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

AGENDA

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

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JANUARY 11, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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

6. **CONSENT AGENDA (ITEMS 8, 12, 13, 16, 17, 20, 22, 23, 24, 26, 28, 29, 30 & 33)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. **1410 WEST HOUSTON STREET**
The request of Laurel Acres, LTD (Owner), Jonathan Hallford, Destiny's Heating and Air (Tenant) and Jerry Montgomery (Surveyor) concerning the property at 1410 West Houston Street, being Lot 1, Block 3 of the Replat of Lots 1, 2, 3, 4 and the north 15ft. of Lot 5, Block 3 of Elliott's Gray's Hill Addition; as follows;
Planning and Zoning Commission
Zone change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District.

8. * **302 SOUTH WALNUTSTREET**

The request of John C. Dannel Funeral Home Inc. (Owner), Charles Dannel (Representative), and Preston Trail Land Surveying (Surveyor) concerning the property located at 302 South Walnut Street, being 0.683 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 2 and part of Lots 4 and 6, Block 11, Original Town Plat, as follows;

Planning and Zoning Commission

Replat approval of Original Town Plat, being a Replat of Block 11, Lot 2 and part of Lot 4 and 6, Original Town Plat.

9. **2205 TEXOMA PARKWAY**

The request of Naser Yacoub (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2205 Texoma Parkway, being Lots 4 & 5, Block 9, Highland Park 1st Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (6) to allow a 6' front setback for an 80 square foot monument sign in lieu of the required 25' in a C-2 (General Commercial) District.

10. **3117 PRESTON CLUB DRIVE**

The request of Monte and Helen Iams (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3117 Preston Club Drive, being Lot 9, Block 10 of Preston Club, The Legends Subdivision, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 3' setback from the main structure for a swimming pool in lieu of the required 6' in an R-1 (One-Family Residential) District.

11. **2916 NORTH HIGHWAY 75, SUITE 110**

The request of Tava Properties, LLC (Owner), Infinity and Beyond (Tenant), Nouman Muhammad (Representative) and Sands Surveying Corporation (Surveyor) concerning the property located at 2916 North Highway 75, Suite 110, being Lot 4 of Shafer Plaza, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

12. * **2416 SWAMY DRIVE**

The request of Mandeep Singh, 2017 GK Associates, LLC (Owner), Ghassem Ganji (Representative) and Patrick Ahearne (Architect) concerning the property at 2416 Swamy Drive, being Lot 6A-R and Lot 6B-R, in the Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:

Board of Adjustments

Site plan approval for Two Medical Office Buildings.

13. * **3000 LUELLA ROAD**

The request of Randy and Amy Thompson (Owner/Applicant) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 3000 Luella Road, being 4.020 acres in the Winifred Bailey Survey, Abstract Number 64 and Being all of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2, as follows:

Planning and Zoning Commission

Replat approval of The Hill Addition, being a Replat of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

14. **1802 EAST HOUSTON STREET (TABLED)**

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

Board of Adjustments

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

15. **2300 NORTH HIGHWAY 75**

The request of EMAG Automotive Sherman TX P1 LLC (Owner), Michael Carlisle (Representative) and CDI Douglass-Pye, Inc. (Architect) concerning the property located at 2300 North Highway 75, being 5.364 acres and also being Lot 1, Block 1, Independence Square Addition Section 3, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.13.1 (5)(c) to allow overhead doors facing the highway in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a Freedom Jeep Showroom Addition.

16. * **5116 TEXOMA PARKWAY**

The request of Zula Investments (Owner), Adriana Alvarez (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 5116 Texoma Parkway, being 0.72 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

Final plat approval of the Alvarez Addition.

17. * **100-500 BLOCKS OF SCHNEIDER ROAD**

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

Planning and Zoning Commission

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

18. **2005 SOUTH SAM RAYBURN FREEWAY (TABLED)**

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

Board of Adjustments

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

19. **1729 TEXOMAPARKWAY**

The request of Eisenhower Texoma Ltd. (Owner) and John Munson (Representative) concerning the property at 1729 Texoma Parkway, being 5.341 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

20. * **3401 STEEPLE CHASE DRIVE**

The request of Artisan Development Co. Inc. (Owners), Siva Palchuru (Developer), KAZ Surveying (Surveyor), Vizual Architecture (Architect) and La Terre Engineering, LLC (Civil Engineer) concerning the property at 3401 Steeple Chase Drive, being 10.30 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

A. Preliminary plat approval of Lot 1, Block A, Artisan Addition.
B. Site plan approval of Pebblecreek Apartments.

21. **3209 TEXOMA PARKWAY**

The request of Sherman NEC Texoma & 82, L.P. (Owners), David Bond (Representative), Spiars Engineering, Inc. (Engineer/Surveyor) and HDK Architects (Architect) concerning the property at 3209 Texoma Parkway, being 31.116 acres in the Reuben Hendrix Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Zone change and site plan approval for Sherden Mall Multi-Family Complex under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

22. * **2100 EAST LAMAR STREET**

The request of Wyldewood Homes, LLC (Owner/Developer), Preston Trail Land Surveying (Surveyor) and CEC Corporation (Engineer) concerning the property at 2100 East Lamar Street, being 13.00 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sweetwater Gap Addition

23. * **2112 SOUTH TRAVIS STREET**

The request of HP Investments (Owners), John Flippo (Representative), Drawing The Line (Architect) and Chaney Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Dollar General Store.

24. * **6350 THERESA DRIVE**

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

Planning and Zoning Commission

Preliminary plat approval for Garson Retreat.

25. **2450 NORTH TRAVIS STREET**

The request of Shawn MacDonald (Owner), Richard Straub (Representative), BACA Architecture (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Travis Street, being 3.03 acres in the J.B. McAnair Survey Abstract No.763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval for Five Star Storage under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Self-Storage Facility in a C-1 (Retail Business) District.

26. * **2626 HILLTOP DRIVE**

The request of Tri-County Senior Nutrition Project, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 2626 Hilltop Drive being 3.662 acres in the John Hendrix Survey, Abstract Number 503, as follows:

Planning and Zoning Commission

Preliminary plat approval for Meals on Wheels Addition.

27. **1530 TEXOMA PARKWAY**

The request of 1530 Texoma OZ, LLC (Owner), BACA Architecture (Architect) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 1530 Texoma Parkway, being 2.995 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone change and site plan approval for Texoma Gateway Apartments under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

28. * **1000 BLOCK EAST PECAN GROVE ROAD**

The request of Preston Trail Partners, LLC (Owner), Covenant Development, LLC (Developer) and Underwood Surveying, Inc. (Surveyor) concerning the property in the 1000 Block of East Pecan Grove Road, being 3.383 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lot 2, Jackson Walker Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 of the Jackson Walker Addition.

29. * **2309 GALLAGHER DRIVE**

The request of Home Place Partners, LP (Owner), Eric L Davis Engineering, Inc. (Engineer) and Larry Probeck, RPLS (Surveyor), concerning the property at 2309 Gallagher Drive, being 1.041 acres in the Samuel McGlothlin Survey, Abstract Number 811, as follows:

Planning and Zoning Commission

Preliminary plat approval for Lot 1, Block A, David H. Brown Addition.

30. * **5100 & 5104 MARSHALL STREET**

The request of Larry Mueller (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 5100 and 5104 Marshall Street, being 11.216 acres in the J.B. Shannon Survey, Abstract No. 1085, and being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition.

31. **316 & 320 NORTH WOODS STREET**

The request of House of Eli (Owner), Tawni Hodge (Applicant) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 316 and 320 North Woods Street, being 0.482 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 1R and 3R, Block 5, Replat of Lots 1, 2, and 3, Block 5, Exstein's Maple Addition, as follows:

Planning and Zoning Commission

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

32. **119 & 123 SOUTH RICKETTS STREET & 825 WEST LAMAR STREET**

The request of House of Eli (Owner), Tawni Hodge (Applicant) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 119 and 123 South Ricketts Street and 825 West Lamar Street, being 0.517 acres in the J.B. McAnair Survey, Abstract No. 763, and being Lots 10, 11 and Lot 12, Block 2, G.Y. Gray's 2nd Addition, as follows:

Planning and Zoning Commission

A. Replat approval of Lots 10R & 11R, Block 2, G.Y. Gray's 2nd Addition, Being a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition.
B. Zone change approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District on the proposed Lot 11R of the Replat of G.Y. Gray's 2nd Addition, a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition, also being 0.230 acres of the J.B. McAnair Survey, Abstract No. 763 and being the south 100 feet of Lots 10 and 11, Block 2, G.Y. Gray's 2nd Addition.

33. * **2800-3500 BLOCKS NORTH TRAVIS STREET**

The request of TBJB1, LLC (Owner), Ben McKay (Developer), Ashley Bice, PE (Civil Engineer) and Preston Trail Land Surveying (Surveyor), concerning the property in the 2800-3500 Blocks of North Travis Street, being 31.475 acres in the J.B. McAnair Survey, Abstract Number 763, as follows:

Planning and Zoning Commission

Preliminary plat approval for Willow Branch Subdivision.

34. **600 BLOCK NORTH FRISCO ROAD (TABLED)**

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

Planning and Zoning Commission

A. Replat approval of Lots 1 thru 4, Block 1, of Las Casitas
B. Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

35. **4800 TEXOMA PARKWAY**

The request of TNP Sites, LLC (Owner), Royale Property Management Company (Leasing Agent) and Irfanulla Yusufzai (Tenant) for the property located at 4800 Texoma Parkway, being 11.97 Acres at Midway Mall, Lots 5 thru 7, Part of Lot 1, Block 1, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District.

36. **2801 TEXOMA PARKWAY**

The request of Sherman NEC Texoma and 82 LP (Owner), Corey Vaughan, QuikTrip (Prospective Buyer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property at 2801 Texoma Parkway, being 3.115 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District.

37. **OTHER BUSINESS:**

Appoint a Zoning Ordinance Update Subcommittee

38. **ADJOURNMENT**

39. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

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

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

_____

Patsy Reeves,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 02/22/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR JANUARY 11, 2022, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

January 11, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on January 11, 2022.

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

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:01 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the December 14, 2021 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
Rob Rae, Director of Development Services, informed the Planning and Zoning Commission that the Planning and Zoning Commission will be doing a legal training with the City Council on February 23, 2021 from 11:00 AM to 1:00 PM. The training will be performed by Ryan Pittman, City Attorney.

APPOINT BOARD OF ADJUSTMENTS

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

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA

CONSENT AGENDA (ITEMS 8, 9 &11)
Consent Agenda items are considered routine and non-controversial items.

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

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

FINAL PLAT – ALEMAN ADDITION 310 & 324 W. U.S. HWY 82 (ANTHONY AND LANE ALEMAN)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF ANTHONY AND LANE ALEMAN (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 310 AND 324 WEST U.S. HIGHWAY 82, BEING 1.574 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ALEMAN ADDITION.

The property is located at 310 and 324 West U.S. Highway 82, the southwest corner of U.S. Highway 82 and Hickory Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into (2) two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – PROFESSIONAL ADDITION 2416, 2500 AND 6119 SWAMY DR. (2019 MK & ASSOCIATES, LLC & 2017 GK ASSOCIATES, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF 2019 MK & ASSOCIATES, LLC & 2017 GK ASSOCIATES, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2416, 2500 AND 6119 SWAMY DRIVE, BEING 5.668 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875, AND BEING ALL OF LOT 7, BLOCK A, DR. SWAMY ADDITION AND LOTS 6A-R AND 6B-R OF THE REPLAT OF LOT 6, DR. SWAMY ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PROFESSIONAL ADDITION, BEING A REPLAT OF LOTS 6A-R AND 6B-R, REPLAT OF LOT 6, BLOCK A, DR. SWAMY ADDITION AND LOT 7, BLOCK A, DR. SWAMY ADDITION.

The property is located at 2416, 2500 and 6119 Swamy Drive, the southeast corner of U.S. Highway 82 and FM 691 and is zoned a C-2 (General Commercial) District. The owner would like to Replat the property into (3) three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – THREE OAKS ADDITION, SECTION TWO
300-400 BLKS OF E. SHERMAN ST. & 2200 BLK OF S. MONTGOMERY ST. (KIRK AND KARL ALLEN)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF KIRK AND KARL ALLEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 BLOCKS OF EAST SHERMAN STREET AND 2200 BLOCK OF SOUTH MONTGOMERY STREET, BEING 50.908 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF THREE OAKS ADDITION, SECTION TWO.

The property is located in the 300-400 blocks East Sherman Street and 2200 blocks South Montgomery Street in south Sherman off South Montgomery Street. The property was annexed into the City, April 5, 2021 by Ordinance 6367. The owners would like to plat the property into 83 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.

ZONE CHANGE – M-1.5 TO R-2
M-1.5 TO C-1
M-1.5 TO M-1
CONCEPTUAL SITE PLAN – BENJAMIN LINDSEY SURVEY
7000-7600 BLKS OF S. U.S. HWY. 75
(107 PARSONS VENTURE LTD)

ZONE CHANGE AND CONSEPTUAL SITE PLAN
THE REQUEST OF 107 PARSONS VENTURE LTD (OWNER), DOSTI PARTNERS, LLC (PROSPECTIVE BUYER), BOHLER ENGINEERING (CIVIL ENGINEER), KURTZ-BEDFORD ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 107.466 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733; AS FOLLOWS;
PLANNING AND ZONING COMMISSION

A. **TRACT 1 – BEING 46.962 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 - ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**
B. **TRACT 2 – BEING 10.113 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 - ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.**
C. **TRACT 3 – BEING 46.130 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 - ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT TO AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.**

Mathias Haubert, 6017 Main Street, Frisco, TX

Mr. Haubert appeared to represent the request and answer any questions. The property is located in the 7000-7600 blocks of South U.S. Highway 75; the southeast corner of Highway 75 and Shepherd Drive. The property is zoned an M-1.5 (Medium Manufacturing) District. This item was tabled at the December 14, 2021 Planning and Zoning Commission Meeting.

Mr. Haubert explained, "The owner is requesting a zone change to allow a mixed use development consisting of commercial, multi-family and light manufacturing uses on approximately 107 acres.

We tabled this last month to gain clarity on how the O-1 (75 & 82) Overlay District affected this property. Since then we were able to meet with Staff and gain understanding. At this time we are in agreeance with Staff comments and have provided additional detail Staff requested."

Mr. Rae confirmed, "If a parcel touches the O-1 (75 & 82) Overlay District, we apply those regulations to the entire parcel. If they subdivided the parcel along the boundary line of the O-1 (75 & 82) Overlay District, we would not administer those regulations to the parcel that is not contained within the O-1 (75 & 82) Overlay District."

Vice Chairman Downtain asked, "Since it is one parcel, it would apply to all of it?"

Mr. Rae replied, "That's correct."

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

Mr. Haubert 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 changes or conceptual site plans.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District; the zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to C-1 (Retail Business) District/O-1 (75 & 82) Overlay District; and the zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an M-1 (Light Manufacturing) District/O-1 (75 & 82) Overlay District in the 7000-7600 blocks of South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

EXCEPTION – LOT WIDTH & SIZE VARIANCE – SIDE YARD SETBACKS REPLAT – GRIMSLEY ADDITION 315 E. COLLEGE ST. (JDH GRIMSLEY PROPERTIES, LLC)

EXCEPTION, VARIANCE AND REPLAT
THE REQUEST OF JDH GRIMSLEY PROPERTIES, LLC (OWNER), PHILLIP MORGAN (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 315 EAST COLLEGE STREET, BEING 0.116 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING THE WEST 50 FOOT OF LOTS 1 AND 2 OF HALL AND JONES ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTIONS (1) TO ALLOW A 50.19' LOT WIDTH, 5,034 LOT AREA IN LIEU OF THE REQUIRED 60' LOT WIDTH, 6,000 SQUARE FOOT LOT AREA FOR THE PROPOSED LOT 2R, GRIMSLEY ADDITION, A REPLAT OF THE WEST 50' OF LOTS 1 & 2, BLOCK 4, HALL AND JONES ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 5' SIDE SETBACKS FOR A SINGLE-FAMILY RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. REPLAT APPROVAL OF GRIMSLEY ADDITION, BEING A REPLAT OF THE WEST 50 FT. OF LOTS 1 & 2, BLOCK 4, HALL AND JONES ADDITION.

John Grimsley, 7612 Queens Garden Drive, Dallas, TX and Phillip Morgan, 1601 Hidden Falls Court, Prosper TX
Mr. Grimsley and Mr. Morgan appeared to represent the request and answer any questions. The property is located at 315 East College Street between Montgomery and Branch Streets and is zoned an R-1 (One-Family Residential) District.

Mr. Grimsley explained, "We would like to Replat part of three lots into one 50.19' wide lot, 5,034 lot area for residential development. They are also requesting 5' side yard setbacks for the residential dwelling. We are wanting to do a 39' wide home with three bedrooms, two bathrooms and a single car garage."

Commission Member Davis asked "Where is the parking?"

Mr. Morgan replied, "It will be the standard 25' setback in front so there will be enough room for two cars to park side by side in the driveway in the front with the single car

garage. We may try and put a circle drive in there as well that would allow for more parking."

Mr. Rae asked, "Do you understand the driveway would need to be at least 18' wide and 20' long with a one car garage?"

Mr. Grimsley replied, "yes. We have the room for that."

Vice Chairman Downtain asked, "Are the lots to the west of the property 50 feet wide?"

Mr. Grimsley replied, "yes."

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

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

No other citizens appeared before the Planning and Zoning Commission to discuss the exception, variance or replat.

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Manley to approve the exception under Ordinance No. 2280, Section 6.3, Subsections (1) to allow a 50.19' lot width, 5,034 lot area in lieu of the required 60' lot width, 6,000 square foot lot area for the proposed Lot 2R, Grimsley Addition, a Replat of the west 50' of Lots 1 & 2, Block 4, Hall and Jones Addition in an R-1 (One-Family Residential) District and the variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow 5' side setbacks for a single-family residential dwelling in lieu of the required 6' in an R-1 (One-Family Residential) District at 315 East College Street subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning
ACTION TAKEN.
Motion by Commission Member Manley to approve the Replat approval of Grimsley Addition, being a Replat of the West 50 ft. of Lots 1 & 2, Block 4, Hall and Jones Addition at 315 East College Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

VARIANCE – SIDE SETBACK 304 N. ELLIOTT AVE. (ROOM PROPERTIES, LLC, JAKE SPRAGUE)

VARIANCE
THE REQUEST OF ROOM PROPERTIES, LLC, JAKE SPRAGUE (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 304 NORTH ELLIOTT AVENUE, BEING LOT 149, BELMONT ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 5' SIDE YARD SETBACKS FOR A SINGLE-FAMILY RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Jake Sprague, 3101 Forest Shores Ln., Highland Village, TX
Mr. Sprague appeared to represent the request and answer any questions. The property is located at 304 North Elliott Avenue; the northwest corner of Elliott Avenue and Mulberry Street and is zoned an R-1 (One Family Residential) District.

Mr. Sprague explained, "The lot is a 40' wide platted lot and we are requesting a variance to allow 5' side setbacks to construct a residential dwelling with three bedrooms, two bathrooms and a one car garage. The garage will enter off of East Mulberry Street. The parking will be 18' wide with two side by side spaces and a one car garage."

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

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

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' side setbacks for a single-family residential dwelling in lieu of the required 6' in an R-1 (One-Family Residential) District at 304 North Elliott Avenue subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCE – SIDE SETBACK 308 N. ELLIOTT AVE. (ROOM PROPERTIES, LLC, JAKE SPRAGUE)

VARIANCE

THE REQUEST OF ROOM PROPERTIES, LLC, JAKE SPRAGUE (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 308 NORTH ELLIOTT AVENUE, BEING LOT 148, BELMONT ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 5' SIDE SETBACKS FOR A SINGLE-FAMILY RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Jake Sprague, 3101 Forest Shores Ln., Highland Village, TX

Mr. Sprague appeared to represent the request and answer any questions. The property is located at 308 North Elliott Avenue; the northwest corner of Elliott Avenue and Mulberry Street and is zoned an R-1 (One Family Residential) District.

Mr. Sprague explained, "The lot is a 40' wide platted lot and the owner is requesting a variance to allow 5' side setbacks to construct a residential dwelling with three bedrooms, two bathrooms and a one car garage. The parking will be 18' wide with two side by side spaces and a one car garage."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' side setbacks for a single-family residential dwelling in lieu of the required 6' in an R-1 (One-Family Residential) District at 304 North Elliott Avenue subject to the Staff Review letter. Second by Commission Member Sims.

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

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

EXCEPTION & VARIANCE – FREESTANDING

EXCEPTION, VARIANCE AND SITEL PLAN

THE REQUEST OF SHERMAN NEC TEXOMA AND 82 LP (OWNER), COREY VAUGHAN, QUIKTRIP (PROSPECTIVE BUYER) AND VILBIG AND ASSOCIATES, PLLC (CIVIL

ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 2801 TEXOMA PARKWAY, BEING 3.115 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS;

SIGN & MONUMENT SIGN
SITE PLAN – QUICKTRIP SERVICE STATION
2801 TEXOMA PKWY.
(SHERMAN NEC TEXOMA AND 82 LP)

BOARD OF ADJUSTMENTS

A. EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 6.13.1, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (14)(I) AND SUBSECTION (6) TO ALLOW A 392 SQUARE FOOT, 85' TALL FREESTANDING SIGN, 14' FROM THE SOUTHWEST PROPERTY LINE ALONG U.S. HIGHWAY 82 IN LIEU OF THE REQUIRED 110' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL IN A C-2 (GENERAL COMMERCIAL) DISTRICT./O-1 (75 & 82) OVERLAY DISTRICT

(NO ACTION TAKEN ON 85' TALL FREESTANDING SIGN)

B. EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 6.13.1, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (14)(I)(1) AND SUBSECTION (6) TO ALLOW AN ADDITIONAL 72 SQUARE FOOT, 14' TALL MONUMENT SIGN, 5' FROM THE TEXOMA PARKWAY PROPERTY LINE IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT AND A 25' SETBACK IN A C-2 (GENERAL COMMERCIAL) DISTRICT./O-1 (75 & 82) OVERLAY DISTRICT

PLANNING AND ZONING COMMISSION

C. SITE PLAN APPROVAL FOR A QUIKTRIP SERVICE STATION/CONVENIENCE STORE.

Corey Vaughan, QuikTrip, 1120 N. Industrial Blvd., Euless, TX and John Pimentel, 1120 N. Industrial Blvd., Euless, TX

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

Mr. Vaughan explained, "Quiktrip would like to construct a 5,312 square foot fueling station and convenience store at this location. The gas canopy will be 7,434 square foot and diesel canopy will be 3,109 square foot. Parking will be provided for 65 spaces. They are asking for exceptions and variances to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 and an additional 72 square foot, 14' tall monument sign, 5' from the Texoma Parkway property line.

The pole sign is for the eastbound and westbound traffic on Highway 82. We took two cranes to the site and flew a sign at 50', 75' and 80' in multiple directions to try to see what the best viewpoint would be for traffic to maneuver safely to the exit. There were some issues with visibility from westbound on Highway 82 with the tree line at the exit ramp, but our major concern was coming eastbound on Highway 82 with the elevation. We took a snapshot and the best angle we

could see the sign was at 85' headed eastbound. We could not see the sign at 50' tall. We could not see the sign at the southeast corner of the property. We also tried the north end of the property. Sitting the sign on the southwest corner of the property was the best visibility of the sign for you to see the QT (QuikTrip logo) and the fuel prices. We placed the fuel prices next to each other so that we would not have to raise the sign any higher. We would need an extra price sign for diesel so that eighteen wheelers would understand we have diesel on this property. This location and height is the best visibility of the sign at the tangent point for that exit headed eastbound on Highway 82.

We are asking for an additional monument sign on Texoma Parkway so you can see it going north and south on Texoma Parkway. We are only asking for 6'8" tall because we know we are not going to meet the setback requirement. We made it as minimal as possible for one to be able to view the monument sign."

Chairman Mahone asked, "Is there a reason your pole sign cannot be 300 square feet?"

Mr. Vaughan replied, "The font has to be big enough for a traveler to see the sign from that distance to see what the price display says and the Quiktrip logo. The extra square footage is to display the diesel price."

Chairman Mahone asked Mr. Rae, "Are there any other exceptions granted for more than the 75' tall pole sign at the other Quiktrip?"

Mr. Rae replied, "I am not aware of any."

Commission Member Davis asked, "Did we give an exception for the size of that sign as well?"

Mr. Rae replied, "yes."

Mr. Pimentel stated, "I believe the one on the north side of Sherman is actually bigger. We did get an exception which includes the diesel price display."

Chairman Mahone asked, "Would this work at 75' tall?"

Mr. Pimentel replied, "no, we would have liked for it to work at 75' tall with the price of steel, but it just would not work."

Chairman Mahone asked Mr. Rae, "If the monument sign is within ordinance, are you okay with them having two signs?"

Mr. Rae replied, "yes. That was our comment. Since it is a second sign we would like that to be consistent with what we regulate for monument signs."

Chairman Mahone asked Mr. Rae, "Is what they have submitted in their packet acceptable to you?"

Mr. Rae replied, "with the exception of the setback."

Commission Member Manley stated, "I see the photo you have taken, I understand what you are asking. I am having trouble granting a variance to allow the tallest sign and probably one of the tallest structures in Sherman, short of a cell tower. I did not know it was a requirement for businesses to be able to advertise their product 1,615' away before you get to the exit. That is a big sign."

Mr. Pimentel replied, "Our concern is for the semi-truck fueling component and them having time to maneuver and see the gas price."

Commission Member Manley asked, "Do you have a separate set of fuel pumps for the semi-trucks?"

Mr. Pimentel replied, "yes, at the back, north part of the property."

Chairman Mahone asked Mr. Rae, "Do you think that an 85' tall pole sign is a reasonable request?"

Mr. Rae replied, "I did drive by and you could clearly see coming westbound. Coming from the eastbound side, when the highway goes up over Texoma Parkway and I could not see the Whataburger building or the top of where the existing pole sign was until I was right on the exit of Texoma Parkway. I do understand the request. It is the Planning and Zoning Commission's decision to grant the request if you feel necessary."

Mr. Lee stated, "The distance they are calling out is only one-eighth of a mile. If you were further back on the highway, the sign would need to be higher to be seen."

Mr. Rae stated, "We did have a development meeting with them in advance and told them if they request these sign variances it is up to them to prove the justification."

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

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

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to deny the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District and the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 72 square foot, 14' tall monument sign, 5' from the Texoma Parkway property line in lieu of one freestanding sign per development lot and a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway. There was no second for this motion.

MOTION FAILED FOR LACK OF A SECOND.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District and the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 63 square foot, 7' tall monument sign, 5' from the Texoma Parkway property line in lieu of one freestanding sign per development lot and a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Sims.

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

ACTION TAKEN
Motion by Commission Member Manley to approve the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 75' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District and the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 63 square foot, 6'8.5" tall monument sign, 5'

from the Texoma Parkway property line in lieu of one freestanding sign per development lot and a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Vice Chairman Downtain.

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

DISCUSSION.
Commission Member Sims stated, "I do not mind 75' tall, I just don't think 75' tall would give them what they need."

Chairman Mahone agreed and stated, "That is why I disagree with the motion. 75' tall is a moot point."

Chairman Mahone asked Mr. Pittman, "Can we fail to take action?"

Mr. Pittman replied, "yes, an option would be to move on to the next item, in which case, this request would fail for lack of an affirmative vote in favor of the exception. I would suggest a motion to move on."

Chairman Mahone asked Mr. Vaughan, "Would you build the pole sign if the height was 75' and would not be seen from one direction?"

Mr. Vaughan replied, "More than likely, but we would have to get our bosses to sign off on that. If there is not a big difference in 50' tall and 75' tall, we would probably go down to what conforming is."

Mr. Rae replied, "A conforming pole sign is 50' tall, but you would have a setback of 75' from the Highway 82 property line without a variance for the setback."

ACTION TAKEN.
Motion by Commission Member Davis to approve the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 75' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District subject to the Staff Review Letter and deny an additional 72 square foot, 14' tall monument sign, 5' from the Texoma Parkway property line in lieu of one freestanding sign per development lot and a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway. There was no second for this motion.

MOTION FAILED FOR LACK OF A SECOND.

ACTION TAKEN.
Motion by Commission Member Sims to approve the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow a 63 square foot, 6'8.5" tall monument sign, 5' from the Texoma Parkway property line in lieu of one freestanding sign per development lot and a 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway. Second by Vice Chairman Downtain.

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

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

DISCUSSION.
Chairman Mahone asked Mr. Pittman, "Can I make a motion?"

Mr. Pittman replied, "You can ask for a motion."

Chairman Mahone stated, "I would like to see a motion on 'A. Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District' as requested."

ACTION TAKEN.
Motion by Commission Member Sims to approve the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Vice Chairman Downtain.

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

DISCUSSION.
Chairman Mahone asked, "Can we still take action on the site plan?"

Commission Member Manley stated, "We have to talk about the setback on 'A. Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District' because that is shown in the site plan."

Mr. Rae replied, "If they do not have a variance for the setback for that sign, then that would need to be adjusted because of the Staff Review Letter."

Commission Member Whitaker asked, "Then they could bring the sign back at another time?"

Mr. Rae replied, "yes. The way the site plan is drawn does not conform to our ordinance."

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

MOTION FAILED FOR LACK OF A SECOND.

DISCUSSION.
Mr. Pittman stated, "I would recommend that you have a motion to move on so that there is closure and no one else can make another motion."

ACTION TAKEN.
Motion by Commission Member Davis to move on from the exception and variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i) and Subsection (6) to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District at 2801 Texoma Parkway to the site plan approval for a QuikTrip Service Station/Convenience Store. Second by Vice Chairman Downtain.

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

NO ACTION TAKEN ON THE REQUEST FOR THE FREESTANDING SIGN.

DISCUSSION.
Chairman Mahone asked, "If the site plan is agreeable, do we make a motion with the amendment that it does not include the pole sign that is drafted on the site plan?"

Mr. Rae replied, "no. The Staff Review Letter states '1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (Chapter 14, Exhibit A, Sec. 6.7, Sec. 6.13.1, Sec. 7 (14) and Sec. 17)'."

Planning and Zoning
ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the request for a site plan approval for a QuikTrip Service Station/Convenience Store at 2801 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

EXCEPTION, VARIANCE AND SITE PLAN – ADDITION TO EXISTING NONCONFORMING & SIDE SETBACKS 1405 N.BRENTS AVE. (ESTIVEN & LETICIA GONZALEZ)

EXCEPTION, VARIANCE AND SITE PLAN
THE REQUEST OF ESTIVEN & LETICIA GONZALEZ (OWNER), VERONICA GARCIA (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1405 NORTH BRENTS AVENUE, BEING LOT 5, BLOCK 32, COLLEGE PARK 2ND ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.2, SUBSECTION (1) TO ALLOW AN ADDITION TO AN EXISTING NONCONFORMING STRUCTURE LOCATED 3.7' FROM THE NORTH PROPERTY LINE AND ON THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Veronica Garcia, 1505 E. Lamar, Sherman, TX
Ms. Garcia appeared to represent the request and answer any questions. The property is located at 1405 North Brents Avenue between Tuck and Lewis Streets and is zoned an R-1 (One-Family Residential) District.

Ms. Garcia explained, "The owner hired a contractor for the proposed addition, he began construction without obtaining a building permit. The contractor collected the deposit from the owner and did not continue the project. The owner has hired a new contractor and is requesting exceptions and variances to construct an addition to the existing house which is located 3.7' from the north property. The owners have agreed to remove the carport on the south property line and the storage building in the back."

Chairman Mahone stated, "If you remove the carport, then you do not need the variance."

Mr. Rae agreed.

Chairman Mahone asked Ms. Garcia, "Is the addition the same width as the house that you are extending to the back of the lot?"

Ms. Garcia replied, "correct."

Chairman Mahone asked, "How many bedrooms will be in this addition?"

Ms. Garcia replied, "The addition will have three additional bedrooms. There will be a total of five bedrooms."

Chairman Mahone asked, "Do you have five parking places?"

Ms. Garcia replied, "There is already a very long driveway that can fit 3 parking spots. The owner is looking to add additional parking to that toward the back and to the side."

Chairman Mahone stated, "Just so you know, as part of the building permit, they will be checking to make sure you have enough parking spaces that are improved and up to code."

Ms. Garcia replied, "yes."

Commission Member Davis asked, "Will all the cars be parking in a row along the side of this house?"

Ms. Garcia replied, "not along the side, we are also adding parking to the left on the front of the home."

Commission Member Davis asked, "Will you have concrete parking?"

Ms. Garcia replied, "yes."

Mr. Rae stated, "If there is a motion to approve, Staff would only recommend approving the variance on the north side of 3.7' from the property line."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow an addition to an existing nonconforming structure located 3.7' from the north property line in lieu of the required 6' in an R-1 (One Family Residential) District at 1405 North Brents Avenue subject to the Staff Review Letter and with the condition that the carport and storage building be removed. Second by Commission Member Manley.

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

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

EXCEPTION – FRONT FENCE 1001 N. THROCKMORTON ST. (JONATHAN VALTIERRA AND MARIA R. RODRIGUEZ)

EXCEPTION
THE REQUEST OF JONATHAN VALTIERRA AND MARIA R. RODRIGUEZ (OWNERS) CONCERNING THE PROPERTY LOCATED AT 1001 NORTH THROCKMORTON STREET, BEING PART OF BLOCK 11, W.P. CARTER'S ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(C) TO ALLOW A 6' TALL PRIVACY AND CHAIN LINK FENCE 6' FROM THE FRONT PROPERTY LINE IN LIEU OF THE ALLOWED 4' DECORATIVE FENCE WITH OPENINGS NOT LESS THAN FIFTY PERCENT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Maria Rodriguez, 1001 N. Throckmorton St., Sherman, TX
Ms. Rodriguez appeared to represent the request and answer any questions. The property is located at 1001 North Throckmorton Street; the northeast corner of Throckmorton and Williams Streets. The property is zoned an R-1 (One-Family Residential) District and in the College Park Overlay District.

Ms. Rodriguez explained, "We would like to replace part of a 6' chain link fence with a 6' tall wood privacy fence for security. The fence will be located 6' from the front property line. I live on a dead end street with railroad tracks beside the house. My address is 1001 North Throckmorton Street

but my front door and mailbox is on Williams Street. My house is the only house on that block."

Mr. Rae stated, "Her address is on Throckmorton but her front door and mailbox is on Williams Street, so there is a question on whether Ms. Rodriguez's front yard is on Williams Street or Throckmorton Street."

Chairman Mahone asked, "The wood fence is bordering Williams, is that bordering the alley way that is on the east side?"

Ms. Rodriguez replied, "no. I just want to cover the side that goes to what I use as the back yard."

Mr. Rae stated, "Staff's interpretation of this is that Williams Street is technically their front yard and that is why Ms. Rodriguez in asking for this exception. The front door faces Williams Street. The mailbox is on Williams Street. Essentially that is her front yard and she is asking for a request for a 6' wood privacy fence in her front yard. If this were a typical situation, she would be able to build the wood privacy fence from the east side corner of her building toward the alley but it would be set back 25' or more from Williams Street."

Chairman Mahone asked, "Why do you only want to put the wood privacy fence on that one side, wouldn't you want it to wrap all the way around?"

Ms. Rodriguez replied, "If that were possible, that would be great. I do want to leave my front door open, I still have the chain link fence and I have a 6' wood gate. My wood fence would be from the comer of the house, to Williams Street and then to the alley. That is an active alley."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Exception under Ordinance No. 2280, Section 7, Subsection (13)(c) to allow a 6' tall privacy and chain link fence 6' from the front property line in lieu of the allowed 4' decorative with openings not less than fifty percent in an R-1 (One-Family Residential) District/College Park Overlay District at 1001 North Throckmorton Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

SUP & SITE PLAN – DUPLEX 502 & 504 N. BURDETTE AVE. (SCJM LLC)

(WITHDRAWN)

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF SCJM LLC (OWNER), EVOLUTION REALTY, LLC (GENERAL CONTRACTOR) AND PRESTON TRAIL LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 502 AND 504 NORTH BURDETTE AVENUE, BEING LOTS 30 AND 31, BELMONT ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 502 and 504 North Burdette Avenue between Mulberry Street and Monroe Avenue and is zoned an R-1 (One-Family Residential) District.

An email was received from Sten Juhl, on January 2, 2022 at 10:33 AM withdrawing the request for a Specific Use Permit and site plan approval at 502 and 504 North Burdette Avenue.

THIS REQUEST WAS WITHDRAWN.

VARIANCE – MAIN STRUCTURE ON PROPERTY LINE EXCEPTION, VARIANCE & SITE PLAN– ADDITION TO EXISTING NONCONFORMING 302 S. WALNUT ST. (JOHN C. DANNEL FUNERAL HOME INC.)

VARIANCE, EXCEPTION AND SITE PLAN

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

BOARD OF ADJUSTMENTS

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 5, SECTION 6.6, SUBSECTION (1) AND SECTION 7 (1) & (7) TO ALLOW THE MAIN STRUCTURE (DANNEL FUNERAL HOME) TO BE ON THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 25' AND ON THE JONES STREET PROPERTY LINE IN LIEU OF THE REQUIRED 10' ON SIDE-STREET OF CORNER LOT IN A C-1 (RETAIL BUSINESS) DISTRICT
B. EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 5, SECTION 6.6, SUBSECTION (1) AND SECTION 7 (1) & (7) TO ALLOW AN ADDITION OF A CREMATORY TO AN EXISTING NONCONFORMING STRUCTURE LOCATED

2.1' FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 10' IN A C-1 (RETAIL BUSINESS) DISTRICT.

Charles Dannel, 302 S. Walnut St., Sherman, TX
Mr. Dannel appeared to represent the request and answer any questions. The property is located at 302 South Walnut Street between South Travis and South Montgomery Streets; Dannel Funeral Home is the tenant. The property is zoned a C-1 (Retail Business) District.

Mr. Dannel explained, "The owner would like to add a 26' x 26' crematory to an existing non-conforming structure located 2.1' from the rear property line. The building was built in 1923 and it is hard to adhere to current standards the City has. The crematory will be painted to match the building we are adding it to. The property was purchased in pieces and we are in the process of replatting the property into one lot."

Chairman Mahone asked, "What is this addition going to be made of?"

Mr. Dannel replied, "The foundation is concrete. It is going to have CMU (Concrete Masonry Unit) blocks and brick on the outside that will be painted to match the existing building. There will be no wood. You cannot have wood in a crematory. There will be a 10' roll up garage door facing Walnut Street where we enter into the crematory. There will also be a door that enters into the office of the building we are adding onto."

Chairman Mahone asked Mr. Dannel, "Will you educate us on the regulations of a crematory?"

Mr. Dannel replied, "The Texas Commission on Environmental Quality are in charge of allowing us to have a permit to install a crematory by ensuring it conforms to all the standards. I am purchasing my crematory from a company that instructs us on how to prepare for that. You have to be licensed to run a crematory. That licensure is handled by the people that we purchase the crematory from. The Texas Funeral Service Commission also gives a license to be able to operate as a funeral home, director, embalmer and crematory."

Commission Member Davis asked if they had seen the Staff Review Letter.

Mr. Dannel 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 variances, exception or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance under Ordinance No. 2280, Section 5, Section 6.6, Subsection (1) and Section 7 (1) & (7) to allow the main structure (Dannel Funeral Home) to be on the front property line in lieu of the required 25' and on the Jones Street property line in lieu of the required 10' on side-street of corner lot in a C-1 (Retail Business) District and the exception, variance and site plan approval under Ordinance No. 2280, Section 5, Section 6.6, Subsection (1) and Section 7 (1) & (7) to allow an addition of a crematory to an existing nonconforming structure located 2.1' from the rear property line in lieu of the required 10' in a C-1 (Retail Business) District at 302 South Walnut Street subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

OTHER BUSINESS **OTHER BUSINESS**

Consider updates to Section 6.12 (Planned Development) District.

Mr. Rae explained, "We have updated Section 6.12 (Planned Development) District ordinance to be able to allow Staff to approve administrative changes to Developer's Planned Development plans. We added language to specify minor modifications and how the developer would go about making a change if it was just a minor change. We have added language about protest and notice requirements and appealing.

What this language would do is give Staff the ability to make minor amendment changes to things like architectural standards, landscaping, etc. Those are all spelled out in the section about minor modifications."

Mr. Pittman added, "The headline here is that City Council has the authority to delegate this type of approval to Staff with certain criteria so long as the request comes before Staff and meets the criteria of the ordinance and City Council has specifically delegated that authority to Staff. Staff could approve it through the adoption of this ordinance."

Mr. Rae added, "We made changes on sections ten and eleven from a legal standpoint. We cannot revert the zoning back without going through the process of a public hearing. If a property owner wants to abandon their Planned Development, they can do that. It does not need to be stated."

Commission Member Manley asked, "If we remove what you are requesting, what happens if they don't meet that requirement?"

Mr. Rae replied, "The way this is written is that we can enforce the zoning ordinance as it is, a $2,000.00 a day fine for violation of our zoning ordinance. If they did not provide a detailed site plan within two years, they would be in violation of our zoning ordinance."

Commission Member Sims said, "or they would have to abandon it."

Mr. Pittman stated, "That option would be available or they would have to get a new site plan approved because the site plan that was previously approved would have been denied. The problem with automatic reversion back to a prior zoning district is that it does not fit within the state law required process. Someone would have to actually take action to get approval to start the process to develop but the zoning would still be in place unless the City, property owner or someone with authority brought forth a rezoning request to strip away that Planned Development zoning.

Section three is providing more clarity on what everyone understands, it is just not spelled out in the ordinance. If a Planned Development references a phase zoning district such as R-1 (One-Family Residential) District, any changes to the general R-1 (One-Family Residential) District as part of a comprehensive zoning ordinance amendment also updates that Planned Development district as well where it incorporates the basic district standards unless there is something specific in that Planned Development ordinance that overrides that. It effectively makes it keep current even with those Planned Development changes that occurred.

There will come a point in time when residents and businesses that are part of Planned Developments want to come back and ask for changes and we thought it would be helpful to outline how we would go forward with those changes and how we administer any development standards."

ACTION TAKEN.
Motion by Commission Member Manley to approve the updates to Section 6.12 (Planned Development) District. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, DAVIS, MANLEY AND WHITAKER.
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 6:45 p.m. **ADJOURNMENT**

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 02/22/2022

Prepared By: Kerri Turner, Administrative Assistant

Issue:

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

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:

8. * 302 SOUTH WALNUT STREET

The request of John C. Dannel Funeral Home Inc. (Owner), Charles Dannel (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 302 South Walnut Street, being 0.683 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 2 and part of Lots 4 and 6, Block 11, Original Town Plat, as follows;

Planning and Zoning Commission

Replat approval of Original Town Plat, being a Replat of Block 11, Lot 2 and part of Lot 4 and 6, Original Town Plat.

12. * 2416 SWAMY DRIVE

The request of Mandeep Singh, 2017 GK Associates, LLC (Owner), Ghassem Ganji (Representative), Helvey-Wagner Surveying, Inc. and Patrick Ahearne (Architect) concerning the property at 2416 Swamy Drive, being Lot 6A-R and Lot 6B-R, in the Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:

Board of Adjustments

Site plan approval for Two Medical Office Buildings.

13. * 3000 LUELLA ROAD

The request of Randy and Amy Thompson (Owner/Applicant) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 3000 Luella Road, being 4.020 acres in the Winifred Bailey Survey, Abstract Number 64 and Being all of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2, as follows:

Planning and Zoning Commission

Replat approval of The Hill Addition, being a Replat of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

16 * 5116 TEXOMA PARKWAY

The request of Zula Investments (Owner), Adriana Alvarez (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 5116 Texoma Parkway, being 0.72 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

Final plat approval of the Alvarez Addition.

17. * 100-500 BLOCKS OF SCHNEIDER ROAD

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

Planning and Zoning Commission

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

20. * 3401 STEEPLE CHASE DRIVE

The request of Artisan Development Co. Inc. (Owners), Siva Palchuru (Developer), KAZ Surveying (Surveyor), Vizual Architecture (Architect) and La Terre Engineering, LLC (Civil Engineer) concerning the property at 3401 Steeple Chase Drive, being 10.30 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

A. Preliminary plat approval of Lot 1, Block A, Artisan Addition.
B. Site plan approval of Pebblecreek Apartments.

22. * 2100 EAST LAMAR STREET

The request of Wyldewood Homes, LLC (Owner/Developer), Preston Trail Land Surveying (Surveyor), CEC Corporation (Engineer) concerning the property at 2100 East Lamar Street, being 13.00 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sweetwater Gap Addition

23. * 2112 SOUTH TRAVIS STREET

The request of HP Investments (Owners), John Flippo (Representative), Drawing The Line (Architect) and Chaney Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Dollar General Store.

24. * 6350 THERESA DRIVE

The request of Scott Weismann III (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 6350 Theresa Drive, being 8.418 acres in the Daniel C. Shelp Survey, Abstract Number 1097, as follows:

Planning and Zoning Commission

Preliminary plat approval for Garson Retreat.

26. * 2626 HILLTOP DRIVE

The request of Tri-County Senior Nutrition Project, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 2626 Hilltop Drive being 3.662 acres in the John Hendrix Survey, Abstract Number 503, as follows:

Planning and Zoning Commission

Preliminary plat approval for Meals on Wheels Addition.

28. * 1000 BLOCK EAST PECAN GROVE ROAD

The request of Preston Trail Partners, LLC (Owner), Covenant Development, LLC (Developer) and Underwood Surveying, Inc. (Surveyor) concerning the property in the 1000 Block of East Pecan Grove Road, being 3.383 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lot 2, Jackson Walker Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 of the Jackson Walker Addition.

29. * 2309 GALLAGHER DRIVE

The request of Home Place Partners, LP (Owner), Eric L Davis Engineering, Inc. (Engineer) and Larry Probeck, RPLS (Surveyor), concerning the property at 2309 Gallagher Drive, being 1.041 acres in the Samuel McGlothlin Survey, Abstract Number 811, as follows:

Planning and Zoning Commission

Preliminary plat approval for Lot 1, Block A, David H. Brown Addition.

30. * 5100 & 5104 MARSHALL STREET

The request of Larry Mueller (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 5100 and 5104 Marshall Street, being 11.216 acres in the J.B. Shannon Survey, Abstract No. 1085, and being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition.

33. * 2800-3500 BLOCKS NORTH TRAVIS STREET

The request of TBJB1, LLC (Owner), Ben McKay (Developer), Ashley Bice, PE (Civil Engineer) and Preston Trail Land Surveying (Surveyor), concerning the property in the 2800-3500 Blocks of North Travis Street, being 31.475 acres in the J.B. McAnair Survey, Abstract Number 763, as follows:

Planning and Zoning Commission

Preliminary plat approval for Willow Branch Subdivision.

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

1410 WEST HOUSTON STREET

The request of Laurel Acres, LTD (Owner), Jonathan Hallford, Destiny's Heating and Air (Tenant) and Jerry Montgomery (Surveyor) concerning the property at 1410 West Houston Street, being Lot 1, Block 3 of the Replat of Lots 1, 2, 3, 4 and the north 15ft. of Lot 5, Block 3 of Elliott's Gray's Hill Addition; as follows;

Planning and Zoning Commission

Zone change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District.

Background:

The property is located at 1410 West Houston Street between South Tolbert and South Holly Avenues. The owner is requesting a zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District for an HVAC (heating, ventilation, and air conditioning) contractors office with no outside storage.

Adjacent Zoning:

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

Origination:

Laurel Acres, LTD (Owner)
Jonathan Hallford, Destiny's Heating and Air (Tenant)
Jerry Montgomery (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Development Review Meeting:

Yes

Attachments

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



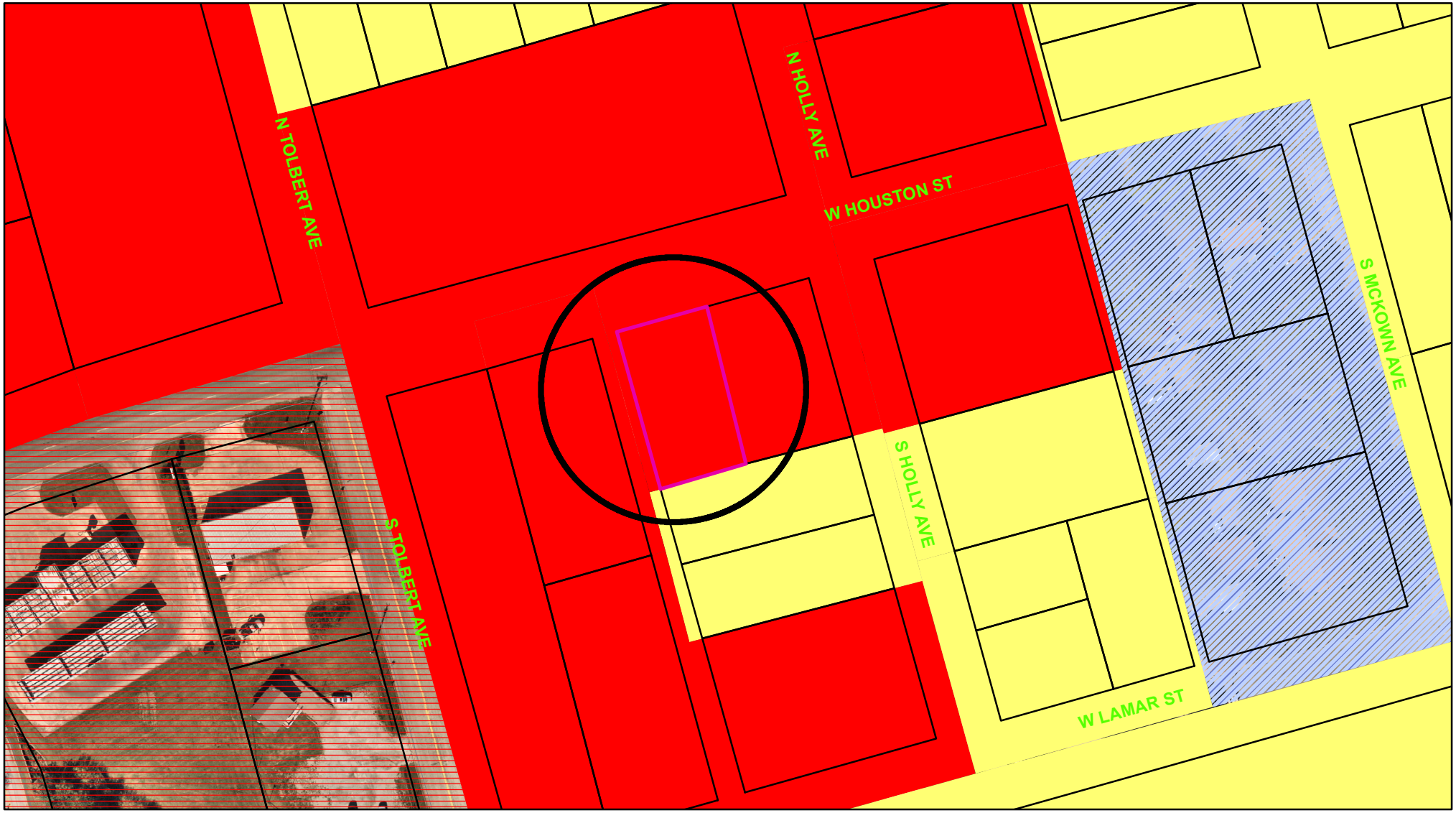
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1410 West Houston Street

NOT TO SCALE

1 in = 150 ft



Zoning - 1410 West Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

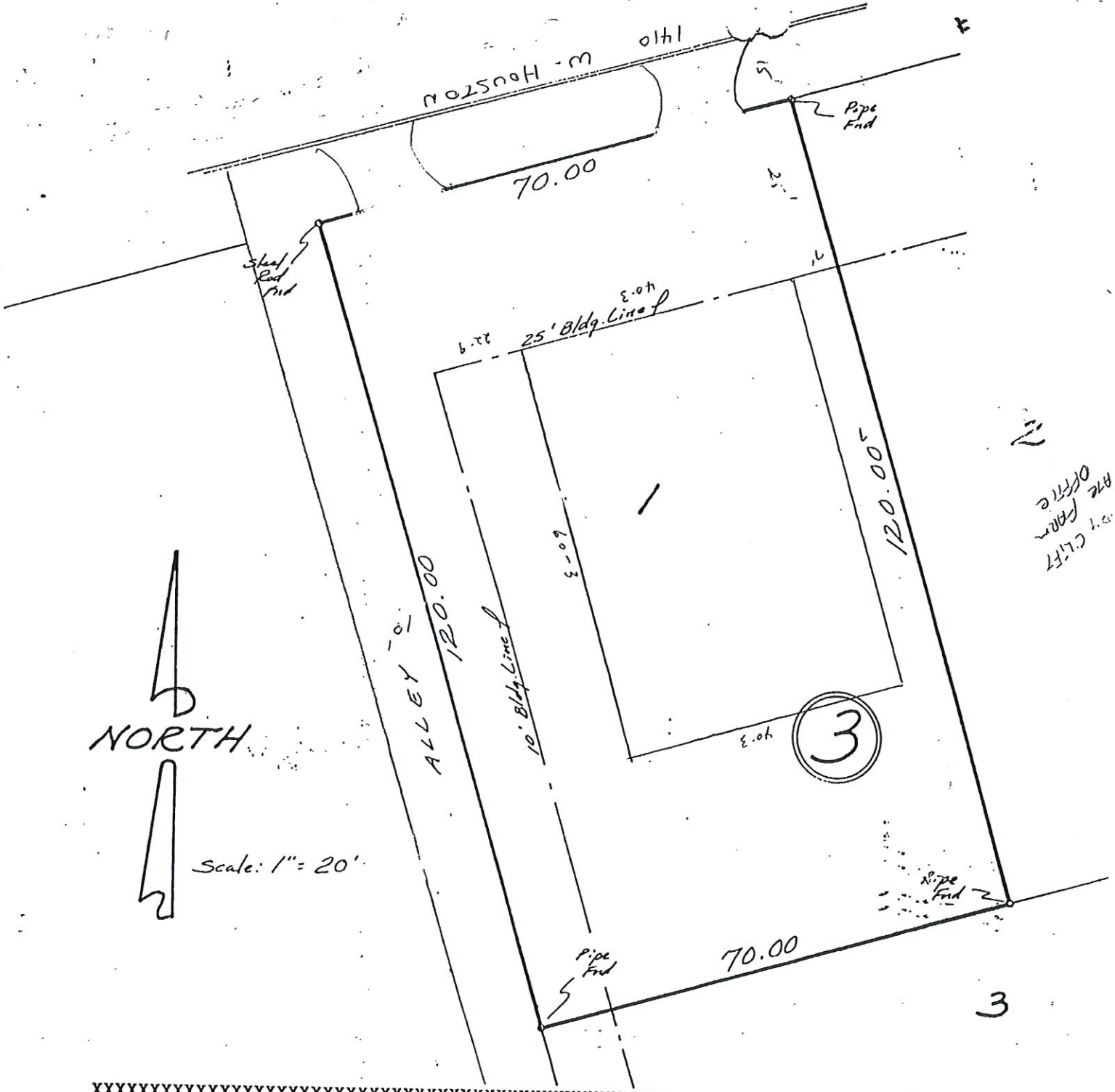
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1410 WEST HOUSTON STREET



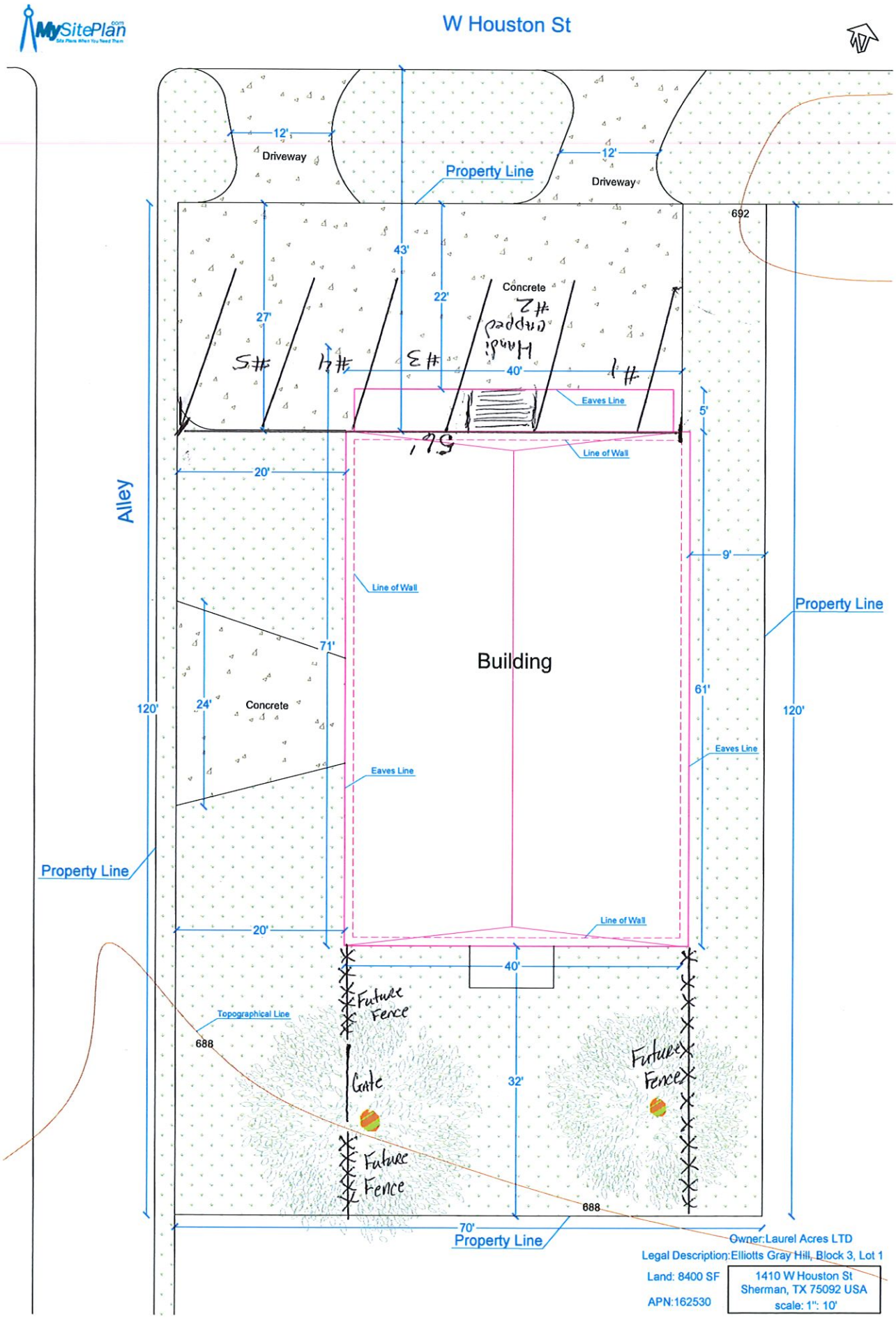


JERRY P. MONTGOMERY
REGISTERED PROFESSIONAL LAND SURVEYOR
2910 W. CRAWFORD
(903) 463-6603 DENISON, TEXAS 75020 FAX (903) 463-3148

SURVEY FOR: JEFF WILSON

I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 30 th day of April, 1993 of the following described property:

Lot No. One (1) in Block No. Three (3) of the Replat of Lots 1, 2, 3, 4 and the North 15 ft. of Lot No. 5, in Block No. Three (3) of Elliott's Gray's Hill Addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 49, Plat Records, Grayson County, Texas.


W Houston St
12'
Driveway
Property Line
12'
Driveway
692
43'
22'
27'
Concrete
40'
Eaves Line
5'
Line of Wall
20'
Alley
9'
Line of Wall
Property Line
71'
Building
61'
120'
24'
Concrete
120'
Eaves Line
Eaves Line
Property Line
Line of Wall
20'
40'
Future Fence
Topographical Line
688
Gate
32'
Future Fence
Future Fence
688
70'
Property Line
Owner:Laurel Acres LTD
Legal Description:Elliotts Gray Hill, Block 3, Lot 1
Land: 8400 SF
APN:162530
1410 W Houston St
Sherman, TX 75092 USA
scale: 1": 10'











Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 15, 2022

Laurel Acres, LTD
225 North Crockett
Sherman, TX 75090

Jerry P Montgomery
2910 W. Crawford
Denison, TX 75020

Destiny's Heat and Air
Jonathon Hallford
115 S. Travis Street, Suite 302
Sherman, TX 75090

Dear Applicants,
The request for zone change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District located at 1410 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7, Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A parking space is considered to be 9'x20'. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. The parking ratio is one space per 400 square foot for office space and one space per 1000 square feet for warehouse space.
7. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
8. Replatting of the property is required.
9. No outside storage is allowed unless a Specific Use Permit is approved.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Proposed parking does not allow for adequate ingress and egress.

13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **302 SOUTH WALNUTSTREET**

The request of John C. Dannel Funeral Home Inc. (Owner), Charles Dannel (Representative), and Preston Trail Land Surveying (Surveyor) concerning the property located at 302 South Walnut Street, being 0.683 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 2 and part of Lots 4 and 6, Block 11, Original Town Plat, as follows;

Planning and Zoning Commission

Replat approval of Original Town Plat, being a Replat of Block 11, Lot 2 and part of Lot 4 and 6, Original Town Plat.

Background:

The property is located at 302 South Walnut Street between East Jones and East Cherry Streets and is zoned a C-1 (Retail Business) District. The owner would like to Replat three lots into one lot for commercial use.

The following has been approved for the property:

- January 11, 2022 - Variance to allow the main structure (Dannel Funeral Home) to be on the front property line in lieu of the required 25' and on the Jones Street property line in lieu of the required 10' on side-street of corner lot in a C-1 (Retail Business) District.
- January 11, 2022 - Exception/Variance to allow an addition of a crematory to an existing nonconforming structure located 2.1' from the rear property line in lieu of the required 10' in a C-1 (Retail Business) District.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

John C. Dannel Funeral Home Inc. (Owner)
Charles Dannel (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



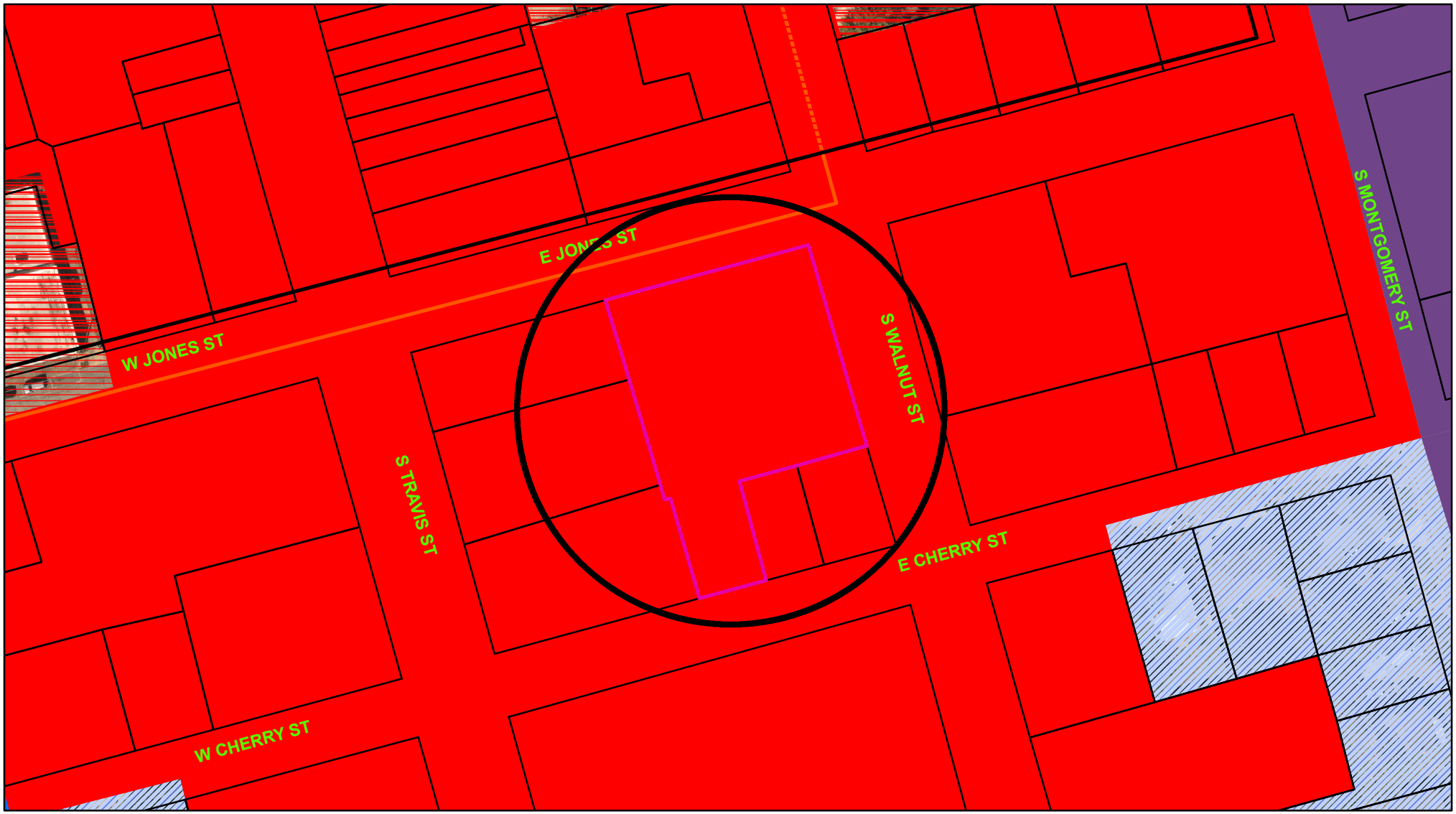
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

Zoning - 302 South Walnut Street

NOT TO SCALE

1 in = 200 ft



Zoning - 302 South Walnut 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

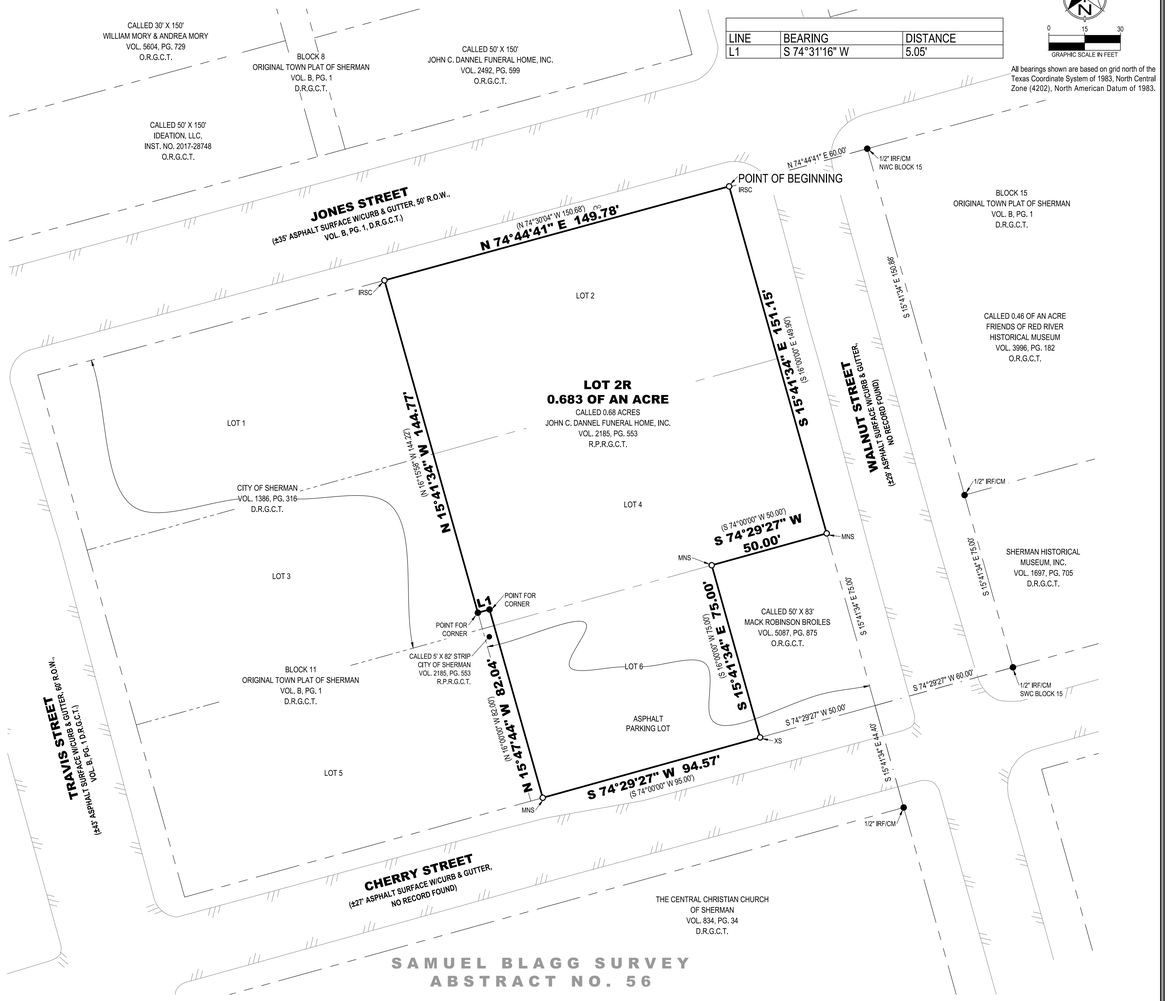
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

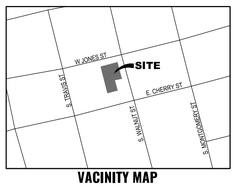
NOT TO SCALE

1 in = 100 ft



LINE	BEARING	DISTANCE
L1	S 74°31'16" W	5.05'

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



VACINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
XS	'X' SCRIBED IN CONCRETE SET
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
NWC	NORTHWEST CORNER
SWC	SOUTHWEST CORNER
———	BOUNDARY LINE
— - - —	ADJOINER LINE
———	ASPHALT

FLOOD STATEMENT:

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

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

OWNER/DEVELOPER:
John C. Dannel Funeral Home, Inc
302 South Walnut Street
Sherman, TX 75090

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

BLOCK 11, LOT 2R
ORIGINAL TOWN PLAT OF SHERMAN
Being a Replat of
Block 11, Lot 2 and Part of Lots 4 & 6
Original Town Plat of Sherman
0.683 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGBT Checked by: CRN	Scale: 1"=30' Date: 01/25/2022	Project No. 21-0729.1 Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS John C. Dannel Funeral Home, Inc. is the owner of all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being all of Lot 2 and part of Lots 4 and 6 in Block 11 of the Original Town Plat of Sherman, according to the plat thereof recorded in Volume B, Page 1, Deed Records, Grayson County, Texas, and being a re-tracement survey of a called 0.68 acre tract of land described in the deed to John C. Dannel Funeral Home, Incorporated, recorded in Volume 2185, Page 553, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 0.68 acre tract, common to the northeast corner of said Lot 2, and at the intersection of the southerly right-of-way line of Jones Street and the westerly right-of-way line of Walnut Street;

THENCE South 15°41'34" East, with the easterly line of said 0.68 acre tract, and with easterly lines of said Lots 2 and 4, and with the westerly right-of-way line of said Walnut Street, a distance of 151.15 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said Lot 4, common to the northeast corner of aforesaid Lot 6, and common to the northeast corner of a called 50' x 83' tract of land described in the deed to Mack Robinson Broiles, recorded in Volume 5087, Page 875, said Official Records;

THENCE South 74°29'27" West, with the southerly line of said Lot 4, and with the northerly line of said Lot 6, and with the northerly line of said Broiles Tract, a distance of 50.00 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for a re-entrant corner on the southerly line of said 0.68 acre tract, common to the northwest corner of said Broiles tract;

THENCE South 15°41'34" East, crossing said Lot 6, with an easterly line of said 0.68 acre tract, and with the westerly line of said Broiles Tract, a distance of 75.00 feet to an 'X' scribed in concrete set for the southern-most southeast corner of said 0.68 acre tract, common to the southwest corner of said Broiles Tract, and on the southerly line of said Lot 6, and on the northerly right-of-way line of Cherry Street;

THENCE South 74°29'27" West, with the southerly line of said 0.68 acre tract, and with the southerly line of said Lot 6, and with the northerly right-of-way line of said Cherry Street, a distance of 94.57 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of said 0.68 acre tract, common to the southeast corner of a called 5' x 82' tract of land described in the deed to City of Sherman, Texas, recorded in Volume 694, Page 9, said Deed Records;

THENCE North 15°47'44" West, crossing said Lot 6, and crossing aforesaid Lot 4, with a westerly line of said 0.68 acre tract, and with the easterly line of said City of Sherman Tract, a distance of 82.04 feet to a point for the northeast corner of said City of Sherman Tract;

THENCE South 74°31'16" West, continuing across said Lot 4, with a southerly line of said 0.68 acre tract, and with the northerly line of said City Sherman Tract, a distance of 5.05 feet to a point for corner on the westerly line of said Lot 4;

THENCE North 15°41'34" West, with a westerly line of said 0.68 acre tract, and with the westerly lines of said Lot 4, and aforesaid Lot 2, a distance of 144.77 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.68 acre tract, common to the northwest corner of said Lot 2, and on the southerly right-of-way line of aforesaid Jones Street;

THENCE North 74°44'41" East, with the northerly line of said 0.68 acre tract, and with the northerly line of said Lot 2, and with the southerly right-of-way line of said Jones Street, a distance of 149.79 feet to the place of beginning, and enclosing 0.683 of an acre (29,749 square feet) of land, more or less;

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **John C. Dannel Funeral Home, Inc.** does hereby adopt this plat designating the hereinbefore described property as **Block 11, Lot 2R Original Town Plat of Sherman**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: **John C. Dannel Funeral Home, Inc**

_____
By: Charles Dannel, President Date:

STATE OF _____ §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____, _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **Block 11, Lot 2R, Original Town Plat of Sherman** 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 acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **John C. Dannel Funeral Home, Inc**, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **Block 11, Lot 2R Original Town Plat of Sherman**, 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 **Block 11, Lot 2R Original Town Plat of Sherman**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

BY: John C. Dannel Funeral Home, LLC

BY: _____
Charles Dannel, President

OWNER/DEVELOPER:
John C. Dannel Funeral Home, Inc
302 South Walnut Street
Sherman, TX 75090

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

BLOCK 11, LOT 2R
ORIGINAL TOWN PLAT OF SHERMAN
Being a Replat of
Block 11, Lot 2 and Part of Lots 4 & 6
Original Town Plat of Sherman
0.683 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=30' Date: 01/25/2022	Project No. 21-0729.1 Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

John C. Dannell Funeral Home, Inc.
302 S. Walnut St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Block 11, Lot 2R, Original Town Plat of Sherman has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Simplify Plat name.
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2205 TEXOMA PARKWAY

The request of Naser Yacoub (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2205 Texoma Parkway, being Lots 4 & 5, Block 9, Highland Park 1st Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (6) to allow a 6' front setback for an 80 square foot monument sign in lieu of the required 25' in a C-2 (General Commercial) District.

Background:

The property is located at 2205 Texoma Parkway between Peyton and Nall Streets and is zoned a C-2 (General Commercial) District. The owner is requesting a variance to allow a 6' front setback for an 80 square foot monument sign in lieu of the required 25'. This item was tabled at the December 14, 2021 Planning and Zoning Commission Meeting and revisions have been made.

The following has been approved for the property:
May 21, 2019 - Variance to allow a 10' rear setback in lieu of the required 15' abutting residential for Texoma Center, a Retail Strip Center.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Naser Yacoub (Owners)
David Baca Studio (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



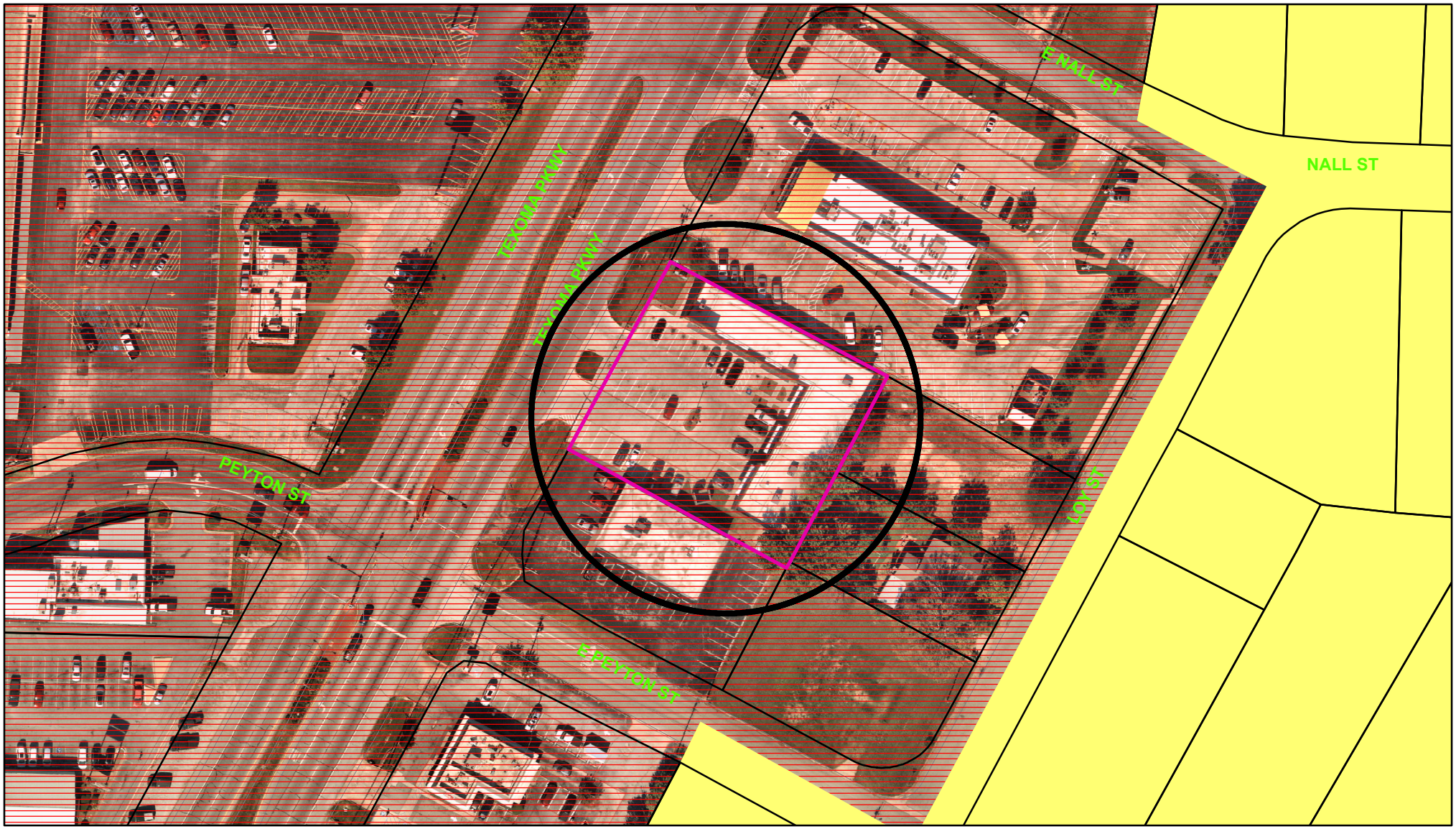
2205 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 150 ft



Zoning - 2205 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

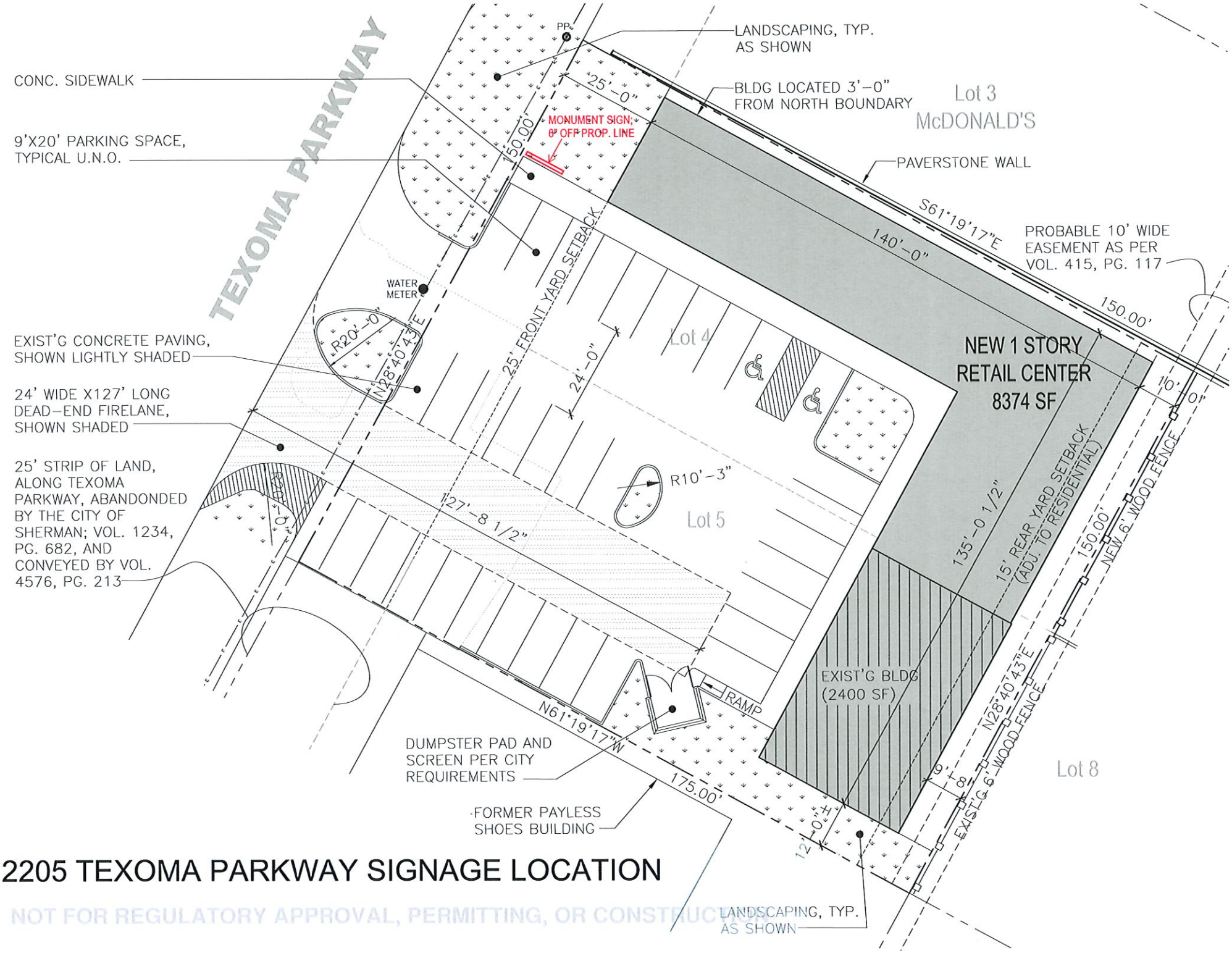
City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

1 in = 100 ft

2205 Texoma Parkway

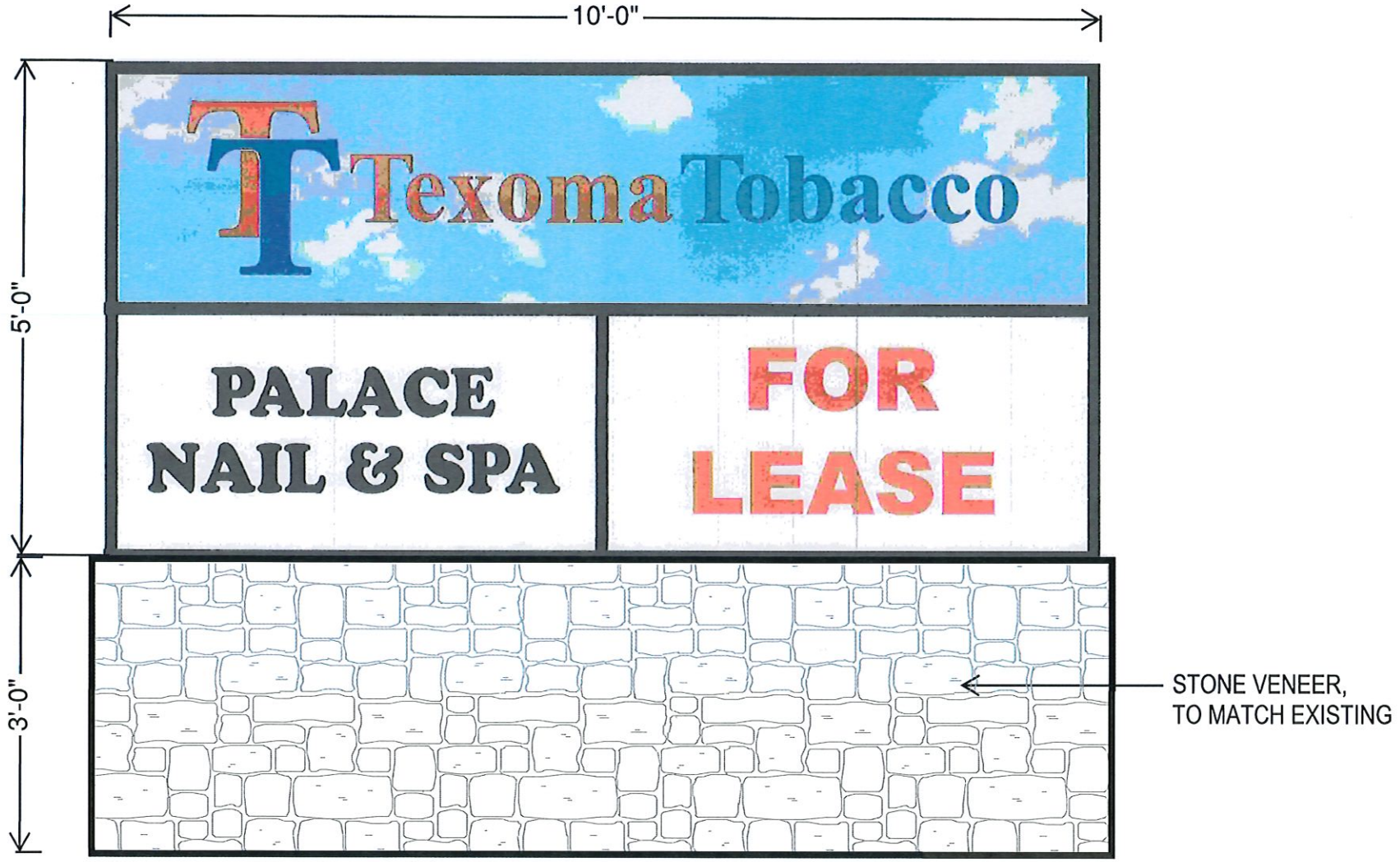




2205 TEXOMA PARKWAY SIGNAGE LOCATION

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DOUBLE-SIDED ILLUMINATED SIGN



2205 TEXOMA PARKWAY SIGNAGE

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Naser Yacoub
2205 Texoma Parkway
Suite 100
Sherman, TX 75090

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

David Baca Studio
100 N Travis St # 500
Sherman, TX 75090

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 7, Subsection (6) to allow a 6' front setback for an 80 square foot monument sign in lieu of the required 25' in a C-2 (General Commercial) District located at 2205 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. All lighting of the sign shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic. *Chapter 14, Exhibit A, Sec. 7(14)(m).*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

8. Replat of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004; Staff Review Letter dated May 13, 2019*

9. Proposed location encroaches into proposed Utility Easement as established by pending Replat. Sign Easement to be dedicated by plat or Encroachment Agreement required prior to any approval of signs within easement.

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

3117 PRESTON CLUB DRIVE

The request of Monte and Helen Iams (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3117 Preston Club Drive, being Lot 9, Block 10 of Preston Club, The Legends Subdivision, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 3' setback from the main structure for a swimming pool in lieu of the required 6' in an R-1 (One-Family Residential) District.

Background:

The property is located at 3117 Preston Club Drive between Highway 82 and Eagle Ridge Trail. The owner is requesting a 3' setback from the main structure for a swimming pool in lieu of the required 6'.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Monte and Helen Iams (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan.

Number of notices mailed:

14

Objections Received:
0

Development Review Meeting:
No

Attachments

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



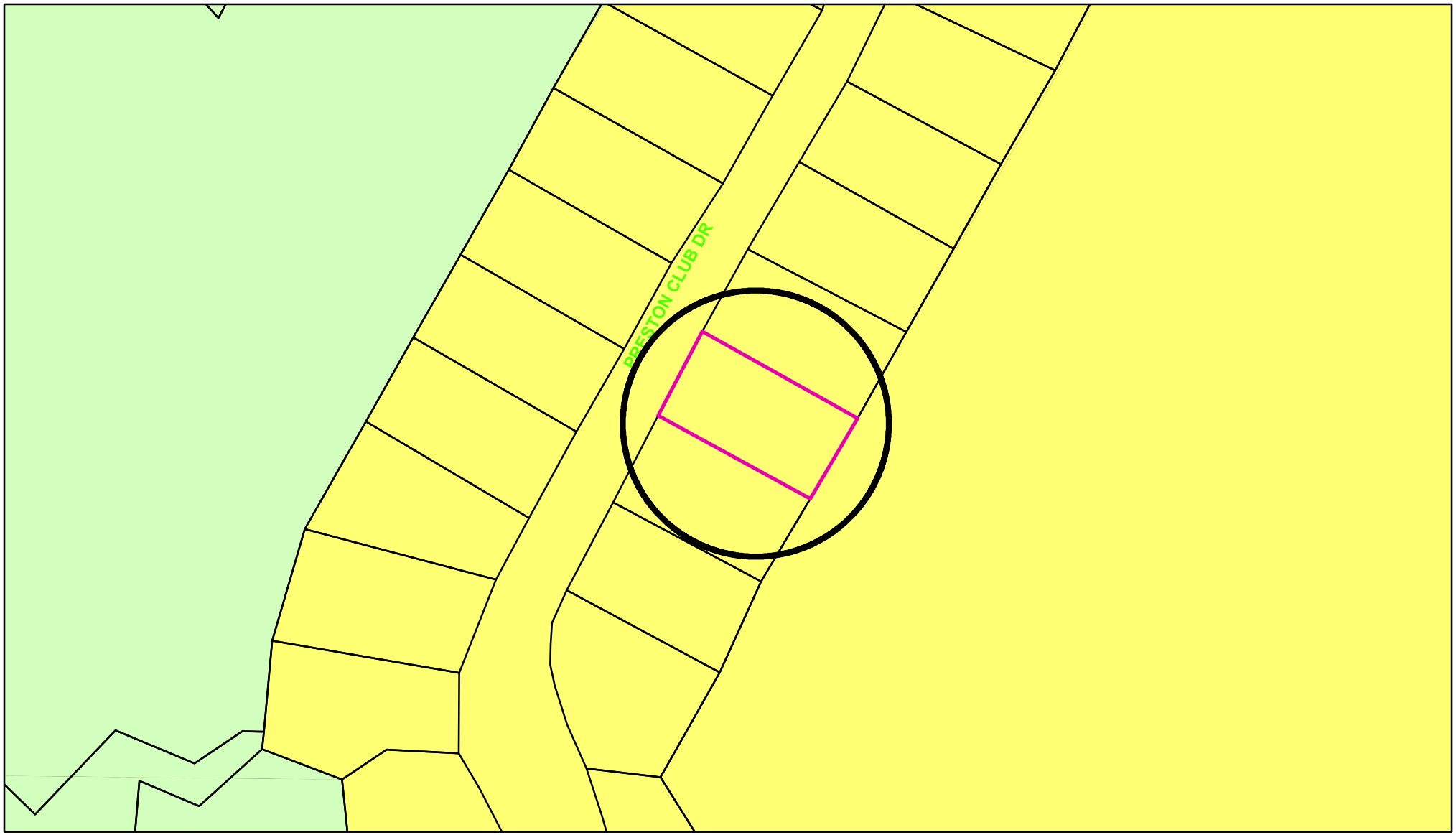
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3117 Preston Club Drive

NOT TO SCALE

1 in = 100 ft



Zoning - 3117 Preston Club Drive

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

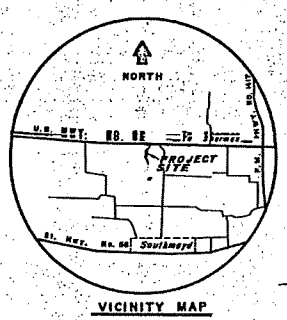
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

3117 Preston Club Drive





VICINITY MAP

—NOTES—

CORNERS ARE MONUMENTED BY 1/2" DIAMETER STEEL RODS.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL NO. 48181C0130 D, DATED MAY 18, 1992.

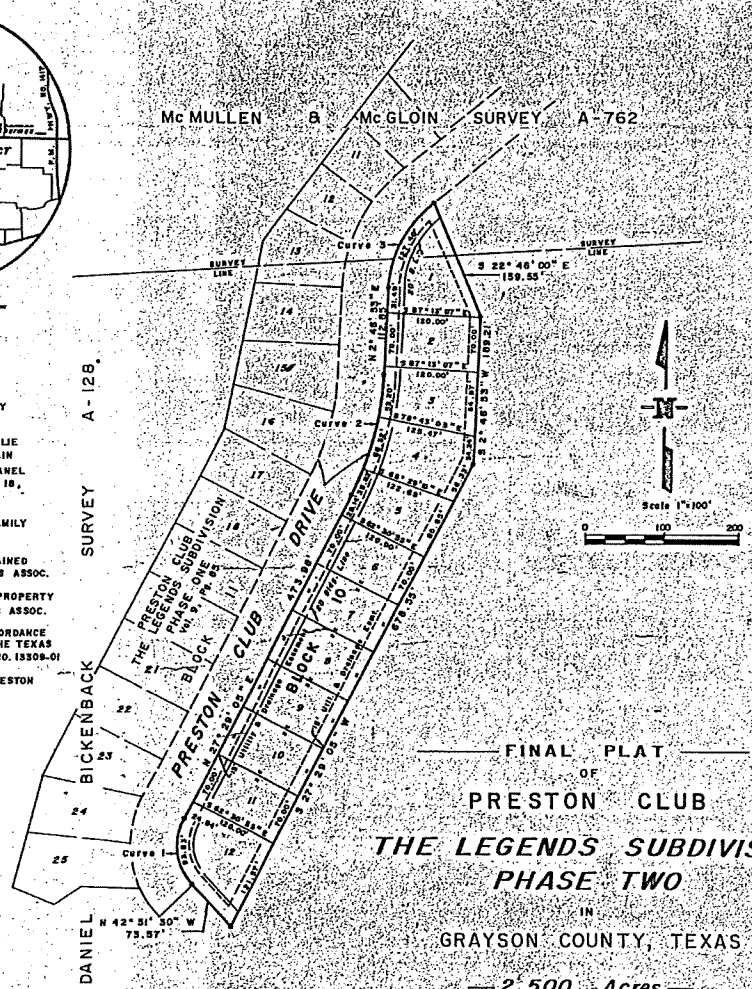
LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.

ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOC.

ALL STREET R.O.W. TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.

SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPT., PERMIT NO. 13309-01

WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.



CURVE DATA

Curve	Δ	R	Arc	Chord	Chord Bearing
1	70° 20' 35"	76.43'	93.83'	88.05'	N 7° 41' 12" W
2	24° 42' 12"	372.50'	160.61'	159.36'	N 15° 07' 59" E
3	48° 57' 07"	149.12'	127.40'	123.56'	N 27° 15' 25" E

FINAL PLAT
OF
PRESTON CLUB
THE LEGENDS SUBDIVISION
PHASE TWO
IN
GRAYSON COUNTY, TEXAS
2.500 Acres
OWNER / DEVELOPER
PRESTON CLUB DEVELOPMENT COMPANY

3769
FILED FOR RECORD
3-6 1996
at 3:10 o'clock P M
Recorded in Vol. 10 Page 31
Plat Records Grayson County.
SARA JACKSON
County Clerk, Grayson Co., Texas
By Linda Pierce
Deputy

20651

MONTGOMERY LAND SURVEYING
2727 LOY LAKE RD., DENISON, TEXAS 75020
(903) 463-6603 FAX (903) 463-3148

FIELD NOTE DESCRIPTION:

Situated in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and a part of the Daniel Hickenback Survey, Abstract No. 128, also being a part of the 6.264 acre tract of land described in Deed dated December 31, 1986 from Lee Hudgins to Robert J. Tate, recorded in Volume 1865, Page 103, Real Property Records, Grayson County, Texas, and being more particularly described as follows to-wit:

BEGINNING at a ½ inch steel rod found in the East line of a Roadway Easement granted by Lee Hudgins, et ux, to Robert J. Tate in Volume 1934, Page 349 of said Real Property Records; said rod also being in the East line of Preston Club Drive, (a private roadway), at the North end of curve 3 as shown on Final Plat of Preston Club, The Legends Subdivision, Phase One, an Addition to the County of Grayson, said plat of record in Volume 9, Page 85, Plat Records of said County, said rod further marking the most Northerly corner of said 6.264 acre tract;

THENCE South 22 deg. 46 min. 00 sec. East, with the East line of said 6.264 acre tract, a distance of 159.55 ft. to a ½ inch steel rod found;

THENCE South 02 deg. 46 min. 33 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 189.21 ft. to a ½ inch steel rod found;

THENCE South 27 deg. 29 min. 05 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 678.55 ft. to a ½ inch steel rod found in the East line of the above mentioned roadway easement granted by Lee Hudgins to Robert J. Tate, said rod marking the most Southerly corner of said 6.264 acre tract;

THENCE North 42 deg. 51 min. 30 sec. West, along the East line of said roadway easement, the Southwesterly line of said 6.264 acre tract, a distance of 73.57 ft. to a ½ inch steel rod found, said rod marking the Southeast corner of the above referenced Preston Club, The Legends Subdivision, Phase One;

THENCE in a Northeasterly direction, with the East line of Preston Club Drive as shown on said Preston Club, The Legends Subdivision, Phase One; and with a curve to the right having a radius of 76.43 ft., (chord bears North 07 deg. 41 min. 12 sec. West, a distance of 88.05 ft.), an arc distance of 93.83 ft. to a ½ inch steel rod marking the end of said curve;

THENCE North 27 deg. 29 min. 05 sec. East, continuing along the East line of said Preston Club Drive, a distance of 473.98 ft. to a ½ inch steel rod marking the beginning of a curve to the left;

THENCE in a Northeasterly direction continuing with the East line of said Preston Club Drive, and with said curve to the left having a radius of 372.50 ft., (chord bears North 15 deg. 07 min. 59 sec. East, a distance of 159.36 ft.) an arc distance of 160.61 ft. to a ½ inch steel rod marking the end of said curve;

THENCE North 02 deg. 46 min. 33 sec. East, continuing with the East line of said Preston Club Drive, a distance of 112.83 ft. to a ½ inch steel rod set marking the beginning of a curve to the right;

THENCE in a Northeasterly direction, continuing with the East line of said Preston Club Drive, and with said curve to the right having a radius of 149.12 ft. (chord bears North 27 deg. 15 min. 25 sec. East, a distance of 123.56 ft.), an arc distance of 127.40 ft. to the point of beginning and containing 2.500 acres of land.

I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that this plat was prepared from a survey made on the ground on the property legally described hereon and is correct to the best of my knowledge and belief.

STATE OF TEXAS
REGISTERED
JERRY P. MONTGOMERY
2009
PROFESSIONAL
LAND SURVEYOR

JERRY P. MONTGOMERY, R.P.L.S. # 2009 — DATE 2-29-96

Preston Club Development Company, owner and developer of Preston Club, The Legends Subdivision, Phase Two, an Addition to the County of Grayson, Texas do hereby dedicate to the Preston Club Homeowners Association, the use of private roadway and utility easements in said Preston Club, The Legends Subdivision, Phase Two. Said private road and utility easements are to be maintained by said Preston Club Homeowners Association exclusively.

Witness my hand this 28th day of January, 1996.

ROBERT J. TATE

DREW C. LeBARBERA

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate and Drew C. LeBarbera, known to me to be the persons whose names are 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 therein stated.

VIRGINIA L. POCKET
MY COMMISSION EXPIRES
March 7, 1998

Witness my hand and seal of office this 28th day of January, 1996.

Virginia S. Pocket
Notary Public, Grayson County, Texas.

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 4th day of MARCH, 1996, the Grayson County Commissioner's Court by appropriate Minute Order did find that this final plat of Preston Club, The Legends Subdivision, Phase Two, an Addition to Grayson County, Texas is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records, Grayson County, Texas.

Certified this 4th day of March, 1996.

ATTEST: Horace Groff
Horace Groff, County Judge

Douglas Walker, Pct. 1

Sara Jackson, County Clerk, Grayson County, Texas

Johnnie McCraw, Pct. 2

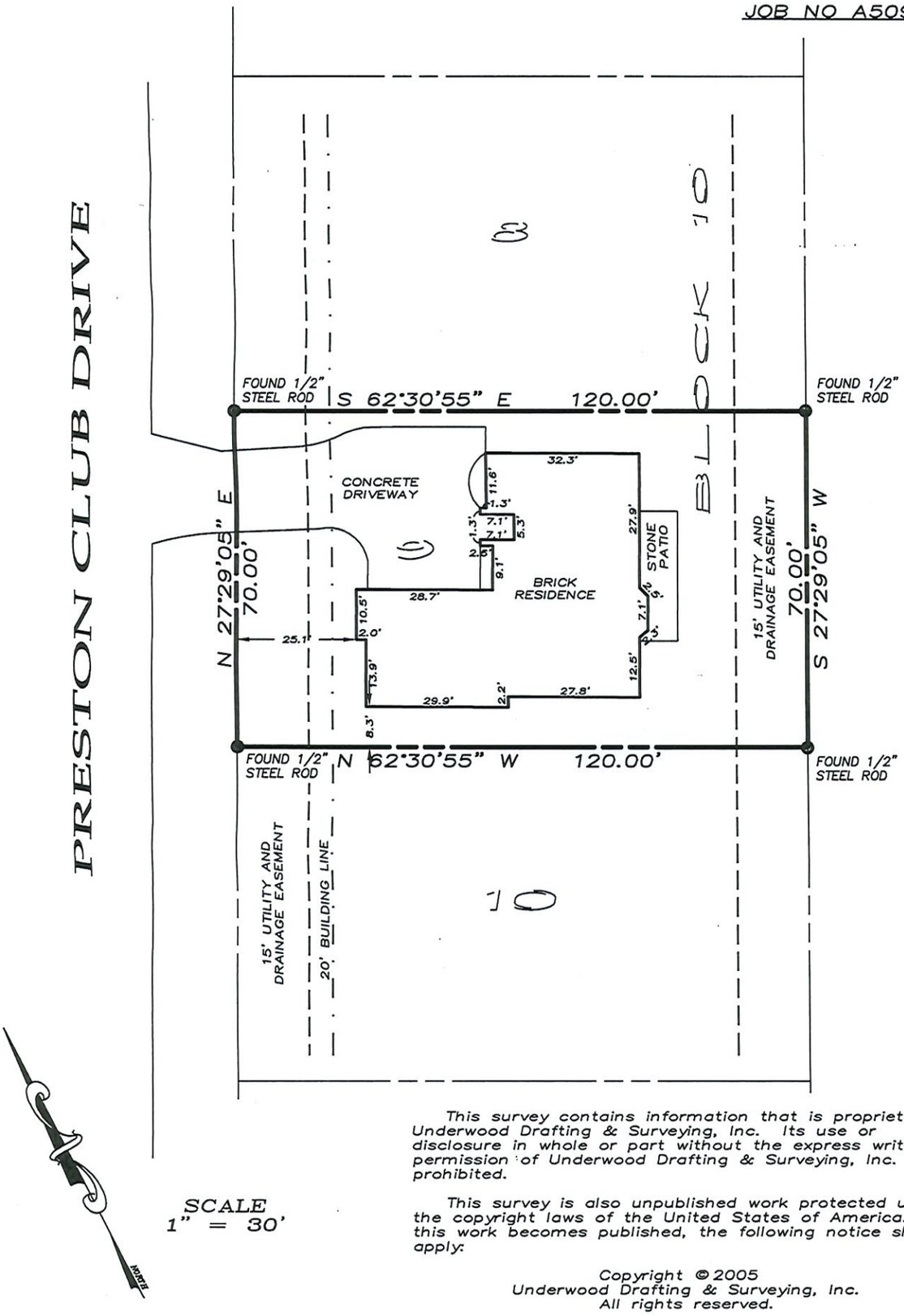
Carol Shea, Pct. 3

Gene Short, Pct. 4

E-9-282

VOL. 10 Pg. 31

JOB NO A5090742



SCALE
1" = 30'

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 © 2005
Underwood Drafting & Surveying, Inc.
All rights reserved.

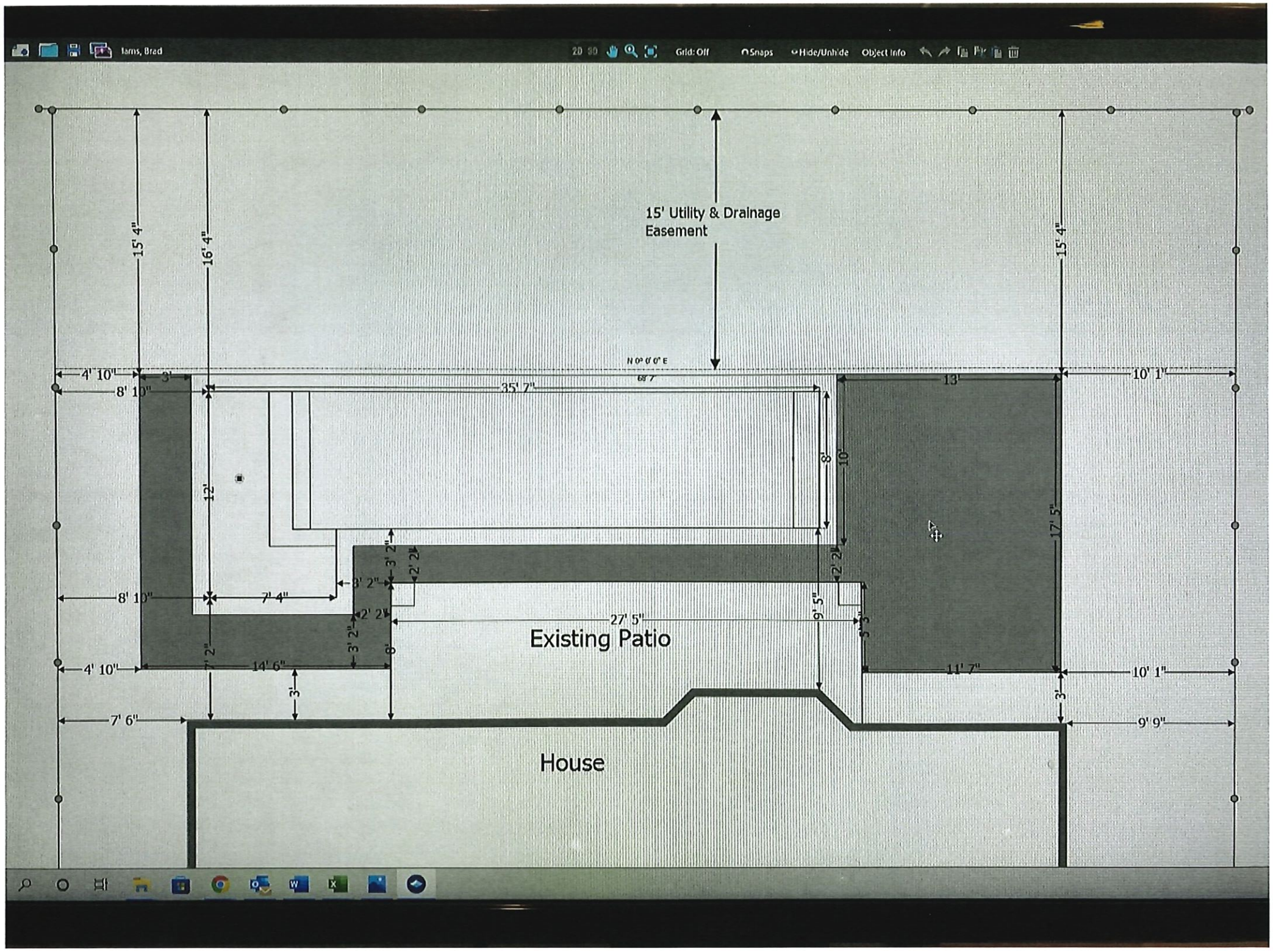
I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 28th day of September, 2005, a survey was made on the ground of the property shown hereon, described as Lot 9, Block 10, of Preston Club, The Legends Subdivison, Phase Two, a subdivison to Grayson County, Texas, as shown by plat of record in Volume 10, Page 31, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

~ BASIS OF BEARINGS ~
COURSE ALONG THE EAST LINE OF PRESTON CLUB DRIVE AS PER PLAT OF RECORD

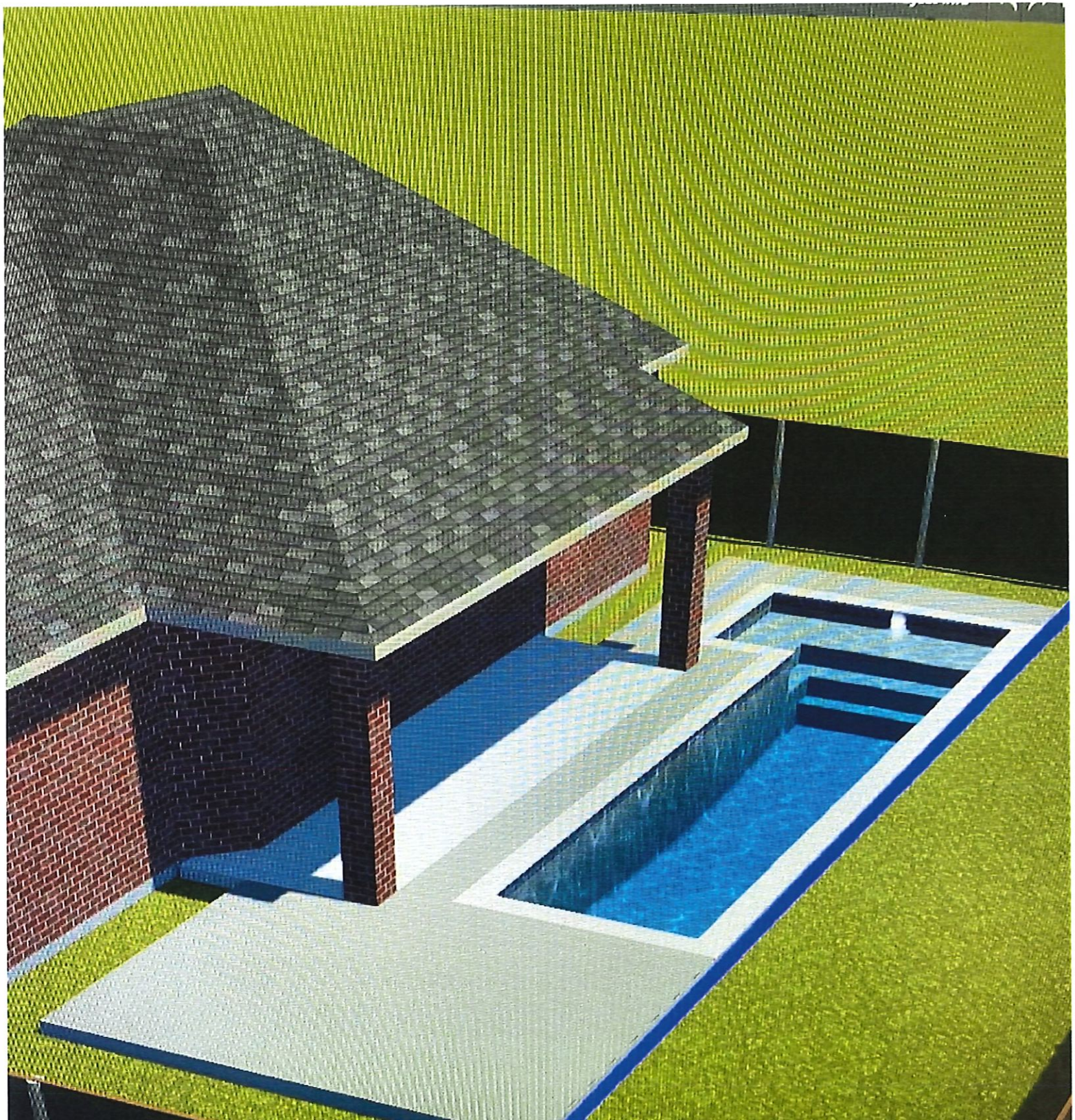
STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

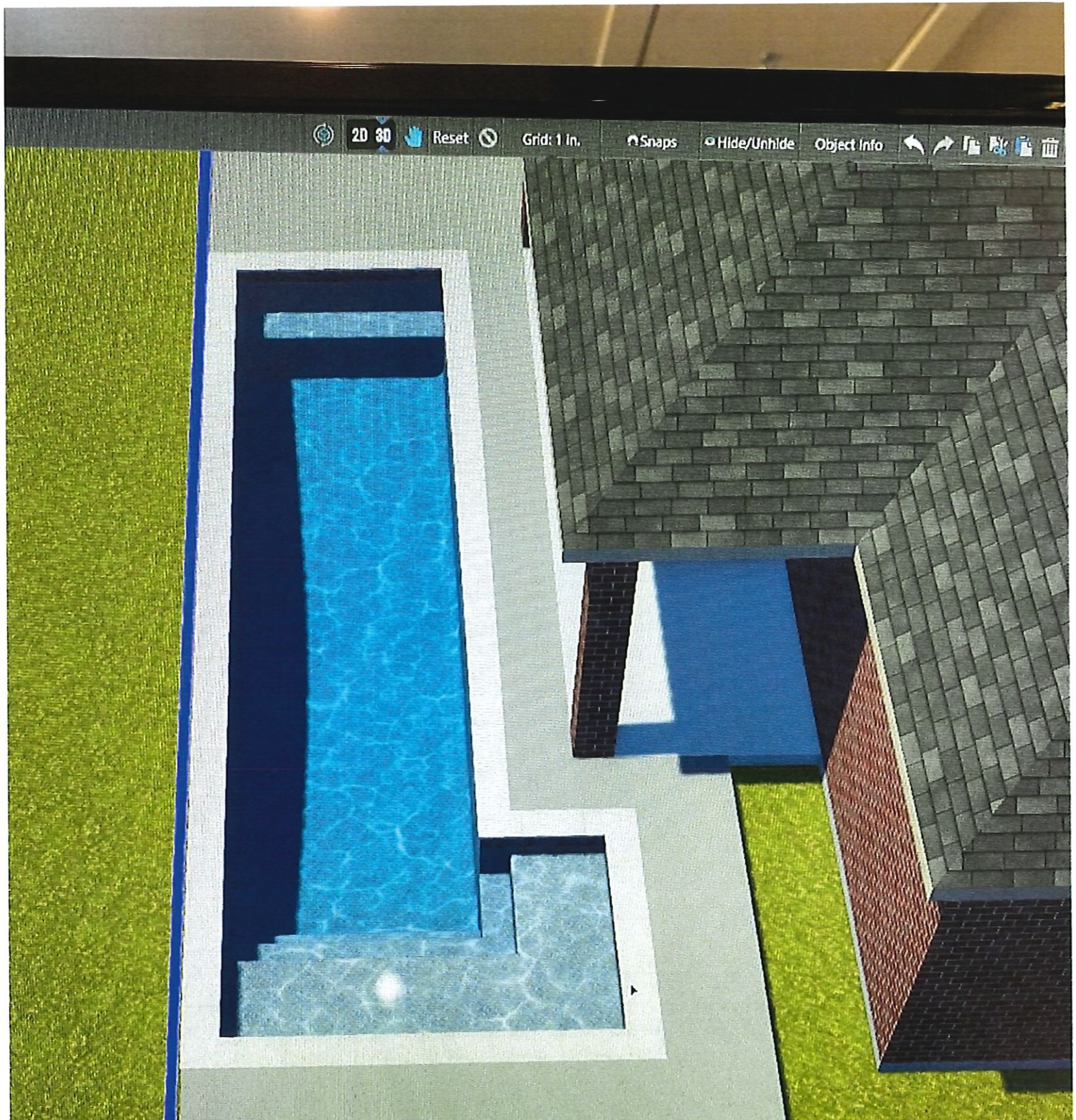
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

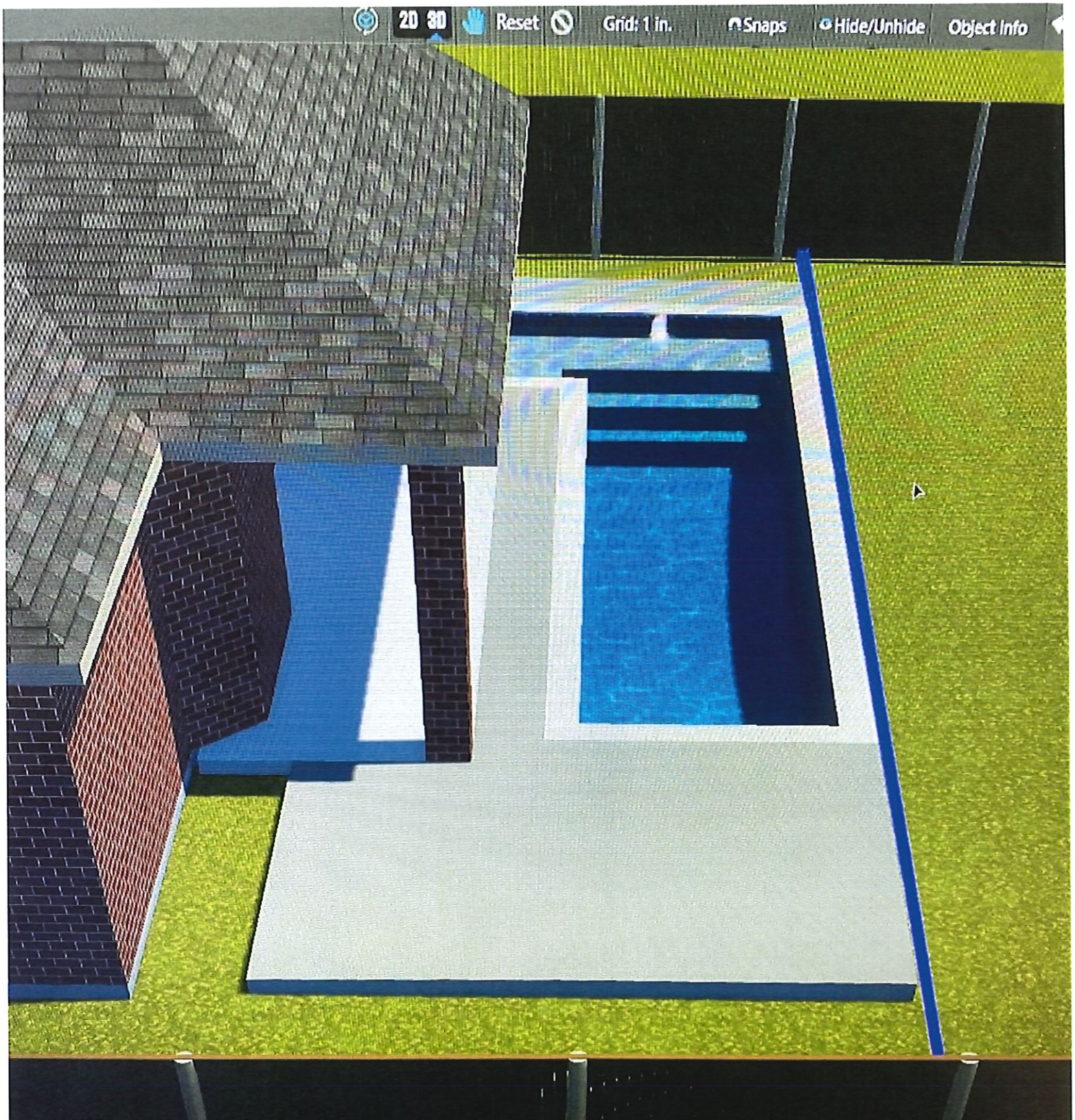
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151


15' Utility & Drainage Easement
Existing Patio
House
15' 4"
16' 4"
15' 4"
4' 10"
3'
8' 10"
35' 7"
13'
10' 1"
12'
8'
10'
17' 5"
3' 2"
2' 2½"
8' 10"
7' 4"
27' 5"
9' 5"
5' 3"
14' 6"
11' 7"
10' 1"
3'
7' 6"
9' 9"


Ians, Brad
2D
3D
Reset
Grid: 1 In.
Snaps
Hide/Unhide
Object Info
Pool
Hauk Custom Pools |




2D
3D
Reset
Grid: 1 in.
Snaps
Hide/Unhide
Object Info


2D 3D
Reset
Grid: 1 in.
Snaps
Hide/Unhide
Object Info

Requesting a variance to be 6 ft off Patio requesting to go closer to Patio in order to achieve 8 Ft wide pool which would put concrete between pool & Patio @ 24-30 "

Martha

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Monte and Helen Iams
3117 Preston Club Dr
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75090

Dear Applicants,

The request for a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 3' setback from the main structure for a swimming pool in lieu of the required 6' in an R-1 (One-Family Residential) District located at 3117 Preston Club Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All pools shall be completely enclosed by a fence enclosure at least four (4) feet in height. Openings in the fence shall not permit the passage of a sphere six (6) inches in diameter. The fence enclosure shall be equipped with self-closing and self-latching gates capable of being locked. (*Sec. 6.04.012 (g))*
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 this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2916 NORTH HIGHWAY 75, SUITE 110

The request of Tava Properties, LLC (Owner), Infinity and Beyond (Tenant), Nouman Muhammad (Representative) and Sands Surveying Corporation (Surveyor) concerning the property located at 2916 North Highway 75, Suite 110, being Lot 4 of Shafer Plaza, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 2916 North Highway 75, Suite 110 between Highway 82 and Michelle Drive. The property is zoned a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. The owner is requesting a Specific Use Permit to allow a vape and smoke shop.

Adjacent Zoning:

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

Origination:

Tava Properties, LLC (Owner)
Infinity and Beyond (Tenant)
Nouman Muhammad (Representative)
Sands Surveying Corporation (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

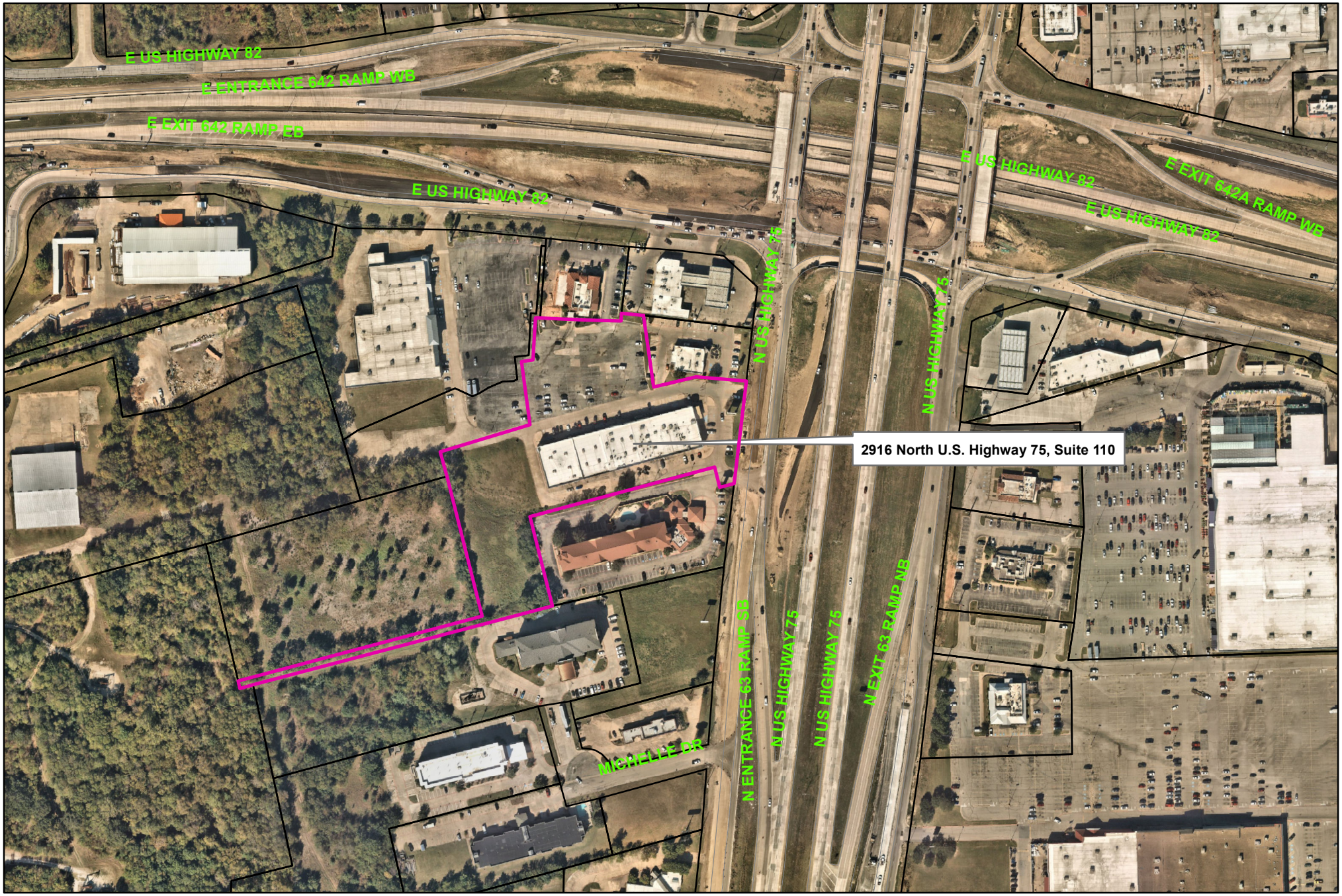
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Survey
Site Plan
Floor Plan
Narrative
Photos
Sales Overview
Staff Review Letter



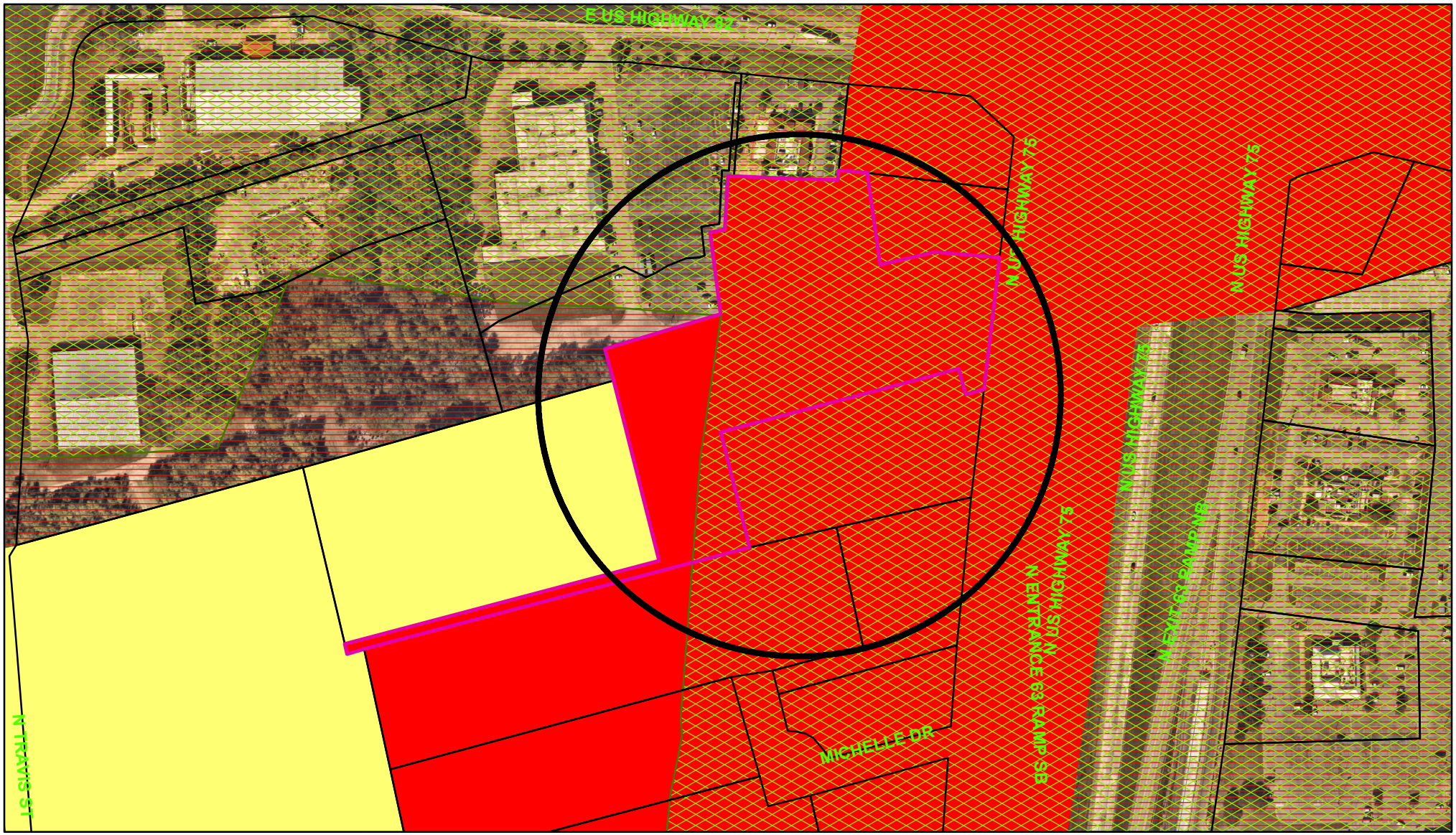
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2916 North U.S. Highway 75, Ste 110

NOT TO SCALE

1 in = 300 ft



Zoning - 2916 North U.S. Highway 75, Ste 110

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.

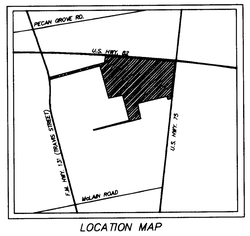
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 252 ft

2916 North Highway 75, Suite 110





LOCATION MAP

GENERAL NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. C.M. CONTROLLING MONUMENT
3. BASIS OF BEARING – PLAT OF RECORD AS RECORDED IN VOL. 2702, PG. 140, O.P.R.G.C.T.
4. THE 100 YEAR FLOOD PLAIN LIMITS AND THE BASE FLOOD ELEVATIONS SHOWN HEREON HAVE BEEN GRAPHICALLY INTERPOLATED FROM THAT DOCUMENT ENTITLED "FLOOD INSURANCE RATE MAP", PANEL NO. 48181 C 0135 E, DATED JULY 17, 1995, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
5. A "COMMON ACCESS EASEMENT" GRANTING ACCESS TO AND THROUGH ALL OF THE LOTS SHOWN HEREON IS TO BE OBTAINED BY SEPARATE INSTRUMENT.

Sheet 1 of 2

FINAL PLAT

SHAFER PLAZA

AN ADDITION TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS

BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHAFER PLAZA XIV, LTD. AS RECORDED IN VOL.2702, PG'S.131 AND 140, O.P.R.G.C.T., AND INCLUDES ALL OF LOT 1, BLOCK ONE, W-C-T ADDITION AS RECORDED IN VOL.9, PG.40, P.R.G.C.T., AND LOTS 2 AND 3, BLOCK ONE, W-C-T ADDITION AS RECORDED IN VOL.10, PG.43, P.R.G.C.T.

Filed for Record in the Office of the County Clerk of Grayson County, Texas
At _____ M
Recorded in Vol. _____ Page _____
_____ Records Grayson County
SARA JANE REECE
County Clerk, Grayson Co. Texas
By _____ D

OWNERS

SHAFER PLAZA XIV, LTD.
4514 Cole Avenue, Suite 808
Dallas, Texas 75205
(214) 361-7778

DOUGLAS DISTRIBUTING CO.
(LOT 1, BLK. ONE, W-C-T ADD'N)
325 E. Forest Avenue
P.O.B. 1124
Sherman, Texas 75091

SURVEYOR

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
10132 MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-7333

SCALE: 1"=60'

VAI JOB NO. 541-5

CITY REV.: 14 Sept 1999
DATE: 15 June 1999

10771

C:/208/SHAFER/541-5/FPLAT.DWG

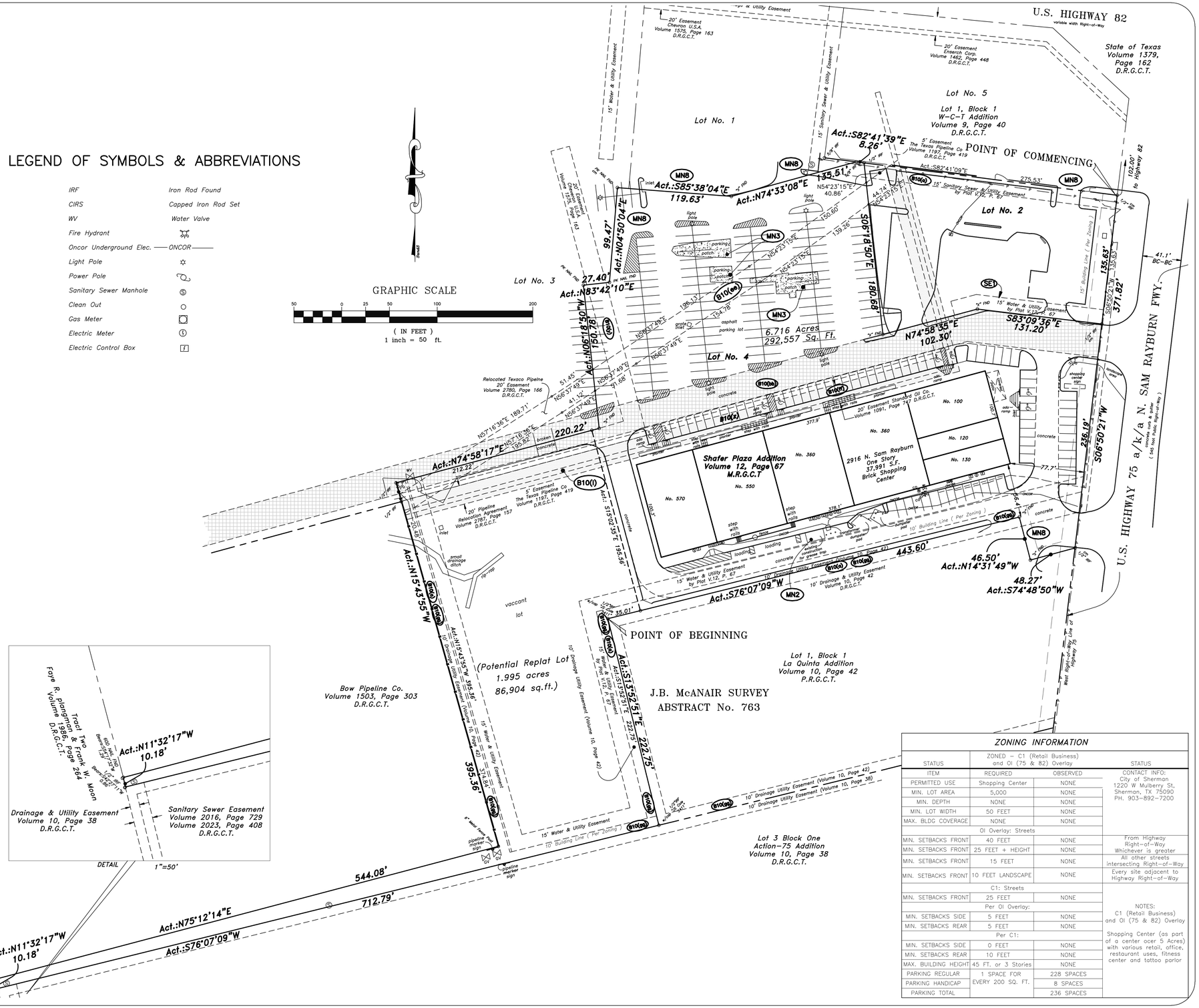
LEGEND OF SYMBOLS & ABBREVIATIONS

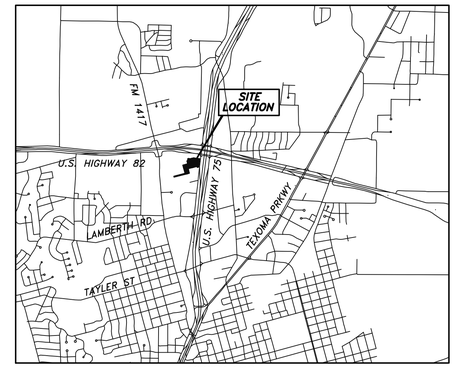
IRF	Iron Rod Found
CIRS	Capped Iron Rod Set
WV	Water Valve
Fire Hydrant	
Oncor Underground Elec.	ONCOR
Light Pole	
Power Pole	
Sanitary Sewer Manhole	
Clean Out	
Gas Meter	
Electric Meter	
Electric Control Box	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





VICINITY MAP

2916 US Highway 75
(aka Sam Rayburn Freeway)

ALTA/ACSM LAND TITLE SURVEY

Surveyor's Certification

To: T Sherman Crossing TX, LLC.; RIALTO MORTGAGE FINANCE, LLC., its successors and/or asignees, Fidelity National Title Insurance Company and its issuing agent Federal Title Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 and 20(a) of Table A thereof. The field work was completed on August 26, 2014.

Registration No. 5411
In the State of Texas
Date of Survey: 10/01/2014
Date of Last Revision:11/03/2014
Project No. 148531

Survey Performed By:
Sands Surveying Corporation
422Willow Way
Highland Village, Texas 75077
Phone: 817-355-5253
Fax: 817-830-6139
Email: scott.cole@sandssurveyingtx.com

STATE OF TEXAS REGISTERED J. SCOTT COLE 5411 PROFESSIONAL LAND SURVEYOR

SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village Texas 75077
(817) 355-5253 ph
(817) 803-6139 fax
www.SandsSurveyingTX.com

Land Surveying

SCALE: 1"=50'
DATE: 08/26/2014
W.O.: 148531
DRAWN BY: DB
CHECKED BY: SC

COPYRIGHT © 2014 SandS Surveying Corporation
All Rights Reserved.
Texas Firm Registration No. 10014600

ZONING INFORMATION

STATUS	ZONED - C1 (Retail Business) and OI (75 & 82) Overlay		STATUS
ITEM	REQUIRED	OBSERVED	CONTACT INFO: City of Sherman 1220 W Mulberry St, Sherman, TX 75090 PH. 903-892-7200
PERMITTED USE	Shopping Center	NONE	
MIN. LOT AREA	5,000	NONE	
MIN. DEPTH	NONE	NONE	
MIN. LOT WIDTH	50 FEET	NONE	
MAX. BLDG COVERAGE	NONE	NONE	
OI Overlay: Streets			
MIN. SETBACKS FRONT	40 FEET	NONE	From Highway Right-of-Way Whichever is greater
MIN. SETBACKS FRONT	25 FEET + HEIGHT	NONE	
MIN. SETBACKS FRONT	15 FEET	NONE	All other streets intersecting Right-of-Way
MIN. SETBACKS FRONT	10 FEET LANDSCAPE	NONE	Every site adjacent to Highway Right-of-Way
C1: Streets			
MIN. SETBACKS FRONT	25 FEET	NONE	
Per OI Overlay:			NOTES: C1 (Retail Business) and OI (75 & 82) Overlay
MIN. SETBACKS SIDE	5 FEET	NONE	
MIN. SETBACKS REAR	5 FEET	NONE	Shopping Center (as part of a center ocer 5 Acres) with various retail, office, restaurant uses, fitness center and tattoo parlor
Per C1:			
MIN. SETBACKS SIDE	0 FEET	NONE	
MIN. SETBACKS REAR	10 FEET	NONE	
MAX. BUILDING HEIGHT	45 FT. or 3 Stories	NONE	
PARKING REGULAR	1 SPACE FOR EVERY 200 SQ. FT.	228 SPACES	
PARKING HANDICAP		8 SPACES	
PARKING TOTAL		236 SPACES	

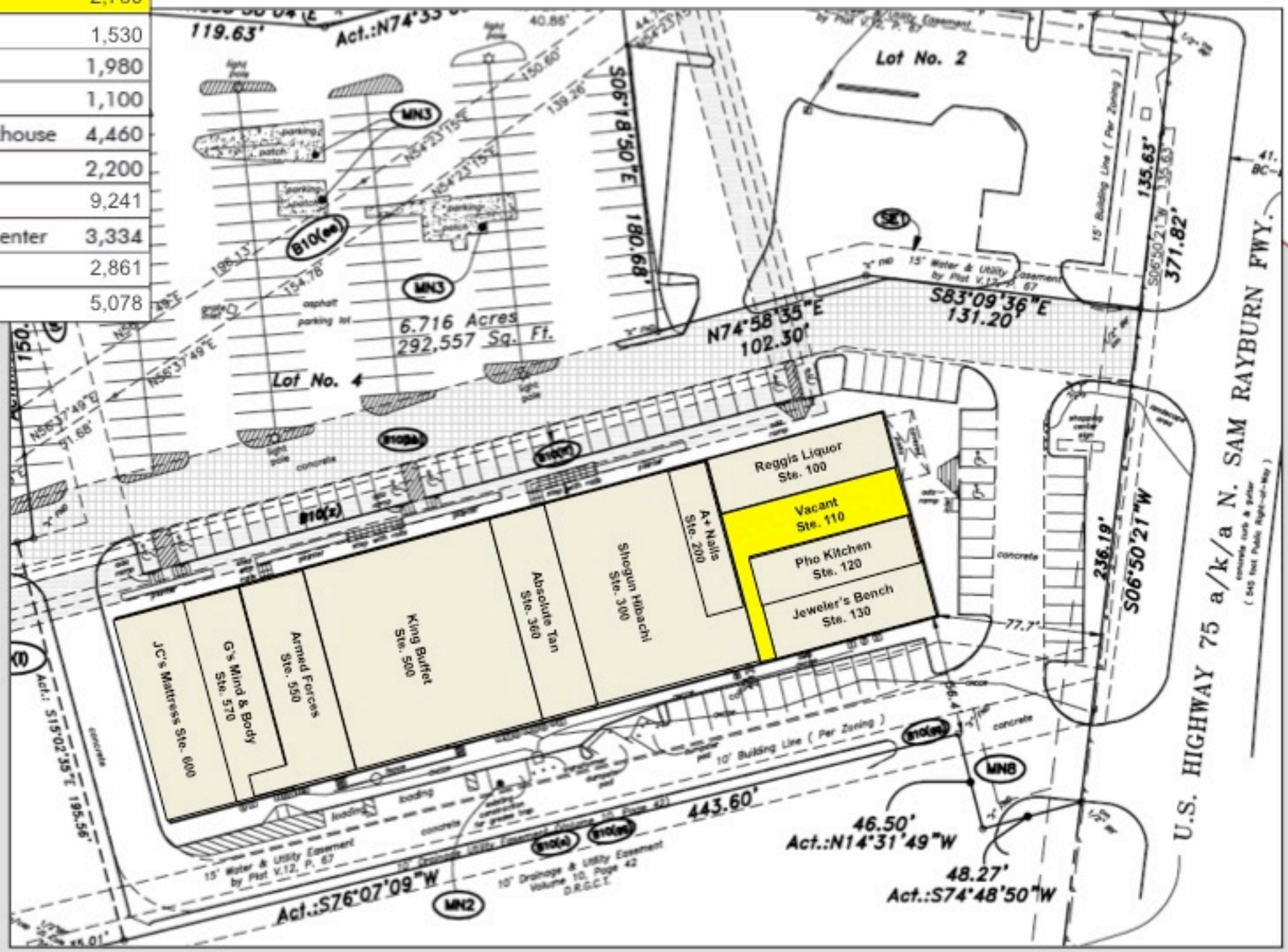
ICB Commercial

Diligence From The Ground Up

Site Plan

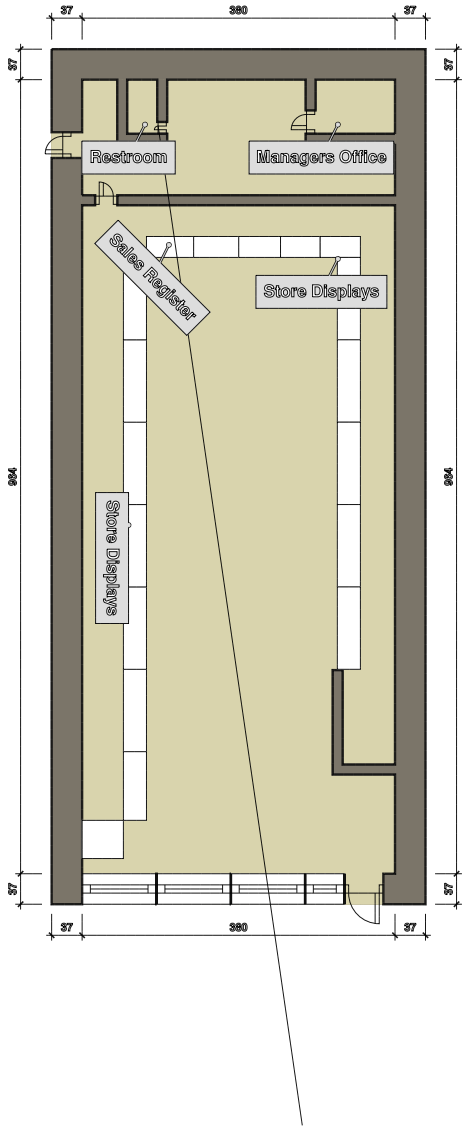
2916 N. US Hwy 75, Sherman, TX

100	Reggis Liquor	2,872
110	Vacant	2,780
120	Stewards Cajun	1,530
130	The Jewelers Bench	1,980
200	A+ Nails	1,100
300	Shogun Japanese Steakhouse	4,460
360	Absolute Tan	2,200
500	King Buffet - Available	9,241
550	Armed Forces Career Center	3,334
570	G's Mind & Body	2,861
600	JC's Mattress Outlet	5,078



ICB Properties

The information contained herein was obtained from sources believed reliable; however, ICB Properties, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.


37
360
37
37
37
904
904
37
37
37
360
37
Restroom
Managers Office
Sales Register
Store Displays
Store Displays

Infinity and Beyond Sherman Expansion

Objective:

To ensure that the Planning & Zoning Commission, and City Council members have a clear understanding of Infinity and Beyond expansion into Sherman, TX.

Background:

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

Current Locations and Future Expectations:

Infinity and Beyond Dallas:

Address: 5621 E Grand Ave Dallas, TX 75204.

Phone # 214-484-7811

Established: 12-22-2019

Infinity and Beyond Plano:

Address: 2520 K Ave Plano, TX 75093.

Phone # 972-905-5883

Established: 04-08-2021

Infinity and Beyond Red Oak:

Address: 509 N Interstate 35 E Rd Red Oak, TX 75154

Expected Establish Date: 06/15/2022

Infinity and Beyond Sherman:

Address: 2916 N US Hwy 75, Ste. 110, Sherman, TX 75090

Expected Establishment: 04/15/2022

Owners:

Nouman Muhammad :

Mr. Muhammad is one of the partners for Infinity and Beyond. Mr. Muhammad has been an entrepreneur since his early days. He started his first venture at the age of 17, as owning a limo service to pay his way thru college, at University of Texas at Arlington. He is a financial consultant by trade and worked a very successful career at Fidelity Investment's, where he obtained several trading licenses along with several recognition awards from the company.

Myles Walker:

Mr. Walker is co-partner for Infinity and beyond. He has continued his studies in aviation logistics to obtain his pilot's license. Mr. Walker currently holds insurance licensewith the state of Texas, as well as several recognition awards from New York Life for his hard work and dedication. While working in logistics he has been able to get a comprehensive understanding of the retail cycle within Dallas- Fort Worth metroplex cities, which ultimately helped the start of Infinity and Beyond.

The Project:

Infinity and Beyond is requesting a Special Use Permit from the City of Sherman, to establish a location at **2916 N US Hwy 75, Ste. 110, Sherman, TX 75090**. Our research indicates Sherman will be a very successful location for our business model and for the City of Sherman. Currently, we have 300-350+ customers that reside in Sherman, Dennison, Pottsboro, and other surrounding cities that are traveling to our Plano location, as it is the most convenient shop for them. With already having a large following in the Sherman area, this will allow us to establish a safe location for our loyal customers closer to them. Additionally, Infinity and Beyond will add value to the City of Sherman by bringing a new community engaged business which will grow rapidly. Infinity and Beyond owners take pride in being involved within the community along with helping and supporting our first responders in our district.

Products:

The following but not limited to products will be found within our stores

- Back packs
- Clothing
- Snacks and Soft Drinks
- Glassware
- Electronics
- Kratom
- Art Work
- CBD
- Cosmetics
- Vapes
- Jewelry
- Tobacco
- Hookahs
- Custom Consignment with local vendors
- Miscellaneous

Conclusion:

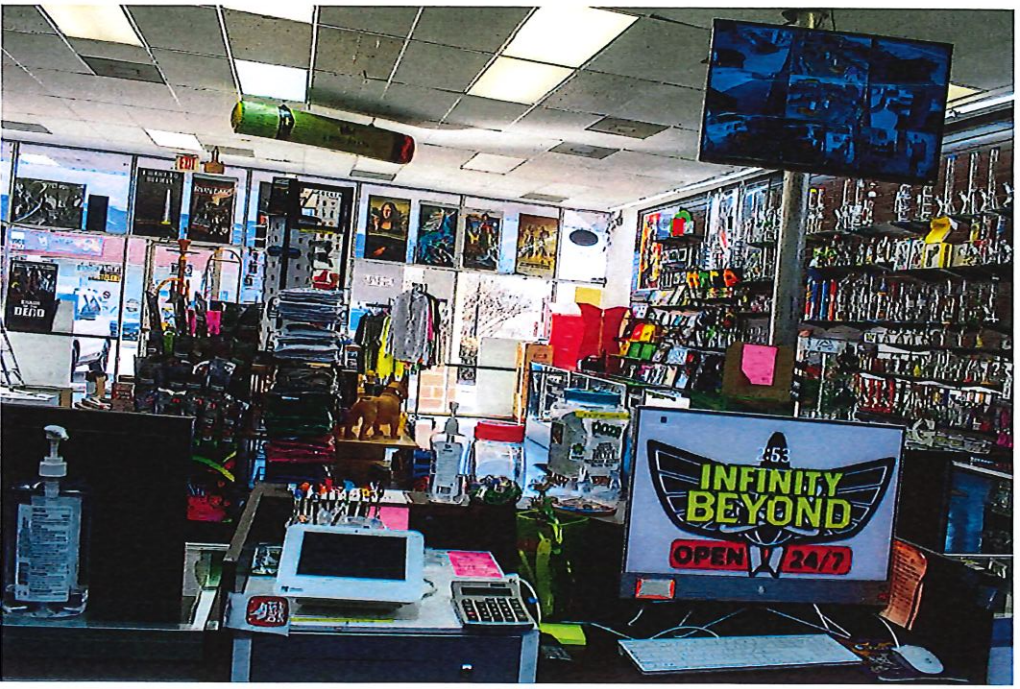
In conclusion, Infinity and Beyond is thankful for having the opportunity to present this to the City of Sherman. We see Sherman as a very thriving and prospering city, and we are excited to grow with this city. The potential in Sherman is incredible as it sits as a corridor for several major cities, and Infinity and Beyond will vow to do its part in keeping this city safe, and bringing more traffic from the surrounding cities.

Please find attached a visual representation of our Plano location.

Thank you for your consideration, and your time. We hope to be a part of your community.

Best Regards,

Nouman Muhammad
Myles Walker
Infinity and Beyond, Owners.


INFINITY
BEYOND
OPEN 24/7




INFINITY & BEYOND
SMOKE SHOP & MORE!!!



Sales Overview

Reporting Tools | Automate Sales Tax | Sync to QuickBooks

TRENDS | FULL REPORT

Jan 1, 2021 12:00 AM - Dec 31, 2021 11:59 PM

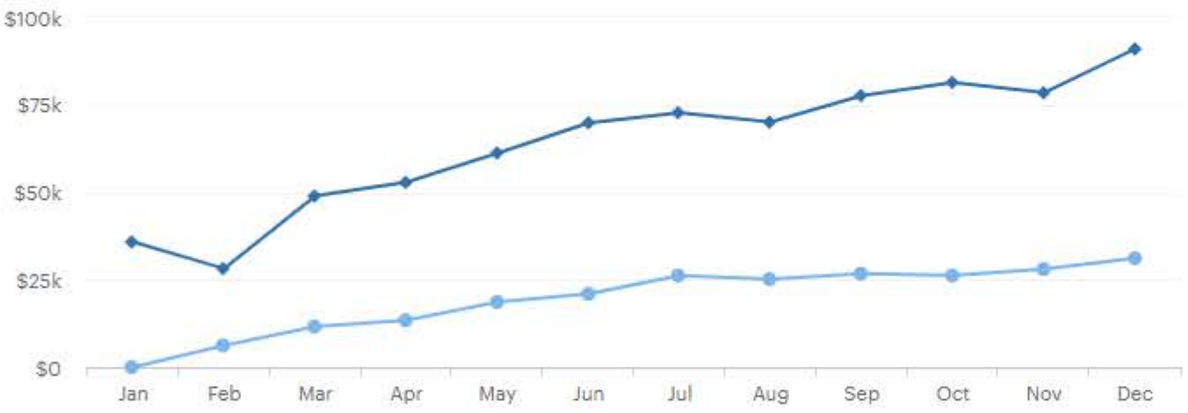
Compared to: Previous Period

Labor Cost % | Labor Cost

Data is not available for the time range you selected. Try a shorter time range.

Sales Summary

Net Sales Jan 1, 2020 12:00 AM - Dec 31, 2020 11:59 PM Jan, 2021 - Dec, 2021



Orders	**30164** ▲ 95.31% (15444)
Gross Sales	**$798,939.20** ▲ 219.53% ($250,031.88)
Net Sales	**$768,352.06** ▲ 227.79% ($234,400.27)
Average Ticket Size	**$25.47** ▲ 67.79% ($15.18)
Amount Collected	**$812,912.51** ▲ 222.92% ($251,737.29)

DETAILS

Top 5 Tender Types

Top 5 Revenue Classes

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Tava Properties
11104 Brighton Ln.
Frisco, TX 75033

Sands Surveying Corporation
422 Willow Way
Highland Village, TX 75077

Infinity and Beyond
Nouman Muhammad
4001 Ross Ave. #202
Dallas, TX 75204

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District located at 2916 North Highway 75, Suite 110 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.1; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
6. Sells, gives or causes to be sold or given an electronic cigarette or e-cigarette or liquid nicotine to another person who intends to deliver it to someone who is younger than 18 years of age is prohibited.
7. Vendor assisted sales required; self-service merchandising prohibited.
8. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
9. Must comply with the City of Sherman Smoking Ordinance *(Chapter 8.06)*
10. Hours of operation must comply with all City of Sherman Ordinances.
11. The property must be properly maintained in a state of good repair and neat appearance.

12. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(B)(8)).*
13. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(10)).*
14. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
15. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
16. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
17. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **2416 SWAMY DRIVE**

The request of Mandeep Singh, 2017 GK Associates, LLC (Owner), Ghassem Ganji (Representative) and Patrick Ahearne (Architect) concerning the property at 2416 Swamy Drive, being Lot 6A-R and Lot 6B-R, in the Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:

Board of Adjustments

Site plan approval for Two Medical Office Buildings.

Background:

The property is located at 2416 Swamy Drive, the southeast corner of U.S. Highway 75 and FM 691 and is zoned a C-2 (General Commercial) District. The owner would like a site plan approval for two medical offices.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Mandeep Singh, 2017 GK Associates, LLC (Owner)
Ghassem Ganji (Representative)
Patrick Ahearne (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site

and

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Landscape Plans

Staff Review Letter



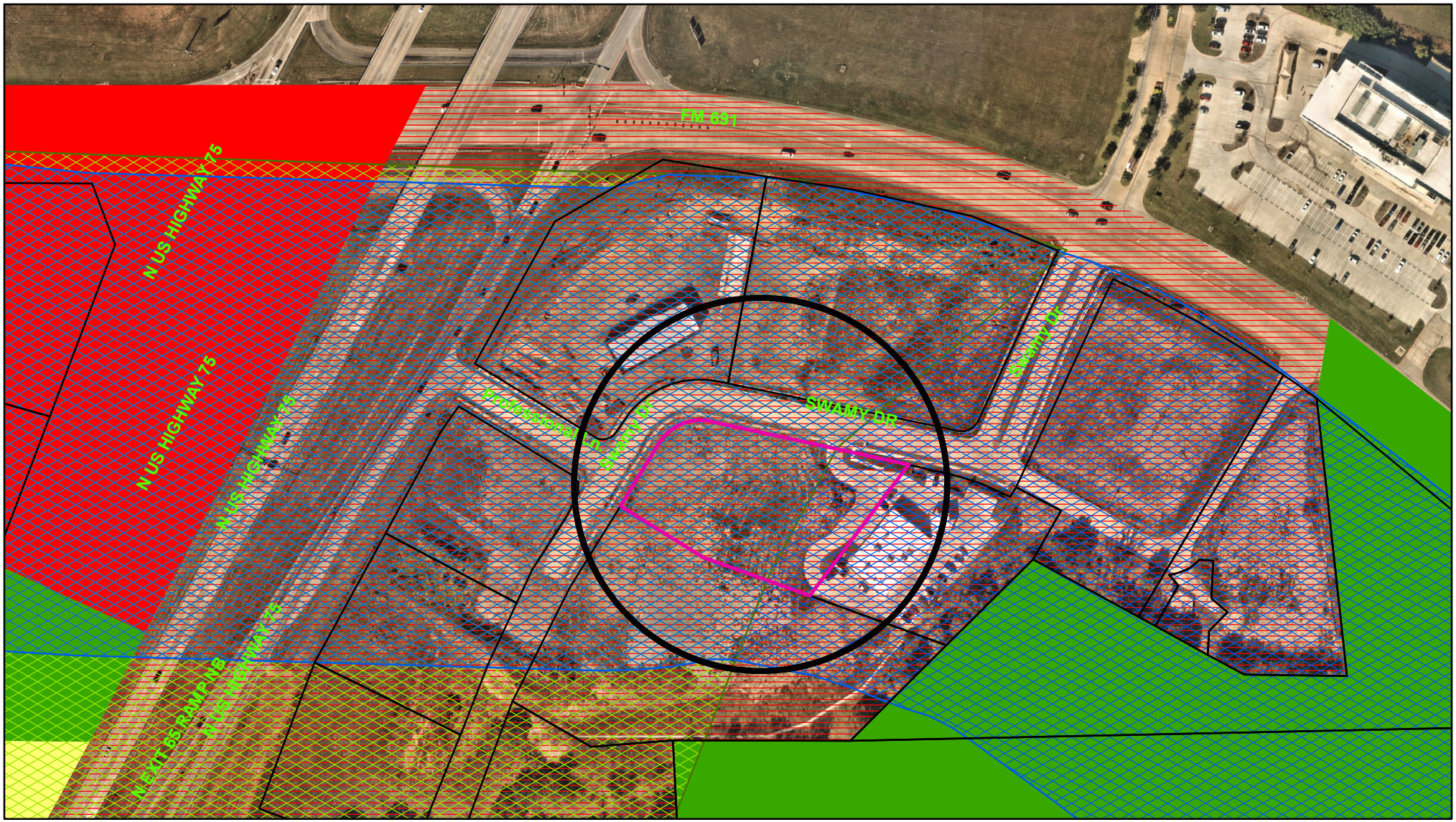
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2416 Swamy Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 2416 Swamy Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

N

SCALE" 1"=50'

℄ SWAMY DR.

℄ PROFESSIONAL LANE

℄ SWAMY DR.

Sidewalk

S78°03'21"E 352.68'

N12°11'52"E 8.19'

Sidewalk

39.21'

F.H.

N23°43'35"E 30.01'

C1 C2 C3 C4 C5 C6 C7 C8

24' FIRE LANE S78°03'21"E

24' FIRE LANE N11°56'39"E

24' FIRE LANE

13 Spaces @ 9'-0"

5 Spaces @ 9'-0"

6 Spaces @ 9'-0"

5 Spaces @ 9'-0"

9 Spaces @ 9'-0"

4 Spaces @ 9'-0"

27 Spaces @ 9'-0"

5 Spaces @ 9'-0"

FF = 678.00

NEW FUTURE OFFICE/MEDICAL BLDG 2

100'-0"X79'-4" - 7,350 SQ.FT.

FF = 678.00

Lot 6A-R

Dr. Swammy Addition

1.601 Acres

69,750 Sq. Ft.

NEW OFFICE/MEDICAL BLDG 1

100'-0"X79'-4" - 7,770 SQ.FT.

5X5 DROP INLET

Mutual access easement 24' Fire Lane

Lot 6B-R

Lot 6, Block A

FF = 676.40

Dr. Swammy Addition

1.415 Acres

61,648 Sq. Ft.

N31°14'27"E 304.80'

N58°45'33"W 20.00'

N78°03'20.76"W 304.02'

N70°33'09"W 265.0' PROPOSE 8" SEWER LINE

N73°42'09"W 209.24'

S40°44'31"W 62.67'

N39°15'29"W 49.52'

S59°51'37"W 14.74' C7

S60°58'12"E 60.19'

S29°01'48"W 94.08'

S44°42'29"W 176.85'

N70°33'09"W 204.78'

EXISTING 8" SEWER LINE

24.00' 24' FIRE LANE

5.00' SETBACK

56.00' SETBACK

38.42' SETBACK

58.44' SETBACK

5.93' SETBACK

10.00' EASEMENT

15.00' EASEMENT

15.00' EASEMENT

STA. 0+00(LINE A) SANITARY SEWER
CONST. STD. 4' DIA. SSMH.

NEW DEUMPSTER SCREEN WALLS
REF:5/A9.01

STA. 2+65(LINE A) SANITARY SEWER
CONST. STD. 5' DIA. SSMH.

EXISTING
STA. 1+81.17 SANITARY SEWER
STD. 4' DIA. SSMH.
FL 8"=660.49'

EXISTING
STA. 0+00(LINE 3) SANITARY SEWER
STA. 0+58.10 (LINE 2) SANITARY SEWER
STD. 4' DIA. SSMH.
FL 8"=655.06'

M.H.

SITE DATA SUMMARY:

2416 SWAMY DR. SHERMAN TX

BUILDING

TOTAL BUILDING 1	7,770 SQ.FT.
TOTAL BUILDING 2	7,350 SQ.FT.
TOTAL BUILDINGS	15,120 SQ.FT.
ZONING	C2
ZONING OF ADJACENT PROPERTY	C2

PARKING

PARKING REQUIRED (1:200)	76 SPACES
PARKING PROVIDED	79 SPACES
LANDSCAPING AREA	3,120 SQ.FT.
PERVIOUS AREA (GRASS)	2,042 SQ.FT.
GROSS AREA OF PROPERTY	69,750 SQ.FT.
*HARD SURFACE AREA	64,588SQ. FT.
FLOOR-TO-AREA RATIO	0.22

*INCLUDING BUILDINGS AREA & DRIVEWAY

Dr. Mandwp Singh
2416 Swamy Drive
Sherman, TX 75090

DATE:
JOB NO:
DRAWN:
CHECK:
PRIMARY CONTACT:
GUS GANJI

REVISIONS:	NO.	DWSCRIPTION	BY	PG
DATE				

A1.01

FACADE INFORMATION

BUILDING OWNER: THE GRANDE URBAINE, LLC
DR. MANDEEP SINGH
TELE. - 732-986-8643

ARCHITECT: PATRICK AHEARNE, ARCHITECT
MR. PATRICK AHEARNE
814 WIND ELM DRIVE
ALLEN, TX 75002
TELE. - 972-742-4459

BUILDING DIMENSIONS: MAIN BUILDING - 164'-0" WIDE x 83'-4" DEEP
8,055 SQ/FT

BUILDING SIGNAGE ALLOWED: SQ/FT PER ELEVATION

BUILDING HEIGHT: MAIN BUILDING - 35'-6"

NOTES:

1. 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 AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENTAL SERVICES.

MATERIALS LEGEND

BR1: ACME BRICK /
NO. 106391 "STEELE GRAY"
VELOUR FINISH

CFB: CEMENTITIOUS FIBER BOARD
NICHIHA VINTAGEWOOD (DARK GREY)
ACCENT

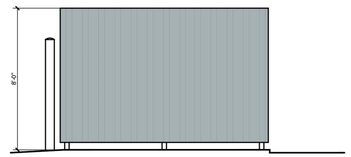
WINDOWS FRAMES :
BLACK ANODIZED ALUMINUM FRAMES
GLAZING: LOW-E - GREEN TINTED

GL1: GLAZING: PPG 'SOLEXIA'
LOW 'E' GREEN TINTED & INSULATED

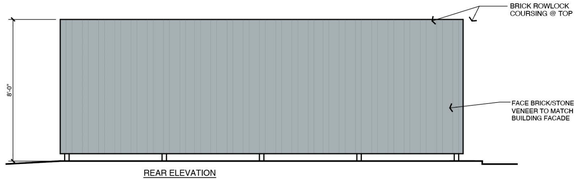
PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"

PA2: EXTERIOR PAINT - E.I.F.S. COPING CAPS
SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"

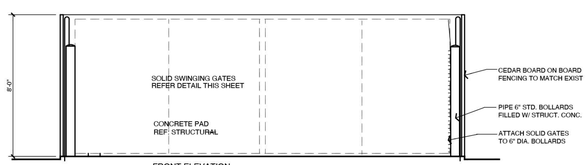
AWNINGS:
PRE-FINISHED METAL / BLACK SATIN



SIDE ELEVATION



REAR ELEVATION



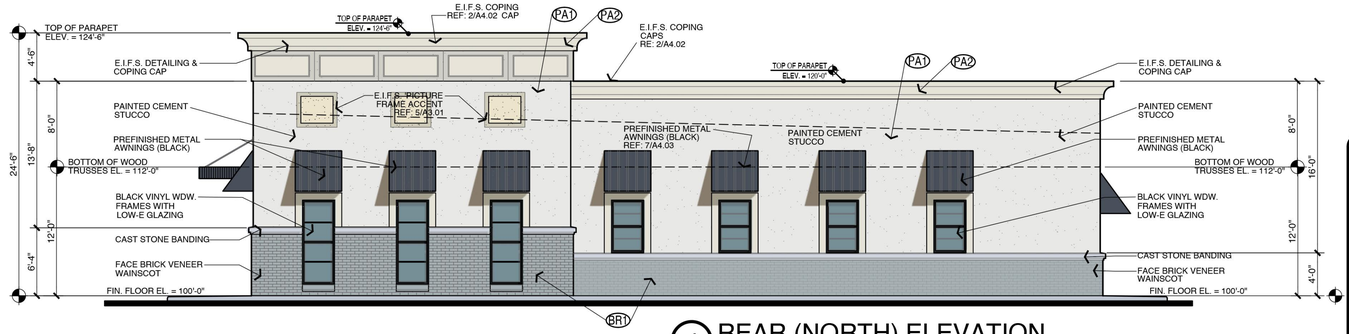
FRONT ELEVATION

5 DUMPSTER SCREEN FENCING

SCALE: 3/16" = 1'-0" DUMP2 WOOD 2.DWG

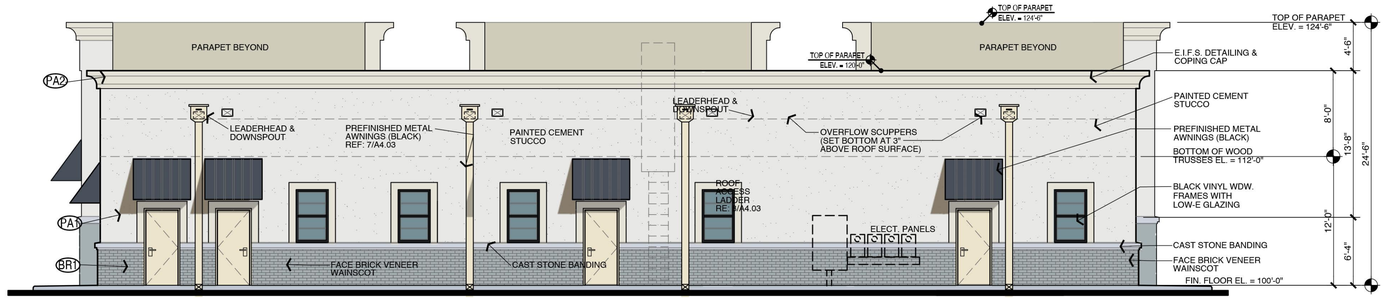
FACADE CALCULATIONS:

EAST (FRONT) ELEVATION:			SOUTH (SIDE) ELEVATION			WEST (REAR) ELEVATION			NORTH (SIDE) ELEVATION		
BRICK/STONE VENEER:	823 SQ/FT	58%	BRICK/STONE VENEER:	314 SQ/FT	19%	BRICK/STONE VENEER:	335 SQ/FT	81%	BRICK/STONE VENEER:	314 SQ/FT	19%
PAINTED CEMENT STUCCO:	1,248 SQ/FT	12%	PAINTED CEMENT STUCCO:	1,174 SQ/FT	72%	PAINTED CEMENT STUCCO:	1,466 SQ/FT	19%	PAINTED CEMENT STUCCO:	1,174 SQ/FT	72%
'NICHIHA' CEMENTITIOUS SIDING:	225 SQ/FT	30%	NICHIHA' CEMENTITIOUS SIDING:	0 SQ/FT	0%				'NICHIHA' CEMENTITIOUS SIDING:	0 SQ/FT	0%
E.I.F.S. COPING CAPS	156 SQ/FT	30%	E.I.F.S. COPING CAPS	134 SQ/FT	9%				E.I.F.S. COPING CAPS	134 SQ/FT	9%
TOTAL WALL:	2,452 SQ/FT	100%	TOTAL WALL:	1,622 SQ/FT	100%	TOTAL WALL:	1,801 SQ/FT	100%	TOTAL WALL:	1,622 SQ/FT	100%
WINDOWS / DOORS:	308 SQ/FT		WINDOWS / DOORS:	126 SQ/FT		WINDOWS / DOORS:	159 SQ/FT		WINDOWS / DOORS:	126 SQ/FT	
TOTAL FACADE:	2,760 SQ/FT		TOTAL FACADE:	1,748 SQ/FT		TOTAL FACADE:	1,960 SQ/FT		TOTAL FACADE:	1,748 SQ/FT	



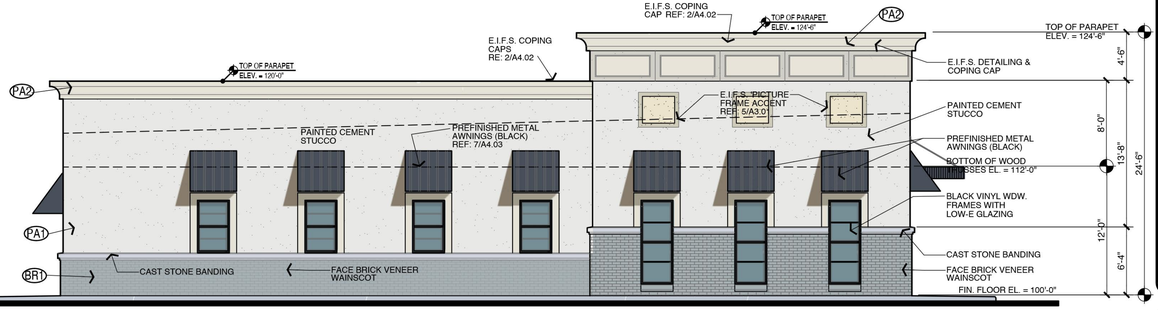
4 REAR (NORTH) ELEVATION

SCALE: 5/32" = 1'-0" 1SINGH ELBLDG 1.DWG



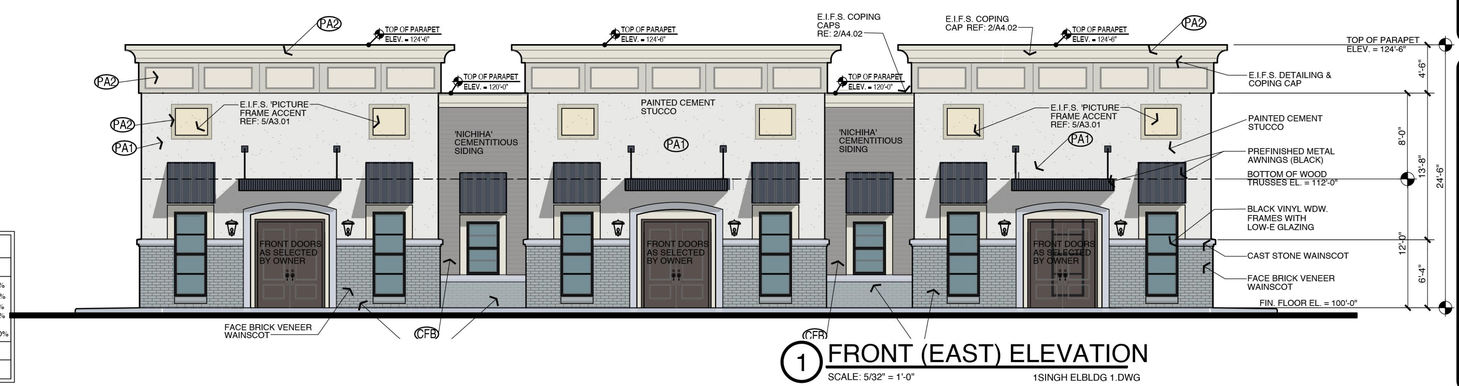
3 REAR (WEST) ELEVATION

SCALE: 5/32" = 1'-0" 1SINGH ELBLDG 1.DWG



2 SIDE (SOUTH) ELEVATION

SCALE: 5/32" = 1'-0" 1SINGH ELBLDG 1.DWG



1 FRONT (EAST) ELEVATION

SCALE: 5/32" = 1'-0" 1SINGH ELBLDG 1.DWG

REGISTERED ARCHITECT PATRICK AHEARNE 14629 STATE OF TEXAS

Patrick Ahearne, Architect
814 Wind Elm Drive Allen, TX. 75002 tele. (214) 673-0054

A New Shell Office / Medical Building 1 for:

Dr. Mandeep Singh

2416 Swamy Drive

Sherman, Texas

DATE: JANUARY 14, 2022

JOB NO: 21-DRSINGH1 1115

DRAWN: PMA

CHECKED: PMA

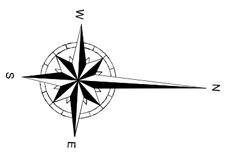
REVISIONS:

DATE:	DESCRIPTION:

A3.01

0 10 20 40

1" = 20'



Landscape

21		Holly, Dwarf Yaupon 3 Gallon
26		Indian Hawthorn 3 Gallon
7		Crape Myrtle 15 gallon
2		Oak, Red 3 to 3 1/2
3		Oak, Southern Live 3 to 3 1/2

Bermuda sod
170 Sq. yards

REVISIONS: None
DATE: 01/24/2022
JOB NUMBER: 12345
DRAWN BY: D.M.
CHECKED BY: G.J.
SCALE: 1" = 20'
SHEET: 1 of 1

PROJECT:
2416 SWAMY DRIVE
SHERMAN, TEXAS 75090

SHEET DESCRIPTION:
LANDSCAPE PLAN

DOUGLAS IRRIGATION
214-733-4664

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

2017 GK Associates, LLC
Mandeep Singh
1858 Buckeye Dr.
Allen, TX 75013

Patrick Ahearne
814 Wind Elm Dr.
Allen, TX 75002

Ghassem Ganji
P.O. Box 3493
Sherman, TX 75091

Dear Applicants,

The request for site plan approval for Two Medical Office Buildings located at 2416 Swamy Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, O-1 (75 & 82) Overlay District; the O-1.3 (FM Highway 691) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 6.13.4; Sec. 7(14); Sec, 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.6.5; Sec.7(10)(b)).*
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
5. Parking is permitted on paved surfaces only (concrete and asphalt). (*Chapter 14, Exhibit A, Sec.7(10)(h)).*
6. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
7. The maximum height of the building shall not exceed 35'. (*Chapter 14, Exhibit A, Sec. 6.7)*
8. The trash dumpster will need to be located inside the main building area.
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering:

12. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
14. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot 7R-1. Sewer capacity shall be verified for proposed use. *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.
18. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
19. The location of the trash receptors must be approved by the Public Works Department.
20. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 3000 LUELLA ROAD**

The request of Randy and Amy Thompson (Owner/Applicant) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 3000 Luella Road, being 4.020 acres in the Winifred Bailey Survey, Abstract Number 64 and Being all of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2, as follows:

Planning and Zoning Commission

Replat approval of The Hill Addition, being a Replat of Lot 2 of Thompson Addition on Luella Road, Lots 1 and 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 3000 Luella Road between State Highway 11 and U.S. Highway 75 in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

Randy and Amy Thompson (Owner/Applicant)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

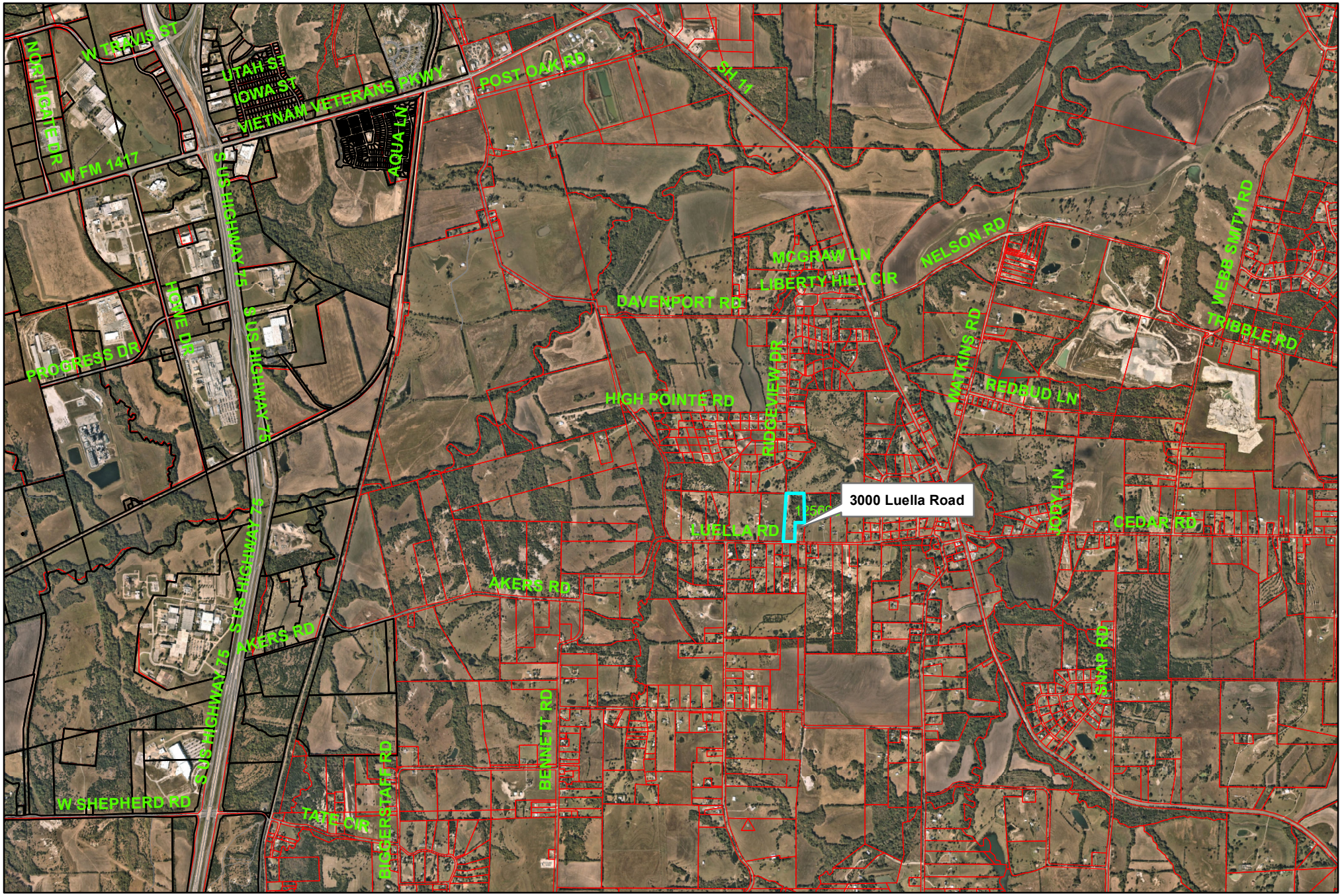
Number of notices mailed:
6

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Sign Photo
Plat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

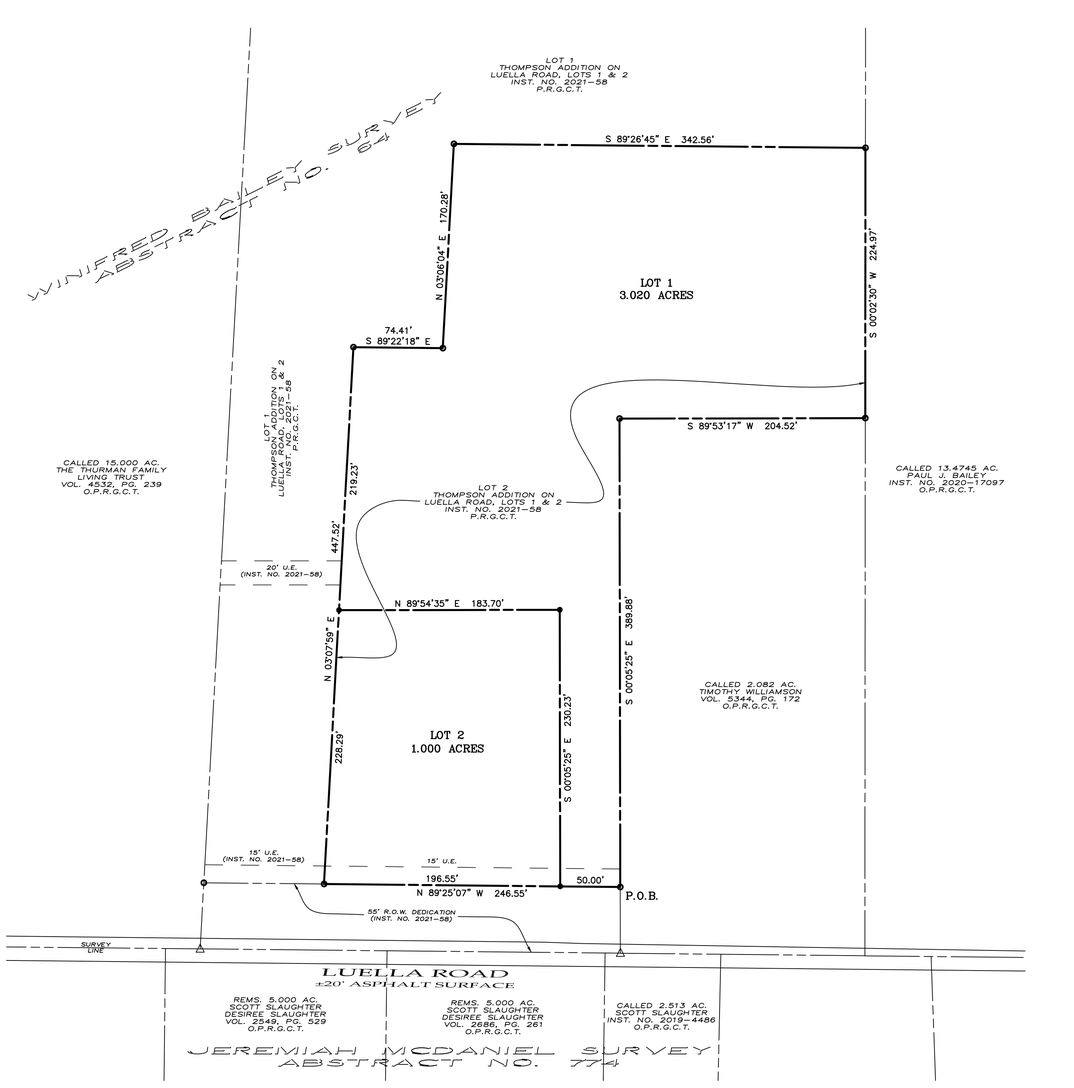
3000 Luella Road

NOT TO SCALE

1 in = 2,933 ft

3000 Luella Road





~ GENERAL NOTES ~

1. Water Supply to be provided by Luella Special Utility District.
2. Sewer Service to be provided by approved on-site septic 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 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. 48181C0425F, effective date September 29, 2010.

LEGEND

- ● 1/2" STEEL ROD SET
- ○ 1/2" STEEL ROD FOUND
- △ SPIKED NAIL FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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

FINAL PLAT
THE HILL ADDITION
Being a part of the Winifred Bailey Survey, Abstract Number 64 and Being a Replat of Lot 2 of Thompson Addition on Luella Road, Lots 1 & 2. Being in the City of Sherman, Grayson County, Texas. Containing 4.020 acres of land

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

01-20-22

OWNERS/DEVELOPER
RANDY THOMPSON
AMY THOMPSON
3000 LUELLA ROAD
SHERMAN, TX 75090

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

UNDERWOOD
DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Winifred Bailey Survey, Abstract No. 64, and being all of Lot 2 of Thompson Addition on Luella Road, Lots 1 & 2, according to the plat thereof recorded in Instrument No. 2021-58, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southern-most southeast corner of said Lot 2, and on the westerly line of a called 2.082 acre tract of land described in the deed to Timothy Williamson, recorded in Volume 5344, Page 172, Official Public Records, Grayson County, Texas, and on the northerly side of Luella Road;

Thence North 89°25'07" West, with a southerly line of said Lot 2, and on the northerly side of said Luella Road, a distance of 246.55 feet to a 1/2" steel rod found for the southwest corner of said Lot 2, common to the southern-most southeast corner of Lot 1 of aforesaid Thompson Addition on Luella Road, Lots 1 & 2;

Thence North 03°07'59" East, with a westerly line of said Lot 2, and with an easterly line of said Lot 1, a distance of 447.52 feet to a 1/2" steel rod found for the western-most northwest corner of said Lot 2, common to a re-entrant corner on the southerly line of said Lot 1;

Thence South 89°22'18" East, with a northerly line of said Lot 2, and with a southerly line of said Lot 2, a distance of 74.41 feet to a 1/2" steel rod found for a re-entrant corner on the northerly line of said Lot 2, common to a salient corner on the southerly line of said Lot 1;

Thence North 03°06'04" East, with a westerly line of said Lot 2, and with an easterly line of said Lot 1, a distance of 170.28 feet to a 1/2" steel rod found for the northern-most northwest corner of said Lot 2, common to a re-entrant corner on the southerly line of said Lot 1;

Thence South 89°26'45" East, with a northerly line of said Lot 2, and with the southerly line of said Lot 1, a distance of 342.56 feet to a 1/2" steel rod found for the northeast corner of said Lot 2, common to the eastern-most southeast corner of said Lot 1, and on the westerly line of a called 13.4745 acre tract of land described in the deed to Paul J. Bailey, recorded in Instrument No. 2020-17097, said Official Public Records;

Thence South 00°02'30" West, with an easterly line of said Lot 2, and with the westerly line of said 13.4745 acre tract, along or near a fence, a distance of 224.97 feet to a 1/2" steel rod found for the eastern-most southeast corner of said Lot 2, common to the northeast corner of aforesaid 2.082 acre tract;

Thence South 89°53'17" West, with a southerly line of said Lot 2, and with the northerly line of said 2.082 acre tract, a distance of 204.52 feet to a 1/2" steel rod found for a re-entrant corner on the southerly line of said Lot 2, common to the northwest corner of said 2.082 acre tract;

Thence South 00°05'25" East, with an easterly line of said Lot 2, and with the westerly line of said 2.082 acre tract, a distance of 389.88 feet to the Point of Beginning and containing 4.020 acres of land, more or less.....

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____ , 2022.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of_____, 2022.

RANDY THOMPSON

AMY THOMPSON

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

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

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

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, RANDY THOMPSON & AMY THOMPSON, 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 HILL 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 noise, 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 HILL ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF_____ , 2022

BY: RANDY THOMPSON

BY: _____

BY: AMY THOMPSON

BY: _____

FINAL PLAT
THE HILL ADDITION
Being a part of the Winifred Bailey Survey, Abstract Number 64 and Being a Replat of Lot 2 of Thompson Addition on Luella Road, Lots 1 & 2. Being in the City of Sherman, Grayson County, Texas. Containing 4.020 acres of land

01-20-22

OWNERS/DEVELOPER
RANDY THOMPSON
AMY THOMPSON
3000 LUELLA ROAD
SHERMAN, TX 75090

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

UNDERWOOD
DRAFTING & SURVEYING

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Randy Thompson
Amy Thompson
3000 Luella Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

1. No City of Sherman water available to site. Property lies within Luella SUD Water CCN.
2. City sewer does not serve subject property. On-site sewage facility is required.
3. Remove Avigation Release from Plat.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET (TABLED)

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

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

Origination:

Seraj Ali (Owner)

Master Plan Designation:

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

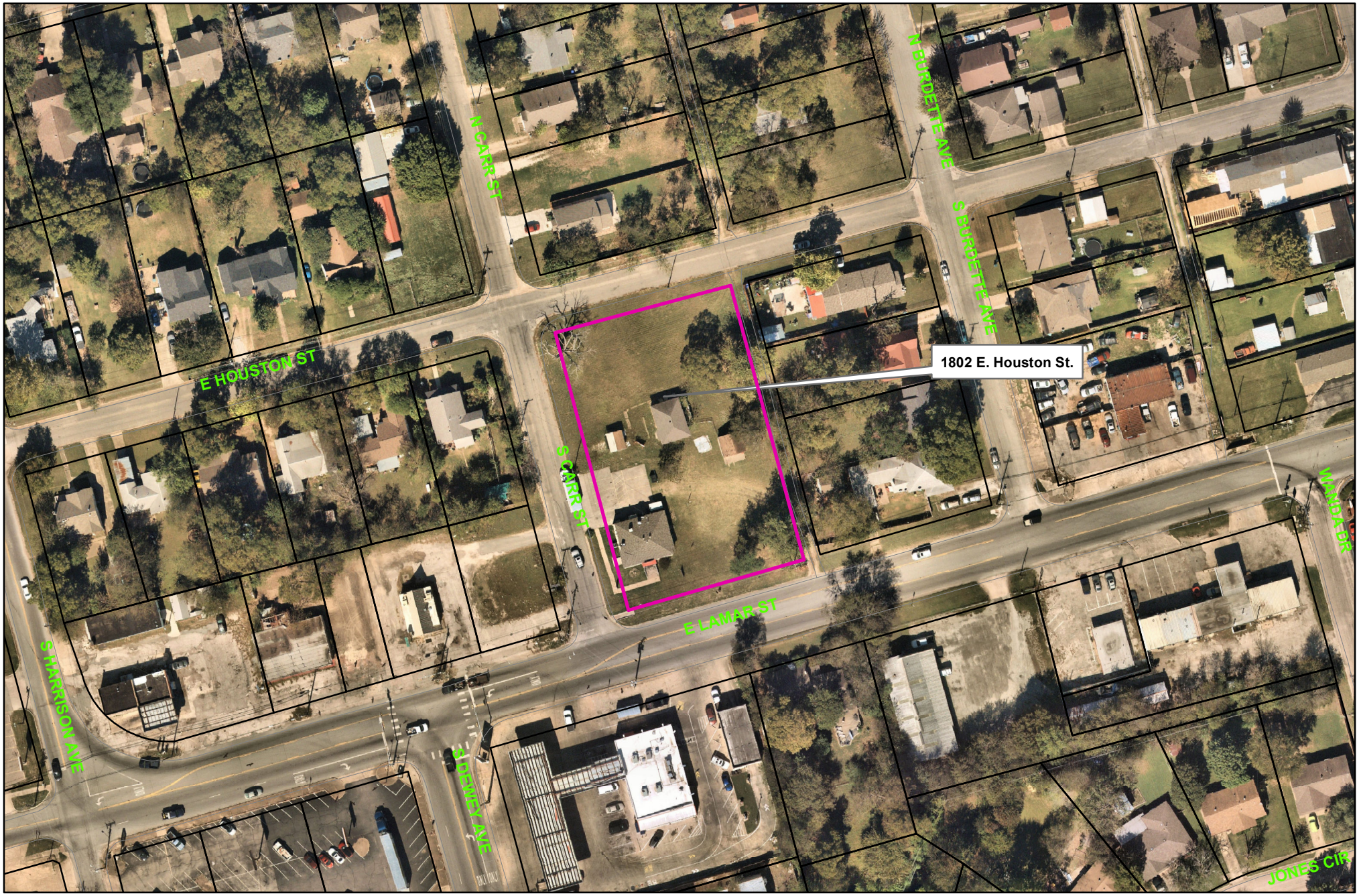
Number of notices mailed:
17

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1802 East Houston Street

NOT TO SCALE

1 in = 109 ft



Zoning - 1802 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

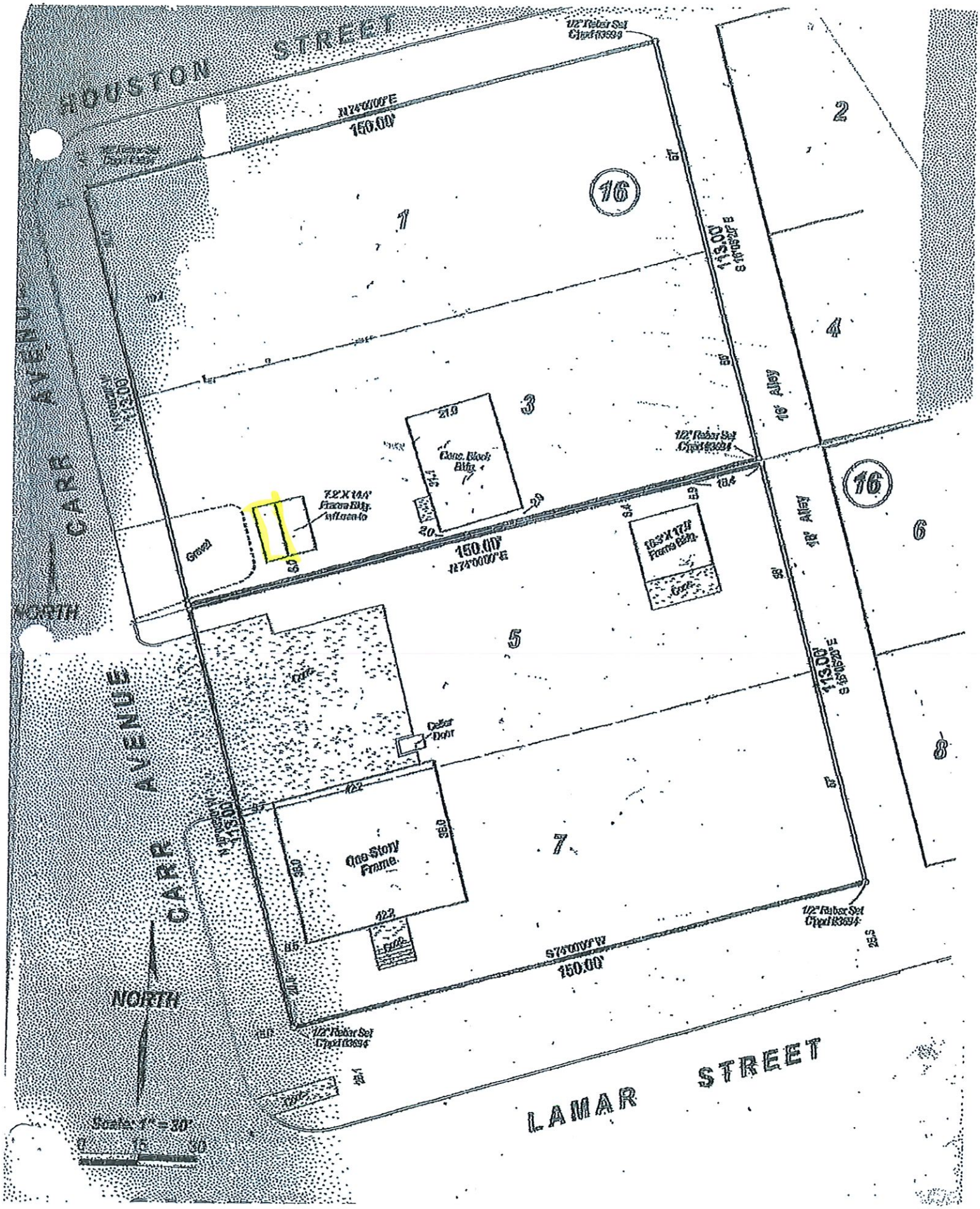
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 109 ft

1802 EAST HOUSTON STREET




HOUSTON STREET
CARR AVENUE
CARR AVENUE
NORTH
LAMAR STREET
1/2" Rebar Set Cap# 13694
N74°00'00"E
150.00'
16
1
2
3
4
5
6
7
8
S 15°52'00" E
113.00'
16' Alley
Conc. Block Bldg.
72'X 18A' Frame Bldg. w/Lean-to
Gravel
150.00'
N74°00'00"E
10'X 17' Frame Bldg.
Cellar Door
One Story Frame
S74°00'00"W
150.00'
N 15°52'00" W
113.00'
Scale: 1" = 30'
0 15 30


ZONING
REQUESTED
Jan 27, 2021 at 10:11 AM

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2300 NORTH HIGHWAY 75

The request of EMAG Automotive Sherman TX P1 LLC (Owner), Michael Carlisle (Representative) and CDI Douglass-Pye, Inc. (Architect) concerning the property located at 2300 North Highway 75, being 5.364 acres and also being Lot 1, Block 1, Independence Square Addition Section 3, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.13.1 (5)(c) to allow overhead doors facing the highway in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a Freedom Jeep Showroom Addition.

Background:

The property is located at 2300 North Highway 75, between East Lambeth Road and East Taylor Street and is zoned a C-1 (Retail Business District). The owner would like site plan approval for a Freedom Jeep Showroom Addition and an exception to allow overhead doors facing the highway.

The following has been approved for the property:

- July 13, 1999 - SUP to allow an automobile dealership parking lot in a C-2 (General Commercial) District.
- December 14, 2004 - Exception to allow 0 foot front & side yard setbacks for shade structures.
- January 10, 1984 - Zone Change to a C-1 (Retail Business) District.
- October 17, 1995 - Exception to allow an overhead door facing the highway in a C-1 (Retail Business) District.
- December 10, 1996 - Exception to allow more than one freestanding sign per development lot in a C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

EMAG Automotive Sherman TX P1 LLC (Owner)
Michael Carlisle (Representative)
CDI Douglass-Pye, Inc. (Architect)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

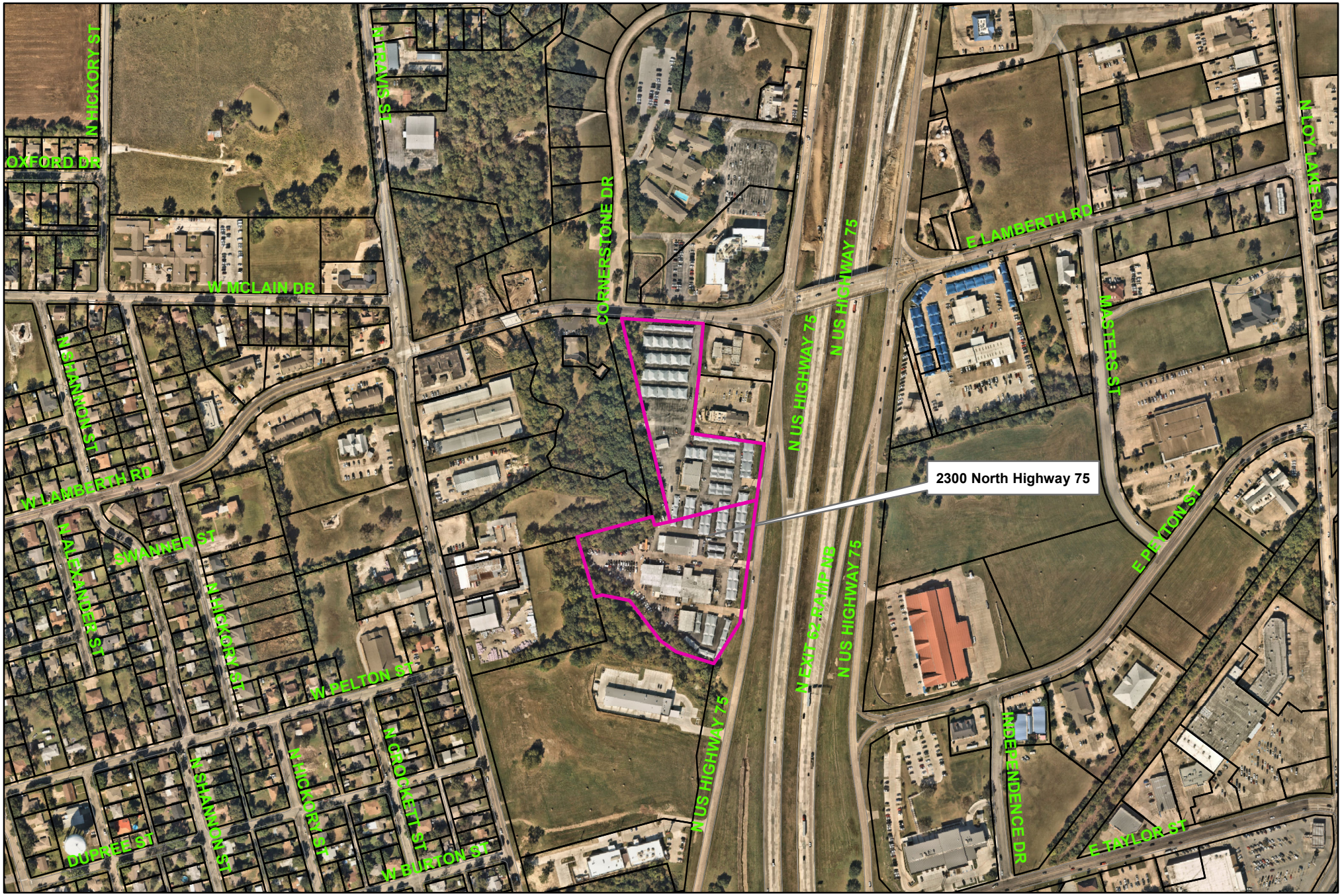
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Landscape Plans
Tree Removal/Preservation Plan
Staff Review Letter



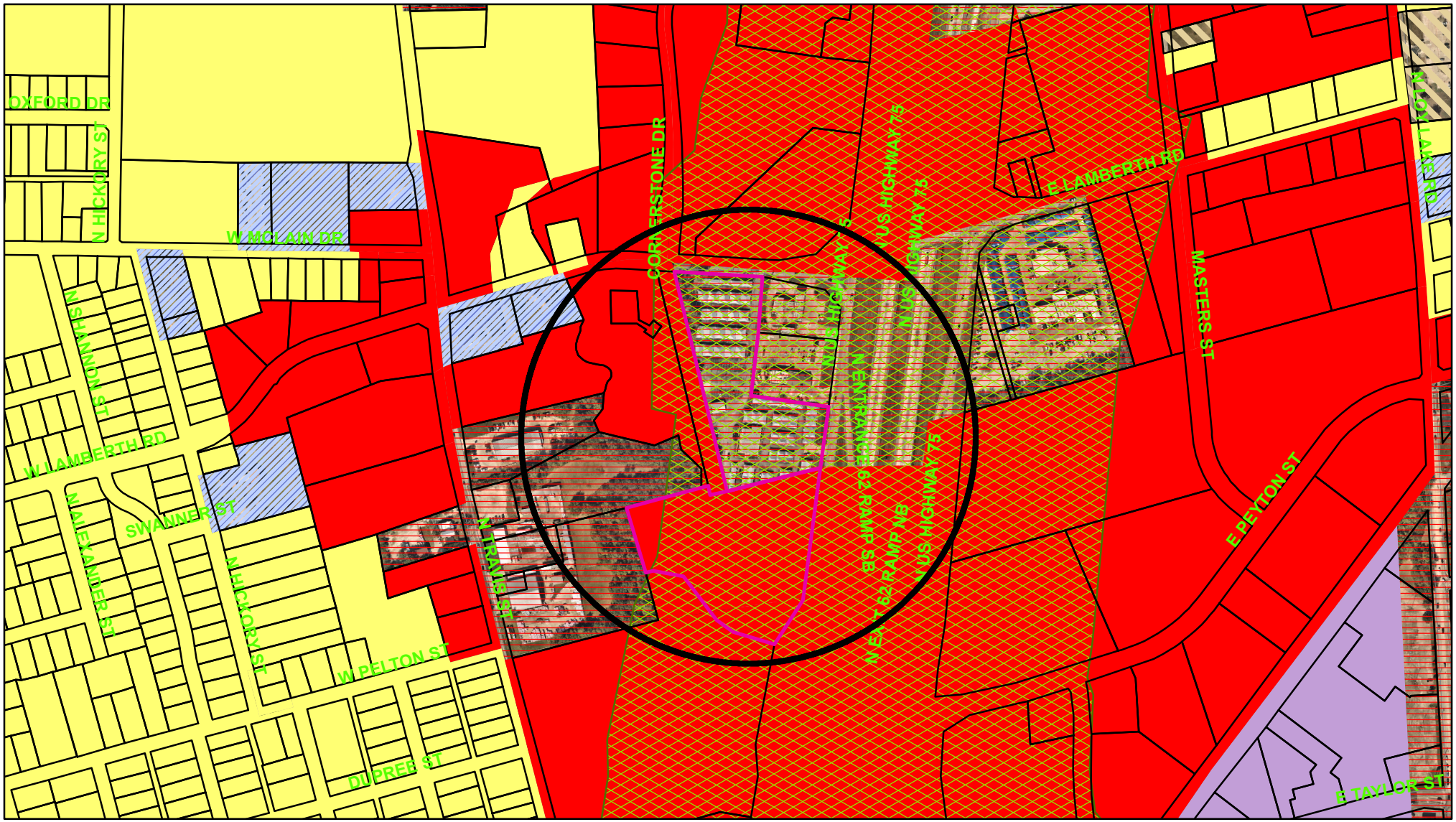
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2300 North Highway 75

NOT TO SCALE

1 in = 460 ft



Zoning - 2300 North Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
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- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 460 ft

2300 North Highway 75



GENERAL NOTES:

1. FIELD VERIFY EXISTING CONDITIONS SO AS TO IDENTIFY AND DETERMINE TO THE GREATEST EXTENT POSSIBLE THE ENTIRE SCOPE OF WORK DESCRIBED IN THESE DOCUMENTS AND ANY/ALL ITEMS WHICH MAY NOT BE SPECIFICALLY NOTED BUT WOULD BE NECESSARY IN ORDER TO COMPLETE THE SCOPE OF WORK. NOTIFY ARCHITECT AND GENERAL CONTRACTOR IMMEDIATELY UPON DISCOVERY OF ALL ITEMS THAT WOULD INTERFERE WITH THE CONSTRUCTION OR CAUSE DELAY IN THE CONSTRUCTION SCHEDULE.
2. ALL EXISTING ITEMS INDICATED AS REMAINING SUCH AS, BUT NOT LIMITED TO, LANDSCAPE AREAS, CONCRETE PAVING, RETAINING WALLS, LIGHT FIXTURES, ETC. SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
3. ERECT AND MAINTAIN TEMPORARY SAFEGUARDS, INCLUDING WARNING SIGNS AND LIGHTS, BARRICADES, AND SIMILAR MEASURES FOR PROTECTION OF THE PUBLIC, OWNER, EMPLOYEES, CONTRACTORS AND EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
4. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING ANY WORK AND COMPLY WITH THEIR REQUIREMENTS.
5. MARK LOCATION AND TERMINATION OF EXISTING UTILITIES PRIOR TO START OF WORK.
6. DISCONNECT, CAP, AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREA.
7. REMOVE DEMOLISHED MATERIALS FROM SITE EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. DO NOT BURN OR BURY MATERIALS ON SITE.
8. REMOVE MATERIALS AS WORK PROGRESSES. DO NOT STORE REMOVE MATERIALS ON SITE.
9. REPAIR DAMAGE TO EXISTING PAVING OR SIDEWALK AS REQUIRED BY REMOVAL OF EXISTING BUILDING EXTERIOR CANOPY SUPPORT COLUMNS. TYPICAL

KEYED NOTES

1. PROVIDE NEW ADA COMPLIANT RAMP UNDER COVERED WALKWAY. RE: DETAIL 03/A-1.3
2. PROVIDE NEW ADA COMPLIANT RAMP. RE: DETAIL 03/A-1.3
3. AREA OF NEW SITE GRADING SEE SHEETS A-X.X FOR ADDITIONAL INFORMATION.
4. NEW ROLL-UP CURB. RE: DETAIL 02/A-1.3
5. NEW H.C. PARKING SIGN. RE: DETAIL 06/A-1.3
6. NEW CONCRETE WHEEL STOP. RE: DETAIL 05/A-1.3
7. NEW VEHICULAR RAMP. RE: DETAIL 05/A-1.3
8. NEW CONCRETE WALK AND CURB. RE: DETAIL 02/A-1.3
9. DASHED LINES INDICATE EXISTING HAIL GUARD CANOPY TO REMAIN.

SITE TABULATION TABLE	
GROSS SQUARE FEET OF EACH STRUCTURE	
EXISTING SHOWROOM	25,515 SF
EXISTING QUICK SERVICE	8,226 SF
PROPOSED JEEP SHOWROOM	9,629 SF
GROSS SQUARE FEET OF PROPERTY	233,675 SF
REQUIRED PARKING	217
PARKING PROVIDED	268
CURRENT ZONING	C-1 RETAIL BUSINESS DISTRICT
PROPOSED ZONING	C-1 RETAIL BUSINESS DISTRICT
HARD SURFACE AREA (SQUARE FEET)	149,993 SF
LANDSCAPED AREA (SQUARE FEET)	40,326 SF
FLOOR-TO-AREA RATIO (FAR)	0.19

SYMBOL LEGEND

- AREA OF EXISTING LANDSCAPING
- DOTTED AREA INDICATES EXISTING CONC. PAVING
- AREA OF EXISTING 5" OR 6" CONCRETE PAVEMENT ON 6" SUBGRADE. TYPICAL
- EXISTING CONCRETE SIDEWALK TO REMAIN. CONTRACTOR TO REPAIR OR REPLACE EXISTING DAMAGED OR SUNKEN AREAS. FIELD VERIFY LOCATIONS WITH OWNER.

N 14° 05' 30" W 217.82'
10' BUILDING SETBACK
S 75° 54' 30" W 25.42'
N 78° 53' 57" W 102.49'
N 74° 29' 32" E 845.63'
N 38° 40' 38" W 184.25'
N 54° 38' 35" W 68.39'
N 72° 10' 03" W 144.38'
S 24° 48' 06" W 196.05'
S 07° 24' 48" W 454.66'
25'-1 1 15/16"±
17'-11 5/8"
25' BUILDING SETBACK
APPROX. LINE OF FLOOD PLAIN AND EDGE OF PAVING
EXISTING SCREENED DUMPSTER AREA TO REMAIN
EMPLOYEE PARKING
EXISTING BODYSHOP
EXISTING SHOWROOM & SERVICE SHOP
CUSTOMER PARKING (4)
CUSTOMER PARKING (5)
CUSTOMER PARKING (3)
AREA OF WORK
TOTAL NEW CAR DISPLAY (86)
TOTAL USED CAR DISPLAY (50)
CAR DISPLAY (44)
SIGN RELOCATED FROM DOWNTOWN
NEW CAR DISPLAY (6)
LANDSCAPE
ZONE: C-1 (RETAIL BUSINESS)
ZONE: C-2 (GENERAL COMMERCIAL)
LOT 1 REPLAT OF LOT 1 BLOCK 1 INDEPENDENCE SQUARE ADDITION DOC. NO. 2020-90 P.R.G.C.T.
"1A-1" TRACT TWO CALLED 1.0000 ACRES DOC. NO. 2020-34344 O.R.G.C.T.

U.S. HIGHWAY 75
FRONTAGE ROAD

NORTH
0 15 30 60
SCALE IN FEET

PROPOSED SITE PLAN 1" = 30'-0" 01

CDI
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SUITE 1100
HOUSTON, TEXAS 77056
TEL: (713) 783.5900
FAX: (713) 783.6066
www.cdi-douglass-pye.com

ISSUE	DATE	NO.
PRE-DEVELOPMENT	12/09/21	1
1 REVISION	02/01/22	2

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FREEDOM
JEEP SHOWROOM ADDITION

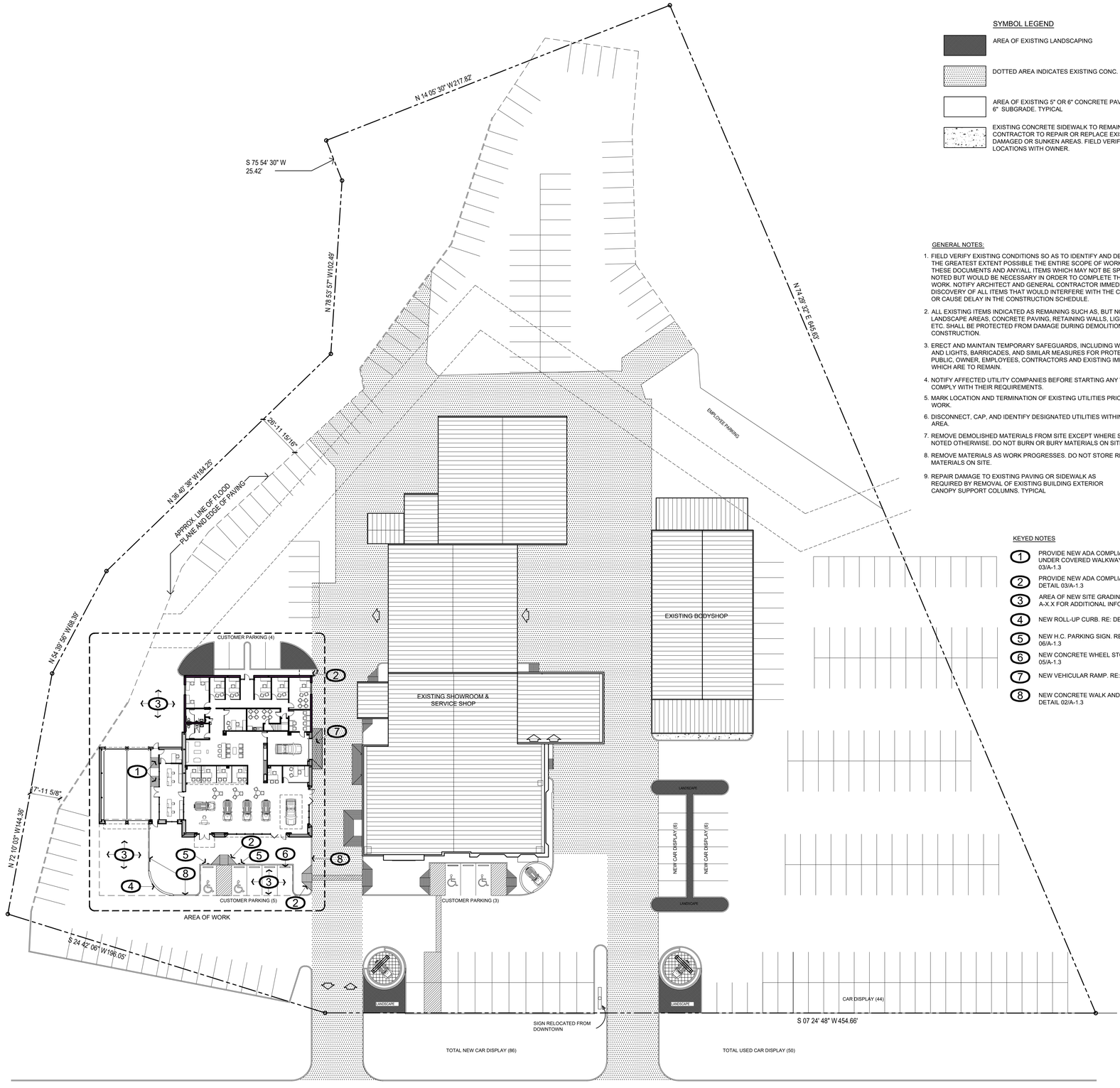
2300 US-75
SHERMAN, TX 75090

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

PROPOSED SITE PLAN

SHEET NO. A-1.2

PROJECT NO. 22020.07



PROPOSED SITE PLAN

1" = 30'-0"

01

SYMBOL LEGEND

- AREA OF EXISTING LANDSCAPING
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- AREA OF EXISTING 5" OR 6" CONCRETE PAVEMENT ON 6" SUBGRADE, TYPICAL
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ISSUE	DATE	NO.
PRE-DEVELOPMENT	01/24/22	1

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FREEDOM
JEEP SHOWROOM ADDITION

2300 US-75
SHERMAN, TX 75090

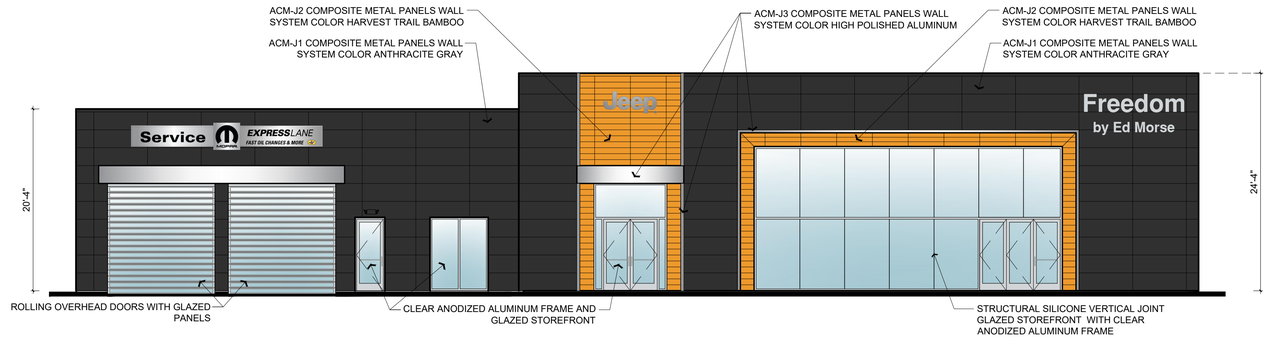
NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

PROPOSED SITE PLAN

SHEET NO. A-1.2

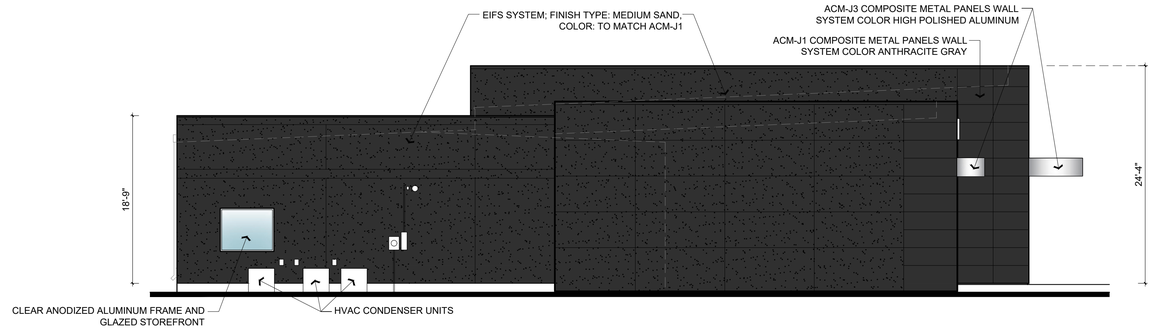
PROJECT NO. 22020.07

	ACM-J1 COMPOSITE METAL PANELS WALL SYSTEM COLOR ANTHRACITE GRAY	1,436 SF	55%
	ACM-J2 COMPOSITE METAL PANELS WALL SYSTEM COLOR HARVEST TRAIL BAMBOO	259	10%
	ACM-J3 COMPOSITE METAL PANELS WALL SYSTEM COLOR HIGH POLISHED ALUMINUM	119	5%
	EIFS SYSTEM; FINISH TYPE: MEDIUM SAND, COLOR: TO MATCH ACM-J1	N/A	N/A
	TOTAL GLAZING SURFACE AREA	808 SF	30%
	TOTAL FACADE AREA	2,622 SF	



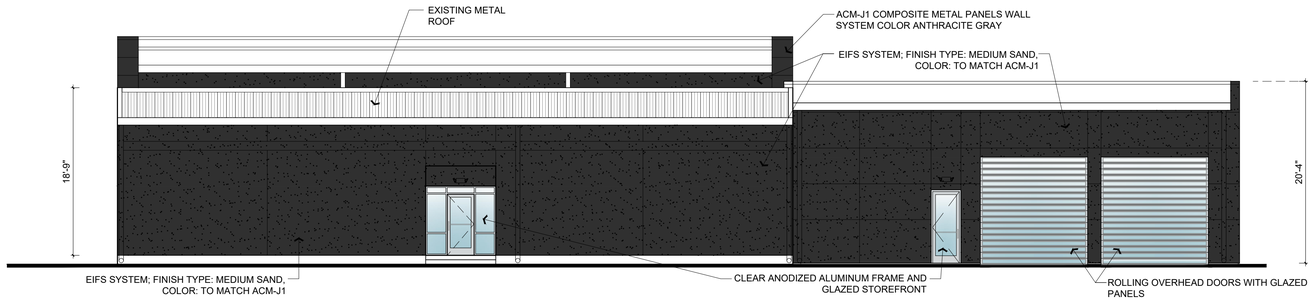
EAST ELEVATION 1/8" = 1'-0" **08**

	ACM-J1 COMPOSITE METAL PANELS WALL SYSTEM COLOR ANTHRACITE GRAY	322 SF	15%
	ACM-J2 COMPOSITE METAL PANELS WALL SYSTEM COLOR HARVEST TRAIL BAMBOO	N/A	N/A
	ACM-J3 COMPOSITE METAL PANELS WALL SYSTEM COLOR HIGH POLISHED ALUMINUM	18	1%
	EIFS SYSTEM; FINISH TYPE: MEDIUM SAND, COLOR: TO MATCH ACM-J1	1,804 SF	83%
	TOTAL GLAZING SURFACE AREA	25 SF	1%
	TOTAL FACADE AREA	2,169 SF	



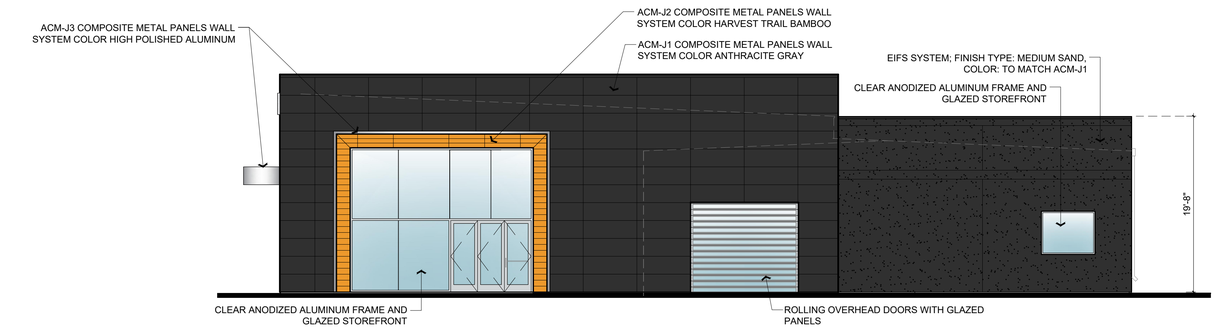
NORTH ELEVATION 1/8" = 1'-0" **07**

	ACM-J1 COMPOSITE METAL PANELS WALL SYSTEM COLOR ANTHRACITE GRAY	26 SF	1%
	ACM-J2 COMPOSITE METAL PANELS WALL SYSTEM COLOR HARVEST TRAIL BAMBOO	N/A	N/A
	ACM-J3 COMPOSITE METAL PANELS WALL SYSTEM COLOR HIGH POLISHED ALUMINUM	N/A	N/A
	EIFS SYSTEM; FINISH TYPE: MEDIUM SAND, COLOR: TO MATCH ACM-J1	1,702 SF	87%
	TOTAL GLAZING SURFACE AREA	232 SF	12%
	TOTAL FACADE AREA	1,960 SF	



WEST ELEVATION 1/8" = 1'-0" **06**

	ACM-J1 COMPOSITE METAL PANELS WALL SYSTEM COLOR ANTHRACITE GRAY	963 SF	46%
	ACM-J2 COMPOSITE METAL PANELS WALL SYSTEM COLOR HARVEST TRAIL BAMBOO	84 SF	4%
	ACM-J3 COMPOSITE METAL PANELS WALL SYSTEM COLOR HIGH POLISHED ALUMINUM	28 SF	1%
	EIFS SYSTEM; FINISH TYPE: MEDIUM SAND, COLOR: TO MATCH ACM-J1	615 SF	30%
	TOTAL GLAZING SURFACE AREA	383 SF	18%
	TOTAL FACADE AREA	2,073 SF	



SOUTH ELEVATION 1/8" = 1'-0" **05**

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ISSUE	DATE	NO.
PRE-DEVELOPMENT	12/09/21	1
P&Z REVIEW	01/15/22	2

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FREEDOM
JEEP SHOWROOM ADDITION

2300 US-75
SHERMAN, TX 75090

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

FACADE REVIEW SUBMITTAL

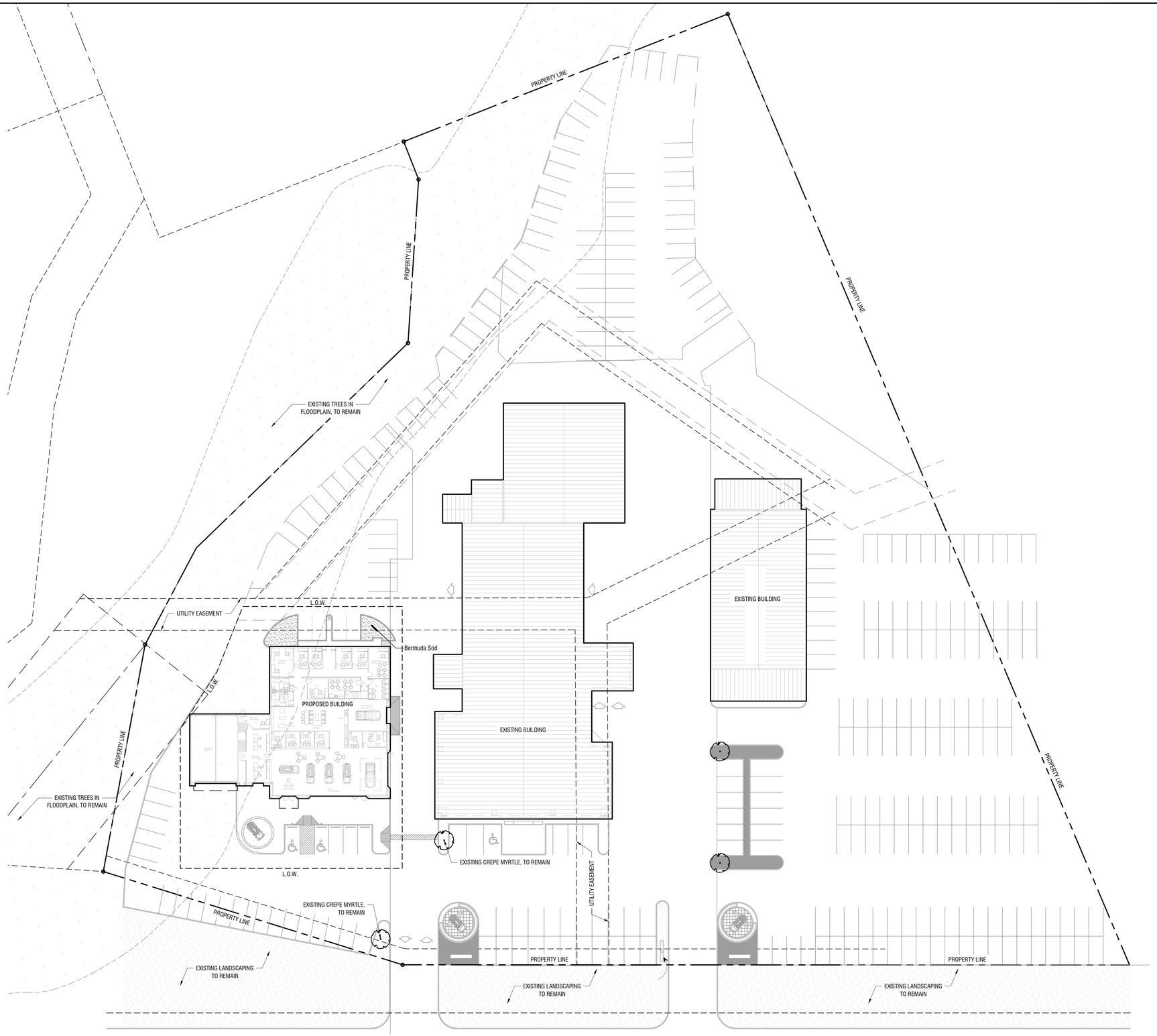
SHEET NO. A-0.1

PROJECT NO. 22020.07

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	REMARKS
	Existing Tree / Existing Crepe Myrtle	Existing	EXISTING CREPE MYRTLE TO REMAIN

GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SPACING	REMARKS
	Bermuda Sod / Cynodon dactylon	sod		REFER TO SPECIFICATIONS



Planting Plan

Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2385 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

DRAFT DOCUMENT

FOR REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

P.L.A. Courtney L. Smith
L.A. No. 3323 Date 01/27/2022

KHA PROJECT 068909803	SCALE	AS SHOWN	DESIGNED BY	CLS
DATE 01/27/2022			DRAWN BY	CLS
			CHECKED BY	AJB

FREEDOM JEEP
JEEP SHOWROOM ADDITION

2300 US-75
SHERMAN, TEXAS 75090

CODE PLANTING PLAN

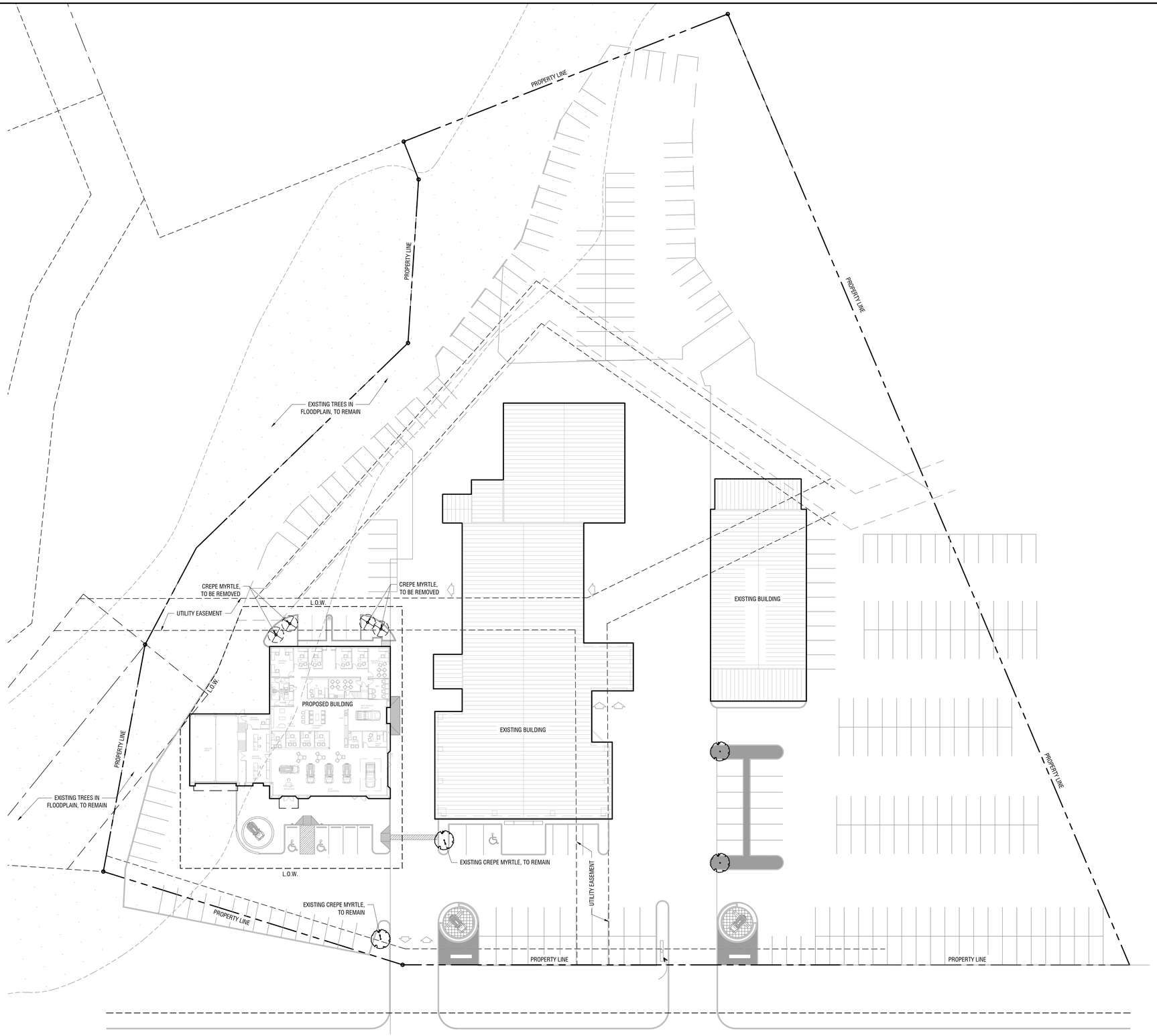
SHEET NUMBER
L1.02

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

IMAGES
XREFS
LAST SAVED
PLOT DATE
DWG PATH
DWG NAME

xBody - xDw - xDw - xPlant
12/7/2022 9:46 AM
MATTHEW.SMITH 12/7/2022 9:46 AM
K:\MKN_CLA\P_PROJECTS\068909803 - SHERMAN CARLOAL\BIM\PCAD\SHEETS\CIVIL SP
L1.01 CODE PLANTING PLAN.DWG - [L1.02 CODE PLANTING PLAN]

SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Tree Removal and Preservation Plan

Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2385 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

DRAFT

FOR REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

P.L.A. Courtney L. Smith
L.A. No. 3323 Date 01/27/2022

KHA PROJECT	068909803
DATE	01/27/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	CLS
CHECKED BY	AJB

FREEDOM JEEP
JEEP SHOWROOM ADDITION

2300 US-75
SHERMAN, TEXAS 75090

TREE REMOVAL AND PRESERVATION PLAN

SHEET NUMBER
L1.01

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

IMAGES
XREFS
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

xRefs: - xRe - xRe - xPlant
12/7/2022 9:46 AM
12/7/2022 9:46 AM
K:\MAN_CLA\P_PROJECTS\068909803 - SHERMAN CAR DEALERSHIP\CAD\SHEETS\CIVIL SHEETS\L1.01 TREE REMOVAL AND PRESERVATION PLAN.DWG
L1.01 TREE REMOVAL AND PRESERVATION PLAN

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

EMAG Automotive Sherman TX P1 LLC
2850 S. Federal Highway
Delray Beach, FL 33483

CDI Douglass-Pye, Inc.
5065 Westheimer Rd. Ste. 1100
Houston, TX 77056

Michael Carlisle, P.E.
260 E. Davis St. Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for site plan approval for a Freedom Jeep Showroom Addition located at 2300 North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.1; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking is permitted on paved surfaces only (concrete and asphalt). (*Chapter 14, Exhibit A, Sec.7(10)(h)).*
5. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Exhibit A, Sec. 6.13.1(6)(2)).*
6. The canopies and parking spaces in front of the proposed addition are located over the property line and will need to be moved to get into compliance before a building permit will be issued or an encroachment easement will need to be approved by the City Council.
7. No parking of vehicles or signage is allowed in the right-of-way.
8. Any new signs on the property will need to meet the O-1 (75 & 82) Overlay District setbacks: 40 foot or 25' plus the height of the sign; whichever is greater or a variance will need to be approved. (*Chapter 14, Exhibit A, Sec. 6.13.1)*
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that

progress has been made toward completion of the project for which the Specific Use Permit was approved.

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

Engineering:

13. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
14. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 5116 TEXOMA PARKWAY**

The request of Zula Investments (Owner), Adriana Alvarez (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 5116 Texoma Parkway, being 0.72 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

Final plat approval of the Alvarez Addition.

Background:

The property is located at 5116 Texoma Parkway, the northwest corner of Fallon Drive and Texoma Parkway and is zoned a C-2 (General Commercial) District. The owner would like final plat approval of the Alvarez Addition.

Adjacent Zoning:

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

Origination:

Zula Investments (Owner)
Adriana Alvarez (Representative)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



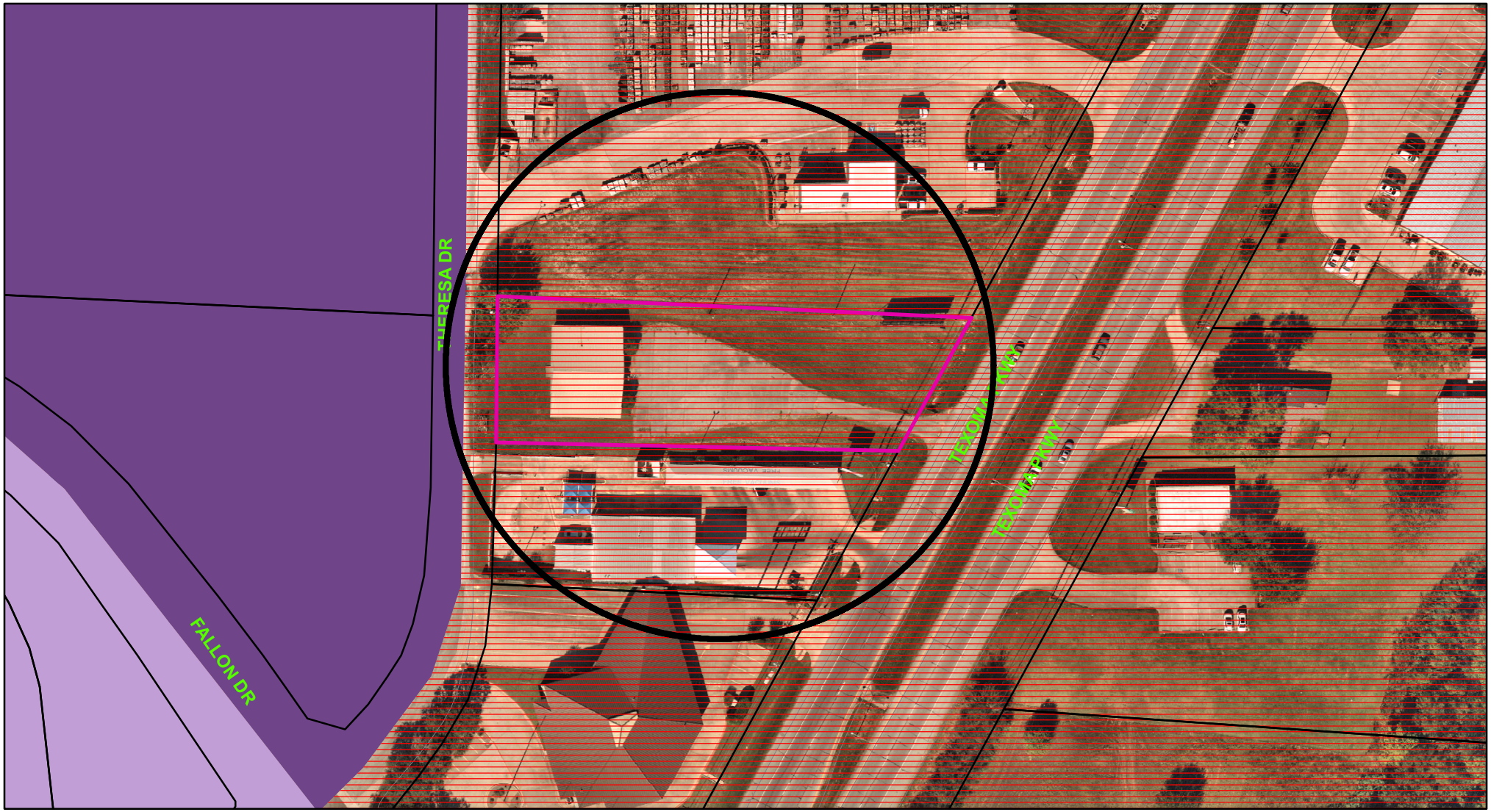
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

5116 Texoma Parkway

NOT TO SCALE

1 in = 244 ft



Zoning - 5116 Texoma Parkway

Legend

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

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

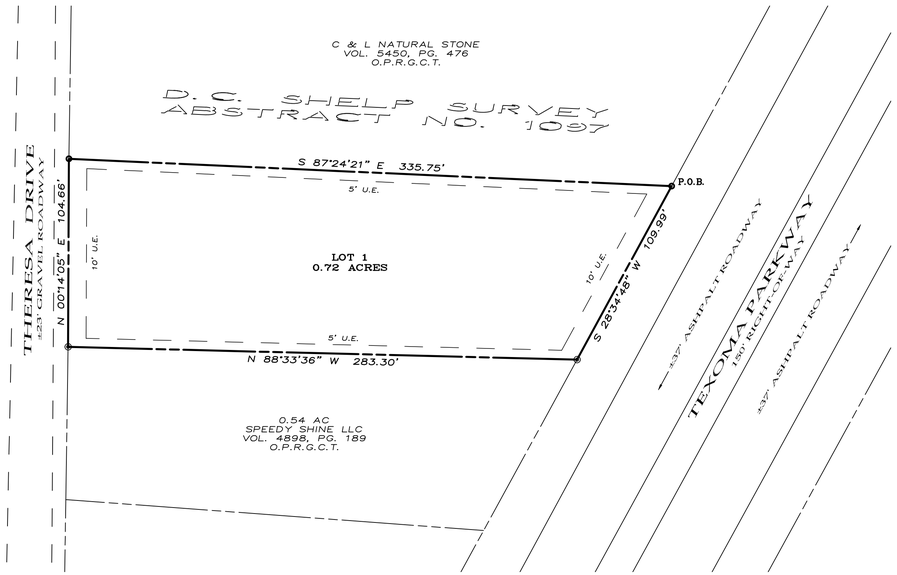
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

1 in = 100 ft



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

FINAL PLAT
ALVAREZ ADDITION
Being a part of the D. C. Shelp Survey, Abstract Number 1097. Being in the City of Sherman, Grayson County, Texas. Containing 0.72 acres of land

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

OWNERS/DEVELOPER
ZULA INVESTMENTS, LLC
3129 SOUTH MAURICE AVENUE
DENISON, TEXAS 75020
CONTACT: ADRIANA ALVAREZ

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

01-19-22

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of D.C. Shelp Survey, Abstract No. 1097 and being all that 0.722 acre tract of land conveyed to Rider & Rider, LLC as recorded in Volume 3273, Page 430, Official Public Records, Grayson County, Texas, and being the same 0.72 acre tract of land described in the deed to Zula Investments, LLC, recorded in Instrument No. 2021-25675, said Official Public Records, and being described by metes and bounds as follows:

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

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

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

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

Thence South 87°24'21" East, with the north line of said 0.722 acre tract a distance of 335.75 feet to the Point-of-Beginning and containing 0.72 acres of land.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____ , 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

~ 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.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2022.

_____
ADRIANA ALVAREZ
ZULA INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, ADRIANA ALVAREZ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, ZULA INVESTMENTS, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ALVAREZ 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 ALVAREZ ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2022

BY: ZULA INVESTMENTS, LLC

BY: _____

FINAL PLAT
ALVAREZ ADDITION
Being a part of the D. C. Shelp Survey, Abstract Number 1097. Being in the City of Sherman, Grayson County, Texas. Containing 0.72 acres of land

OWNERS/DEVELOPER
ZULA INVESTMENTS, LLC
3129 SOUTH MAURICE AVENUE
DENISON, TEXAS 75020
CONTACT: ADRIANA ALVAREZ

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

01-19-22

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Zula Investments, LLC
Attn: Adriana Alvarez
3129 S. Maurice Ave.
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

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

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

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

Respectfully,

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

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

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

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

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

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

Extra Territorial Jurisdiction (ETJ)

Origination:

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

Master Plan Designation:

Not included in Master Plan.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Preliminary Plat

Staff Review Letter



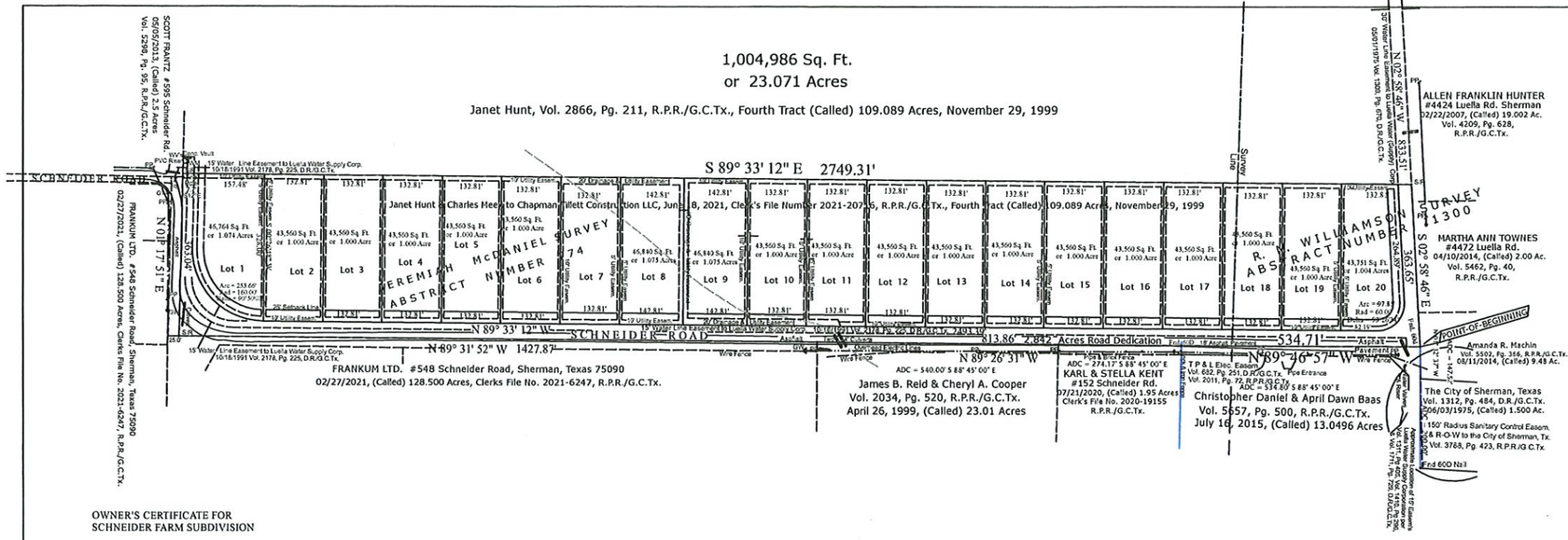
Sherman
CLASSIC TOWN. BROAD HORIZON.

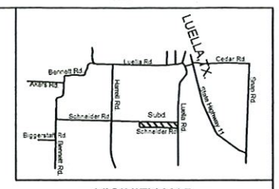
City of Sherman, Texas
Development Services Department

100-500 Blocks Schneider Road (ETJ)

NOT TO SCALE

1 in = 2,000 ft





VICINITY MAP
(No Scale)

OWNER'S CERTIFICATE FOR
SCHNEIDER FARM SUBDIVISION

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

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

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

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

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

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

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

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

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

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

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

PRELIMINATY REVIEW ONLY, NOT TO BE RECORDED

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

STATE OF TEXAS REGISTERED WILLIAM DAVIS FINNEY 3941 PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS
OWNER'S DEDICATION

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

By: Chapman Tillett Construction, LLC

PRELIMINATY REVIEW ONLY, NOT TO BE RECORDED

Brent Chapman Phillip Tillett

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

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

Notary Public, Grayson County, Texas

GENERAL NOTES

1. Water Supplied by Luella Water Supply Corporation.
2. Sewer Service is Provided by Individual Septic Systems.
3. Electric Service is Provided by Grayson-Collin Electric Coop.
4. Blocking the Flow of Water or Construction of Improvements in Drainage Easements, and filling or Obstructing the Floodway is
5. Any existing Creeks or Drainage Channels traversing along or Across the Addition will remain as open Channels and will be Maintained by the Individual Owners of the Lot or Lots that are Traversed by or Adjacent to the Drainage Courses along or Across
6. Grayson County will not be Responsible for the Maintanence and Operation of Said Drainage Ways or for the Control of Erosion.
7. These Lots are Single Family Residential
8. See Flood Statement Noted below:

THIS LOT IS WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 48181C0425 F, FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 29, 2010.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

PRELIMINARY SKETCH FOR REVIEW ONLY, NOT TO BE RECORDED

Mayor, City of Sherman, Texas Date

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

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

Linda Ashby, Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

Chairman Secretary

N

GRAPHIC SCALE 1" = 200'

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

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

Reference Job Dated: November 30, 2021

Job No. 41476-PlatRev	Scale 1" = 200'	Drawn by W.D.F.	Date JANUARY 6, 2022

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

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

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

Dear Applicants,

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

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

1. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
2. No City of Sherman water available to site. Existing 12" line is a City of Sherman water line that may not be tapped for this subdivision.
3. Property lies within Luella SUD Water CCN.
4. Preliminary Plat layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
5. Final Plat layout must meet standard for submission to the Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6*
6. Plat is not to scale. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Items on drawing overlap and make drawing unreadable. Update graphics to ensure all necessary information is clearly shown. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Deed References are incorrect. Grayson County utilizes the following deed references: Plat Records, Grayson County, Texas (PRGCT); Deed Records, Grayson County, Texas (DRGCT); Real Property Records, Grayson County, Texas (RPRGCT); Official Public Records, Grayson County, Texas (OPRGCT). Update appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
10. Dedicate corner clips in lieu of radii on proposed Lot 20. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
11. 30' Right of Way Dedication in regards to Grayson County Thoroughfare Plan shall be clearly shown on drawing. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2005 SOUTH SAM RAYBURN FREEWAY (TABLED)

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

Board of Adjustments

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

Background:

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

The following has been approved for the property:

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

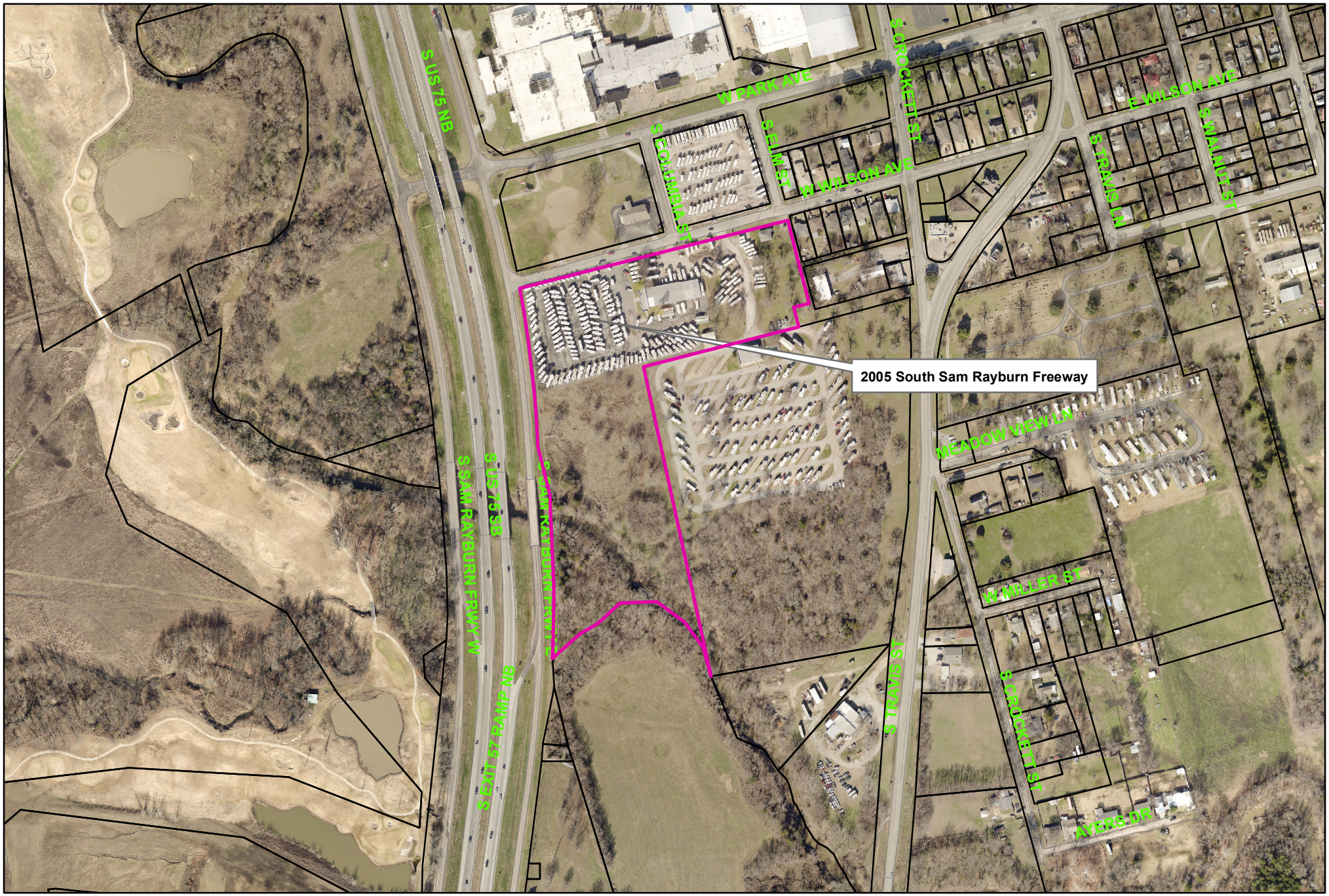
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Development Review Meeting:

No

Attachments

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



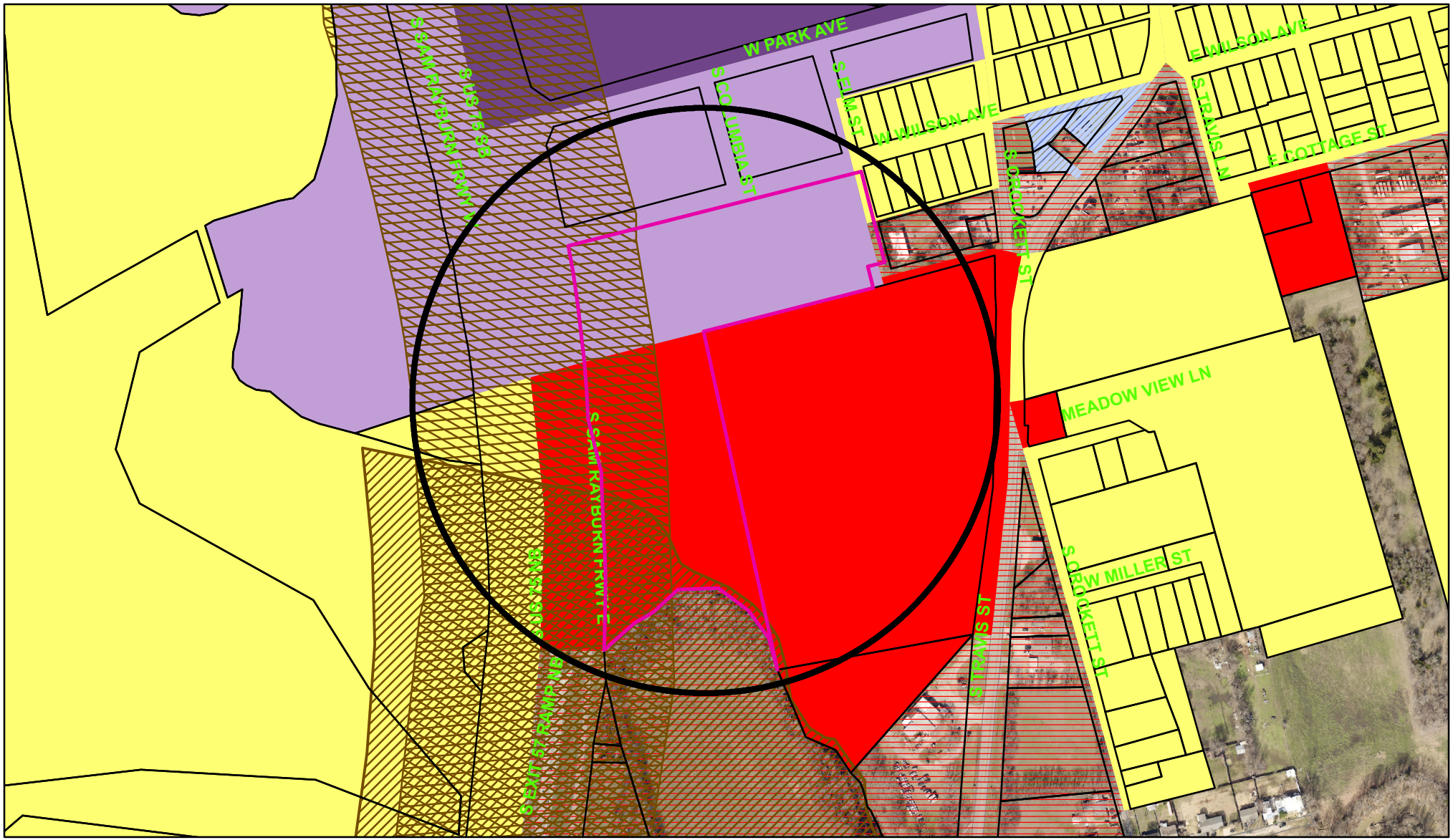
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 400 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

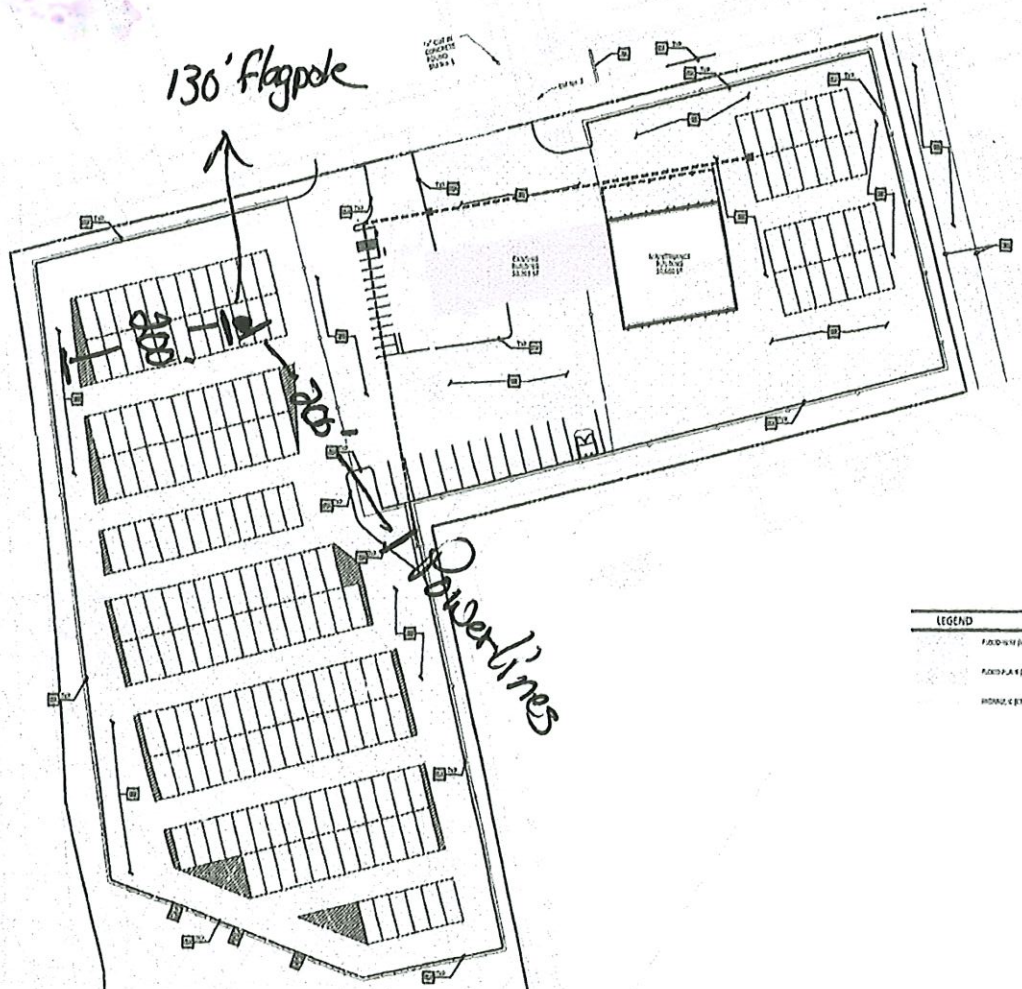
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

2005 SOUTH SAM RAYBURN FREEWAY





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

N

SITE BENCHMARK

LEGEND

EXISTING

PROPOSED

GENERAL PAVING NOTES

PAVING DETAILS

LEGEND

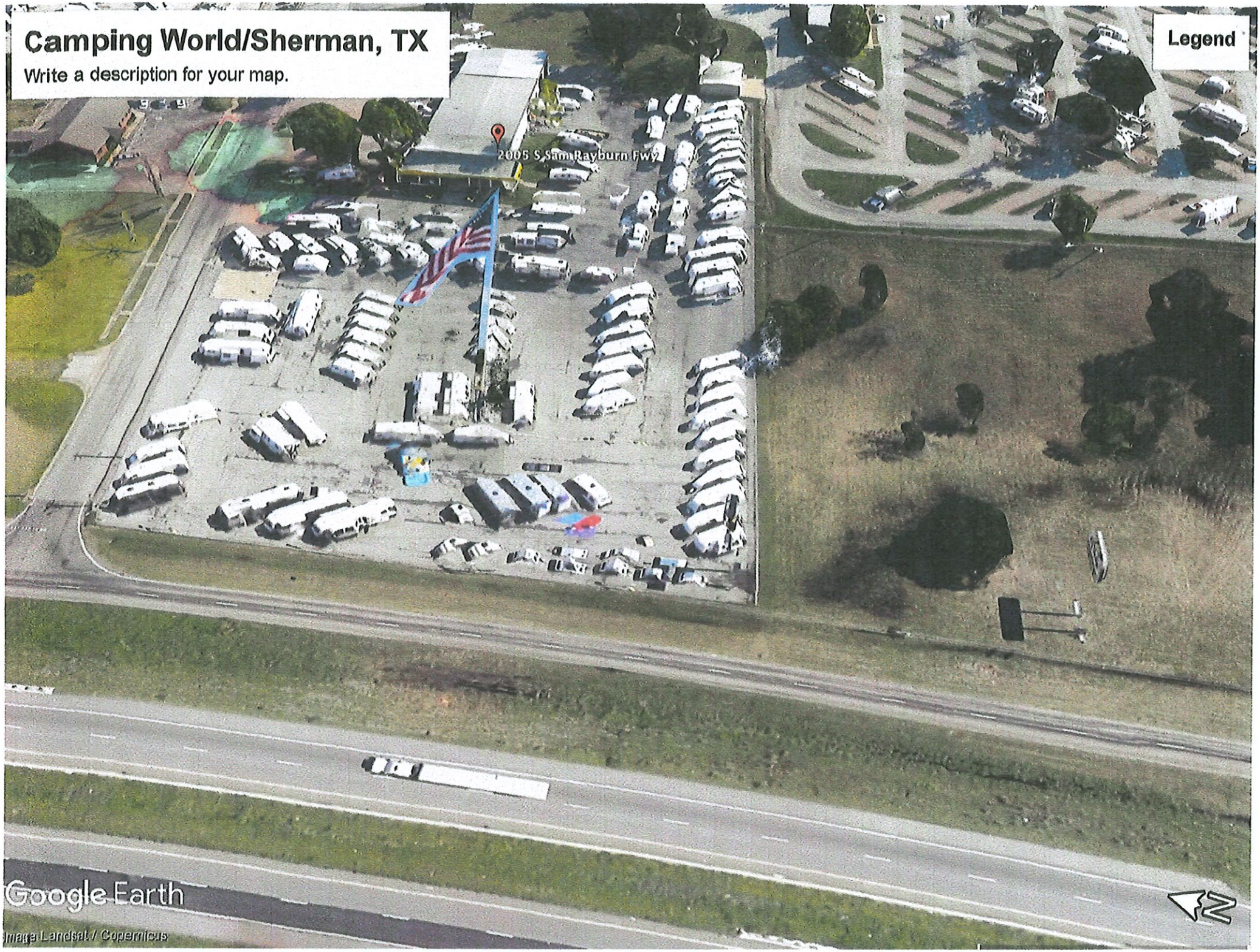
Engineering Associates, Inc.

CAMPING WORLD
3333 S SAM RAYBURN FWY.
SHERMAN
TEXAS

PAVING PLAN

SHEET NO. 7 OF 12

F-7624


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

Verified Map for ASN 2021-ASW-9330-OE



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

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

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

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

Dear Applicants,

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

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3 and Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Only non-advertising flags shall be allowed (American or Texas Flag).
5. The flag pole shall have a minimum setback from all property lines of 128'. *(Chapter 14, Exhibit A, Sec. 6.8 (6)(d))*
6. The flag pole shall not be installed directly under or close to overhead electrical lines or inside any utility easements. Allowances should be made for the size of the flag.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Site plan does not clearly show exact distance from Wilson Avenue. Coordinate with Engineering Department for requirements in regards to exact location of proposed flag pole.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

1729 TEXOMAPARKWAY

The request of Eisenhower Texoma Ltd. (Owner) and John Munson (Representative) concerning the property at 1729 Texoma Parkway, being 5.341 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1729 Texoma Parkway between Broughton Street and Grand Avenue. The property is zoned a C-2 (General Commercial) District. The owner is requesting a Specific Use Permit to allow a commercial amusement center (bingo hall).

Adjacent Zoning:

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

Origination:

Eisenhower Texoma Ltd. (Owner)
John Munson (Representative)

Master Plan Designation:

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

Number of notices mailed:
20

Objections Received:
0

Development Review Meeting:
No

Attachments

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



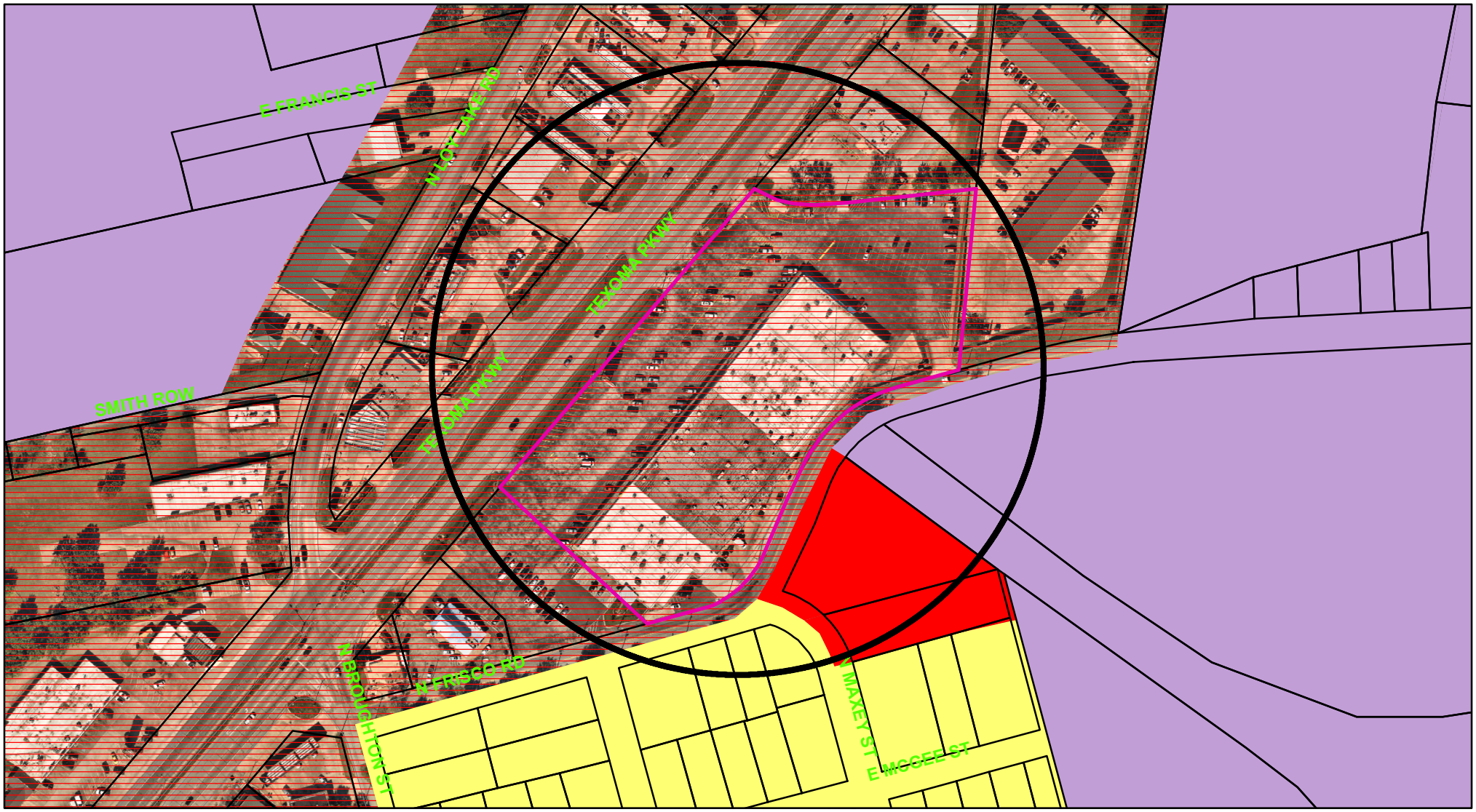
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1729 Texoma Parkway

NOT TO SCALE

1 in = 200 ft



Zoning - 1729 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

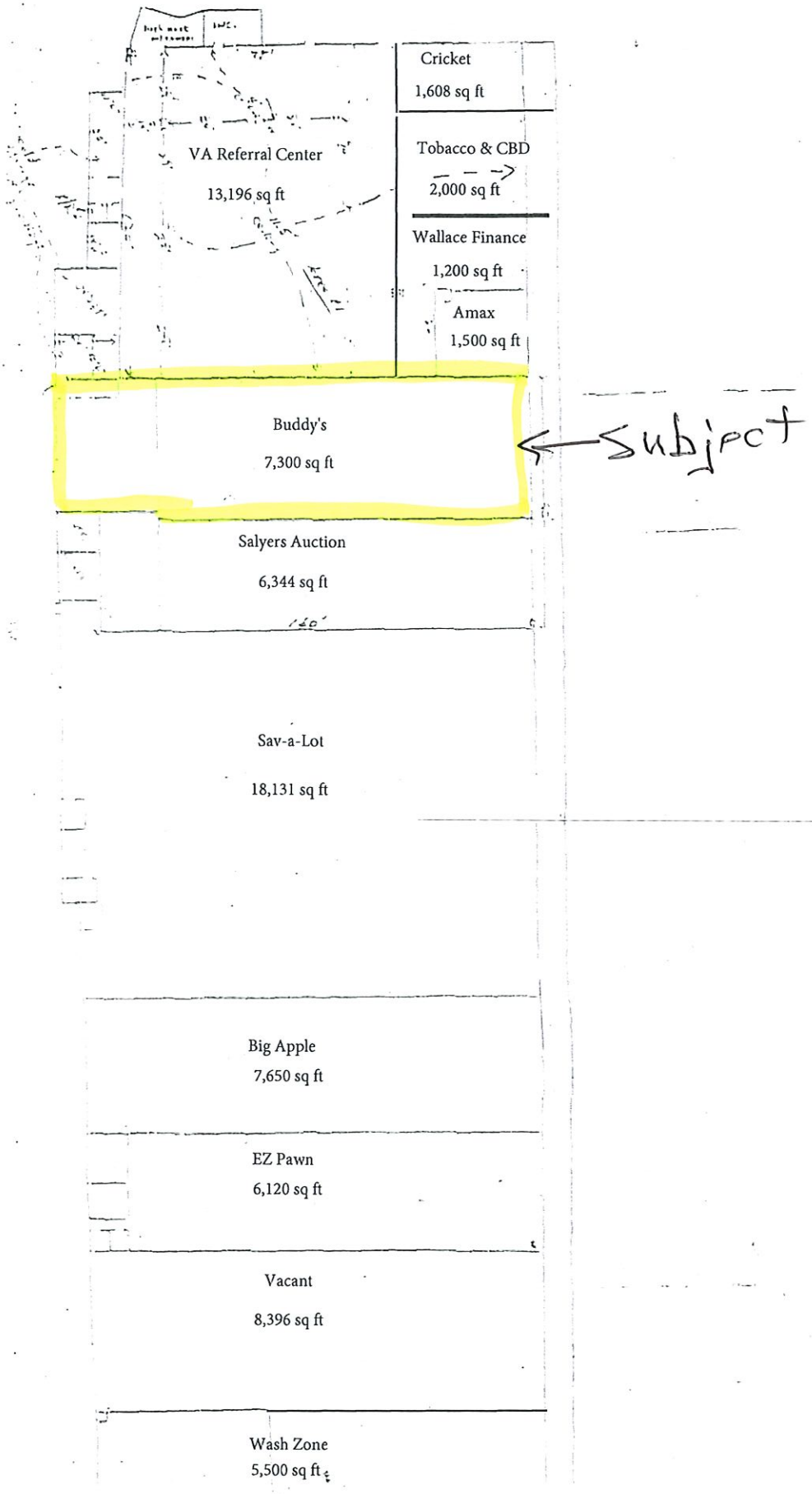
NOT TO SCALE

1 in = 200 ft

1729 TEXOMA PARKWAY

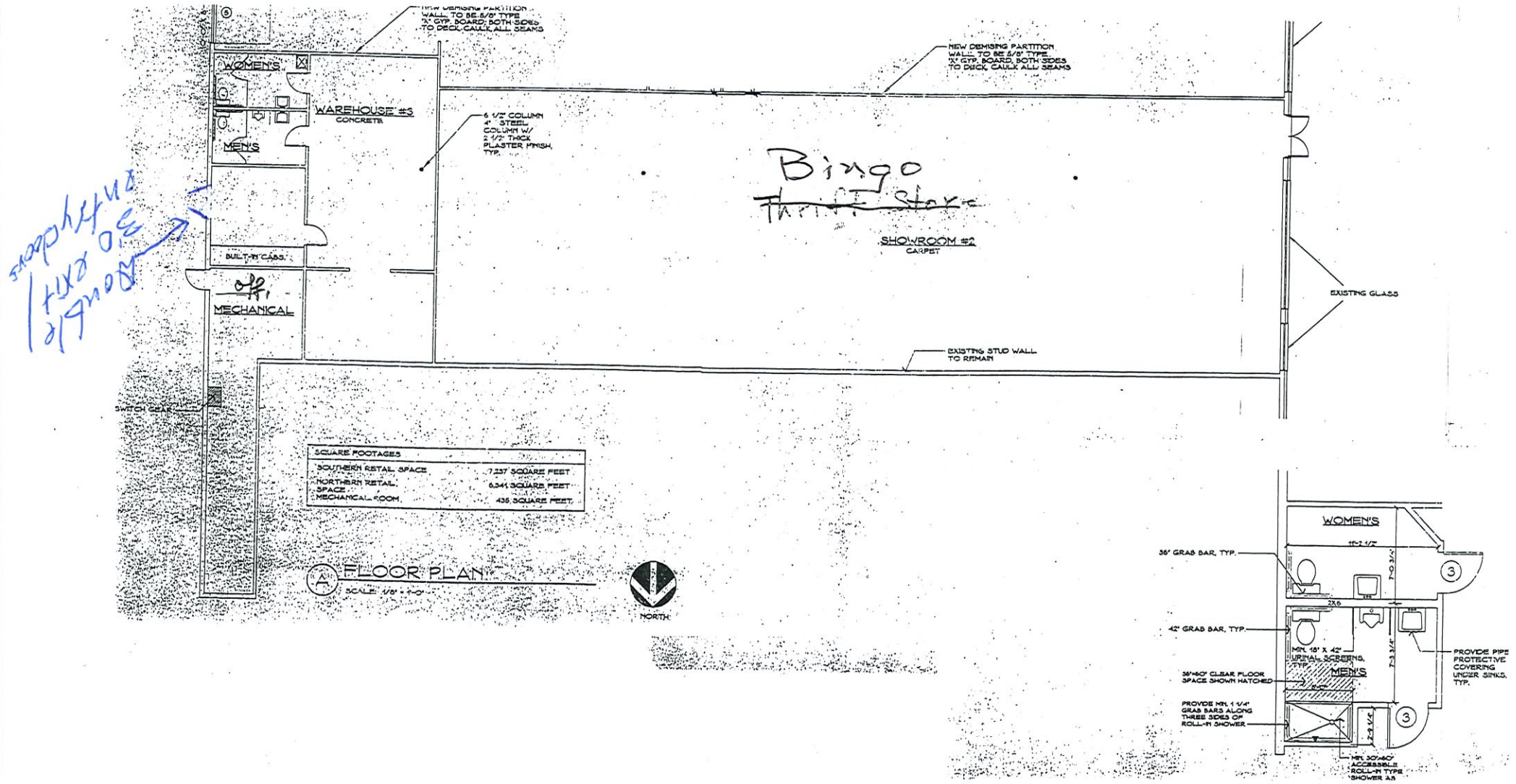


Exhibit A - Floor Plan




Save a lot
food stores
BUDDY'S
HOME FURNISHINGS




NEW DEMISING PARTITION WALL, TO BE 5/8" TYPE 'X' GYP. BOARD, BOTH SIDES TO DECK, CAULK ALL SEAMS
WOMEN'S
WAREHOUSE #3
CONCRETE
MEN'S
6 1/2" COLUMN 4" STEEL COLUMN W/ 2 1/2" THICK PLASTER FINISH, TYP.
NEW DEMISING PARTITION WALL, TO BE 5/8" TYPE 'X' GYP. BOARD, BOTH SIDES TO DECK, CAULK ALL SEAMS
Bingo
SHOWROOM #2
CARPET
EXISTING GLASS
BUILT-IN CABS.
MECHANICAL
EXISTING STUD WALL TO REMAIN
SWITCH GEAR
SQUARE FOOTAGES
SOUTHERN RETAIL SPACE 7,237 SQUARE FEET
NORTHERN RETAIL SPACE 6,341 SQUARE FEET
MECHANICAL ROOM 436 SQUARE FEET
A FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

WOMEN'S
36" GRAB BAR, TYP.
42" GRAB BAR, TYP.
MIN. 18" X 42" URINAL SCREENS, TYP.
MEN'S
PROVIDE PIPE PROTECTIVE COVERING UNDER SINKS, TYP.
30"x60" CLEAR FLOOR SPACE SHOWN HATCHED
PROVIDE MIN. 1 1/4" GRAB BARS ALONG THREE SIDES OF ROLL-IN SHOWER
MIN. 30"x60" ACCESSIBLE ROLL-IN TYPE SHOWER A.S.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Eisenhower Texoma Ltd.
John Munson
2402 W. Morton
Denison, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a commercial amusement center (bingo hall) in a C-2 (General Commercial) District located at 1729 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
8. The approval of the Specific Use Permit and site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 02/22/2022

Prepared by: Patsy Reeves, 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:

* **3401 STEEPLE CHASE DRIVE**

The request of Artisan Development Co. Inc. (Owners), Siva Palchuru (Developer), KAZ Surveying (Surveyor), Vizual Architecture (Architect) and La Terre Engineering, LLC (Civil Engineer) concerning the property at 3401 Steeple Chase Drive, being 10.30 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

A. Preliminary plat approval of Lot 1, Block A, Artisan Addition.
B. Site plan approval of Pebblecreek Apartments.

Background:

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

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

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Two-Family Residential) District

Origination:

Artisan Development Co. Inc. (Owners)
Siva Palchuru (Developer)
KAZ Surveying (Surveyor)
La Terre Engineering, LLC (Civil Engineer)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.

Number of notices mailed:

Not required.

Objections Received:

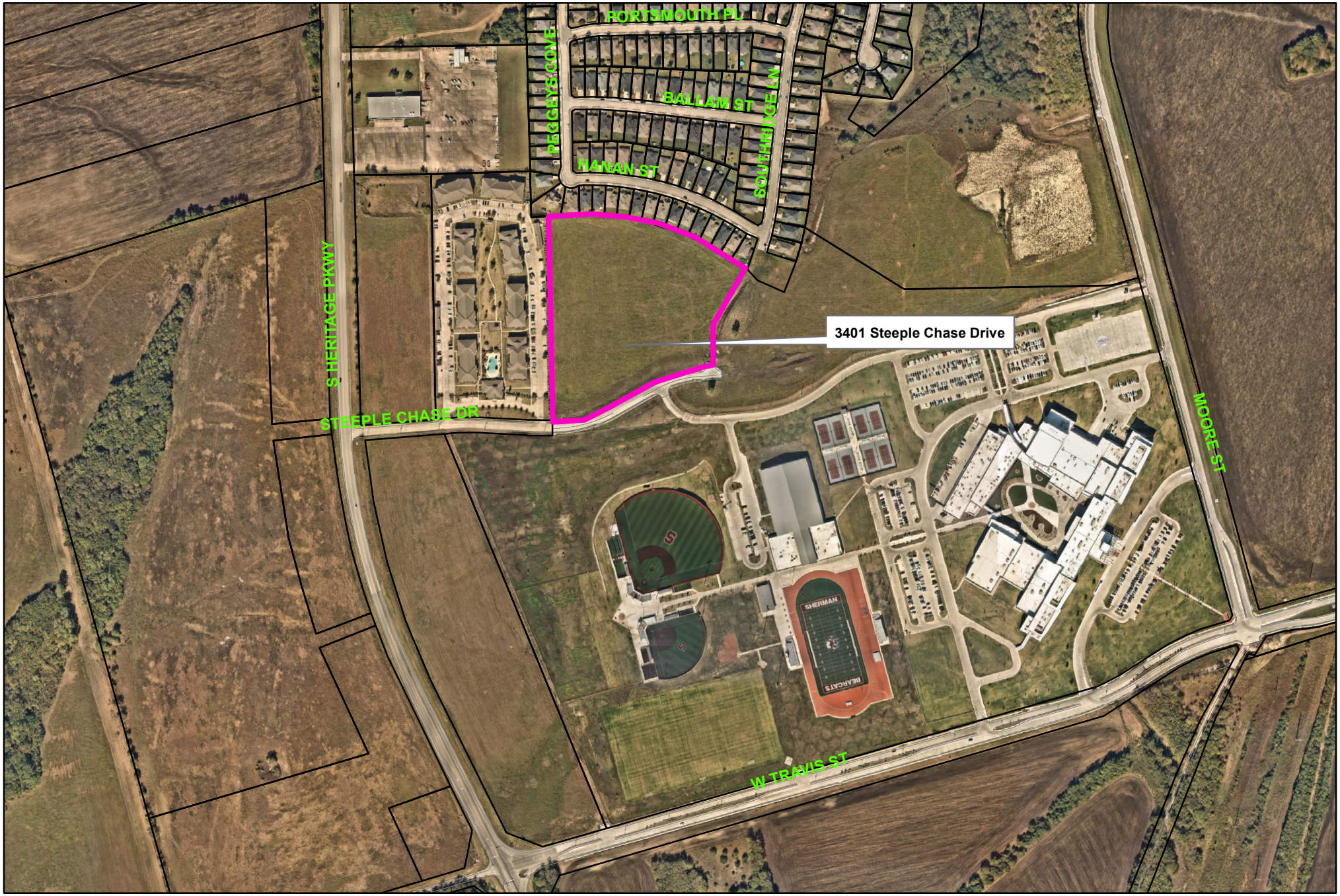
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Survey
Preliminary Plat
Site Plan
Elevations
Landscape Plans
Staff Review Letter - Plat
Staff Review Letter - Site Plan



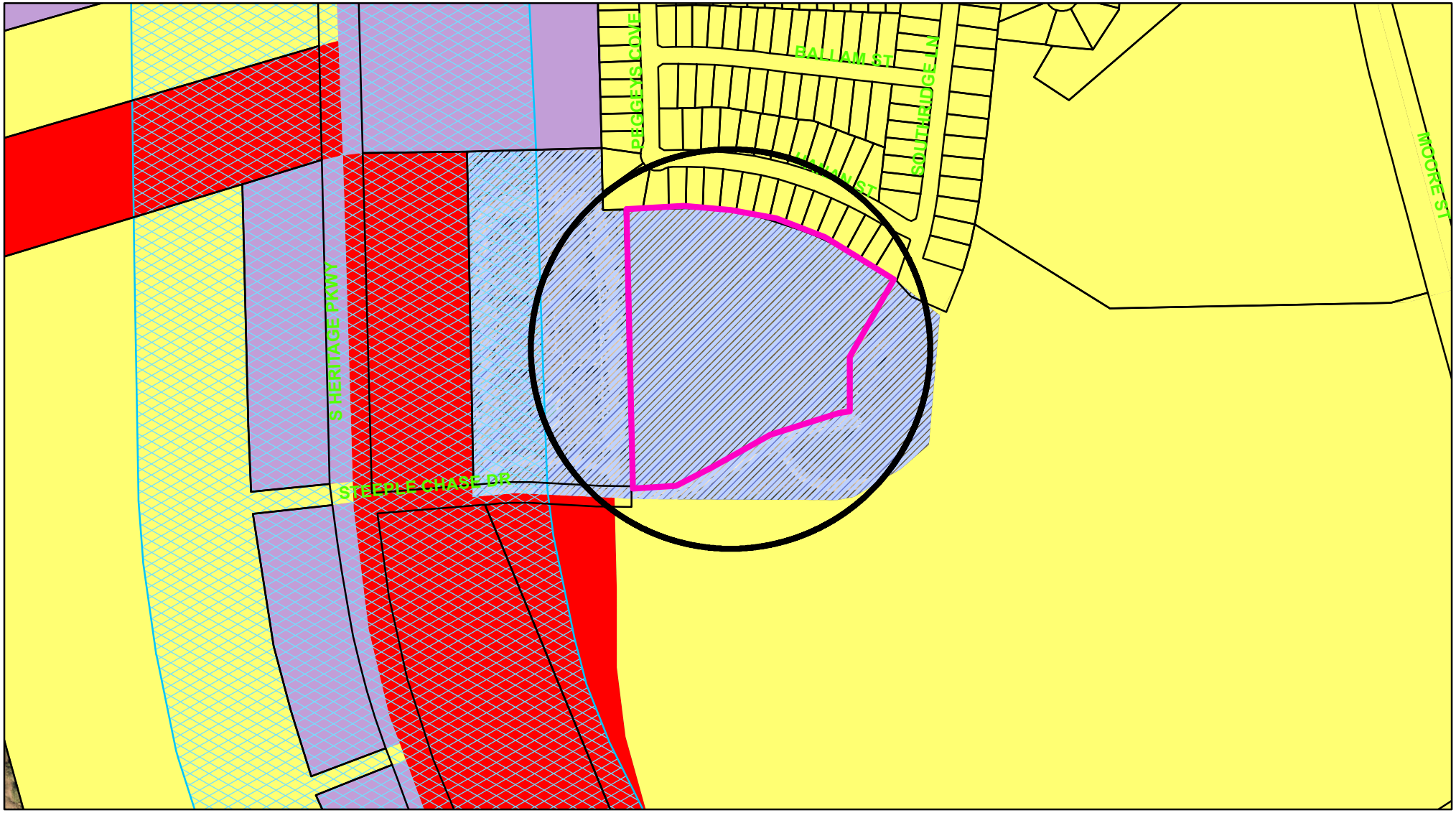
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3401 Steeple Chase Drive

NOT TO SCALE

1 in = 500 ft



Zoning - 3401 Steeple Chase Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

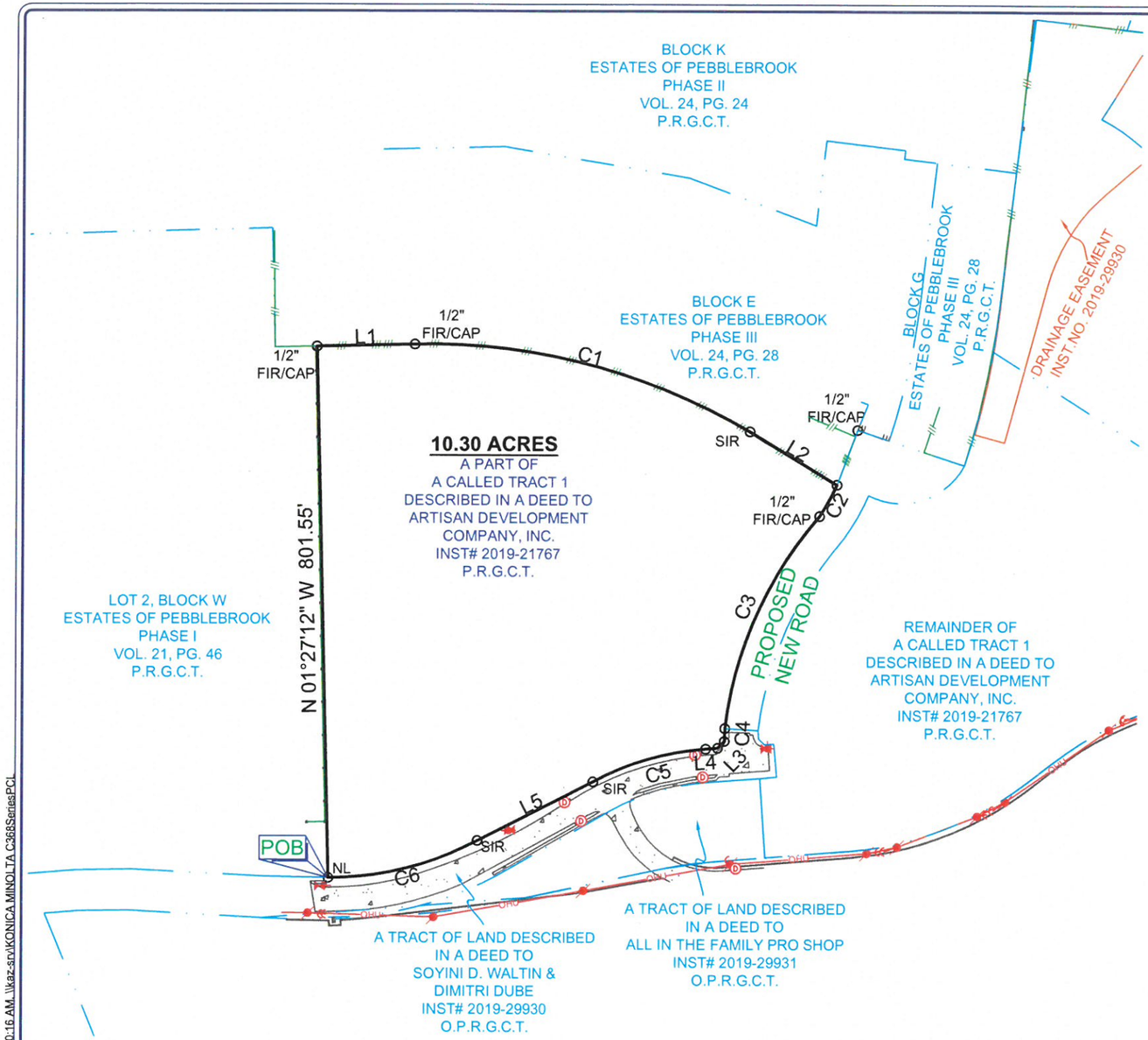
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft



All that certain lot, tract or parcel of land lying and being situated in Grayson County, Texas and being a part of the Elizabeth Jones Survey, Abstract Number 625 and also being a part of that called Tract 1, described in deed to Artisan Development Company, Inc., recorded in Instrument Number 2019-21767, Public Records, Grayson County, Texas, and being all of a called 0.757 acre tract, described in deed to Artisan Development Company, Inc., recorded in Instrument Number 2021-5916, Official Public Records, Grayson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a nail found for the Southeast corner of Lot 2, Block W, of Estates of Pebblebrook, Phase I, as shown in Plat recorded in Volume 21, Page 46, Plat Records, Grayson County, Texas;

THENCE North 01 degree 27 minutes 12 seconds West, along the East line of said Lot 2, a distance of 801.55 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Lot 2;

THENCE North 88 degrees 41 minutes 25 seconds East, a distance of 147.61 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the right, having a radius of 955.97 feet and a chord bearing and distance of South 75 degrees 32 minutes 39 seconds East, 524.05 feet;

THENCE along said curve, an arc length of 241.12 feet to a capped iron rod set stamped "KAZ";

THENCE South 58 degrees 51 minutes 50 seconds East, a distance of 154.46 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the right, having a radius of 275.00 feet and a chord bearing and distance of South 75 degrees 32 minutes 39 seconds East, 524.05 feet;

THENCE along said curve, an arc length of 530.85 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the left, having a radius of 594.35 feet and a chord bearing and distance of South 23 degrees 48 minutes 59 seconds West, 350.03 feet;

THENCE along said curve, an arc length of 355.30 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the right having a radius of 420.00 feet and a chord bearing and distance of South 02 degrees 11 minutes 59 seconds West, 19.40 feet;

THENCE along said curve, an arc length of 19.40 feet to a capped iron rod set stamped "KAZ";

THENCE South 44 degrees 21 minutes 42 seconds West, a distance of 14.54 feet to a capped iron rod set stamped "KAZ";

THENCE South 85 degrees 45 minutes 23 seconds West, a distance of 17.84 feet to a capped iron rod set stamped "KAZ", at the beginning of a curve to the left, having a radius of 425.00 feet and a chord bearing and distance of South 73 degrees 42 minutes 02 seconds West, 177.54 feet;

THENCE along said curve, an arc length of 178.86 feet to a capped iron rod set stamped "KAZ";

THENCE South 63 degrees 06 minutes 03 seconds West, a distance of 196.75 feet to a capped iron rod set stamped "KAZ", at the beginning of a curve to the right, having a radius of 470.00 feet and a chord bearing and distance of South 75 degrees 55 minutes 15 seconds West, 231.80 feet;

THENCE along said curve, an arc length of 234.22 feet to the POINT OF BEGNNING and containing 10.30 acres of land, more or less.

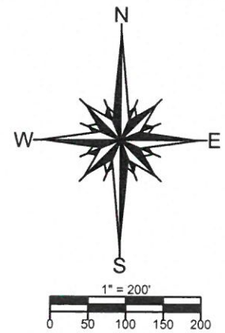
FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Community Number 485509 effective date 09-29-2010 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 400 F of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

Certified to Walter Deronde.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 07-01-2021, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.





LINE	BEARING	DISTANCE
L1	N 88°41'25" E	147.61'
L2	S 58°51'50" E	154.46'
L3	S 44°21'42" W	14.54'
L4	S 85°45'23" W	17.84'
L5	S 63°06'03" W	196.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	955.97'	530.85'	524.05'	S 75°32'39" E	31°48'57.90"
C2	275.00'	54.25'	54.16'	S 28°52'57" W	11°18'07.60"
C3	594.35'	355.30'	350.03'	S 23°48'59" W	34°15'03.57"
C4	420.00'	19.40'	19.40'	S 02°11'59" W	2°38'48.32"
C5	425.00'	178.86'	177.54'	S 73°42'02" W	24°06'44.45"
C6	470.00'	234.22'	231.80'	S 75°55'15" W	28°33'08.33"

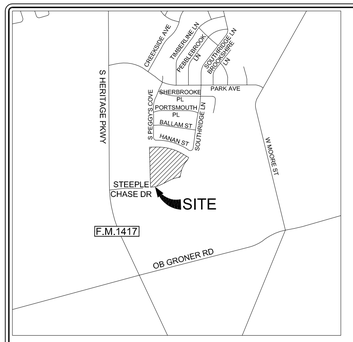
LEGEND

	= POWER POLE	XF	= "X" CUT FOUND
	= GUY WIRE	CORW	= WOOD FENCE CORNER POST
	= FIRE HYDRANT	( )	= PLAT OR DEED CALL
	= WATER VALVE	POB	= POINT OF BEGINNING
	= STORM DRAIN MANHOLE		= WROUGHT IRON FENCE
FIR	= FOUND IRON ROD		= WOOD FENCE
FIR/CAP	= FOUND IRON ROD W/CAPPED		= OVER-HEAD UTILITIES
SIR	= SET IRON ROD W/CAPPED		= CONCRETE

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 210506-02
DRAWN BY: MMF
DATE: 09-07-2021
R.P.L.S.
KENNETH A. ZOLLINGER

Y:\JOBS\JOBS 2021\210506\DRAWINGS\210506-02.dwg, 9/7/2021 9:30:16 AM, \\kaz-srv\KONICA MINOLTA C368SeriesPCL



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

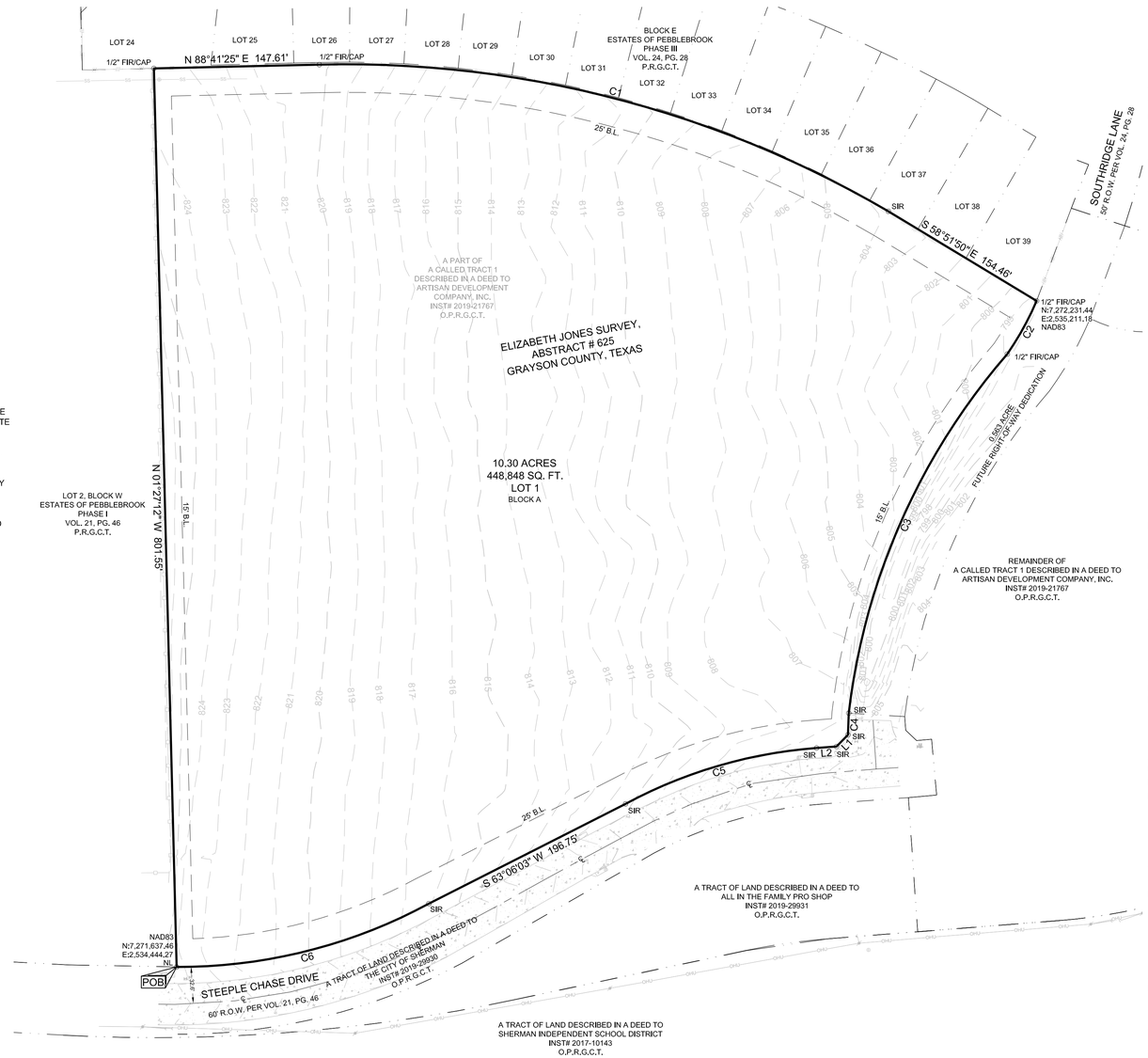
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SHERMAN, COMMUNITY NUMBER 485509 EFFECTIVE DATE 09-29-2010 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 400 F OF SAID MAP.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 LOT FROM A PREVIOUSLY UNPLATTED TRACT.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THIS PROPERTY IS CURRENTLY ZONED R-2 (MULTI-FAMILY RESIDENTIAL).



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	955.97'	530.85'	524.05'	S 75°32'39" E	31°48'58"
C2	275.00'	54.25'	54.16'	S 28°52'57" W	11°18'08"
C3	594.35'	355.30'	350.03'	S 23°48'59" W	34°15'04"
C4	420.00'	19.40'	19.40'	S 02°11'59" W	2°38'48"
C5	425.00'	178.86'	177.54'	S 73°42'02" W	24°06'44"
C6	470.00'	234.22'	231.80'	S 75°55'15" W	28°33'08"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°21'42" W	14.54'
L2	S 85°45'23" W	17.84'

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS; ARTISAN DEVELOPMENT COMPANY, INC. is the owner of all that certain lot, tract, or parcel of land lying in the Elizabeth Jones Survey, Abstract Number 625 and also being a part of a called Tract 1, described in a deed to Artisan Development Company, Inc., recorded in Instrument Number 2019-21767, Official Public Records, Grayson County, Texas, and being all of a called 0.757 acre tract, described in a deed to Artisan Development Company, Inc., recorded in Instrument Number 2021-5916, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a nail found for the Southwest corner of the herein described tract, same being the Southeast corner of Lot 2, Block W, Estates of Pebblebrook, Phase I, recorded in Volume 21, Page 46, Plat Records, Grayson County, Texas;

THENCE North 01 degree 27 minutes 12 seconds West, along the common line of said herein described tract and said Lot 2, a distance of 801.55 feet to a capped 1/2 inch iron rod found for the Northwest corner of said herein described tract, same being the Northeast corner of said Lot 2;

THENCE North 88 degrees 41 minutes 25 seconds East, departing said common line, a distance of 147.61 feet to a capped 1/2 inch iron rod found for the beginning of a curve to the right;

THENCE along said curve to the right, whose chord bears South 75 degrees 32 minutes 39 seconds East, 524.05 feet, having a radius of 955.97 feet, and an arc length of 530.85 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 58 degrees 51 minutes 50 seconds East, a distance of 154.46 feet to a capped 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the beginning of a curve to the right;

THENCE along said curve to the right, whose chord bears South 28 degrees 52 minutes 57 seconds West, 54.16 feet, having a radius of 275.00 feet, and an arc length of 54.25 feet to a capped 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, whose chord bears South 23 degrees 48 minutes 59 seconds West, 350.03 feet, having a radius of 594.35 feet, and an arc length of 355.30 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the beginning of a curve to the left;

THENCE along said curve to the left, whose chord bears South 02 degrees 11 minutes 59 seconds West, 19.40 feet, having a radius of 420.00 feet, and an arc length of 19.40 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southeast corner of said herein described tract, same being in the North right of way line of Steeple Chase Drive;

THENCE South 44 degrees 21 minutes 42 seconds West, along said North right of way line, a distance of 14.54 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 85 degrees 45 minutes 23 seconds West, continuing along said North right of way line, a distance of 17.84 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the beginning of a curve to the left;

THENCE continuing along said North right of way line and along said curve to the left, whose chord bears South 73 degrees 42 minutes 02 seconds West, 177.54 feet, having a radius of 425.00 feet, and an arc length of 178.86 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING";

THENCE South 63 degrees 06 minutes 03 seconds West, continuing along said North right of way line, a distance of 196.75 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the beginning of a curve to the right;

THENCE continuing along said North right of way line and along said curve to the right, whose chord bears South 75 degrees 55 minutes 15 seconds West, 231.80 feet, having a radius of 470.00 feet, and an arc length of 234.22 feet to the POINT OF BEGINNING and containing 448,848 square feet or 10.30 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW BY ALL MEN BY THESE PRESENTS:

THAT, Artisan Development Company, Inc., does hereby adopt this plat designating the herein described property as Artisan Addition, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easement for the same purpose and consideration expressed hereon.

_____
Owner, Artisan Development Company, Inc. Date

STATE OF TEXAS §
COUNTY OF DENTON §

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 executed the same for the purposes and considerations therein.

Witness my hand and seal of office this _____ day of _____, 2022

_____
Notary Public in and for the State of Texas
Denton County
My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, Kenneth A. Zollinger, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with a capped 1/2 inch iron rod stamped "KAZ SURVEYING" under my direction and supervision in accordance with the City of Sherman, Grayson County, Texas.

FOR REVIEW ONLY

_____
Kenneth A. Zollinger R.P.L.S. # 5312 Date

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL
SURVEYOR
FOR REVIEW ONLY

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Kenneth A. Zollinger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

Witness my hand and seal of office this _____ day of _____, 2022

_____
Notary Public in and for the State of Texas
Denton County
My commission expires on _____.

Chairman, City of Sherman Date
Planning and Zoning Committee

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR/CAP = CAPPED IRON ROD FOUND
SIR = CAPPED IRON ROD SET
NL = NAIL FOUND
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GRAYSON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS GRAYSON COUNTY TEXAS
B.L. = BUILDING LINE
℄ = CENTERLINE OF ROAD

N W E S
1" = 60'
0 30 60 90 120

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
ARTISAN DEVELOPMENT COMPANY, INC.
3928 MAGGIE'S MEADOW
DENTON, TEXAS 76210

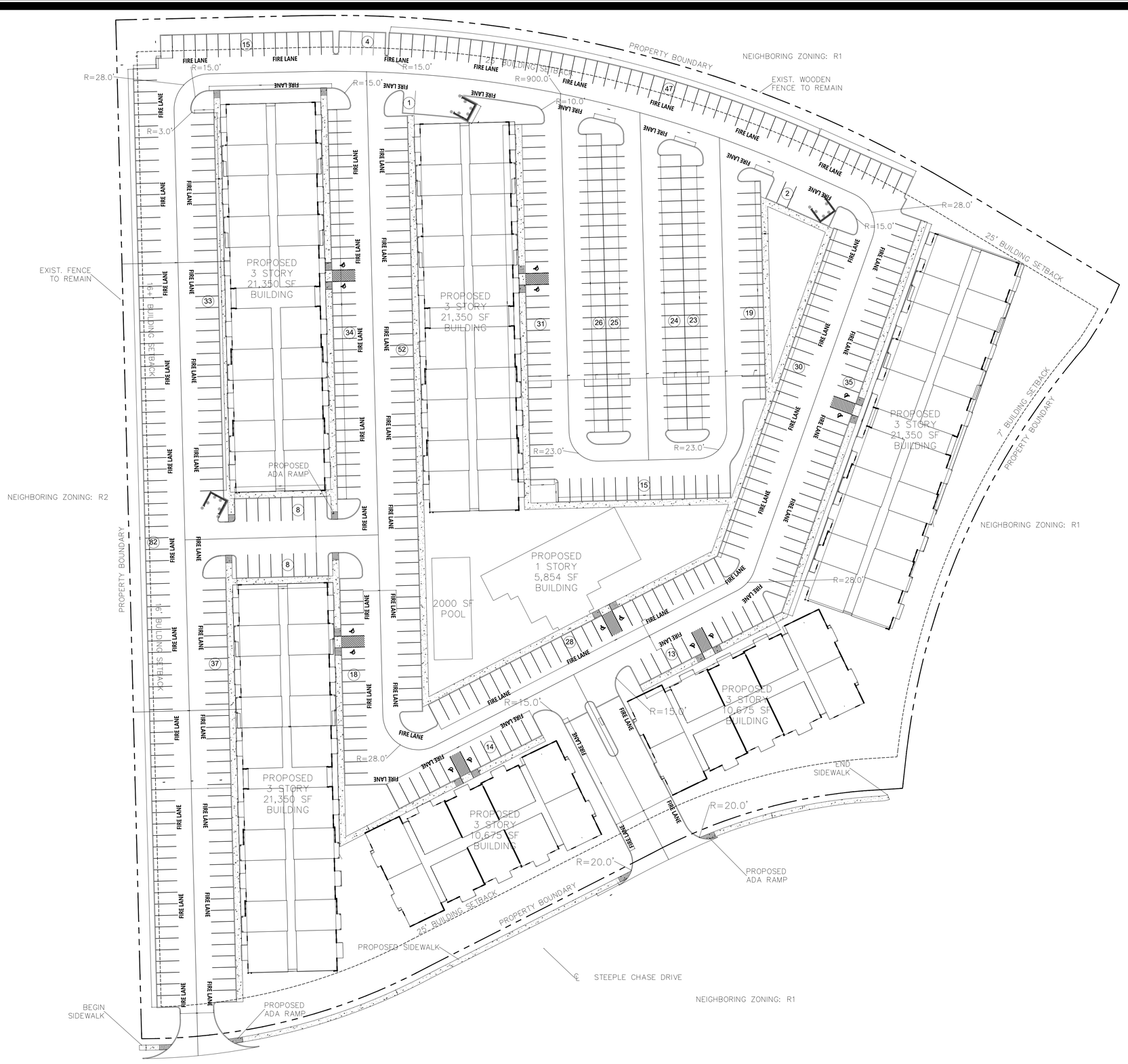
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER:	200532-02
DRAWN BY:	MLB
DATE:	01-21-2021
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOT 1, BLOCK A
ARTISAN ADDITION

BEING 10.30 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



SITE STATISTICS:

AREA OF CONCRETE PAVING (VEHICULAR USE)	203,968.90 SQ. FT.
GREEN OR LANDSCAPED AREA SPACE)	131,977 SQ. FT. (29.42% GREEN
3 STORY BUILDING (60 UNITS)	21,350 SQ. FT.
3 STORY BUILDING (60 UNITS)	21,350 SQ. FT.
3 STORY BUILDING (60 UNITS)	21,350 SQ. FT.
3 STORY BUILDING (60 UNITS)	21,350 SQ. FT.
3 STORY BUILDING (30 UNITS)	10,675 SQ. FT.
3 STORY BUILDING (30 UNITS)	10,675 SQ. FT.
1 STORY BUILDING	5,854 SQ. FT.
TOTAL BUILDING AREA	112,604 SQ. FT.
FLOOR-TO-AREA RATIO	0.73
TOTAL SITE AREA	448,668 SQ.FT. OR (10.30 ACRES)

PARKING STATISTICS:

2 SPACES PER DWELLING UNIT PER 1BD AND 2BD UNITS	276 UNITS x 2 = 552 SPACES
3 SPACES PER DWELLING UNIT PER 3BD UNIT	24 UNITS X 3 = 72 SPACES
TOTAL PARKING SPACES REQUIRED	624 SPACES = 552 + 72
TOTAL PARKING SPACES PROPOSED	624 (14 ACCESSIBLE SPACES)

SITE ZONING DISTRICT:

MULTI-FAMILY RESIDENTIAL

1 A1.0 SITE PLAN
SCALE: NTS

N

DRAWN BY: DP
CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT LLC
P.O. BOX 541
CEDAR HILL, TX 75106
OFFICE: 214-799-1755
DANIEL@DP-DESIGNS.CO

SITE PLAN

PEBBLE CREEK APARTMENTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
115-02

SHEET NO.
A1.0



04 LEFT ELEVATION - BUILDING TYPE I

SCALE: 3/32" = 1'-0"



03 REAR ELEVATION - BUILDING TYPE I

SCALE: 3/32" = 1'-0"



02 RIGHT ELEVATION - BUILDING TYPE I

SCALE: 3/32" = 1'-0"



01 FRONT ELEVATION - BUILDING TYPE I

SCALE: 3/32" = 1'-0"

CITY APPROVAL STAMP

VIZUAL ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
214.515.2106
johnny@vizualarchitecture.com
www.vizualarchitecture.com

PEBBLE CREEK APARTMENTS

FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

EXTERIOR ELEVATIONS - BLDG TYPE I

A6.1

Project # 115-02
Scale 3/32" = 1'-0"



04 LEFT ELEVATION - BUILDING TYPE II

SCALE: 3/32" = 1'-0"



03 RIGHT ELEVATION - BUILDING TYPE II

SCALE: 3/32" = 1'-0"



02 REAR ELEVATION - BUILDING TYPE II

SCALE: 3/32" = 1'-0"



01 FRONT ELEVATION - BUILDING TYPE II

SCALE: 3/32" = 1'-0"

CITY APPROVAL STAMP

VIZUAL ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
214.515.2106
johnny@vizualarchitecture.com
www.vizualarchitecture.com

PEBBLE CREEK APARTMENTS

FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

EXTERIOR ELEVATIONS - BLDG TYPE II

A6.2

Project # 115-02
Scale 3/32" = 1'-0"



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



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



02 LEFT ELEVATION - CLUB HOUSE
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP

VIZUAL ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
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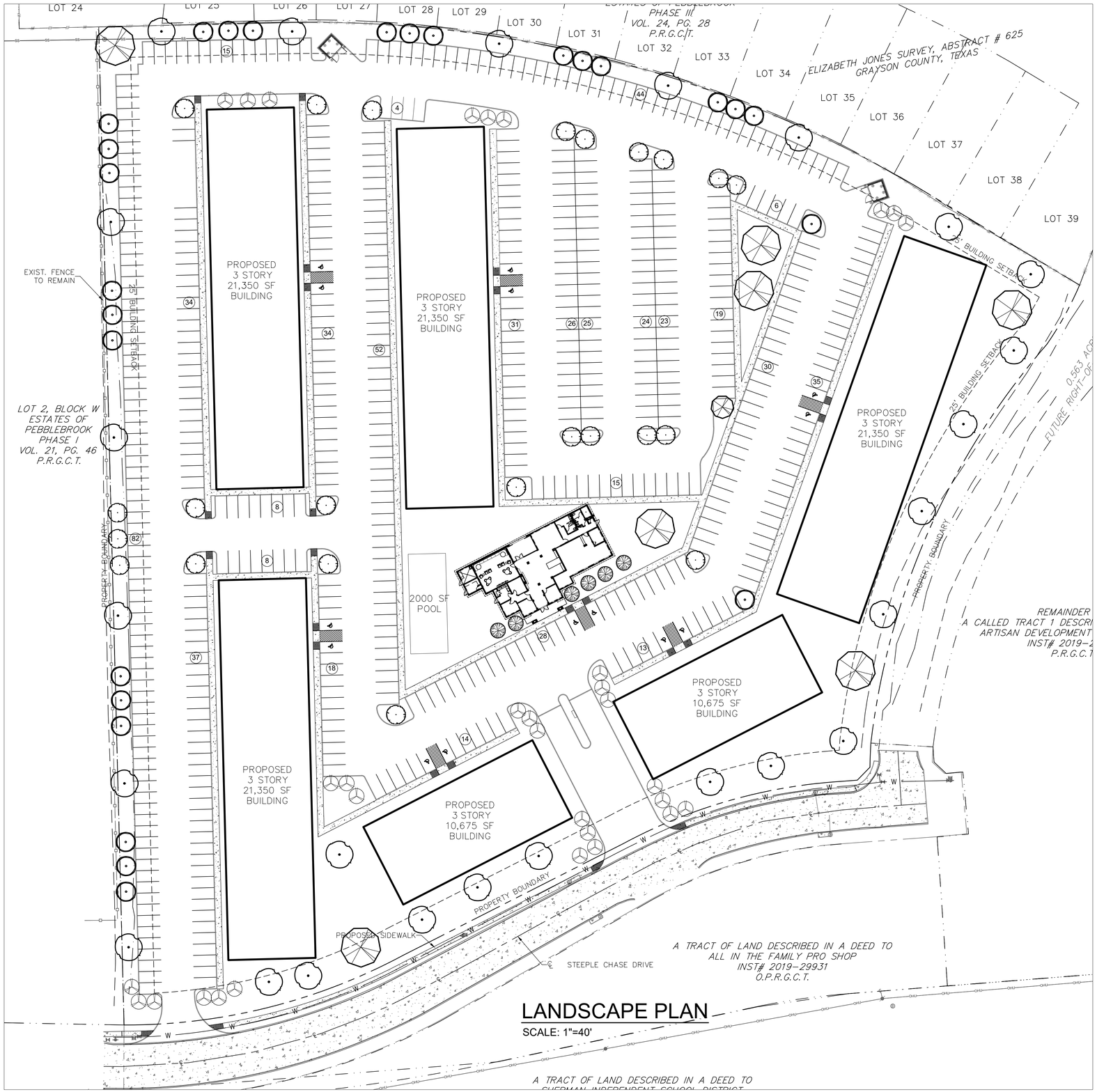
PEBBLE CREEK APARTMENTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

EXTERIOR ELEVATIONS - CLUB HOUSE

A6.3

Project # 115-02
Scale 1/8" = 1'-0"



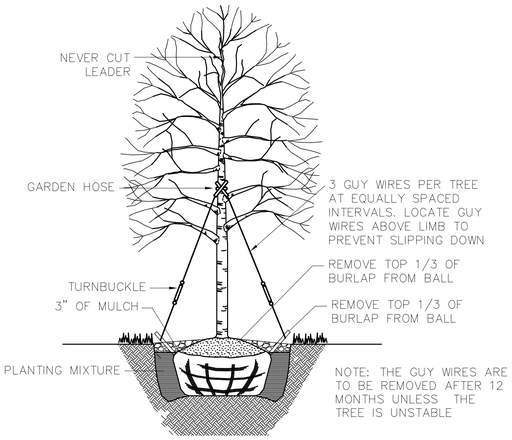
LANDSCAPE PLAN

SCALE: 1"=40'

LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF TEXAS AT THE TIME OF INSTALLATION.
4. WHEN PLANT MATERIAL IS NOT AVAILABLE, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS.
6. ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED, PER THE PLANS.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATIONS
	SHUMARD OAK	Quercus shumardii	25	2" CAL., 10'–12' Ht.
	GREEN ASH	Fraxinus pennsylvanica	24	2" CAL., 10'–12' Ht.
	CHINESE PISTACHIO	Pistacia chinensis	32	2" CAL., 10'–12' Ht.
	DRAKE ELM	Ulmus parvifolia	25	2" CAL., 10'–12' Ht.
	LIVE OAK	Quercus virginiana	7	2" CAL., 10'–12' Ht.
	CRAPE MYRTLE	Lagerstroemia indica	6	Multi–stem, 10'–12' Ht. Natchez"



TREE PLANTING DETAIL

N.T.S.

JOSE L. BARRO, LANDSCAPE ARCHITECT AND PLANNER, L.L.C.
4171 NORTH INCH AVENUE
BATON ROUGE, LA. 70806
PHONE: (225) 571-1834

REGISTERED LANDSCAPE ARCHITECT JOSE L. BARRO 01985 STATE OF TEXAS

REVISIONS NO.	BY	DATE	REMARKS

SHEET INFO		
DRAWN	JLB	
CHECKED	JLB	
APPROVED	JLB	12/15/2021
LAST EDIT		12/16/2021
PLOT DATE		
SUBMITTAL		

LANDSCAPE PLAN
PEBBLE CREEK APARTMENTS

PROJECT NUMBER 2021-0##

DRAWING FILE NAME L1- PEBBLE CREEK SHERMAN TX

SCALE

SHEET NUMBER L1.0

[DATE: 12/16/2021 8:22 AM] [AUTHOR: jbarr] [PLOTTER: None]
[PATH: C:\Users\jbarr\OneDrive\Documents\01-JLB LA LLC\01-Projects\2021-007-Pebble Creek Sherman TX\L1- Pebble Creek Sherman TX.dwg] [LAYOUT: L-1]

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Artisan Development Company, Inc.
3928 Maggie's Meadow
Denton, TX 76210

Kaz Surveying, Inc.
1720 Westminster St.
Denton, TX 76205

Dear Applicants,

The request for approval of the Preliminary Plat of Lot 1, Block A, Artisan Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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. Right of Way for extension of Southridge Lane to be included in plat.
3. Dedicate a 10' Utility Easement along Steeplechase Drive and Future Right of Way Dedication. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 15' Sanitary Sewer Easement around existing sewer main in Northwest corner of subject property. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
5. Ownership and instrument information for property East of subject property to be updated on plat.
6. Preliminary Plat layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
7. Final plat layout and signature blocks must meet standard. *Code of Ordinances Chapter 10.05, Section 6*
8. Remove building line from plat.
9. Sanitary Sewer main may need to be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
10. Internal water and sewer lines will be privately owned and maintained.
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. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Artisan Development Company
3928 Maggie's Meadow
Denton, TX 76210

KAZ Surveying
1720 Westminister
Denton, TX 76205

Siva Palchuru
1861 N. Central Expy., Suite 400
Plano, TX 75075

Vizual Architecture
400 N. Saint Paul St.
Dallas, TX 75201

Dear Applicants,

The request for site plan approval for Pebblecreek Apartments located at 3401 Steeple Chase Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
8. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
9. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

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

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
14. Site plan to reflect corner clip on Southeast corner of property.
15. Site plan to reflect right of way dedication for extension of Southridge Lane.
16. Sidewalk to extend to property line.
17. Sanitary Sewer main may need to be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
18. Internal water and sewer lines will be privately owned and maintained.
19. 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)*
20. 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.*
21. The location of the trash receptors must be approved by the Public Works Department.
22. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

3209 TEXOMA PARKWAY

The request of Sherman NEC Texoma & 82, L.P. (Owners), David Bond (Representative), Spiars Engineering, Inc. (Engineer/Surveyor) and HDK Architects (Architect) concerning the property at 3209 Texoma Parkway, being 31.116 acres in the Reuben Hendrix Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Zone change and site plan approval for Sherden Mall Multi-Family Complex under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 3209 Texoma Parkway between Gallagher Drive and Highway 82. The owner is requesting a zone change and site plan approval from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for a multifamily complex.

Adjacent Zoning:

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

Origination:

Sherman NEC Texoma & 82, L.P. (Owners)
David Bond (Representative)
Spiars Engineering, Inc. (Engineer/Surveyor)
HDK Architects (Architect)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

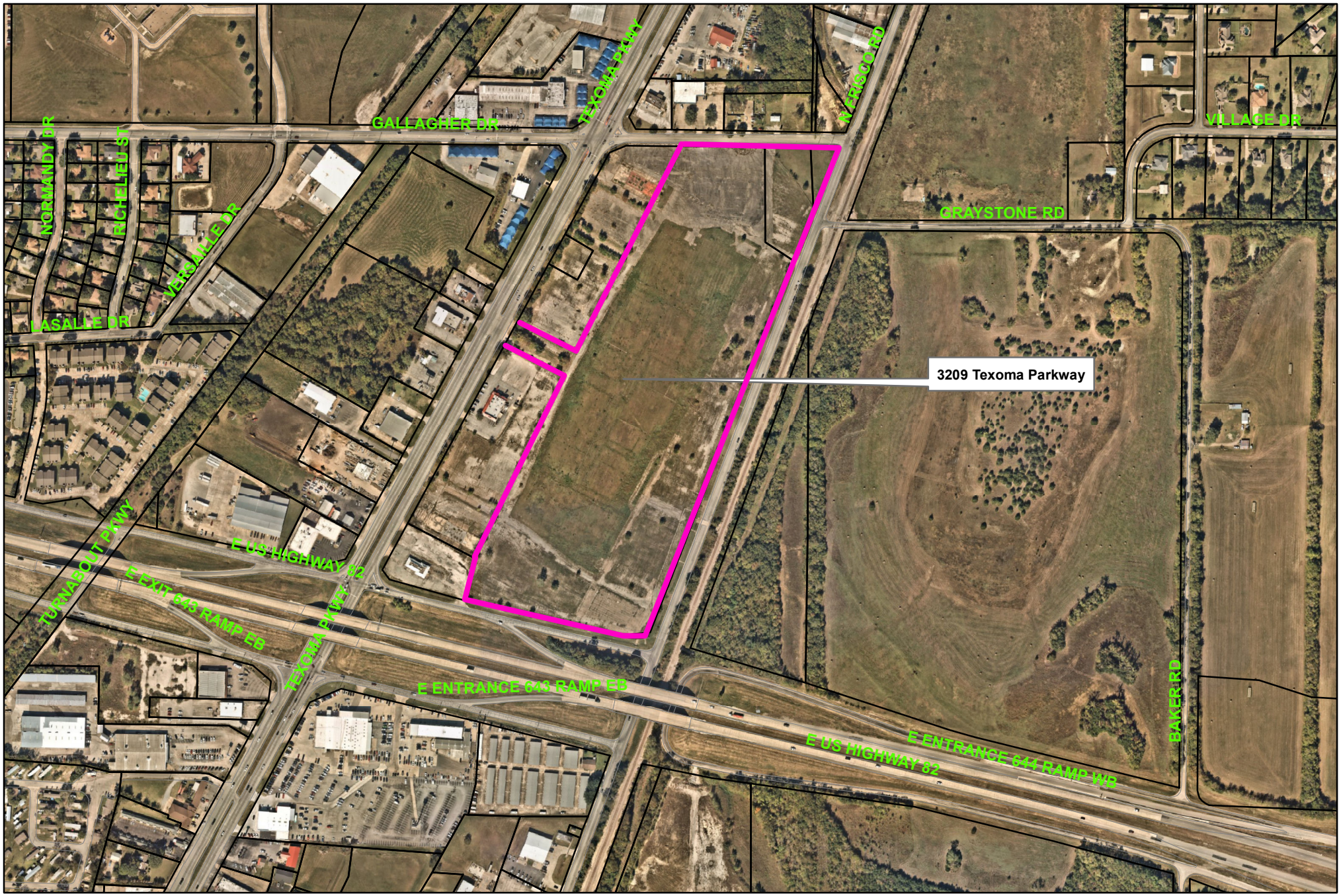
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Landscape Plans
Narrative
Staff Review Letter



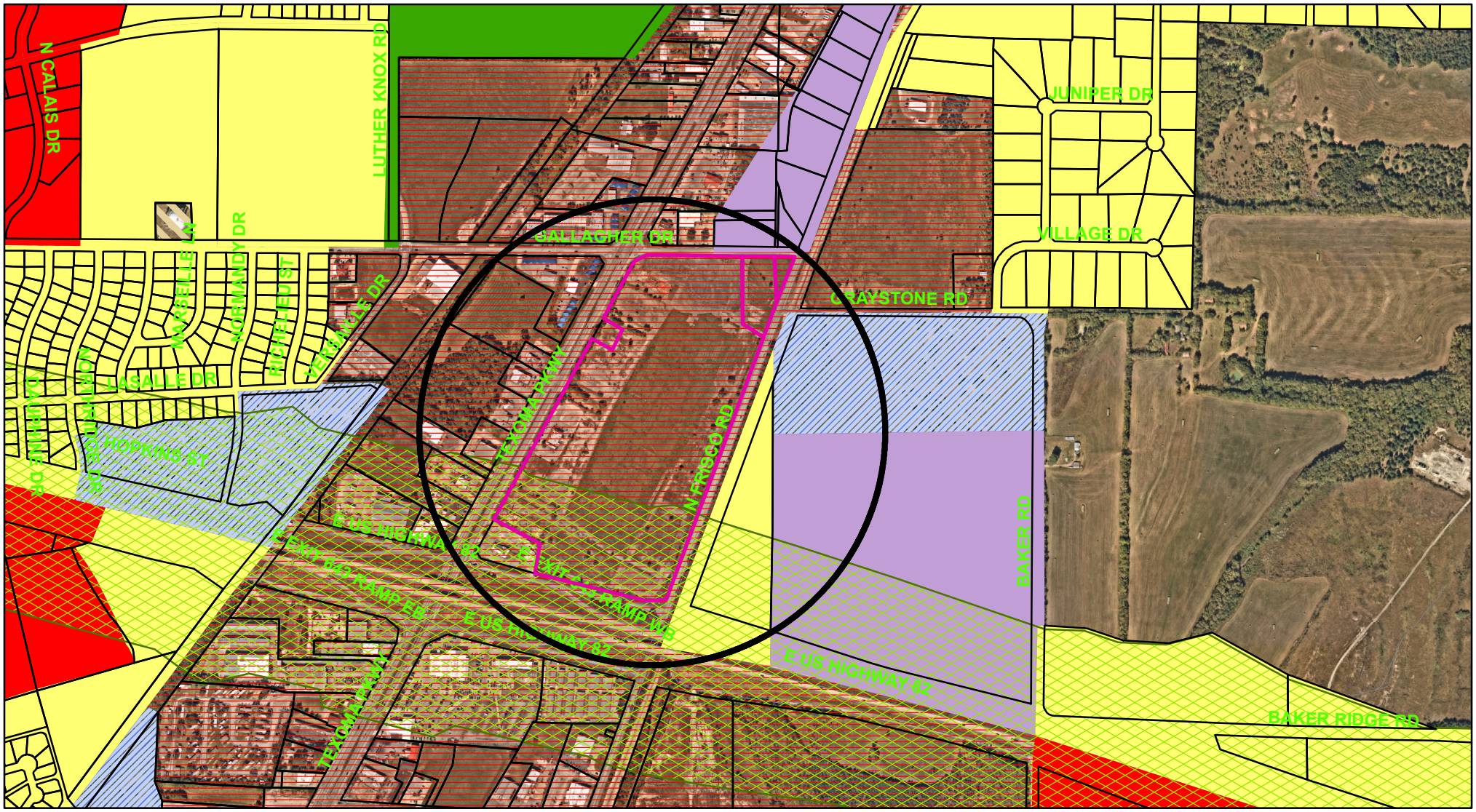
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3209 Texoma Parkway

NOT TO SCALE

1 in = 500 ft



Zoning - 3209 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

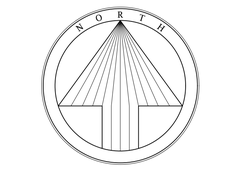
City of Sherman, Texas
Development Services Department

NOT TO SCALE

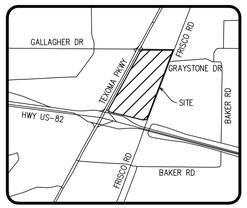
1 in = 789 ft

3209 Texoma Parkway



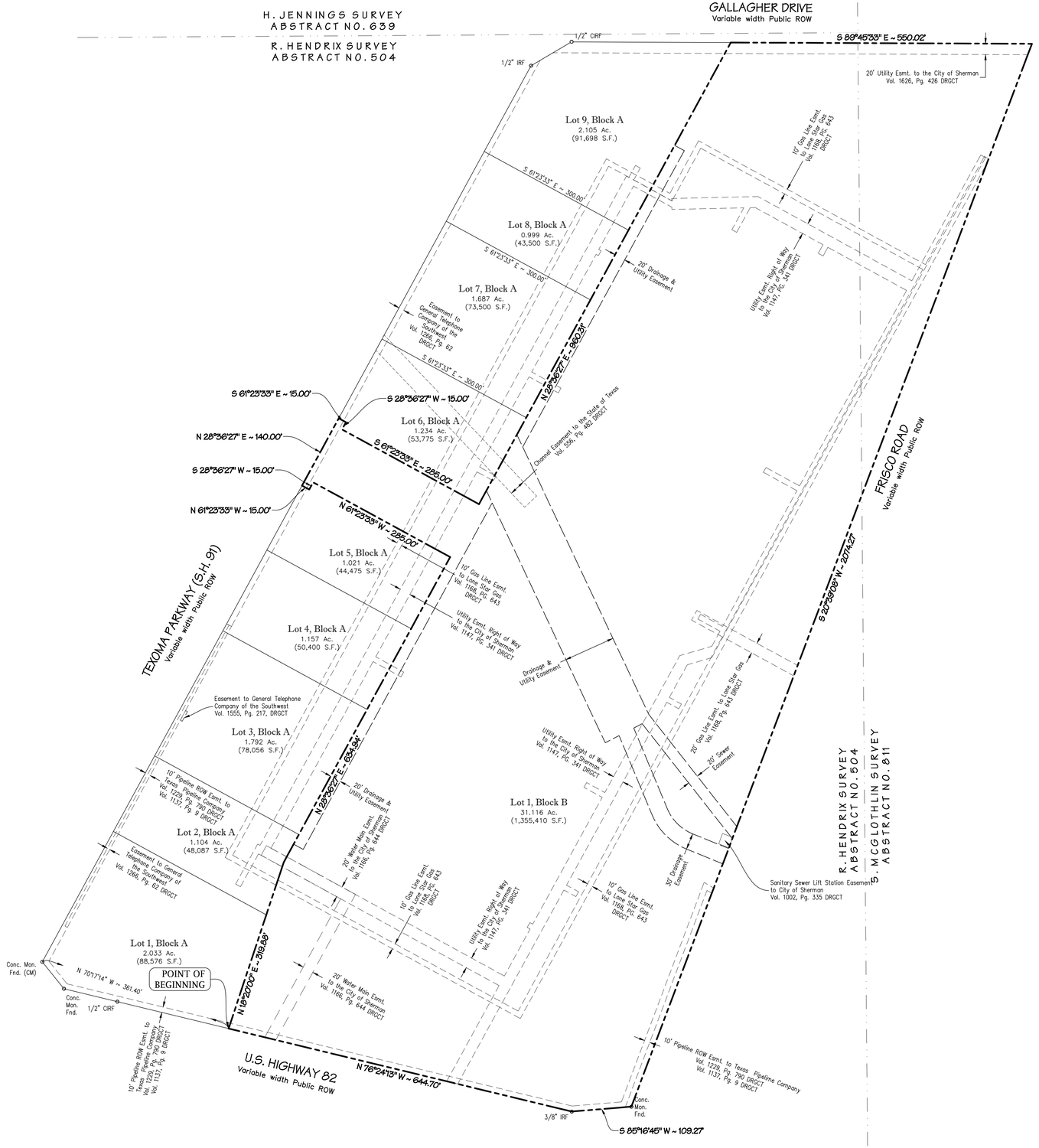


Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'

LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT



LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being a portion of a tract conveyed to Entlesherm, by deed recorded in Volume 2709, Page 421 of the Deed Records, Grayson County, Texas, being more particularly described as follows:

BEGINNING at a point from which a concrete monument found at the northern end of a corner clip at the intersection of the northern line of U.S. Highway 82 (variable width public right-of-way) and the southeast line of Texoma Parkway (S.H. 91) (variable width public right-of-way) bears N 70°17'14" W, 361.40 feet;

THENCE N 18°20'00" E, 319.88 feet;

THENCE N 28°36'27" E, 57.75 feet;

THENCE N 28°36'27" E, 634.94 feet;

THENCE N 61°23'33" W, 285.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE N 61°23'33" W, 15.00 feet;

THENCE N 28°36'27" E, 140.00 feet;

THENCE S 61°23'33" E, 15.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE S 61°23'33" E, 285.00 feet;

THENCE N 28°36'27" E, 960.31 feet;

THENCE S 89°45'33" E, 550.02 feet;

THENCE S 20°39'08" W, 2074.27 feet;

THENCE S 85°16'45" W, 109.27 feet;

THENCE N 76°24'13" W, 644.70 feet to the POINT OF BEGINNING with the subject tract containing 1,355,410 square feet or 31.116 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@spiarsengineering.com

ZONING EXHIBIT

SHERADEN MALL

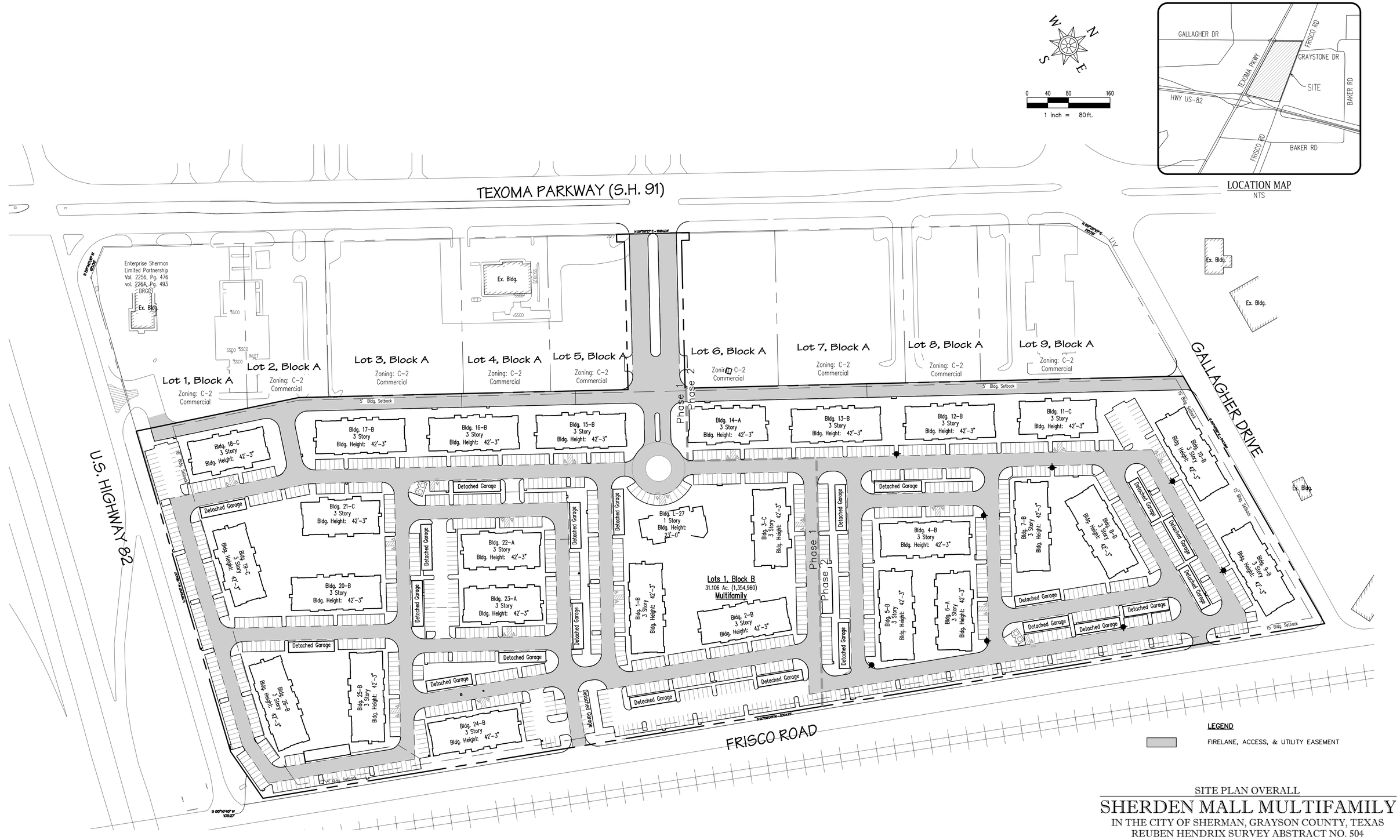
PROPOSED LOT 1, BLOCK B
BEING 42.249 ACRES IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 100' January, 2022 SEI Job No. 21-006

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\CAD\Zoning Exhibit.dwg Saved By: DBrown Save Time: 1/26/2022 10:04:33 AM Plotted by: DBrown Plot Date: 1/26/2022 10:06 AM



LOCATION MAP
NTS

0 40 80 160
1 inch = 80 ft.

LEGEND

FIRELANE, ACCESS, & UTILITY EASEMENT

SITE PLAN OVERALL

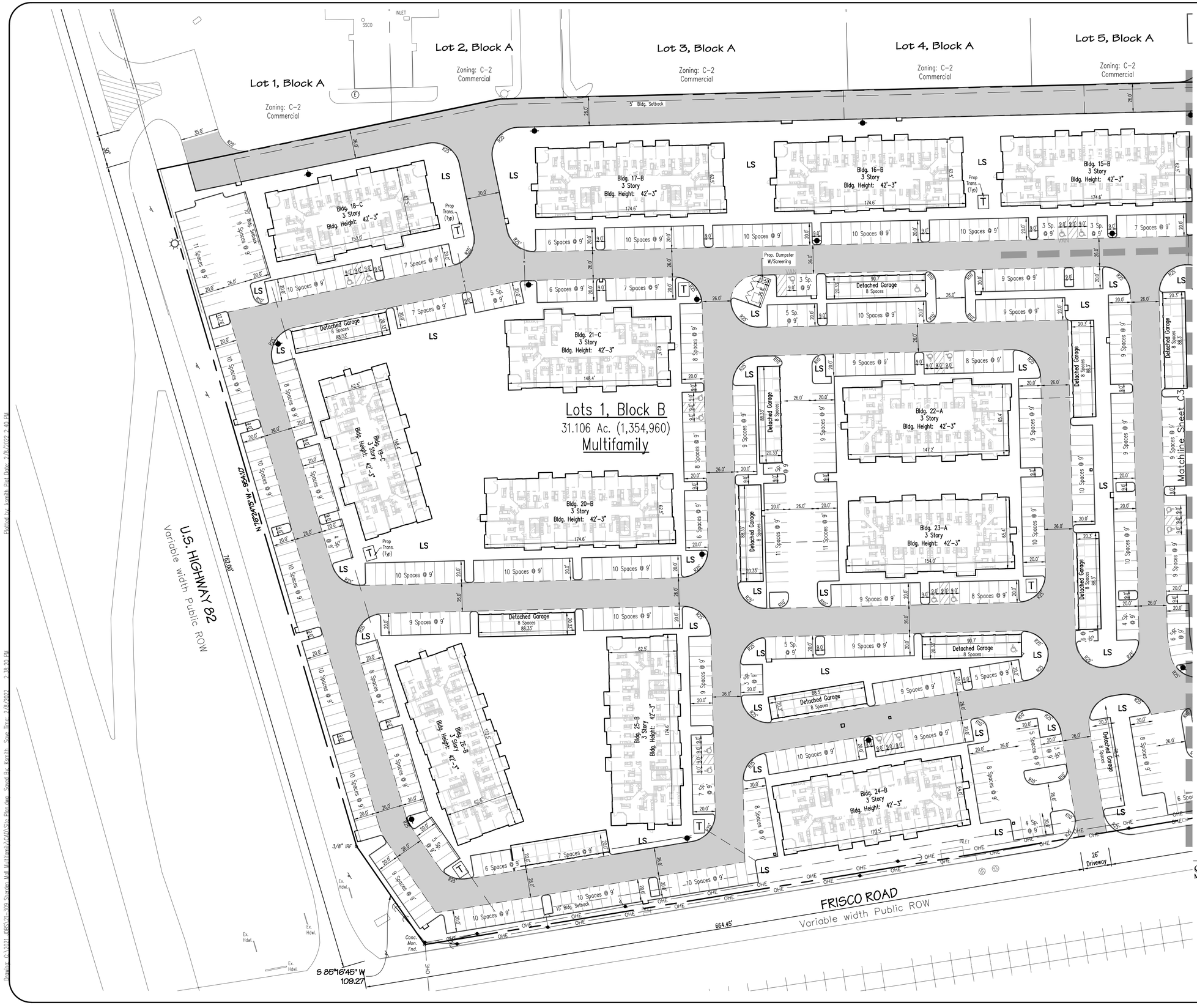
SHERDEN MALL MULTIFAMILY

IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
REUBEN HENDRIX SURVEY ABSTRACT NO. 504
1,354,960 Sq. Ft./31.106 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Tx., 75074
Telephone: (972) 980-9686
Contact: Jim Duggan

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\CAD\Site Plan.dwg Saved By: ksmith Save Time: 2/8/2022 2:38:20 PM Plotted by: ksmith Plot Date: 2/8/2022 2:40 PM



LEGEND

FIRELANE, ACCESS, & UTILITY EASEMENT

Note:
Handicap parking is provided in accordance with ADA standards

SITE PLAN

SHERDEN MALL MULTIFAMILY

IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
REUBEN HENDRIX SURVEY ABSTRACT NO. 504
1,927,486 Sq. Ft./44.248 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Tx., 75074
Telephone: (972) 980-9686
Contact: Jim Duggan

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\CAD\Site Plan.dwg Saved By: ksmith Save Time: 2/8/2022 2:38:20 PM Plotted by: ksmith Plot Date: 2/8/2022 2:40 PM

Lot 6, Block A
Zoning: C-2 Commercial

Lot 7, Block A
Zoning: C-2 Commercial

Lot 8, Block A
Zoning: C-2 Commercial

Lot 9, Block A
Zoning: C-2 Commercial

N
W
E
S

0 20 40 80
1 inch = 40 ft.

GALLAGHER DRIVE
Variable width Public ROW

S 89°45'39" E - 840.96'

49.97'

313.18'

15' Bldg. Setback

5' Bldg. Setback

Phase 1

Phase 2

Matchline Sheet C2

Matchline Sheet C3

Matchline Sheet C4

Bldg. 14-A
3 Story
Bldg. Height: 42'-3"

Bldg. 13-B
3 Story
Bldg. Height: 42'-3"

Bldg. 12-B
3 Story
Bldg. Height: 42'-3"

Bldg. 11-C
3 Story
Bldg. Height: 42'-3"

Bldg. 10-B
3 Story
Bldg. Height: 42'-3"

Bldg. 9-B
3 Story
Bldg. Height: 42'-3"

Bldg. 8-B
3 Story
Bldg. Height: 42'-3"

Bldg. 7-B
3 Story
Bldg. Height: 42'-3"

Bldg. 6-A
3 Story
Bldg. Height: 42'-3"

Bldg. 5-B
3 Story
Bldg. Height: 42'-3"

Bldg. 4-B
3 Story
Bldg. Height: 42'-3"

Bldg. 3-C
3 Story
Bldg. Height: 42'-3"

Bldg. 2-B
3 Story
Bldg. Height: 42'-3"

Bldg. 1-B
3 Story
Bldg. Height: 42'-3"

Bldg. L-27
1 Story
Bldg. Height: 23'-0"

Detached Garage
8 Spaces

Prop Trans. (Typ)

Prop. Dumpster W/Screening

Ex. Bldg.

POOL COURT
Lots 1, Block B
31.106 Ac. (1,354,960)
Multifamily

FRISCO ROAD
Variable width Public ROW

S 20°39'08" W - 2074.27'

1181.45'

233.32'

38' Driveway

OHE

VAN

LEGEND

FIRELANE, ACCESS, & UTILITY EASEMENT

PHASELINE

Note:
Handicap parking is provided in accordance with ADA standards

SITE PLAN 2

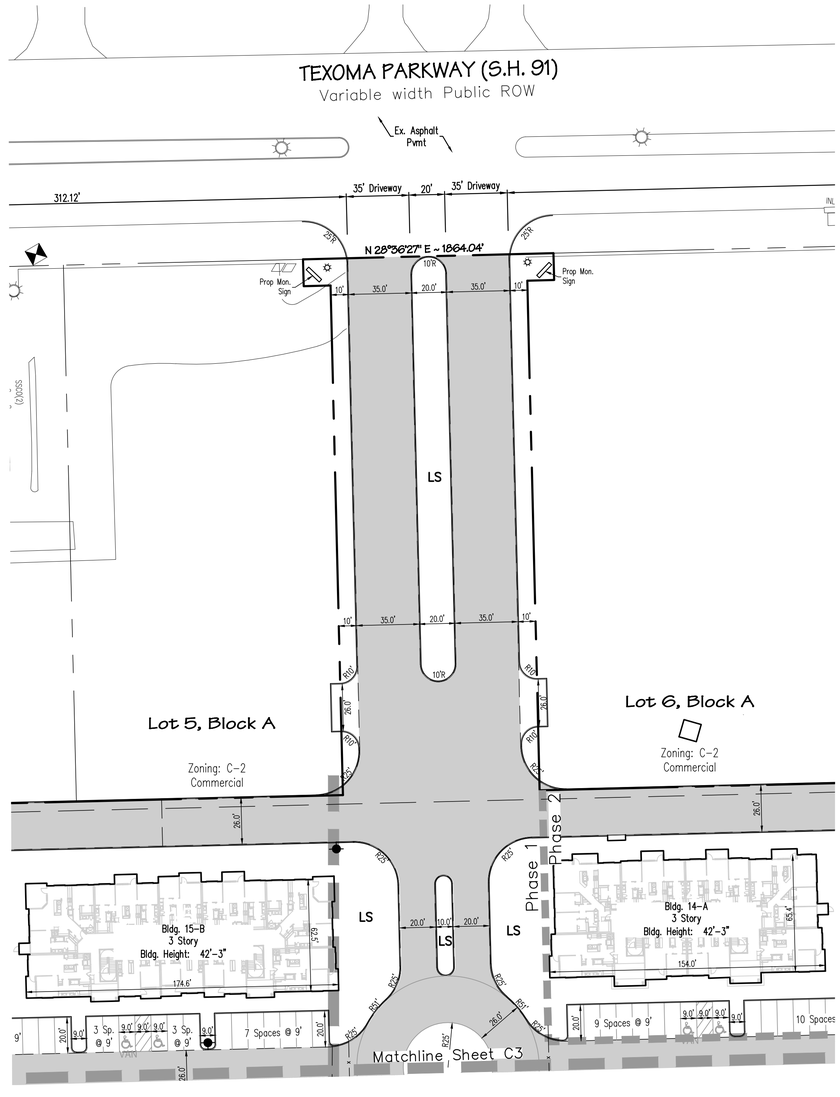
SHERDEN MALL MULTIFAMILY

IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
REUBEN HENDRIX SURVEY ABSTRACT NO. 504
1,354,960 Sq. Ft./31.106 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Tx., 75074
Telephone: (972) 980-9686
Contact: Jim Duggan

Drawing: G:\2021_JOBS\21-309 Sherden Mall Multifamily\CAD\Site Plan.dwg Saved By: KSmith Save Time: 2/8/2022 2:38:20 PM
Plotted by: ksmith Plot Date: 2/8/2022 2:40 PM





0 20 40 80

1 inch = 40 ft.

SITE DATA	LOT 1, BLOCK 1
Proposed Use:	Multifamily
Lot Area (Gross/Net):	44.249 Ac. (1,927,486 S.F.)
Existing Zoning:	C2
Proposed Zoning:	R2
Building Footprint:	Type A – 10.273 Sq. Ft. Type B – 11,315 Sq. Ft. Type C – 9,991 Sq. Ft. Total: 49,955 Sq. Ft.
Building Area:	Type A – 29,729 Sq. Ft. Type B – 33,015 Sq. Ft. Type C – 28,867 Sq. Ft. Total: 824,506 Sq. Ft.
Floor Area Ratio(FAR):	0.29:1
Impervious Area:	559,281 Sq. Ft. Total
Landscape Area:	756,385 Sq. Ft. Total
Required Parking	1,062
Surface Parking	1,275
HC Surface Parking	30
Detached Garage	189
HC Detached Garage	3
Total Parking Provided:	1,497 Spaces (incl. 30 HC)

Building Type		A	B	C
Number of Buildings		4	17	5
Unit Type	# of Bedrooms	Number of Units		
A1	1		9	
A2	1	6	3	6
A3	1	6	6	6
B1	2	6	6	6
B2	2		6	6
C1	3	6		
Total Units per Building Type		24	30	24
Total Bedrooms per Building Type		42	42	36
		Total Bedrooms		1062

Building Tabulation

Sherman MF – Phase 1 Unit Tabulation				
Type	Area	No.	%	Total Area
A1	602	81	13.42%	48,726
A2	700	63	12.15%	44,100
A3	807	90	20.00%	72,630
B1	984	90	24.39%	88,560
B2	1,182	78	25.39%	92,196
C1	1,406	12	4.65%	16,872
Total		324	100.00%	363,084

Average Unit Size : 946.83

Garage Tabulation

	Building Types			
Bldg. No.	A 2	B 9	C 4	Total 15
A1		9		81
A2	6	3	6	63
A3	6	6	6	90
B1	6	6	6	90
B2		6	6	78
C1	6			12
Units/Bldg.	24	30	24	
Units/Bldg. Type	48	270	96	414

Sherman MF – Phase 2 Unit Tabulation				
Type	Area	No.	%	Total Area
A1	602	72	23.08%	43,344
A2	700	42	13.46%	29,400
A3	807	66	21.15%	53,262
B1	984	66	21.15%	64,944
B2	1,182	54	17.31%	63,828
C1	1,406	12	3.85%	16,872
Total		312	100.00%	271,650

Average Unit Size : 870.67

	Building Types			
Bldg. No.	A 2	B 8	C 1	Total 11
A1		9		72
A2	6	3	6	42
A3	6	6	6	66
B1	6	6	6	66
B2		6	6	54
C1	6			12
Units/Bldg.	24	30	24	
Units/Bldg. Type	48	240	24	312

Sherman MF – Total Unit Tabulation				
Type	Area	No.	%	Total Area
A1	602	153	21.07%	92,070
A2	700	105	14.46%	73,500
A3	807	156	21.49%	125,892
B1	984	156	21.49%	153,504
B2	1,182	132	18.18%	156,024
C1	1,406	24	3.31%	33,744
Total		726	100.00%	634,734

Average Unit Size : 874.34

	Building Types			
Bldg. No.	A 4	B 17	C 5	Total 26
A1		9		153
A2	6	3	6	105
A3	6	6	6	156
B1	6	6	6	156
B2		6	6	132
C1	6			24
Units/Bldg.	24	30	24	
Units/Bldg. Type	96	510	120	726

LEGEND

FIRELANE, ACCESS, & UTILITY EASEMENT

PHASELINE

Note:

Handicap parking is provided in accordance with ADA standards

SITE PLAN 3

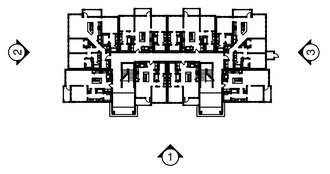
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Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\CAD\Site Plan.dwg Saved By: ksmith Save Time: 2/8/2022 2:38:20 PM Plotted by: ksmith Plot Date: 2/8/2022 2:40 PM

BUILDING KEY	MATERIALS KEY	LEGEND
	NOTE: SQUARE FOOTAGE IS AN ESTIMATION FOR CITY PURPOSES ONLY. NOT TO BE USED FOR BIDDING PURPOSES. FACADE TREATMENT MATERIALS STC STUCCO FIBER CEMENT BOARD & BATTEN MANUFACTURED STONE NATURAL APPEARANCE ACCENT MATERIALS COMP. SHINGLES AWN METAL AWNINGS	ELECTRIC METER LOCATION WP WALL PACK T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.D. TOP OF DECK T.O.H. TOP OF HEEL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.



2 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
01-24-2022

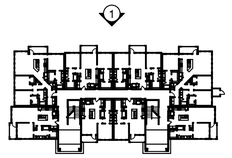
PROJECT
20183

SHEET NUMBER
A4-00

BUILDING 'A' ELEVATION

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BUILDING KEY



MATERIALS KEY

NOTE:
SQUARE FOOTAGE IS AN ESTIMATION FOR CITY PURPOSES ONLY.
NOT TO BE USED FOR BIDDING PURPOSES.

FACADE TREATMENT MATERIALS

	STC	STUCCO
		FIBER CEMENT BOARD & BATTEN
		MANUFACTURED STONE NATURAL APPEARANCE
		ACCENT MATERIALS
		COMP. SHINGLES
	AWN	METAL AWNINGS

LEGEND

	ELECTRIC METER LOCATION
WP	WALL PACK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.



1 BUILDING TYPE 'A' REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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214.520.0878 hedk.com

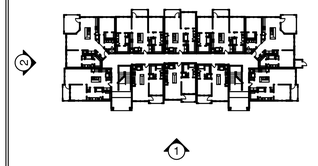
DATE
01-24-2022

PROJECT
20183

SHEET NUMBER
A4-01

BUILDING 'A' ELEVATION

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BUILDING KEY	MATERIALS KEY	LEGEND
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2 BUILDING TYPE 'B' END ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'B' END ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

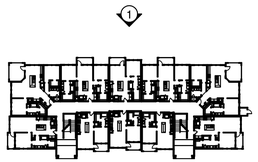
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.320.8976
hedk.com

DATE
01-24-2022

PROJECT
20183

SHEET NUMBER
A4-10
BUILDING 'B' ELEVATION

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BUILDING KEY	MATERIALS KEY	LEGEND
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1 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

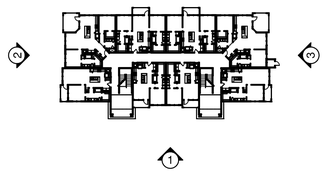
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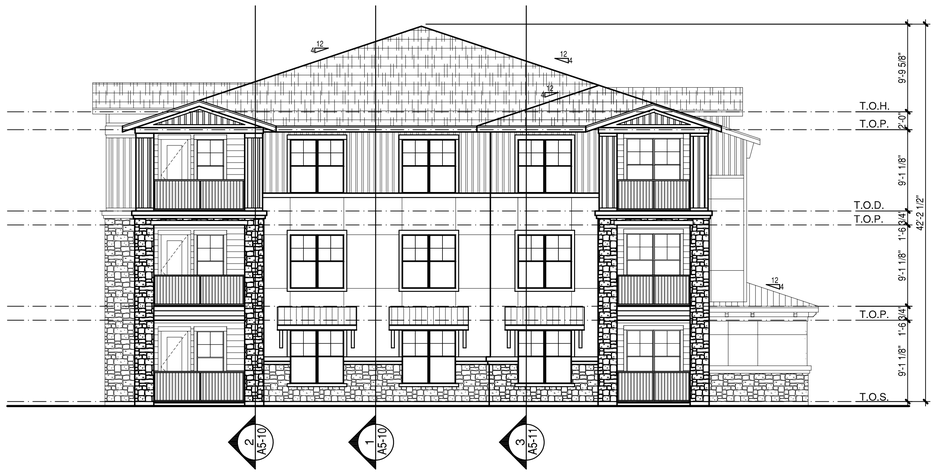
PROJECT
20183

SHEET NUMBER
A4-11

BUILDING 'B' ELEVATION

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BUILDING KEY	MATERIALS KEY	LEGEND
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2 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

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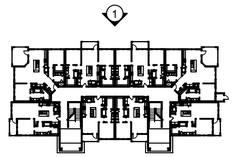
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
01-24-2022

PROJECT
20183

SHEET NUMBER
A4-20
BUILDING 'C' ELEVATION

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BUILDING KEY	MATERIALS KEY	LEGEND
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1 BUILDING TYPE 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

SHERMAN MULTIFAMILY

414 APARTMENT UNITS IN SHERMAN, TEXAS
NE DEVELOPMENT

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4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.0878
hedk.com

DATE
01-24-2022

PROJECT
20183

SHEET NUMBER
A4-21

BUILDING 'C' ELEVATION

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DATE: 02/08/22
PROJECT # 002-08

HEDK ARCHITECTS

NE CONSTRUCTION

B+A BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING

SHERMAN MULTIFAMILY LANDSCAPE PLAN
SHERMAN, TX

NORTH

SCALE: 1" = 80'

0 40 80 160 320

SPIARS
ENGINEERING & SURVEYING

765 Custer Road, Suite 100 I Plano, Texas 75075
Main 972.422.0077 I Fax 972.422.0075
TBPE No. F-2121 I TBPLS No. F-10043100

January 24, 2022

City of Sherman
Planning and Zoning Department
220 W Mulberry,
Sherman, Texas 75090

Re: **Sherdan Mall Multifamily**
Zoning Change Request

To Whom it May Concern:

The intent of the proposed development is to construct a multifamily community which would accommodate new residents moving to Sherman. The purpose of this request is to change the current zoning of the property from Commercial (C-2) to Residential (R-2) to allow for the use of the proposed development. The development proposes to construct 27 buildings – one amenities building and 26 residential buildings. The development will also include detached garages for the residents' use.

We are excited to present this application for your consideration, and look forward to working together during the zoning and permitting processes.

If you have any questions, please do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.



David J. Bond, P.E.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, TX 75024

Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

David Bond
501 W. George Bush Hwy Ste. 200
Richardson, TX 75080

HDK Architects
4595 Excel Pkwy
Adison, TX 75001

Dear Applicants,

The request for a zone change and site plan approval for Sherden Mall Multi-Family Complex under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District located at 3209 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Freestanding signs are not allowed in an R-2 (Multi-Family Residential) District.
6. A mutual access easement will need to be filed at the Grayson County Courthouse before a building permit will be issued.
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
8. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
10. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
11. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

14. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
16. Proposed drive approach off of Gallagher Drive does not meet City standard.
17. Access Easement required for shared drive off of Hwy. 82 service road.
18. Permanent structures will not be permitted to encroach into any easements.
19. Proposed Monument signs appear to encroach into proposed platted easements. Relocation of signs or encroachment easement required.
20. Right of Way dedication may be required along Frisco Road and Gallagher Drive with plat. Site plan resubmittal may be required to reflect right of way dedication.
21. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
22. The location of the trash receptors must be approved by the Public Works Department.
23. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 2100 EAST LAMAR STREET**

The request of Wyldewood Homes, LLC (Owner/Developer), Preston Trail Land Surveying (Surveyor) and CEC Corporation (Engineer) concerning the property at 2100 East Lamar Street, being 13.00 acres in the George B. Pilant Survey, Abstract Number 963, as follows:

Planning and Zoning Commission

Preliminary plat approval for Sweetwater Gap Addition

Background:

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

The following has been approved for the property:

- February 10, 1969 - Zone change from R-1 (One Family Residential) District to C-1 (Retail Business) District.
- August 21, 2007 - Zone change of 11.24 acres from R-2 (Multi-Family Residential) District and C-1 (Retail Business) District to R-1 (One Family Residential) District and 1.76 acres from C-1 (Retail Business) District and R-1 (One Family Residential) District to C-1 (Retail Business) District .
- November 16, 2021 - Zone Change from C-1 (Retail Business) District and R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District.

Adjacent Zoning:

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

Origination:

Wyldewood Homes, LLC (Owner/Developer)
Preston Trail Land Surveying (Surveyor)
CEC Corporation (Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Survey
Staff Review Letter



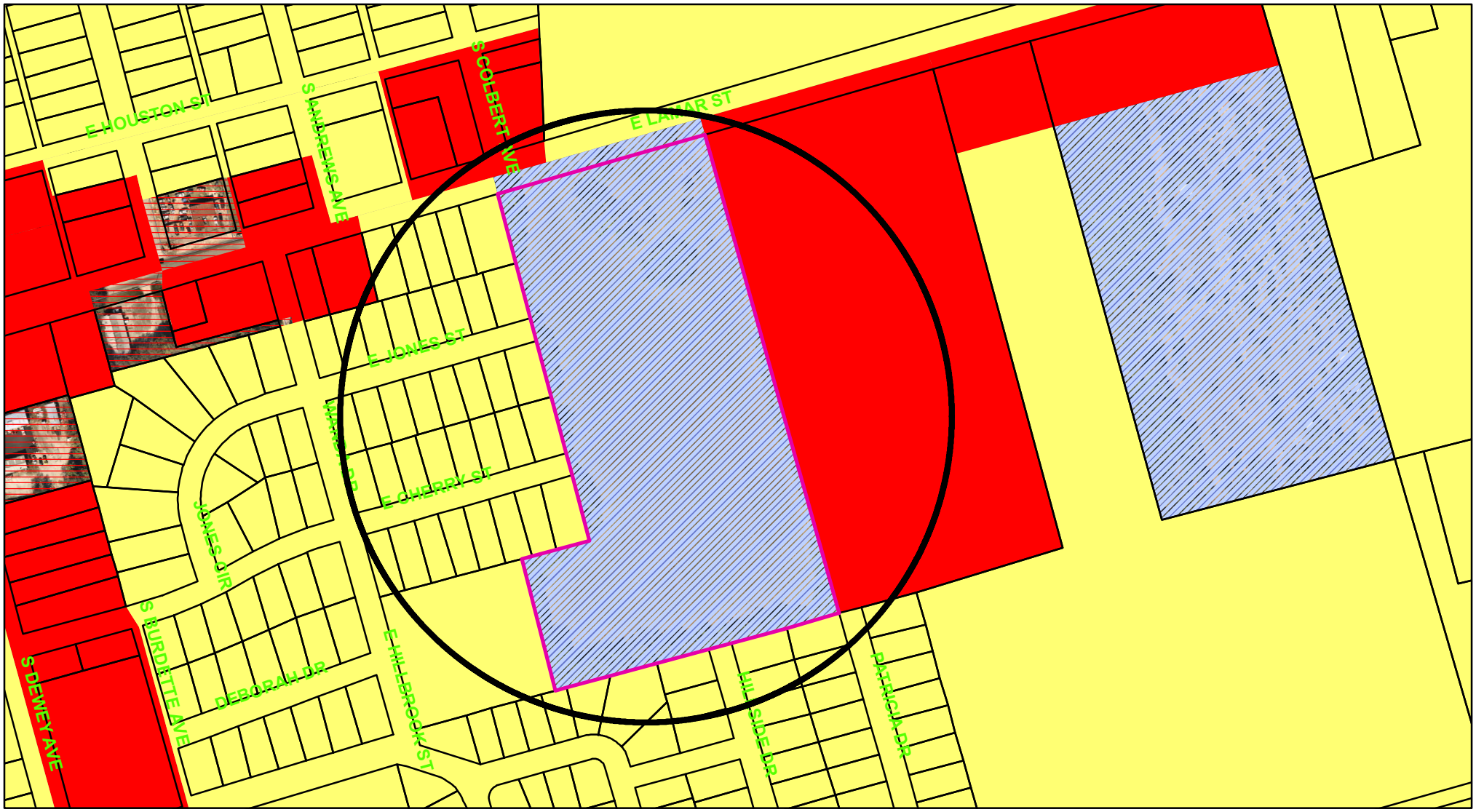
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2100 East Lamar Street

NOT TO SCALE

1 in = 300 ft



Zoning - 2100 East Lamar Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

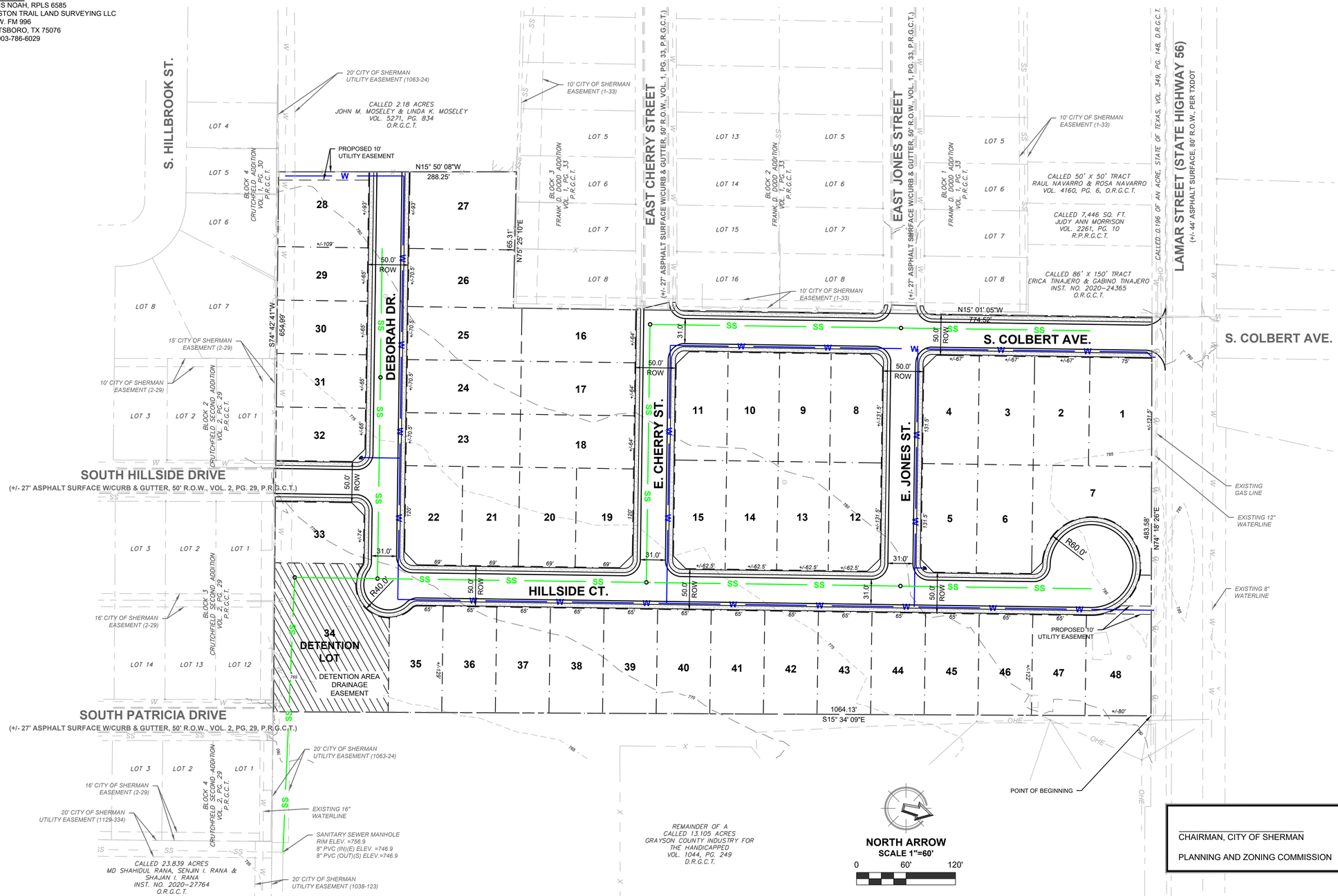
1 in = 300 ft

PRELIMINARY PLAT
SWEETWATER GAP ADDITION
12.995 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER | DEVELOPER:
WYLDEWOOD HOMES LLC
1301 SARATOGA DRIVE
SHERMAN, TEXAS 75092
CONTACT: TIM PIKE
PH: 903-744-0351

ENGINEER:
CEC CORPORATION
740 N. WATTERS RD., STE. 100
ALLEN, TX 75013
FIRM REGISTRATION # F-13735
CONTACT: ANDY BLANKENSHIP, P.E.
PH: 214-304-7300

SURVEYOR:
CHRIS NOAH, RPLS 6585
PRESTON TRAIL LAND SURVEYING LLC
787 W. FM 996
POTTSBORO, TX 75076
PH: 903-786-6029



CHAIRMAN, CITY OF SHERMAN — DATE

PLANNING AND ZONING COMMISSION

PLOT DATE: 1/26/2022 9:12 AM

CEC

CEC CORPORATION
dba TEXAS CEC CORPORATION
740 N. WATTERS ROAD, STE. 100
TEXAS REGISTRATION FIRM F-13735

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

REVISION HISTORY

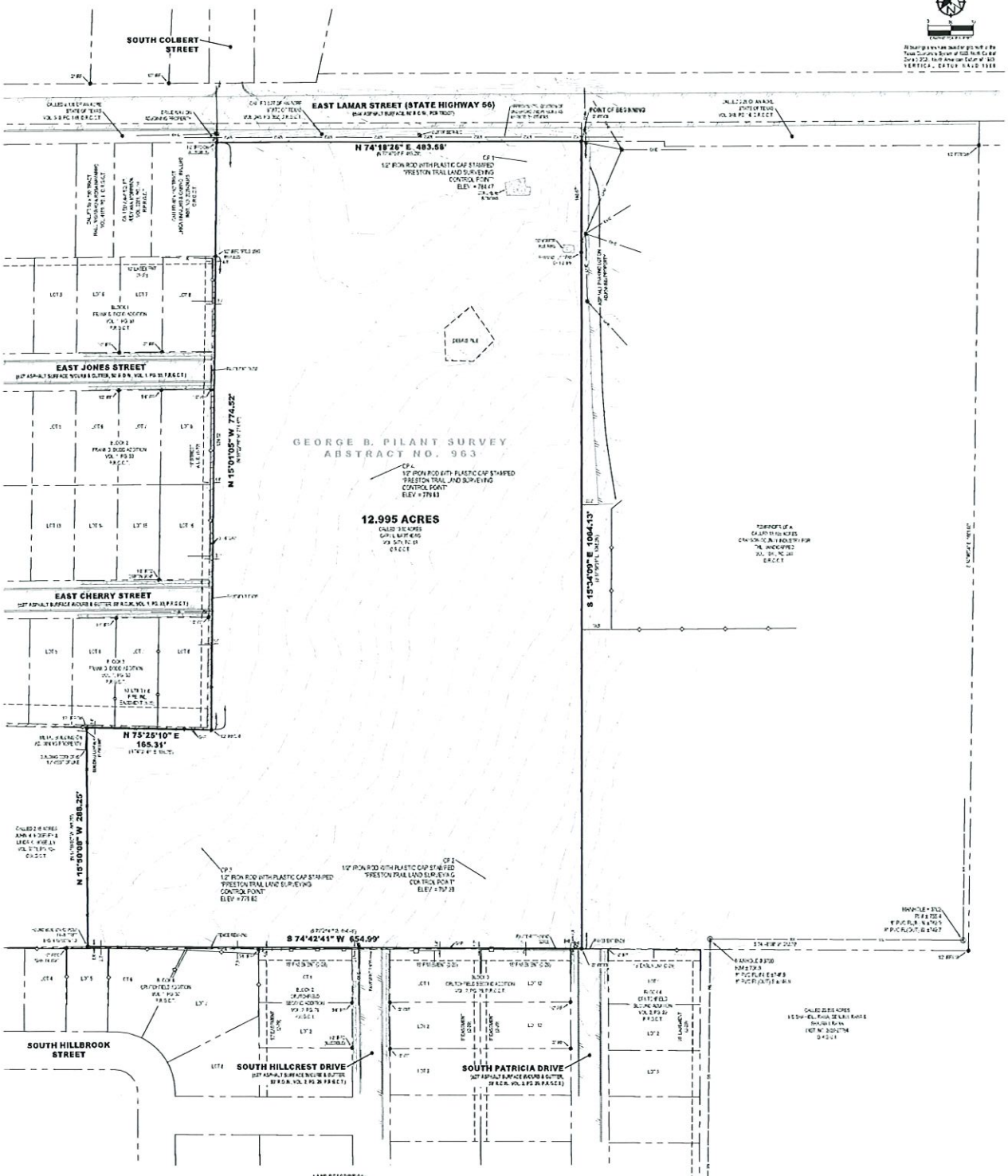
NO.	DESCRIPTION	DATE

SUBMITTAL:	PRELIMINARY PLAT
DATE:	01-24-2022
PROJECT NO:	210395
DESIGNED BY:	ALB
DRAWN BY:	DAG
APPROVED BY:	ALB
SCALE:	AS SHOWN

SWEETWATER GAP ADDITION
SHERMAN, TEXAS

SHEET NAME
PRELIMINARY PLAT

SHEET
1 OF 1



LEGEND

●	FOUND IRON ROD	R&T M.L.	RATTLER & TRUE
IRF	IRON ROD FOUND	L.E.	LOT ELEVATION
IRS.C.	IRON ROD FOUND WITH CAP	⚑	LOT ELEVATION POINT
I.S.	FOUND SQUARE BAR	E=	ELEV.
⊙	ENGINEER ROAD	◇	FIRE HYDRANT
WM	WATER METER	WV	WATER VALVE
CA	CONCRETE APRON, FLUME	Ⓒ	SANITARY SEWER MANHOLE
	UNDERGROUND UTILITY LINE		OVERHEAD UTILITY LINE
R.O.W.	RIGHT-OF-WAY		ADJOINER LINE
P.R.D.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS		EASEMENT
		x x x	WIRE FENCE
D.R.D.C.T.	DEED RECORDS GRAYSON COUNTY, TEXAS	—o—	WOOD FENCE
		—◇—	CHAIN LINK FENCE
O.P.R.D.C.T.	OFFICIAL RECORDS GRAYSON COUNTY, TEXAS	—//	IRON FENCE
		—E—	OVERHEAD ELECTRICAL UTILITY
VOL. / PG.	VOLUME & PAGE	—T—	CABLE
		—S—	SANITARY SEWER LINE

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. As title will likely contain additional matters of record, they affect the surveyed property. The Surveyor did not perform an examination of Title.
2. Location of underground pipelines (based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

Client: Mr. Cory L. Mathews; Wyldwood Homes, LLC

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the survey has been prepared from an actual on the ground survey of the premises depicted thereon and described in the field description attached hereto, or platted, under my direction and supervision on 25/08/2021, and there are no discrepancies, conflicts, overlaps or encroachments or apparent discrepancies, conflicts, overlaps or encroachments or visible improvements or roads adjoining tracts, or portions of visible improvements and adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that the survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6565

STATE OF TEXAS
CHRIS R. NOAH
6565
REGISTERED PROFESSIONAL LAND SURVEYOR

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a metes-and-bounds survey of a called 12.013 acre tract of land described in the deed to Cory L. Mathews, recorded in Volume 5731, Page 98, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 12.013 acre tract, common to the southeast corner of a called 0.237 of an acre tract of land described in the deed to State of Texas, recorded in Volume 248, Page 350, Deed Records, Grayson County, Texas, and common to the westerly end of a corner clip at the intersection of the southwest right-of-way line of East Lamar Street (State Highway 56) (variable width right-of-way) with the westerly right-of-way line of South Colbert Street (State Highway 91);

THENCE South 15°34'09" East, with the easterly line of said 12.013 acre tract, and with the westerly line of said 0.237 of an acre tract, passing at a distance of 1,064.13 feet a 1/2-inch iron pipe at the southwest corner of said 0.237 of an acre tract, and continuing on said course a total distance of 1,084.13 feet to a 1/2-inch iron rod found for the southeast corner of said 12.013 acre tract, common to the northeast corner of said 12.995 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 12.013 acre tract, a distance of 654.99 feet to the southwest corner of said 12.013 acre tract, common to the southeast corner of a called 2.16 acre tract of land described in the deed to John W. Mansley and Janet F. Mansley, recorded in Volume 5271, Page 814, Real Official Records, said from which a found Bois D Arc Post in 45 inch tree bears North 12°53' West, a distance of 1.0 feet;

THENCE North 15°30'08" West, with a westerly line of said 12.013 acre tract, and with the easterly line of said 2.16 acre tract, along an iron a fence, a distance of 286.25 feet to a 1/2-inch iron rod found for the southwest-most northwest corner of said 12.013 acre tract, common to the northeast corner of said 2.16 acre tract;

THENCE North 75°25'10" East, with a northerly line of said 12.013 acre tract, a distance of 165.31 feet to a 1/2-inch iron rod found for an ell-corner corner on the westerly line of said 12.013 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 12.013 acre tract, passing at a distance of 754.52 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING FELS 6565" previously set for the southeast corner of a tract of land conveyed in the deed to Erica Tinajero and Sabina Tinajero, recorded in Instrument No. 2020040066, Real Official Records, and continuing on said course, with the westerly line of said Tinajero Tract, a total distance of 774.52 feet to a 1/2-inch iron rod found for the northeast-most northwest corner of said 12.013 acre tract, common to the northeast corner of said Tinajero Tract, and common to the southeast corner of a called 3.106 of an acre tract of land deed tract in the deed to State of Texas, recorded in Volume 243, Page 148, said Official Records, and common to the southeast corner of a Nomad 2.27 acre tract, and for the southerly right-of-way line of aforesaid East Lamar Street;

THENCE North 74°18'26" East, with the northerly line of said 12.013 acre tract, and with the southerly line of said 0.237 acre tract, and with the south right-of-way line of said East Lamar Street, a distance of 483.58 feet to the POINT OF BEGINNING and enclosing 12.995 acres (566,095 square feet) of land, more or less.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 480776, effective date 09/29/2011 and that map indicates that the property is within "Non-Shaded Zone X" defined as "Area determined to be outside the 0.2% annual chance floor" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TOPOGRAPHIC SURVEY
12.995 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
TBD East Lamar Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
753 W FM 1396
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-786-6670

TBPLS Firm No. 10194476	Drawn by: BWR	Checked by: CNN	Scale: 1"=60'	Date: 10/07/2021	Project No: 21-0721	Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Wyldewood Homes, LLC
1301 Saratoga Drive
Sherman, TX 75092

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

CEC Corporation
Attn: Andy Blankenship, P.E.
740 N. Watters Rd., Ste. 100
Allen, TX 75013

Dear Applicants,

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

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
3. Preliminary Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 5*
4. Final Plat layout shall meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
5. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Lot widths to be shown as exact measurements on final plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Avigation Release to be on Final Plat. Coordinate with Engineering Department for required language.
8. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Radius for knuckle shall be Fifty feet (50').
10. Cul-de-sac or hammerhead easement may be required on final plat of West end of Deborah Drive.
11. Remove direction from street names (Cherry, Jones, Colbert).
12. Detention Lot, proposed Lot 34, shall be shown as owned and maintained by HOA on final plat.
13. Proposed Lot 7 will not be granted a driveway off of Lamar Street. Drive approach will only be permitted off of Hillside Court.

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.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 2112 SOUTH TRAVIS STREET**

The request of HP Investments (Owners), John Flippo (Representative), Drawing The Line (Architect) and Chaney Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Dollar General Store.

Background:

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

Adjacent Zoning:

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

Origination:

HP Investments (Owners)
John Flippo (Representative)
Drawing The Line (Architect)
Chaney Engineering, Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Site Plan
Building Elevations
Landscape Plans
Staff Review Letter



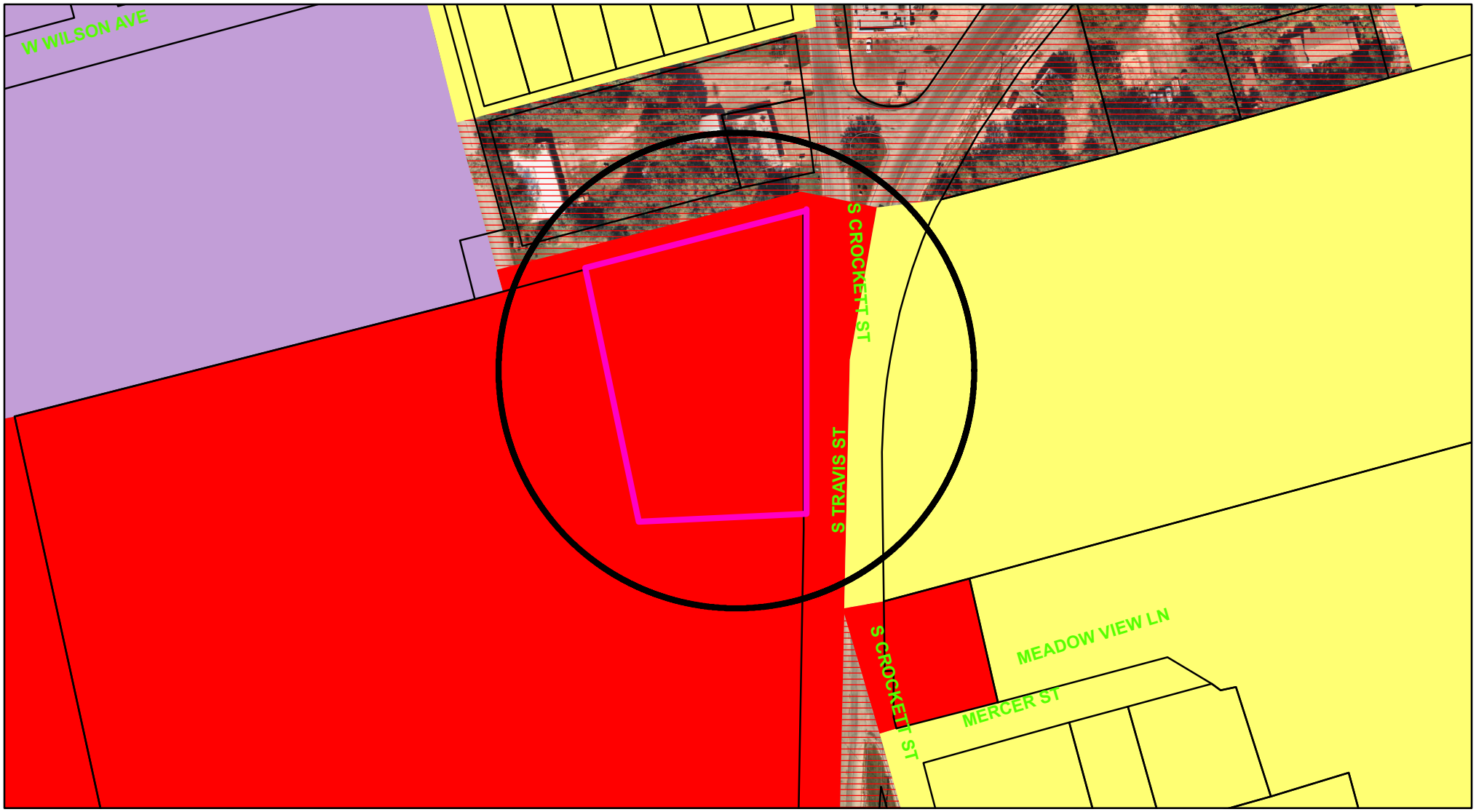
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2112 South Travis Street

NOT TO SCALE

1 in = 305 ft



Zoning - 2112 South Travis Street

Legend

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

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

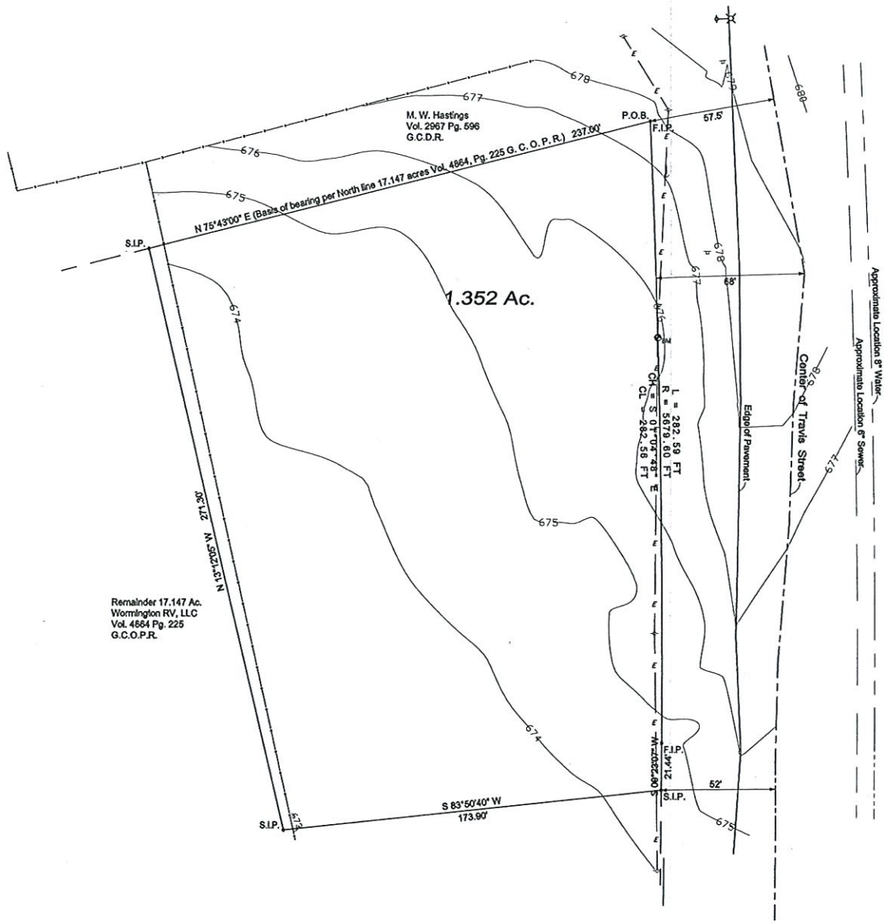
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 150 ft



Field Notes

Being all that certain tract of land situated in the City of Sherman, Grayson County, Texas, a part of the Preston Kitchen Survey, Abstract No. 667, a part of the called 17.147 acre tract conveyed to Wormington RV, LLC by deed recorded in Volume 4864, Page 225 of the Grayson County Official Public Records and being further described as follows:

Beginning at a 1/2" iron pin found for corner in the West line of Travis Street and a curve to the right having a radius of 5679.60 feet, the Northeast corner of said 17.147 acres;

Thence Southerly with said curve and West line having a long chord bearing South line bearing South 1°04'48" East 282.56 feet, an arc distance of 282.59 feet to a 1/2" iron pin found for corner;

Thence South 0°23'07" West with said West line a distance of 21.44 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 83°50'40" West with the North line of the remainder of said 17.147 acres a distance of 173.90 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

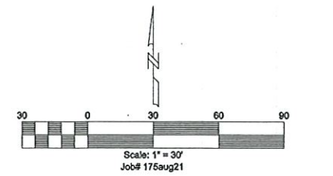
Thence North 13°12'05" West with the East line of the remainder of said 17.147 acres a distance of 271.30 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 75°43' East (basis of bearing per North line 17.147 acres Vol. 4864, Pg. 225 G. C. O. P. R.) with said North line and the South line of a tract conveyed to M. W. Hastings by deed recorded in Volume 2967, Page 596 of the Grayson County Deed Records a distance of 237.00 feet to the point of beginning and containing 1.352 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Oct. 19, 2021

R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700

STATE OF TEXAS
R. Brandon Chaney
4057
REGISTERED PROFESSIONAL LAND SURVEYOR



P.O.B.=Point of Beginning
F.I.P.=Found Iron Pin
S.I.P.=Set 1/2" iron pin with cap stamped R B Chaney RPLS 4057
G.C.O.P.R.= Grayson County Official Public Records

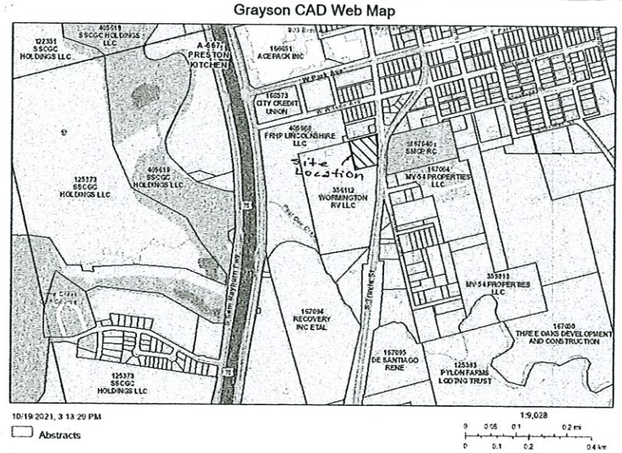
Chaney Engineering, Inc.
903-784-6393
Firm No. 10153700

Gas Meter
Sign
Utility Pole
Guy
Light Standard
Street Light
Overhead Electric Lines
Chain Link Fence

General Notes

1. Zoning is C1.
2. This property does not lie in a flood-prone area as shown by FEMA Panel No. 48181C0405F Dated 09-29-10.
3. Water and sewer service to be installed by developer.

Grayson CAD Web Map



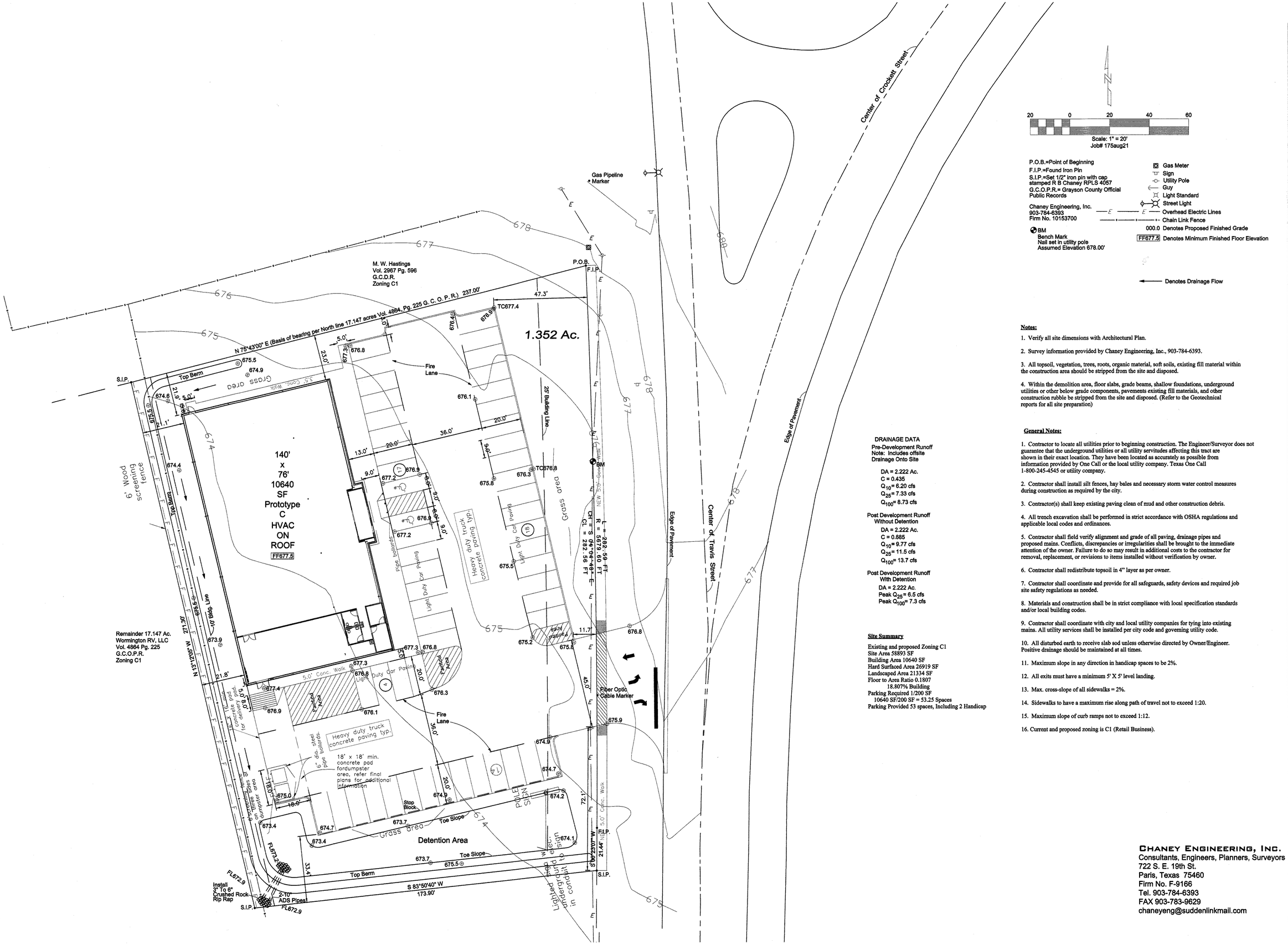
Vicinity Map

Approved for Preparation of Final Plat

_____, Date:_____
Chairman, City of Sherman
Planning and Zoning Commision

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES
TRAVIS STREET
DOLLAR GENERAL ADDITION

Owner:	Developer:	
Wormington RV, LLC	HP Investments, LLC 1484 CR 3101 New Boston, Texas 75570-4557 Paris, Tx 75460 903-748-3500	1.352 ACRES
Prepared By:	Chaney Engineering, Inc. 722 19th St. S.E. Paris, Tx Firm No. 10153700 Phone:903-784-6393 chaneyeng@suddenlinkmail.com	OCTOBER 2021



P.O.B.=Point of Beginning
F.I.P.=Found Iron Pin
S.I.P.=Set 1/2" iron pin with cap stamped R B Chaney RPLS 4057
G.C.O.P.R.= Grayson County Official Public Records

Chaney Engineering, Inc.
903-784-6393
Firm No. 10153700

BM
Bench Mark
Nail set in utility pole
Assumed Elevation 678.00'

- Gas Meter
- Sign
- Utility Pole
- Guy
- Light Standard
- Street Light
- Overhead Electric Lines
- Chain Link Fence
- 000.0 Denotes Proposed Finished Grade
- FF677.5 Denotes Minimum Finished Floor Elevation

Denotes Drainage Flow

DRAINAGE DATA

Pre-Development Runoff
Note: Includes offsite
Drainage Onto Site

DA = 2.222 Ac.
C = 0.435
Q_{10}= 6.20 cfs
Q_{25}= 7.33 cfs
Q_{100}= 8.73 cfs

Post Development Runoff
Without Detention
DA = 2.222 Ac.
C = 0.685
Q_{10}= 9.77 cfs
Q_{25}= 11.5 cfs
Q_{100}= 13.7 cfs

Post Development Runoff
With Detention
DA = 2.222 Ac.
Peak Q_{25}= 6.5 cfs
Peak Q_{100}= 7.3 cfs

Site Summary

Existing and proposed Zoning C1
Site Area 58893 SF
Building Area 10640 SF
Hard Surfaced Area 26919 SF
Landscaped Area 21334 SF
Floor to Area Ratio 0.1807
18.807% Building
Parking Required 1/200 SF
10640 SF/200 SF = 53.25 Spaces
Parking Provided 53 spaces, including 2 Handicap

Notes:

1. Verify all site dimensions with Architectural Plan.
2. Survey information provided by Chaney Engineering, Inc., 903-784-6393.
3. All topsoil, vegetation, trees, roots, organic material, soft soils, existing fill material within the construction area should be stripped from the site and disposed.
4. Within the demolition area, floor slabs, grade beams, shallow foundations, underground utilities or other below grade components, pavements existing fill materials, and other construction rubble be stripped from the site and disposed. (Refer to the Geotechnical reports for all site preparation)

General Notes:

1. Contractor to locate all utilities prior to beginning construction. The Engineer/Surveyor does not guarantee that the underground utilities or all utility servitudes affecting this tract are shown in their exact location. They have been located as accurately as possible from information provided by One Call or the local utility company. Texas One Call 1-800-245-4545 or utility company.
2. Contractor shall install silt fences, hay bales and necessary storm water control measures during construction as required by the city.
3. Contractor(s) shall keep existing paving clean of mud and other construction debris.
4. All trench excavation shall be performed in strict accordance with OSHA regulations and applicable local codes and ordinances.
5. Contractor shall field verify alignment and grade of all paving, drainage pipes and proposed mains. Conflicts, discrepancies or irregularities shall be brought to the immediate attention of the owner. Failure to do so may result in additional costs to the contractor for removal, replacement, or revisions to items installed without verification by owner.
6. Contractor shall redistribute topsoil in 4" layer as per owner.
7. Contractor shall coordinate and provide for all safeguards, safety devices and required job site safety regulations as needed.
8. Materials and construction shall be in strict compliance with local specification standards and/or local building codes.
9. Contractor shall coordinate with city and local utility companies for tying into existing mains. All utility services shall be installed per city code and governing utility code.
10. All disturbed earth to receive slab sod unless otherwise directed by Owner/Engineer. Positive drainage should be maintained at all times.
11. Maximum slope in any direction in handicap spaces to be 2%.
12. All exits must have a minimum 5' X 5' level landing.
13. Max. cross-slope of all sidewalks = 2%.
14. Sidewalks to have a maximum rise along path of travel not to exceed 1:20.
15. Maximum slope of curb ramps not to exceed 1:12.
16. Current and proposed zoning is C1 (Retail Business).

CHANEY ENGINEERING, INC.
Consultants, Engineers, Planners, Surveyors
722 S. E. 19th St.
Paris, Texas 75460
Firm No. F-9166
Tel. 903-784-6393
FAX 903-783-9629
chaneyeng@suddenlinkmail.com

REVISIONS:
1 02.04.22

DRAWING the LINE
P.O. Box 1272
Linden, Texas 75563
Phone: 903.756.7847
Fax: 903.756.8575
■ DESIGN
■ CONSULTING
■ 3D RENDERINGS
■ RESIDENTIAL SERVICES

DOLLAR GENERAL
TRAVIS STREET SHERMAN, TX 75092

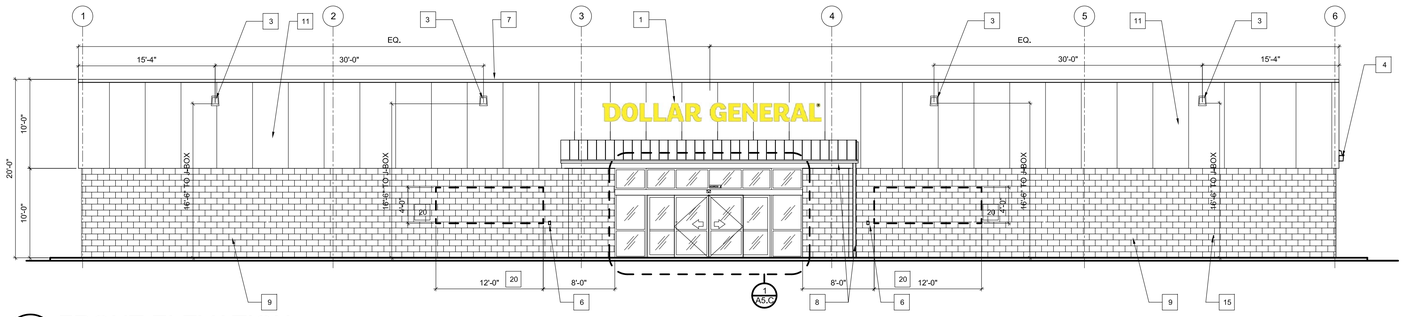
STATE OF TEXAS
R. BRANDON CHANEY
49015
LICENSED PROFESSIONAL ENGINEER
2-8-22

PLOT DATE
04 Feb 2022

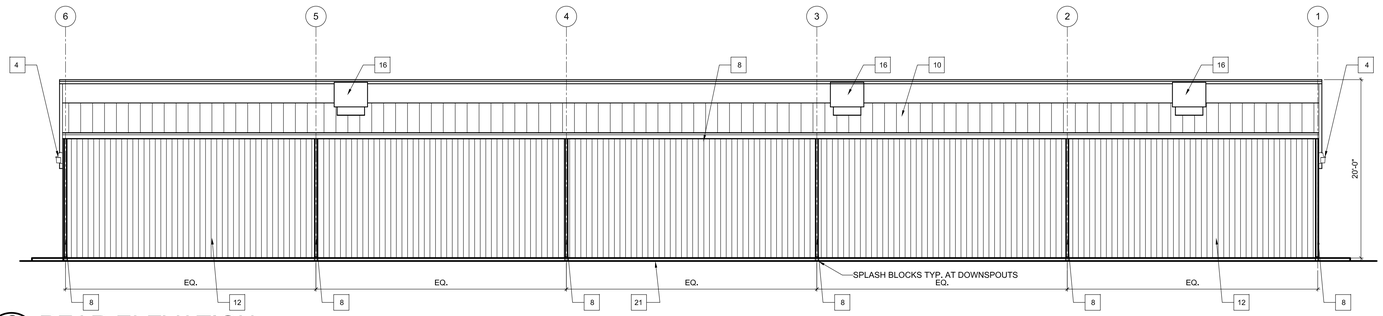
SHEET TITLE
SITE & GRADING PLAN

SHEET NUMBER
C-2

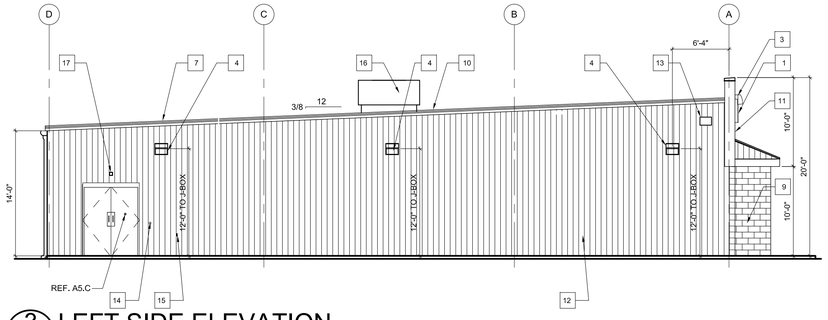
PROJECT NUMBER
21-33



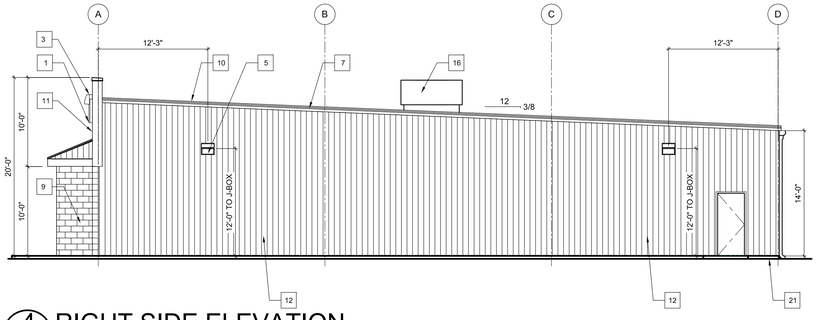
1 FRONT ELEVATION
A2.C 1/8" = 1'-0"



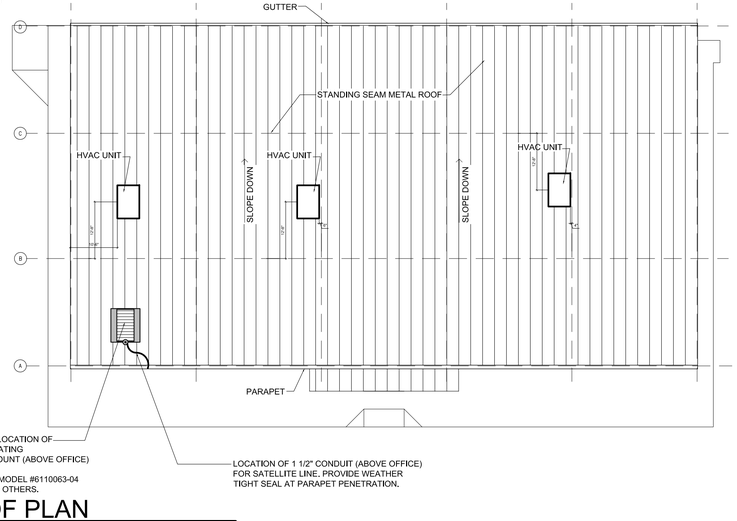
2 REAR ELEVATION
A2.C 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
A2.C 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
A2.C 1/8" = 1'-0"



5 ROOF PLAN
A2.C 1/16" = 1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. *NOT USED.*
3. FLOOD LIGHT. WALL MOUNT. REFER TO ELECTRICAL & PHOTOMETRIC DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK. REFER TO ELECTRICAL & PHOTOMETRIC DRAWINGS FOR ADDITIONAL INFORMATION.
5. *NOT USED.*
6. RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
7. TRIM - SEE SHEET A2 FOR COLOR
8. GUTTER AND DOWNSPOUT - SEE SHEET A2 FOR COLOR
9. 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS. SW #7037 BALANCED BEIGE.
10. STANDING SEAM METAL ROOF. GALVALUME FINISH.
11. PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. SEE SHEET A2 FOR COLOR.
12. PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE SHEET A2 FOR COLOR.
13. VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 9'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. PARAPET BEYOND.
20. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.
21. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.

PRE-ENGINEERED METAL BUILDING NOTES

METAL BUILDING NOTES:

1. THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE.
2. THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SKIN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
3. THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS MOUNTED VERTICALLY SO THAT THE 12" FACE IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 96" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.
4. SEE RECOMMENDED PRE-ENGINEERED METAL BUILDING MANUFACTURERS THIS SHEET.
5. SEE THIS SHEET FOR WALL AND ROOF FINISHES AND COLORS.

ROOF NOTES:

1. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.
2. ROOF PANELS TO BE A MINIMUM 24 GAUGE.
3. METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SLR II ROOF.
4. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (901) 568-4537					STAR BUILDING SYSTEMS ATTN: RODNEY BURT (800) 879-7827					NUCOR BUILDING SYSTEMS ATTN: BOB BARRY (315) 622-4440 (260) 837-7891					BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER (800) 633-3378					CHIEF BUILDINGS ATTN: ERIN SULLIVAN (800) 845-1767					PREFERRED COLORS IN ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS				
EXTERIOR FINISHES																															
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEM'S FINISH SELECTION.	COOL EGYPTIAN WHITE	COOL DARK BRONZE	BRONZE	COOL COTTON WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE KYNAR 500	BRONZE	POLAR WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE KYNAR 500	BRONZE	POLAR WHITE	GALVALUME	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	GALVALUME	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #SW 7037 BALANCED BEIGE	SHERWIN WILLIAMS #SW 7674 VAN DYKE BROWN	BRONZE	WHITE BY PEMB MANUFACTURER	GALVALUME
GUTTERS	●					●					●					●					●					●					
DOWN SPOUTS	●					●					●					●					●					●					
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED. REFER TO DOOR SCHEDULE)	●					●					●					●					●					●					
ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE PRE-FINISHED OR PAINTED (2 COATS-LOXON XP MASONRY COATING A24W400 SERIES) TO MATCH THE METAL WALL PANELS	●					●					●					●					●					●					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA				●					●					●					●					●					●	
BUILDING PARAPET WALL AND CANOPY		●					●					●					●					●					●				
STOREFRONT SYSTEM			●					●					●					●					●					●			
STANDING SEAM METAL ROOF PANELS					●					●					●					●					●					●
LINER PANELS (INTERIOR SALES FLOOR)				●					●					●					●					●					●	

NOTE:
1. REFER TO SHEET T1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

REVISIONS:

DRAWING the LINE
P.O. Box 1272 Linden, Texas 75563
■ DESIGN ■ CONSULTING ■ 3D RENDERINGS ■ RESIDENTIAL SERVICES
Phone: 903.756.7847
dtl@windstream.net

DOLLAR GENERAL
TRAVIS STREET SHERMAN, TX 75092

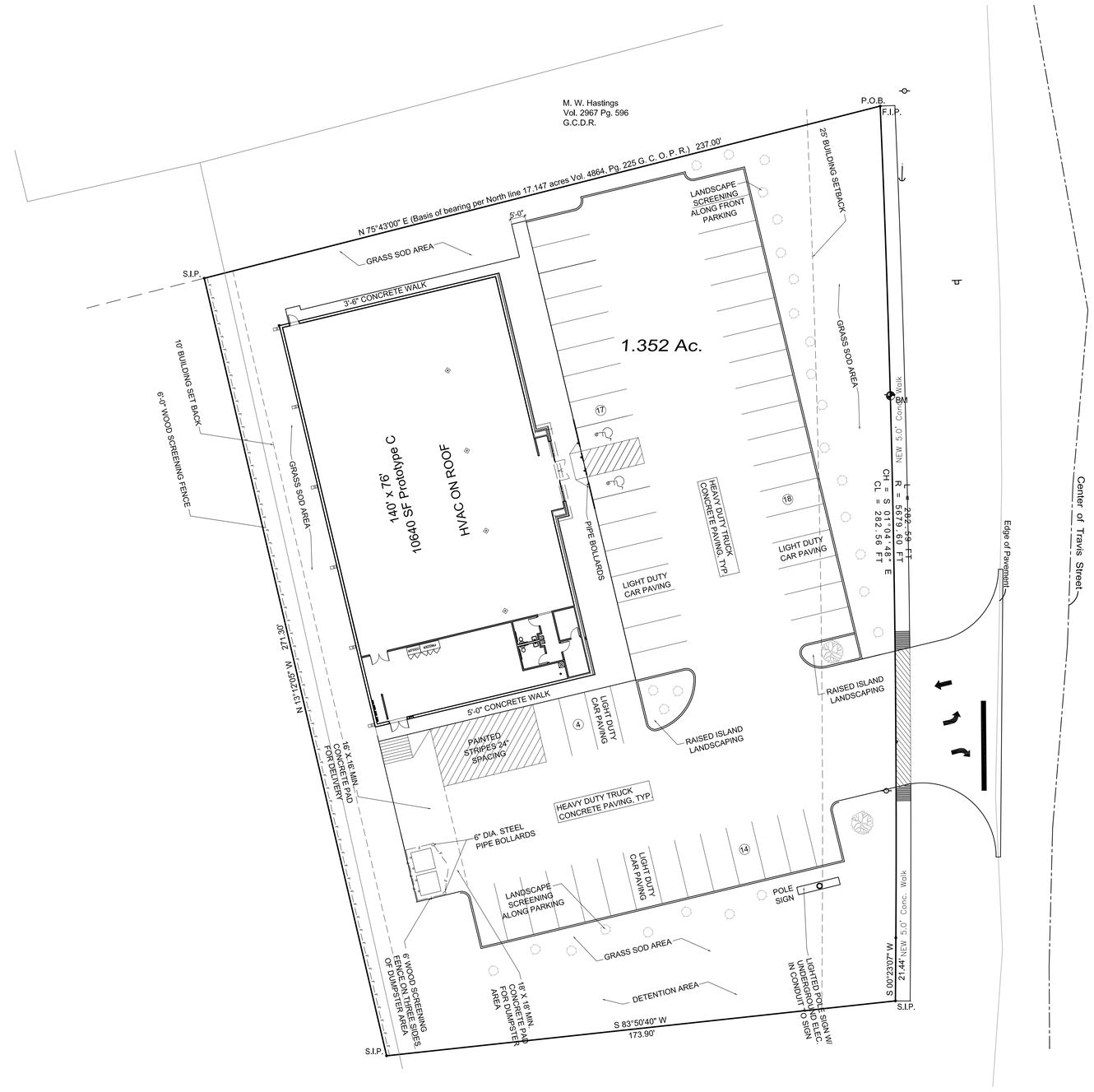
REGISTERED ARCHITECT ROGER K. MOSES 21533 STATE OF TEXAS
24 January 2022

PLOT DATE
19 Jan 2021

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.C

PROJECT NUMBER
21-33



LANDSCAPE PLAN

1 L1.C — 1" = 20'-0"

LANDSCAPING AREA		
LOT AREA:	58,893	S.F.
BUILDING AREA:	10,895	S.F.
PARKING AREA (49 SPACES):	24,603	S.F.
SIDEWALKS AT BUILDING:	2,521	S.F.
HARD SURFACE AREA:	27,124	S.F.
10% MIN. REQ. LANDSCAPING AREA:	5,889	S.F.
TOTAL LANDSCAPED (INCLUDING SOD AREA):	20,874	S.F.
FLOOR AREA RATIO:	.18	

PLANT SCHEDULE			
Amount	Plant Symbol	Plant Name	Scientific Name
26		CRAPE MYRTLE 3 GAL. MIN.	LAGERSTROEMIA INDICA
2		OAK, LIVE MIN. DBH OF 2"	QUERCUS VIRGINIANA

REVISIONS:
2.7.22 | R1 - Revised L1 per city

DRAWING the LINE
DESIGN
CONSULTING
3D RENDERINGS
RESIDENTIAL SERVICES
P.O. Box 1272
Linden, Texas 75563
Phone: 903.756.7847
dtl@windstream.net

DOLLAR GENERAL
TRAVIS STREET SHERMAN, TX 75092

PLOT DATE
26 Jan 2021

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.C

PROJECT NUMBER
21-33

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

HP Investments
John Flippo
1484 CR 3101
New Boston, TX 75570

Chaney Engineering, Inc.
722 19th St. SE
Paris, TX 75460

Dear Applicants,

The request for Site plan approval for a Dollar General Store located at 2112 South Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.6.6; Sec.7(10)(b)).*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
6. The maximum height of the building shall not exceed 45'. (*Chapter 14, Exhibit A, Sec. 6.6)*
7. The trash dumpster will need to be located inside the main building area.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. Portable storage or shipping containers are not allowed.
10. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.
11. The setback for the sign shall be 25'. *(Chapter 14, Exhibit A, Sec. 7 (6))*
12. The property must be properly maintained in a state of good repair and neat appearance.
13. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

14. 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:

15. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
16. Drive approach does not meet City standard.
17. 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*
18. 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)*
19. 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.*
20. Proposed pole sign will not be permitted to overhang into proposed utility easement per plat or any existing easements.

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

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

Respectfully,



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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **6350 THERESA DRIVE**

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

Planning and Zoning Commission

Preliminary plat approval for Garson Retreat.

Background:

The property is located at 6350 Theresa Drive, the southwest corner of FM 691 (Grayson Drive) and Theresa Drive and zoned an R-1 (One Family Residential) District. The owner would like preliminary plat approval of Garson Retreat.

The following has been approved for the property:

- October 19, 2021 - Zone change from M-2 (Medium Manufacturing) District to an R-1 (One Family Residential) District

Adjacent Zoning:

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

Origination:

Scott Weismann III (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

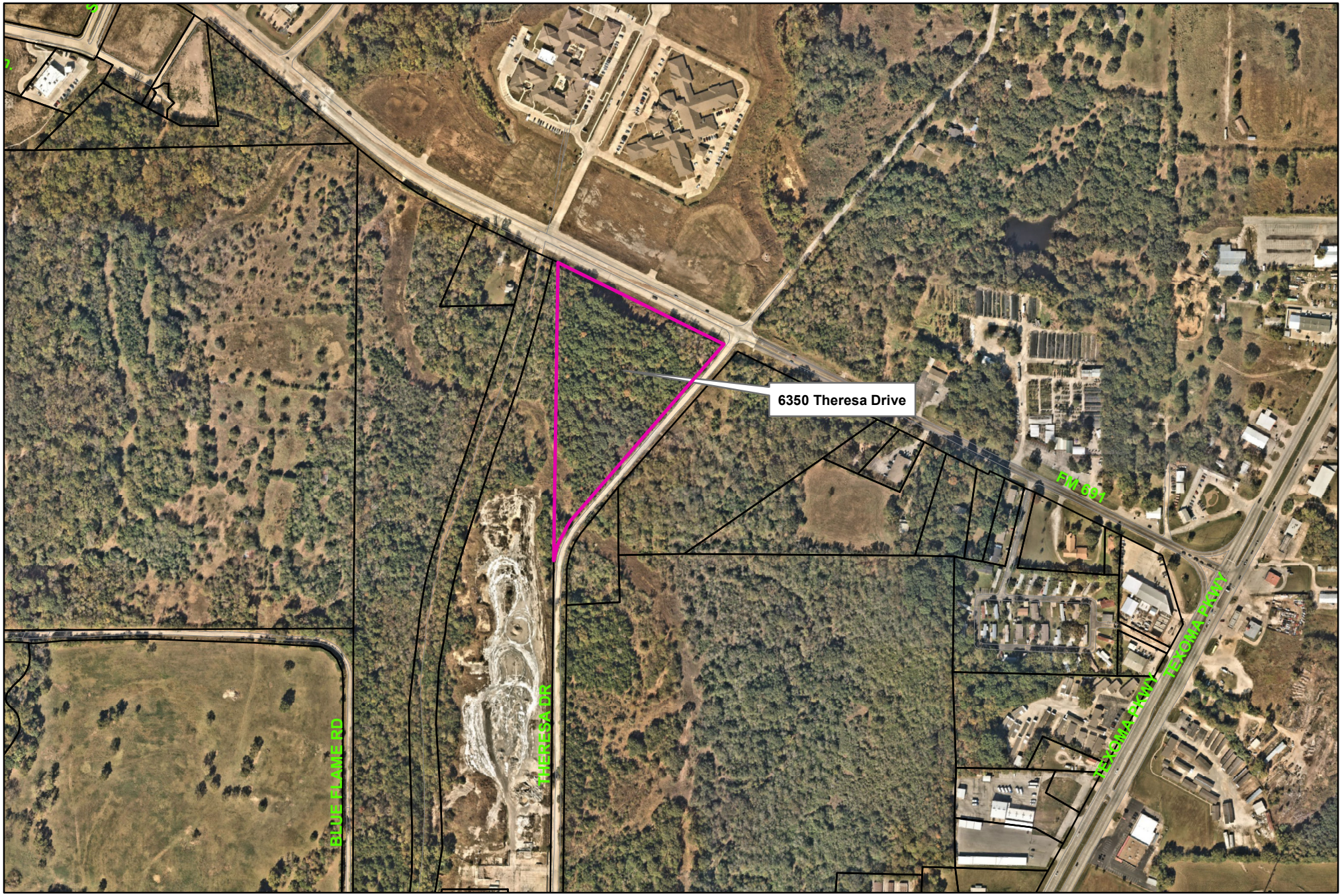
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



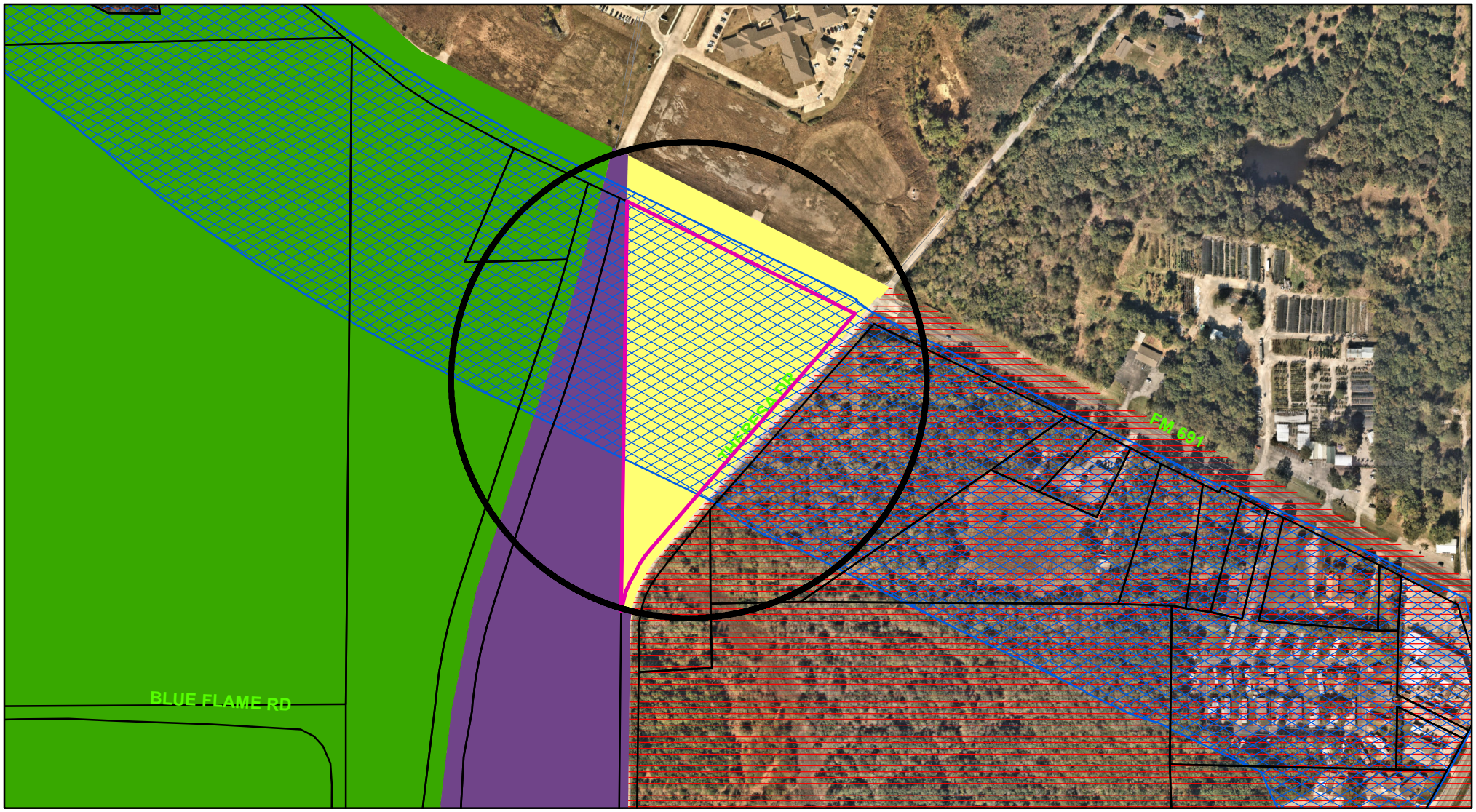
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6350 Theresa Drive

NOT TO SCALE

1 in = 500 ft



Zoning - 6350 Theresa Drive

Legend

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

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

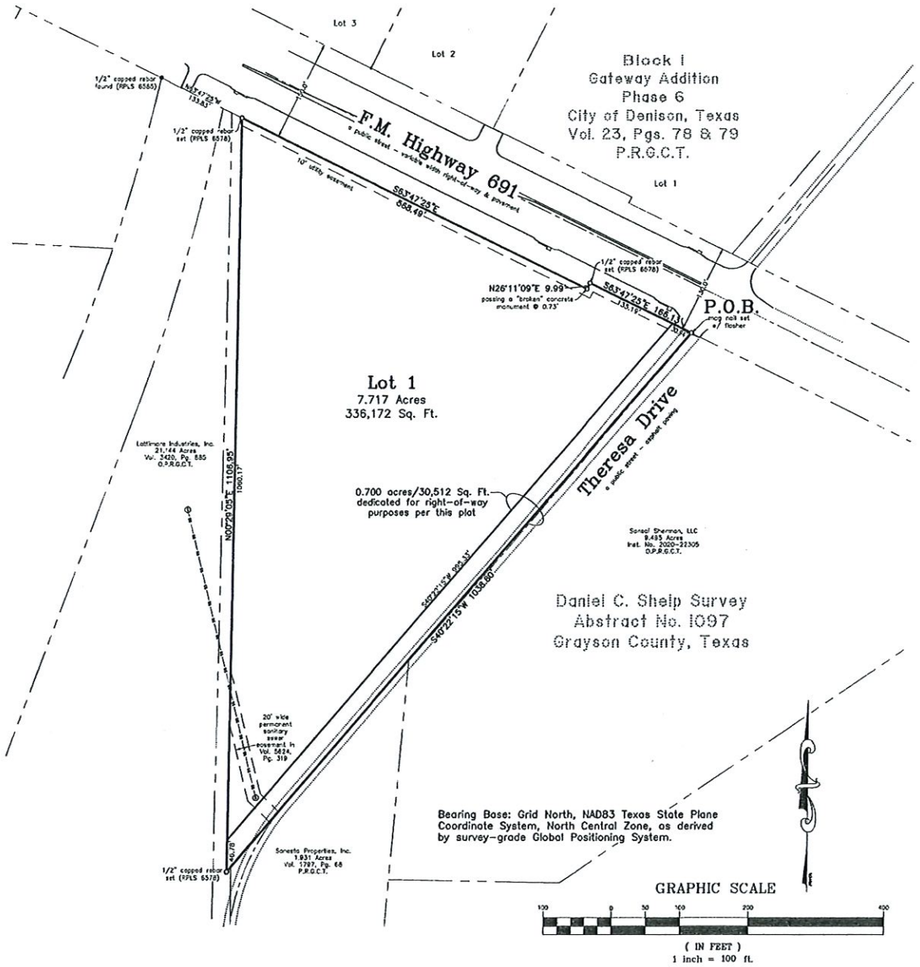
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

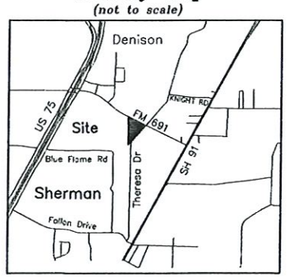


Preliminary Plat
Garson Retreat
to the
City of Sherman
Grayson County, Texas
8.418 Acres
in the
Daniel C. Shelp Survey
Abstract No. 1097

General Notes:

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

Vicinity Map
(not to scale)



Job No. CGS490122

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

Owner:
Scott Weismann III
6422 La Manga Drive
Dallas, Texas 75248

Z:\Shared Projects\Land Projects R2\8.42 Acres DC Shelp Denison\Civil 3d\8.42 Ac FM 691 Denison.dwg Layout: Plat Plot Date: Jan 25 22 Time: 10:10 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Daniel C. Shelp Survey, Abstract No. 1097, and being all of a called 8.42 acre tract of land as conveyed to W. Scott Weismann, III by the Estate of Michele Garson Weismann, as recorded in Volume 5726, Page 545, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail set with flasher at the Northeast corner of said Weismann 8.42 ac., at the intersection of the South right-of-way line of F.M. Highway 691 with the centerline of Theresa Drive;

THENCE South 40 deg. 22 min. 15 sec. West, along near the center of said Theresa Drive, with the Southeast line of said Weismann 8.42 ac., a distance of 1,038.80 ft., to a 1/2 inch capped rebar set "RPLS 6578" for the South corner of said Weismann 8.42 ac.;

THENCE North 00 deg. 29 min. 05 sec. East, with the West line of said Weismann 8.42 ac., a distance of 1,106.95 ft., to a 1/2 inch capped rebar set "RPLS 6578" for the most Western Northwest corner of said Weismann 8.42 ac., in the South right-of-way line of said F.M. Highway 691, **FROM** which a 1/2 inch capped rebar found "RPLS 6585" bears North 63 deg. 47 min. 25 sec. West a distance of 133.83 ft.;

THENCE in a Southeasterly direction, with the South right-of-way of said F.M. Highway 691 and the North line of said Weismann 8.42 ac., the following calls and distances:

1. South 63 deg. 47 min. 25 sec. East, a distance of 568.49 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" for an ELL corner of said Weismann 8.42 ac.;
2. North 26 deg. 11 min. 09 sec. East, a distance of 10.00 ft. to a 1/2 inch capped rebar set "RPLS 6578" for the most Northern Northwest corner of said Weismann 8.42 ac.;
3. South 63 deg. 47 min. 25 sec. East, a distance of 166.13 ft. to the **PLACE OF BEGINNING** and containing **8.418 ACRES** of land.

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

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

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

I, Scott Weismann, III, owner of Preliminary Plat of Garson Retreat, to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Scott Weismann, III

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Garson Retreat to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022 by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Grason Retreat to the City of Sherman, Texas is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Preliminary Plat
Garson Retreat
to the
City of Sherman
Grayson County, Texas
8.418 Acres
in the
Daniel C. Shelp Survey
Abstract No. 1097

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

Owner:
Scott Weismann III
6422 La Manga Drive
Dallas, Texas 75248

Z:\Shared Projects\Land Projects R2\8.42 Acres DC Shelp Denison\Civil 3d\8.42 Ac FM 691 Denison.dwg Layout: Plat Plot Date: Jan 25 22 Time: 10:10 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Scott Weismann, III
6422 La Manga Drive
Dallas, TX 76248

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

Dear Applicants,

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

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Show dimension of perpendicular being 30' in regards to the Right of Way Dedication on Theresa Drive in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 20'x20' Right of Way corner clip on Northeast corner of proposed Lot, intersecting F.M. Hwy. 691 and Theresa Drive. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along F.M. Hwy. 691. Utility Easement to reflect corner clip right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Utility Easement along Theresa Drive. Utility Easement to reflect corner clip right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2450 NORTH TRAVIS STREET

The request of Shawn MacDonald (Owner), Richard Straub (Representative), BACA Architecture (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Travis Street, being 3.03 acres in the J.B. McAnair Survey Abstract No.763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval for Five Star Storage under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Self-Storage Facility in a C-1 (Retail Business) District.

Background:

The property is located at 2450 North Travis Street, the southwest corner of West Lamberth Road and North Travis Street and is zoned a C-1 (Retail Business) District. The owner is requesting a Specific Use Permit and site plan approval for Five Star Storage, a self-storage facility.

Adjacent Zoning:

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

Origination:

Shawn MacDonald (Owner)
Richard Straub (Representative)
BACA Architecture (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

and

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

Number of notices mailed:

16

Objections Received:

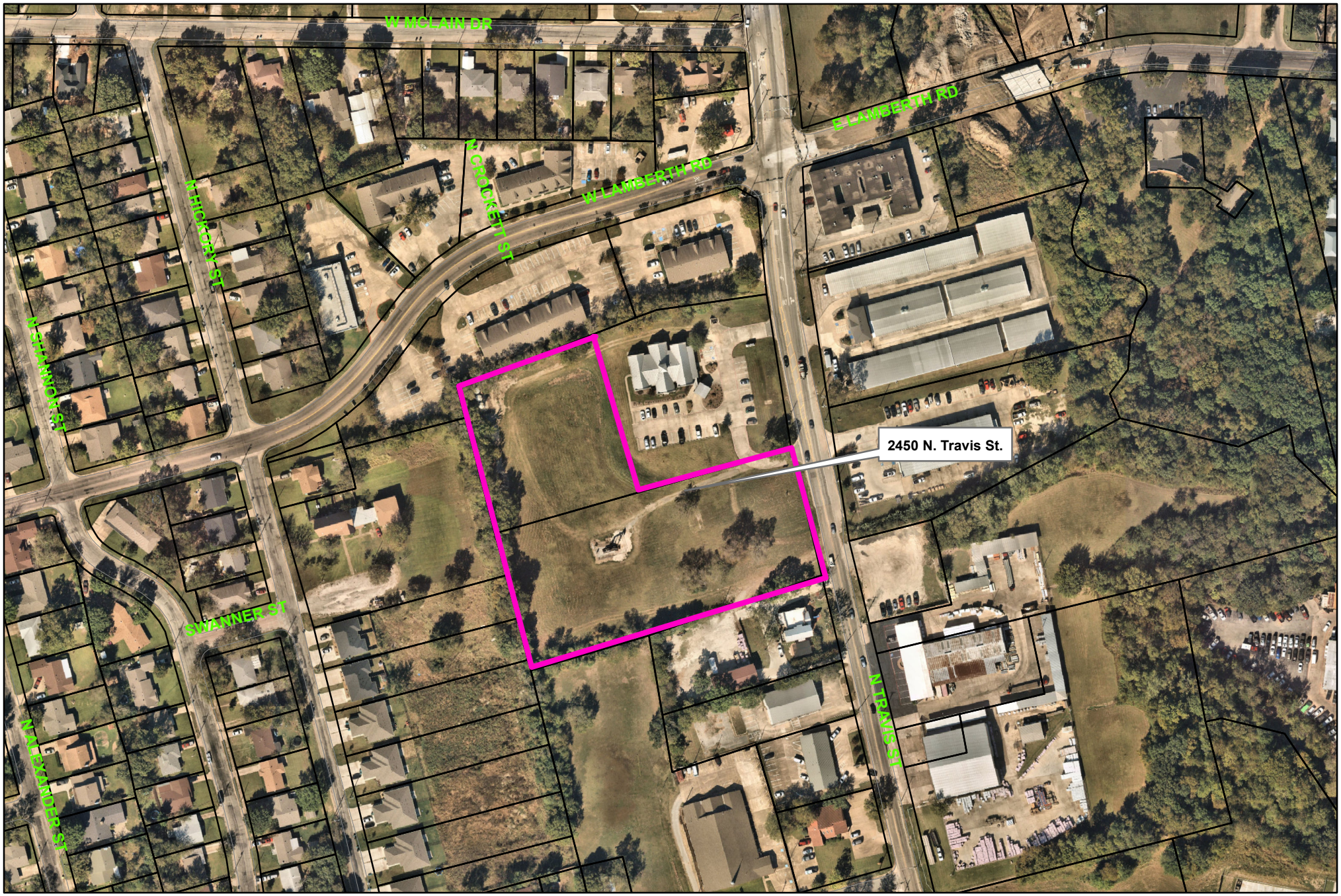
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan Phase 1
Site Plan Phase 1-2
Elevations
Narrative
Staff Review Letter



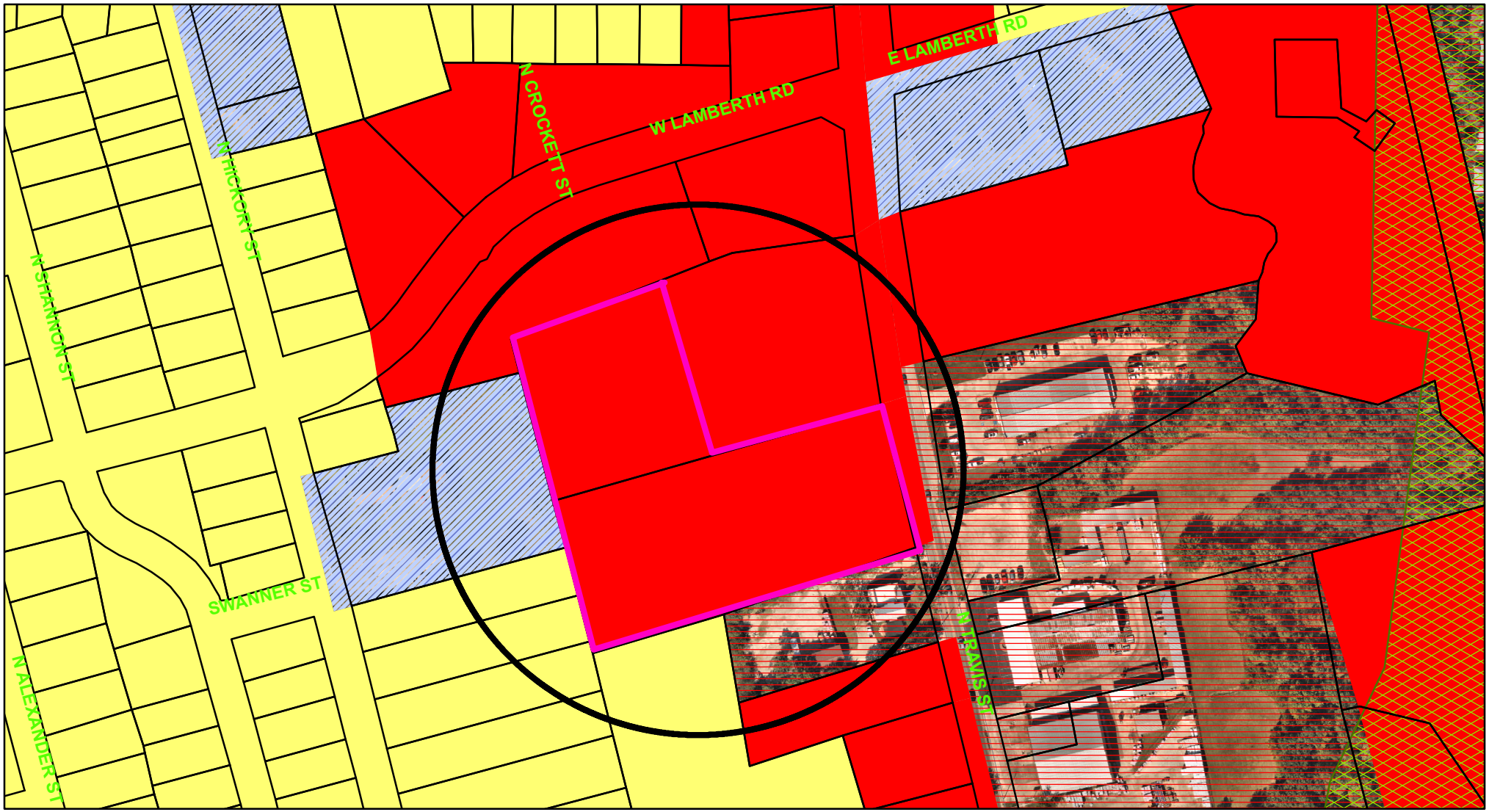
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2450 North Travis Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2450 North Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
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City of Sherman, Texas
Development Services Department

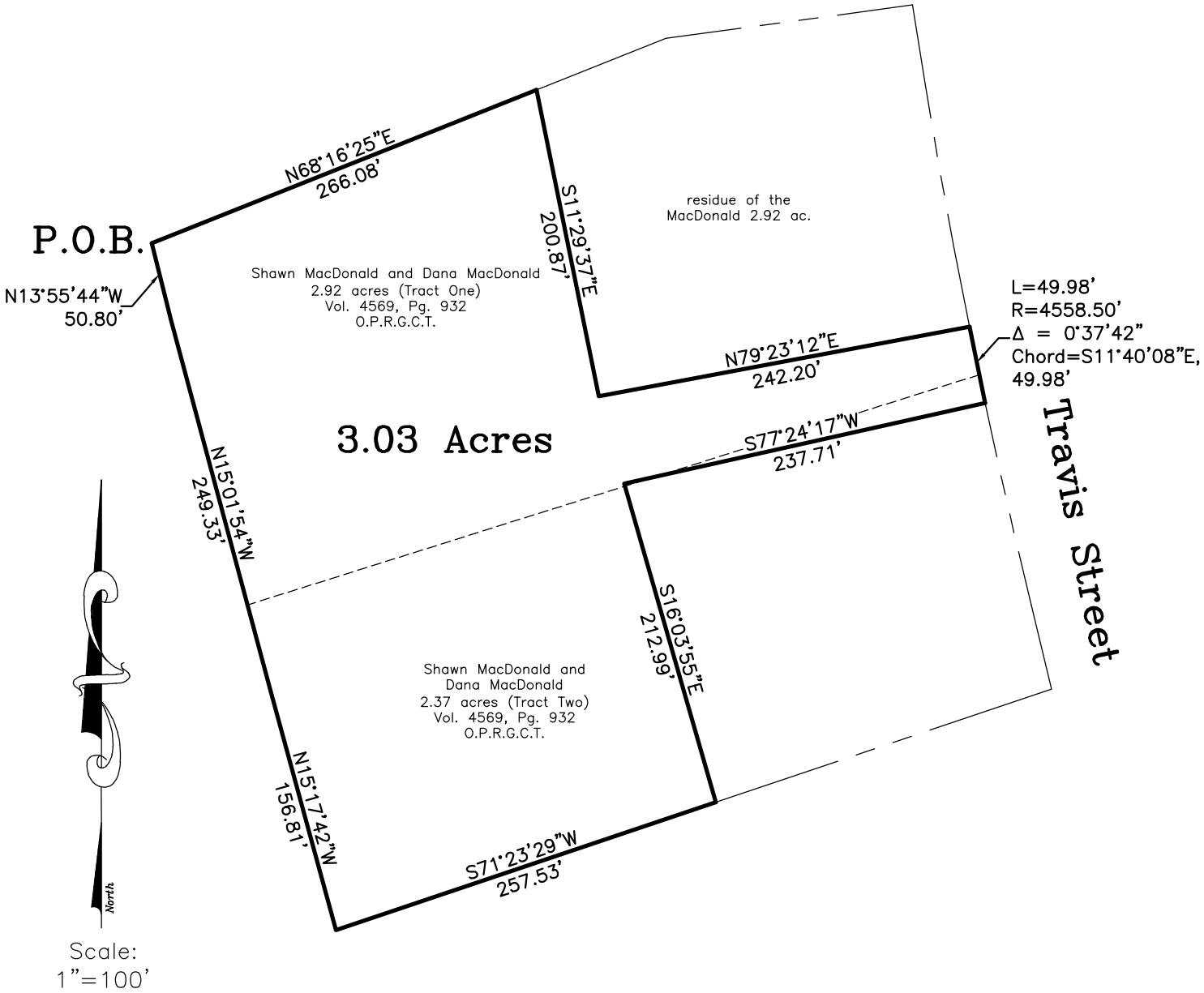
NOT TO SCALE

1 in = 200 ft

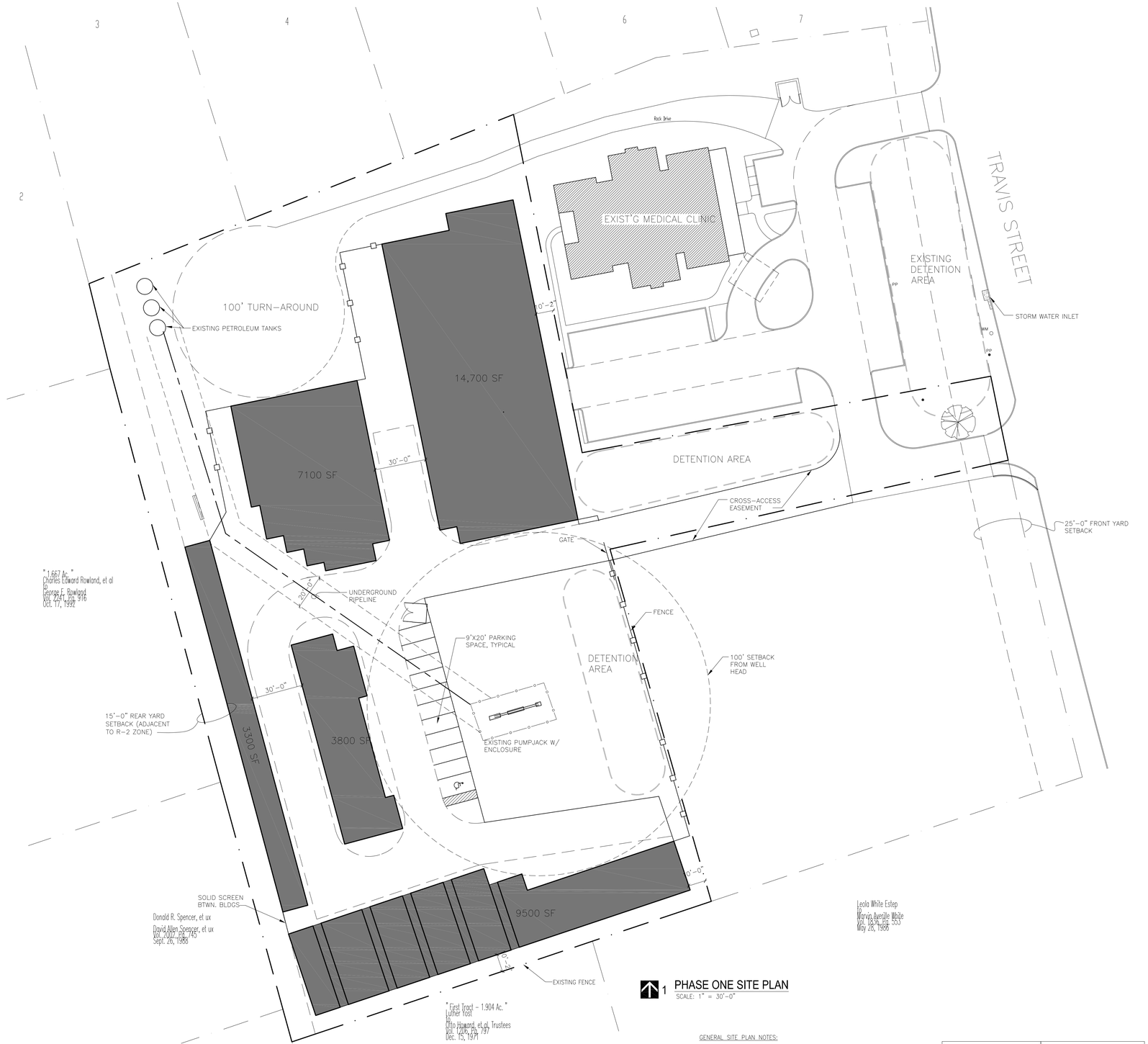
2450 North Travis Street



J.B. McAnair Survey
Abstract No. 763
City of Sherman, Texas



Scale:
1"=100'



1 PHASE ONE SITE PLAN
SCALE: 1" = 30'-0"

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY SARTIN & ASSOCIATES SURVEYING, INC., (NOW HELVEY & WAGNER, 222 WEST MAIN STREET, DENISON, TEXAS 75020 (903.463.6191).
2. PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE CITY OF SHERMAN'S REGULATIONS. FIRE LANE SHOWN SHADED.
3. LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF SHERMAN LANDSCAPING STANDARDS.
4. SCREENING REQUIREMENTS BETWEEN COMMERCIAL AND RESIDENTIAL ARE MET USING THE PERIMETER BUILDINGS AS THE SCREEN, AND PROVIDING A SOLID SCREEN BETWEEN BUILDINGS.
5. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.

SITE PLAN STATISTICS:	
ZONING:	C-1, GENERAL COMMERCIAL
GROSS AREA:	3.03 ACRES (132,276 S.F.)
BUILDING AREA:	38,400 S.F.
IMPERVIOUS AREA:	29,021 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED: 1 SPACE/5000 S.F.=	8 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	11 SPACES (1 H.C. SPACE)

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Five Star Storage Expansion

A Phased Master Site Plan

2500 Block of North Travis Street, Sherman, Texas 75092

phase one site plan

PROJECT NUMBER
2203

DATE
02.08.22

SHEET NUMBER
CP-1.1



1 SITE PLAN
SCALE: 1" = 30'-0"

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY SARTIN & ASSOCIATES SURVEYING, INC., (NOW HELVEY & WAGNER, 222 WEST MAIN STREET, DENISON, TEXAS 75020 (903.463.6191).
2. PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE CITY OF SHERMAN'S REGULATIONS. FIRE LANE SHOWN SHADED.
3. LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF SHERMAN LANDSCAPING STANDARDS.
4. SCREENING REQUIREMENTS BETWEEN COMMERCIAL AND RESIDENTIAL ARE MET USING THE PERIMETER BUILDINGS AS THE SCREEN, AND PROVIDING A SOLID SCREEN BETWEEN BUILDINGS.
5. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.

SITE PLAN STATISTICS:	
ZONING:	C-1, GENERAL COMMERCIAL
GROSS AREA:	3.03 ACRES (132,276 S.F.)
BUILDING AREA:	52,900 S.F.
IMPERVIOUS AREA:	29,021 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED: 1 SPACE/5000 S.F.=	11 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	11 SPACES (1 H.C. SPACE)

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Five Star Storage Expansion

A Phased Master Site Plan

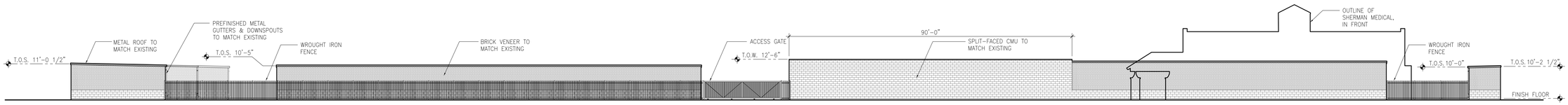
2500 Block of North Travis Street, Sherman, Texas 75092

master site plan

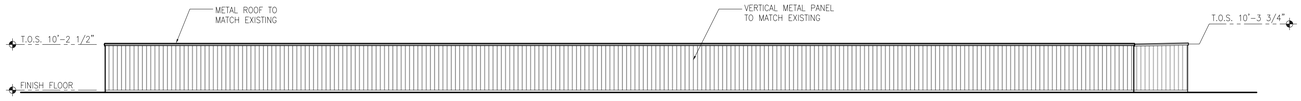
PROJECT NUMBER
2203

DATE
01.27.22

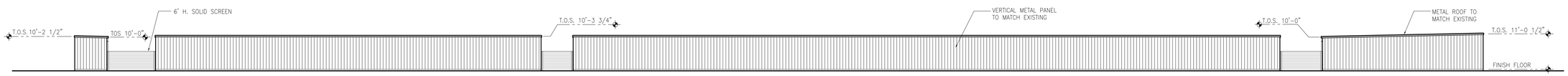
SHEET NUMBER
CP-1



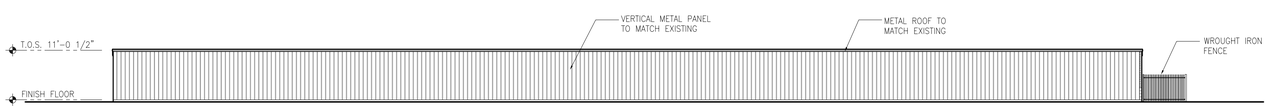
1 EAST ELEVATION (TRAVIS STREET)
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Five Star Storage Expansion

A Phased Master Site Plan

2500 Block of North Travis Street, Sherman, Texas 75092

exterior elevations

PROJECT NUMBER
2203

DATE
01.27.22

SHEET NUMBER
CP-2

BACA ARCHITECTURE

24 January 2022

Rob Rae, AICP; Director of Development Services
City of Sherman
220 West Mulberry Street
Sherman, Texas 75090

RE: Five Star Storage Expansion SUP Request

Dear Mr. Rae,

The attached documents and Zoning application are for seeking a Special Use Permit for the property shown in the drawings, in the 2400 block of North Travis Street.

The Special Use Permit is being sought to allow a self-storage facility on this site. It is an expansion of the current facility that is on the east side of this site, at 2511 North Travis. It will be storage only, with no office – the current office across the street will facilitate tenants for this portion of the facility.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,

David Baca AIA, Architect + Principal

T 903 893 5800 | F 903 893 5866 | 100 NORTH TRAVIS STREET, NO. 500 | SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

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

BACA Architecture
100 N. Travis St. Ste. 500
Sherman, TX 75090

Richard Straaub
202 W. College St. Ste. 201
Fallbrook, CA 92028

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

Dear Applicants,

The request for Specific Use Permit and site plan approval for Five Star Storage under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Self-Storage Facility in an C-1 (Retail Business) District located at 2450 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per 1,000 square foot; a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).*
5. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
6. The maximum height of the building shall not exceed 45'. (*Chapter 14, Exhibit A, Sec. 6.6)*
7. The trash dumpster will need to be located inside the main building area.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. Outside storage is not allowed.
10. A mutual access easement will need to be filed at the Grayson County Courthouse before a building permit will be issued.
11. The property must be properly maintained in a state of good repair and neat appearance.
12. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.

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

Engineering:

14. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
15. Verify requirements in reference to existing oil wells and pumping jacks.
16. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
17. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **2626 HILLTOP DRIVE**

The request of Tri-County Senior Nutrition Project, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property at 2626 Hilltop Drive being 3.662 acres in the John Hendrix Survey, Abstract Number 503, as follows:

Planning and Zoning Commission

Preliminary plat approval for Meals on Wheels Addition.

Background:

The property is located at 2626 Hilltop Drive, between Texoma Parkway and Cox Street next to the Burlington Northern Santa Fe Railroad track and is zoned C-2 (General Commercial) District. The owner would like preliminary plat approval for the Meals on Wheels Addition.

Adjacent Zoning:

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

Origination:

Tri-County Senior Nutrition Project, Inc. (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not Required

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



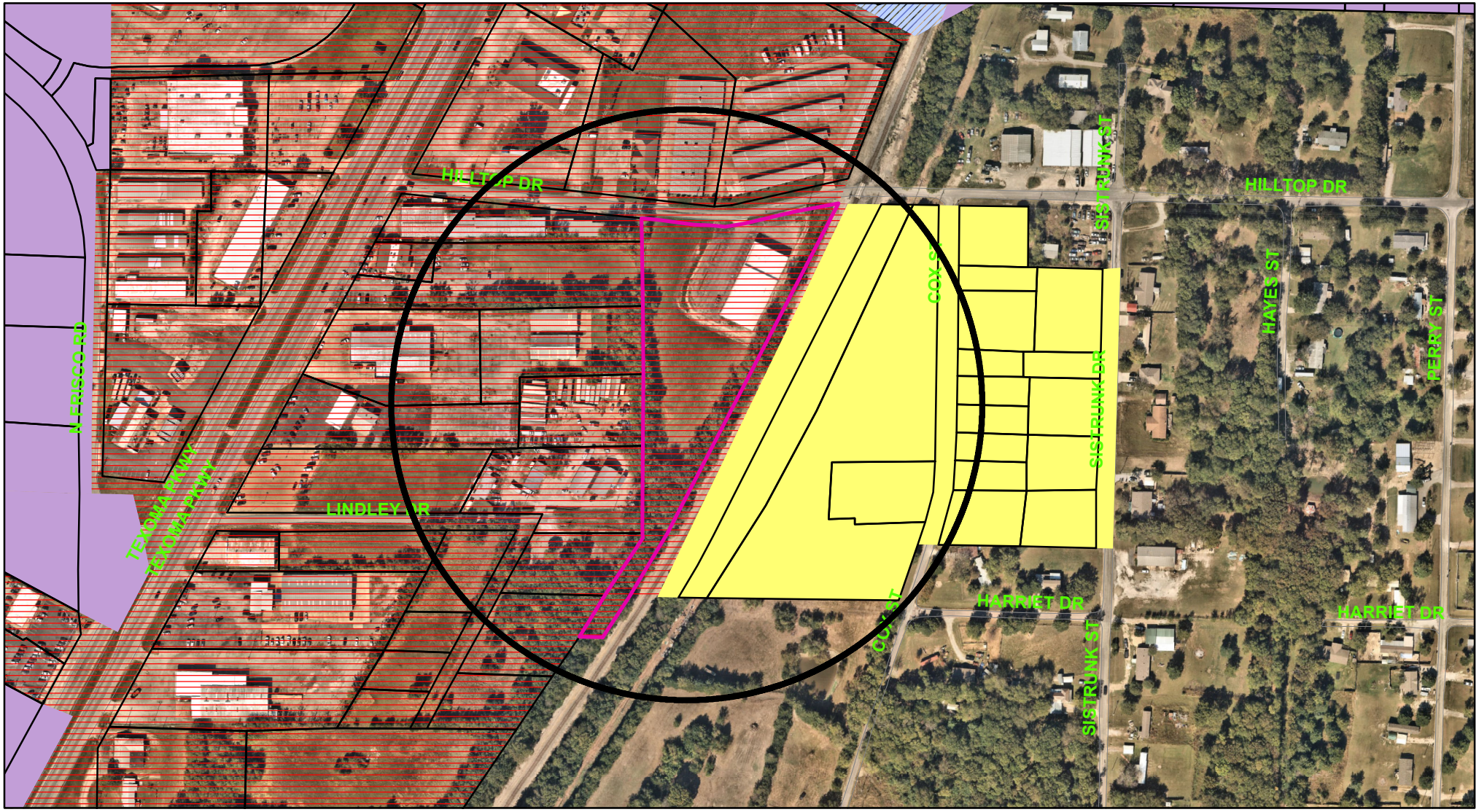
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2626 Hilltop Drive

NOT TO SCALE

1 in = 305 ft



Zoning - 2626 Hilltop Drive

Legend

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

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

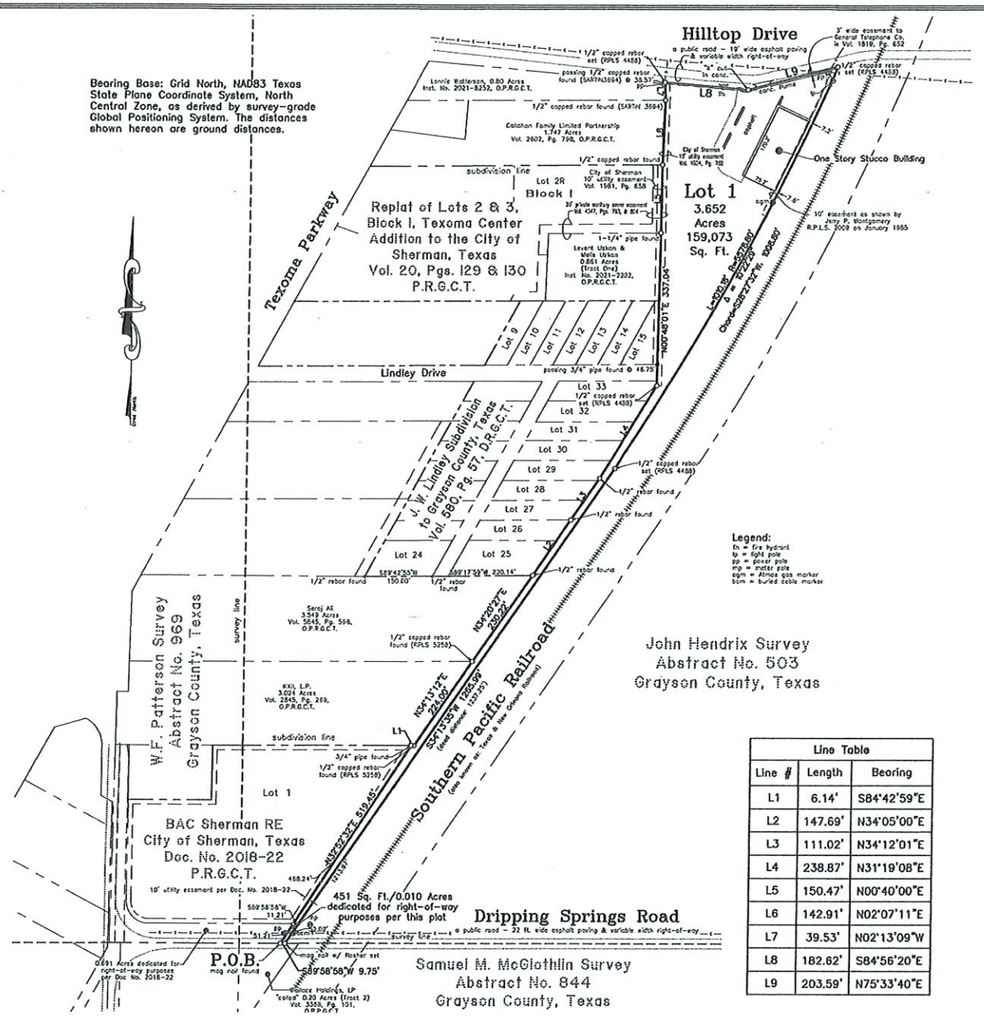
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 300 ft



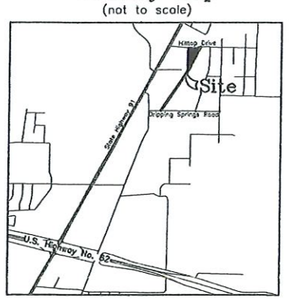
Line Table		
Line #	Length	Bearing
L1	6.14'	S84°42'59"E
L2	147.69'	N34°05'00"E
L3	111.02'	N34°12'01"E
L4	238.87'	N31°19'08"E
L5	150.47'	N00°40'00"E
L6	142.91'	N02°07'11"E
L7	39.53'	N02°13'09"W
L8	182.62'	S84°56'20"E
L9	203.59'	N75°33'40"E

Preliminary 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. CGS540122

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

Z:\Shared Projects\Land Projects R2\3.67-Acres-John-Hendrix-Survey\Drawings\Preliminary Plat.dwg 1/25/2022 4:41 PM

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. 2021-16548, 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 Seroj 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 Mefa 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 38.57 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. 22 min. 29 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:

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 Preliminary 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 Preliminary 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 Preliminary 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

Preliminary 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

Z:\Shared Projects\Land Projects R2\3.67-Acres-John-Hendrix-Survey\Drawings\Preliminary Plat.dwg 1/25/2022 4:41 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Tri-County Senior Nutrition Project, Inc.
4114 Airport Rd.
Denison, TX 75020

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

Dear Applicants,

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

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

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. Verify Right of Way dedication for Hilltop Drive. Revise appropriately. *Vol. 682, Pg. 372, Deed Records, Grayson County, Texas*
3. Dedicate a 10' Drainage & Utility Easement along Hilltop Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Remove improvements from Final Plat prior to submittal to P&Z Commission.
5. Metes and bounds must match drawing. Verify curve line on east boundary line and revise appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

1530 TEXOMA PARKWAY

The request of 1530 Texoma OZ, LLC (Owner), BACA Architecture (Architect) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 1530 Texoma Parkway, being 2.995 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone change and site plan approval for Texoma Gateway Apartments under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 1530 Texoma Parkway, the northwest corner of Highway 75 and Texoma Parkway. The owner is requesting a zone change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District for the Texoma Gateway Apartments.

The following has been approved for the property:

- December 12, 1961 - Exception to eliminate required fencing and gates around proposed swimming pool
- August 13, 1991 - Specific Use Permit to allow a voluntary Christian Rehabilitation Center in a C-2 (General Commercial) District

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

1530 Texoma OZ, LLC (Owner)
BACA Architecture (Architect)
Copley Land Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff recommends that if the Planning and Zoning Commission move to approve the site plan that it be conditional on the abandonment of N. East Street on the north side of the property.

Attachments

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



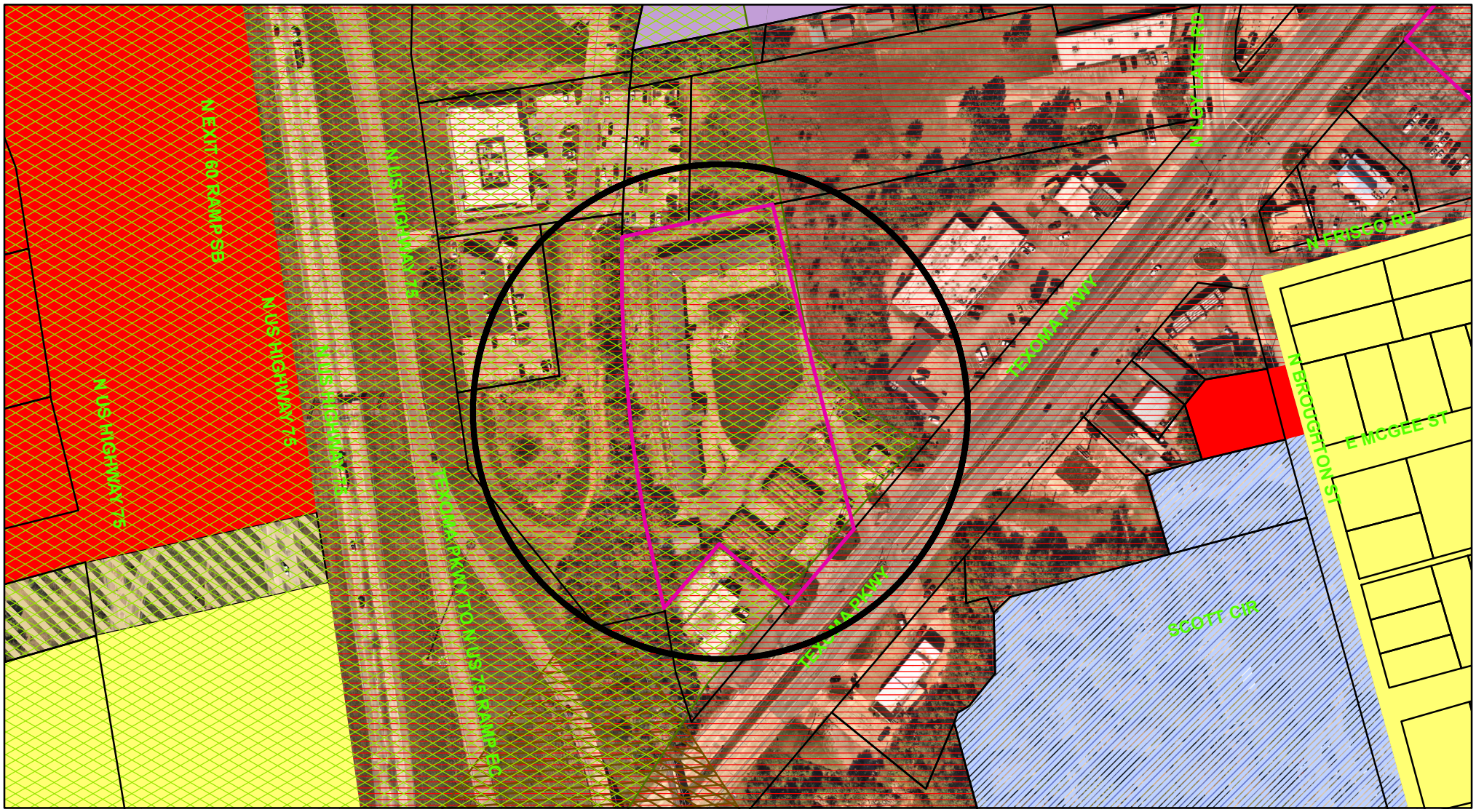
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1530 Texoma Parkway

NOT TO SCALE

1 in = 300 ft



Zoning - 1530 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

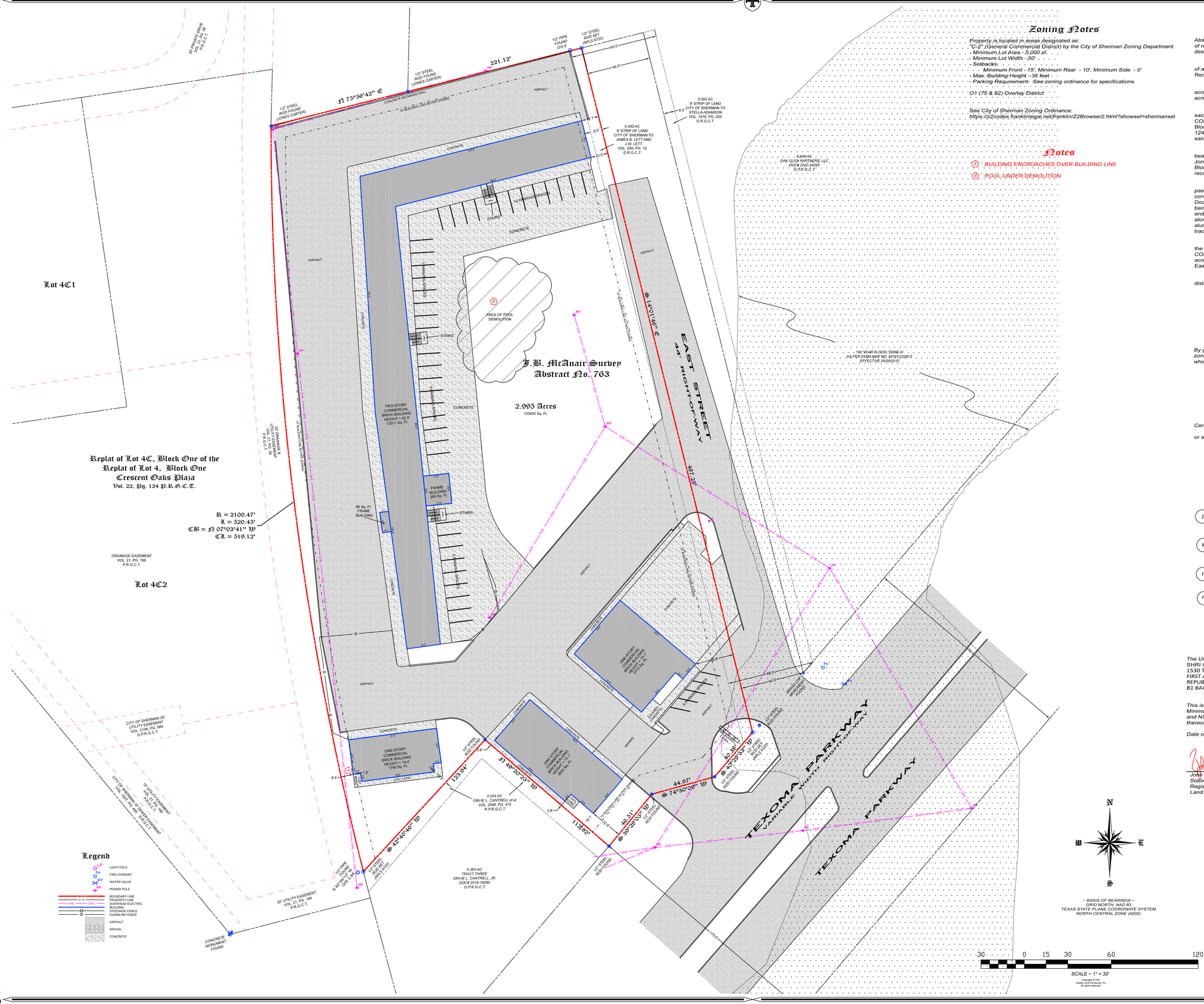
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

1530 TEXOMA PARKWAY





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.

O1 (75 & 82) Overlay District

See City of Sherman Zoning Ordinance:
https://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=shermanset

Notes

(2) *BUILDING ENCROACHES OVER BUILDING LINE*

(3) *POOL UNDER DEMOLITION*

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 the same 3.023 acre tract of land conveyed to Shri Corp., a Texas Corporation by deed of record in Volume 2530, Page 898, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found in the north right-of-way line of Texoma Parkway maintaining the east corner of a 0.054 acre tract conveyed to Orvie L. Cantrell by deed of record in Volume 2098, Page 475, Real Property Records, Grayson County, Texas and being an angle point in the south line of said 3.023 acre tract;*

Thence ***North 49°20'25" West****, along the northeast line of said 0.054 acre tract and the south line of said 3.023 acre tract, a distance of* ***112.92 feet*** *to a 1/2" steel rod found maintaining an ell corner in the south line of said 3.023 acre tract and being the north corner of said 0.054 acre tract;*

Thence ***South 42°40'46" West****, continuing along the south line of said 3.023 acre tract and the northwest line of said 0.054 acre tract, a distance of* ***123.94 feet*** *to a 1/2" steel rod set with an aluminum cap marked cap marked COPLEY RPLS 6720 in the east line of Lot 4C2, Block One, of the Replat of Lot 4C, Block One of the Replat of Lot 4, Block One, Crescent Oaks Plaza, an addition to the City of Sherman, as shown by plat of record in Volume 22, Page 124, Plat Records, Grayson County, Texas, being the southwest corner of said 3.023 acre tract and the west corner of said 0.054 acre tract;*

Thence along the east line of said Lot 4C2 with a curve to the right having a ***radius of 2,100.47 feet*** *(chord bears North 07°03'41" West, a distance of 519.12 feet) an* ***arc length of 520.45 feet*** *to a 1/2" steel rod found marked Jones Carter maintaining the northwest corner of said 3.023 acre tract and an angle point in the south line of Lot 4B-1, Block 1, 2nd Replat of Lot 4B, Block 1, Crescent Oaks Plaza an addition to the City of Sherman as shown by plat of record in Document No. 2019-121 of said Plat Records;*

Thence ***North 75°56'42" East****, along the south line of said Lot 4B-1 and the north line of said 3.023 acre tract passing a 1/2" steel rod found at a distance 97.44 feet maintaining the southeast corner of said Lot 4B-1 and continuing along the south line of a 6.949 acre tract of land conveyed to Oak Glenn Partners, LLC by deed of record in Document No. 2020-34295 of said Official Public Records, passing a 1/2" steel pipe found at a distance of 213.2 feet being the northwest corner of a 0.090 acre 8' wide strip of land conveyed from the City of Sherman to James B. Lett and J.W. Lett by deed of record in Volume 956, Page 12, Deed Records, Grayson County, Texas and continuing along the north line of said 0.090 acre 8' strip for a total distance of* ***221.12 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of East Street for the northeast corner of said 0.090 acre tract and the northeast corner of said 3.023 acre tract;*

Thence ***South 14°01'46" East****, along the west line of said East Street, the east line of said 0.090 acre tract and the east line of said 3.023 acre tract, a distance of* ***487.25 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north right-of-way line of said Texoma Parkway for the southeast corner of said 0.090 acre tract and the southeast corner of said 3.023 acre tract from which a 1/2" steel rod found bears North 40°29'53" East a distance of 6.81 feet and a Brass Cap monument bears North 40°29'53" East a distance of 54.03 feet;*

Thence southwesterly along the north right-of-way line of said Texoma Parkway the following calls and distances:
South 40°29'53" West*, a distance of* ***40.38 feet*** *to a 1/2" steel rod found;*
South 74°30'09" West*, a distance of* ***44.97 feet*** *to a 1/2" steel rod found;*
South 39°28'05" West*, a distance of* ***46.51 feet*** *to the* ***Point-of-Beginning*** *and containing* ***2.995 acres*** *of land.*

Flood Zone Notes

By graphic plotting only, portions of this property lie within Zone "X & A" (areas not within the 100 yr. flood zone - no base point elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C0290 F, which bears an effective date of September 29, 2010.

General Notes

1. The property has an area of 130,455 sq. ft. or 2.995 acre of land.
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 visible evidence of striping at time of survey.
- Approx. 43 regular parking spaces.

Schedule "B" Items

(j.) *RIGHT-OF-WAY EASEMENT FROM EDWARD HILARY MOSELEY, LESLIE JONES MOSELEY AND RAYMOND LYNN JONES TO TEXAS POWER & LIGHT COMPANY, OF RECORD IN VOLUME 337, PAGE 94 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.*
UNABLE TO DETERMINE LOCATION FROM DOCUMENT.

(k.) *RIGHT-OF-WAY EASEMENT FROM JOHN H. DAUGHETY AND WIFE, LILLIE DAUGHETY TO TEXAS POWER & LIGHT COMPANY, OF RECORD IN VOLUME 337, PAGE 258 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.*
UNABLE TO DETERMINE LOCATION FROM DOCUMENT.

(l.) *RIGHT-OF-WAY EASEMENT FROM J.O. KIRK TO TEXAS POWER & LIGHT COMPANY, OF RECORD IN VOLUME 503, PAGE 409 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.*
UNABLE TO DETERMINE LOCATION FROM DOCUMENT.

(m.) *AGREEMENTS BETWEEN VARIOUS OWNERS OF THE FEDERAL SIGN COMPANY OF TEXAS, THE LATEST OF WHICH APPEARS OF RECORD IN VOLUME 1078, PAGE 821, DEED RECORDS, GRAYSON COUNTY, TEXAS. APPLIES TO THE SUBJECT TRACT*

Surveyor Certification

The Undersigned, being a registered surveyor of the State of Texas certifies to:
SHRI CORP.
1530 TEXOMA OZ LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
REPUBLIC TITLE OF TEXAS, INC.
B1 BANK

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), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on July 11, 2014.

Date of Plat or Map: 10-5-2021

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. 10194429, OK C.A. No. 8279

Project Name:		
Project Address: 1530 Texoma Parkway Sherman, Texas 75090	*Prepared For:* 1530 Texoma OZ, LLC	
	Drawn by: JTC	*Checked by: JCC*
Last Site Visit: 10-04-2021		*Sheet: 1 of 1*
Date of Survey: 10-6-2021	*Scale: 1" = 30'*	*CLS Job# 21090454*

SITE PLAN STATISTICS:	
CURRENT ZONING:	C–2, GENERAL COMMERCIAL
PROPOSED ZONING:	R–2, MULTI–FAMILY RESIDENTIAL
GROSS AREA:	2.995 ACRES (130,455 S.F.)
BUILDING AREA:	19,107 S.F. (EXISTING) 9,720 (APPROX. PROPOSED)
PARKING REQUIRED: 1/BEDROOM (MIN. 2/UNIT)=	72 UNITS x 2 = 144 SPACES (5 H.C. SPACES)
PARKING PROPOSED: 2/TWO BEDROOM 1.25/EFFICIENCY =	32 TWO BED UNITS x 2 + 40 EFF. UNITS x 1.25 + 3 GUEST = 117 SPACES (5 H.C. SPACES)
IMPERVIOUS AREA:	TBD AT SITE PLAN SUBMITTAL
LANDSCAPE AREA:	TBD AT SITE PLAN SUBMITTAL
FLOOR–AREA RATIO:	TBD AT SITE PLAN SUBMITTAL

ZONE C–2
N 75°56'42" E 231.12'
CONCRETE RETAINING WALL
25' BUILDING LINE
17 SPACES
20' FIRE LANE
DUMPSTER
SIDEWALK
CONCEPTUAL LANDSCAPING, TYP.
THREE-STORY NEW APARTMENT BLDG 12 UNITS 4,320 S.F.
GRASS, TYP.
BREEZEWAY
POOL FENCE
POOL
POOL DECK
THREE-STORY NEW APARTMENT BUILDING 15 UNITS 5,400 S.F.
UNIT PATIOS
TWO-STORY EXST'G APARTMENT BUILDING 40 UNITS ~22,414 S.F.
LANSCAPE BEDS
24' FIRE LANE
15 SPACES
7' (SUM 23') BUILDING LINE
21 SPACES
R = 2100.47'
L = 520.45'
CB = N 07°03'41" W
CL = 519.12'
16 SPACES
24' PROPOSED BUILDING LINE
PROPOSED PROPERTY LINE
S 14°01'16" E 48.25'
100 YEAR FLOOD "ZONE A" AS PER FEMA MAP NO. 48181C0290 F EFFECTIVE 09/29/2010
ZONE C–2
19 SPACES
24' FIRE LANE
ASPHALT
14 SPACES
DOG PARK GRASS
CONCEPTUAL LANDSCAPING, TYP.
ONE-STORY EXST'G APARTMENT & CLUBHOUSE 2 UNITS 3,113 S.F.
2.995 Acres 130,455 Sq. Ft.
6 SPACES
2 SPACES
DUMPSTER
4 SPACES
24' FIRE LANE
ONE-STORY EXST'G APARTMENT BUILDING 2 UNITS 1,756 S.F.
ONE-STORY EXST'G APARTMENT & LAUNDRY 1 UNIT 3,024 S.F.
AWNING ABOVE
5 SPACES
LANDSCAPE AREA
25' BUILDING LINE
7' (SUM 23') BUILDING LINE
27' (SUM 23') BUILDING LINE
S 42°40'46" W 123.94'
N 9°20'25" W 112.92'
0.054 AC. ORVIE L. CANTRELL et al VOL. 2098, PG. 475 R.P.R.G.C.T.
S 39°18'05" W 46.57'
S 14°30'09" W 44.97'
N 45°29'33" W 40.38'
LANDSCAPE AREA
TEXOMA PARKWAY
VARIABLE WIDTH RIGHT-OF-WAY
TEXOMA PARKWAY
ZONE C–2
Lot 4C1
DRAINAGE EASEMENT VOL. 21, PG. 166 P.R.G.C.T.
Lot 4C2
CITY OF SHERMAN 20' UTILITY EASEMENT VOL. 2196, PG. 886 O.P.R.G.C.T.
15' UTILITY EASEMENT CITY OF SHERMAN SEWER EASEMENT VOL. 21, PG. 166 P.R.G.C.T.
20' UTILITY EASEMENT VOL. 21, PG. 166 P.R.G.C.T.
175.0'

1 SITE PLAN
SCALE: 1" = 30'–0"

site plan

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

TEXOMA GATEWAY APARTMENTS

1530 Texoma Parkway
Sherman, TX 75090

PROJECT NUMBER
2137

DATE
01.27.22

SHEET NUMBER
SP1.0


BAGA
CONCEPT IMAGE


BAGA
CONCEPT IMAGE


BACA
CONCEPT IMAGE


CONCEPT IMAGE


BACA
CONCEPT IMAGE

BAGA ARCHITECTURE

24 January 2022

Rob Rae, Director of Development Services
City of Sherman Building & Zoning
220 West Mulberry Street
Sherman, Texas 75090

RE: Zoning Change Request for property at 1530 Texoma Parkway

Dear Mr. Rae,

It is my pleasure to submit to you this request for a Zoning Change Application, on behalf of the property owners, for the property located at 1530 Texoma Parkway in Sherman, and show in the attached drawing.

The owners of the former motel located at this site are requesting a zoning change from C-2, General Commercial to R-2, Multi-family Residential, in order to renovate the site as an apartment complex to support the growing housing market in Sherman. This would include renovating the existing building of 60 motel rooms into 40 one bedroom apartment units, renovating the existing street-facing buildings as common spaces for the complex, and building approximately 27 new two bedroom units. We believe that this development would better serve the demand for quality housing than the current use. Attached is a conceptual site plan showing conceptual building locations, parking, and landscaping. Also attached are some conceptual 3D images that we hope give a feel for the overall quality of the development.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,

Jessie Bullard Assoc. AIA, Designer + Project Manager

T 903 893 5800 | F 903 893 5866 | 100 NORTH TRAVIS STREET, NO. 500 | SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

1530 Texoma OZ, LLC
3515 Brown St. Apt. 109
Dallas, TX 75219

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

BACA Architects
100 N. Travis St. Ste. 500
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for Texoma Gateway Apartments under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District located at 1530 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. An Exception would need to be approved to allow 117 spaces in lieu of the required 144 spaces. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. The existing one-story apartment and Laundry does not meet setback requirements from the Texoma Parkway property line which makes it an existing nonconforming structure. *(Chapter 14, Exhibit A, Sec 5)*
7. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
9. All required off-street parking shall be on private property and shall not encroach into the right-of-way or outside the property line. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
10. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
11. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that

progress has been made toward completion of the project for which the Specific Use Permit was approved.

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

Engineering:

13. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
14. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
15. Show flood fringe on plat and plans. Plat and plans must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
16. Right of way abandonment of East Street or additional right of way dedication for East Street may be required.
17. Parking will be permitted on private property only.
18. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
19. The location of the trash receptors must be approved by the Public Works Department.
20. 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*
21. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
22. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **1000 BLOCK EAST PECAN GROVE ROAD**

The request of Preston Trail Partners, LLC (Owner), Covenant Development, LLC (Developer) and Underwood Surveying, Inc. (Surveyor) concerning the property in the 1000 Block of East Pecan Grove Road, being 3.383 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lot 2, Jackson Walker Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 of the Jackson Walker Addition.

Background:

The property is located in the 1000 block of East Pecan Grove Road at the southwest corner of East Pecan Grove Road and North Calais Drive and is zoned a C-1 (Retail Business) District. The owner would like replat approval of the Jackson Walker Addition.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Preston Trail Partners, LLC (Owner)
Covenant Development, LLC (Developer)
Underwood Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



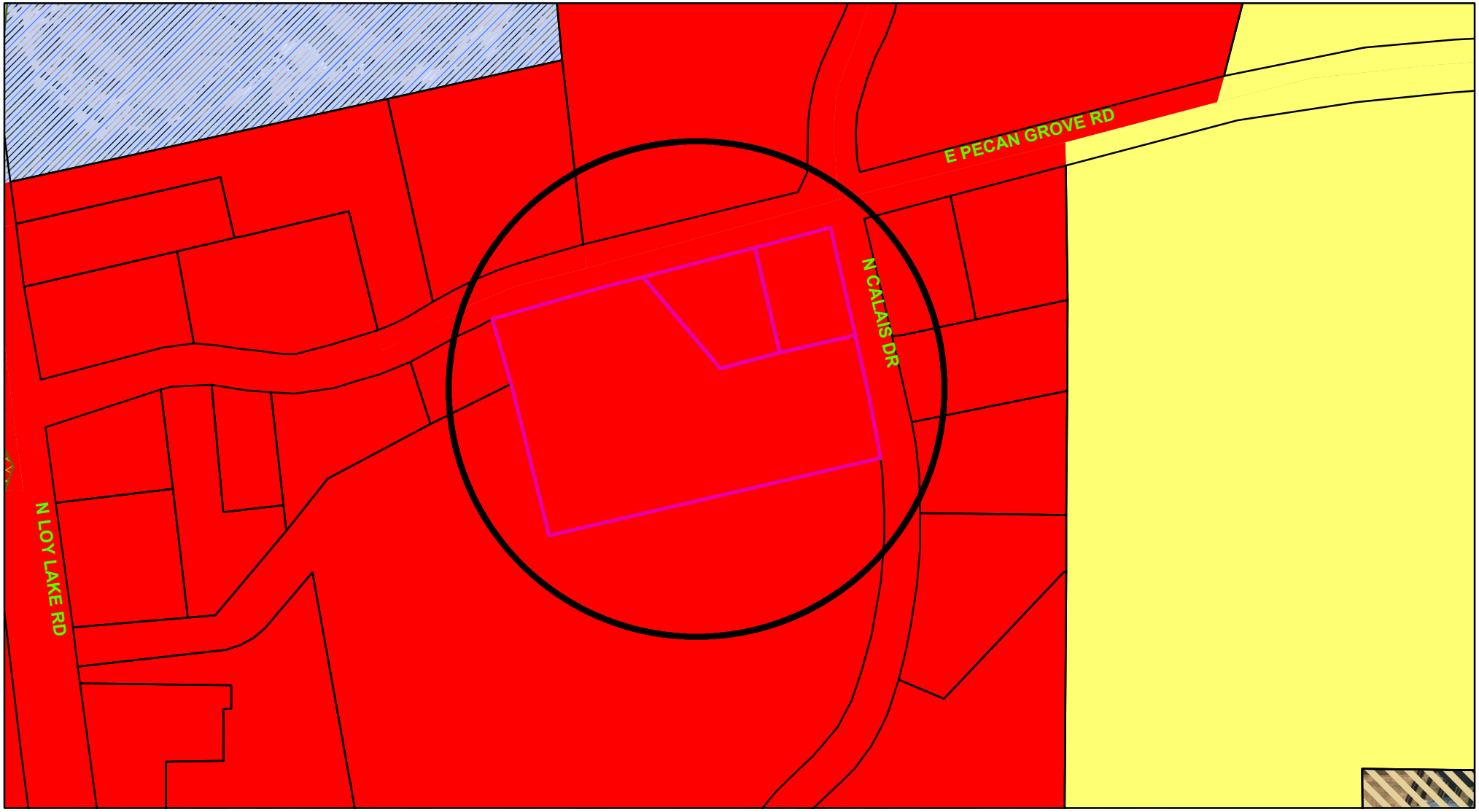
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1000 Block East Pecan Grove Road

NOT TO SCALE

1 in = 244 ft



Zoning - 1000 Block East Pecan Grove Road

Legend

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

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

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

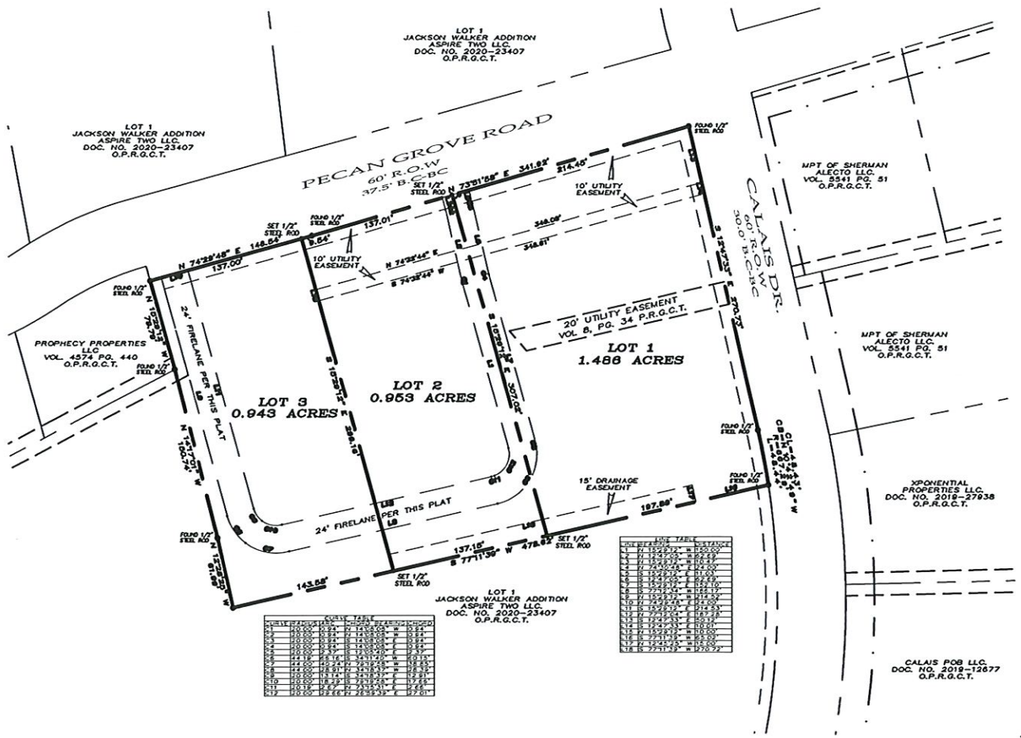
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

JOB NO. 22010011



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

REPLAT

LOT 2 OF THE JACKSON WALKER ADDITION

Being all of Lot 2 of the Jackson Walker Addition, Recorded in Document Number 2020-133 P.R.G.C.T. Containing 3.383 acres of land

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 Inch = 20 ft.

OWNERS/DEVELOPER
PRESTON TRAILS PARTNER LLC.
PO BOX 670
SHERMAN TEXAS, 75091

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

01-26-22

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

SHEET 1 OF 2

JOB NO. 22010011

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of J.B. McAnair Survey, Abstract No.763 and being a all of Lot 2 of the Jackson Walker Addition conveyed to Preston Trails Partners LLC, as recorded in Document Number 2020-133 Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found ½" steel rod at the Northeast corner of said Lot 2 and being in the South Right-of-Way of Pecan Grove Road and the West Right-of-Way Calais Drive;

Thence South 12°47'33" East, with said West Right-of-Way of Calais Drive a distance of 270.73 feet to a Found ½" steel rod;

Thence with a non-tangent curve to the right having a radius of 667.29 feet, (chord bears South 10°42'49" East, a distance of 48.43 feet) an arc length of 48.44 feet to a found ½" Steel rod;

Thence South 77°11'39" West, with the South Line of said Lot 2 a distance of 478.62 feet to a found ½" Steel rod;

Thence with the west line of said Lot 2 the following Calls and Distances;
North 12°28'25" West, a distance of 61.99 feet to a found ½" steel rod;
North 14°17'01" West, a distance of 150.74 feet to a found ½" steel rod;
North 15°29'12" West, a distance of 79.79 feet to a found ½" steel rod in said South Right-of-Way of Pecan Grove Road;

Thence North 74°29'48" East, with Said Pecan Grove Road a distance of 146.54 feet to a found ½" steel rod;

Thence North 73°51'58" East, a distance of 341.92 feet to the Point-of-Beginning and containing 3.383 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing REPLAT OF LOT 2 OF JACKSON WALKER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

~ 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. 48181C0295F, effective date September 29, 2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, PRESTON TRAILS PARTNERS LLC, do hereby adopt this plat designating the hereinabove property as the Replat of Lot 2 of the Jackson Walker Addition, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

_____
Preston Trail Partners LLC, (Ryan Johnson)

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

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

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, PRESTON TRAILS PARTNERS LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as REPLAT OF LOT 2 OF THE JACKSON WALKER 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 REPLAT OF LOT 2 OF THE JACKSON WALKER ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2022

BY: PRESTON TRAILS PARTNERS LLC,(RYAN JOHNSON)

BY:_____

REPLAT

LOT 2 OF THE JACKSON WALKER ADDITION

Being all of Lot 2 of the Jackson Walker Addition, Recorded in Document Number 2020-133 P.R.G.C.T. Containing 3.383 acres of land

OWNERS/DEVELOPER
PRESTON TRAILS PARTNER LLC.
PO BOX 670
SHERMAN TEXAS, 75091

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

XX-XX-22

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Preston Trails Partner, LLC
P.O. Box 670
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat Lot 2 of the Jackson Walker Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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. 20' Utility Easement in proposed Lot 1 to be abandoned by separate instrument. Abandonment instrument information to be shown on plat in General Notes. Owner to coordinate with City of Sherman Engineering Department for abandonment process.
3. 10' Utility Easement crossing proposed Lot Nos. 1 & 2 to be changed to 10' Sanitary Sewer Easement.
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Metes and bounds must match drawing. Verify and revise curve line on eastern boundary line. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Graphically show curb line of Pecan Grove Road and Calais Drive on drawing.
8. Remove Avigation Release from plat.
9. Remove fire lane from plat.
10. Mutual Access Easement between proposed Lots 1 and 2 to be dedicated by and shown on plat.
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. Three Party Agreement required for Public Infrastructure.
13. 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)*

14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 2309 GALLAGHER DRIVE**

The request of Home Place Partners, LP (Owner), Eric L Davis Engineering, Inc. (Engineer) and Larry Probeck, RPLS (Surveyor), concerning the property at 2309 Gallagher Drive, being 1.041 acres in the Samuel McGlothlin Survey, Abstract Number 811, as follows:

Planning and Zoning Commission

Preliminary plat approval for Lot 1, Block A, David H. Brown Addition.

Background:

The property is located at 2309 Gallagher Drive, the northwest corner of Gallagher Drive and Frisco Road and is zoned an M-1 (Light Manufacturing) District. The owner would like preliminary plat approval for Lot 1, Block A, David H. Brown Addition.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Home Place Partners, LP (Owner)
Eric L Davis Engineering, Inc. (Engineer)
Larry Probeck, RPLS (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

Yes

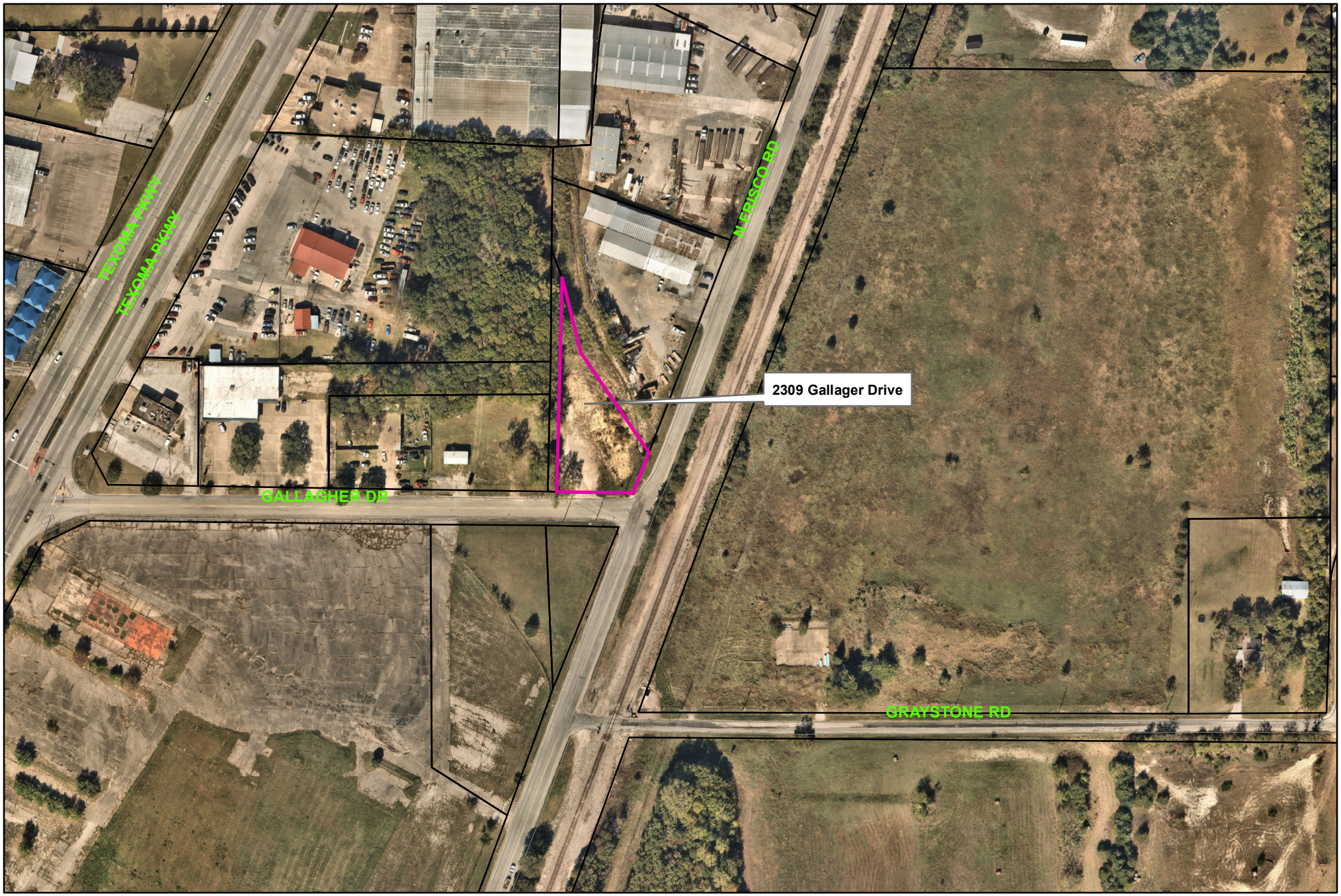
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



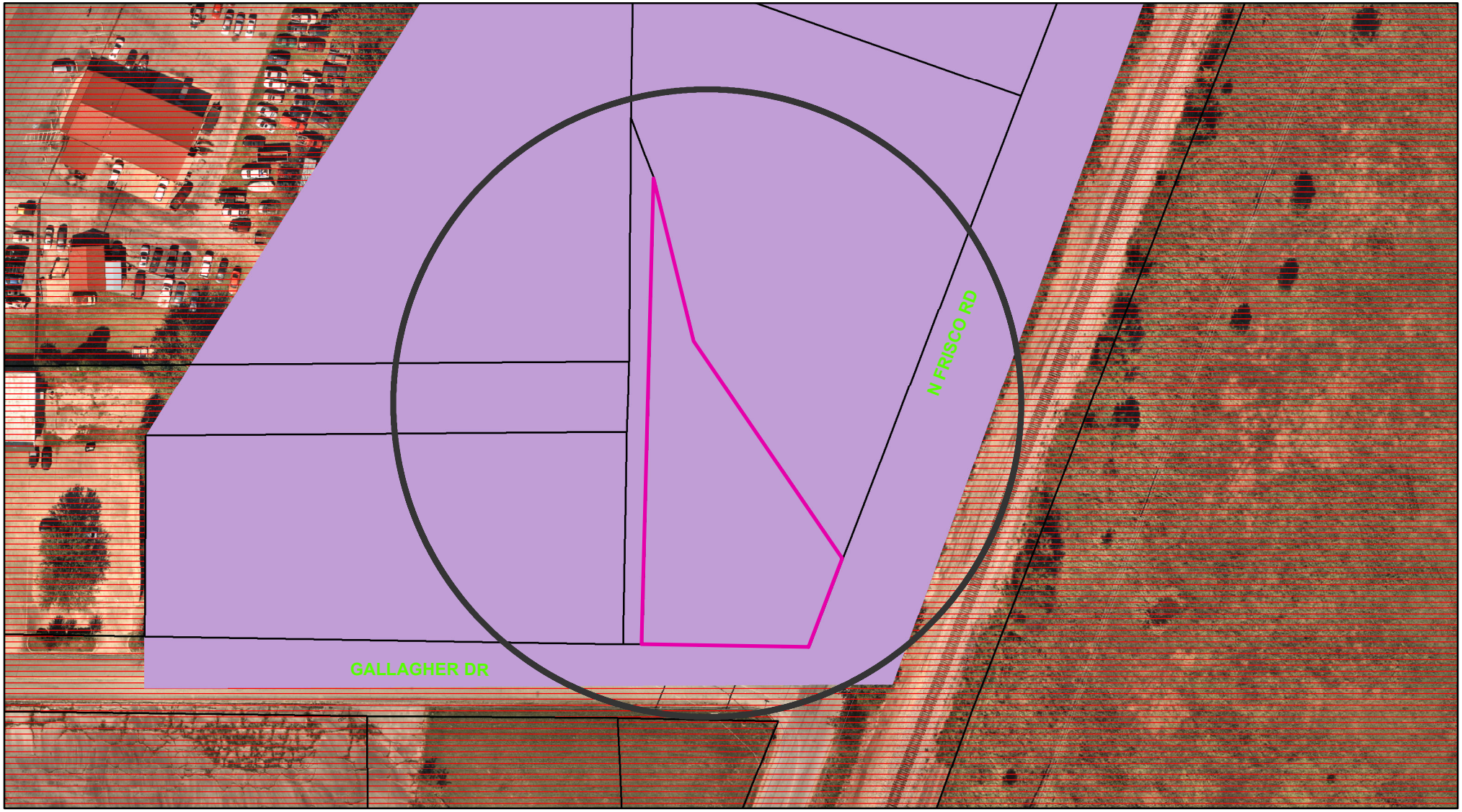
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2309 Gallagher Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 2309 Gallagher Drive

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

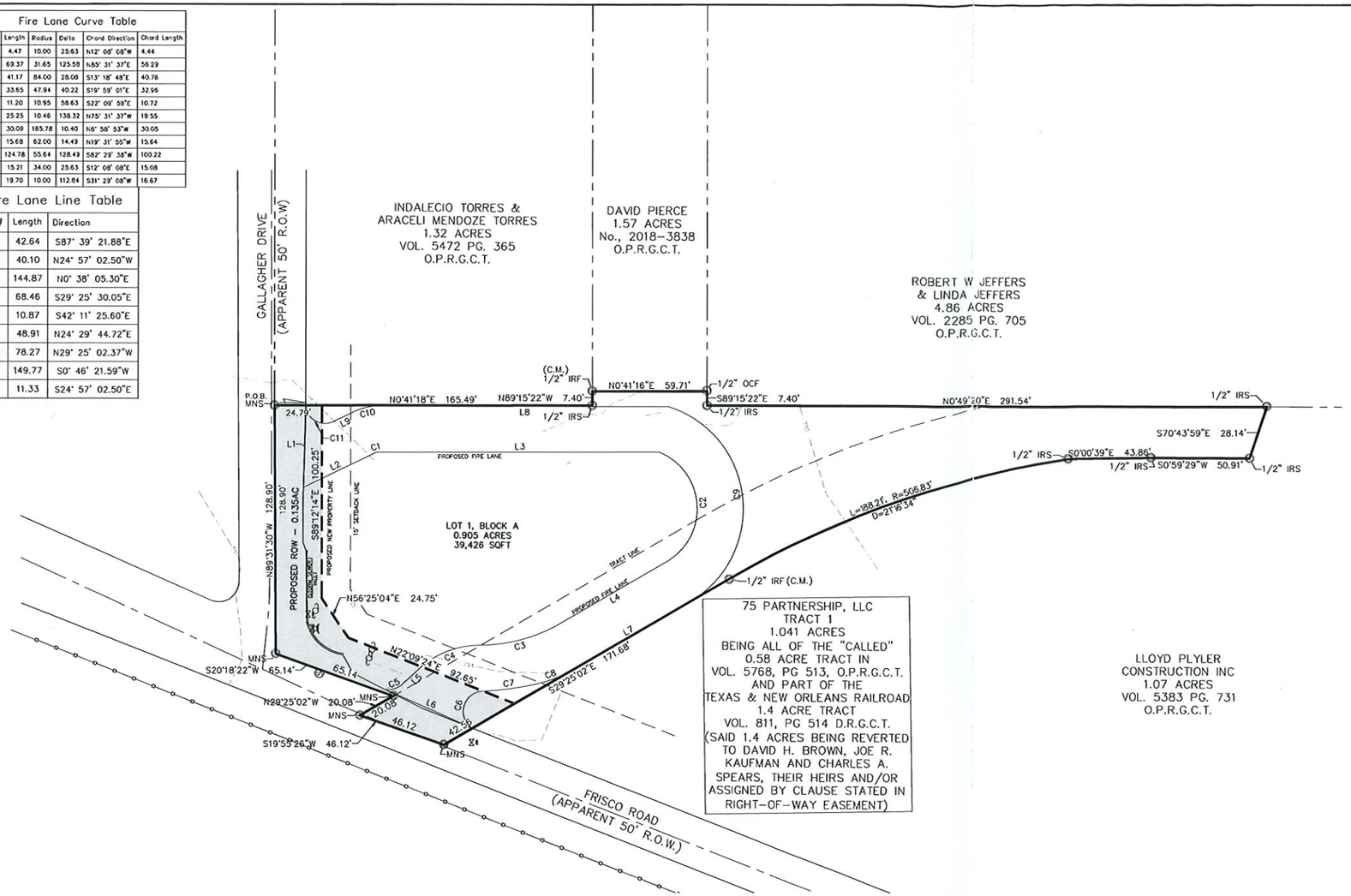
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

Fire Lane Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.47	10.00	25.63	N12° 08' 08"W	4.44
C2	69.37	31.65	125.58	N85° 31' 37"E	56.29
C3	41.17	84.00	28.08	S13° 18' 48"E	40.76
C4	33.65	47.94	40.22	S19° 59' 01"E	32.96
C5	11.20	10.95	58.63	S22° 09' 59"E	10.72
C6	25.25	10.46	138.32	N75° 31' 37"W	19.55
C7	30.09	165.78	10.40	N6° 58' 53"W	30.05
C8	15.68	62.00	14.49	N19° 31' 55"W	15.64
C9	124.78	55.64	128.49	S82° 29' 38"W	100.22
C10	15.21	34.00	25.63	S12° 08' 08"E	15.08
C11	19.70	10.00	112.84	S31° 29' 08"W	16.67

Fire Lane Line Table		
Line #	Length	Direction
L1	42.64	S87° 39' 21.88"E
L2	40.10	N24° 57' 02.50"W
L3	144.87	N0° 38' 05.30"E
L4	68.46	S29° 25' 30.05"E
L5	10.87	S42° 11' 25.60"E
L6	48.91	N24° 29' 44.72"E
L7	78.27	N29° 25' 02.37"W
L8	149.77	S0° 46' 21.59"W
L9	11.33	S24° 57' 02.50"E

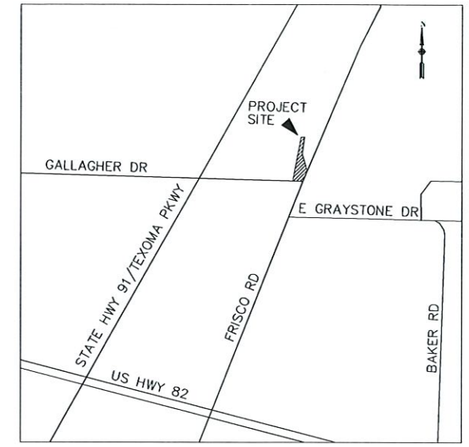


0 33 66 Feet

1/26/2022

LEGEND

- IRON ROD FOUND
- POWER/UTILITY POLE
- FIRE HYDRANT (EXISTING)
- WV WATER VALVE
- SANITARY SEWER MANHOLE
- MNS MAG NAIL SET
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- C.M. CONTROL MONUMNET
- OCF IRON ROD W/ ORANGE CAP FOUND



VICINITY MAP
N.T.S.

Chairman, City of Sherman _____ Date _____

Planning and Zoning Commision

GENERAL NOTES

1) Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011)
2) The purpose of this Plat is to display a proposed fire lane easement.
3) Date of field work 9-12-2019
4) Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48181C0290F, effective date of 9-29-2010, for Community Panel No. 485509 , Grayson County, Texas

PREPARED BY:
Eric L. Davis Engineering, Inc.
120 E Main St,
Forney, Texas 75126
Firm No. 10194489

SURVEYOR:
Larry Probeck, RPLS
120 E Main St,
Forney, Texas 75126
Cell: (214) 549-5349
Office: (972) 564-0592

OWNER:
Joe Brown
Home Place Partners LP
PO Box 2232
2309 Gallagher Dr
Sherman, Texas 75091

Property Description

Being a 1.041 acre tract of land out of the Sam'l McGlothlen Abstract - 811, being all of the "called" 0.58 acre tract in Vol. 5768, Pg. 513, Official Property Records of Grayson County, Texas, (O.P.R.G.C.T.) and part of the Texas & New Orleans Railroad 1.4 acre tract in Vol. 811, Pg. 513 (O.P.R.G.C.T.) and more particularly described as follows;

BEGINNING at a Mag nail set near the centerline of Gallagher drive being the the Southeast corner of a tract deeded to Indalecio & Araceli Torres in deed Vol. 5472 Pg. 365 (O.P.R.G.C.T.) and being the Southwest corner of the subject property,

THENCE N 0 deg. 41 min. 18 sec. E with the East boundary line of the said Torres tract in common with the west property line of the subject tract a distance of 165.49 feet to an 1/2" iron rod set for corner being the northeast corner of said Torres tract and a western corner of the subject tract,

THENCE N 89 deg. 15 min. 22 sec. W with the North boundary line of said Torres tract a distance of 7.40 feet to a 1/2" Iron Rod found for corner in the North boundary line of said Torres Tract and being a southeast corner of a tract deeded to David Pierce in Instrument No. 2018-3838 (O.P.R.G.C.T.) and being a west corner of the subject property,

THENCE N 0 deg. 41 min. 16 sec. E with an East boundary line of said Pierce tract in common with a west boundary line of the subject tract a distance of 59.71 feet to a 1/2" Iron Rod with an orange cap found in the South boundary line of a tract deeded to Robert W Jeffers and Linda Jeffers in a deed recorded in Vol. 2285 Pg. 705 (O.P.R.G.C.T.) being the northeast corner of said Pierce tract and a western corner of the subject tract,

THENCE S 89 deg. 15 min. 22 sec. E with the South boundary line of said Jeffers tract in common with a northern property line of the subject property a distance of 7.40 feet to a 1/2" Iron rod set for corner in the west boundary line of the subject property being the southwest corner of said Jeffers and a western corner of the subject tract,

THENCE N 0 deg. 49 min. 20 sec. E with the East boundary line of said Jeffers tract in common with a west property line of the subject tract a distance of 291.54 feet to a 1/2" Iron rod set for corner in the eastern property line of said Jeffers tract being the northern most point of the subject tract an eastern point of a tract deeded to Loyd Plyler Construction Inc. in a deed recorded in Vol. 5383 Pg. 731 (O.P.R.G.C.T.),

THENCE S 70 deg. 43 min. 59 sec. E with a south line of said Plyler tract in common with the north line of the subject tract a distance of 28.14 feet to a 1/2" Iron rod set for corner,

THENCE S 0 deg. 59 min. 29 sec. E with a west line of said Plyler tract in common with the east line of the subject tract a distance of 50.91 feet to a 1/2" Iron rod set for corner,

THENCE S 0 deg. 00 min. 39 sec. E with a west line of said Plyler tract in common with the east line of the subject tract a distance of 43.86 feet to a 1/2" Iron rod set for corner,

THENCE along a curve with a radius of 506.83 feet, a length of 188.21 feet, and a chord Bearing of S 18 deg. 46 min 40 sec. E to a 1/2" Iron found for corner

THENCE S 29 deg. 25 min. 02 sec. E with a west line of said Plyler tract in common with the east line of the subject tract a distance of 171.68 feet to a mag nail set for corner near the centerline of Frisco Road being the southern most corner of said Plyler and the western most corner of the subject tract,

THENCE S 19 deg. 56 min. 00 sec. along or near the centerline of Frisco road in common with a southeast line of the subject tract a distance of 46.11 feet to mag nail set near the centerline of Frisco road being a south eastern corner of the subject property,

THENCE N 29 deg. 25 min. 02 sec. with a south line of the subject tract a distance of 20.08 feet to a mag nail set in the asphalt of Frisco road being a south eastern corner of the subject tract,

THENCE S 20 deg. 18 min. 56 sec. W with a south east line of the subject property to a mag nailset near the centerline intersection of Frisco Road and Gallagher Drive and being a south east corner of the subject tract,

Thence N 89 deg. 32 min. 04 sec. W along or near the center line of Gallagher drive in common with the South line of the subject tract a distance of 128.93 to the POINT OF BEGINNING containing 45,345 Sqft or 1.041 acres more or less,

LOT 1, BLOCK A=	**0.905AC**
PROPOSED R.O.W=	**0.135AC**
TOTAL=	**1.040AC**

SURVEYORS CERTIFICATE

I, Larry A. Probeck. A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Sherman, Grayson County, Texas.

WITNESS MY HAND AT GRAYSON COUNTY, TEXAS this the __th day of _____ 20__.

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

LARRY A. PROBECK
Texas Registered Professional Land Surveyor # 5187

PRELIMINARY PLAT

Lot 1, Block A
David H. Brown Addition
Sherman Texas
1.041 ACRES
SITUATED IN THE SAM'L MCGLOTHLEN SURVEY
ABSTRACT - 811
CITY OF SHERMAN
GRAYSON COUNTY TEXAS

ERIC L. DAVIS ENGINEERING, INC.
F - 3987
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Joe Brown
Home Place Partners, LP
P.O. Box 2212
Sherman, TX 75091

Larry Probeck
120 E. Main St.
Forney, TX 75126

Eric L. Davis Engineering, Inc.
120 E. Main St.
Forney, TX 75126

Dear Applicants,

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

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

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. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Dedicate a 10' Utility Easement along Gallagher Drive. Easement to parallel new dedicated right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 15' Utility Easement along Frisco Road. Easement to parallel new dedicated right of way. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Graphically show edge of pavement on drawing.
6. Verify Right of Way dimensions and show dedication information on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Remove fire lane from plat.
8. Remove tract line from plat.
9. Preliminary Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 5*
10. Final Plat layout to meet City standard prior to submittal to P&Z Commission. *Code of Ordinances Chapter 10.05, Section 6*
11. Deed References are incorrect. Grayson County utilizes the following deed references: Plat Records, Grayson County, Texas (PRGCT); Deed Records, Grayson County, Texas (DRGCT); Real Property Records, Grayson County, Texas (RPRGCT); Official Public Records, Grayson County, Texas (OPRGCT). Update appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*

12. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
13. Total acreage in legal description does not match acreage on itemized summary breakdown. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. Calls for metes and bounds overlap lines on drawing. Relocate or halo in order to clearly show calls. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

*** 5100 & 5104 MARSHALL STREET**

The request of Larry Mueller (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 5100 and 5104 Marshall Street, being 11.216 acres in the J.B. Shannon Survey, Abstract No. 1085, and being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition.

Background:

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

The following has been approved for 5100 Marshall Street:

- August 8, 1978 - Variance for off-street parking requirements.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Larry Mueller (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not Required

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



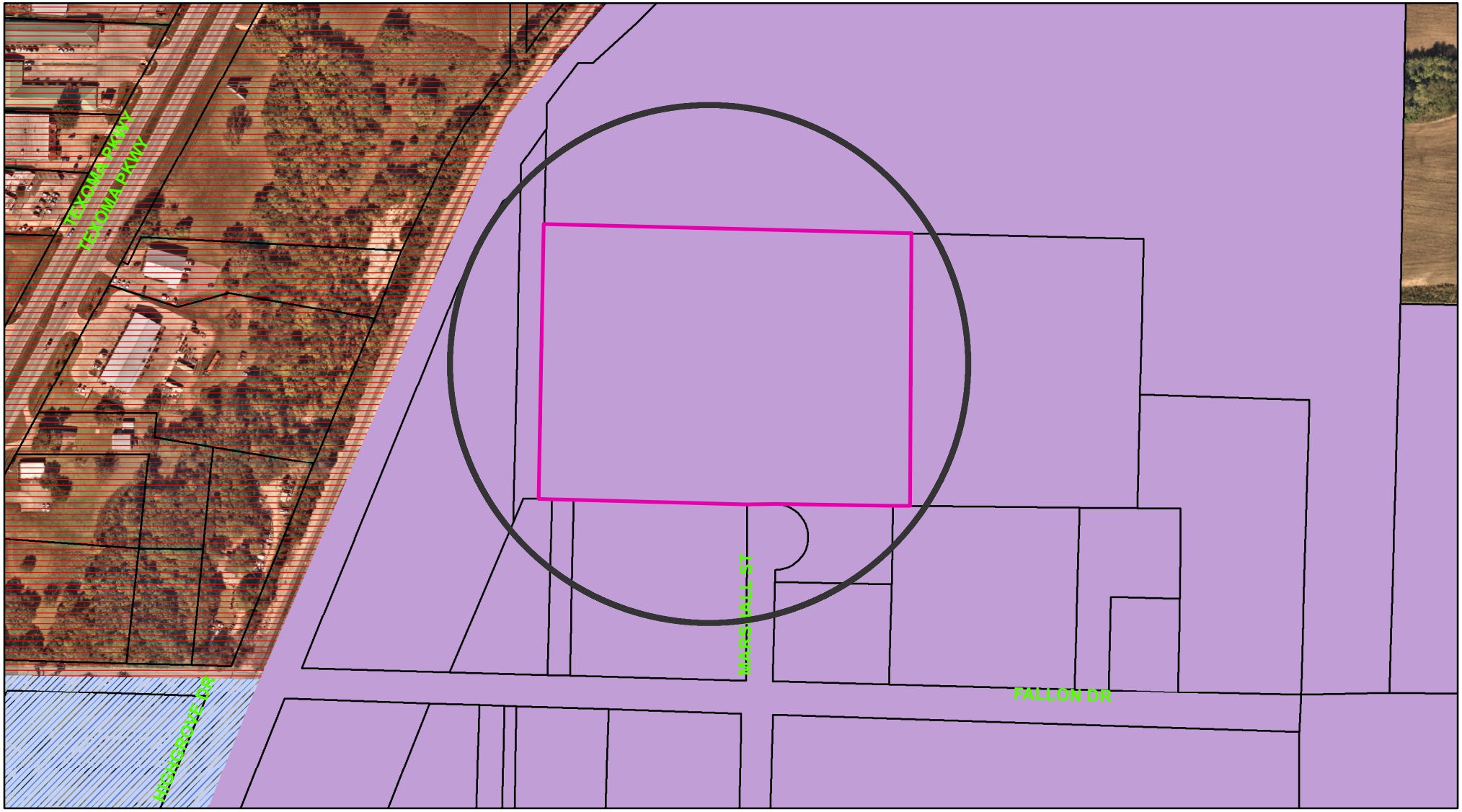
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

5100 & 5104 Marshall Street

NOT TO SCALE

1 in = 421 ft



Zoning - 5100 & 5104 Marshall 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

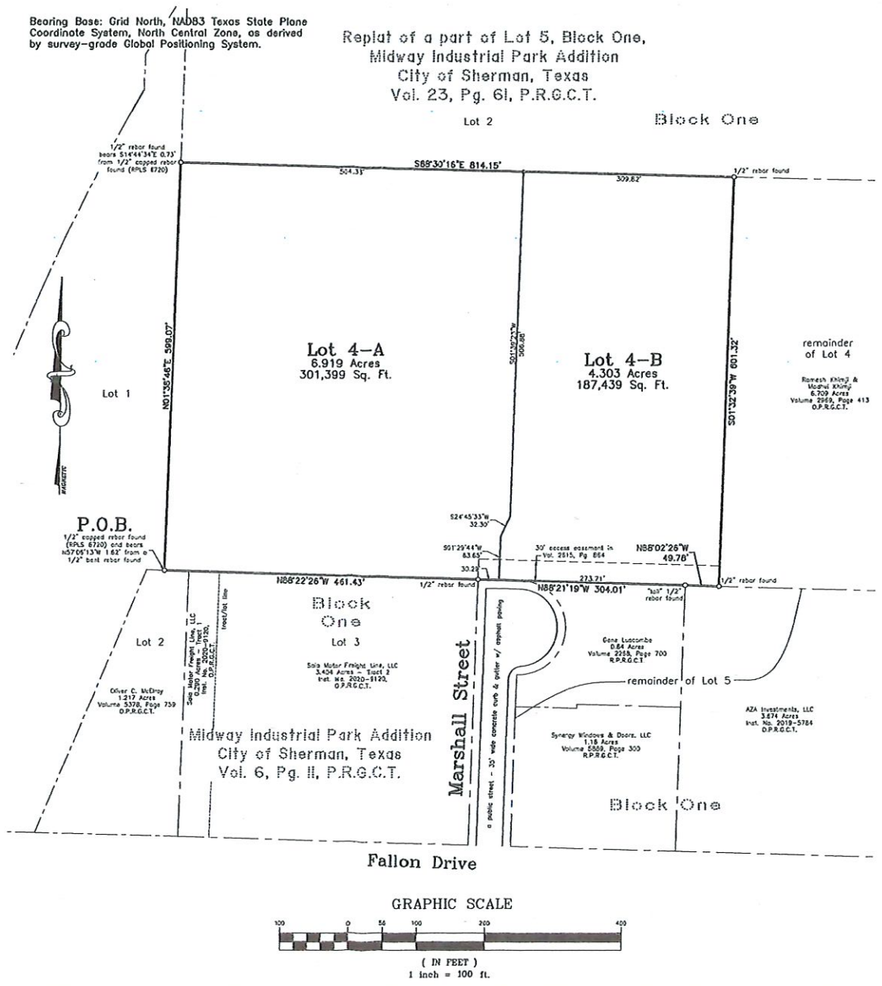
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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 = 300 ft



Replat of part of Lot 4, Block One, of Midway Industrial Park Addition

to the

City of Sherman
Grayson County, Texas

11.222 Acres

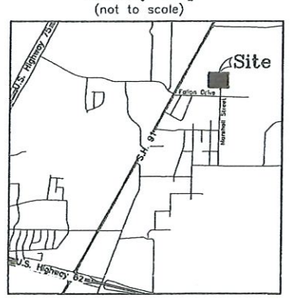
in the

J. B. Shannon Survey
Abstract No. 1085

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

Vicinity Map
(not to scale)



Job No. CGS530122

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:
Larry Mueller
5100 Marshall Street
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\5100-Marshall-Street-Sherman\Civil 3D\5100 Marshall Street.dwg 1/25/2022 3:25 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. Shannon Survey, Abstract No. 1085 and being a part of Lot 4, Block One, of Midway Industrial Park Addition to the City of Sherman, Texas, as shown by plat of record in Volume 6, Page 11, Plat Records, Grayson County, Texas, being the same 11.216 conveyed by Special Warranty Deed with Vendor's Lien from Larry Muller, Ancillary Independent Executor of the Estate of Joseph J. Mueller, Deceased and the Estate of Jacqueline Winona Mueller to Larry Mueller on December 4th, 2015, as recorded in Volume 5726, Page 1, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a "bent" 1/2 inch rebar found, lying in the North line of Lot 2 of said Block One of Midway Industrial Park Addition, being the most Northerly Southeast corner of Lot 1 of said Block One of Midway Industrial Park Addition, and being the Southwest corner of both said Lot 4 and the herein described tract, said rebar bears South 57 deg. 25 min. 34 sec. East, 1.52 ft. from a 1/2 inch capped rebar found (RPLS 6720);

THENCE North 01 deg. 31 min. 49 sec. East, with the West line of both said Lot 4 and Mueller 11.216 acres, and the most Easterly line of said Lot 1, a distance of 600.00 ft. to a 1/2 inch rebar found at the Northwest corner of both said Lot 4 and the Northwest corner of the herein described tract, said rebar bears South 14 deg. 44 min. 34 sec. East, 0.73 ft. from a 1/2 inch capped rebar found (RPLS 6720);

THENCE South 88 deg. 28 min. 11 sec. East, with the South line of Lot 2, Block One, of the Replat of a part of Lot 5, Block One, Midway Industrial Park Addition to the City of Sherman, Texas, as recorded in Volume 23, Page 61, P.R.G.C.T., and the North line of both said Lot 4 and Mueller 11.216 acres, a distance of 814.00 ft. to the Northeast corner of the herein described tract, from which point bears South 11 deg. 27 min. 13 sec. East, 0.40 ft. from a 1/2 inch rebar found;

THENCE South 01 deg. 31 min. 49 sec. West, over and across said Lot 4, with the East line of said Mueller 11.216 acres, and the West line of Ramesh Khimji and Madhvi Khimji 6.70 acres, as recorded in Volume 2969, Page 413, Official Public Records, Grayson County, Texas, a distance of 600.87 ft. to a 1/2 inch rebar found at the Southeast corner of the herein described tract;

THENCE North 88 deg. 16 min. 55 sec. West, with the North line of AZA Investments, LLC 3.674 acres, as recorded in Deed No. 2019-5784, O.P.R.G.C.T., a distance of 49.87 ft. to a "tail" 1/2 inch rebar found;

THENCE North 88 deg. 20 min. 10 sec. West, with the North line of Gene Luscombe 0.84 acres, as recorded in Volume 2268, Page 700, Real Property Records, Grayson County, Texas, and the North line of Marshall Street, a distance of 304.13 ft. to a 1/2 inch rebar found;

THENCE North 88 deg. 28 min. 11 sec. West, **PASSING** a 1/2 inch rebar found at the Northwest corner ofLot 3 of said Block One of Midway Industrial Park Addition at 379.94 ft. and continuing for a **TOTAL** distance of 460.00 ft. to the **PLACE OF BEGINNING** and containing **6.166 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, Larry Mueller, sole owner of Replat of a part of Lot 4, Block One of Midway Industrial Park 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.

_____
Larry Mueller

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of a part of Lot 4, Block One of Midway Industrial Park Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of a part of Lot 4, Block One of Midway Industrial Park Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Replat of part of Lot 4, Block One, of Midway Industrial Park Addition

to the

City of Sherman
Grayson County, Texas

11.215 Acres

in the

J. B. Shannon Survey
Abstract No. 1085

Job No. CGS530122

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:
Larry Mueller
5100 Marshall Street
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\5100-Marshall-Street-Sherman\Civil 3D\5100 Marshall Street.dwg 1/25/2022 3:25 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Larry Mueller
5100 Marshall St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of part of Lot 4, Block One, of Midway Industrial Park Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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. 30' Mutual Access Easement along centerline of adjoining property line between Lots 4-A and 4-B to be dedicated by and shown on plat.
3. Right of Way Dedication required on West boundary line. Coordinate with City of Sherman Engineering Department for exact measurements and location. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
4. Dedicate a 10' Utility Easement along proposed right of way on West boundary line. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Simplify Plat name.
6. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Sanitary Sewer main may need be extended in accordance with City criteria to serve proposed Lot. Provide drawings for existing sewer serving existing lots to Engineering Department for review. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. 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.*
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page

must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

316 & 320 NORTH WOODS STREET

The request of House of Eli (Owner), Tawni Hodge (Applicant) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 316 and 320 North Woods Street, being 0.482 acres in the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 1R and 3R, Block 5, Replat of Lots 1, 2, and 3, Block 5, Exstein's Maple Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 316 and 320 North Woods Street between West Ellis and West Pecan Streets. The owner is requesting zone changes and replat approval to divide the property into two lots, one for a storage and workshop and the other for a new home to rent or sell. They are also requesting a Specific Use Permit and site plan approval to allow a 'tiny house' (10' x 40') for an office space to include living quarters for security.

The following have been approved for this location:

- November 13, 1990 - 316 North Woods Street - Zone Change from R-1 (One Family Residental) District to a C-1 (Retail Business) District.
- October 22, 2002 - 320 North Woods Street - Specific Use Permit to allow a parking lot in an R-1 (One Family Residential) District.

Adjacent Zoning:

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

Origination:

House of Eli (Owner)
Tawni Hodge (Applicant)
Copley Land Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.
and
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

48

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Site Plan
Narrative
Floor Plan
Staff Review Letter - Replat
Staff Review Letter - Zone Change & SUP



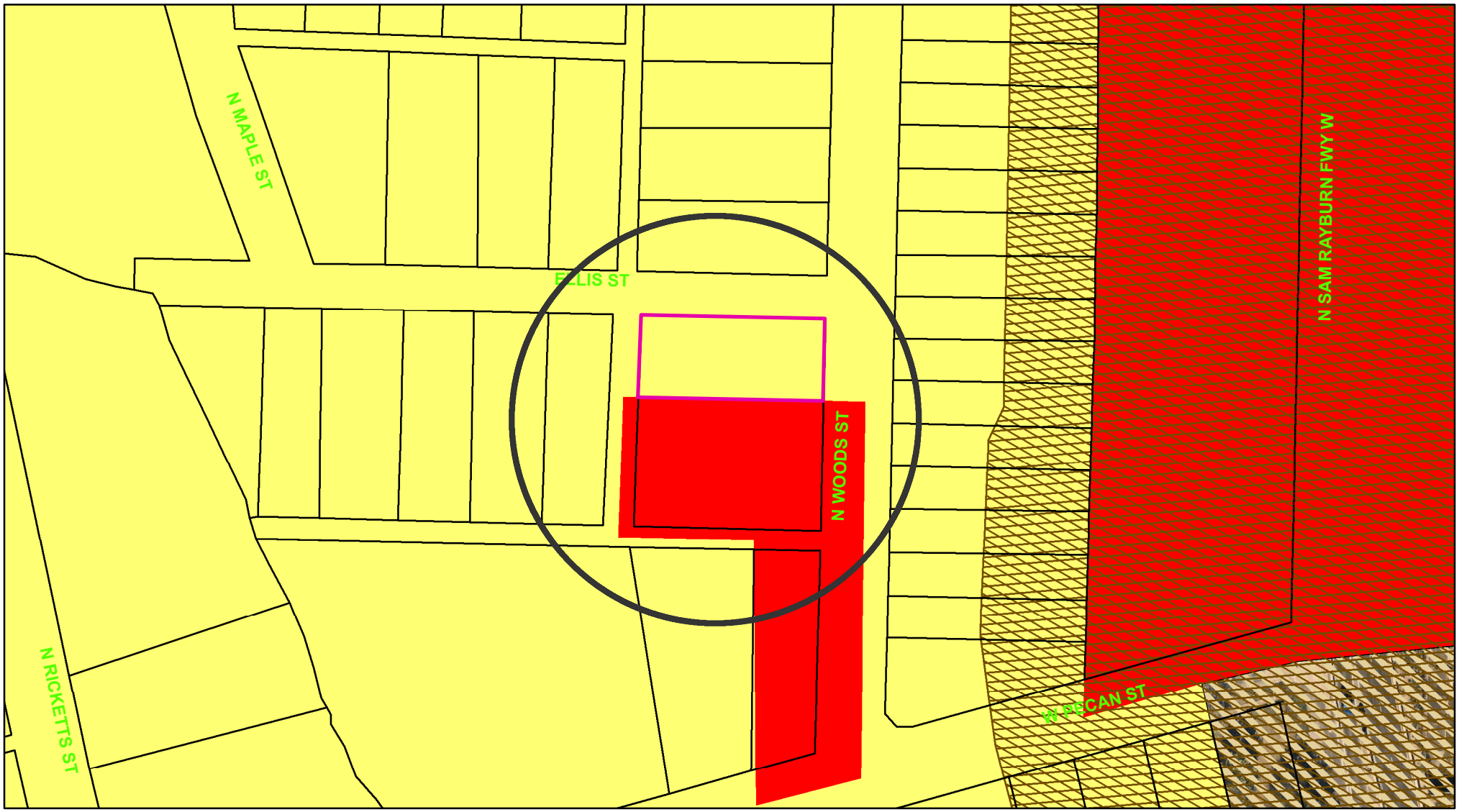
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

316 & 320 North Woods Street

NOT TO SCALE

1 in = 100 ft



Zoning - 316 & 320 North Woods 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

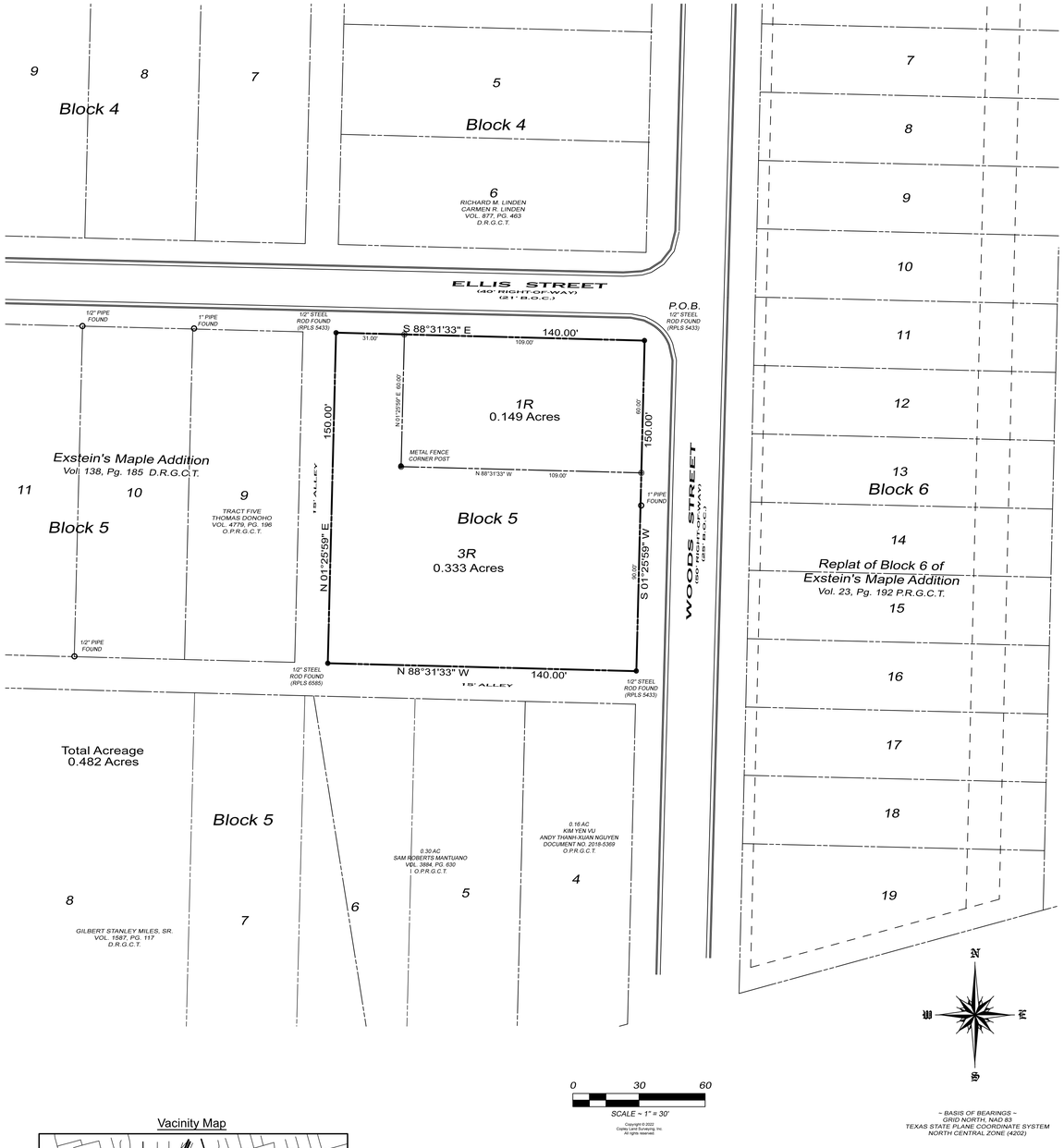
NOT TO SCALE

1 in = 100 ft

316 & 320 WOODS STREET







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Copley Land Surveying, Inc.
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

Vacinity Map



Amending Plat of
Lots 1R & 3R, Block 5
Exstein's Maple Addition
Amending said replat of 1, 2, & 3 Block 5 Exstein's Maple Addition, an addition to the City of Sherman Grayson County, Texas Being 0.48 Acres in the J.B. McAnair Survey, Abstract No. 763

12/17/2021

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

OWNERS/DEVELOPER
HOUSE OF ELI, INC.
123 N. CROCKETT ST.
SUITE 200
SHERMAN, TEXAS 75090

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

CLS Job# 21120567

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 1R and 3R, Block 5, Replat of Lots 1, 2, & 3 Block 5, Exstein's Maple Addition, an addition to the City of Sherman as shown by plat of record in Volume 20, Page 169, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 5433 at the intersection of the south line of Ellis Street and the west line of Woods Street maintaining the shared northeast corner of said Lot 1R and Block 5;*

Thence ***South 01°25'59" West****, along the west line of said Woods Street and the east line of said Block 5, passing a 1" pipe found at the southeast corner of Lot 1R at a distance of 75.00 feet, continuing for a total distance of* ***150.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 5433 in the intersection of the north line of a 15' alley running east - west and the west line of said Woods Street maintaining the southeast corner of said Lot 3R, Block 5;*

Thence ***North 88°31'33" West****, along the north line of said east - west 15' alley and the south line of said Lot 3R, a distance of* ***140.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6585 at the intersection of said east – west 15' alley and the east line of a 15' alley running north – south, said rod maintaining the southwest corner of said Lot 3R;*

Thence ***North 01°25'59" East****, along the west line of said Lot 3R and the east line of said north – south 15' alley, passing the northwest corner of said Lot 3R continuing for a total distance of* ***150.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 5433 in the south line of said Ellis Street maintaining the northwest corner of said Lot 1R;*

Thence ***South 88°31'33" East****, along the south line of said Ellis Street, the north line of said Lot 1R , and the north line of said Block 5, a distance of* ***140.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.482 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, HOUSE OF ELI, INC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Lots 1R & 3R, Block 5, EXSTEIN'S MAPLE 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 Lots 1R & 3R, Block 5, EXSTEIN'S MAPLE ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: HOUSE OF ELI, INC

*By:*_____
TAWNI HODGE

~ GENERAL NOTES ~

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

Purpose:
The purpose of this plat is to Amend a replat of 2 Lots.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, HOUSE OF ELI, INC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Amending Plat of Lots 1R & 3R, Block 5, EXSTEIN'S MAPLE ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of _____, 2022.

_____
TAWNI HODGE (MEMBER)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Amending Plat of Lots 1R & 3R, Block 5, EXSTEIN'S MAPLE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____ ,2022.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas *Date*

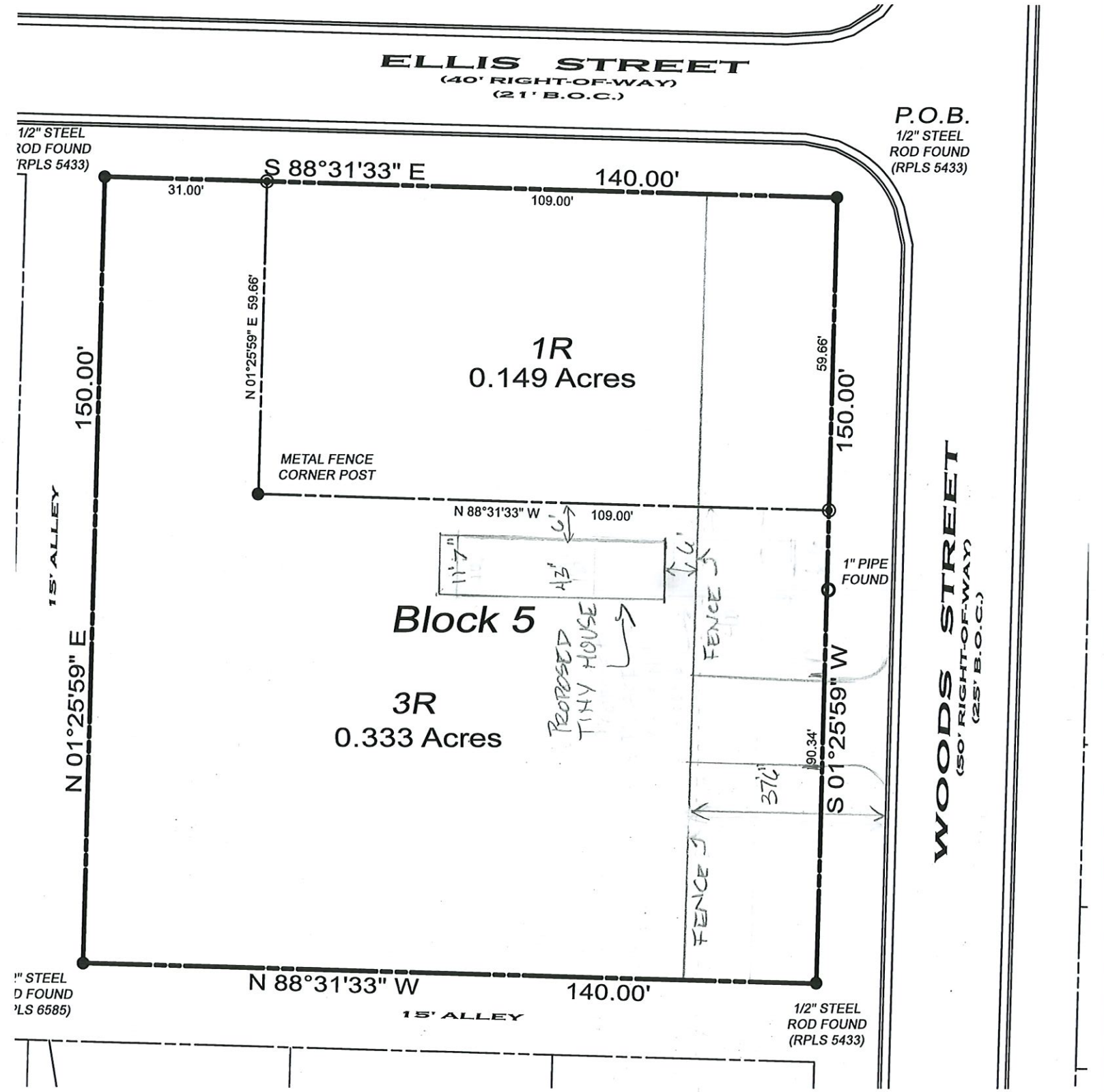
Amending Plat of
Lots 1R & 3R, Block 5
Exstein's Maple Addition
Amending said replat of 1, 2, & 3 Block 5 Exstein's Maple Addition, an addition to the City of Sherman Grayson County, Texas Being 0.48 Acres in the J.B. McAnair Survey, Abstract No. 763

12/17/2021

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

OWNERS/DEVELOPER
HOUSE OF ELI, INC.
123 N. CROCKETT ST.
SUITE 200
SHERMAN, TEXAS 75090

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
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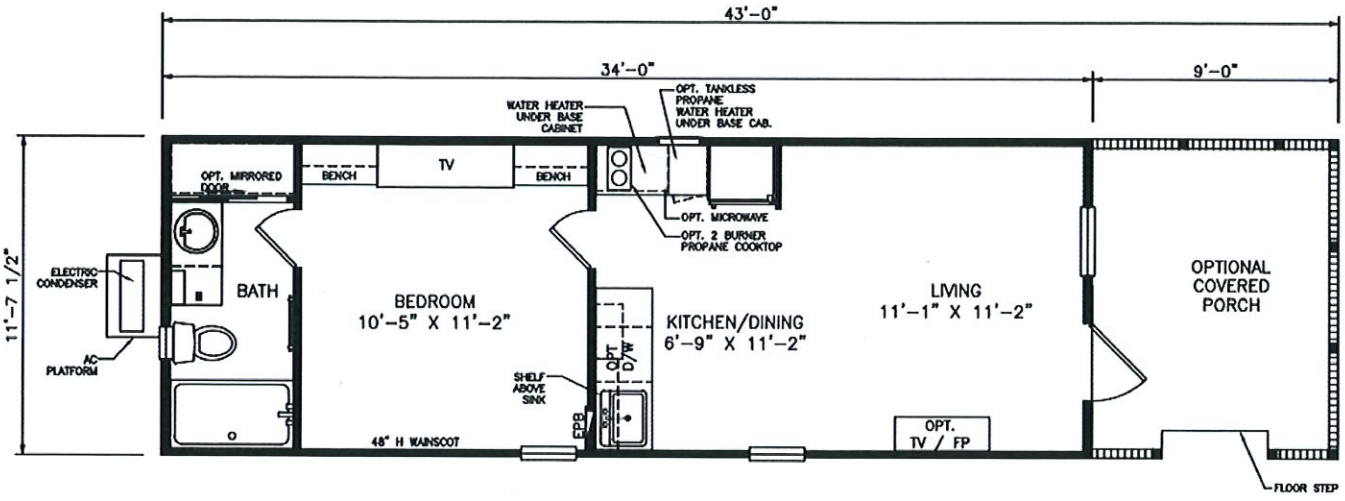

ELLIS STREET
(40' RIGHT-OF-WAY)
(21' B.O.C.)
P.O.B.
1/2" STEEL
ROD FOUND
(RPLS 5433)
1/2" STEEL
ROD FOUND
(RPLS 5433)
S 88°31'33" E
140.00'
31.00'
109.00'
N 01°25'59" E 59.66'
59.66'
150.00'
150.00'
1R
0.149 Acres
METAL FENCE
CORNER POST
N 88°31'33" W
109.00'
1" PIPE
FOUND
15' ALLEY
Block 5
3R
0.333 Acres
N 01°25'59" E
S 01°25'59" W
90.34'
WOODS STREET
(50' RIGHT-OF-WAY)
(25' B.O.C.)
N 88°31'33" W
140.00'
15' ALLEY
1/2" STEEL
ROD FOUND
(RPLS 6585)
1/2" STEEL
ROD FOUND
(RPLS 5433)

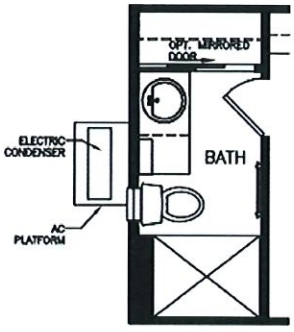
Proposed Plan for Improvements at 316 and 320 N. Woods St.

This property is owned by House of Eli, Inc., a non profit entity that provides transition housing for young men aging out of foster care or the juvenile justice system.

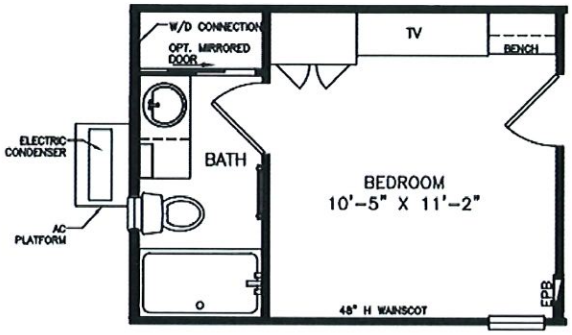
We are seeking to replat this property into two separate lots – one that will remain for our storage of equipment, materials and workshop. On the other we want to build a new home for resale or to keep as a rental. (this would be the north lot)

We are requesting permission to place a 'tiny house' (10' x 40') for office space and to include a living quarter for someone to provide security for our property. We have been broken into several times and this would insure night time coverage. This would serve a double purpose because not only would it help us keep our ministry's hard earned resources protected – it would also expand our ability to provide housing for our kids to graduate into.





OPT. SHOWER



OPT. WASHER/DRYER

MODEL S-1234-11FLA
BOX SIZE=11'-7 1/2" x 34'-0"
1 BEDROOM / 1 BATH (399 SQ. FT.)

Floor Plan
For Tiny House

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

House of Eli, Inc.
123 N. Crockett, Ste. 200
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat Lots 1R & 3R, Block 5, Exstein's Maple Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Simplify Plat Name and show as "being a replat of…"
3. All references to Amending Plat to be changed to REPLAT.
4. Dedicate a 5' Right of Way Dedication along Ellis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
5. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 1R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Dedicate a 10' Utility Easement along all street frontage. Modify Utility Easement to parallel new right of way established by right of way dedication and corner clip dedication. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
8. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
9. The City of Sherman does not maintain alleys.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page

must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

House of Eli
Tawni Hodge
123 S. Ricketts St.
Sherman, TX 75072

Copley Land Surveying, Inc.
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for a zone change and Specific Use Permit to allow a security office with living quarters for House of Eli located at 316 and 320 North Woods Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning – C-1 (Retail Business) District to R-1 (One-Family Residential) District – Proposed Lot 1R of the Replat of Lots 1R & C3, Block 5, Exstein's Maple Addition, 320 N. Woods:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.34; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
6. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Zoning – R-1 (One-Family Residential) District to C-1 (Retail Business) District - Proposed Lot 3R of the Replat of Lots 1R & C3, Block 5, Exstein's Maple Addition, 316 N. Woods:

9. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign

Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(13), Section 7 (14) and Sec. 17).*

10. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
11. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
12. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
13. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
14. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
15. Outdoor storage shall not be visible from the street and shall not extend above the height of the fence.
16. 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.
17. 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.

Specific Use Permit – Security Office with Living Quarters, 316 N. Woods:

18. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(13), Section 7 (14) and Sec. 17).*
19. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
20. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
21. The proposed building will need to meet all City of Sherman adopted Building, Life Safety and Residential Codes and Amendments before a building permit will be issued.*(Chapter 3, Article 3.02)*
22. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
23. Outdoor storage shall not be visible from the street and shall not extend above the height of the fence.
24. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
25. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
26. 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.
27. 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.
28. Any nonconforming signs will need to be removed before building permits will be issued.

Engineering:

29. 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*

30. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
31. Form Board Elevation Survey required prior to pouring foundation.
32. Elevation Certificate required at final construction.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

119 & 123 SOUTH RICKETTS STREET & 825 WEST LAMAR STREET

The request of House of Eli (Owner), Tawni Hodge (Applicant) and Copley Land Surveying, Inc. (Surveyor) concerning the property at 119 and 123 South Ricketts Street and 825 West Lamar Street, being 0.517 acres in the J.B. McAnair Survey, Abstract No. 763, and being Lots 10, 11 and Lot 12, Block 2, G.Y. Gray's 2nd Addition, as follows:

Planning and Zoning Commission

A. Replat approval of Lots 10R & 11R, Block 2, G.Y. Gray's 2nd Addition, Being a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition.
B. Zone change approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District on the proposed Lot 11R of the Replat of G.Y. Gray's 2nd Addition, a Replat of Lots 10, 11 and 12, Block 2, G.Y. Gray's 2nd Addition, also being 0.230 acres of the J.B. McAnair Survey, Abstract No. 763 and being the south 100 feet of Lots 10 and 11, Block 2, G.Y. Gray's 2nd Addition.

Background:

The property is located at 119 and 123 South Ricketts Street and 825 West Lamar at the northeast corner of South Ricketts and West Lamar Streets.

The owner is requesting replat approval to combine the properties into two lots. The owner is also requesting a zone change for 123 South Ricketts and 825 West Lamar Streets from an R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District for The House of Eli.

The following have been approved for 123 South Ricketts:

- May 20, 2014 - Variance to allow a 0' rear setback for an existing nonconforming structure in lieu of 25' required for a transitional living home in an R-1 (One Family Residential) District.
- May 20, 2014 - Specific Use Permit and site plan approval for an addition to the existing structure to allow The House of Eli, a Transitional Living Home in an R-1 (One Family Residential) District.

Planning and Zoning Condition: Review in one year from Certificate of Occupancy.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

House of Eli (Owner)
Tawni Hodge (Applicant)
Copley Land Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

73

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Replat
Building Elevations - 825 W. Lamar
Site Plan (need Updated with all buildings)
Building Elevations - 123 S. Ricketts
Floor Plan - 123 S. Ricketts
Proposed Addition Floor Plan - 123 S. Ricketts
Parking
Staff Review Letter - Replat
Staff Review Letter - Zone Change



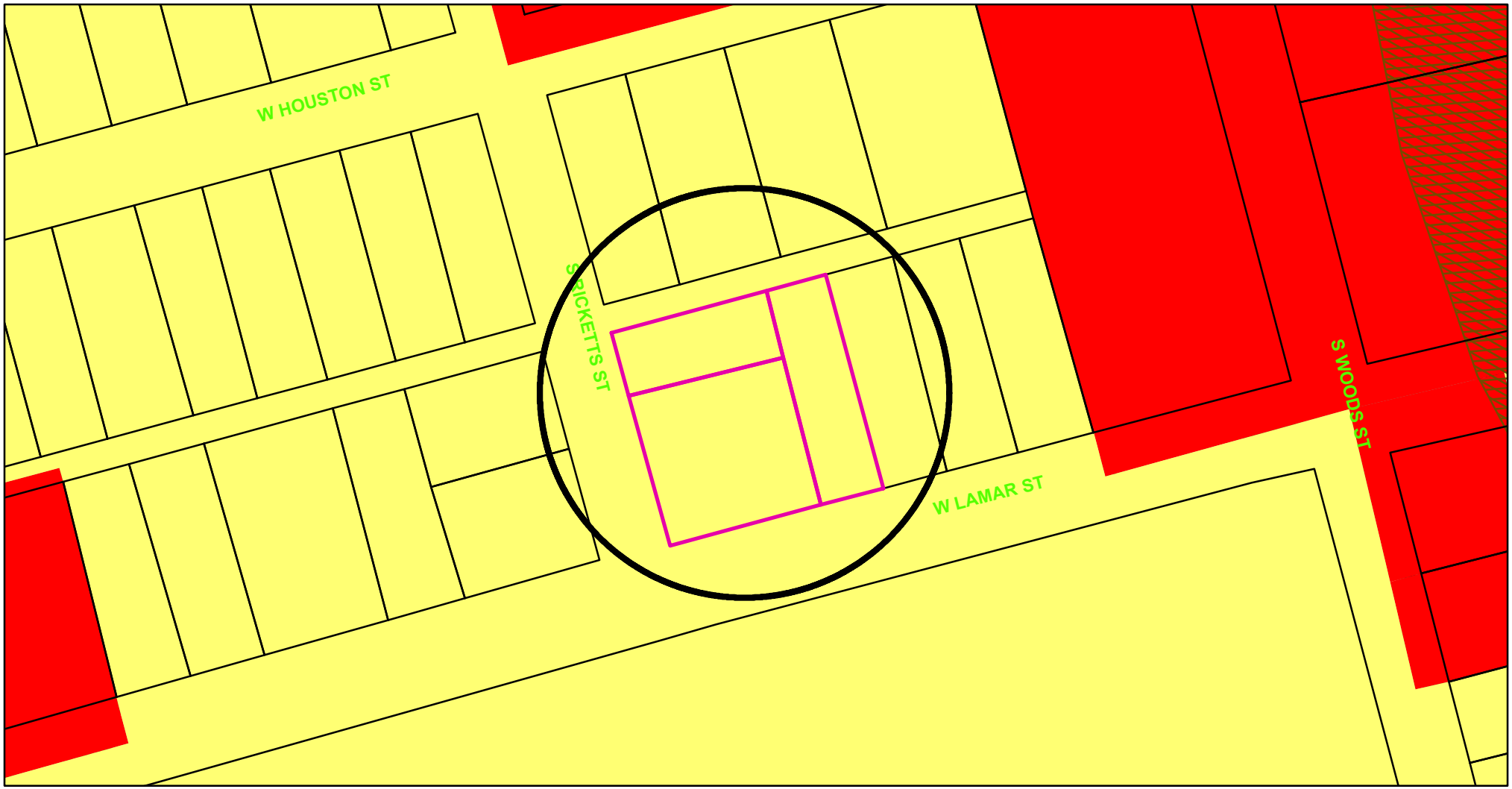
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

119 & 123 South Ricketts and 825 West Lamar Street

NOT TO SCALE

1 in = 100 ft



Zoning - 119 & 123 South Ricketts and 825 West Lamar Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

119 & 123 RICKETTS & 825 LAMAR





Proposed improvements for 123 S. Ricketts St. (House of Eli Main House)

House of Eli is a nonprofit entity that provides housing, care and training for young men aging out of foster care or juvenile justice. The residence is at 123 S. Ricketts St. Due to the success and growth of our program, we need to expand the living space of the home. We acquired the property behind us to facilitate that expansion.

We are requesting a replat to combine the two properties into one lot with multi-family use. This would enable us to expand the house.

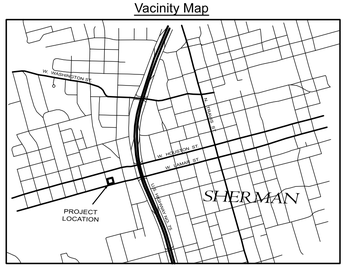
In the next phase we would like to improve the small house located behind the main house to provide further office space or some other auxiliary space for our program and we need a variance for the setback on the east side of the property.



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Copley Land Surveying, Inc.
All rights reserved.

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

Vacinity Map



Replat of
Lots 10R & 11R, Block 2
G.Y. GRAYS 2'ND ADD.
Being a replat of Lots 10, 11 & 12 Block 2, G.Y. Grays 2'nd Addition, an addition to the City of Sherman Grayson County, Texas

2/10/2022

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

OWNERS/DEVELOPER
HOUSE OF ELI, INC
123 N. CROCKETT ST.
SUITE 200
SHERMAN, TEXAS 75090

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of Lots 10, 11 and 12, Block 2, G.Y. Grays 2'nd Add. an addition to the City of Sherman as shown by plat of record in Volume 134, Page 113, Deed Records, Grayson County, Texas and being the same tract of land conveyed to House of Eli, INC by deed of record in Volume 5467, Page 597, Official Public Records, Grayson County, Texas, and being all of Lot 12 conveyed to House of Eli, INC by deed of record in Document No. 2021-13497 of said Official Public Records, and being all of the north 50' of Lots 10 & 11 conveyed to Brad Hodge and wife Tawni Hodge by deed of record in Volume 5464, Page 942 of said Official Public Records, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the north line of W. Lamar Street and the east line of S. Ricketts Street for the southwest corner of said Lot 10, and all of Block 2;*

Thence ***North 15°16'47" West***, *along the east line of said S. Ricketts Street and the west line of said Lot 10, Block 2, a distance of* ***150.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the west line of said S. Ricketts Street and the southwest corner of an alley, for the northwest corner of said Lot 10;*

Thence ***North 74°43'13" East***, *along the south line of said alley and the north line of said Lots 10, 11 & 12, a distance of* ***150.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 12 and the northwest corner of said Lot 13;*

Thence ***South 15°16'47" East***, *along the east line of said Lot 12, a distance of* ***150.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said W. Lamar Street for the southeast corner of said Lot 12 and the southwest corner of said Lot 13;*

Thence ***South 74°43'13" West***, *along the north line of said W. Lamar Street and the south line of said Block 2, a distance of* ***150.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.517 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, HOUSE OF ELI, INC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Lots 10R & 11R, Block 2 G.Y. GRAYS 2ND ADD., 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 Lots 10R & 11R, Block 2, G.Y. GRAYS 2ND ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: HOUSE OF ELI, INC

By:_____
TAWNI HODGE

By:_____
BRAD HODGE

~ GENERAL NOTES ~

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

Purpose:
The purpose of this plat is to replat 2 partial Lots into 1 Lot.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, BRAD HODGE, TAWNI HODGE AND HOUSE OF ELI, INC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of Lots 10R & 11R, Block 2, G.Y. GRAYS 2'ND ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____, 2022.

BRAD HODGE (LOT 10R)
OWNER

TAWNI HODGE (LOT 10R)
OWNER

TAWNI HODGE (LOT 11R)
DESIGNATED SIGNEE FOR HOUSE OF ELI

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

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

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared BRAD HODGE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of Lots 10R & 11R, Block 2, G.Y. GRAYS 2'ND ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____ ,2022.

Clerk, City of Sherman, Texas

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

Chairman

Secretary

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas

Date

Replat of
Lots 10R & 11R, Block 2
G.Y. GRAYS 2'ND ADD.
Being a replat of Lots 10, 11 & 12 Block 2, G.Y. Grays 2'nd Addition, an addition to the City of Sherman Grayson County, Texas

2/10/2022

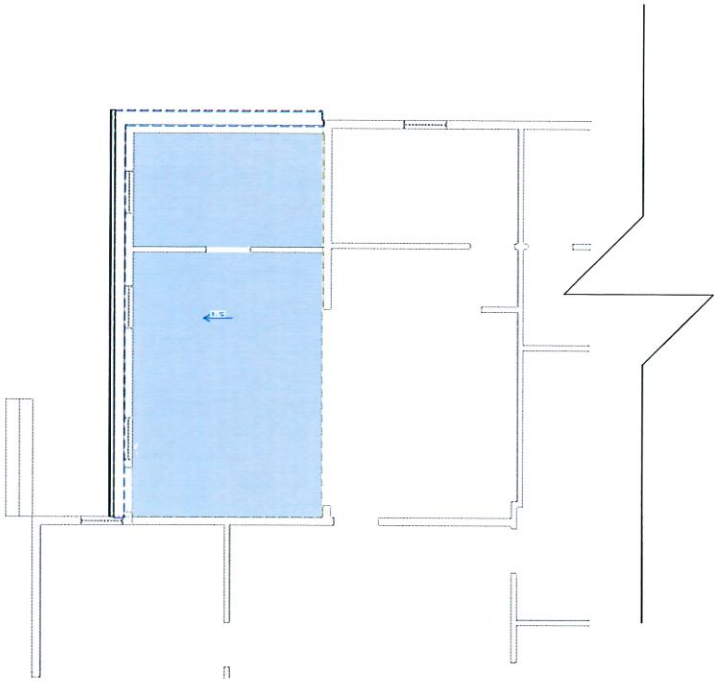
Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
HOUSE OF ELI, INC
123 N. CROCKETT ST.
SUITE 200
SHERMAN, TEXAS 75090

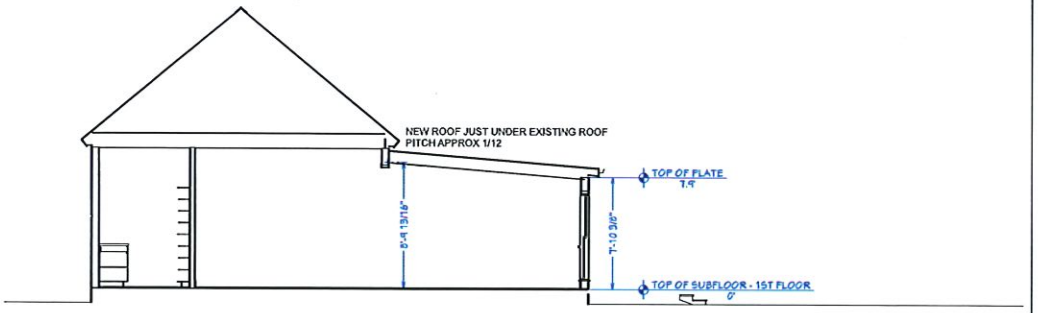
SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090


DIRECTV


17' ALLEY
RAILROAD SPIKE FOUND
3/8" STEEL ROD FOUND
J.B. McAnair Survey
Abstract No. 763
PROPOSED ELI EXPANSION
N 50' LOTS 10 & 11
BRAD HODGE
TAWNI HODGE
VOL. 5464, PG. 942
O.P.R.G.C.T.
50.00'
1/2" STEEL ROD SET (RPLS 6720)
100.00'
N 74°43'13" E
S 15°16'47" E
N 15°16'47" W
S 74°43'13" W
Block 2
12
LOT 12
HOUSE OF ELI, INC
DOCUMENT NO. 2021-13497
O.P.R.G.C.T.
13
Variance
ELI AUXILIARY BUILDING
11'
14'
44'
10
11
11R
0.230 Acres
S 100' LOTS 10 & 11
HOUSE OF ELI, INC
VOL. 5467, PG. 597
O.P.R.G.C.T.
ELI MAIN HOUSE
1/2" STEEL ROD FOUND
P.O.B.
S. RICKETTS STREET
50' RIGHT-OF-WAY
31.0' B.O.C.
LAMAR STREET



Roof Plan View

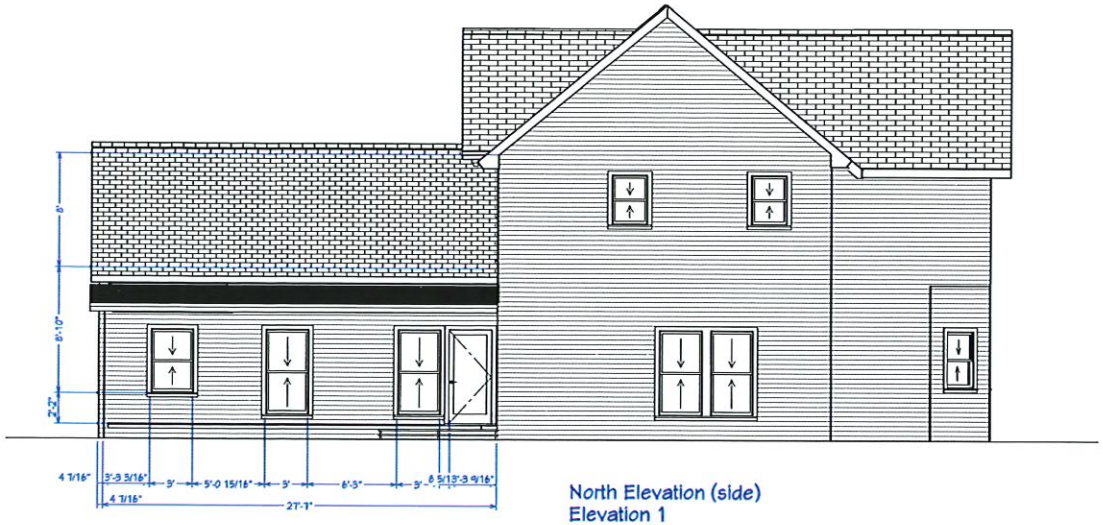


Cross Section 1

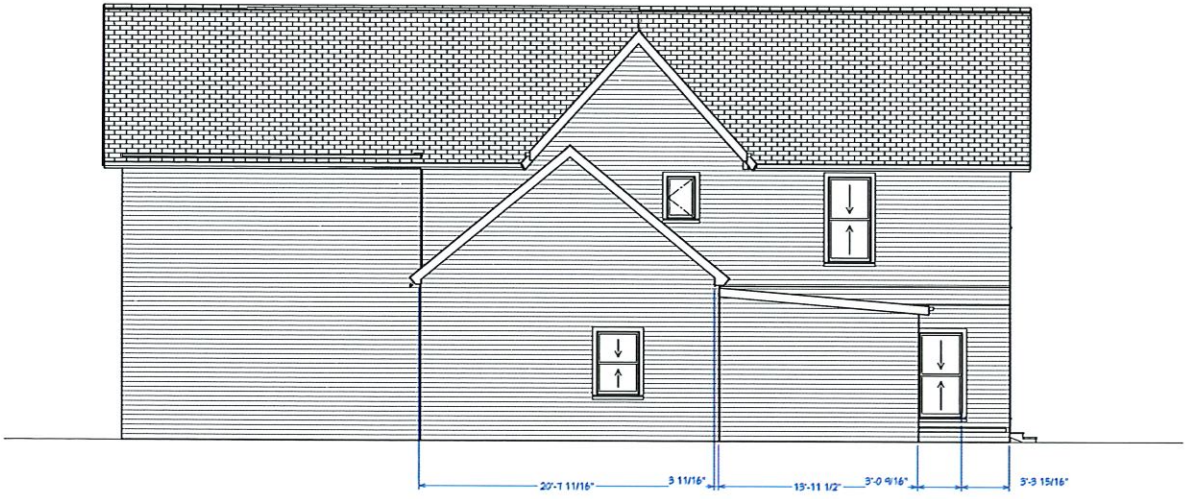
SITE VERIFY ALL MEASUREMENTS

A3	DATE: 8/9/2021	SCALE: 1/2"=1'	HOUSE OF ELI 123 S RICKETSS SHERMAN, TX 75092	ROOF PLAN	KAREN CHILDRESS DESIGNS 903.815.3665 karenchildressdesigns@gmail.com

KAREN CHILDRESS DESIGNS



North Elevation (side)
Elevation 1



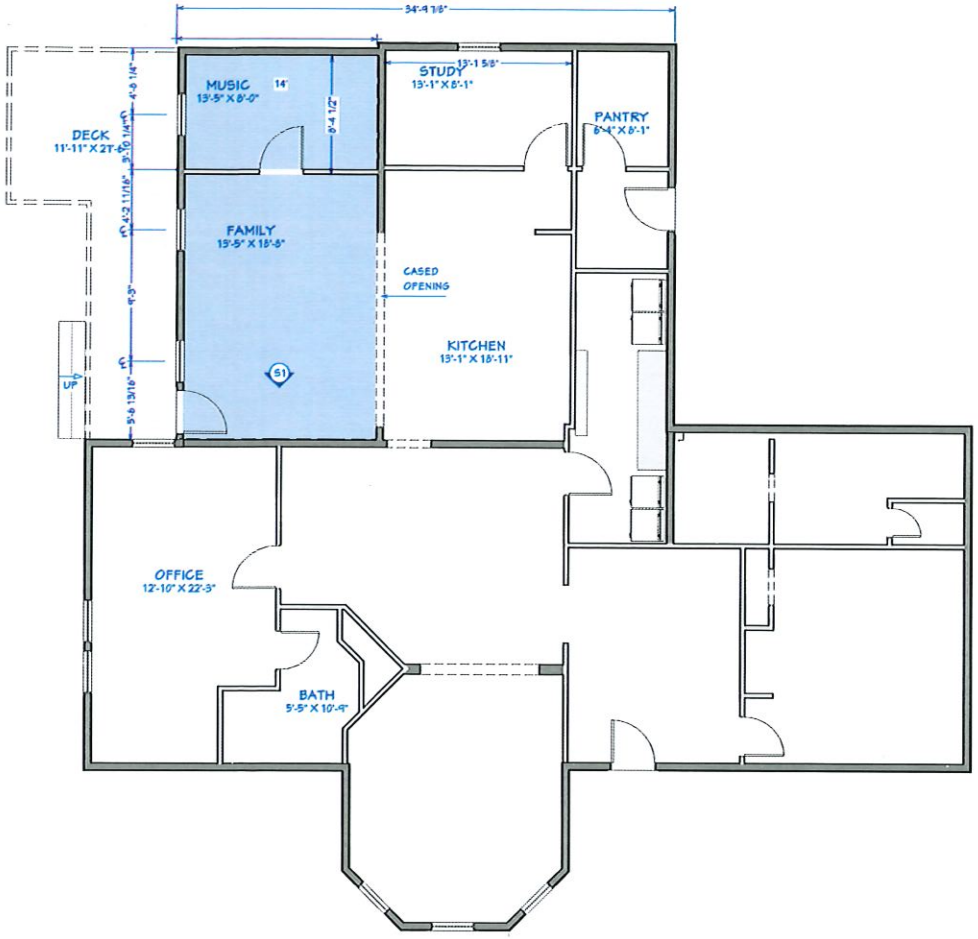
East Elevation (back)
Elevation 2

SITE VERIFY ALL MEASUREMENTS

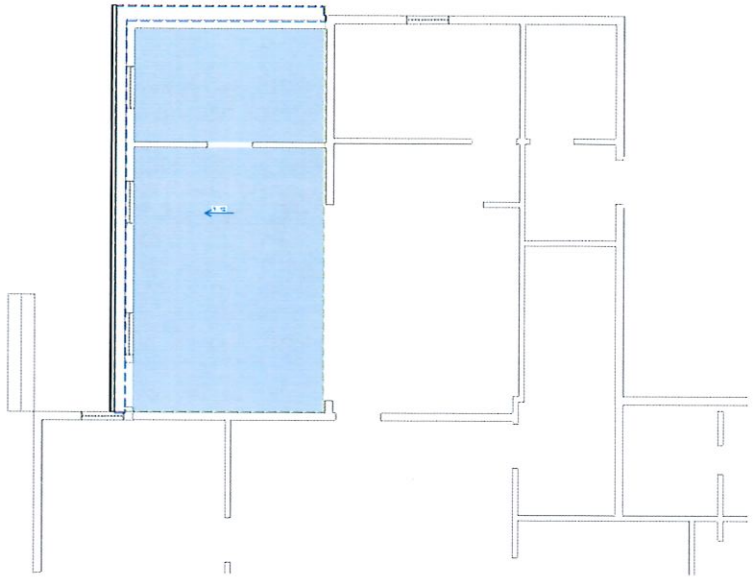
A5	DATE: 8/9/2021	SCALE: 1/4"=1'	HOUSE OF ELI 123 S RICKETSS SHERMAN, TX 75092	EXTERIOR ELEVATIONS	KAREN CHILDRESS DESIGNS 903.815.3665 karenchildressdesigns@gmail.com

KAREN CHILDRESS DESIGNS

PROPOSED EXPANSION SHADED BLUE
ADDITION TAKES IN PART OF EXISTING DECK
EXPANSION ADDS APPROX 359 SQ FT LIVING SPACE



LIVING AREA
2555 SQ FT



Roof Plan View

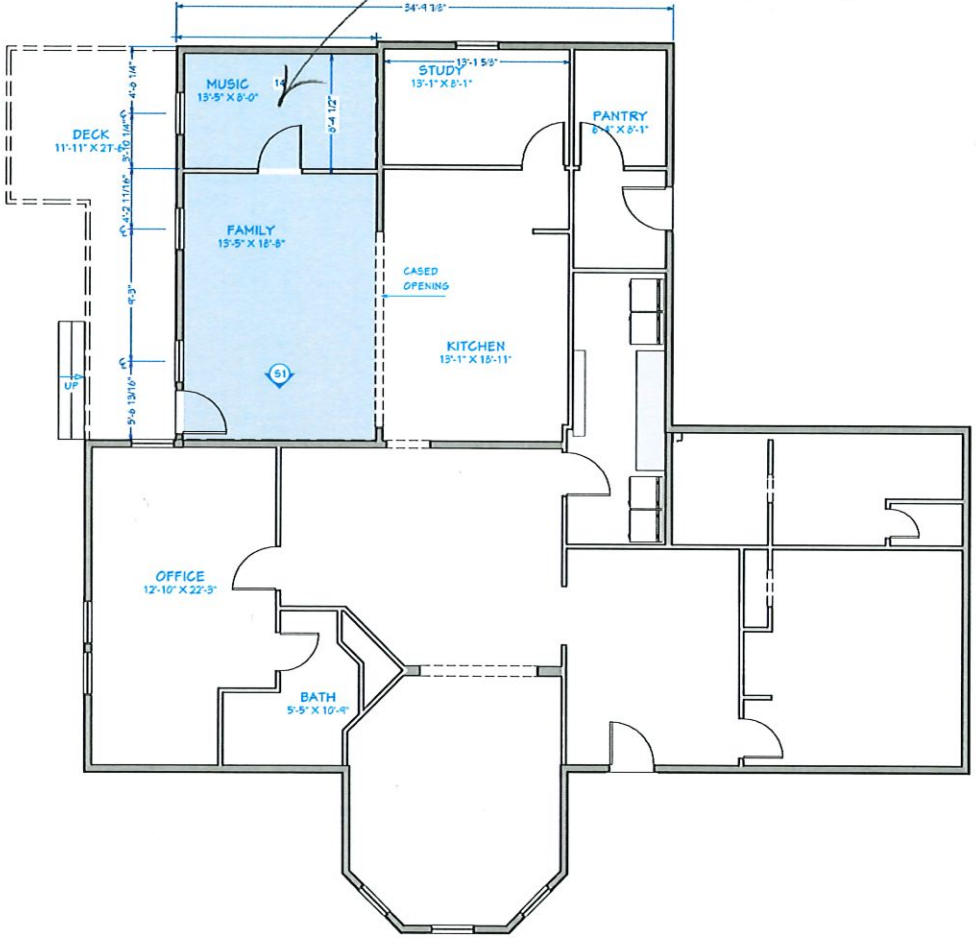
SITE VERIFY ALL MEASUREMENTS

A2	DATE: 8/9/2021	SCALE: 1/2"=1'	HOUSE OF ELI 123 S RICKETSS SHERMAN, TX 75092	PROPOSED PLAN	KAREN CHILDRESS DESIGNS 903.815.3665 karenchildressdesigns@gmail.com

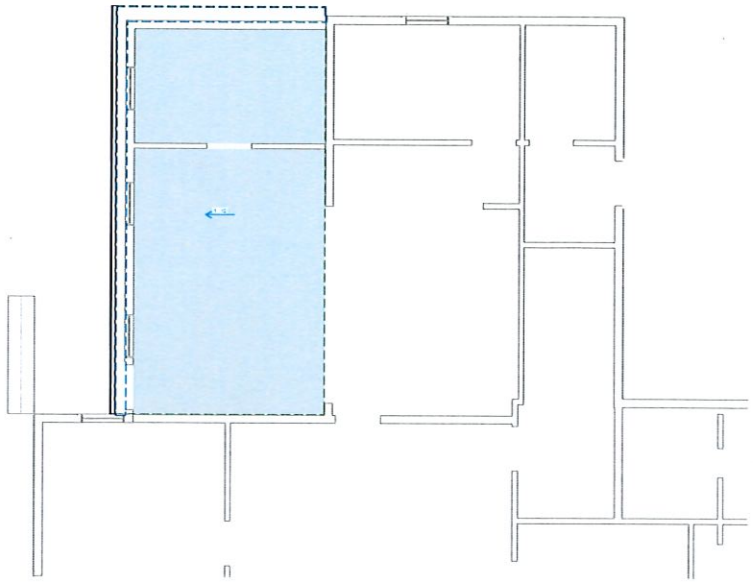
KAREN CHILDRESS DESIGNS

PROPOSED EXPANSION SHADED BLUE
ADDITION TAKES IN PART OF EXISTING DECK
EXPANSION ADDS APPROX 359 SQ FT LIVING SPACE

PROPOSED EXPANSION



LIVING AREA
2535 SQ FT



Roof Plan View

SITE VERIFY ALL MEASUREMENTS

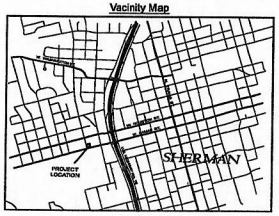
A2	DATE: 8/9/2021	SCALE: 1/2"=1'	HOUSE OF ELI 123 S RICKETSS SHERMAN, TX 75092	PROPOSED PLAN	KAREN CHILDRESS DESIGNS 903.815.3665 karenchildressdesigns@gmail.com

KAREN CHILDRESS DESIGNS

CLS Job# 21120568



Vacinity Map



Replat of
Lot 11R, Block 2
G.Y. GRAYS 2'ND ADD.
Being a replat of the South 100' of Lots 10 & 11, Block 2, G.Y. Grays 2'nd Addition, an addition to the City of Sherman Grayson County, Texas

1/17/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0443, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
HOUSE OF ELI, INC
123 N. CROCKETT ST.
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SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

CLS Job# 21120568

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 the South 100 feet of Lot 10 and 11, Block 2, G.Y. Grays 2'nd Add. an addition to the City of Sherman as shown by plat of record in Volume 134, Page 113, Deed Records, Grayson County, Texas and being the same tract of land conveyed to House of Eli, INC by deed of record in Volume 5467, Page 597, 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 at the intersection of the north line of W. Lamar Street and the east line of S. Ricketts Street for the southwest corner of said Lot 10, and all of Block 2;

Thence North 15°16'47" West, along the east line of said S. Ricketts Street and the west line of said Lot 10, Block 2, a distance of **100.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of the herein described tract and the southwest corner of a tract of land called the North 50' of Lot 10 and 11 conveyed to Brad Hodge and wife Tawni Hodge by deed of record in Volume 5464, Page 942 of said Official Public Records;

Thence North 74°43'13" East, over and across said Lot 10 parallel to the north line of said W. Lamar Street, passing the east line of said Lot 10 continuing over and across said Lot 11 a distance of **100.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Lot 11 and the west line of said Lot 12;

Thence South 15°16'47" East, along the east line of said Lot 11, a distance of **100.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said W. Lamar Street for the southeast corner of said Lot 11 and the southwest corner of said Lot 12;

Thence South 74°43'13" West, along the north line of said W. Lamar Street and the south line of said Block 2, a distance of **100.00 feet** to the **Point-of-Beginning** and containing **0.230 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
John C. Copley — Date
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, HOUSE OF ELI, INC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Lot 11R, Block 2 G.Y. GRAYS 2ND ADD., 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 Lot 11R, Block 2, G.Y. GRAYS 2ND ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: HOUSE OF ELI, INC

By: _____
TONNIE HODGE

~ 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 subdivision of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this plat is to replat 2 partial Lots into 1 Lot.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, HOUSE OF ELI, INC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of Lot 11R, Block 2, G.Y. GRAYS 2'ND ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____, 2022.

_____
TONNIE HODGE (MEMBER)

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of Lot 11R, Block 2, G.Y. GRAYS 2'ND ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of_____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of_____,2022.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman — Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas — Date

Replat of
Lot 11R, Block 2
G.Y. GRAYS 2'ND ADD.
Being a replat of the South 100' of Lots 10 & 11, Block 2, G.Y. Grays 2'nd Addition, an addition to the City of Sherman Grayson County, Texas

1/17/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0443, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
HOUSE OF ELI, INC
123 N. CROCKETT ST.
SUITE 200
SHERMAN, TEXAS 75090

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

House of Eli, Inc.
123 N. Crockett, Ste. 200
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat Lots 10R & 11R, Block 2, G.Y. Gray's 2'nd Add. has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 22, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name and show as "being a replat of…"
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. Dedicate a 5' Right of Way Dedication along Lamar Street in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 11R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 10' Utility Easement along Ricketts Street. Utility Easement shall parallel new right of way created by dedication and corner clip dedication. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 15' Utility Easement along Lamar Street. Utility Easement shall parallel new right of way created by dedication and corner clip dedication. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Point of Beginning must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
8. The City of Sherman does not maintain alleys.
9. Remove Direction from street names on drawing and in legal description.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,



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

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

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Development Services

STAFF REVIEW LETTER

February 15, 2022

House of Eli
Tawni Hodge
123 S. Ricketts St.
Sherman, TX 75072

Copley Land Surveying, Inc.
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for a Zone change approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District on the proposed Lot 11R of the Replat of G.Y. Gray's 2nd Addition, a Replat of Lots 10, 11 and 12, Block 2, G.Y. Grays 2'nd Addition, also being 0.230 acres of the J.B. McAnair Survey, Abstract No. 763 and being the south 100 feet of Lots 10 and 11, Block 2, G.Y. Gray's 2nd Addition located at 119 and 123 South Ricketts Street and 825 West Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per bedroom, minimum two per unit for 119 and 123 South Ricketts Street and 825 West Lamar Street; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
5. The accessory building at 123 South Ricketts will need to be 25' from the Lamar Street property line or a variance will need to be approved. (*Chapter 14, Exhibit A, Sec. 7(6).*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

* **2800-3500 BLOCKS NORTH TRAVIS STREET**

The request of TBJB1, LLC (Owner), Ben McKay (Developer), Ashley Bice, PE (Civil Engineer) and Preston Trail Land Surveying (Surveyor), concerning the property in the 2800-3500 Blocks of North Travis Street, being 31.475 acres in the J.B. McAnair Survey, Abstract Number 763, as follows:

Planning and Zoning Commission

Preliminary plat approval for Willow Branch Subdivision.

Background:

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

Adjacent Zoning:

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

Origination:

TBJB1, LLC (Owner)
Ben McKay (Developer)
Ashley Bice, PE (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not Required

Objections Received:

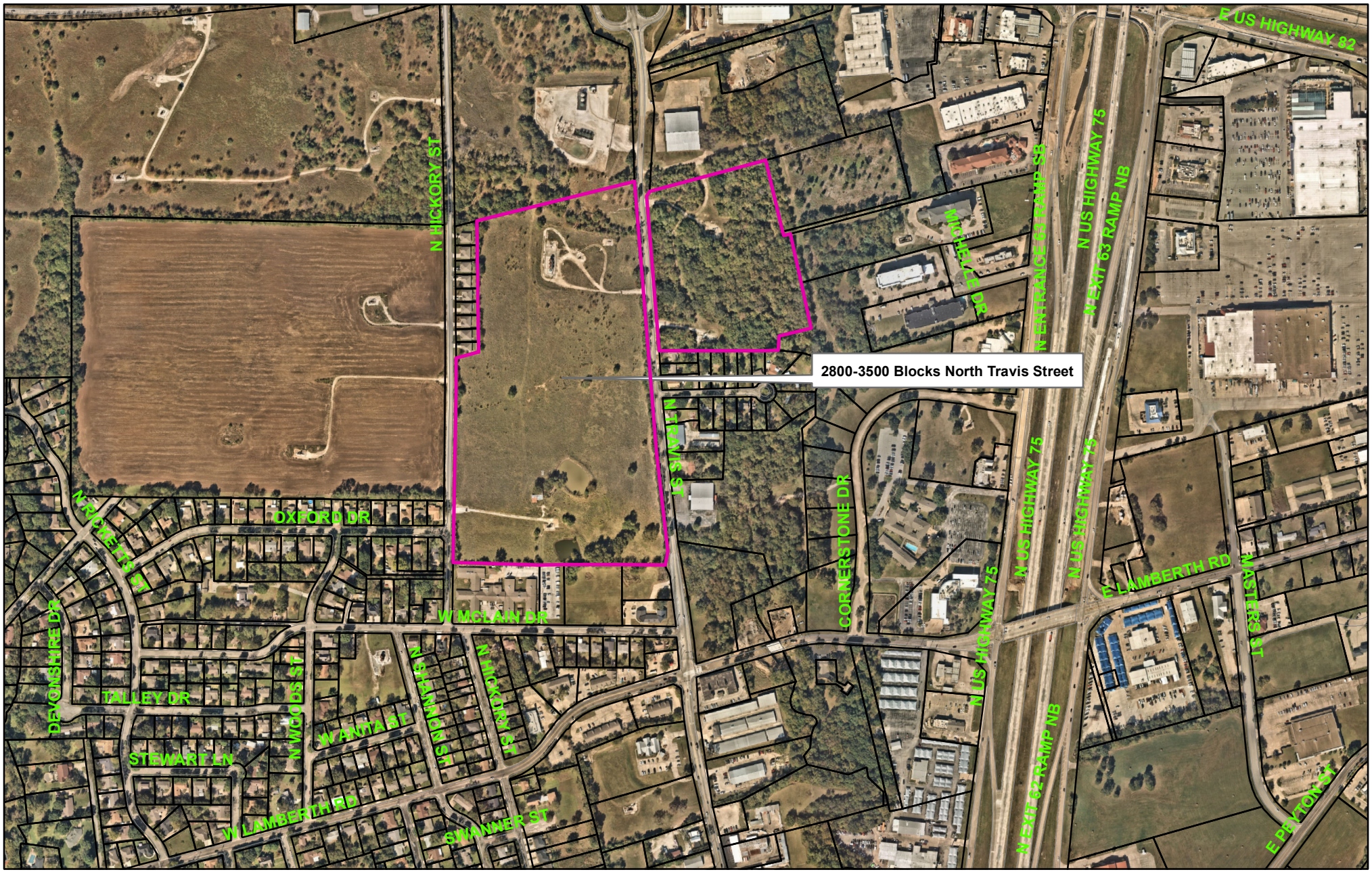
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Survey
Preliminary Layout
Staff Review Letter



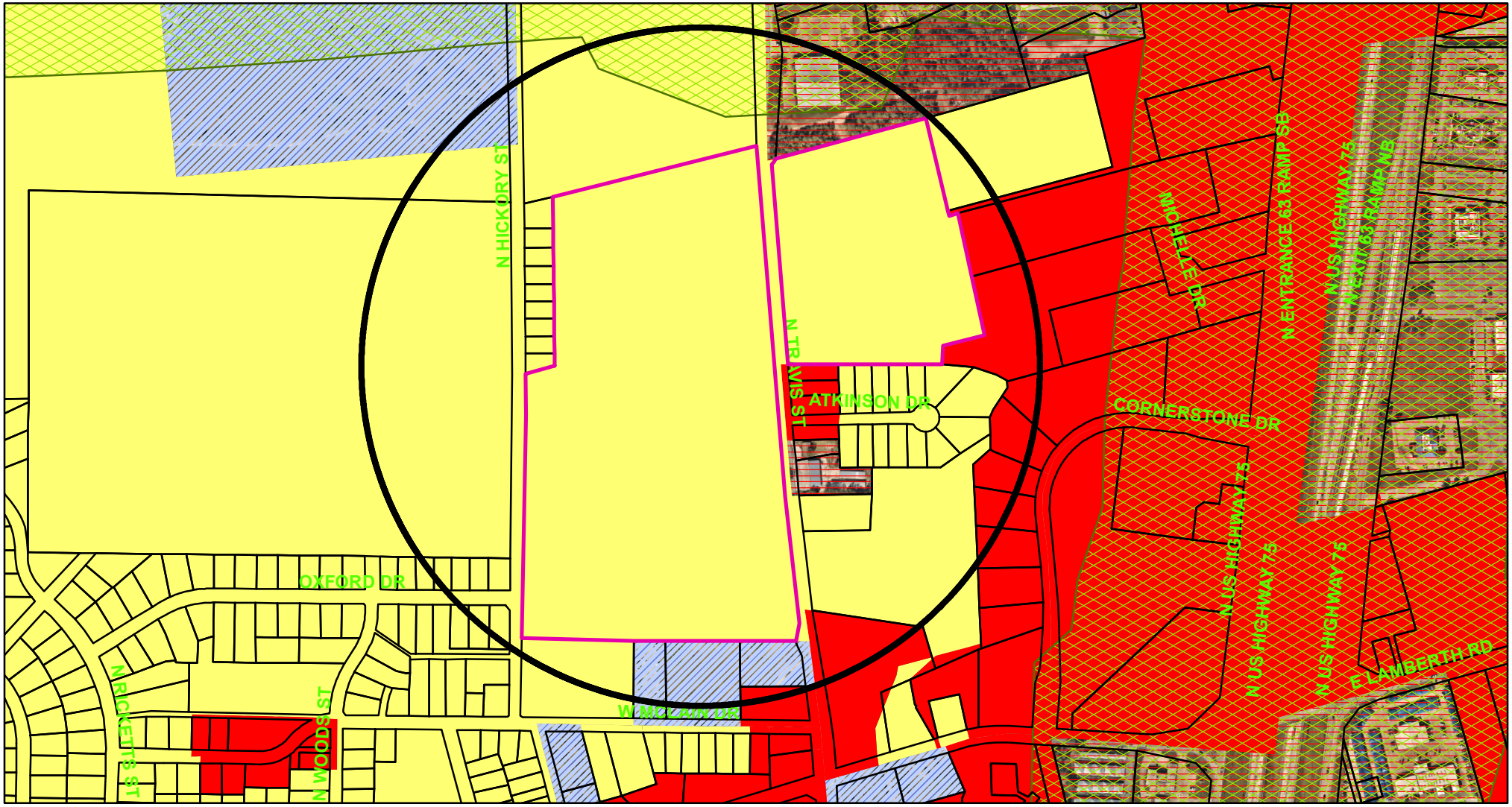
2800 - 3500 Blocks North Travis Street

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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 587 ft



Zoning - 2800 - 3500 Blocks North Travis Street

Legend

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

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

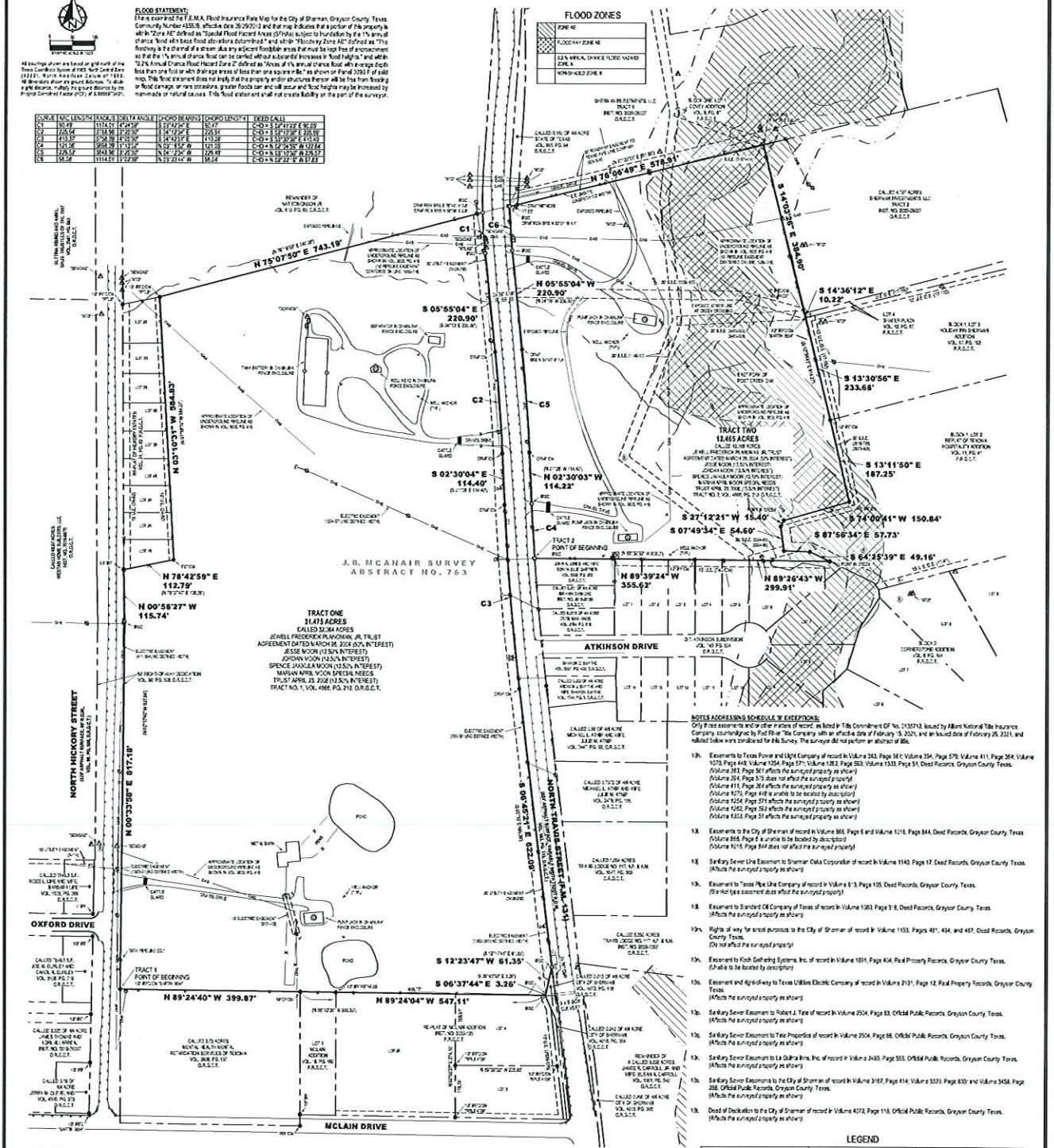
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 480538, effective date 09/29/2010 and that map indicates that a portion of this property is within "Zone AE" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined." and within "Floodway Zone AE" defined as "This floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." and within "0.2% Annual Chance Flood Hazard Zone X" defined as "Areas of 0% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile." as shown on Panel 0280 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). World Area Based Datum of 1983. All dimensions shown are ground distances. To obtain grid distances, multiply the ground distance by the Project Combined Factor (PCF) of 0.99988734291.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DEED CALL
C1	160.49	1174.16'	8°49'09"	S 83°42'34" E	160.37	C=O = S 83°41'23" E 160.89'
C2	229.54'	3788.96'	3°28'30"	S 14°12'39" E	229.51'	C=O = S 15°13'19" E 229.56'
C3	410.37'	3788.96'	6°12'09"	S 14°42'15" E	410.16'	C=O = S 15°39'39" E 410.43'
C4	121.56'	3788.96'	1°50'24"	N 03° 45'0" W	121.55'	C=O = N 02°45'55" W 122.64'
C5	229.32'	3788.96'	3°28'30"	N 14°12'39" W	229.29'	C=O = N 15°13'19" W 229.37'
C6	94.58'	1114.01'	5°25'39"	N 01°23'14" W	94.54'	C=O = N 02°22'5" W 94.83'

LAND DESCRIPTION:
TRACT ONE

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of a called 32.364 acres tract of land described as "tract two, II in the Distribution Deed recorded in Volume 4566, Page 210, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SAATH 2554" found for the southwest corner of the herein described tract of land, on the east wing line of said 32.364 acres tract, and on the easterly right-of-way line of North Hickory Street according to the deed recorded in Volume 98, Page 508, Deed Records of Grayson County, Texas, and being common to the northwest corner of a called 2.73 acre tract of land described in the deed to Mental Health Mental Retardation Services of Texoma recorded in Volume 3506, Page 137, said Official Records;

THENCE North 00° 03'06" East, with the easterly right-of-way line of said North Hickory Street, a distance of 817.18 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6565" (hereinafter referred to as Capped Iron Rod) set for corner;

THENCE North 36°39'27" West, continuing with the easterly right-of-way line of said North Hickory Street, a distance of 115.74 feet to a 5/8-inch iron rod found for a southwest corner of the herein described tract of land, at the southwest corner of the Republic of Hickory Estates according to the plat thereof recorded in Volume 24, Page 82, Plat Records of Grayson County, Texas;

THENCE North 78°42'59" East, with a northerly line of said 32.364 acres tract, and with south only line of said Hickory Estates, a distance of 112.79 feet to a Found Square Tube for a reentrant corner on the westerly line of said 32.364 acres tract, common to the south east corner of said Hickory Estates;

THENCE North 87° 37'0" West, with a westerly line of said 32.364 acres tract, and with the easterly line of said Hickory Estates, a distance of 364.83 feet to a Capped Iron Rod previously set for the northern-most north-east corner of said 32.364 acres tract, common to the north-east corner of said Hickory Estates, and on the southerly line of a tract of land described in the deed to Red Dot Concession Jr., recorded in Volume 510, Page 83, said Deed Records;

THENCE North 79°07'50" East, with a northerly line of said 32.364 acres tract, and with the southerly line of said Edmonson tract, a distance of 743.19 feet to a Capped Iron Rod set for the north-east corner of said 32.364 acres tract, and on the westerly right-of-way line of North Travis Street (FM. 131), and from which the found monument of a TXDOT concrete right-of-way monument bear South 76°49' West, a distance of 3.8 feet, and the found monument of a second TXDOT concrete right-of-way monument bear North 88°39' East, a distance of 6.8 feet, said point being at the beginning on a non-tangent curve to the left having a delta angle of 04°24'58", a radius of 1114.01' feet, and a chord bearing and distance of South 03° 42'34" East, 36.47 feet;

THENCE in southerly direction, with the easterly line of said 32.364 acres tract, and with the westerly right-of-way line of said North Travis Street, the following SIX (6) courses:

1. With said curve to the left, an arc distance of 36.48 feet to a Capped Iron Rod set for corner;
2. South 05°55'04" East, a distance of 715.40 feet to a TXDOT concrete right-of-way marker found for corner at the beginning of a curve to the right having a delta angle of 03°28'30", a radius of 3788.96 feet, and a chord bearing and distance of South 04°10'49" East, 229.91 feet;
3. With said curve to the right, an arc distance of 229.94 feet to a TXDOT concrete right-of-way marker found for corner;
4. South 02°30'04" East, a distance of 114.40 feet to a TXDOT concrete right-of-way marker found for corner at the beginning of a curve to the left having a delta angle of 04°24'58", a radius of 3788.96 feet, and a chord bearing and distance of South 04°45'01" East, 416.78 feet;
5. With said curve to the left, an arc distance of 416.97 feet to a TXDOT concrete right-of-way marker found for corner;
6. South 36°49'01" East, a distance of 322.26 feet to a Capped Iron Rod set for the northerly corner of a called 0.01 of an acre tract of land described in the deed to City of Sherman recorded in Volume 4072, Page 118, said Official Records;

THENCE South 12°23'47" West, crossing said 32.364 acres tract, with the easterly line of said 0.01 of an acre tract, a distance of 61.35 feet to a Capped Iron Rod set for corner;

THENCE South 36°39'44" East, continuing across said 32.364 acres tract, with the westerly line of said 0.015 of an acre tract, a distance of 3.26 feet to a Capped Iron Rod set for the south-west corner of said 0.015 acre tract, being the southwest corner of the herein described tract of land, and common to the northwest corner of a called 0.043 of an acre tract of land described in the deed to City of Sherman, recorded in Volume 401, Page 394, said Official Records, and common to the northeast corner of the Republic of McLain Addition according to the plat thereof recorded in Instrument No. 2020-1215, said Plat Records;

THENCE North 89°24'04" West, with the southerly line of said 32.364 acres tract, and with the northerly line of said Republic of McLain Addition, passing at 547.11 feet a 1/2-inch iron rod found for the northwest corner of said Republic of McLain Addition, and continuing on said course with the northerly line of Lot 1 of the McLain Addition according to the plat thereof recorded in Volume 16, Page 160, said plat Records, a total distance of 947.11 feet to a Metal Fence Corner Post found for the north-east corner of said Lot 1, common to the north-east corner of aforesaid 3.73 acre tract;

THENCE North 89°24'40" West, continuing with the south only line of said 32.364 acres tract, and with the northerly line of said 3.73 acre tract, a distance of 399.87 feet to the POINT OF BEGINNING and enclosing 31.475 acres (1,371,184 square feet) of land, more or less.

TRACT TWO

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of a called 12.568 acre tract of land described as Tract No. 2 in the Distribution Deed recorded in Volume 4566, Page 210, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6565" (hereinafter referred to as Capped Iron Rod) set for the southwest corner of said 12.568 acre tract, common to the north-west corner of a tract of land described in the deed to John A. Jones and wife, Sonya Julia Gartner, recorded in Volume 5588, Page 233, said Official Records, and on the easterly right-of-way line of North Travis St. (FM. 131), and at the beginning of a non-tangent curve to the right having a delta angle of 01°12'32", a radius of 5656.58 feet, and a chord bearing and distance of North 02° 16'52" West, 121.65 feet;

THENCE in a northerly direction, with the westerly line of said 12.568 acre tract, and with the easterly right-of-way line of said North Travis Street, the following Five (5) courses:

1. With said curve to the right, an arc distance of 121.66 feet to a Capped Iron Rod set for corner;
2. North 02°30'03" West, a distance of 114.22 feet to a TXDOT concrete right-of-way marker found for corner at the beginning of a curve to the left having a delta angle of 03°28'30", a radius of 3788.96 feet, and a chord bearing and distance of North 04°14'04" West, 229.45 feet;
3. With said curve to the left, an arc distance of 229.50 feet to a Capped Iron Rod set for the end of said curve, from which a found TXDOT concrete right-of-way marker bears North 84°47' West a distance of 1.4 feet;
4. North 05°55'04" West, a distance of 220.90 feet to a Capped Iron Rod set for corner at the beginning of a curve to the right having a delta angle of 05°10'23", a radius of 1114.01' feet, and a chord bearing and distance of North 08°30'14" West, 98.84 feet;
5. With said curve to the right, an arc distance of 98.88 feet to a Capped Iron Rod set for the northwest corner of said 12.568 acre tract, common to the southwest corner of a called 0.100 acre tract of land described in the deed to State of Texas recorded in Volume 365, Page 94, Deed Records of Grayson County, Texas, from which the found remains of a TXDOT concrete right-of-way marker bear North 22°57' West a distance of 1.1 feet;

THENCE North 76°06'49" East, with the northerly line of said 12.568 acre tract, and with the southerly line of said 0.100 acre tract, passing on route at a distance of 17.65 feet a TXDOT concrete right-of-way marker found for the southeast corner of said 0.100 acre tract, common to the south west corner of Covey Addition according to the plat thereof recorded in Volume 9, Page 87, Plat Records of Grayson County, Texas, and continuing with the southerly line of said Covey Addition, a total distance of 518.91 feet to the north east corner of said 12.568 acre tract, common to the northwest corner of a called 4.737 acre tract of land described as "Tract 2 in the deed to Sherman Investments, LLC, recorded in Instrument No. 2020-29627, said Official Records, and from which a found metal fence corner post bears South 52°58' East a distance of 0.5 feet;

THENCE South 14° 02'26" East, with the easterly line of said 12.568 acre tract, and with the westerly line of said 4.737 acre tract, a distance of 364.90 feet to a 1/2-inch iron rod with plastic cap stamped "ALLIANCE" found for the easternmost northeast corner of Lot 4 Shafer Place according to the plat thereof recorded in Volume 12, Page 87, said Plat Records;

THENCE South 14°36'12" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Lot 4 Shafer Place, a distance of 10.22 feet to a 1/2-inch iron rod with plastic cap stamped "SAATH 2554" found for the northeast corner of Holiday Inn Sherman Addition, according to the plat thereof recorded in Volume 17, Page 183, said Plat Records;

THENCE South 13°30'56" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Holiday Inn Sherman Addition, a distance of 233.68 feet to a 1/2-inch iron rod found for the northern-most north west corner of the Republic of Texoma Hospitality Addition, according to the plat thereof recorded in Volume 11, Page 47, said Plat Records;

THENCE South 13°11'50" East, continuing with the easterly line of said 12.568 acre tract, and with the westerly line of said Republic of Texoma Hospitality Addition, a distance of 187.25 feet to a 1/2-inch iron rod found for corner;

THENCE South 74°00'41" West, continuing with the easterly line of said 12.568 acre tract, and the westerly line of said Republic of Texoma Hospitality Addition, a distance of 150.84 feet to a point at the centerline of a East Fork of Post Oak Creek for corner;

THENCE in a southerly direction, continuing with the easterly line of said 12.568 acre tract, and the westerly line of said Republic of Texoma Hospitality Addition, and with the centerline of the East Fork of Post Oak Creek, the following Four (4) courses:

1. South 87°56'34" East, a distance of 16.43 feet to a point for corner;
2. South 87°49'34" East, a distance of 54.60 feet to a point for corner;
3. South 87°56'34" East, a distance of 57.73 feet to a point for corner;
4. South 64°25'39" East, a distance of 49.16 feet to a point for the southmost corner of said 12.568 acre tract, common to the northwest corner of the O.T. Atkinson Subdivision according to the plat thereof recorded in Volume 140, Page 504, said Deed Records;

THENCE North 89°26'43" West, with the southerly line of said 12.568 acre tract, and with the northerly line of said O.T. Atkinson Subdivision, a distance of 299.91 feet to a point at the centerline of a East Fork of Post Oak Creek for corner;

THENCE North 89°39'24" West, continuing with the southerly line of said 12.568 acre tract, and the northerly line of said O.T. Atkinson Subdivision, and with the northerly line of aforesaid Jones and Gartner tract, a distance of 355.62 feet to the POINT OF BEGINNING and enclosing 12.465 acres (542,972 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:
Only those easements and or other matters of record, as listed in Title Commitment GF No. 2135712, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of February 15, 2021, and an issued date of February 25, 2021, and reflected below were considered for this Survey. The surveyor did not perform an abstract of title.

10h. Easements to Texas Power and Light Company of record in Volume 363, Page 561; Volume 394, Page 579; Volume 411, Page 364; Volume 1070, Page 448; Volume 1254, Page 571; Volume 1262, Page 553; Volume 1333, Page 51, Deed Records, Grayson County, Texas.
(Volume 363, Page 561 affects the surveyed property as shown)
(Volume 394, Page 579 does not affect the surveyed property)
(Volume 411, Page 364 affects the surveyed property as shown)
(Volume 1070, Page 448 is unable to be located by description)
(Volume 1254, Page 571 affects the surveyed property as shown)
(Volume 1262, Page 553 affects the surveyed property as shown)
(Volume 1333, Page 51 affects the surveyed property as shown)

10i. Easements to the City of Sherman of record in Volume 866, Page 6 and Volume 1216, Page 844, Deed Records, Grayson County, Texas
(Volume 866, Page 6 is unable to be located by description)
(Volume 1216, Page 844 does not affect the surveyed property)

10j. Sanitary Sewer Line Easement to Sherman Oaks Corporation of record in Volume 1140, Page 17, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10k. Easement to Texas Pipe Line Company of record in Volume 513, Page 105, Deed Records, Grayson County, Texas.
(Blanket type easement does affect the surveyed property)

10l. Easement to Standard Oil Company of Texas of record in Volume 1083, Page 316, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10m. Rights of way for street purposes to the City of Sherman of record in Volume 1153, Pages 481, 484, and 487, Deed Records, Grayson County, Texas.
(Do not affect the surveyed property)

10n. Easement to Kinch Gathering Systems, Inc. of record in Volume 1891, Page 434, Real Property Records, Grayson County, Texas.
(Unable to be located by description)

10o. Easement and right-of-way to Texas Utilities Electric Company of record in Volume 2131, Page 12, Real Property Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10p. Sanitary Sewer Easement to Robert J. Tate of record in Volume 2504, Page 83, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10q. Sanitary Sewer Easement to Tate Properties of record in Volume 2504, Page 86, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10r. Sanitary Sewer Easement to La Quinta Inns, Inc. of record in Volume 3433, Page 553, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10s. Sanitary Sewer Easements to the City of Sherman of record in Volume 3167, Page 414; Volume 3323, Page 835; and Volume 3458, Page 288, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

10t. Deed of Dedication to the City of Sherman of record in Volume 4072, Page 118, Official Public Records, Grayson County, Texas.
(Affects the surveyed property as shown)

LEGEND

● FOUND MONUMENT	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS	⊙ NATURAL GAS WELL	
○ SET MONUMENT		◇ FIRE HYDRANT	
IRSC IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6565" CAP SET	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	WV WATER VALVE	
		CMP CORRUGATED METAL PIPE	
FIR IRON ROD FOUND	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	▲ BURIED PIPELINE MARKER	
FIPC IRON PIPE OR APPLICABLE CAP FOUND		⊕ PIPELINE VALVE	
FIST FOUND SQUARE TUBE	U.E. UTILITY EASEMENT	SMH SANITARY SEWER MANHOLE	
FIP IRON PIPE FOUND	D.E. DRAINAGE EASEMENT	STORM STORM MANHOLE	
CMon CONCRETE HIGHWAY R.O.W. MONUMENT FOUND	S.S.E. SANITARY SEWER EASEMENT	BOUNDARY LINE	
CMF CONCRETE MONUMENT FOUND	E ELECTRIC METER	ADJOINER LINE	
BFD BENDS	⊕ UTILITY POWER POLE	EASEMENT	
CM CORNER MONUMENT	⊕ GUY	WIRE FENCE	
( ) DEED OR PLAT CALL	⊡ TELEPHONE MANHOLE	CHAIN LINK FENCE	
R.O.W. RIGHT-OF-WAY	⊡ TELEPHONE VAULT	ASPHALT	
		OVERHEAD ELECTRIC/UTILITY	

GENERAL NOTES:
1. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and or observed above-ground markings by others (pin flags and/or permanent markers, and should be considered approximate.

Certify to: REMA Holdings, LLC; Sybil Claire Plangman Crum, Estate of Jewell Frederick Plangman, Jr. Deceased; Jewell Frederick Plangman, Jr. Trust; Jesse Moon, Jordan Moon, Spence Jakqla Moon, Ann Lee, Trustee of the Marian April Moon Special Needs Trust; Alliant National Title Insurance Company; Red River Title Company;

I hereby certify that this survey substantially conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A Condition III Survey.

Survey Date: March 1, 2021

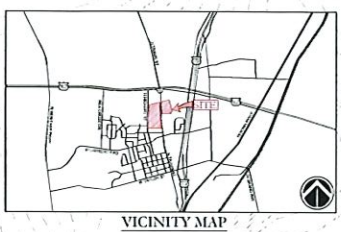
Chris R. Noah, R.P.L.S. No. 6565

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6565
LAND SURVEYOR

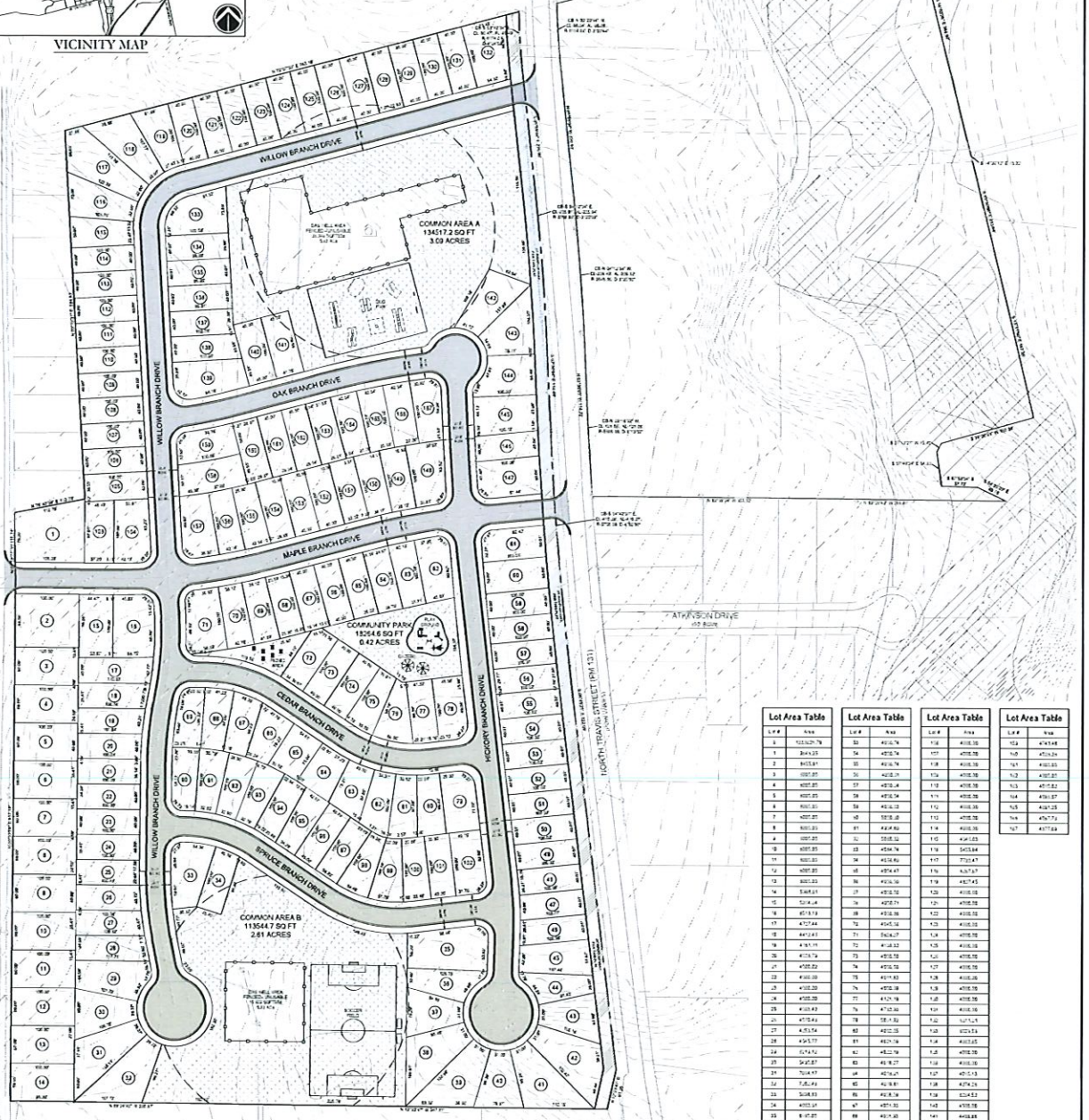
LAND TITLE SURVEY
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
TRACT ONE: 31.475 ACRES
TRACT TWO: 12.465 ACRES
TBD North Travis Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
3240 N. Dallas Ave. Suite 5
Pottsboro, TX 75076
www.prestontrailsurveying.com
903.786.0039

T.B.P.L.S. Firm No. 10194576	Drawn by: BNH Checked by: CRN	Scale: 1"=100' Date: 10/25/2021	Page 1 of 1 Sheet No. 1 of 1



VICINITY MAP



Lot Area Table	
Lot #	Area
0	10,520.79
1	8,444.23
2	8,403.81
3	8,007.85
4	8,007.85
5	8,007.85
6	8,007.85
7	8,007.85
8	8,007.85
9	8,007.85
10	8,007.85
11	8,007.85
12	8,007.85
13	8,007.85
14	8,948.61
15	8,214.14
16	8,013.19
17	8,727.44
18	8,412.63
19	8,921.11
20	8,009.79
21	8,020.22
22	8,020.20
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Lot Area Table	
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Lot Area Table	
Lot #	Area
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161	8,020.20
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166	8,020.20
167	8,020.20

FLOODPLAIN INFORMATION:
PER DATA PROVIDED BY FEMA, A PORTION OF THIS PROPERTY IS IN "ZONE AE" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS PROVIDED AND WITHIN "FLOODWAY ZONE AE" DEFINED AS THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" AND WITHIN THE "0.2% ANNUAL CHANCE FLOOD HAZARD ZONE X" DEFINED AS "AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE." AS SHOWN ON FEMA FIRM RATE COMMUNITY PANEL #48181 0130F, WHICH BEARS AN EFFECTIVE DATE OF 8/28/2018. LOCATIONS SHOWN WITHIN THE GRAPHICS ARE ESTIMATES AND SHALL NOT CREATE LIABILITY.

80 40 0 80 160
HORIZ. SCALE

PLAN DATE	
DESIGN	CHECK / DRAWN
PROJECT NO.	
SHEET NO.	

PRELIMINARY LAYOUT FOR:

WILLOW BRANCH SUBDIVISION

NORTH TRAVIS STREET, SHERMAN
GRAYSON COUNTY, TEXAS

REVISIONS AND ISSUES	DATE	BY

PREPARED BY
ASHLEY BICE, PE
CIVIL ENGINEER

DEVELOPER
TBJB1, LLC
CONTACT: JAY MALICK

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

TBJB1, LLC
Attn: Jay Mauck
721 Highway 70
Kingston, OK 73439

Ashley Bice, PE
P.O. Box 26634
Little Rock, AR 72221

Dear Applicants,

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

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Property to the East of North Travis Street (FM 131) to be assigned Lot & Block number or to be removed from Final Plat.
3. Graphically show location and instrument information for Sanitary Sewer Easement on property to the East of North Travis Street (FM 131) or if no easement exists, Dedicate 20' Sanitary Sewer Easement along centerline of existing Sanitary Sewer line on property to East of North Travis Street (FM 131). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Community Park Lot and Common Areas to be assigned Lot & Block numbers and be shown on plat as owned and maintained by HOA.
5. Dedicate a 15'x15' Right of Way corner clip on all corner lots in lieu of proposed radii. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Dedicate a 10' Utility Easement along all street frontage. Utility Easement to parallel new rights of way created by corner clips. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Remove directions from streets on drawing (North Travis Street, North Hickory).
8. Verify requirements in reference to existing oil wells and pumping jacks.
9. Minimum lot width for Patio Homes is 40 feet at property line. Variance required for all lots not meeting 40 feet. *Code of Ordinances Chapter 14, Sec. 8.9*
10. Verify cul-de-sacs and knuckles meet standard. Show radii of knuckles and cul-de-sacs on *Code of Ordinances Chapter 3.02.002(c)(37)*
11. Preliminary Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 5*

12. Final Plat layout to meet City standard prior to submittal to P&Z Commission. *Code of Ordinances Chapter 10.05, Section 6*
13. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
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.
17. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
18. When a street changes direction, the street will need to be renamed.
19. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
20. A Specific Use Permit will need to be approved to allow patio homes.
21. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots under the Patio Home standards of this ordinance shall provide usable open space. Developments with 25 - 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **34.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

600 BLOCK NORTH FRISCO ROAD (TABLED)

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

Planning and Zoning Commission

A. Replat approval of Lots 1 thru 4, Block 1, of Las Casitas
B. Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located in the 600 Block of North Frisco Road between North Broughton and North Throckmorton Streets. The owner is requesting replat, zone change and site plan approval for the Las Casitas subdivision to build duplexes.

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

102

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Site Plans (5)
Elevations
Staff Review Letter - Replat
Staff Review Letter - Zone Change



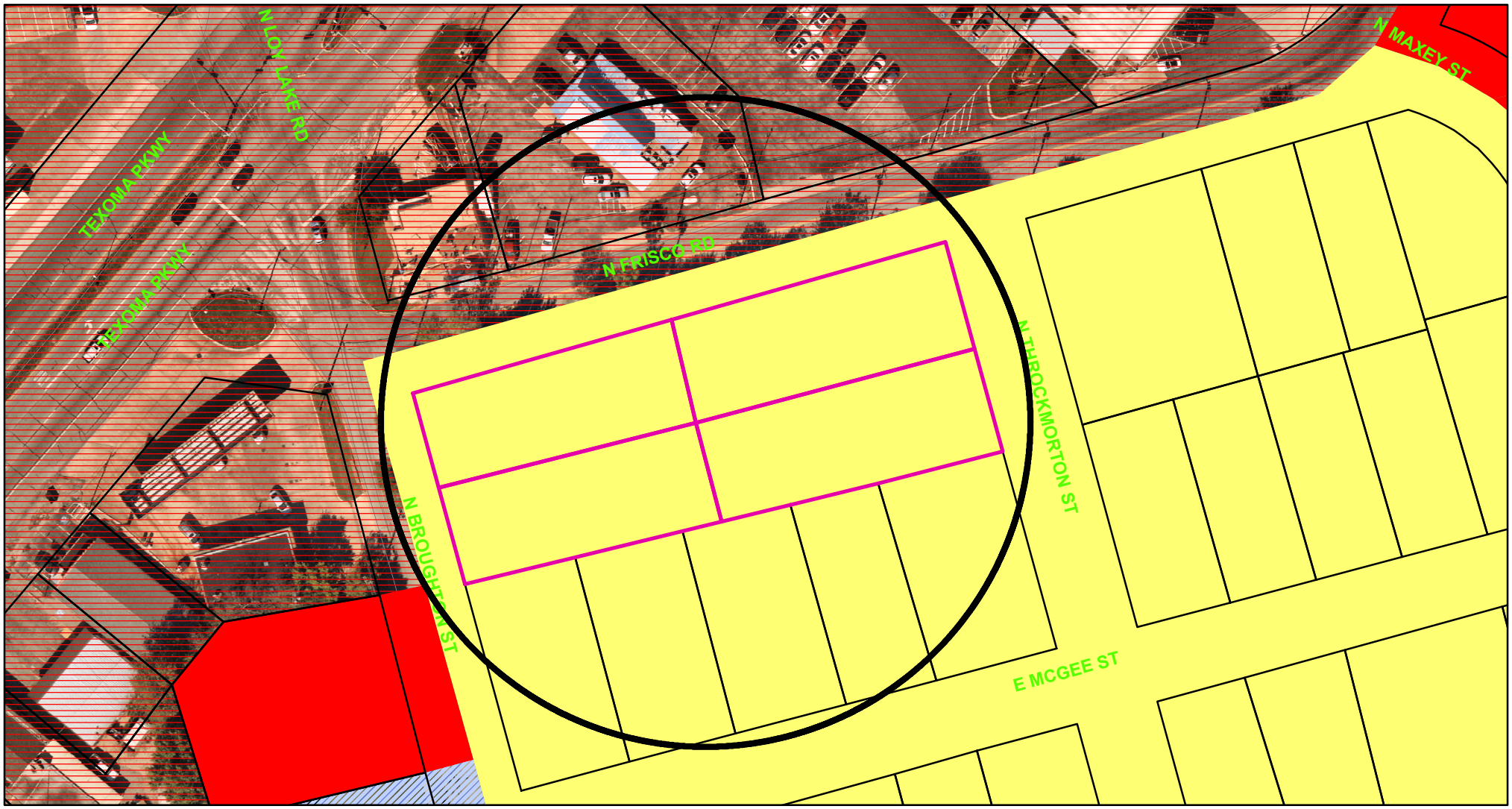
600 Blocks Frisco Road

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 600 Blocks Frisco Road

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

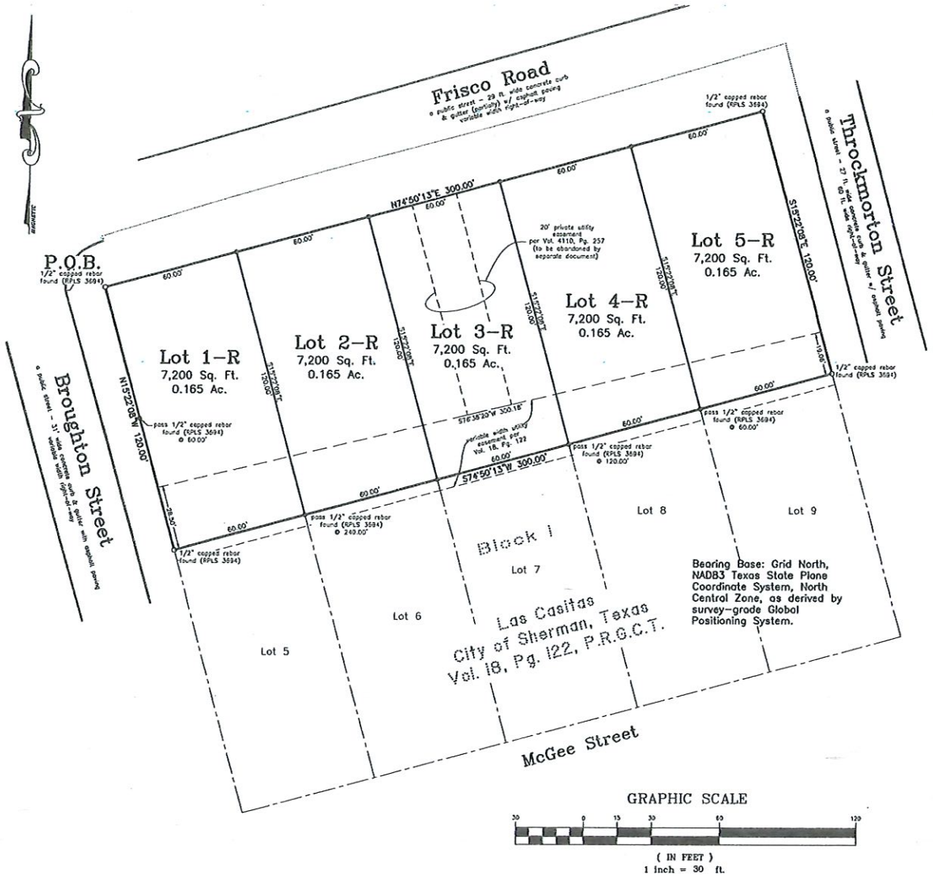
NOT TO SCALE

1 in = 82 ft

600 BLOCK NORTH FRISCO ROAD







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

General Notes:

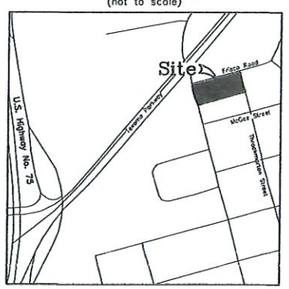
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway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

Job No. CGS560122

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

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

Vicinity Map
(not to scale)



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

FIELD NOTES

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

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

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

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

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

THENCE North 15 deg. 22 min. 08 sec. West, with the West line of said Lot 3, and the East line of said Broughton Street, **PASSING** a 1/2 inch capped rebar found at 60.00 ft. at the Northwest corner of said Lot 3 and the Southwest corner of said Lot 1, then continuing with the West line of said Lot 1 and the East line of said Broughton Street, a **TOTAL** distance of 120.00 ft. to the **PLACE OF BEGINNING** and containing **0.826 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Roberto Meraz, sole owner of Replat of Lots 1 thru 4, Block 1 of Las Casitas, an Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Roberto Meraz

AVIGATION RELEASE

WHEREAS, Roberto Meraz, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Replat of Lot 1 thru 4, Block 1, Las Casitas, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2022.

By:_____

By: Roberto Meraz, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

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

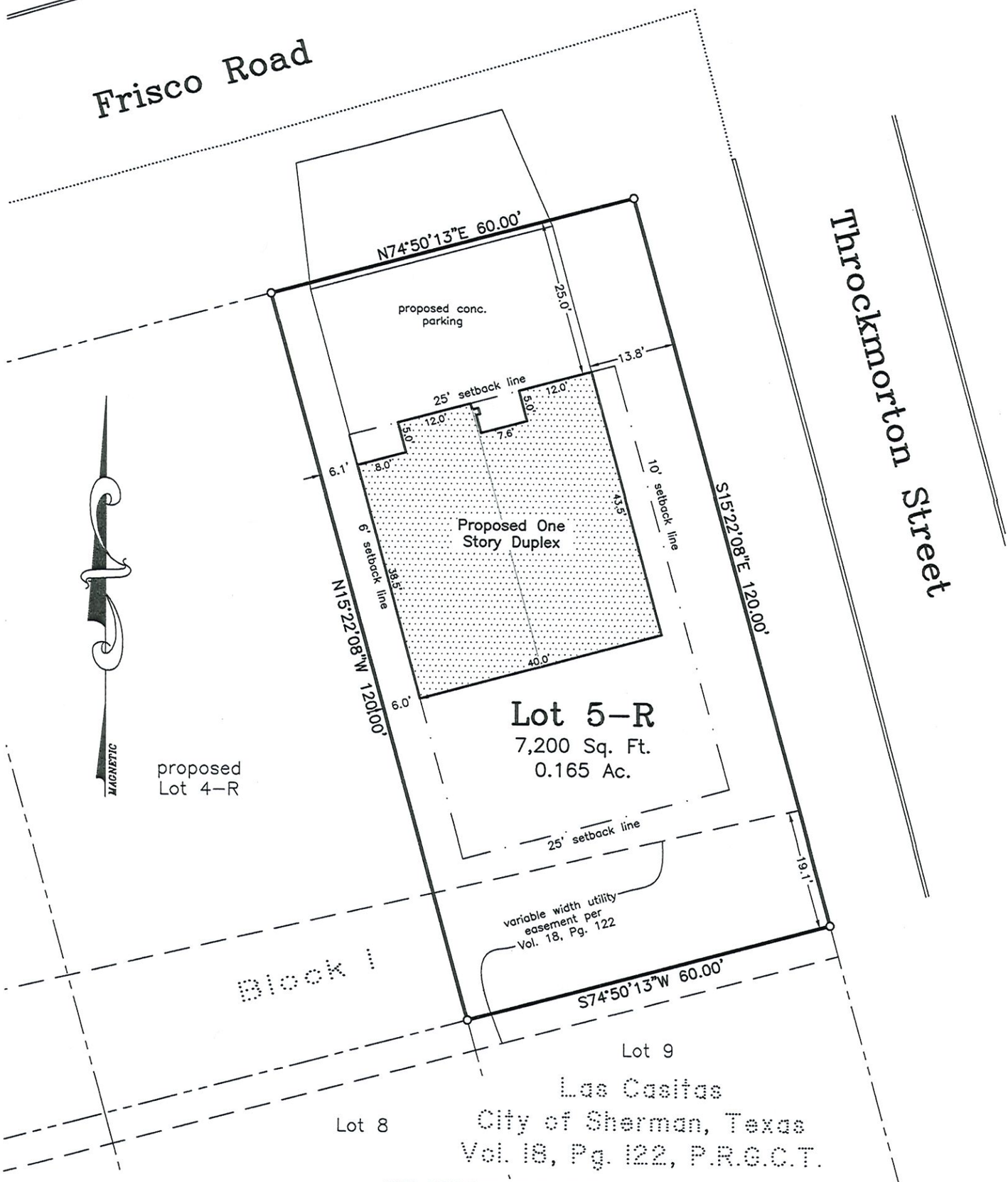
WITNESS MY HAND THIS ____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

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

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

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

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



GRAPHIC SCALE

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(IN FEET)

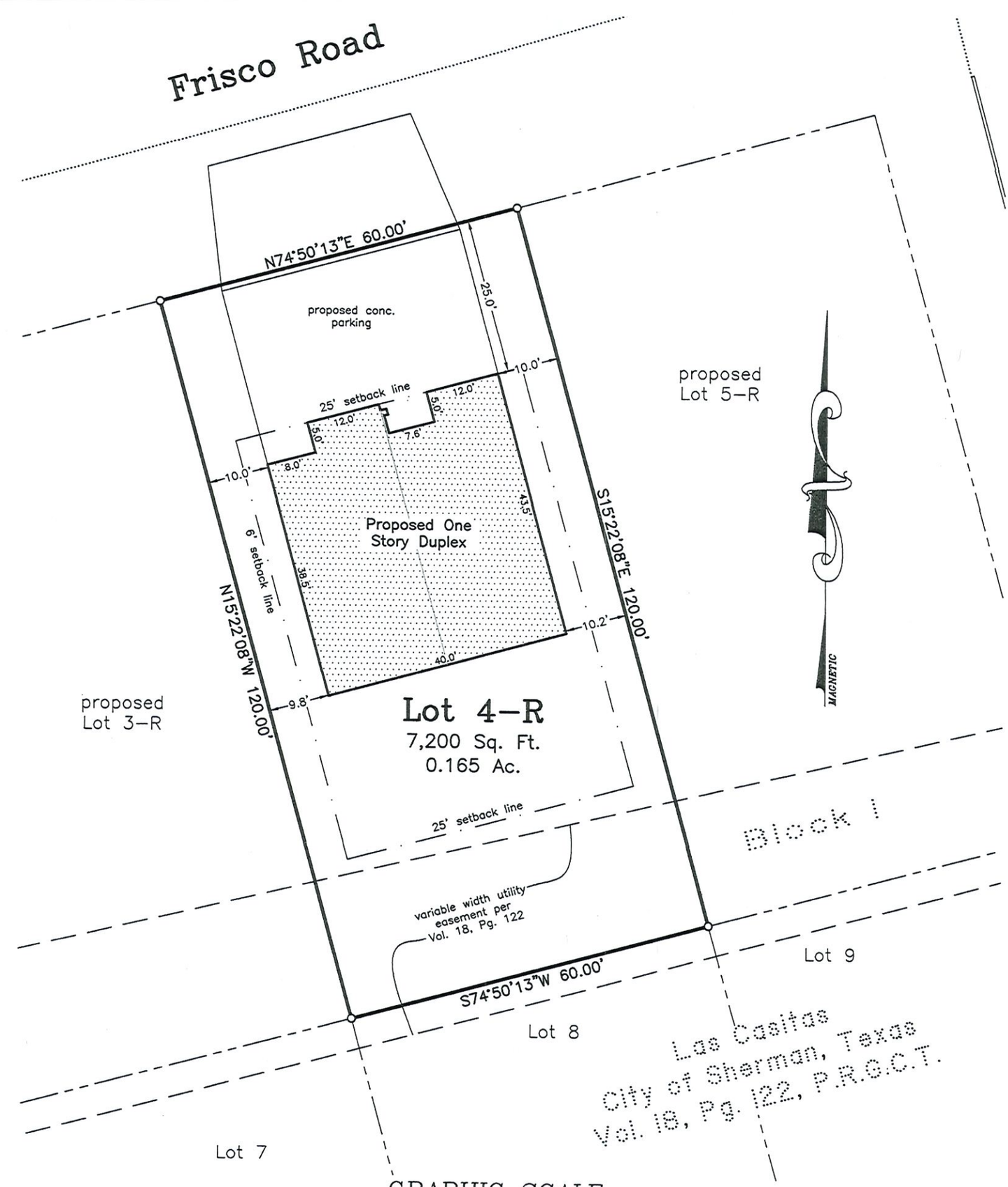
1 inch = 20 ft.

Site Plan for:

Proposed Lot 5-R, Block 1, Replat of Lots 1 thru 4, Block 1, Las Casitas

Job No. CGS610122

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

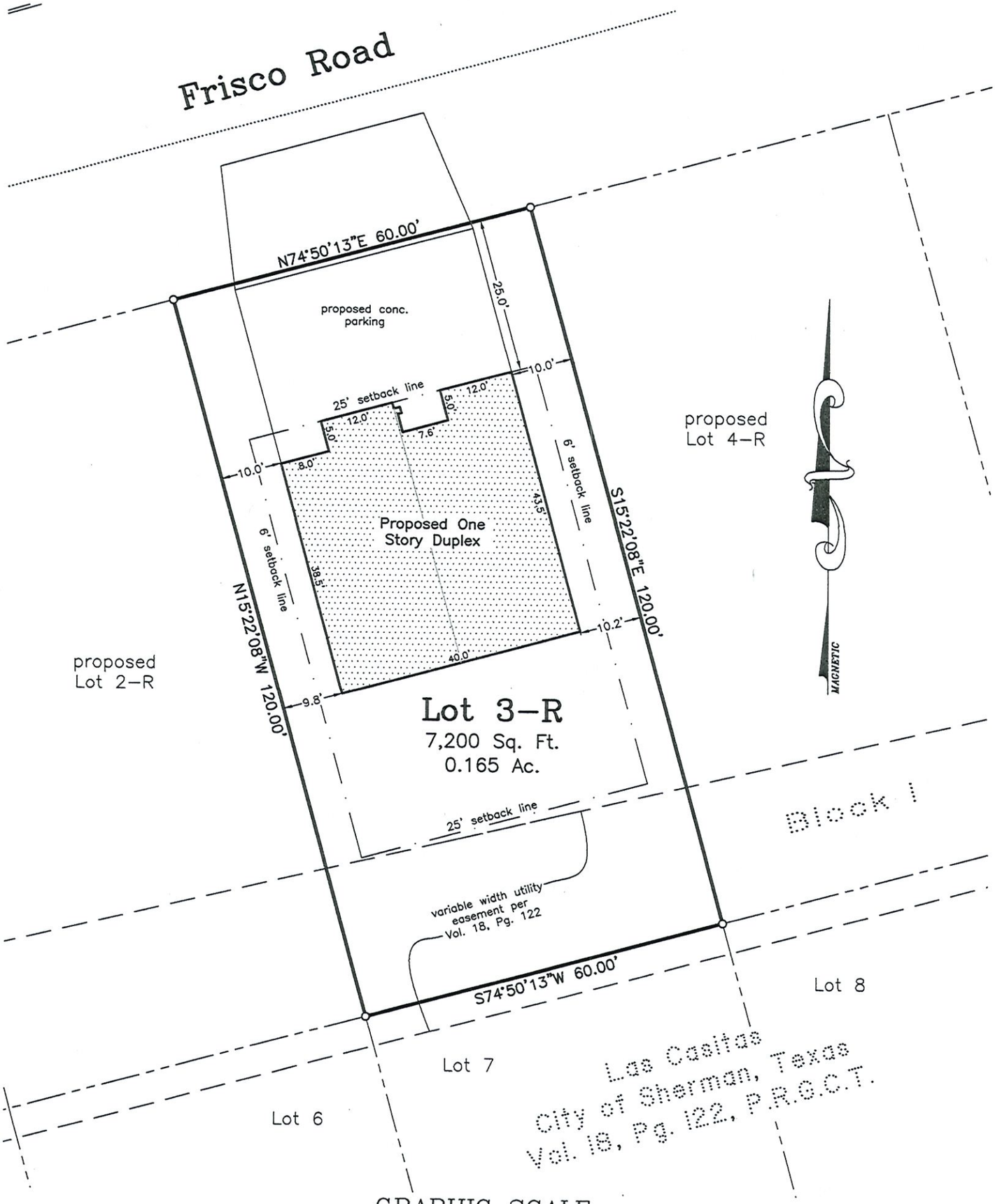
Site Plan for:

Proposed Lot 4–R, Block 1, Replat of Lots 1 thru 4, Block 1, Las Casitas

Job No. CGS600122

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

\Shared Projects\Land Projects R2\Replat–Lots–1–thru–4–Block–1–Las–Casitas\Civil 3D\Site Plans.dwg 1/26/2022 8:40 PM



GRAPHIC SCALE

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(IN FEET)

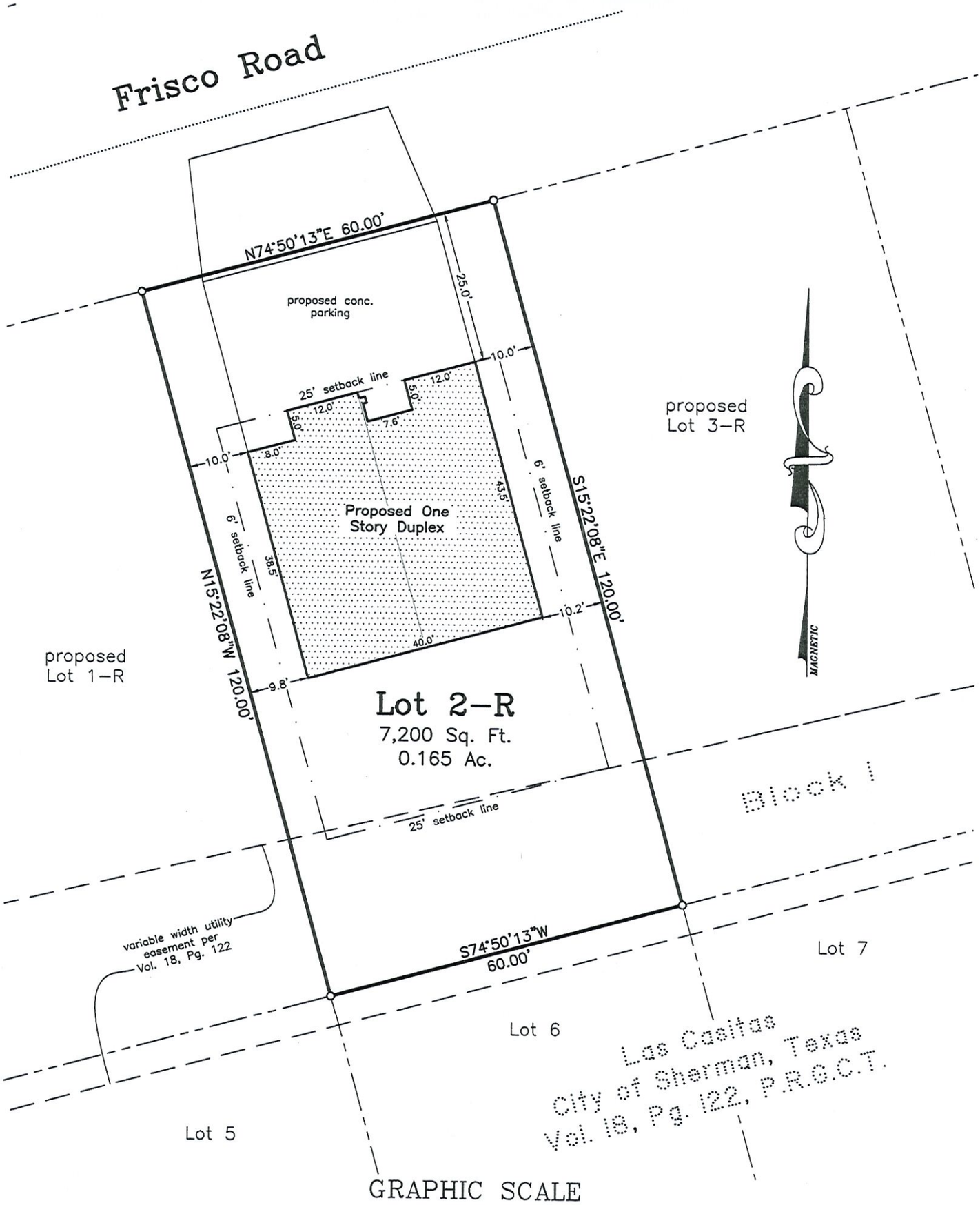
1 inch = 20 ft.

Site Plan for:

Proposed Lot 3-R, Block 1, Replat of Lots 1 thru 4, Block 1, Las Casitas

Job No. CGS590122

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



GRAPHIC SCALE

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(IN FEET)

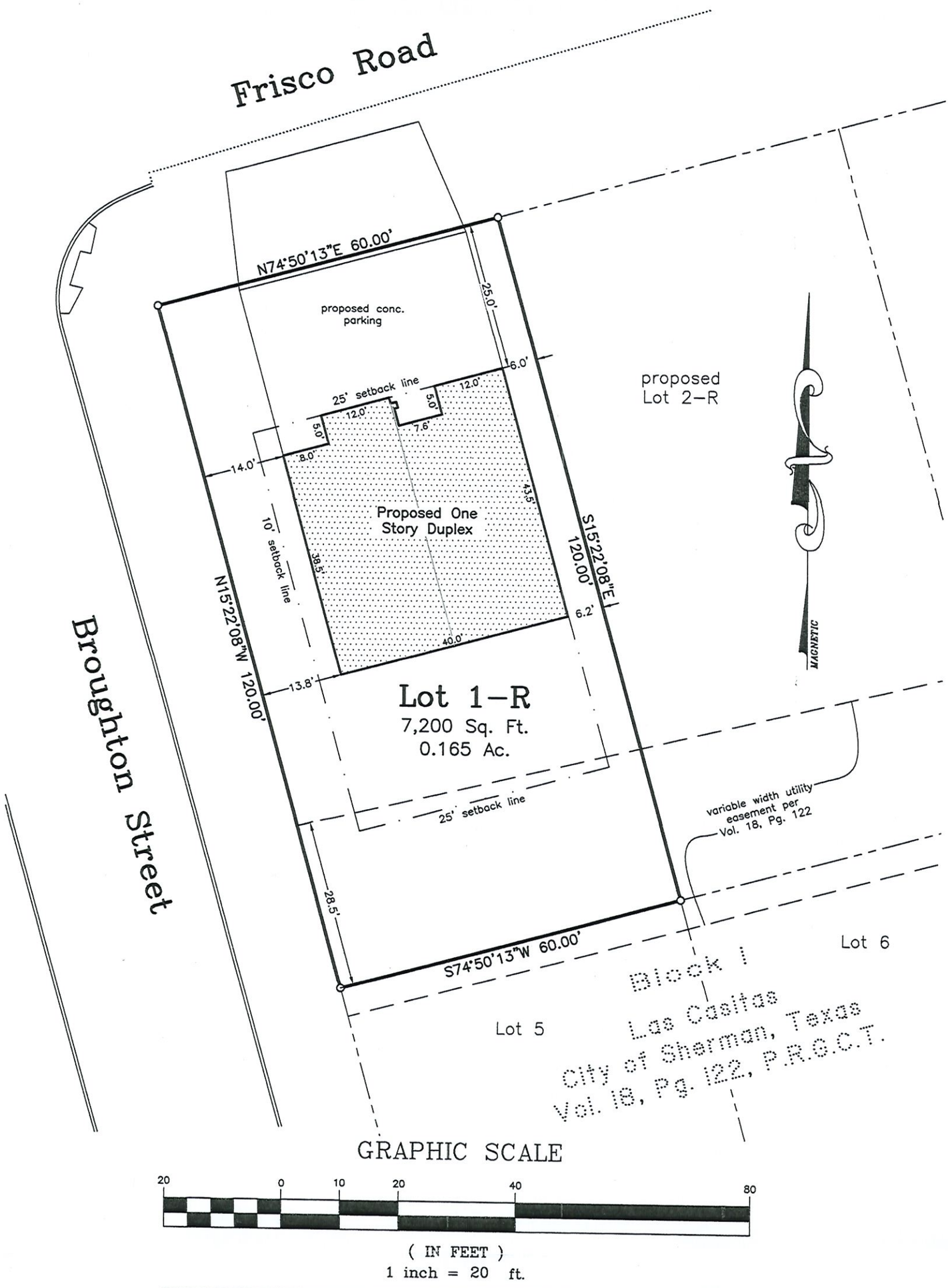
1 inch = 20 ft.

Site Plan for:

Proposed Lot 2-R, Block 1, Replat of Lots 1 thru 4, Block 1, Las Casitas

Job No. CGS580122

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Site Plan for:

Proposed Lot 1-R, Block 1, Replat of Lots 1 thru 4, Block 1, Las Casitas

Job No. CGS570122

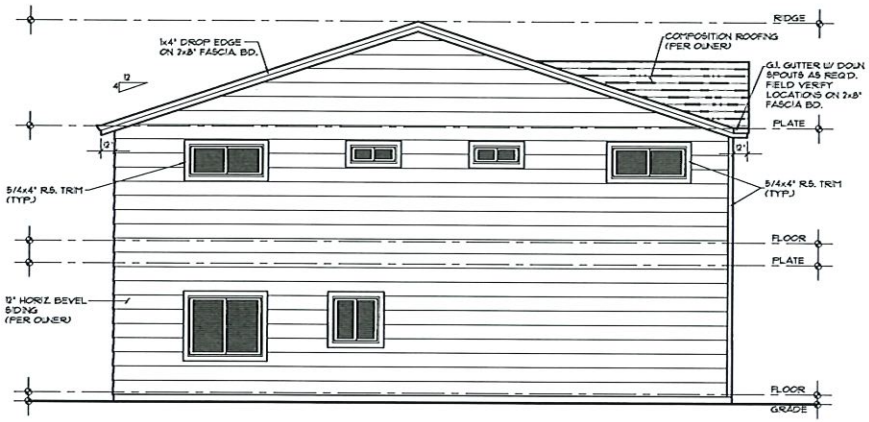
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100



Rear Elevation

© www.houseplans.pro

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

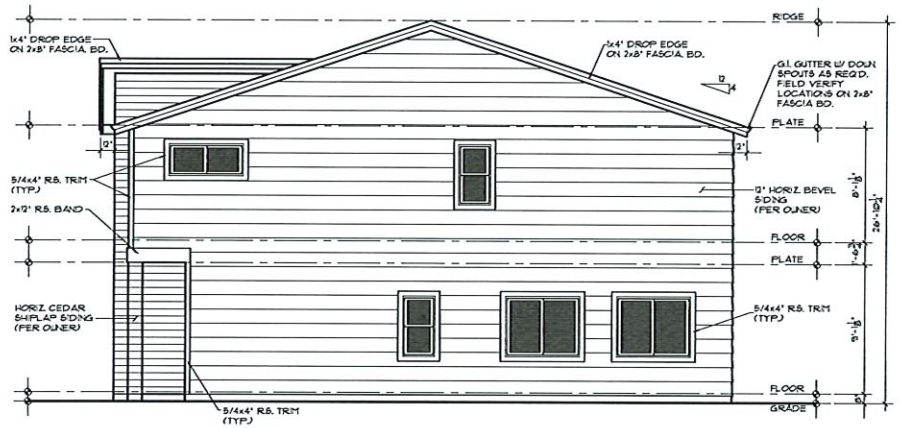


Left Side Elevation

© www.houseplans.pro

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

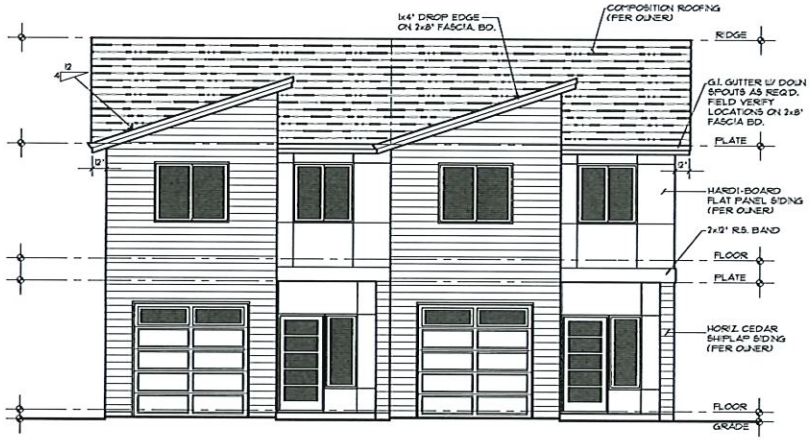
Plan license for ONE construction only at this site:
Frisco Rd. Sherman, TX 75090
Copyright www.houseplans.pro



Right Side Elevation

© www.houseplans.pro

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



Front Elevation

© www.houseplans.pro

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

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Frisco Rd. Sherman, TX 75090
Copyright www.houseplans.pro

UD36 / MONO	
DRAWN: CPB	PROJECT: D-536
CHECKED: DAW	DATE: 1/2021
SHEET 1 of 9	PLAN # D-693

D:\Drawings\PLEX\D-600 to D-699\D-693\D-693.dwg, 12/13/2021 3:39:50 PM, Adobe PDF

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 14, 2022

Roberto Meraz
3264 Dripping Springs Road
Sherman, TX 75090

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

Dear Applicants,

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

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
3. Private Sanitary Sewer Easement to be abandoned by City Council. Instrument information of said abandonment to be shown on plat.
4. Simplify Plat Name and show as "being a replat of…"
5. Show multiple distances from centerline of Frisco Road to property line paralleling Frisco Road in order to determine existing right of way. Additional Right of Way Dedication may be required. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
6. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Dedicate a 15'x15' Right of Way corner clip on Northwest corner of proposed Lot 1-R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
8. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 5-R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
9. Dedicate a 10' Utility Easement along all street frontage. Easement to parallel new right of way created by corner clips. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Roberto Meraz
3264 Dripping Springs Rd.
Sherman, TX 75090

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

Lisseth Lara
1101 E. Cherry St.
Sherman, TX 75090

Dear Applicants,

The request for a Zone change approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located in the 600 block of North Frisco Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **35.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY

The request of TNP Sites, LLC (Owner), Royale Property Management Company (Leasing Agent) and Irfanulla Yusufzai (Tenant) for the property located at 4800 Texoma Parkway, being 11.97 Acres at Midway Mall, Lots 5 thru 7, Part of Lot 1, Block 1, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District.

Background:

The property is located at 4800 Texoma Parkway; Midway Mall. The proposed COVID Testing Site will be on the east side of Midway Mall in the parking lot on Texoma Parkway. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The applicant is requesting a Temporary Use Permit and site plan approval for a COVID Testing Site.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District
M-2 (Medium Manufacturing) District
R-2 (Multi-Family Residential) District

Origination:

TNP Sites, LLC (Owner)
Royale Property Management Company (Leasing Agent)
Irfanulla Yusufzai (Tenant)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

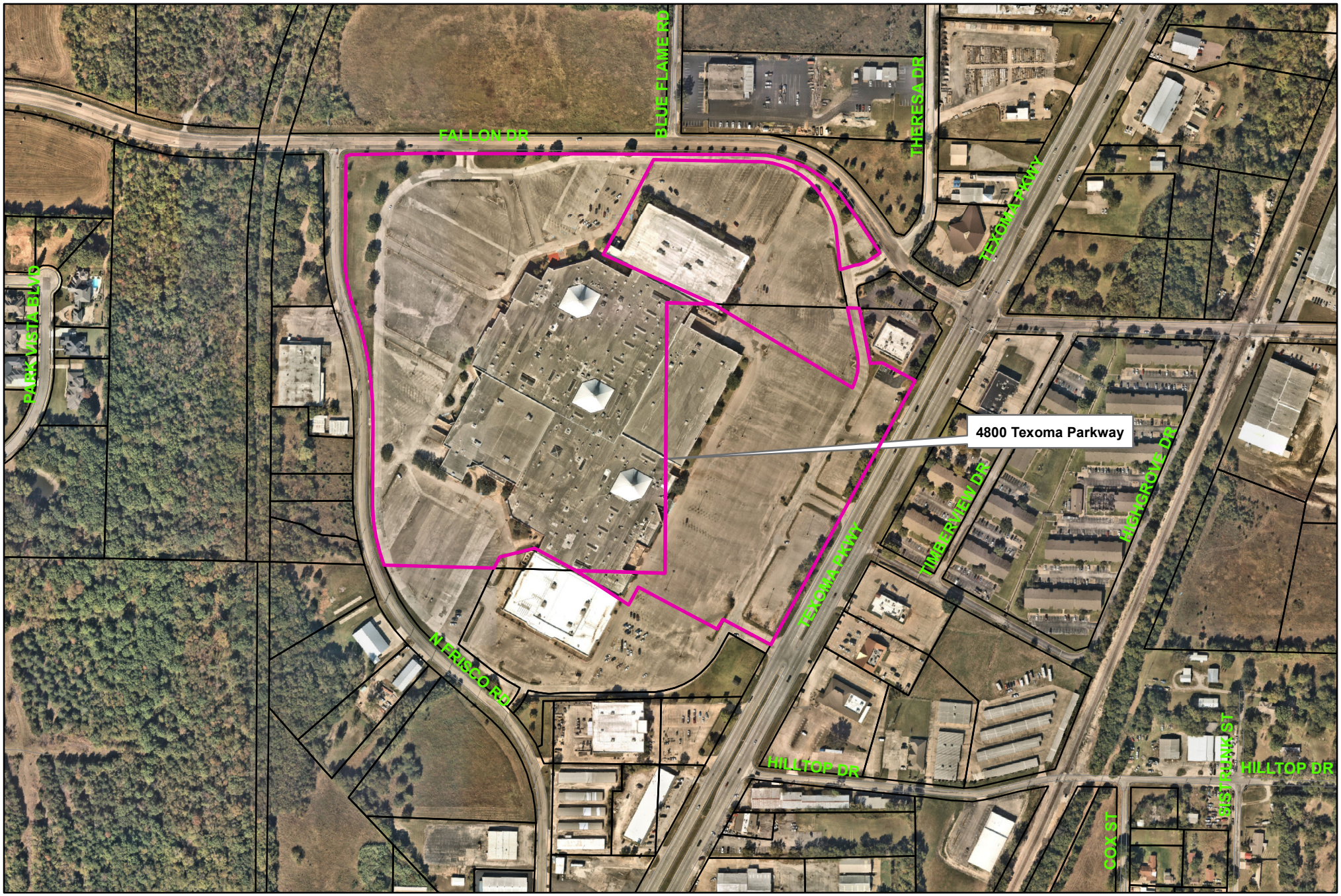
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Development Review Meeting:

No

Attachments

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



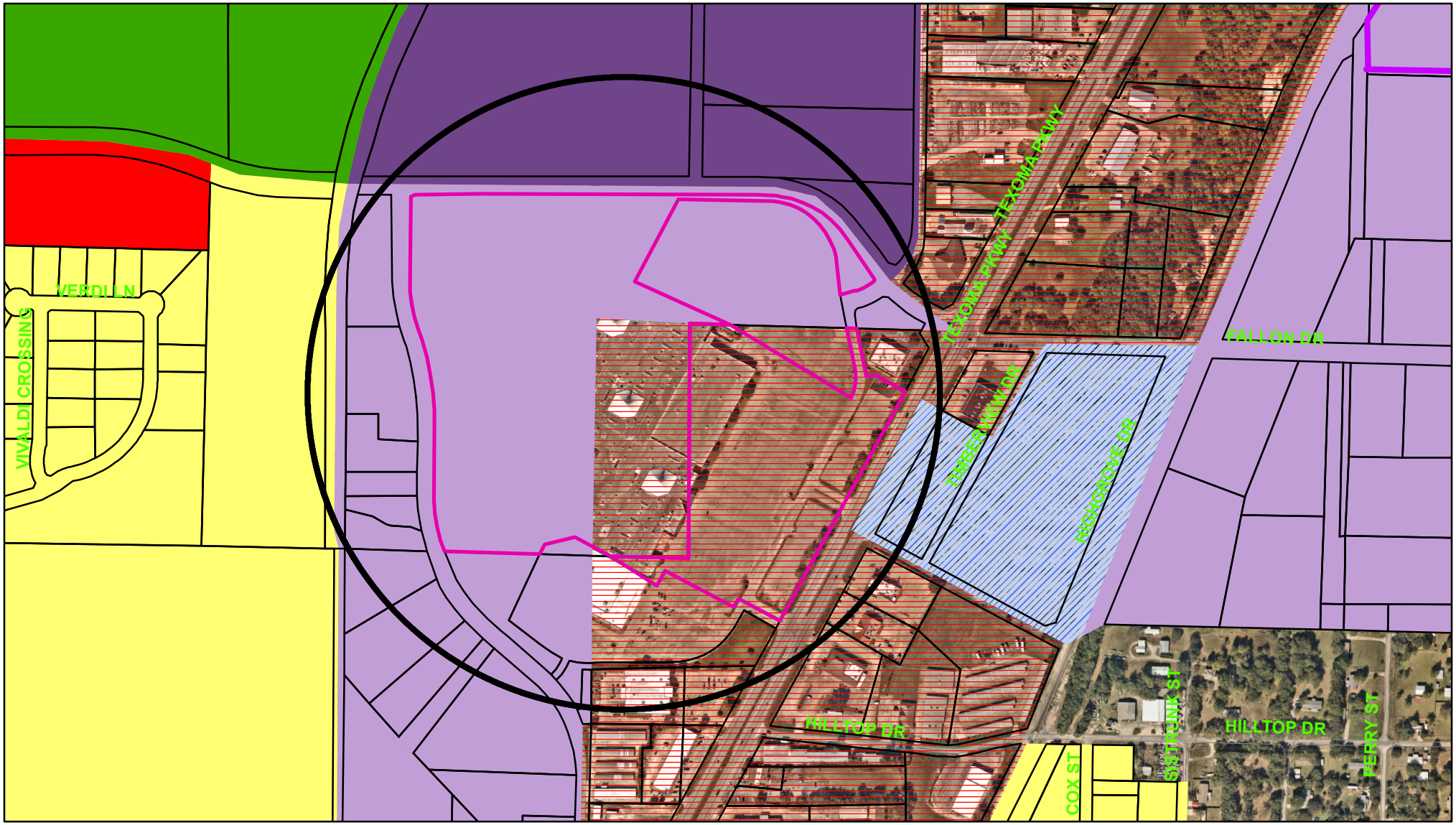
4800 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft



Zoning - 4800 Texoma Parkway

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

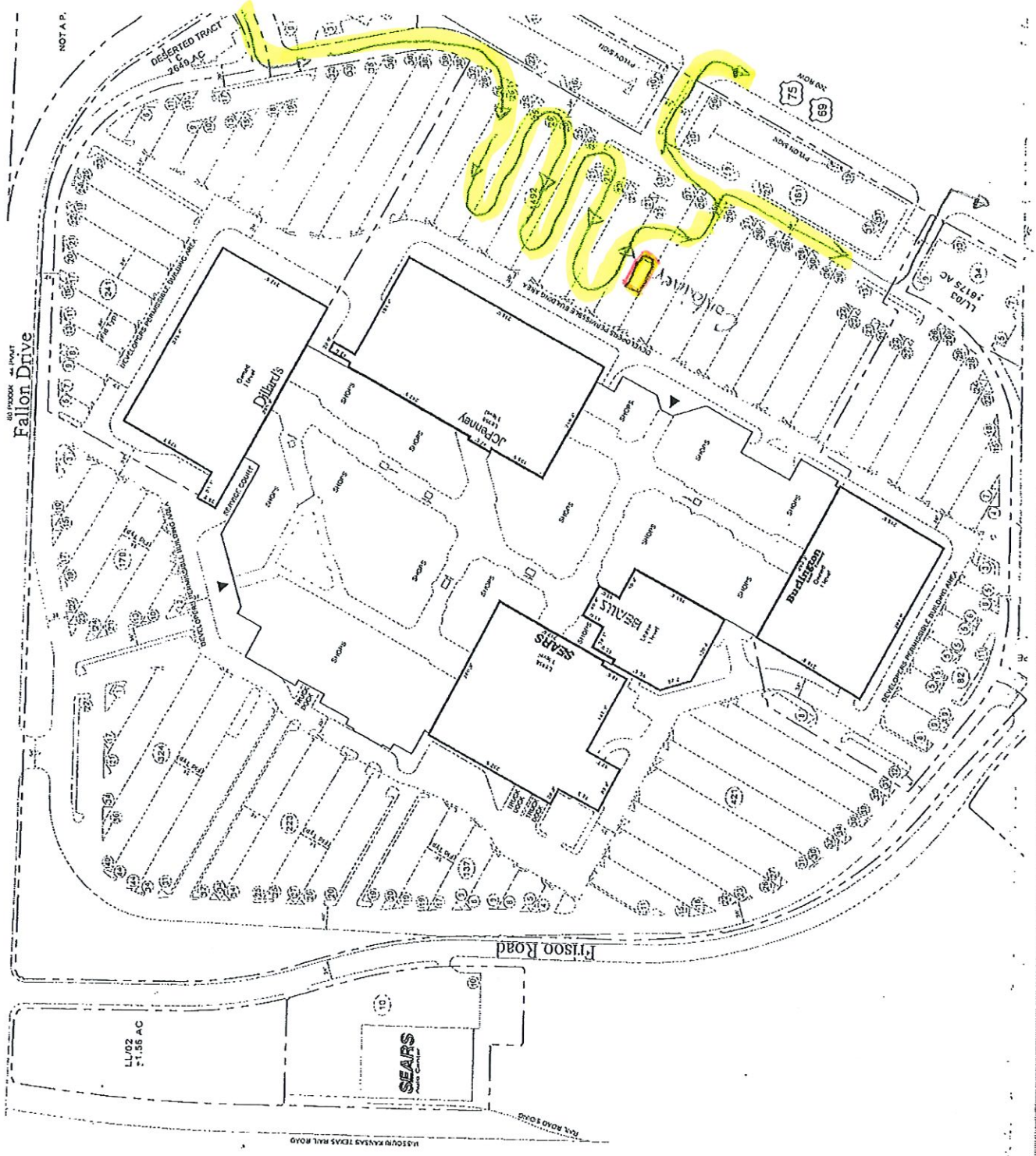
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft

4800 Texoma Parkway





This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

we will be @ least 50ft from the building and more than 200ft from the property line/street


JS20AFYW0001

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CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 15, 2022

Irfanullah Usufzai
403 N. Highland Ave.
Sherman, TX 75090

Royale Property Management Company
P.O. Box 201
Lakewood, NJ 08701

Tammy Peters
403 N. Highland Ave.
Sherman, TX 75090

Dear Applicants,

The request for a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District located at 4800 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the M-1 (Light Manufacturing) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.8; Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The Temporary Use Permit is only valid for six months unless the Board of Adjustments approves otherwise. *(Chapter 14, Exhibit A, Sec. 8 (4))*
5. Granting of a temporary use permit does not exempt the applicant from complying with the requirements of the building code or other ordinances. *(Chapter 14, Exhibit A, Sec. 8 (4))*
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 this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **36.**

Meeting Date: 02/22/2022

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

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

Requested Action/Proposed Use:

2801 TEXOMA PARKWAY

The request of Sherman NEC Texoma and 82 LP (Owner), Corey Vaughan, QuikTrip (Prospective Buyer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property at 2801 Texoma Parkway, being 3.115 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of one freestanding sign per development lot, the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District.

Background:

The property is located at 2801 Texoma Parkway, the northeast corner of U.S. Highway 82 and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

QuikTrip is asking for an exception and variance to allow a 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82. This item was on the January 11, 2022, Planning and Zoning Commission Agenda; no action was taken.

The following has been approved for the property:

- January 11, 2022 - Exception/Variance to allow a 63 square foot, 6'8.5" tall monument sign, 5' from the Texoma Parkway property line in lieu of 25' setback in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.

Adjacent Zoning:
C-2 (General Commercial) District

Origination:
Sherman NEC Texoma and 82 LP (Owner)
Corey Vaughan, QuikTrip (Prospective Buyer)
Vilbig and Associated, PLLC (Civil Engineer/Surveyor)

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

Number of notices mailed:
4

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Pole Sign Elevations
Narrative
Presentation
Staff Review Letter



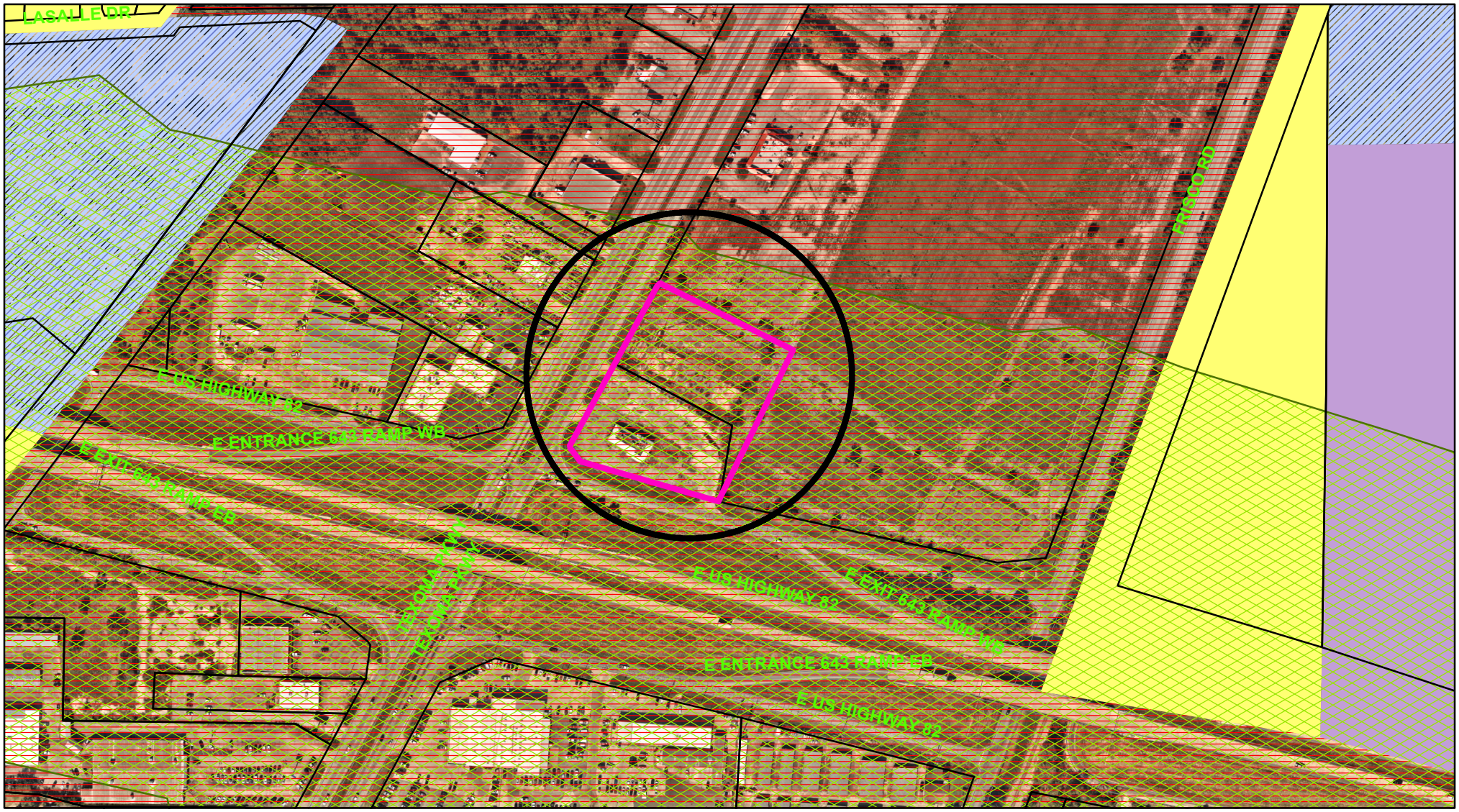
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City of Sherman, Texas
Development Services Department

2801 Texoma Parkway

NOT TO SCALE

1 in = 305 ft



Zoning - 2801 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
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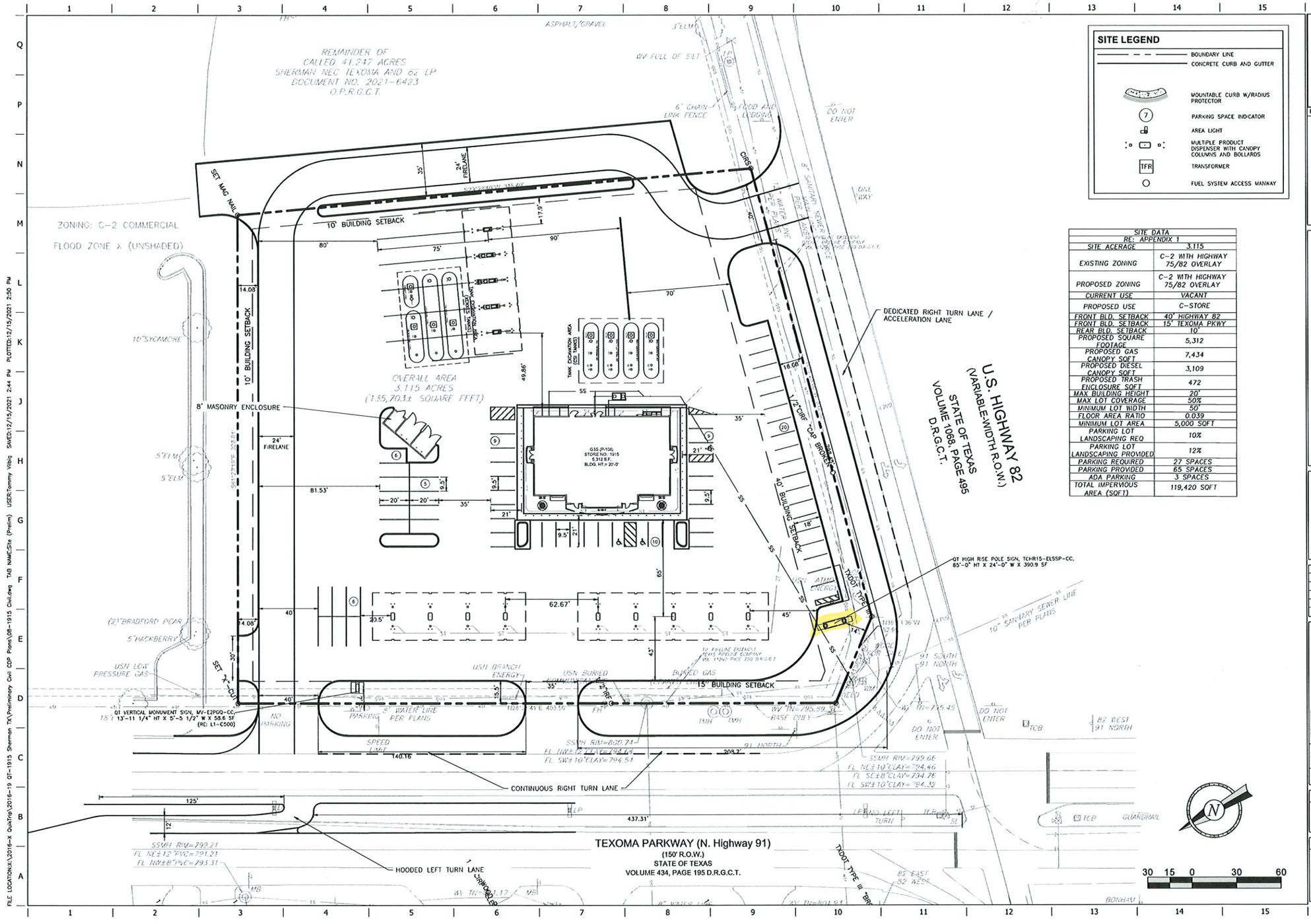
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 305 ft

2801 Texoma Parkway





SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA RE: APPENDIX 1	
SITE ACERAGE	3.115
EXISTING ZONING	C-2 WITH HIGHWAY 75/82 OVERLAY
PROPOSED ZONING	C-2 WITH HIGHWAY 75/82 OVERLAY
CURRENT USE	VACANT
PROPOSED USE	C-STORE
FRONT BLD. SETBACK	40' HIGHWAY 82
FRONT BLD. SETBACK	15' TEXOMA PKWY
REAR BLD. SETBACK	10'
PROPOSED SQUARE FOOTAGE	5,312
PROPOSED GAS CANOPY SQFT	7,434
PROPOSED DIESEL CANOPY SQFT	3,109
PROPOSED TRASH ENCLOSURE SQFT	472
MAX BUILDING HEIGHT	20'
MAX LOT COVERAGE	50%
MINIMUM LOT WIDTH	50'
FLOOR AREA RATIO	0.039
MINIMUM LOT AREA	5,000 SQFT
PARKING LOT LANDSCAPING REQ	10%
PARKING LOT LANDSCAPING PROVIDED	12%
PARKING REQUIRED	27 SPACES
PARKING PROVIDED	65 SPACES
ADA PARKING	3 SPACES
TOTAL IMPERVIOUS AREA (SQFT)	119,420 SQFT

VA
Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.: 2016-19

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON DECEMBER 16TH, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip No. 1915

2801 TEXOMA PARKWAY
SHERMAN, TEXAS

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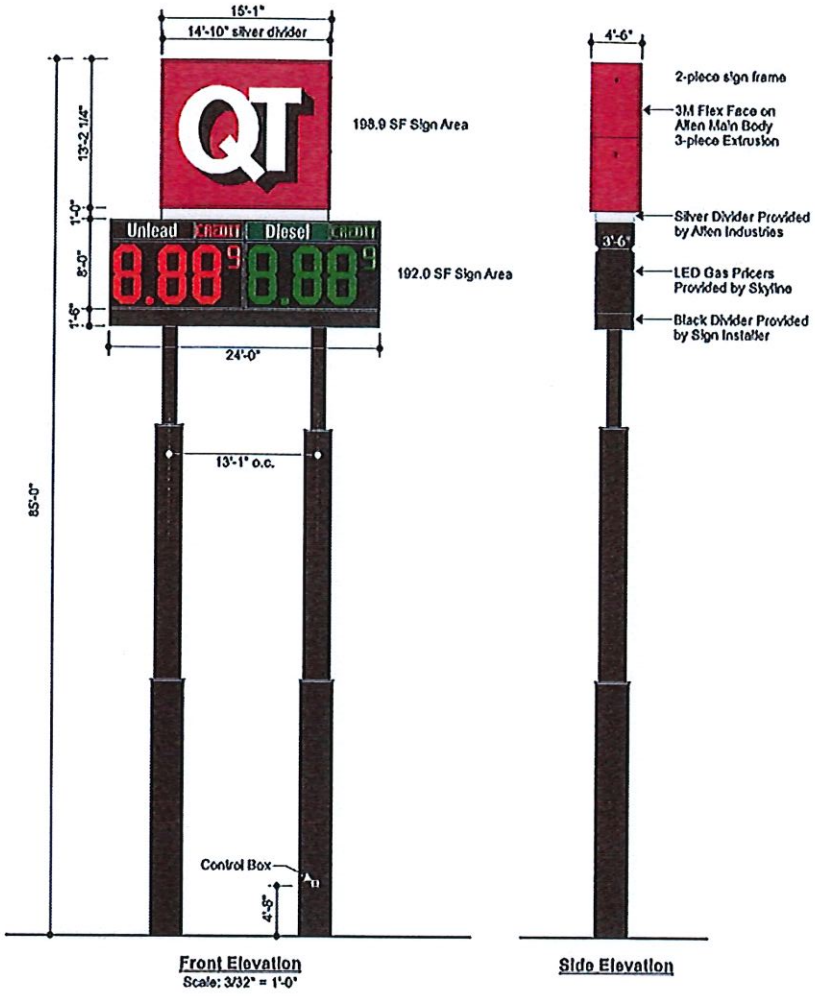
PROTOTYPE: P-108 (11/01/21)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
3

FILE LOCATION:X:\2016-X QuikTrip\2016-19 QT-1915 Sherman TX\Preliminary Civil CDP Plans\08-1915 Civil.dwg TAB NAME:Site (Prelim) USER:Tommy Vilbig SAVED:12/15/2021 2:44 PM PLOTTED:12/15/2021 2:50 PM



Front Elevation
Scale: 3/32" = 1'-0"

Side Elevation

1915 -TCHR15-ELSSP-CC
High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 390.9 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
CSA C22.2 No. 207
All 017510
DESIGNED ELECTRICAL CONNECTIONS

1915 -TCHR15-ELSSP-CC

Project Information

Client: QuikTrip
Location: Various
US 82 & US 91
File: QT-TCHR15-ELSSP-CC
Sales: House | Design: CT | Project Manager: James Gentry

Date / Description

02/28/20 Issue Date

Notes

Store #

1915

Declaration

Copyright © 2019 Allen Industries, Inc.
This is an original, unpublished drawing created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, received, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

QuikTrip.
DALLAS / FORT WORTH DIVISION
1120 North Industrial Boulevard
Euless, Texas 76039-7700
817-358-7680
Fax 817-858-0213

QuikTrip Sign Variance/Exception Explanation

QuikTrip is requesting a sign variance and exception to Chapter 14 Ordinance No. 2280, Section 7, Subsection 14(i)(1), (3), (4), and Section 6 .13.1, Subsection (5)(a)(1) to allow a 392 square foot, 85' tall freestanding sign, 14' from the South West property line along US Highway 82 in the Sherman O 1 (75 & 82) Overlay District. Based on our zoning the pole sign is allowed up to 50' tall with a 300 square foot display, and setback 25' plus the height of the building or 40', whichever is greater.

The pole sign shown in the Southwestern corner of our proposed site is primarily geared for traffic along US Highway 82, which is raised as it passes over US Highway 91. The raised elevation of the highway (approximately 18') is driving the need for an 85' pole sign at this location. Using a crane with a flag to mimic the proposed sign, we noticed significant visibility obstructions from vegetation while traveling westbound and the road itself blocking visibility headed eastbound from the incline as the road passes over the turnaround just West of the exit. Raising the crane to 85' allowed our sign to be seen above the inclining roadway in enough time for travelers to safely maneuver into the exit lane. To help limit the extra height needed, we have placed the fuel prices side by side instead of stacked to help lower the overall height of our proposed sign.

With the aforementioned rise in elevation just before the Eastbound exit, there is also a significant distance from the taper point of the exit from the location of our sign, approximately 1,600'. With this distance, the legibility of our fuel price to motorist in time to make a safe traffic maneuver becomes a concern. The additional 91 square feet of display allows us to increase the font size allowing for a longer distance of legibility for traffic traveling at 75 miles per hour.

The setback requirements being strictly enforced on the pole sign would pull the sign outside of the view of east and West bound traffic and require major site plan modifications that would impede traffic flow on our site. To try and meet the intent of the code we have pulled the sign as close to the corner of the property line as possible. We investigated alternate locations with the pole sign to meet the setback requirements, including the Northeast corner of our property. These alternative locations exacerbated the visibility obstructions and would require a bigger and taller sign to attain similar visibility to what we have proposed.

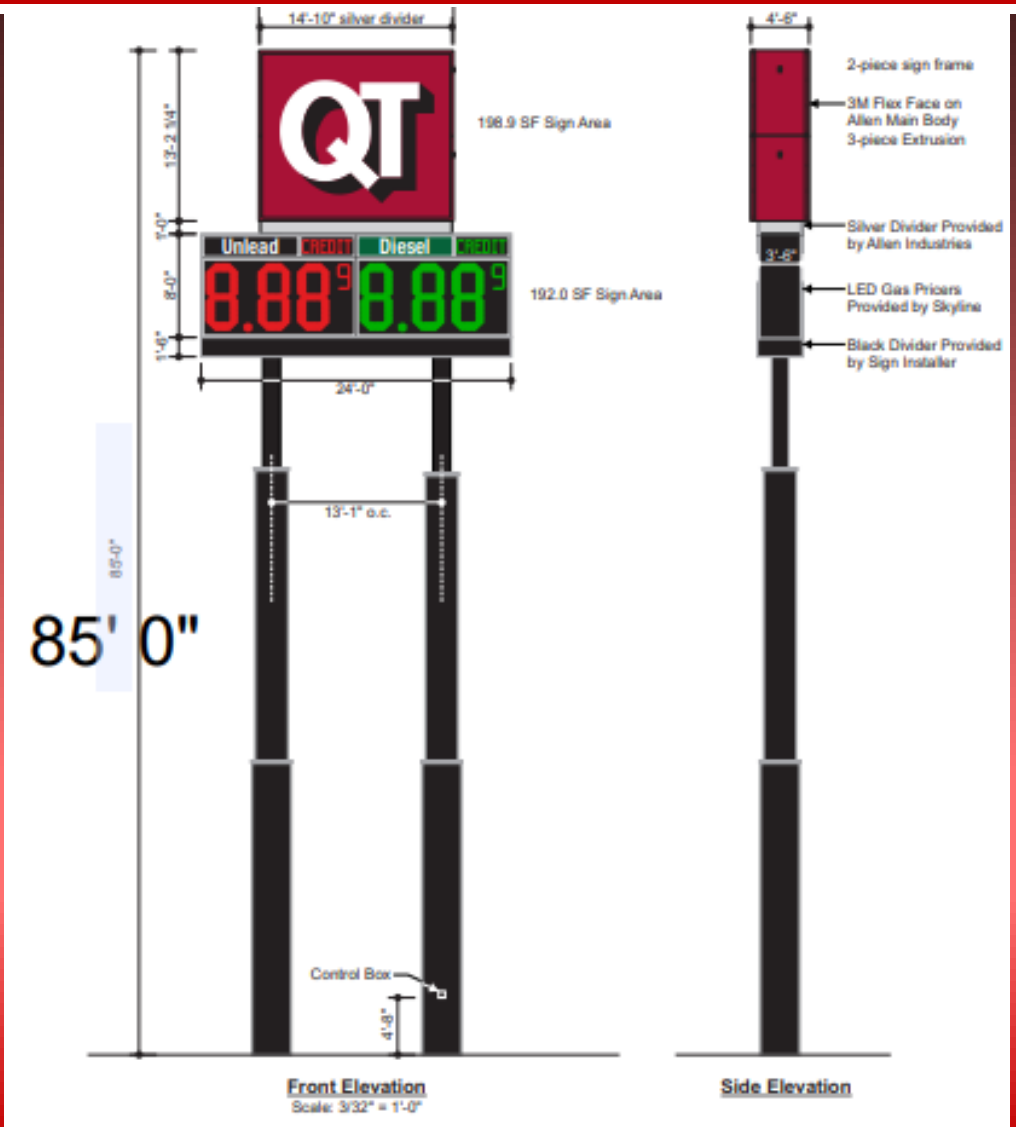
QuikTrip Corporation



Exception and Variance for Signs

- Freestanding pole sign designated for US Hwy 82
  - 85’ tall and 390.9 square feet
  - Placement - SWC of property (at intersection)
  - Eastbound visibility
    - Roughly 990’ from the sign to the gore point of the exit
    - Roughly 1,650’ from the start of the taper to the sign (over ¼ mile)
    - Visual obstruction from the overpass
  - Westbound Visibility
    - Visual obstruction from vegetation and tree line

Proposed Sign



Height of bridge - approx. 18’



Site sits below the bridge



Sign Visibility at 50ft



Shown at 75ft traveling Eastbound





Shown at 85ft traveling Eastbound





Thank You!

QuikTrip

We are requesting approval for the combination of sign height, square footage, and setback of a freestanding pole sign as described in the application.

Sherman
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Developmental Services

STAFF REVIEW LETTER

February 15, 2022

Sherman NEC Texoma & 82 LP
Jim Duggan
7500 San Jacinto Place
Plano, TX 75024

Vilbig & Associates, PLLC
517 W. Woodard
Denison, TX 75020

Corey Vaughan
1120 North Industrial Blvd.
Euless, TX 76039

Dear Applicants,

The request for Exception and Variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (5)(a) and Section 7, Subsection (14)(i)(1) and Subsection (6) to allow an additional 392 square foot, 85' tall freestanding sign, 14' from the southwest property line along U.S. Highway 82 in lieu of the required 110' setback and the allowed 300 square foot, 50' tall in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District located at 2801 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 22, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7, Sec. 6.13.1, Sec. 7 (14) and Sec. 17).*
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1 (6).*
4. Restrict lighting in and around the windows; no flashing of intermittent lights or lights that change colors that cause a glare or brightness to a degree that constitutes a hazard or nuisance to traffic is allowed.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. All lighting of the sign shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic. *Chapter 14, Exhibit A, Sec. 7(14)(m).*
7. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
8. Signs - One freestanding sign is allowed per lot unless an exception is approved. *Chapter 14, Exhibit A, Sec. 7(14(i)).*
9. The setback along Texoma Parkway shall be 25'. (*Chapter 14, Exhibit A, Sec.7, Subsection 6).*

10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Platting of the subject property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
13. Proposed sign location will lie within existing and required utility easements that will be shown on plat.
14. Encroachment Easement approval by City Council required for any structures within a Utility Easement. Approved Encroachment Easement to be filed of record and instrument information shown on plat.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **37.**

Meeting Date: 02/22/2022

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

OTHER BUSINESS:

Appoint a Zoning Ordinance Update Subcommittee

List of Agenda Items:

Planning & Zoning Commission and Board of Adjustments **39.**

Meeting Date: 02/22/2022

Prepared By: Patsy Reeves, Development Services Coordinator

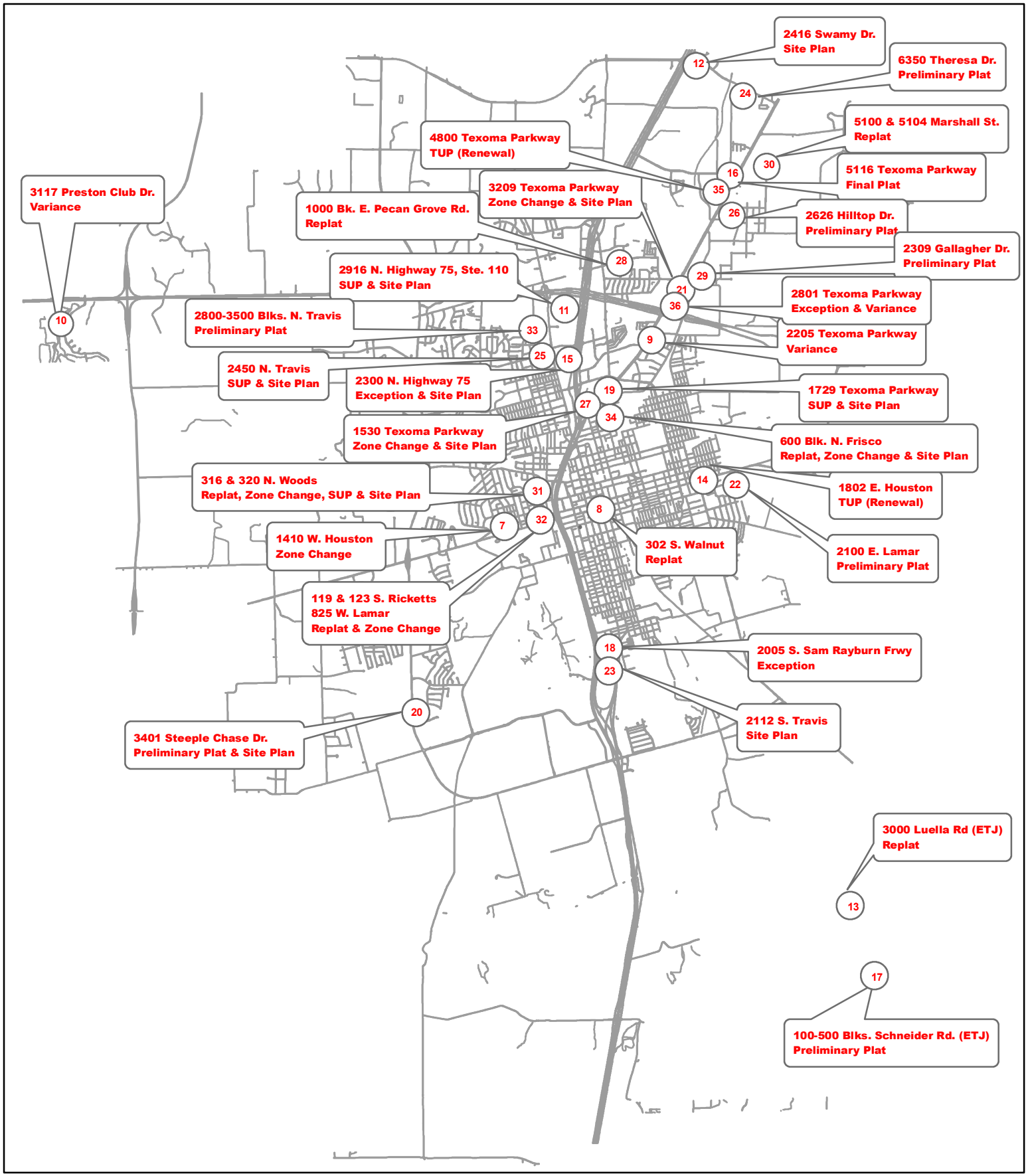
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
February 22, 2022

Sherman
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City of Sherman, Texas
Development Services Department

NOT TO SCALE
1 inch = 7,500 feet