue Delay	0.0	0.7			0.0			0.0				
Total Delay	4.5	8.0			26.1			17.7				
LOS	A	A			C			B				
Approach Delay		7.1			26.1			17.7				
Approach LOS		A			C			B				
Queue Length 50th (ft)	5	96			77			63				
Queue Length 95th (ft)	6	164			108			144				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	667	1210			1033			584				
Starvation Cap Reductn	0	626			0			0				
Spillback Cap Reductn	0	0			0			0				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.15	0.47			0.39			0.47				

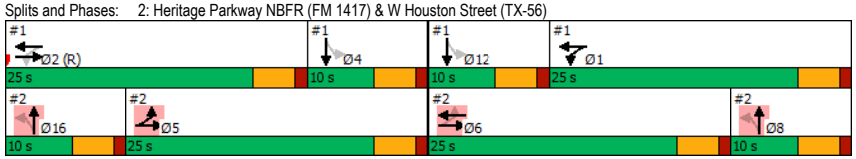
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.57

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	25.0	25.0	10.0	10.0	10.0	10.0
Total Split (%)	36%	36%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 17.2 Intersection LOS: B
Intersection Capacity Utilization 41.5% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	341	5	14	253	17	31
Future Vol, veh/h	341	5	14	253	17	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	371	5	15	275	18	34

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	376	0	679	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	305	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1182	-	417	672
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	748	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1182	-	411	672
Mov Cap-2 Maneuver	-	-	-	-	411	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	549	-	-	1182	-
HCM Lane V/C Ratio	0.095	-	-	0.013	-
HCM Control Delay (s)	12.2	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	256	115	139	314	0	0	0	0	30	0	49
Future Volume (vph)	0	256	115	139	314	0	0	0	0	30	0	49
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	278	125	151	341	0	0	0	0	33	0	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	403	0	151	341	0	0	0	0	0	86	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		30.0		20.0								
Total Split (%)		42.9%		28.6%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		28.5		45.0	50.4						15.5	
Actuated g/C Ratio		0.41		0.64	0.72						0.22	
v/c Ratio		0.28		0.19	0.25						0.16	
Control Delay		11.3		3.4	4.8						0.6	
Queue Delay		0.0		0.0	0.7						0.0	
Total Delay		11.3		3.4	5.5						0.6	
LOS		B		A	A						A	
Approach Delay		11.3			4.9						0.6	
Approach LOS		B			A						A	
Queue Length 50th (ft)		44		2	113						0	
Queue Length 95th (ft)		75		2	176						0	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1440		789	1341						553	
Starvation Cap Reductn		0		0	662						0	
Spillback Cap Reductn		0		0	0						0	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.28		0.19	0.50						0.16	

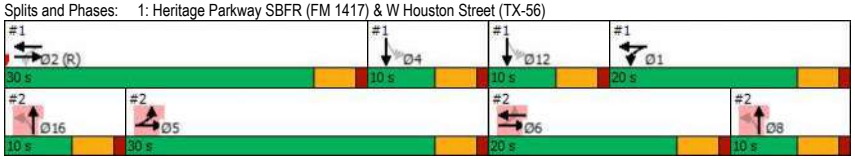
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.62

Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	30.0	20.0	10.0	10.0	10.0
Total Split (%)	14%	43%	29%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 7.1	Intersection LOS: A
Intersection Capacity Utilization 39.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	212	0	0	335	50	117	2	107	0	0	0
Future Volume (vph)	73	212	0	0	335	50	117	2	107	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	79	230	0	0	364	54	127	2	116	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	79	230	0	0	418	0	0	245	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	30.0				20.0							
Total Split (%)	42.9%				28.6%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	38.8	43.3			13.3			17.7				
Actuated g/C Ratio	0.55	0.62			0.19			0.25				
v/c Ratio	0.10	0.20			0.62			0.52				
Control Delay	3.9	5.6			28.6			22.2				
Queue Delay	0.0	0.6			0.0			0.0				
Total Delay	3.9	6.1			28.6			22.2				
LOS	A	A			C			C				
Approach Delay		5.6			28.6			22.2				
Approach LOS		A			C			C				
Queue Length 50th (ft)	4	64			81			68				
Queue Length 95th (ft)	6	117			122			140				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	778	1210			785			475				
Starvation Cap Reductn	0	653			0			0				
Spillback Cap Reductn	0	0			0			0				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.10	0.41			0.53			0.52				

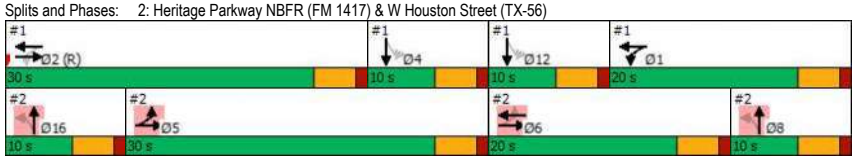
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.62

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	20.0	30.0	10.0	10.0	10.0	10.0
Total Split (%)	29%	43%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 19.7 Intersection LOS: B
Intersection Capacity Utilization 39.4% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	296	6	18	294	5	6
Future Vol, veh/h	296	6	18	294	5	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	322	7	20	320	5	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	329	0	686	326
Stage 1	-	-	-	-	326	-
Stage 2	-	-	-	-	360	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1231	-	413	715
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	706	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1231	-	405	715
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	692	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	11.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	530	-	-	1231	-
HCM Lane V/C Ratio	0.023	-	-	0.016	-
HCM Control Delay (s)	11.9	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	327	135	152	312	0	0	0	0	28	0	102
Future Volume (vph)	0	327	135	152	312	0	0	0	0	28	0	102
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	355	147	165	339	0	0	0	0	30	0	111
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	502	0	165	339	0	0	0	0	0	141	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		25.0		25.0								
Total Split (%)		35.7%		35.7%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		24.9		45.0	50.4						15.5	
Actuated g/C Ratio		0.36		0.64	0.72						0.22	
v/c Ratio		0.40		0.21	0.25						0.26	
Control Delay		16.4		3.5	4.7						1.6	
Queue Delay		0.0		0.0	0.7						0.0	
Total Delay		16.4		3.5	5.3						1.6	
LOS		B		A	A						A	
Approach Delay		16.4			4.7						1.6	
Approach LOS		B			A						A	
Queue Length 50th (ft)		74		3	113						0	
Queue Length 95th (ft)		116		3	163						6	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1264		783	1332						546	
Starvation Cap Reductn		0		0	661						0	
Spillback Cap Reductn		0		0	0						0	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.40		0.21	0.51						0.26	

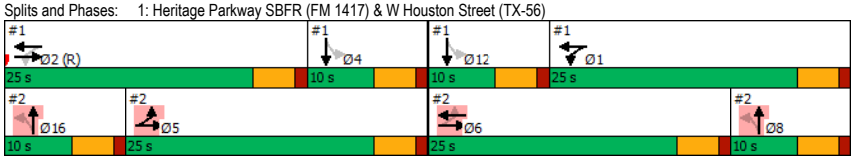
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	25.0	25.0	10.0	10.0	10.0
Total Split (%)	14%	36%	36%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 9.4	Intersection LOS: A
Intersection Capacity Utilization 43.7%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	266	0	0	352	73	112	3	145	0	0	0
Future Volume (vph)	93	266	0	0	352	73	112	3	145	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	101	289	0	0	383	79	122	3	158	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	101	289	0	0	462	0	0	283	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	25.0				25.0							
Total Split (%)	35.7%				35.7%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	35.6	40.1			15.1			20.9				
Actuated g/C Ratio	0.51	0.57			0.22			0.30				
v/c Ratio	0.15	0.27			0.60			0.51				
Control Delay	4.2	7.1			25.5			19.1				
Queue Delay	0.0	0.9			0.0			0.0				
Total Delay	4.2	7.9			25.5			19.1				
LOS	A	A			C			B				
Approach Delay		7.0			25.5			19.1				
Approach LOS		A			C			B				
Queue Length 50th (ft)	4	101			87			67				
Queue Length 95th (ft)	5	171			117			154				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	661	1210			1034			560				
Starvation Cap Reductn	0	646			0			0				
Spillback Cap Reductn	0	0			0			0				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.15	0.51			0.45			0.51				

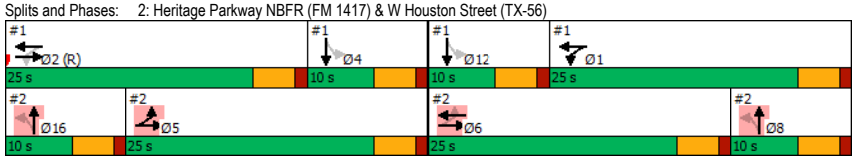
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	25.0	25.0	10.0	10.0	10.0	10.0
Total Split (%)	36%	36%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 17.5 Intersection LOS: B
Intersection Capacity Utilization 43.7% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	350	5	14	266	17	32
Future Vol, veh/h	350	5	14	266	17	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	380	5	15	289	18	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	385	0	702	383
Stage 1	-	-	-	-	383	-
Stage 2	-	-	-	-	319	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1173	-	404	664
Stage 1	-	-	-	-	689	-
Stage 2	-	-	-	-	737	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1173	-	398	664
Mov Cap-2 Maneuver	-	-	-	-	398	-
Stage 1	-	-	-	-	689	-
Stage 2	-	-	-	-	726	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	539	-	-	1173	-
HCM Lane V/C Ratio	0.099	-	-	0.013	-
HCM Control Delay (s)	12.4	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	268	117	151	325	0	0	0	0	45	0	50
Future Volume (vph)	0	268	117	151	325	0	0	0	0	45	0	50
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	291	127	164	353	0	0	0	0	49	0	54
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	418	0	164	353	0	0	0	0	0	103	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		30.0		20.0								
Total Split (%)		42.9%		28.6%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		28.3		45.0	50.4						15.5	
Actuated g/C Ratio		0.40		0.64	0.72						0.22	
v/c Ratio		0.29		0.21	0.26						0.19	
Control Delay		11.8		3.5	4.8						0.7	
Queue Delay		0.0		0.0	0.8						0.0	
Total Delay		11.8		3.5	5.6						0.7	
LOS		B		A	A						A	
Approach Delay		11.8			4.9						0.7	
Approach LOS		B			A						A	
Queue Length 50th (ft)		47		3	118						0	
Queue Length 95th (ft)		79		3	185						0	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1431		782	1341						556	
Starvation Cap Reductn		0		0	671						0	
Spillback Cap Reductn		0		0	0						0	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.29		0.21	0.53						0.19	

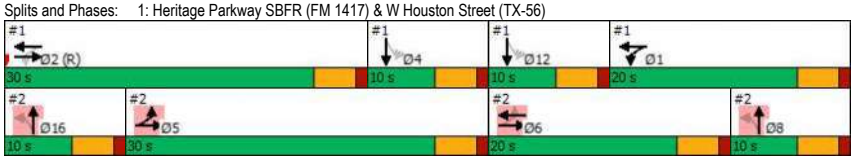
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.64

Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	30.0	20.0	10.0	10.0	10.0
Total Split (%)	14%	43%	29%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 7.3	Intersection LOS: A
Intersection Capacity Utilization 41.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	74	237	0	0	355	60	119	2	123	0	0	0
Future Volume (vph)	74	237	0	0	355	60	119	2	123	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	80	258	0	0	386	65	129	2	134	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	80	258	0	0	451	0	0	265	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	30.0				20.0							
Total Split (%)	42.9%				28.6%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	39.3	43.8			13.8			17.2				
Actuated g/C Ratio	0.56	0.63			0.20			0.25				
v/c Ratio	0.10	0.22			0.64			0.57				
Control Delay	3.8	5.7			28.7			23.1				
Queue Delay	0.0	0.7			0.0			0.0				
Total Delay	3.8	6.4			28.7			23.1				
LOS	A	A			C			C				
Approach Delay		5.8			28.7			23.1				
Approach LOS		A			C			C				
Queue Length 50th (ft)	4	72			87			74				
Queue Length 95th (ft)	7	129			131			149				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	772	1210			785			468				
Starvation Cap Reductn	0	640			0			0				
Spillback Cap Reductn	0	0			0			0				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.10	0.45			0.57			0.57				

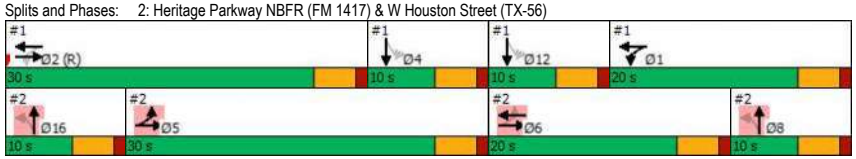
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.64

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	20.0	30.0	10.0	10.0	10.0	10.0
Total Split (%)	29%	43%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 20.0 Intersection LOS: B
Intersection Capacity Utilization 41.4% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	309	6	18	304	5	6
Future Vol, veh/h	309	6	18	304	5	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	336	7	20	330	5	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	343	0	710	340
Stage 1	-	-	-	-	340	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1216	-	400	702
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1216	-	392	702
Mov Cap-2 Maneuver	-	-	-	-	392	-
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	685	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	516	-	-	1216	-
HCM Lane V/C Ratio	0.023	-	-	0.016	-
HCM Control Delay (s)	12.1	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	419	161	152	342	0	0	0	0	28	0	110
Future Volume (vph)	0	419	161	152	342	0	0	0	0	28	0	110
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	455	175	165	372	0	0	0	0	30	0	120
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	630	0	165	372	0	0	0	0	0	150	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		25.0		25.0								
Total Split (%)		35.7%		35.7%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		24.5		45.0	50.4						15.5	
Actuated g/C Ratio		0.35		0.64	0.72						0.22	
v/c Ratio		0.51		0.23	0.28						0.27	
Control Delay		18.8		3.4	4.8						2.1	
Queue Delay		0.1		0.0	0.8						0.0	
Total Delay		18.8		3.4	5.6						2.1	
LOS		B		A	A						A	
Approach Delay		18.8			4.9						2.1	
Approach LOS		B			A						A	
Queue Length 50th (ft)		104		3	122						0	
Queue Length 95th (ft)		156		3	179						11	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1239		722	1326						546	
Starvation Cap Reductn		0		0	650						0	
Spillback Cap Reductn		55		0	0						4	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.53		0.23	0.55						0.28	

Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

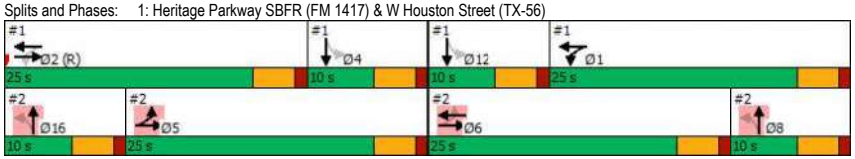
Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	25.0	25.0	10.0	10.0	10.0
Total Split (%)	14%	36%	36%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56) — Build
R0042605.00 — Timing Plan: AM

Intersection Signal Delay: 11.3	Intersection LOS: B
Intersection Capacity Utilization 46.2%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56) — Build
R0042605.00 — Timing Plan: AM

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	119	332	0	0	373	73	121	3	145	0	0	0
Future Volume (vph)	119	332	0	0	373	73	121	3	145	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	129	361	0	0	405	79	132	3	158	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	129	361	0	0	484	0	0	293	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	25.0				25.0							
Total Split (%)	35.7%				35.7%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	36.3	40.8			15.8			20.2				
Actuated g/C Ratio	0.52	0.58			0.23			0.29				
v/c Ratio	0.19	0.33			0.60			0.54				
Control Delay	3.7	7.3			25.2			21.2				
Queue Delay	0.0	1.8			0.0			0.0				
Total Delay	3.7	9.1			25.2			21.2				
LOS	A	A			C			C				
Approach Delay		7.7			25.2			21.2				
Approach LOS		A			C			C				
Queue Length 50th (ft)	4	137			91			76				
Queue Length 95th (ft)	5	223			124			#173				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	662	1210			1034			541				
Starvation Cap Reductn	0	670			0			0				
Spillback Cap Reductn	0	0			10			0				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.19	0.67			0.47			0.54				

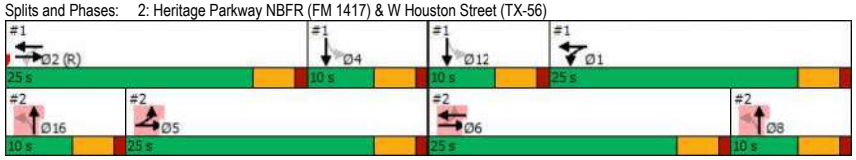
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.60

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	25.0	25.0	10.0	10.0	10.0	10.0
Total Split (%)	36%	36%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 17.5 Intersection LOS: B
Intersection Capacity Utilization 46.2% ICU Level of Service A
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	350	5	14	266	38	17	0	32	119	0	13
Future Vol, veh/h	4	350	5	14	266	38	17	0	32	119	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	150	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	380	5	15	289	41	18	0	35	129	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	330	0	0	385	0	0	738	751	383	727	712	289
Stage 1	-	-	-	-	-	-	391	391	-	319	319	-
Stage 2	-	-	-	-	-	-	347	360	-	408	393	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1229	-	-	1173	-	-	334	340	664	339	358	750
Stage 1	-	-	-	-	-	-	633	607	-	693	653	-
Stage 2	-	-	-	-	-	-	669	626	-	620	606	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1229	-	-	1173	-	-	323	333	664	316	351	750
Mov Cap-2 Maneuver	-	-	-	-	-	-	323	333	-	316	351	-
Stage 1	-	-	-	-	-	-	630	605	-	690	643	-
Stage 2	-	-	-	-	-	-	646	616	-	585	604	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.4	13.3	22.7
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	486	1229	-	-	1173	-	-	316	750
HCM Lane V/C Ratio	0.11	0.004	-	-	0.013	-	-	0.409	0.019
HCM Control Delay (s)	13.3	7.9	0	-	8.1	0	-	24.1	9.9
HCM Lane LOS	B	A	A	-	A	A	-	C	A
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	-	1.9	0.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	326	134	151	422	0	0	0	0	45	0	78
Future Volume (vph)	0	326	134	151	422	0	0	0	0	45	0	78
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	354	146	164	459	0	0	0	0	49	0	85
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	500	0	164	459	0	0	0	0	0	134	0
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		2		1	1 2						4 12	
Permitted Phases				1 2						4 12		
Detector Phase		2		1	1 2					4 12	4 12	
Switch Phase												
Minimum Initial (s)		5.0		5.0								
Minimum Split (s)		22.5		22.5								
Total Split (s)		30.0		20.0								
Total Split (%)		42.9%		28.6%								
Yellow Time (s)		3.5		3.5								
All-Red Time (s)		1.0		1.0								
Lost Time Adjust (s)		0.0		0.0								
Total Lost Time (s)		4.5		4.5								
Lead/Lag		Lead		Lag								
Lead-Lag Optimize?		Yes		Yes								
Recall Mode		C-Max		None								
Act Effct Green (s)		27.8		45.0	50.4						15.5	
Actuated g/C Ratio		0.40		0.64	0.72						0.22	
v/c Ratio		0.36		0.22	0.34						0.24	
Control Delay		13.3		2.8	5.4						1.2	
Queue Delay		0.0		0.0	1.3						0.0	
Total Delay		13.3		2.8	6.7						1.2	
LOS		B		A	A						A	
Approach Delay		13.3			5.7						1.2	
Approach LOS		B			A						A	
Queue Length 50th (ft)		63		2	158						0	
Queue Length 95th (ft)		101		m2	234						3	
Internal Link Dist (ft)		1002			221			289			387	
Turn Bay Length (ft)												
Base Capacity (vph)		1402		741	1341						552	
Starvation Cap Reductn		0		0	649						0	
Spillback Cap Reductn		0		0	0						0	
Storage Cap Reductn		0		0	0						0	
Reduced v/c Ratio		0.36		0.22	0.66						0.24	

Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72

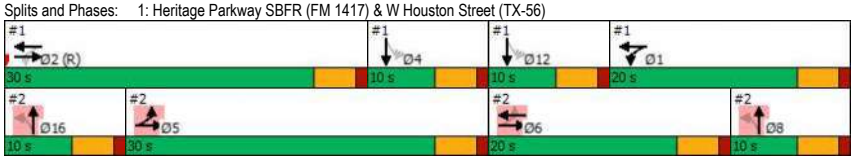
Lane Group	Ø4	Ø5	Ø6	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	4	5	6	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	10.0	30.0	20.0	10.0	10.0	10.0
Total Split (%)	14%	43%	29%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 8.2	Intersection LOS: A
Intersection Capacity Utilization 45.7%	ICU Level of Service A
Analysis Period (min) 15	

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Heritage Parkway SBFR (FM 1417) & W Houston Street (TX-56)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	278	0	0	425	60	147	2	123	0	0	0
Future Volume (vph)	91	278	0	0	425	60	147	2	123	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	99	302	0	0	462	65	160	2	134	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	99	302	0	0	527	0	0	296	0	0	0	0
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	5	5 6			6			8 16				
Permitted Phases	5 6						8 16					
Detector Phase	5	5 6			6		8 16	8 16				
Switch Phase												
Minimum Initial (s)	5.0				5.0							
Minimum Split (s)	22.5				22.5							
Total Split (s)	30.0				20.0							
Total Split (%)	42.9%				28.6%							
Yellow Time (s)	3.5				3.5							
All-Red Time (s)	1.0				1.0							
Lost Time Adjust (s)	0.0				0.0							
Total Lost Time (s)	4.5				4.5							
Lead/Lag	Lag				Lead							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	Max				None							
Act Effct Green (s)	39.9	44.4			14.4			16.6				
Actuated g/C Ratio	0.57	0.63			0.21			0.24				
v/c Ratio	0.13	0.26			0.72			0.67				
Control Delay	3.6	5.8			30.9			29.0				
Queue Delay	0.0	0.9			0.2			0.1				
Total Delay	3.6	6.7			31.1			29.0				
LOS	A	A			C			C				
Approach Delay		5.9			31.1			29.0				
Approach LOS		A			C			C				
Queue Length 50th (ft)	4	91			105			96				
Queue Length 95th (ft)	6	158			155			#199				
Internal Link Dist (ft)		221			270			324			312	
Turn Bay Length (ft)												
Base Capacity (vph)	751	1210			784			445				
Starvation Cap Reductn	0	636			0			0				
Spillback Cap Reductn	0	0			28			4				
Storage Cap Reductn	0	0			0			0				
Reduced v/c Ratio	0.13	0.53			0.70			0.67				

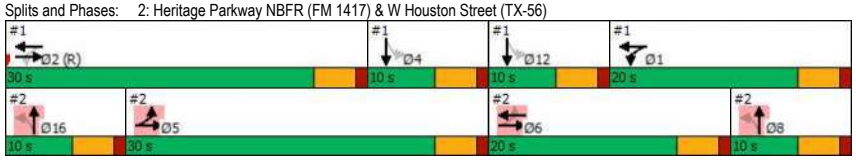
Intersection Summary
Cycle Length: 70
Actuated Cycle Length: 70
Offset: 0 (0%), Referenced to phase 2:EBWB, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72

Lane Group	Ø1	Ø2	Ø4	Ø8	Ø12	Ø16
Lane Configurations						
Traffic Volume (vph)						
Future Volume (vph)						
Peak Hour Factor						
Adj. Flow (vph)						
Shared Lane Traffic (%)						
Lane Group Flow (vph)						
Turn Type						
Protected Phases	1	2	4	8	12	16
Permitted Phases						
Detector Phase						
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	20.0	30.0	10.0	10.0	10.0	10.0
Total Split (%)	29%	43%	14%	14%	14%	14%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)						
Total Lost Time (s)						
Lead/Lag	Lag	Lead	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	None	None
Act Effct Green (s)						
Actuated g/C Ratio						
v/c Ratio						
Control Delay						
Queue Delay						
Total Delay						
LOS						
Approach Delay						
Approach LOS						
Queue Length 50th (ft)						
Queue Length 95th (ft)						
Internal Link Dist (ft)						
Turn Bay Length (ft)						
Base Capacity (vph)						
Starvation Cap Reductn						
Spillback Cap Reductn						
Storage Cap Reductn						
Reduced v/c Ratio						

Intersection Summary

Intersection Signal Delay: 22.4 Intersection LOS: C
Intersection Capacity Utilization 45.7% ICU Level of Service A
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Heritage Parkway NBFR (FM 1417) & W Houston Street (TX-56)



Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	309	6	18	304	125	5	0	6	74	0	8
Future Vol, veh/h	14	309	6	18	304	125	5	0	6	74	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	150	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	336	7	20	330	136	5	0	7	80	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	466	0	0	343	0	0	813	876	340	743	743	330
Stage 1	-	-	-	-	-	-	370	370	-	370	370	-
Stage 2	-	-	-	-	-	-	443	506	-	373	373	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1095	-	-	1216	-	-	297	287	702	331	343	712
Stage 1	-	-	-	-	-	-	650	620	-	650	620	-
Stage 2	-	-	-	-	-	-	594	540	-	648	618	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1095	-	-	1216	-	-	285	276	702	318	329	712
Mov Cap-2 Maneuver	-	-	-	-	-	-	285	276	-	318	329	-
Stage 1	-	-	-	-	-	-	639	609	-	639	606	-
Stage 2	-	-	-	-	-	-	573	528	-	631	607	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.3	13.8	19.1
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	422	1095	-	-	1216	-	-	318	712
HCM Lane V/C Ratio	0.028	0.014	-	-	0.016	-	-	0.253	0.012
HCM Control Delay (s)	13.8	8.3	0	-	8	0	-	20.1	10.1
HCM Lane LOS	B	A	A	-	A	A	-	C	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	1	0

STAFF REVIEW LETTER

March 14, 2023

Charles Branch
5900 S Lakeforest Blvd, Ste 300
McKinney, TX 75070

Sherman Real Estate Ventures, LLC
5465 Stone Hill Dr.
El Paso, TX 79334

Pacheco Koch
7557 Rambler Road, Suite 1400
Dallas, TX 75231

Westwood Professional Services, Inc
Matthew Lee
2901 Dallas Parkway, Suite 400
Plano, TX 75093

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing, Site Plan and Zone Change from a R-A (Residential Agriculture) District to an MF-15 (Multi-Family Residential) District located at 4441 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

8. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
9. Eastern exit only drive approach will not be permitted. Must be a dead end.
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
11. 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)
12. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
14. Three Party Agreement required for Public Infrastructure.
15. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
16. The location of the trash receptors must be approved by the Public Works Department.
17. Internal water and wastewater lines will be privately owned and maintained.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 03/21/2023

Prepared by: Lauren Marlow, 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:

4800 TEXOMA PARKWAY (Project No. 23-000582)

The request of Star Midway, LLC (Owner), Adam McGregor (Passage Education, LLC) (Tenant/Representative), David Petree (Land Surveyor) and Old Republic (Site Management Services) concerning the property located at 4800 Texoma Parkway, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, They Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a School, Commercial or Trade in a M-1 (Light Manufacturing) District.

Background:

The property is located at 4800 Texoma Parkway between North Frisco Road and Fallon Drive.The owner is requesting a Specific Use Permit for a CDL (Commercial Driver's License) school.

Adjacent Zoning:

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

Origination:

Star Midway, LLC (Owner)
Adam McGregor (Passage Education, LLC) (Tenant/Representative)
David Petree (Land Surveyor)
Old Republic (Site Management Services)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Narrative
Survey
Site Plan
STAFF REVIEW LETTER

---

dlagrone H:\PLANNING\Public Notification KT.aprx

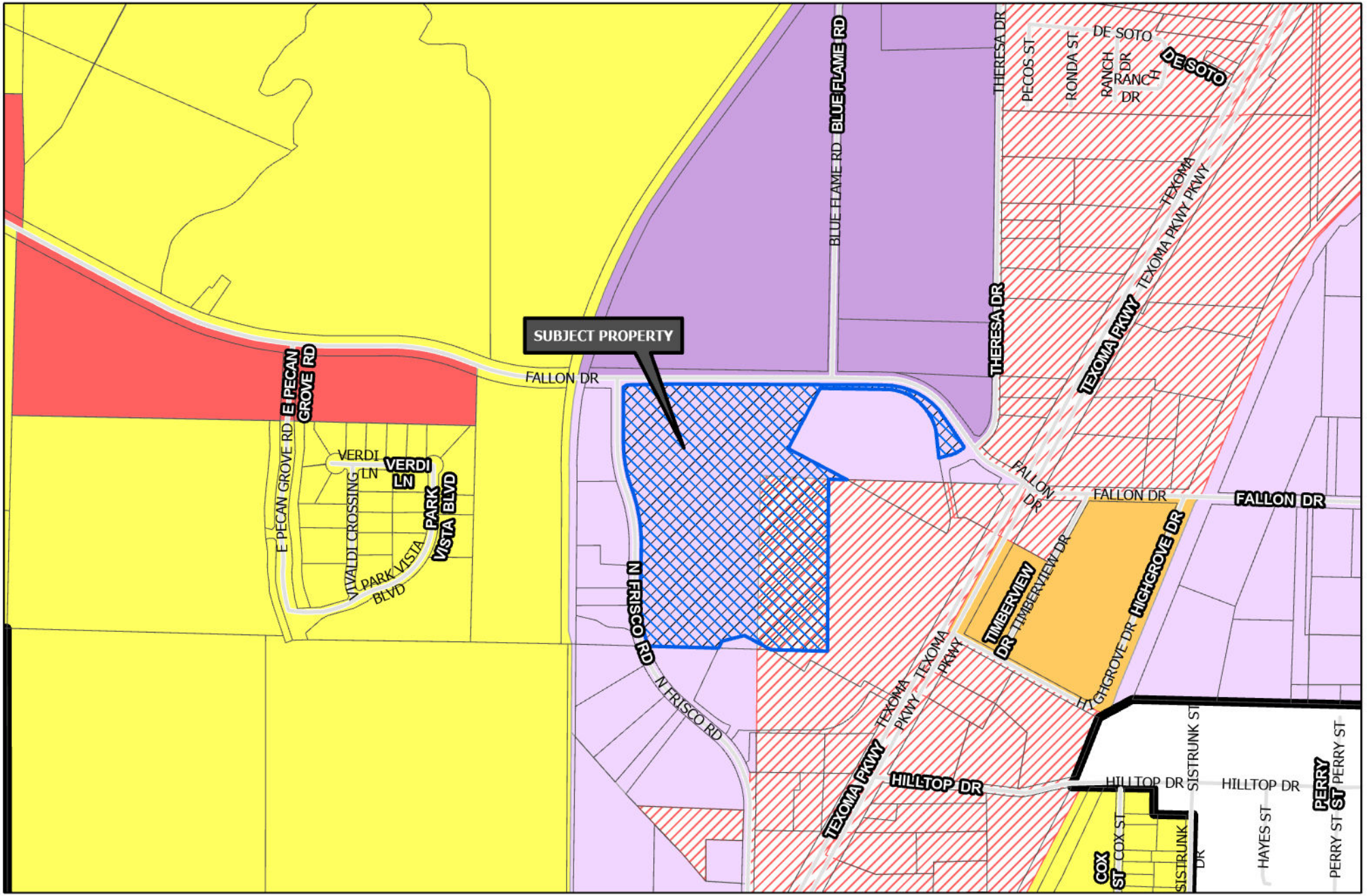
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

N
W E
S

Date: 2/27/2023 4:37 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

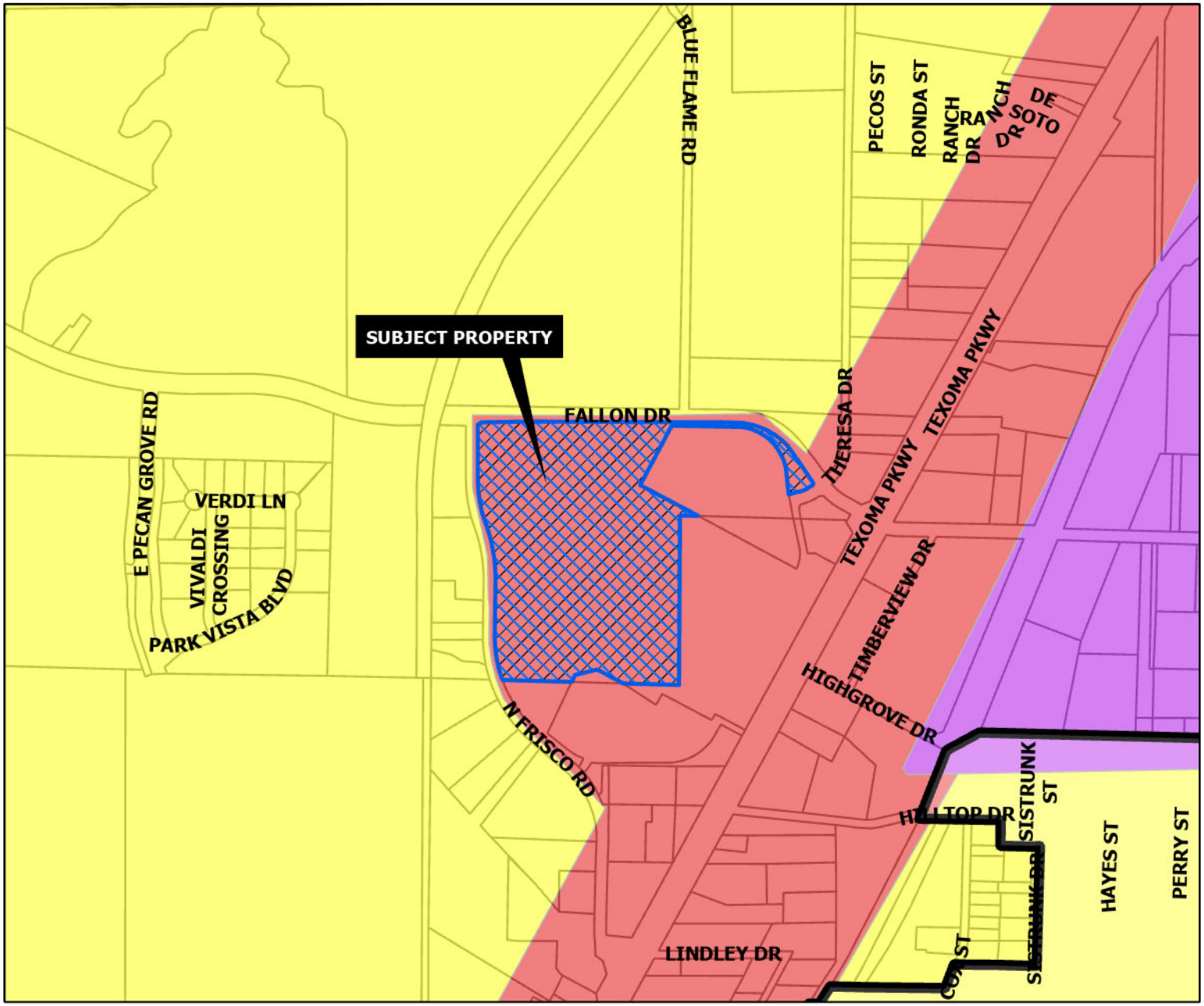
CITY OF SHERMAN ZONING MAP 4800 TEXOMA PKWY

N W E S

Date: 2/27/2023 4:40 PM

03/06/23

5000 N Frisco Rd.
2100 E Fallon Dr.
Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 23-000582
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4800 TEXOMA PKWY

N
W E
S

Date: 2/27/2023 4:42 PM

PASSAGE EDUCATION

Project Narrative

Passage Education (dba: Passage CDL School) is a commercial driver's license training school that trains drivers to attain their commercial driver's license (CDL).Passage Education will be licensed by the Texas Workforce Commission as a Career School. We are looking to lease a small interior office space (~750sqft) and exterior parking lot space (240ft x 90ft) to train students on vehicle inspection and basic vehicle parking maneuvers, known as behind-the-wheel training (BTW), including straight line backing, offset backing, and parallel parking. CDL students are required to complete the written portion of the CDL test, obtain their Commercial Learners Permit, and have knowledge of operating a commercial vehicle prior to performing the BTW training. An experienced CDL instructor must be on-site and present when performing the BTW training and will monitor the students at all times.

Lease:

- Interior Office Space – ~750sqft
    - Will have 1 to 2 administrative employees performing office work and process/check-in students.
- Exterior Parking Space – 240ft x 90ft
    - Sectioned off with parking cones or similar boundary objects

Midway Mall at 4800 Texoma Pkwy in Sherman, TX is zoned M-1 which allows for "School, commercial or trade" with approval of a Special Use Permit. The exterior northwest corner rear parking lot space (depicted in Site Plan) would be ideal since its not located directly in front of any of the mall or store entrances and it's close to a non-primary rear road exit/entrance onto Fallon Drive. This parking lot space is positioned furthest away from the mall so the CDL training will not interfere with the normal mall operations. This space represents 1.8% of the total 26.8 acres of parking lot space surrounding Midway Mall.

CDL Training Operations:

- The CDL School will perform student training, instruction, and testing (120 Hour BTW CDL Training Course)
- Training Personnel – One to two CDL instructors minimum
- Vehicles - Two semi-trucks with 28ft to 45ft trailers (will likely be 28ft trailers)
- Scheduled every week, Monday – Friday, during normal working hours

We would like to store the trucks and trailers onsite overnight. Use of parking cones in the designated area will be utilized for training. We may also use a retractable/packable canopy for shade and foldable/packable chairs for students to sit in. We expect to have between 5 – 20 students training at any given time (5 to 10 students on average).

Adam McGregor
Director, Passage Education

FALLON DRIVE (60 FOOT PUBLIC RIGHT OF WAY)

MISSOURI - KANSAS- TEXAS RAILROAD

U.S. HIGHWAY 75 TEXOMA PARKWAY (200 FOOT PUBLIC RIGHT OF WAY)

FRISCO ROAD (80 FOOT PUBLIC RIGHT OF WAY)

INDESCA DRIVE (60 FOOT PUBLIC RIGHT OF WAY)

BLUE FLAME DRIVE

0.108 ACRE DEED OF DEDICATION TO CITY OF SHERMAN VOL. 2599 PAGE 0078

EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 886, PAGE 179 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS ; AND TO TEXAS POWER AND LIGHT COMPANY AND THE GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, RECORDED IN VOLUME 1553, PAGE 898, BOTH OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS.

POINT OF BEGINNING 1.4847 AC.--TRACT 3

TRACT 3
1.4847 AC.
(64,674 S.F.)
(1.4582 AC. DEED)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT
BLOCK 2
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

BLOCK 5
MIDWAY MALL
V. 8, P. 8, MRGCT

TRACT 5
3.7298 ACRES
(162,470 S.F.)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT

BLOCK 3

ONE STORY BUILDING
75194 S.F.
BLDG. HIGH.= 27'
LOT 2
7.9541 Acres
(NOT A PART)

LOT 1
0.2502 Acres
(NOT A PART)

(42.5532 ACRES)
LOT 1 BLOCK 1
MIDWAY MALL
VOL. 8, PG. 8 MRGCT

TRACT 1
42.8134 Acres
(1,864,951 S.F.)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT
ONE STORY TILT WALL BUILDING
579,848 S.F. (THIS STRUCTURE ONLY)

ONE STORY ATTACHED STRUCTURE
5,807 S.F. (THIS STRUCTURE ONLY)

ONE STORY BUILDING
34817 S.F.

BLDG. HIGH.= 23'
CANOPY
BLDG. HIGH.= 21'

LOT 6
BLOCK 4
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

LOT 5
CONSENT TO ENCROACHMENT AND INDEMNITY GRANTED TO THE CITY OF SHERMAN RECORDED IN VOLUME 1848, PAGE 331 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS

LOT 4

LOT 3
BLOCK 4
REPLAT OF MIDWAY MALL ADDITION
VOL. 12, PG. 15 MRGCT

LOT 2

LOT 1

BLOCK 4
MIDWAY MALL
VOL. 8, PG. 8, MRGCT

TRACT 4
4.000 Acres
(174,244 S.F.)
SHERMAN MALL ASSOCIATES
VOL. 1854, PG. 789 DRGCT

11.313 AC.
P.F.G. PARTNERSHIP
VOL. 2219, PG. 908 DRGCT

AMWESTS POST NO. 47
VOL. 1707, PG. 292 DRGCT

LOT 6
5.7869 Acres
(NOT A PART)
ONE STORY BUILDING
64146 S.F.

LOT 7
0.2755 Acres
(NOT A PART)

LOT 5
MIDWAY MALL
VOL. 8, PG. 8 MRGCT

TRACT 2
1.1255 ACRES
(49,027 S.F.)

POINT OF BEGINNING 1.1255 AC.--TRACT 2

POINT OF COMMENCING 44.0370 AC.--TRACT 1

POINT OF BEGINNING 4.000 AC.--TRACT 4

POINT OF COMMENCING TRACT 4 & TRACT 5

25' UTILITY EASEMENT

20' DRAINAGE EASEMENT

30' UTILITY EASEMENT VOL. 8, PG. 8, MRGCT

15' UTILITY EASEMENT BY PLAT

24' FIRE LANE EASEMENT

CONCRETE RETAINING WALL

BAKER RIDGE ROAD

GRAPHIC SCALE: 1"=100'
0 50' 100' 200'
NORTH

LEGEND

F.H.	FIRE HYDRANT
X SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	5/8" FOUND IRON ROD W/ PLASTIC CAP
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
A.S.	AUTO SPRINKLER
E.B.	ELECTRIC BOX
S.S.	STREET SIGN
C.M.	CABLE MARKER
W.M.B.	WATER METER BOX
G.V.	GAS VALVE
G	GRATE
CB	CABINET
V	VAULT
	HANDICAP PARKING SPACE

CERTIFICATION

TO: Centerline Servicing, Inc., and U.S. Bank National Association, as successor in interest to Wells Fargo Bank, N.A. (f/k/a Wells Fargo Bank Minnesota, N.A.) as Trustee for the registered holders of First Union National Bank–Bank of America, N.A., Commercial Mortgage Trust, Commercial Mortgage Pass–Through Certificates, Series 2001–C–1.

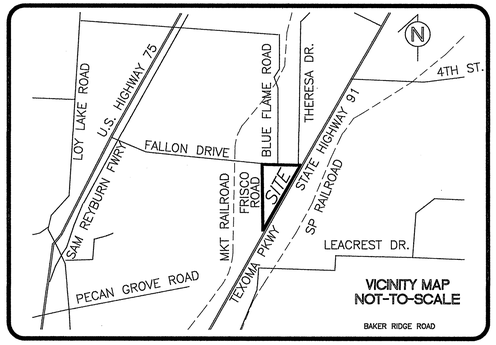
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8–11(a), 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy is 0.1 feet.

Dated this 2ND *day of* SEPTEMBER, 2009.

David Petree
Registered Professional Land Surveyor No.1890
11015 Midway Road
Dallas, Texas 75229
Phone (214) 358–4500
Fax (214) 358–4600

STATE OF TEXAS REGISTERED 1890 DAVID PETREE PROFESSIONAL LAND SURVEYOR

VICINITY MAP
NOT-TO-SCALE



DRAWN BY: BVN
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/20/09	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI REV1/LINE2
2.	8/23/09	ADDED PLAT REFERENCE TO TRACT 5 EASEMENT REV2/LINE2
3.	9/02/09	REV3/LINE1 REMOVE LOT 4 REV3/LINE2
4.	DATE	REV4/LINE1 REV4/LINE2
5.	DATE	REV5/LINE1 REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737–7000 F:(469) 737–7070

COPYRIGHT© 2022, OLD REPUBLIC SITE MANAGEMENT SERVICES. ALL RIGHT RESERVED.

SHEET 1 OF 3

PROJECT NUMBER
0R090362

LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

PARCEL 1

BEING 53.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Paterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, County Records, Grayson County, Texas said 53.1534 acres of land consisting of 5 tracts as described individually by metes and bounds as follows:

TRACT 1 (42.8134 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, all of Grayson County, Texas, and being all of Lots 1 and 3 of Block 1, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of U.S. Highway No. 75 (200 foot right of way), said point being the most Easterly Southeast corner of Lot 5 in Block 1 of said Midway Mall;

THENCE North 29° 38' 00" East and following along the Westerly right–of–way line of said U.S. Highway No. 75 for a distance of 183.05 feet to an "x" cut found in the top of a concrete curb for the Northeast corner of Lot 6 in Block 1, same being the Southeast corner of Lot 1, Block 1, said Midway Mall, for the POINT OF BEGINNING for this tract;

THENCE North 60° 22' 00" West and departing the Westerly right–of–way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 174.00 feet to a p.k. nail found in asphalt.

THENCE South 29° 38' 00" West and following the common line of said Lots 1 and 6, for a distance of 32.45 feet to a p.k. nail found in asphalt;

THENCE North 60° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 279.29 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and following the common line of said Lots 1 and 6, for a distance of 64.97 feet to a p.k. nail found in asphalt;

THENCE North 60° 26' 34" West and following the common line of said Lots 1 and 6, for a distance of 342.00 feet to an x–cut found on the top of a brick wall;

THENCE South 76° 55' 38" West and following the common line of said Lots 1 and 6, for a distance of 114.17 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 23" West and following the common line of said Lots 1 and 6, for a distance of 288.31 feet to a p.k. nail found in asphalt;

THENCE South 50° 36' 11" East and following the common line of said Lots 1 and 6, for a distance of 168.19 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southeasterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 16° 31' 20" with a radius of 252.36 feet an arc length of 72.77 feet and a long chord bearing South 58° 51' 51" East at a distance of 72.52 feet to a p.k. nail found in asphalt, the end of said curve;
t
THENCE South 22° 52' 29" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 22° 42' 10" with a radius of 131.00 feet an arc length of 51.91 feet and a long chord bearing South 34° 13' 34" West at a distance of 51.57 feet to a x–cut found in the top of a concrete curb at the end of said curve, and being in the Easterly right–of–way line of Frisco Road, said point also being the beginning of a non–tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non–tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 500.00 feet an arc length of 37.82 feet and a long chord bearing North 46° 26' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 36' 10" West for a distance of 222.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 50° 30' 00" with a radius of 640.00 feet an arc length of 564.09 feet and a long chord bearing North 23° 21' 11" West at a distance of 546.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 53' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.60 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 49' 05" with a radius of 841.56 feet an arc length of 305.78 feet and a long chord bearing North 08° 30' 43" West at a distance of 304.10 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road with said reverse curve to the right, through a central angle of 19° 55' 11" with a radius of 660.80 feet an arc length of 229.74 feet and a long chord bearing North 08° 57' 41" West at a distance of 228.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 59' 55" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 59' 55" East and departing the Easterly right–of–way line of said Frisco Road along said cut–back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right–of–way line of said Fallon Drive;

THENCE South 89° 00' 05" East along the Southerly right–of–way line of said Fallon Drive for a distance of 1026.91 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 88° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 266.54 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 56° 00' 00" with a radius of 360.00 feet an arc length of 351.86 feet and a long chord bearing South 60° 08' 17" East at a distance of 338.02 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 32° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 175.32 (174.68) feet to an "x"–cut found in the concrete gutter for the beginning of a non–tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right–of–way line of said Fallon Drive, through a central angle of 31 ° 23' 18" with a radius of 20.00 feet an arc length of 10.96 feet and a long chord bearing South 36° 41' 10" West at a distance of 10.82 feet to an x–cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 27° 15' 11" with a radius of 188.14 feet an arc length of 89.49 and a long chord bearing South 66 ° 00' 25" West at a distance of 88.65 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 38' 00" West along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 25.64 feet to a p.k. nail found in asphalt;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 136.64 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall, through a central angle of 77° 46' 17" with a radius of 254.94 feet an arc length of 346.05 feet and a long chord bearing North 49° 15' 08" West at a distance of 320.09 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 88° 08' 17" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 273.18 feet to a p.k. nail found in asphalt;

THENCE North 89° 00' 05" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 54.05 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 335.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in an expansion joint between concrete slabs;

THENCE South 60° 26' 34" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 891.68 feet to a p.k. nail found in asphalt for the beginning of a non–tangent curve to the left;

THENCE Northeasterly along said non–tangent curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 38° 03' 51"with a radius of 162.00 feet an arc length of 107.62 feet and a long chord bearing North 08° 39' 55" East at a distance of 105.66 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 247.42 feet to a "x"–cut found on the top of a concrete curb;

THENCE North 79° 38' 00" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 43.64 feet to a "y"–cut found on the top of a concrete curb, and the beginning of a curve to the left;

THENCE Northeasterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 26° 03' 02" with a radius of 216.14 feet an arc length of 98.27 feet and a long chord bearing North 66° 36' 29" East at a distance of 97.43 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 51° 50' 36" East for a distance of 13.11 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Southerly right–of–way line of Fallon Drive, and also being the beginning of a non–tangent curve to the left;

THENCE Southeasterly along said non–tangent curve to the left and following along the Southerly right of way line of said Fallon Road through a central angle of 06° 56' 46" with a radius of 405.00 feet an arc length of 49.10 feet and a long chord bearing South 39° 50' 02" East at a distance of 49.07 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, at the end of said curve, also being the beginning of a non–tangent curve to the right, same being the common corner of aforementioned Lot 1 and Lot 4 of Block 1 of Midway Mall Addition, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas

THENCE leaving Southerly right of way line of said Fallon Road, along the common line of said Lot 1 and Lot 4, through a central angle of 63° 44' 10" with a radius of 25.00 feet, an arc length of 27.81 feet and a long chord bearing North 75° 10' 31" West at a distance of 26.40 feet to a x–cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non–tangent curve to the right;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 22° 14' 05" with a radius of 244.14 feet, an arc length of 94.74 feet and a long chord bearing South 64° 49' 00" West at a distance of 94.15 feet to a x–cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non–tangent curve to the left;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 86° 18' 54" with a radius of 25.00 feet, an arc length of 37.66 feet and a long chord bearing South 32° 47' 25" West at a distance of 34.20 feet to a x–cut found at the top of a concrete curb, at the end of said curve,

THENCE South 10° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 194.98 feet to a x–cut found at the top of a concrete curb for corner, also being the beginning of a non–tangent curve to the right,

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 10° 03' 39" with a radius of 198.00 feet, an arc length of 34.77 feet and a long chord bearing South 05° 20' 14" East at a distance of 34.72 feet to a x–cut found at the top of a concrete curb, at the end of said curve;

THENCE North 89° 41' 34" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 37.42 feet to a 5/8" iron rod set for corner;

THENCE South 60° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 114.00 feet to a 5/8" iron rod set corner in the Westerly right–of–way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West, along said Westerly right–of–way line for a distance of 946.99 feet to the POINT OF BEGINNING AND CONTAINING 42.8134 ACRES OF LAND, more or less.

TRACT 2 (1.1255 ACRES)

BEING all that certain lot, tractor parcel of land situated in the John Hendrix Survey Abstract Number 503 and the W.F. Patterson Survey, Abstract Number 969, all of Grayson County, Texas, and being all of Lots 5 and 7, Block 1, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of U.S. Highway No. 75, said point being the most Easterly Southeast corner of Midway Mall;

THENCE North 89° 23' 33" West for a distance of 639.05 feet to an "x"–cut found on the top of a concrete wall;

THENCE South 02° 22' 31" West for a distance of 140.00 feet to a 5/8" iron rod with plastic cap stamped "Carter &Burgess" found;

THENCE South 63° 30' 00" West for a distance of 13.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Easterly right–of–way line of Frisco Road, said point being the beginning of a non–tangent curve to the left;

THENCE Northwesterly along said non–tangent curve to the left, through a central angle of 14° 33' 31" with a radius of 500.00 feet an arc length of 127.05 feet and a long chord bearing North 33° 46' 52" West at a distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a non–tangent curve to the left;

THENCE Northeasterly along said non–tangent curve to the left through a central angle of 30° 14' 08", with a radius of 159.00 feet an arc length of 83.91 feet and a long chord bearing North 30° 46' 10" East at a distance of 82.94, feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a non–tangent curve to the left;

THENCE Easterly along said non–tangent curve to the left through a central angle of 16° 11' 06" with a radius of 252.36 feet an arc length of 71.29 feet and a long chord bearing South 81 ° 18' 00" East at a distance of 71.05 feet to a p.k.. nail found in asphalt, to the end of said curve;

THENCE South 89° 23' 33" East 320.83 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left, through a central angle of 60° 50' 23" with a radius of 250.00 feet an arc length of 265.46 feet and a long chord bearing North 60° 18' 55" East at a distance of 253.17 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 29° 38' 00" East 62.71 feet to a p.k. nail found in asphalt;

THENCE South 60° 22' 00" East for a distance of 138.00 feet to an "x"–cut found on the top of a concrete curb, said being in the Westerly right–of–way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West along said Westerly right–of–way line, for a distance of 155.05 feet to the POINT OF BEGINNING AND CONTAINING 1.1255 ACRES OF LAND, more or less.

TRACT 3 (1.4847 ACRES)

BEING all that certain lot, tract or parcel of land situated in the Daniel Shelp Survey, Abstract Number 1097, Grayson County, Texas, and being a portion of Block 2, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of Thersea Drive, said point being North 88° 08' 17" West at a distance of 25.00 feet from the most Northerly Northeast corner of said Midway Mall;

THENCE South 01° 49' 21" West along said Westerly right–of–way line of Thersea Drive for a distance of 178.70 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southwesterly along said curve to the right, and continuing along said Westerly right–of–way line of Thersea Drive, through a central angle of 51° 45' 35" (49° 29' 19" per deed) with a radius of 175.00 feet, an arc length of 158.09 feet (151.16 feet per deed) and a long chord bearing South 27° 42' 10" West (South 26° 34' 01" West per deed) at a distance of 152.77 feet (146.50 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line at the intersection of Frisco Road and Fallon Drive;

THENCE South 53° 34' 58" West and continuing along the Westerly right of way line of said Thersea Drive for a distance of 3.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner for cut–back line for Fallon Drive;

THENCE North 79° 35' 30" West along said cut back line for a distance of 13.54 feet (13.52 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly right–of–way line of Fallon Drive;

THENCE North 32° 08' 17" West along said Northerly right–of–way line for a distance of 156.50 feet (45.63 feet and North 31° 19' 57" West for a distance of 110.45 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the beginning of a non–tangent curve to the left;

THENCE Northwesterly along said non–tangent curve to the left, and along said Northerly right–of–way line, through a central angle of 56° 00' 00" with a radius of 422.76 feet an arc length of 413.20 feet and a long chord bearing North 60° 08' 17" West at a distance of 396.95 feet to a 5/8" rod with plastic cap stamped "Carter & Burgess found in the Northerly line of the aforementioned Midway Mall;

THENCE South 88° 08' 17" East along the Northerly line of said Midway Mall for a distance of 520.28 feet to the POINT OF BEGINNING AND CONTAINING 1.4847 ACRES OF LAND (1.4592 acres per deed) more or less.

TRACT 4 (4.000 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.R. Patterson Survey, Abstract Number 969, Grayson County, Texas and being a portion of Block 4, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of said Midway Mall, said point also being the most Southerly corner of that certain tract of land, as described by deed to Amvets Post #47 as recorded in Volume 1707 at Page 292 of the Deed Records of Grayson County, Texas.

THENCE North 40° 26' 46" West along the Westerly line of said Amvets Tract, and the Westerly line of said Block 4 for a distance of 479.36 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the POINT OF BEGINNING for this description;

THENCE North 40° 26' 46" West and continuing along the Westerly line of said Block 4 for a distance of 125.26 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, and being the most Southerly corner of Lot 1 in Block 4 of the Replat of Midway Mall Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 12 at Page 15 of the Map Records of Grayson County, Texas;

THENCE North 41° 23' 50" East and departing the Westerly line of said Block 4 and following along the Southeasterly line of said Lot 1 in Block 4 of the Replat of Midway Mall Addition for a distance of 477.95 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of Frisco Road;

THENCE South 48° 36' 10" East along said Westerly right–of–way line of Frisco Road for a distance of 163.52 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right, and continuing along said Westerly right–of–way line of Frisco Road through a central angle of 50° 58' 41" with a radius of 450.00 feet an arc length of 400.38 feet and a long chord bearing South 23° 06' 49" East at a distance of 387.30 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 02° 22' 36" West and continuing along said Westerly right–of–way line of Frisco Road for a distance of 10.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Northerly line of the aforementioned Amvets Tract;

THENCE North 87° 37' 29" West along the Northerly line of said Amvets Tract and departing said Westerly right–of–way line for a distance of 509.50 feet to the POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, more or less.

TRACT 5 (3.7298 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.F. Patterson Survey, Abstract Number 969 and the T.J. Shannon Survey, Abstract Number 1136, Grayson County, Texas, and being a portion of Block 4 and Block 5, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, County Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of Midway Mall, said point also being the most Southerly corner of that certain tract of land described by Deed to Amvets Post #47, and recorded in Volume 1707, Page 292, said County Records;

THENCE North 40° 26' 46" West and following along the Westerly line of said Amvets Tract, the Westerly line of Block 4, Midway Mall and the Westerly line of Sherman East Ltd. Tract, as recorded in Volume 1792 at Page 410 of the Deed Records of Grayson County, Texas for a distance of 980.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for a point in the Easterly right–of–way line of Missouri–Kansas–Texas Railroad (M–K–T Railroad);

THENCE North 01° 53' 49" East and following along the Westerly line of said Sherman East Ltd. Tract, also the Westerly line of said Block 4 and the Easterly right–of–way line of said M–K–T Railroad for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of said Sherman East Ltd. Tract and being the POINT OF BEGINNING for this description;

THENCE North 01° 53' 49" East and continuing along the Westerly right–of–way line of said M–K–T Railroad and the Westerly line of said Midway Mall, for a distance of 358.44 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Northerly along said curve to the right, and continuing along the Westerly line of said Midway Mall and the Easterly right–of–way line of said M–K–T Railroad, through a central angle of 09° 27' 02" with a radius of2675.73 feet an arc length of 441.34 feet and a long chord bearing North 04° 56' 10" East at a distance of 440.84 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 28°12' 21" West at a distance of 2.42 feet from a 5/8" found iron rod;

THENCE South 79° 09' 43" East and departing the Easterly right–of–way line of said M–K–T Railroad for a distance of 41.35 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 02° 13' 48" West at a distance of 3.34 feet from a brass monument found in concrete;

THENCE South 89° 00' 24" East for a distance of 93.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right–of–way line of said Frisco Road;

THENCE South 00° 59' 55" West along the Westerly right of way line of Frisco Road for a distance of 248.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Southerly along said curve to the left and continuing along the Westerly line of said Frisco Road through a central angle of 19° 55' 11" with a radius of 710.80 feet an arc length of 247.12 feet and a long chord bearing South 08° 57' 41" East at a distance of 245.88 feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a reverse curve to the right;

THENCE Southerly along said reverse curve to the right and continuing along the Westerly right of way line of said Frisco Road through a central angle of 20° 49' 05" with a radius of 791.56 feet an arc length of 287.61 feet and a long chord bearing South 08° 30' 44" East for a distance of 286.03 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE South 01° 53' 49" West and continuing along the Westerly line of said Frisco Road for a distance of 78.29 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of the aforementioned Sherman East Ltd. Tract;

THENCE North 88° 04' 08" West and departing the Westerly right–of–way line of said Frisco Road and following along the Northerly line of said Sherman East Ltd. Tract, for a distance of 141.78 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 01° 55' 52" East and continuing along the Northerly line of said Sherman tract for a distance of 56.21 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 88° 06' 11" West and continuing along the Northerly line of said Sherman tract for a distance of 118.22 feet to the POINT OF BEGINNING AND CONTAINING 3.7298 ACRES OF LAND, more or less.

DRAWN BY: BVN
CHECKED BY: DRP

REVISION

NO.	DATE	
1.	7/09/09	REVISED PER COMMENTS FULBRIGHT & JAWORSKI REV1/LINE2
2.	8/20/09	REVISED AMENDING TRACT 4 DESCRIPTION REV2/LINE2
3.	8/23/09	REVISED AMENDING MISC DESCRIPTIONS REV3/LINE2
4.	9/02/09	REV4/LINE1 REMOVE LOT 4 REV4/LINE2
5.	DATE	REV5/LINE1 REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
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SHEET 2 OF 3

PROJECT NUMBER
OR090362

NUMBER	DIRECTION	DISTANCE
L1	N 01°55'52" E	56.21'
L2	S 79°09'43" E	41.35'
L3	S 89°00'24" E	93.85'
L4	S 01°53'49" W	78.29'
L5	S 02°22'36" W	10.63'
L6	N 79°35'30" W	13.54'
L7	N 29°38'00" E	28.00'
L8	S 29°38'00" W	32.45'
L9	S 29°33'26" W	64.97'
L10	S 76°55'38" W	114.17'
L11	S 22°52'29" W	18.57'
L12	N 45°59'55" E	14.14'
L13	S 79°38'00" W	25.64'
L14	N 79°38'00" E	43.64'
L15	N 51°50'36" E	13.11'
L16	S 60°22'00" E	47.06'
L17	S 29°05'05" W	48.20'
L18	S 27°44'44" E	51.84'
L19	S 63°30'00" W	13.90'
L20	N 29°38'00" E	62.71'
L21	S 44°00'05" E	14.14'
L22	S 00°59'55" W	25.69'
L23	S 48°36'10" E	59.42'
L24	S 60°22'00" E	14.00'
L25	N 89°41'34" E	37.42'
L26	S 53°34'58" W	3.09'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	09°27'02"	2675.73	441.34	440.84	N 04°56'10" E
C2	19°55'11"	710.80	247.12	245.88	S 08°57'41" E
C3	20°49'05"	791.56	287.61	286.03	S 08°30'44" E
C4	50°58'41"	450.00	400.38	387.30	S 23°06'49" E
C5	51°45'35"	175.00	158.09	152.77	S 27°42'10" W
C6	56°00'00"	422.76	413.20	396.95	N 60°08'17" W
C7	22°42'10"	131.00	51.91	51.57	S 34°13'34" W
C8	04°20'01"	500.00	37.82'	37.81'	N 46°26'14" W
C9	50°30'00"	640.00	564.09	546.01	N 23°21'11" W
C10	20°49'05"	841.56	305.78	304.10	N 08°30'43" W
C11	19°55'11"	660.80	229.74	228.59	N 08°57'41" W
C12	56°00'00"	360.00	351.86	338.02	S 60°08'17" E
C13	27°15'11"	188.14	89.49	88.65	S 66°00'25" W
C14	77°46'17"	254.94	346.05	320.09	N 49°15'08" W
C15	38°03'51"	162.00	107.62	105.66	N 08°39'55" E
C16	26°07'02"	216.14	98.27	97.43	N 66°36'29" E
C17	24°00'21"	405.00	169.69	168.45	S 48°21'50" E
C18	14°33'31"	500.00	127.05	126.71	N 33°46'52" W
C19	30°14'08"	159.00	83.91	82.94	N 30°46'10" E
C20	16°11'06"	252.36	71.29	71.05	S 81°18'00" E
C21	60°59'23"	250.00	265.46	253.17	N 60°18'55" E
C22	00°37'14"	2675.72	28.99	28.99	N 09°58'18" E
C23	01°18'16"	2675.72	60.91	60.91	N 10°56'03" E
C24	50°30'00"	690.00	608.16	588.66	S 23°21'11" E
C25	86°18'54"	25.00	37.66	34.20	S 32°47'25" W
C26	22°14'05"	24414	94.74	94.15	S 64°49'00" W
C27	63°44'10"	25.00	27.81	26.40	N 75°10'31" W
C28	10°03'39"	198.00	34.77	34.72	S 05°20'14" E
C29	16°31'20"	252.36	72.77	72.52	S 58°51'51" E
C30	31°23'18"	20.00	10.96	10.82	S 36°41'10" W
C31	06°56'46"	405.00'	49.10'	49.07'	S 39°50'02" E

GENERAL NOTES:

(1) FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND NO EVIDENCE OF CEMETERY OR BURIAL PLOTS ON THIS SITE.

(2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(3) NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT OR SIDEWALK CONSTRUCTION OR REPAIR.

(4) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(5) ALL BUILDINGS TO BE SET BACK A MINIMUM 25' FROM ALL STREET RIGHT OF WAY LINES PER PLAT VOLUME 8, PAGE 8,.

STATEMENT OF ENCROACHMENTS

FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON SUBJECT PROPERTY AS NOTED ON SURVEY:

(1) CONCRETE PAVEMENT PROTRUSION ALONG SOUTH PROPERTY LINE OF TRACT 5.

(2) BUILDING PROTRUSION ALONG WESTERLY PORTION OF TRACT 1 ONTO 25 FOOT UTILITY EASEMENT.

GRAYSON COUNTY TAX PARCELS OWNERSHIP IDENTIFICATION

(1) Sherman Mall Associates– 31.97 acres in Lot 3 and Part of Lots 1 & 2 in Block 1 of Midway Mall Addition. PIDN 167413
(2) Sherman Mall Associates– 11.97 acres in Lot 5 and Part of Lots 7 in Block 1 of Midway Mall Addition. PIDN 167415
(3) Sherman Mall Associates– 1.46 acres in Block 2 of Midway Mall Addition. PIDN 167421
(4) Sherman Mall Associates– 1.78 acres in Block 4 of Midway Mall Addition. PIDN 167423
(5) Sherman Mall Associates– 4.45 acres in Block 4 of Midway Mall Addition. PIDN 167425
(6) Sherman Mall Associates– 1.95 acres in Block 5 of Midway Mall Addition. PIDN 167427

PARKING TABULATION

TRACT 1
NORMAL PARKING = 2429
HANDICAP PARKING = 37
TOTAL PARKING = 2466

TRACT 2
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 3
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 4
NORMAL PARKING = 44
HANDICAP PARKING = 4
TOTAL PARKING = 48

TRACT 5
NORMAL PARKING = 47
HANDICAP PARKING = 0
TOTAL PARKING = 47

LOT 6
NORMAL PARKING = 299
HANDICAP PARKING = 11
TOTAL PARKING = 310

LOT 2
NORMAL PARKING = 613
HANDICAP PARKING = 13
TOTAL PARKING = 626

COMPOSITE TRACTS
NORMAL PARKING = 3,432
HANDICAP PARKING = 65
TOTAL PARKING = 3,497

BASIS OF BEARINGS PER PLAT OF MIDWAY MALL ADDITION RECORDED IN VOLUME 8 AT PAGE 8 OF THE MAP RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA

THE PROPERTY DESCRIBED AS TRACTS 1, 2, 3, 4 & 5 HEREON CONTAINS 53.1534 ACRES OR 2,315,362 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY IS ZONED COMMERCIAL, RETAIL AND CENTRAL BUSINESS DISTRICT

CONTACT SCOTT SHADDEN (DIRECTOR OF DEVELOPMENT SERVICES) PLANNING AND ZONING DEPARTMENT P.O. BOX 1106 SHERMAN TEXAS 75091 PHONE: 903–892–7333 FAX: 903–892–7274

According to the General Zoning Ordinance Plan and Map provided by the City Of Sherman, Texas, the property hereon is Zoned for General Commercial Use (C–2 District) and accordingly the following regulations apply to this site:

(1) Floor area. The total floor area of any building or buildings on a lot in the C– 2 District shall not exceed the number of square feet in the lot.

(2) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(3) Minimum requirements for lot area, width and setback:
(i) Lot Area = 5,000 SF
(ii) Lot Width = 50'
(iii) Setback Front = 15'
(iv) Setback Rear = 10'
(v) Setback Side = 0'

(4) Where the side yards of lots in the C–2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(5) Rear yard. Where the rear yards of lots in the C–2 District are abutting a Residential or C–1 District, the rear yard setback shall not be less than 15 feet.

TITLE NOTES

The property hereon was prepared with the benefit of Commitment for Title Insurance issued by Old Republic National Title Insurance Company, GF No. 32996, effective date of May 4, 2009 and issued date of May 14, 2009, the following matters of record are listed as exceptions to title coverage as outlined on Schedule B thereof:

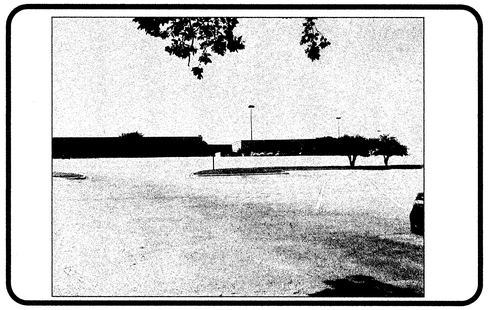
(d) Easements, roadways, setback lines as revealed by plat recorded in Volume 8 at Page 8 of the Plat Records of Grayson County, Texas. (As shown on survey).

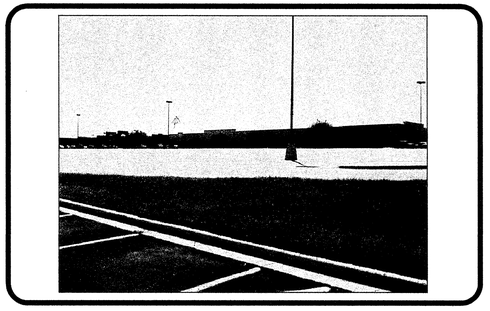
(o) Easement in favor of Texas Power & Light Company, recorded in Volume 889, Page 175 of the Deed Records of Grayson County, Texas, and easement in favor of Texas Power and Light Company and the General Telephone Company of the Southwest, recorded in Volume 1833, Page 288 of the Real Property Records of Grayson County, Texas. (As shown along the North line of Block 2).

(p) Appurtenant easements created by and described in that certain Construction Operation and Reciprocal Easement Agreement by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated January 12, 1985, recorded in Volume 1854, Page 659, Real Property Records of Grayson County, Texas, and First Amendment thereto, by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated February 11, 1985, recorded in Volume 1740, Page 167 of the Real Property Records of Grayson County, Texas, Assignment and Assumption of Reciprocal Easement Agreement to Sherman Mall Associates, an Indiana limited partnership, dated August 25, 1986, recorded in Volume 1854, Page 798, Real Property Records of Grayson County, Texas, Second Amendment to Construction, Operation and Reciprocal Easement Agreement by and between Sherman Mall Associates limited partnership, an Indiana limited partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 6, 1989, recorded in Volume 2072, Page 486, Real Property Records of Grayson County, Texas, Assignment and Assumption of Operating Agreements by and between Construction Developers, Inc., an Arkansas corporation and Dillard Texas Operating Limited Partnership, a Texas limited partnership, dated February 2, 1996, recorded in Volume 2444, Page 366 and Volume 2444, Page 371, Real Property Records of Grayson County, Texas. (Affects subject property and contains some graphically plottable matters within common area of mall)

(q) Consent to Encroachment and Indemnity granted to the City of Sherman, dated November 2, 1987, recorded in Volume 1946, Page 231 of the Real Property Records of Grayson County, Texas. (As shown on survey along East right of way line of Frisco Road).

(r) Deed of Dedication from Sherman Mall Associates, L.P., an Indiana limited partnership, for pubic use, dated December 12, 1997, recorded in Volume 2599, Page 79 of the Real Property Records of Grayson County, Texas. (This is dedication widening for Fallon Road right of way along the North portion of Block 5 (Tract 5) as shown, and does not affect subject property)





FLOOD NOTATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C0135 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1995, DOES NOT LIE WITHIN A SPECIAL FLOOD HAZRD AREA. BY TELEPHONE CALL DATED MAY 20, 2009, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800–638–6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY AGENCY.

DRAWN BY: BVN
CHECKED BY: DRP

REVISION

NO.	DATE	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI
1.	7/20/09	REV1/LINE2
2.	9/02/09	REV2/LINE1 REMOVE LOT 4 REV2/LINE2
3.	DATE	REV3/LINE1 REV3/LINE2
4.	DATE	REV4/LINE1 REV4/LINE2
5.	DATE	REV5/LINE1 REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737–7000 F:(469) 737–7070

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SHEET
3 OF 3

PROJECT NUMBER
0R090362

Site Plan

Passage Education (dba Passage CDL School)

Midway Mall - 4800 Texoma Pkwy, Sherman, TX 75090

Site Plan Exhibit A

Interior Office Space (Marked with Orange Square on Site Plan Exhibit A): Suite to be determined. Space Size ~750sqft. Interior space to be furnished and outfitted with desks and computers for administrative functions.

Exterior Parking lot Space (Marked with Red Square on Site Plan Exhibit A): Commercial driver training to be located in the rear northwest corner of the mall parking lot. Space Size: 240ft x 90ft which is 0.50 acres. Space will be sectioned off using portable orange street cones. Driver training in this area includes instructor supervised pre-trip inspection on a parked truck and basic parking maneuvers (straight backing, off-set backing, parallel parking). Trucks will be parked in Green Square depicted in Exhibit A.

Midway Mall Outdoor Parking lot Site Pics (2/23/23)

Truck Parking Maneuvers Training Area – Rear-side of Mall, Northwest corner

EXPO HALL

Dillard's

Rear Street Entrance/Exit to Mall - Fallon Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2023

Star Midway, LLC
900 Linden Ave, Suite 100
Rochester, NY 14625

David Petree
11015 Midway Road
Dallas, TX 75229

Passage Education, LLC
Adam McGregor
15300 US Highway 75
Van Alstyne, TX 75495

Old Republic
17330 Preston Road, Suite 150A
Dallas, TX 75252

Dear Applicants,

The request of a Public Hearing and Specific Use Permit under Section 14.06.009 to allow a School, Commercial or Trade in a M-1 (Light Manufacturing) District located at 4800 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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