Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
Email: planning@cityofsherman.com

AGENDA

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

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JANUARY 10, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

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

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

6. * **5904 TEXOMA PARKWAY**
The request of Ed and Cathy Breach (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 5904 Texoma Parkway, consisting of 1.149 acres in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Copley Land Surveying.

7. * **6104 TEXOMA PARKWAY**

The request of TAPS, (Texoma Area Paratransit System) (Owner), Brad Nass (Representative), Helvey-Wagner Surveying, Inc. (Surveyor) and Vilbig & Associates, Inc. (Consulting Engineers & Surveyors) concerning the property located at 6104 Texoma Parkway, consisting of 4.317 acres in the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Site Plan for TAPS (Texoma Area Paratransit System, Inc.).

8. * **200 BLOCK HILRE DRIVE AND 201 BLOCK NORTHCREEK DRIVE**

The request of Todd Young, Young Enterprises, LP (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 200 Block Hilre Drive and in the 201 Block Northcreek Drive, consisting of 6.101 acres in the James H. Clark Survey, Abstract No. 275, and being all of Lot 3R, Block 2, Cypress Lofts Addition, Phase 1A and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Lots 3R-A and 3R-B, Block 2, Cypress Lofts Addition, Phase 1A.

9. * **801 PLEASANT HOME ROAD**

The request of Sonoma Construction, LLC (Owner), Gerardo Solis (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001 acres in the Elijah N. Deaver Survey, Abstract No. 358 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Sonoma Acres.

10. * **1400 WEST TAYLOR STREET**

The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones, Kimley-Horn and Associates (Representative/Surveyor) concerning the property located at 1400 West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District , as follows:

Planning and Zoning Commission

Preliminary Plat of Sherman Park Apartments.

11. * **725 SOUTH RUSK STREET**

The request of Juan Antonio Reyes and Gomez Reyna Cabrera Pacheco (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 725 South Rusk Street, consisting of 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, being a replat of part of Lot 5, Block 1, Blain Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for 725 South Rusk Addition.

12. * **1716 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Vaquero Ventures or Sherman Partners, LP (Owner), Caitlin Pipkin (Representative), JPH Land Surveying, Inc. (Surveyor), Torgerson Design Partners (Architect), Studio Green Spot, Inc. (Landscape Architect) and Triangle Engineering, LLC (Engineer) concerning the property located at 1716 North FM 1417 (Heritage Parkway), consisting of 0.905 acres, a portion of Lot 1, Block 1, Landmark Addition, and is currently zoned C-1 (Retail

Business) District/FM Highway 1417 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for O'Reilly Auto Parts.

13. * **600 BLOCK PROGRESS DRIVE**

The request of Sherman Economic Development Corporation (Owners), Chris Lawrence (Representative), BGE, Inc. (Surveyor/Engineer), Meinhardt & Associates Architects, P.L.L.C (Architect), concerning the property located at 600 Block Progress Drive, consisting of 63.626 acres in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:
Planning and Zoning Commission
A. Preliminary Plat of Molinos USA Addition.
B. Site Plan of Molinos USA Addition.

14. * **2817 WEST HOUSTON STREET**

The request of Debid Properties (Owners), David Brown, Block 20, LLC (Representative), Yazel Peebles & Associates, LLC (Surveyor), Pacheco Koch (Landscape Architect), Mark Taylor, PE, Urban Engineers Group, Inc. (Engineer) concerning the property at 2817 West Houston Street, consisting of 23.662 acres in the G. McGlothlin Survey, Abstract No. 828 and the J.B McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District and R-6 (Single-Family Residential) District, as follows:
Planning and Zoning Commission

A. Preliminary Plat of Woodmen's Circle, Lots 1 and 2, Block 8.
B. Tract 1, consisting of 13.535 acres in the G. McGlothlin Survey, Abstract No, 828, as follows: Site Plan of Woodmen's Circle.

15. **214 NORTH HARRISON**

The request of Brogan H. Vickrey (Owner), Chris Vickrey (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 214 North Harrison Avenue, consisting of 0.454 acres in the G.B. Pilant Survey, Abstract No. 963, being Lot 9, Block 33 of the Replat of Lots 7 and 8, and the North One-half of Lot 9, Block 33 of College Park Additionn, as follows:
Board of Adjustment
Public Hearing and Variance under Section 14.03.007 (7) to allow a 15.5' front setback in lieu of the required 20' for the existing structure in an R-6 (Single-Family Residential) District.

16. **2601 HILLTOP DRIVE**

The request of Noah Starr (Owner), Gary Leese, Cannon Storage Systems, Inc. (Representative) and Grant Engineering, Inc (Surveyor) concerning the property located at 2601 Hilltop Drive, consisting of 5.51 acres, Lot 2, Block 1, Cates First Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017(1) to allow a 1.63' side setback in lieu of the required 15' for an existing structure in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.02.017(1) to allow a 1.94' side yard setback in lieu of the required 15' for a new structure in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-2 (General Commercial) District.

17. **2626 HILLTOP DRIVE**

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.004(4)(e) to allow a 10' tall, black vinyl chain-link fence to be constructed on the east, south and west property lines in lieu of the allowed 10' within the required building area in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10' tall, black vinyl chain-link fence to be constructed in the front yard on the east and west property lines in lieu of the allowed 4' decorative fence in a C-2 (General Commercial) District.
C. Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 6' ornamental fence in the front yard in lieu of the allowed 4' along Hilltop Drive in a C-2 (General Commercial) District.

18. **2916 NORTH HIGHWAY 75, SUITE 110**

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

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

19. **3200 SOUTH HIGHWAY 75**

The request of Rabindranath Viswanath (Owner), David Gregory (Representative), AWR Designs, LLC (Landscape Architects), James A. Lastovica (Architects), A&W Surveyors, Inc. (Surveyor), Esmeraldo Conanan, Benchmark Group (Architect/Engineer) and DCG Engineering (Engineer) concerning the property located at 3200 South Highway 75, consisting of 1.211 acres, Lot 25, Block 2, Replat Sherman Crossroads Phase II, Lots 25, 26, 27, Block 2, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 33.6' side setback in lieu of the required 55.7' in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
B. Public Hearing and Variance under Section 14.03.007(7) to allow a 26.36' rear setback in lieu of the required 55.7' in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.

Planning and Zoning Commission

C. Site Plan of Jack in the Box Restaurant

20. **415 EAST ORANGE STREET**

The request of Indalecio Torres (Owner), Julio Torres (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 415 East Orange Street, consisting of 0.359 acres, all of Lot 3, Lot 4 and the East half (E/2) of Lot 5, Block 11, Kerr's Nursery Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (Retail Business) District to an R-6 (Single-Family Residential) District.
B. Replat of Kerr's Nursery Addition

21. **3200 NORTHGATE DRIVE**

The request of Kent Sharp, Sherman Economic Development Corporation (Owner), Rebecca Finke, Holcim-SOR, Inc. (Representative) and Page Southerland Page, Inc. (Architect) concerning the property located at 3200 Northgate Drive, consisting of 142.972 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District.

22. **2103 WEST HOUSTON STREET**

The request of Riddels Veterinary Hospital (Owner), David Vilbig, Vilbig & Associates (Representative), Rauhais Freedenfeld & Associates (Architect), Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) and Preston Trail Land Surveying (Land Surveyor) concerning the property located at 2103 West Houston Street, consisting of 1.013 acres in the J.B. McAnair Survey, Abstract 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 0.57' side setback in lieu of the required 15' in a C-2 (Retail Business) District.

Planning and Zoning Commission

B. Site Plan of Lange Veterinary Clinic.

23. **2513 SOUTH FIRST STREET**

The request of Dylan Garza (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2513 South First Street, consisting of 1.40 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.018(1) to allow a 16.4' side setback in lieu of the required 25' for an existing structure and an addition to the existing structure on the north side of the property in an M-1 (Light Manufacturing) District.
B. Public Hearing and Variance under Section 14.02.018(1) to allow a 23.9' side setback in lieu of the required 25' for an existing structure on the south side of the property in an M-1 (Light Manufacturing) District.
C. Public Hearing and Variance under Section 14.03.003(4)(a) to allow a gravel parking lot with a concrete or asphalt drive approach in lieu of the required concrete or asphalt parking lot in an M-1(Light Manufacturing) District.

Planning and Zoning Commission

D. Final Plat of Double D Machining Addition
E. Site Plan of Double D Machining Addition

24. **620 AND 622 SOUTH FIRST STREET**

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

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

25. **300 AND 302 WEST MOORE STREET**

The request of Corby Hosea, COHO Real Estate, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 300 and 302 West Moore Street, consisting of 0.427 acres in the Samuel Blagg Survey, Abstract No. 56, Lot 4, Block 7, B.H. Moore Heirs Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 96' lot depth in lieu of the required 100' for lots 4R-A, 4R-B and 4R-C in an R-6 (Single-Family Residential) District.
B. Public Hearing and Variance under Section 14.02.006 to allow a 5760 square feet lot area in lieu of the required 6,000 square feet for lots 4R-B and 4R-C in an R-6 (Single-Family Residential) District.

Planning and Zoning Commission

C. Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7.

26. **3010 SOUTH HIGHWAY 75**

The request of William Harkinson (Owner), Kevin Murphy (Representative), Evergreen Design Group (Landscape Architects), Rouch Architects (Architects), Eagle Surveying (Surveyor) and Pape-Dawson Engineers (Engineer) concerning the property located at 3010 South Highway 75, consisting of 1.35, Lot 3, Block 2 Sherman Crossroads, Phase 2, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 35.2' rear setback for a Canopy Enclosure; and a 16.4' side setback for a Canopy Enclosure in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District.

Planning and Zoning Commission

B. Site Plan of Whataburger Restaurant

27. **1802 EAST HOUSTON STREET**

The request of Seraj Ali (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1802 East Houston Street, consisting of Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows:

Planning and Zoning Commission

Temporary Use Permit and Site Plan approval under Section 14.06.008 to allow a Snow Cone Stand in a C-1 (Retail Business) District.

28. **2900-3200 BLOCKS NORTH HICKORY STREET**

The request of Jerome Hill, AJH Enterprises, Ltd (Owners), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying, Inc.(Surveyor) concerning the property located in the 2900-3200 Blocks North Hickory Street, consisting of 48.292 acres in the J.B.McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

29. **4801 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Brian Previaty (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4801 North FM 1417 (Heritage Parkway) consisting of 5.742 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor, in a C-2 (Retail Business) District.

30. **OTHER BUSINESS**

Public Hearing and Consideration of an Ordinance of the City Council of the City of Sherman, Texas, amending Chapter 14 (Zoning Ordinance) of the Code Of Ordinances of the City of Sherman, Texas; adopting regulations pertaining to Property Notification Signs for Amendments to the Zoning Ordinance/District and Administrative Procedures, Variance Procedures, Special Exceptions, Temporary Use Permit (TUP) Application and Review, and Specific Use Permit (SUP) Application and Review to be codified at Articles 14.06.005-009 of the Code of Ordinances; providing for inclusion in the Code of Ordinances; providing repealing and severability clauses; providing a penalty not to exceed $2,000; finding and determining that the meeting at which this ordinance is passed was noticed and is open to the public as required by law.

31. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment 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 16, 2023 at 4:00 pm. and said time of posting was 72 hours before said meeting was convened or called to order.

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

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 02/21/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR JANUARY 10, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

DRAFT MINUTES

STATE OF TEXAS §

January 10, 2023

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on January 10, 2023.

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

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the December 13, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS

There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS

There were no citizen comments.

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

CONSENT AGENDA

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

An email was received from Jennifer Norris, Easy Life Realty, on behalf of her client, Zachary Sanford on January 9, 2023, at 5:53 p.m., requesting to withdraw Item #6, 2524 Mountain Climb Road, Replat of Northwest Addition.

Item 6 was withdrawn.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approved Items 7, 8, 9, 10, 11, 12, 13, AND 14 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.

PUBLIC HEARING AND REPLAT - NORTHWEST ADDITION 2524 MOUNTAIN CLIMB ROAD (ZACHARY SANFORD)

(WITHDRAWN)

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF ZACHARY SANFORD (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2524 MOUNTAIN CLIMB ROAD, BEING 1.40 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522, AND ALSO BEING PART OF LOT 5 BLOCK 1, NORTHWEST ADDITION, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REPLAT OF NORTHWEST ADDITION.

The property is located at 2524 Mountain Climb Road near the Southeast corner of Shadow Trail and Mountain Climb Road and is zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into one lot for residential development.

An email was received from Jennifer Norris, Easy Life Realty, on behalf of her client, Zachary Sanford on January 9, 2023, at 5:53 p.m., requesting to withdraw Item #6, 2524 Mountain Climb Road, Replat of Northwest Addition.

THIS ITEM WAS WITHDRAWN.

REPLAT - PLYLER ADDITION 3505 TEXOMA PARKWAY AND 3512-3702 FRISCO ROAD (DAVID PLYLER, LLOYD PLYLER CONSTRUCTION, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF DAVID PLYLER, LLOYD PLYLER CONSTRUCTION, LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3505 TEXOMA PARKWAY AND 3512-3702 FRISCO ROAD, BEING PART OF HILLIARD JENNINGS SURVEY, ABSTRACT NO. 639, AND PART OF SAMUEL M. MCGLOTHLEN SURVEY, ABSTRACT NO. 811, AND BEING PART OF LOTS 4, 5, AND 6, BLOCK 2, REDICK ADDITION, CONSISTING OF 8.972 ACRES, AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PLYLER ADDITION.

The property is located at 3505 Texoma Parkway and 3512-3702 Frisco Road between Texoma Parkway and Frisco Road and is zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owner would like to plat

the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – TRAVIS CROSSING 1301 BLOCK WEST TRAVIS STREET (SSCGC HOLDINGS LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SSCGC HOLDINGS LLC (OWNER), WILLIAM MAGERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1301 BLOCK WEST TRAVIS STREET, BEING 9.801 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF TRAVIS CROSSING.

The property is located at 1301 Block West Travis, east of the intersection of Northgate Drive and West Travis and is zoned MF-30 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT - BRINKLEY ADDITION 1628 WEST FM 1417 (HERITAGE PARKWAY) (JOHN ROBERT TURLEY ESTATE)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JOHN ROBERT TURLEY ESTATE (OWNER), JAMES RAY BRINKLEY (REPRESENTATIVE/POWER OF ATTORNEY) AND UNDERWOOD DRAFTING AND SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1628 WEST FM 1417 (HERITAGE PARKWAY), BEING 2.051 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT 765, AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE FM HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BRINKLEY ADDITION.

The property is located at 1628 West FM 1417 (Heritage Parkway) between Farmington Road and Flanary Road and is zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PUBLIC HEARING AND REPLAT – LOT 10R, BLOCK TWO,

PUBLIC HEARING AND REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF HEARRELL ENTERPRISES (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR)

PRESTON CLUB THE CLASSICS, PHASE THREE
171 AND 187 ROBERTS RUN
(HEARRELL ENTERPRISES)

CONCERNING THE PROPERTY LOCATED AT 171 AND 187 ROBERTS RUN, BEING PART OF THE DANIEL BICKENBACK SURVEY, ABSTRACT NO 128 AND THE J.M. THOMAS SURVEY, ABSTRACT 1234, AND ALSO BEING A REPLAT OF LOTS 10 AND 11, BLOCK TWO, PRESTON CLUB THE CLASSICS, PHASE THREE, CONSISTING OF 0.541 ACRES AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REPLAT OF LOT 10R, BLOCK TWO, PRESTON CLUB THE CLASSICS, PHASE THREE.

The property is located at 171 and 187 Roberts Run between Preston Club Drive and North State Highway 289 and is zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – QUAIL RUN, PHASE TWO A
4701-4801 BLOCKS QUAIL RUN ROAD
(300 SHERMAN LP)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF 300 SHERMAN LP (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4701-4801 BLOCKS QUAIL RUN ROAD, BEING 11.098 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AND IS CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF QUAIL RUN, PHASE TWO A.

The property is located in the 4701-4801 Blocks Quail Run Road between Friendship Road and Blackbird Drive and is zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into 47 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – QUAIL RUN, PHASE TWO B
4901-5201 BLOCKS QUAIL RUN ROAD
(300 SHERMAN LP)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF 300 SHERMAN LP (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4901-5201 BLOCKS QUAIL RUN ROAD, BEING 9.331 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AND IS CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF QUAIL RUN, PHASE TWO B.

The property is located at 4901-5201 Blocks Quail Run Road between Friendship Road and Blackbird Drive and is zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into 38 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – WESTMOOR PHASE 1 2100 BLOCK WEST HOUSTON STREET (W.W. COLLINS HOLDINGS, L.P.)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF W.W. COLLINS HOLDINGS, L.P. (OWNER) AND KIMLEY-HORN (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2100 BLOCK WEST HOUSTON STREET, BEING 26.424 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND IS CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF WESTMOOR PHASE 1.

The property is located in the 2100 Block West Houston Street between Baker Park and Binkley Park Drives and is zoned R-6 (One Family Residential) District. The owner would like to plat the property into 128 residential lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – EMERSON ADDITION 4725 SOUTH HIGHWAY 75 (EMERSON CORPORATION)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF EMERSON CORPORATION (OWNER), SIDNEY PHILLIPS, LLOYD PLYLER CONSTRUCTION (REPRESENTATIVE), AND BACA STUDIOS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4725 SOUTH HIGHWAY 75, BEING 240.928 IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 AND IS CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT, LOCATED IN THE 75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR EMERSON ADDITION.

The property is located at 4725 South Highway 75 Between East FM 1417 (Vietnam Veterans Parkway) and Akers Road. The owner is requesting a Site Plan approval of Emerson Addition to expand offices and a lobby. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN AND ZONE CHANGE – C-2 TO MF-30 2131 NORTH LOY LAKE ROAD (MATTHEW GRYNWALD)

SITE PLAN AND ZONE CHANGE
THE REQUEST OF MATTHEW GRYNWALD (OWNER), HONEY GOEL (REPRESENTATIVE), KOHINOOR RAHMAN, FK + ARCHITECT, LLC (REPRESENTATIVE/ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2131 NORTH LOY LAKE ROAD, BEING 6.226 ACRES IN THE J.B MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND ZONE CHANGE FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 2131 North Loy Lake Road between East Peyton Street and Cottonwood Drive.

Kohinoor Rahman FK + Architect. LLC, 400 Chisholm Place, Suite 310 Plano, TX and Honey Goel, 4602 Boulder Dr., Parker, TX
Mr. Rahman explained, "We are requesting a Zone Change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District and Site Plan approval for a three-story, 172-unit apartment complex consisting of 86 one-bedroom and 86 two-bedroom units."

Chairman Mahone stated, "Just as a refresher, last meeting we had made a mistake on what was presented to the public as far as acreage."

Chairman Mahone asked Mr. Rahman, "Do you think you can comply with the parking regulations?"

Mr. Rahman replied to Chairman Mahone, "Yes, we are following the new ordinance."

Commission Member Davis asked Mr. Rahman, "Was there a traffic study done?"

Mr. Rahman replied to Commission Member Davis, "Yes, we had it done last week."

Chairman Mahone asked Mr. Lee, "Have you received a copy of the traffic study to review?"

Mr. Lee replied to Chairman Mahone, "I have not seen it."

Chairman Mahone asked Mr. Lee, "Is that something you'd normally review?"

Mr. Lee replied, "I'd look over it to be familiar with it."

Chairman Mahone asked Mr. Rahman, "Have you submitted a copy?"

Mr. Rahman replied to Chairman Mahone, "Yes, we did yesterday. They said it was too late for the meeting."

Mr. Rae stated, "Our office has received it but didn't have enough time to do a thorough review."

Robin Phillips, 1126 S. Crockett St., Sherman, TX
Mrs. Phillips stated, "I am here to represent the Greater Texoma Association of Realtors Board. We are against the development and the increased traffic. We are at the corner of Loy Lake Road and Peyton Street."

Mr. Rahman replied to Mrs. Phillips, "We have compared this to a commercial/retail strip and based on the conclusion in the traffic study it estimates about 20% of the traffic expected from a fully developed commercial/retail development."

Commission Member Blagg stated to Chairman Mahone, "Chairman, I need to recuse myself from this vote."

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

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

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

ACTION TAKEN.
Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan and Zone Change from a C-2 (General Commercial) District to an MF-30 (Multi-Family Residential) District located at 2131 North Loy Lake Road subject to the Staff Review letter and based on Staff recommendations of an approved Traffic Study. Second by Vice Chairman Downtain.

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

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

VARIANCE AND SITE PLAN
THE REQUEST OF MARK ENGLAND (OWNER), BRUCE ARMSTRONG (REPRESENTATIVE), PAGE SOUTHERLAND PAGE, INC (ARCHITECT) AND KIMLEY-HORN AND ASSOCIATES, INC (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3200 BLOCK NORTHGATE DRIVE, BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625, AND LOCATED IN THE BLALOCK INDUSTRIAL PARK PD

VARIANCE – LANDSCAPING

SITE PLAN – GLOBALWAFERS AMERICA ADDITION

3200 BLOCK NORTHGATE DRIVE (MARK ENGLAND)

(PLANNED DEVELOPMENT) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE TO THE BLALOCK INDUSTRIAL PARK PLANNED DEVELOPMENT (SECTION 2.3.5 (A)) TO PROVIDE ENHANCED LANDSCAPING IN LIEU OF THE REQUIREMENT TO HAVE AREAS BETWEEN THE BUILDING LINES AND THE ROADS RIGHT-OF-WAY BE USED FOR LAWNS, OPEN LANDSCAPING AND GREEN AREAS.

PLANNING AND ZONING COMMISSION

B. SITE PLAN FOR GLOBALWAFERS AMERICA ADDITION.

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

Michael Carlisle, Kimley-Horn and Associates, Inc, 260 E. Davis Street, Suite 100, McKinney, TX

Mr. Carlisle explained, "We are requesting Site Plan approval for the Globalwafers America Addition and a Variance request for landscaping. We are exceeding parking lot landscape requirements and will be providing berm and screening along Northgate to achieve the spirit of the landscape requirement."

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

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

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

ACTION TAKEN.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas located at 3200 Block Northgate Drive subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning

Motion by Vice Chairman Downtain to approve the Site Plan for Globalwafers America Addition subject to the Staff Review letter. Second by Commission Member Davis.

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

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

SITE PLAN AND SUP – TATTOO STUDIO 4909 TEXOMA PARKWAY, SUITE 104 (NORCAN ENTERPRISES, INC.)

SITE PLAN AND SPECIFIC USE PERMIT
THE REQUEST OF NORCAN ENTERPRISES, INC. (OWNER), JOSEPH JENNINGS (TENANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4909 TEXOMA PARKWAY, SUITE 104, BEING LOT 1, BLOCK 1, SHERMAN I-75 ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009, TO ALLOW A TATTOO STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 4909 Texoma Parkway Suite 104 between Fallon and Highgrove Drives and is zoned C-2 (General Commercial) District.

Joseph Jennings 4909 Texoma Parkway, Suite 104 Sherman, TX
Mr. Jennings explained, "I am requesting a Specific Use Permit and Site Plan for a Tattoo Studio. I have been tattooing for 20 years and have an established location in McKinney, Texas named Borrowed Time Fine Art & Tattoo Gallery which has been in business since February of 2017. I look forward to a new beginning in Sherman, Texas with a second location."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit under Section 14.06.009, to allow a Tattoo Studio in a C-2 (General Commercial) District located at 4909 Texoma Parkway, Suite 104 subject to the Staff Review letter. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.
MOTION CARRIED.

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

VARIANCE – SIDE / REAR SETBACK AND LANDSCAPE

SPECIFIC USE PERMIT – AUTOMOBILE SALES, NEW OR USED

SITE PLAN AND PRELIMINARY PLAT – TEXOMA HYUNDAI

2500 TEXOMA PARKWAY (JOHN E. RUSSELL, RFJ AUTO PROPERTIES, LLC)

VARIANCE, SPECIFIC USE PERMIT, SITE PLAN AND PRELIMINARY PLAT

THE REQUEST OF JOHN E. RUSSELL, RFJ AUTO PROPERTIES, LLC (OWNER), JEREMY NELSON (REPRESENTATIVE), KIRKMAN ENGINEERING (ENGINEER), LANDPRINT LANDSCAPE ARCHITECTURE AND URBAN DESIGN (LANDSCAPE ARCHITECT) AND BARTON CHAPA SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2500 TEXOMA PARKWAY, BEING 5.933 ACRES IN THE R. HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 10.5' SIDE SETBACK IN LIEU OF THE REQUIRED 15' AND A 4.4' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR AN EXISTING STRUCTURE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.006(2)(A) TO ALLOW 9.77% OF OPEN LANDSCAPED AREA IN A PARKING LOT IN LIEU OF THE REQUIRED 10% AND 21% OF THE REQUIRED LANDSCAPED AREA TO BE USED AS ISLANDS IN LIEU OF THE REQUIRED 40% IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW AUTOMOBILE SALES, NEW OR USED, IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. SITE PLAN FOR TEXOMA HYUNDAI.
C. PRELIMINARY PLAT OF TEXOMA HYUNDAI ADDITION.

The property is located at 2500 Texoma Parkway at the Southwest corner of Highway 82 and Texoma Parkway and is zoned C-2 (General Commercial) District.

Jeremy Nelson Kirkman Engineering 805 Dove Creek Park Midlothian, TX

Mr. Nelson explained, "We are requesting a Variance for the existing structure to remain which encroaches into the 25' rear yard and a Variance request for landscape that can not meet the criteria. The total site area is 5.93 acres and only 2.4 acres are included in the area of development. We are requesting a Specific Use Permit and Site Plan to allow Automobile Sales for Texoma Hyundai in a C-2 (General Commercial) District and Preliminary Plat of Texoma Hyundai Addition."

Commission Member Davis asked Mr. Nelson, "What about existing and new signage?"

Mr. Nelson replied to Commission Member Davis, "We are proposing a new monument sign and the existing billboard to remain."

Mr. Rae stated, "The billboard is an on-premises sign and with it being a Specific Use Permit; on the Staff Review Letter it states all signs need to be made conforming. In our discussion, Staff said, if they do want to keep the remaining sign they would have to come back when they are ready to do the new sign and request a Variance for the second sign."

Mr. Nelson replied to Mr. Rae, "That is correct, we are not requesting a Variance at this time."

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

Mr. Nelson 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, Specific Use Permit, Site Plan and Preliminary Plat.

ACTION TAKEN.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance under Section 14.02.017 to allow a 10.5' side setback in lieu of the required 15' and a 4.4' rear setback in lieu of the required 25' for an existing structure in a C-2 (General Commercial) District and Variance under Section 14.04.006(2)(a) to allow 9.77% of open landscaped area in a parking lot in lieu of the required 10% and 21% of the required landscaped area to be used as islands in lieu of the required 40% in a C-2 (General Commercial) District located at 2500 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Specific Use Permit under Section 14.06.009 to allow Automobile Sales, new or used, in a C-2 (General Commercial) District, Site Plan for Texoma Hyundai and Preliminary Plat of Texoma Hyundai Addition subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.
MOTION CARRIED.

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

ZONE CHANGE AND SITE PLAN – TRACT ONE R-6 TO C-1 TRACT TWO R-6 TO MF-15

101-201 BLOCKS EAST SHEPHERD ROAD AND THE 6601-6801 BLOCKS SOUTH HIGHWAY 75 (BADRESH TRIFDEI, PROGRACE SHEPHERD LLC)

ZONE CHANGE AND SITE PLAN

THE REQUEST OF BADRESH TRIFDEI, PROGRACE SHEPHERD LLC (OWNER), BOHLER ENGINEERING (ENGINEER) AND NEXMETRO COMMUNITIES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 101-201 BLOCKS EAST SHEPHERD ROAD AND THE 6601-6801 BLOCKS SOUTH HIGHWAY 75, BEING 54.311 ACRES IN PART OF THE ROBERT FOSTER SURVEY, ABSTRACT NO. 420 AND THE JAMES A. FOSTER SURVEY, ABSTRACT NO. 418, AND LOCATED IN THE 75 & 82 OVERLAY DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. TRACT ONE – BEING 24.535 ACRES IN PART OF THE ROBERT FOSTER SURVEY, ABSTRACT NO. 420 AND THE JAMES A. FOSTER SURVEY, ABSTRACT NO. 418 – PUBLIC HEARING AND ZONE CHANGE FROM AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
B. TRACT TWO – BEING 29.776 ACRES IN PART OF THE ROBERT FOSTER SURVEY, ABSTRACT NO. 420 AND THE JAMES A. FOSTER SURVEY, ABSTRACT NO. 418 – PUBLIC HEARING AND ZONE CHANGE FROM AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN MF-15 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
C. SITE PLAN FOR THE NORTHEAST CORNER OF SOUTH HIGHWAY 75 AND EAST SHEPHERD ROAD.

The property is located at 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75 is located at the Northeast corner of Highway 75 and West Shephard Road, located in the 75 & 82 Overlay District.

Mathias Haubert, Bohler Engineering, 2600 Network Blvd, Suite 310, Frisco, TX

Mr. Haubert explained, "We are requesting Zone Changes and Site Plan approval to allow a mixed-use development consisting of commercial uses and residential uses. The commercial uses will be along Highway 75. The proposed low-density, multi-family residential will offer the local workforce a quality residence. There are locations in McKinney, Texas and a location under construction in Melissa, Texas."

Commission Member Manley asked Mr. Haubert, "Can you explain how the parking would work?"

Mr. Haubert replied, "There are parking spaces along the main access corridors. Not every unit would have a parking space directly in front but there would be a network of sidewalks that lead to each unit."

Commission Member Manley asked Mr. Haubert, "What is the square footage of these units?

Mr. Haubert explained, "The minimum is 800 square feet, and some duplexes are 690 square feet. All are one story."

Chairman Mahone asked Mr. Rae, "What kind of requirements do they have for open space in a MF-15 (Multi-Family Residential) District?"

Mr. Rae replied, "They do not have any at this time."

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 Change and Site Plan.

ACTION TAKEN.

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Zone Change on Tract One from an R-6 (Single-Family Residential) District to a C-1 (Retail Business) District; the Zone Change on Tract Two from an R-6 (Single-Family Residential) to an MF-15 (Multi-Family Residential) District; and Site Plan for the Northeast corner of South Highway 75 and East Shepherd Road located in the 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:02 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 02/21/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

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

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

List of Agenda Items:

6. * 5904 TEXOMA PARKWAY (Project No. 23-000229)

The request of Ed and Cathy Breach (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 5904 Texoma Parkway, consisting of 1.149 acres in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Copley Land Surveying.

7. * 6104 TEXOMA PARKWAY (Project No. 23-000358)

The request of TAPS, (Texoma Area Paratransit System) (Owner), Brad Nass (Representative), Helvey-Wagner Surveying, Inc. (Surveyor) and Vilbig & Associates, Inc. (Consulting Engineers & Surveyors) concerning the property located at 6104 Texoma Parkway, consisting of 4.317 acres in the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Site Plan for TAPS (Texoma Area Paratransit System, Inc.).

8. * 200 BLOCK HILRE DRIVE AND 201 BLOCK NORTHCREEK DRIVE (Project No. 23-000298)

The request of Todd Young, Young Enterprises, LP (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 200 Block Hilre Drive and in the 201 Block Northcreek Drive, consisting of 6.101 acres in the James H. Clark Survey, Abstract No. 275, and being all of Lot 3R, Block 2, Cypress Lofts Addition, Phase 1A, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Cypress Lofts Addition, Phase 1A.

9. * 801 PLEASANT HOME ROAD (Project No. 23-000312)row dedication

The request of Sonoma Construction, LLC (Owner), Gerardo Solis (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001

acres in the Elijah N. Deaver Survey, Abstract No. 358, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Sonoma Acres.

10. * <u>1400 WEST TAYLOR STREET (Project No. 23-000313)</u> The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones (Representative) and Kimley-Horn and Associates (Surveyor) concerning the property located at 1300-1500 Block West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Sherman Park.

11. * <u>725 SOUTH RUSK STREET (Project No. 23-000316)</u>

The request of Juan Antonio Reyes and Gomez Reyna Cabrera Pacheco (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 725 South Rusk Street, consisting of 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, being a replat of part of Lot 5, Block 1, Blain Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for 725 South Rusk Addition.

12. * <u>1716 NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-000315)</u>

The request of Vaquero Ventures or Sherman Partners, LP (Owner), Caitlin Pipkin (Representative), JPH Land Surveying, Inc. (Surveyor), Torgerson Design Partners (Architect), Studio Green Spot, Inc. (Landscape Architect) and Triangle Engineering, LLC (Engineer) concerning the property located at 1716 North FM 1417 (Heritage Parkway), consisting of 0.905 acres, a portion of Lot 1, Block 1, Landmark Addition, and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for O'Reilly Auto Parts.

13. * <u>600 BLOCK PROGRESS DRIVE (Project No. 23-000314)</u>

The request of Sherman Economic Development Corporation (Owners), Chris Lawrence (Representative), BGE, Inc. (Surveyor/Engineer), Meinhardt & Associates Architects, P.L.L.C (Architect), concerning the property located at 600 Block Progress Drive, consisting of 63.626 acres in the William Martin Survey, Abstract No. 765, and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Molinos USA Addition.
B. Site Plan of Molinos USA Addition.

14. * <u>2817 WEST HOUSTON STREET (Project No. 23-000306)</u>

The request of Debid Properties (Owners), David Brown, Block 20, LLC (Representative), Yazel Peebles & Associates, LLC (Surveyor), Pacheco Koch (Landscape Architect), Mark Taylor, PE, Urban Engineers Group, Inc. (Engineer) concerning the property at 2817 West Houston Street, Tract One consisting of 23.662 acres in the G. McGlothlin Survey, Abstract No. 828 and the J.B McAnair Survey, Abstract No. 763, and currently zoned MF-30 (Multi-Family Residential) District and R-6 (Single-Family Residential) Districtas, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Woodmen's Circle, Lots 1 and 2, Block 8.

B. Tract 1, consisting of 13.535 acres in the G. McGlothlin Survey, Abstact No, 828, as follows: Site Plan of Woodmen’s Circle.

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **5904 TEXOMA PARKWAY**

The request of Ed and Cathy Breach (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 5904 Texoma Parkway, consisting of 1.149 acres in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Copley Land Surveying.

Background:

The property is located at 5904 Texoma Parkway between FM 691 and De Soto. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Ed and Cathy Breach (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

5904 TEXOMA PKWY.

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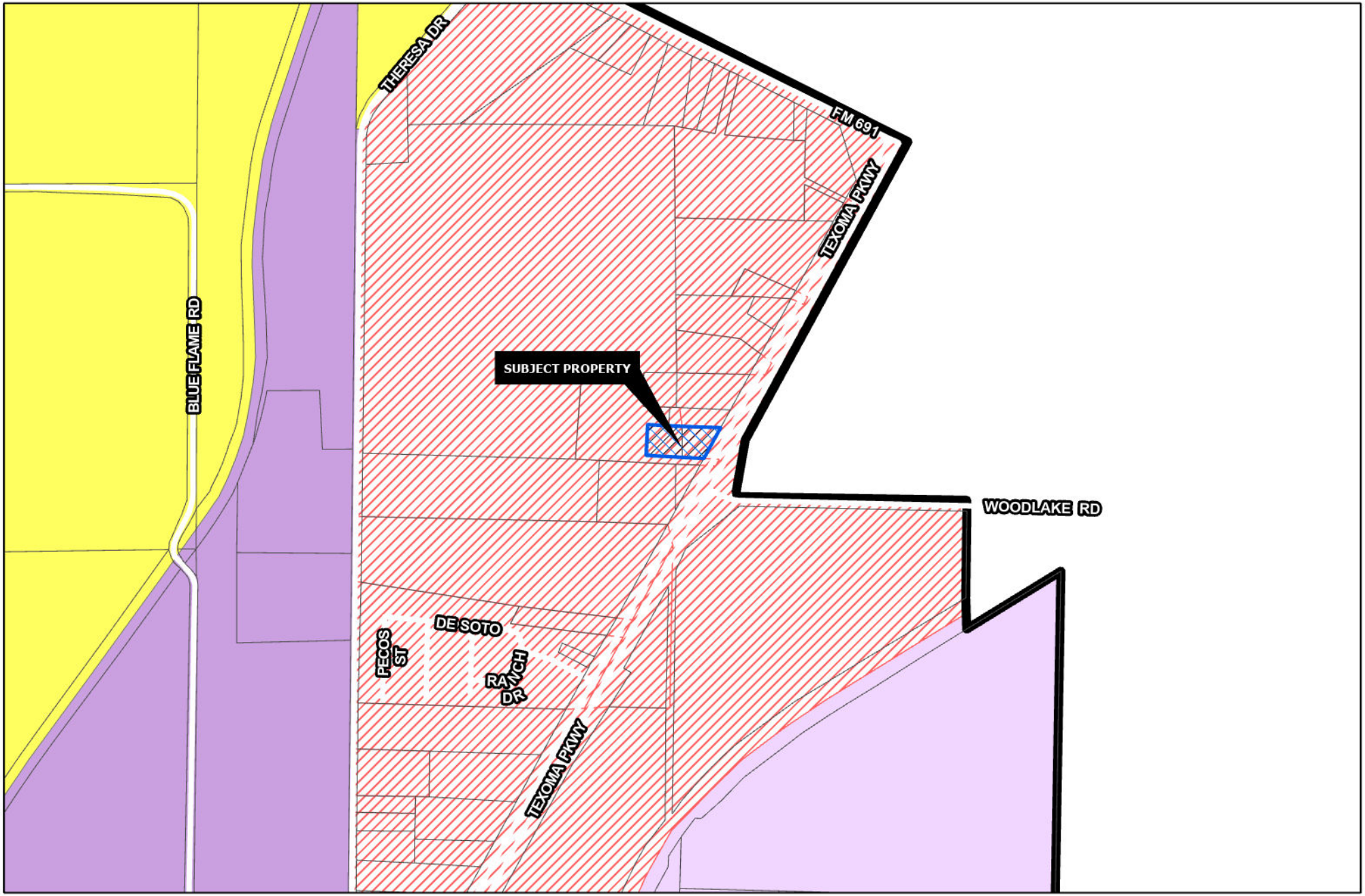
Date: 2/3/2023 1:58 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

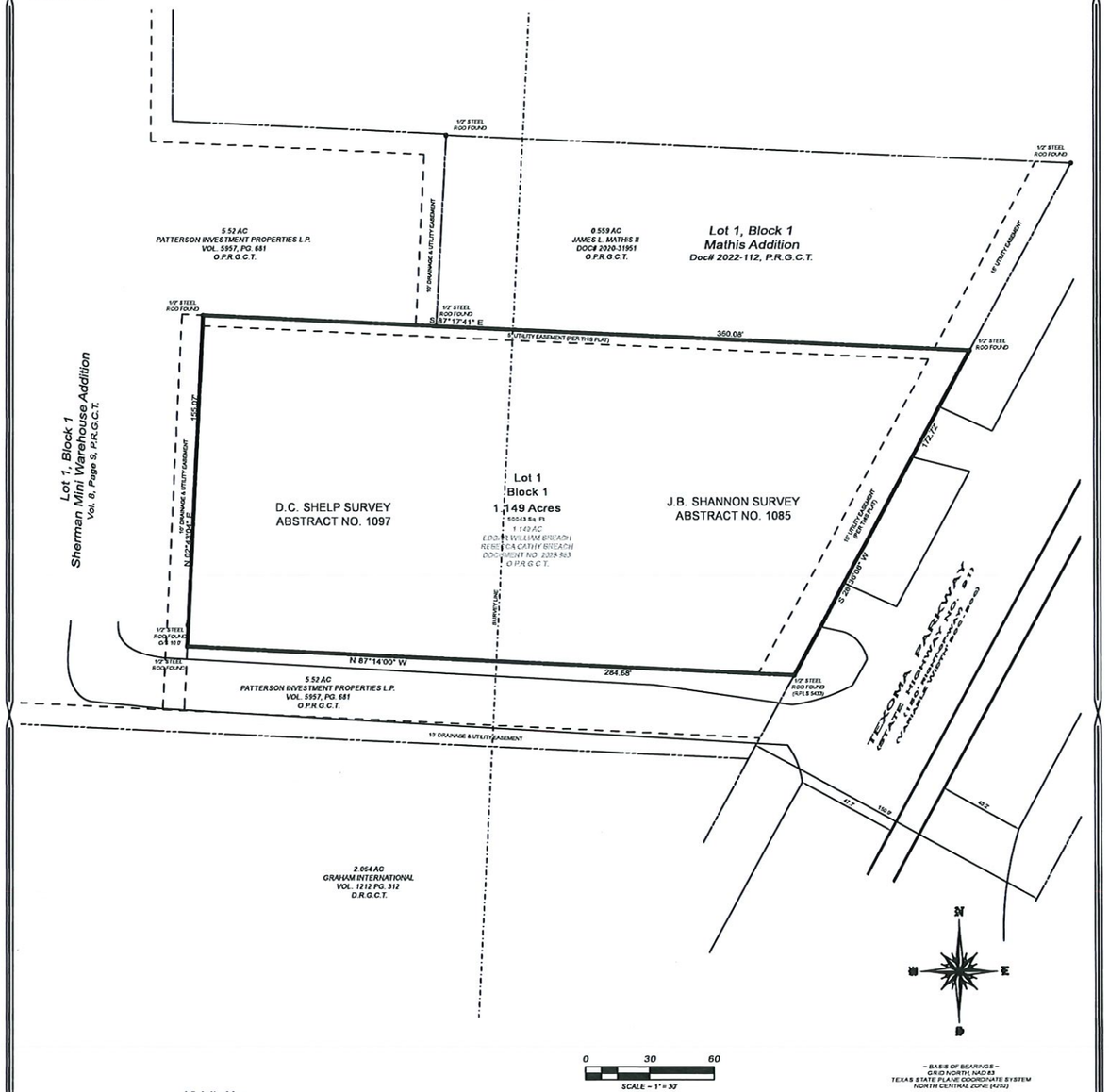
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential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

CITY OF SHERMAN

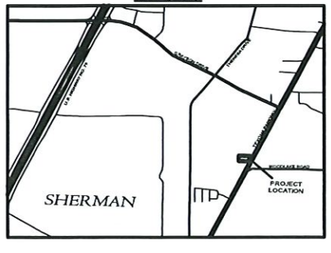
5904 TEXOMA PKWY.

N
W E
S

Date: 2/3/2023 2:12 PM



Vicinity Map



Final Plat of COPLEY LAND SURVEYING an addition to the City of Sherman Grayson County, Texas

1/18/2023

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

OWNERS/DEVELOPER
EDGAR WILLIAM BREACH
REBECCA CATHY BREACH
884 SIMS ROAD
COLBERT, OKLAHOMA 74733

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 D.C. Shelp Survey, Abstract No. 1097 and J.B. Shannon Survey, Abstract No. 1085, and being the same 1.149 acre tract of land conveyed to Edgar William Breach and Rebecca Cathy Breach by deed of record in Document No. 2023-983, 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 with a cap marked RPLS 5433 maintaining the southeast corner of said 1.149 acre tract, a salient corner in the east line of Lot 1, Block 1, Sherman Mini Warehouse Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 9, Plat Records, Grayson County, Texas, and on west right-of-way line of Texoma Parkway (State Highway No. 91);

Thence **North 87°14'00" West**, with the east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition, and the south line of said 1.149 acre tract, a distance of **284.68 feet** to a 1/2" steel rod found maintaining an ell corner in the east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition and the southwest corner of said 1.149 acre tract;

Thence **North 02°43'04" East**, continuing with the east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition and the west line of said 1.149 acre tract, passing a 1/2" steel rod found at a distance of 10.0 feet, continuing for a total distance of **155.07 feet** to a 1/2" steel rod found maintaining the a second ell corner in the east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition and the northwest corner of said 1.149 acre tract;

Thence **South 87°17'41" East**, continuing with the called east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition and the north line of said 1.149 acre tract, passing a 1/2" steel rod found maintaining a salient corner in the east line of said Lot 1, Block 1, Sherman Mini Warehouse Addition and the southwest corner of Lot 1, Block 1, Mathis Addition, an addition to the City of Sherman, Texas by deed of record in Document No. 2022-112 of said Plat Records, continuing along the south line of said Lot 1, Block 1, Mathis Addition for a total distance of **360.08 feet** to a 1/2" steel rod found maintaining the northeast corner of said 1.149 acre tract, the southeast corner of said Lot 1, Block 1, Mathis Addition and on the west right-of-way line of said Texoma Parkway;

Thence **South 28°36'08" West**, with the west right-of-way line of said Texoma Parkway and the east line of said 1.149 acre tract, a distance of **172.72 feet** to the **Point-of-Beginning** and containing **1.149 acres** (50,046square feet) 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, EDGAR WILLIAM BREACH AND REBECCA CATHY BREACH, 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 1, Block 1, Copley Land Surveying, 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 Lot 1, Block 1, Copley Land Surveying, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By: COPLEY LAND SURVEYING

By:_____
EDGAR WILLIAM BREACH

By:_____
REBECCA CATHY BREACH

- GENERAL NOTES -

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

Purpose:
The purpose of this is to Plat this 1.149 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____ _____, 2023.

_____
EDGAR WILLIAM BREACH

_____
REBECCA CATHY BREACH

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ __day of_____, 2023.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ __day of_____, 2023.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of COPLEY LAND SURVEYING, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____ _____ ,2023.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman — Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas — Date

Final Plat of COPLEY LAND SURVEYING an addition to the City of Sherman Grayson County, Texas

1/18/2023

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
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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 13, 2023

Edgar William Breach
Rebecca Cathy Breach
884 Sims Road
Colbert, OK 74733

John Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

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

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

1. Remove Avigation Release from plat. *Code of Ordinances Chapter 14, Article 14.02*
2. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **6104 TEXOMA PARKWAY**

The request of TAPS, (Texoma Area Paratransit System) (Owner), Brad Nass (Representative), Helvey-Wagner Surveying, Inc. (Surveyor) and Vilbig & Associates, Inc. (Consulting Engineers & Surveyors) concerning the property located at 6104 Texoma Parkway, consisting of 4.317 acres in the J.B. Shannon Survey, Abstract No. 1085, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Site Plan for TAPS (Texoma Area Paratransit System, Inc.).

Background:

The property is located at 6104 Texoma Parkway between FM 691 and De Soto. The owner is requesting Site Plan approval for TAPS (Texoma Area Paratransit System, Inc.) for two carports.

The following has been approved for this location:

- June 22, 2010 - Variance to allow a 5' front yard setback for a 12x14 LED monument sign in a C-2 (General Commercial) District.
- April 17, 2012 - Exception to allow an extension of a metal siding exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in a C-2 (General Commercial) District.
- April 22, 2014 - Exception to allow a 3 story, 45’ tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35’ in a C-2 (General Commercial) District.
- January 12, 2021 - Site plan for Three Parking Canopies for Systems Inc. (TAPS)

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

TAPS, (Texoma Area Paratransit System) (Owner)
Brad Nass (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)
Vilbig & Associates, Inc. (Consulting Engineers & Surveyors)

Master Plan Designation:
Not Applicable.

Number of notices mailed:
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Survey
Site Plan
Elevations
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

6104 TEXOMA PKWY.

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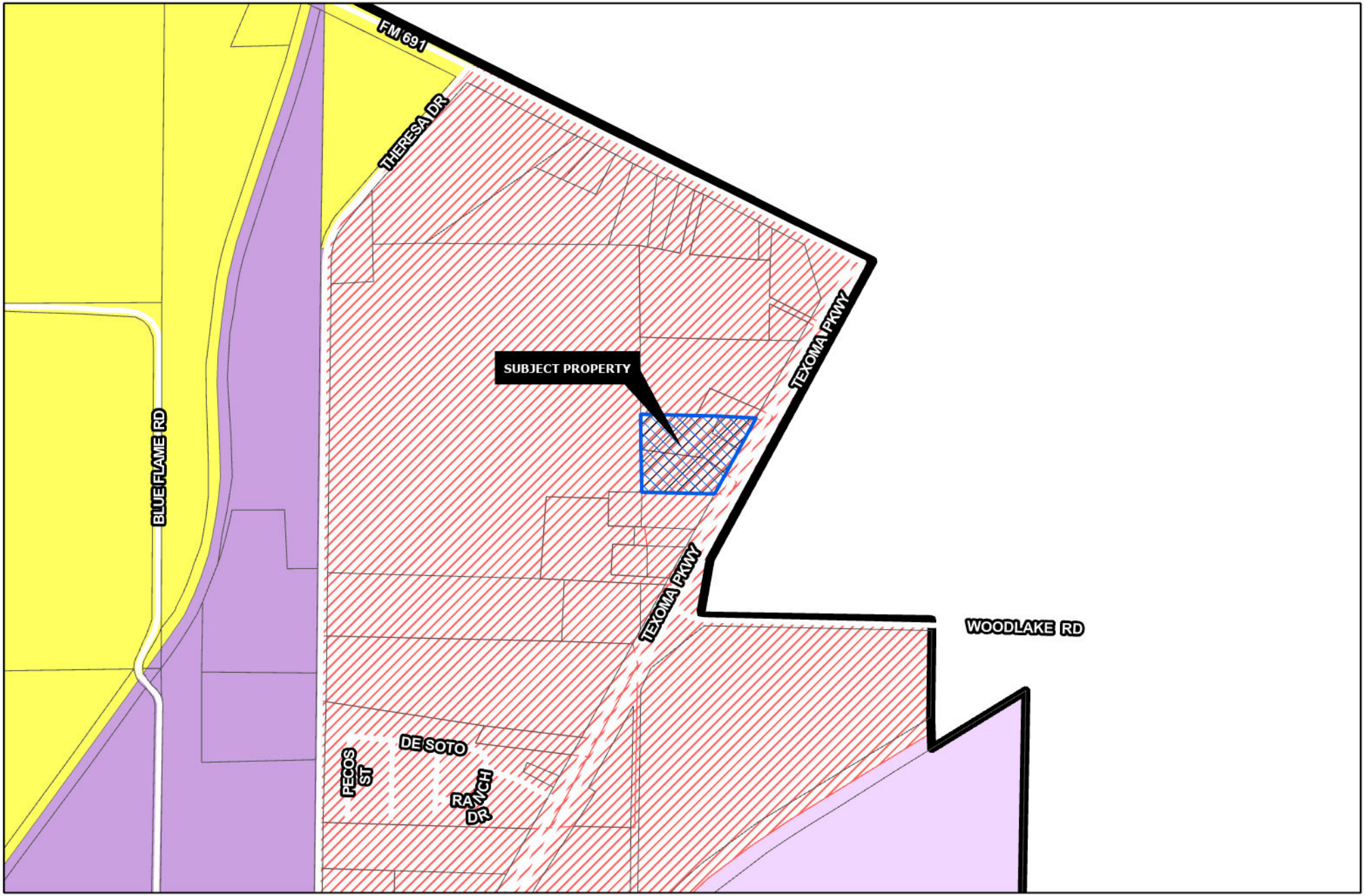
Date: 2/3/2023 3:07 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN

6104 TEXOMA PKWY.

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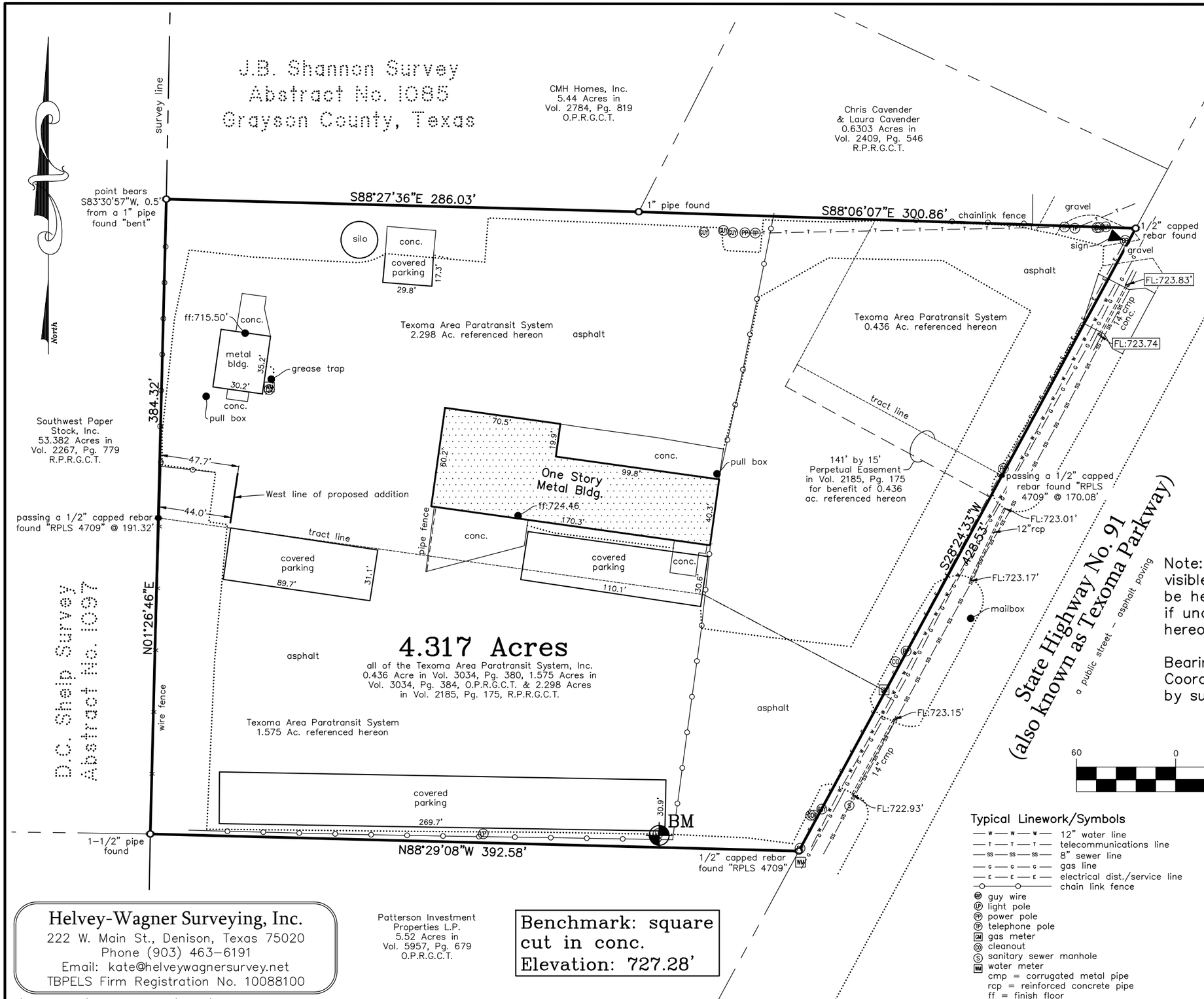
Date: 2/3/2023 3:07 PM



Job No. BGS010922

Owner: Texoma Area Paratransit System

Address: 6104 Texoma Parkway
Sherman, Texas

This survey is for the sole benefit of the Owners Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date: September 29, 2010.

Note: Those utility lines shown hereon based upon visible and apparent markings and the surveyor shall be held harmless from any liability that should arise if underground lines deviate from those lines shown hereon.

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Typical Linework/Symbols

- 12" water line
- telecommunications line
- 8" sewer line
- gas line
- electrical dist./service line
- chain link fence
- guy wire
- light pole
- power pole
- telephone pole
- gas meter
- cleanout
- sanitary sewer manhole
- water meter
- cmp = corrugated metal pipe
- rcp = reinforced concrete pipe
- ff = finish floor

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: September 6, 2022

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

Patterson Investment
Properties L.P.
5.52 Acres in
Vol. 5957, Pg. 679
O.P.R.G.C.T.

Benchmark: square cut in conc.
Elevation: 727.28'

X:\Shared Projects\Taps-4.5-Acres-Topo\Civil 3D\Topo.dwg Layout: 11x17-Landscape Plot Date Jan 24 23 Time: 10:38 AM

© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.

CMH Homes Inc.
Vol. 2784 Pg. 819

Cavender Chris ETUX Laura
Vol. 2409 Pg. 546

S87° 03' 32"E 586.64'

Steel Tank

EXISTING CARPORT

EXISTING ONE STORY METAL BUILDING

Propane Tank

Existing Asphalt

173.01'

Guy Wire

Power Pole

Existing Gate

Sign

Dbl.Light Pole

Water Meter

Southwest Paper Stock
Vol. 2267 Pg. 779

45.95'

378.30'

N2° 40' 23"E

41.71'

PROPOSED CARPORT
2882.25 S.F.
91.50'
31.50'

60.80'

24.81'

6104 TEXOMA PARKWAY
EXISTING ONE STORY
METAL BUILDING

1.39'

PROP. CARORT
1948 S.F.
61.83'
31.50'

EXISTING CARPORT
112'
30'
90'

4.28± ACRE TRACT

TEXOMA PARKWAY
150' R.O.W.

Mail Box

Existing Asphalt

Power Pole

Cleanout

Gas Meter

S29° 38' 06.10"W 428.35'

Dbl.Light Pole

Existing Asphalt

Existing Gate

EXISTING CARPORT

42.16'

5.77'

Dbl.Light Pole

N86° 25' 00"W 392.47'

Dbl.Light Pole

8.69'

Guy Wire

Cleanout

Sewer MH

Power Pole

Patterson Investment
Properties L.P.
Vol. 5957 Pg. 679

0 30 60 90

SCALE: 1" = 30'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 / 618 — EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- CHAINLINK FENCE
- FH — FIRE HYDRANT
- EXISTING TREE
- EXISTING ASPHALT
- EXISTING CONCRETE

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 01/17/2023

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

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON JANUARY 17, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

TEXOMA AREA PARATRANSIT SYSTEM, INC.

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

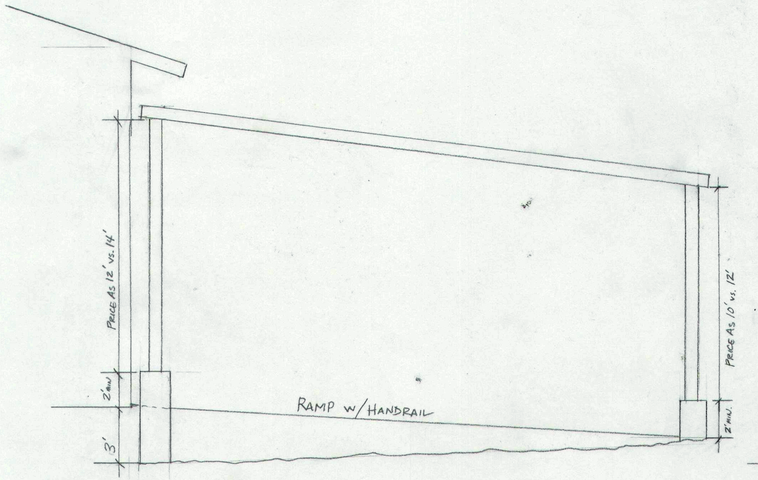
SITE PLAN

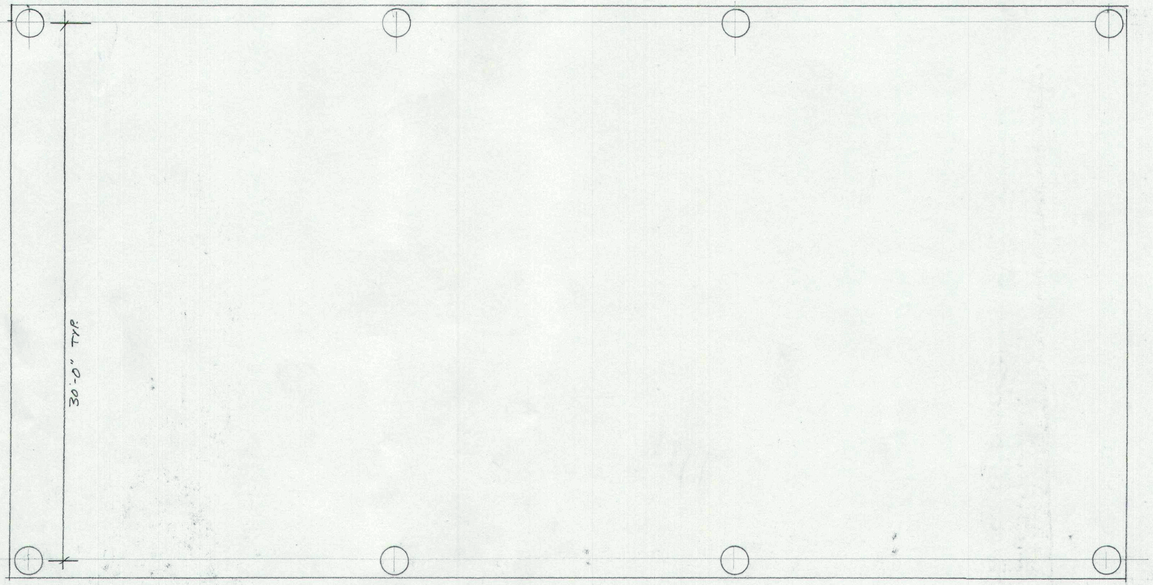
6104 TEXOMA PARKWAY
4.28 ± ARCE TRACT

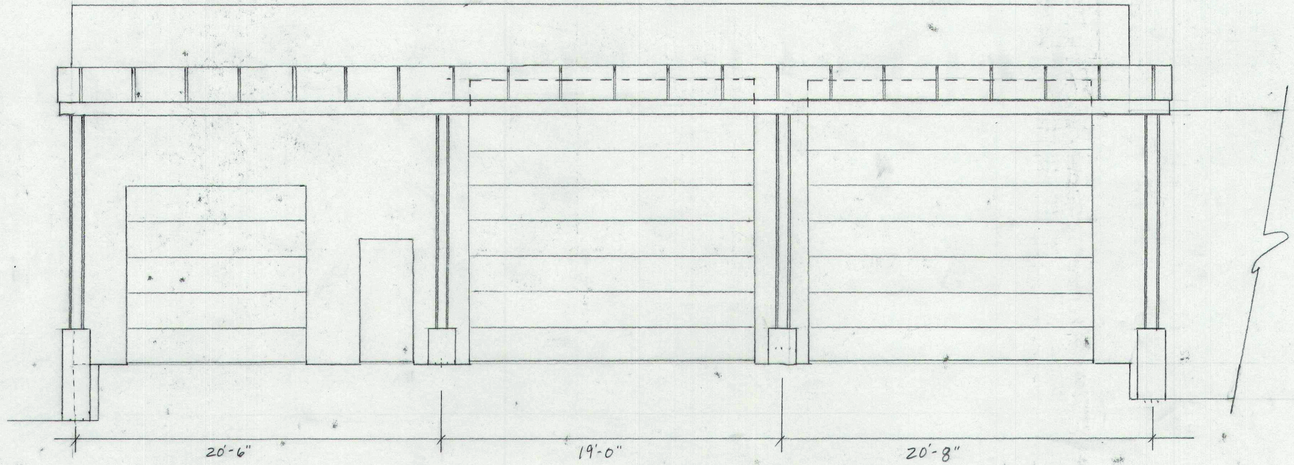
SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 30'
VA PROJECT NO: 2055-01

SHEET
C1

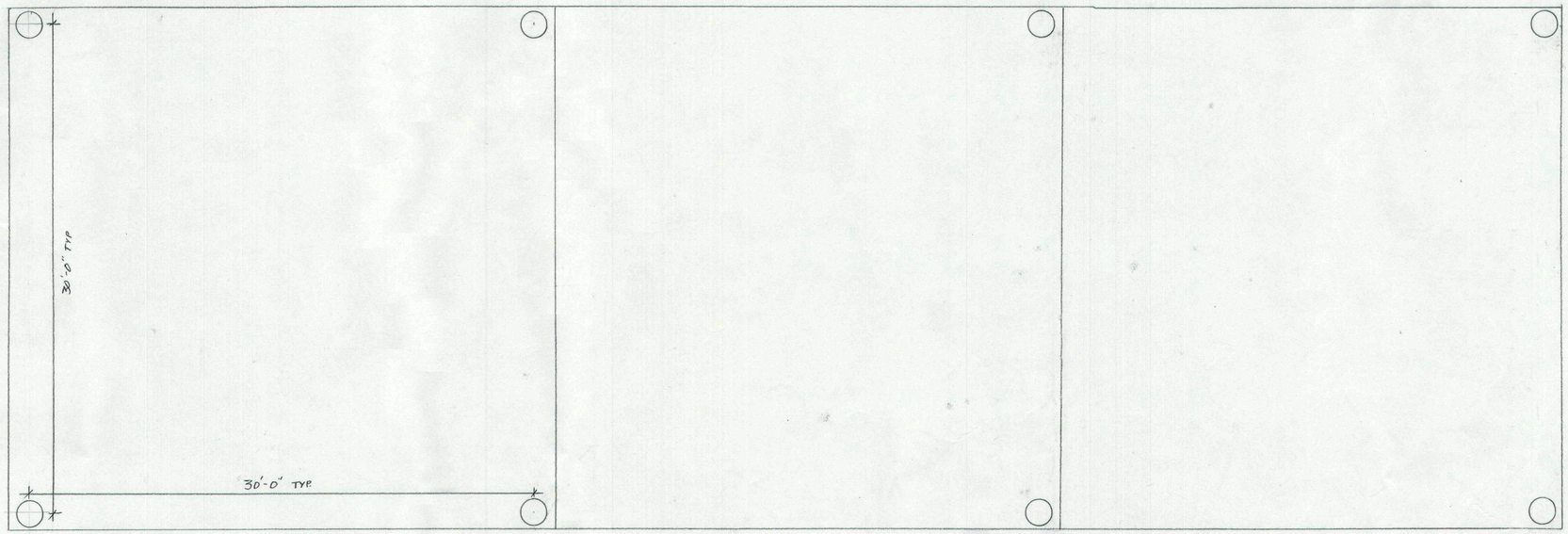
Jan 17, 2023 - 3:16pm User: User X:\2055-01 Brad Nass 6104 Texoma Pkwy\Civil 2055-01\Production Drawings\2055-01 Site Plan 1.17.2023.dwg

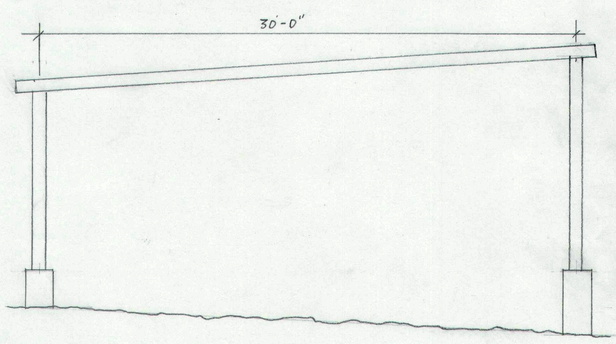




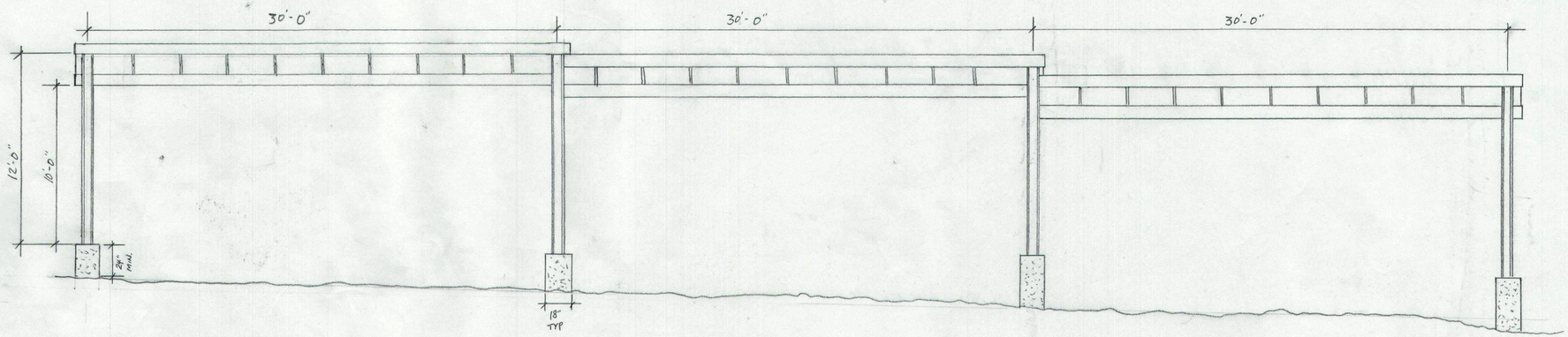


TAPS CANOPIES - PHASE II
6104 TEXOMA PKWY, SHERMAN
1/4" = 1'-0" NOV. 30, 2022





SECTION



SOUTH BUILDING
NORTH ELEVATION

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

TAPS
6104 Texoma Parkway
Sherman, TX 75090

Brad Nass
1728 Alpine Dr.
Sherman, TX 75092

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

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

Dear Applicants,

The request of Site Plan for TAPS located at 6104 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **200 BLOCK HILRE DRIVE AND 201 BLOCK NORTHCREEK DRIVE**

The request of Todd Young, Young Enterprises, LP (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 200 Block Hilre Drive and in the 201 Block Northcreek Drive, consisting of 6.101 acres in the James H. Clark Survey, Abstract No. 275, and being all of Lot 3R, Block 2, Cypress Lofts Addition, Phase 1A and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for Lots 3R-A and 3R-B, Block 2, Cypress Lofts Addition, Phase 1A.

Background:

The property is located at 200 Block Hilre Drive and 201 Block Northcreek Drive between Knollwood Road and Hara Lane. The owner would like to plat the property into two lots for commercial development.

Adjacent Zoning:

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

Origination:

Todd Young, Young Enterprises, LP (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

37

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photos
Replat
Staff Review Letter

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

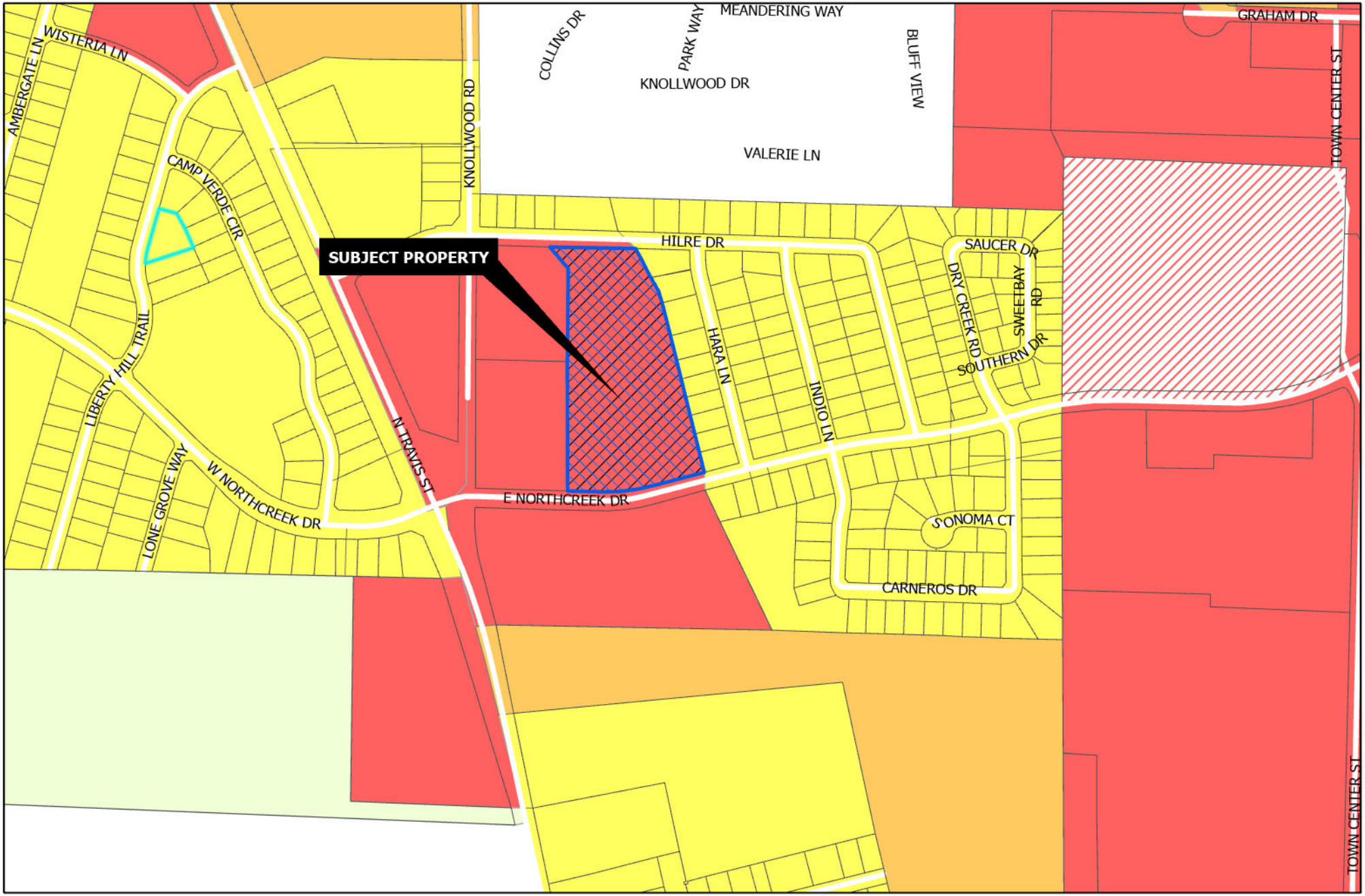
CITY OF SHERMAN

200 Blk Hilre

N
W E
S

Date: 1/30/2023 9:21 AM

Scale: 1:3,750



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
200 BLK. HILRE

N
W E
S

January 13, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-000298

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

2/2/2023

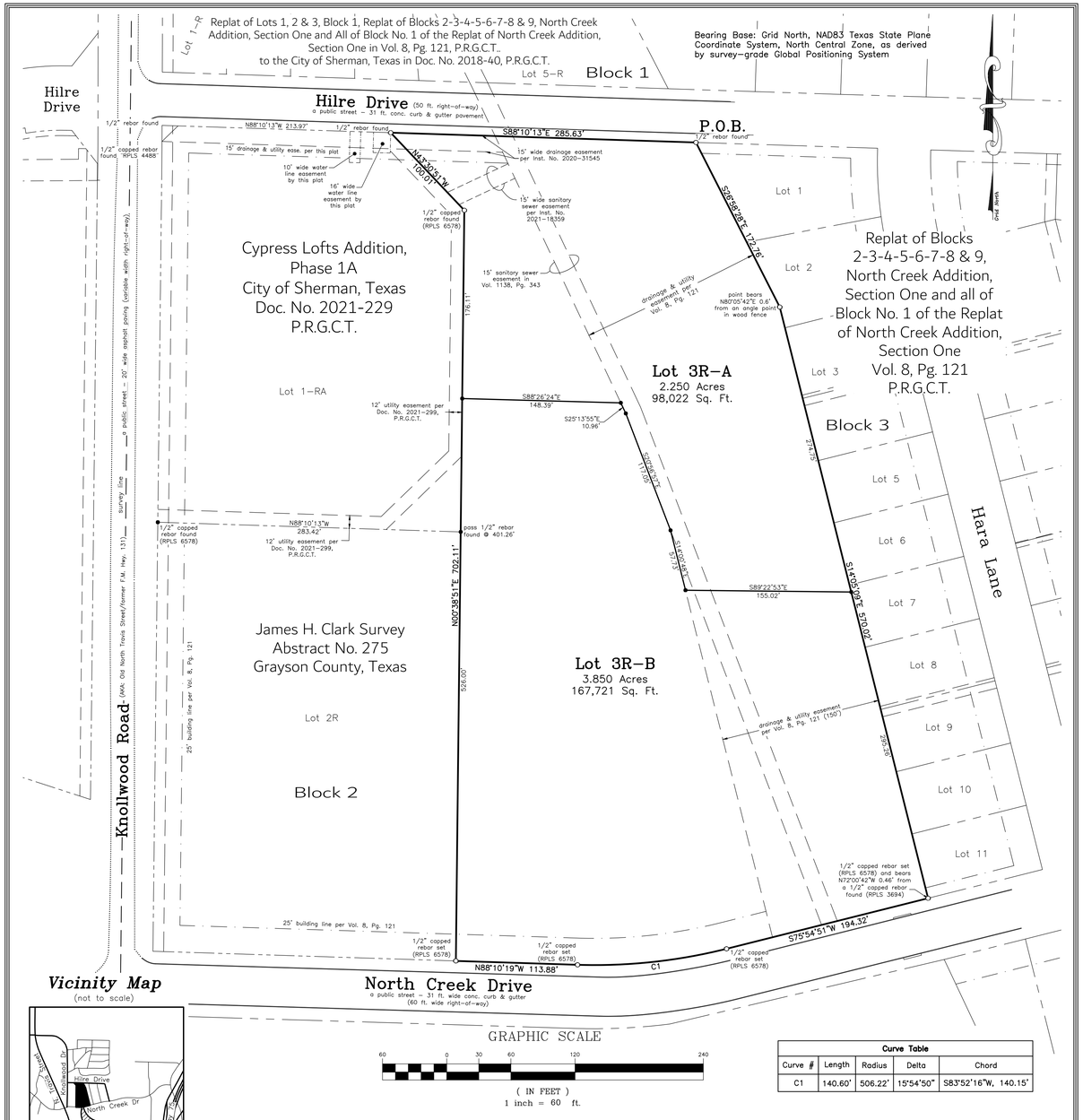
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED REPLAT

PROJECT #: 23-000298

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

2/7/2023



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	140.60'	506.22'	15°54'50"	S83°52'16"W, 140.15'

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 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. CGS460123

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

Owner:
Young Enterprises, LP
5414 N. Heritage Parkway
Sherman, Texas 75091

Replat
Lot 3R-A & 3R-B, Block 2
Replat of Lot 3R, Block 2
Cypress Lofts Addition, Phase 1A
to the
City of Sherman
Grayson County, Texas
6.101 Acres
in the
James H. Clark Survey
Abstract No. 275
Date of Preparation: January 23, 2023

X:\Shared Projects\Cypress-Loft-Addition\Drawings\Replat Of Lot 3R-Cypress Lofts Add.dwg 1/5/2023 3:39 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275, and being all of Lot 3R, Block 2, Cypress Lofts Addition, Phase 1A to the City of Sherman, Texas as per plat of record in Doc. No. 2021-229, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch rebar found in the South line of Hilre Drive, a public street, being the Northwest corner of Lot 1 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as recorded in Volume 8, Page 121, said Plat Records, and being the Northeast corner of both said Lot 3R and the herein described tract;

THENCE South 26 deg. 58 min. 28 sec. East, with the East line of said Lot 3R and the West line of said Block 3, a distance of 172.76 ft. to an angle point, SAID point bears North 80 deg. 05 min. 42 sec. East, 0.6 ft. from an angle point in a wood fence;

THENCE South 14 deg. 05 min. 09 sec. East, continuing with the East line of said Lot 3R and the West line of said Block 3, a distance of 570.02 ft. to a point in the North line of North Creek Drive, a public street, at the Southwest corner of Lot 11, said Block 3 and the Southeast corner of both said Lot 3R and the herein described tract;

THENCE South 75 deg. 54 min. 51 sec. West, with the North line of said North Creek Drive and the South line of said Lot 3R, a distance of 194.32 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;

THENCE Southwesterly, continuing along with the North line of said North Creek Drive and the South line of said Lot 3R, with a curve to the right, having a radius of 506.22 ft., a central angle of 15 deg. 54 min. 50 sec. (chord bears: South 83 deg. 52 min. 16 sec. West, 140.15 ft.) and an arc length of 140.60 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the end of said curve;

THENCE North 88 deg. 10 min. 19 sec. West, continuing along the North line of said North Creek Drive and the South line of said Lot 3R, a distance of 113.88 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southeast corner of Lot 2R, being the Southwest corner of both said Lot 3R and the herein described tract;

THENCE North 00 deg. 38 min. 51 sec. East, with the East line of said Lots 2R and 1-RA and the West line of said Lot 3R, a distance of 702.11 ft. to a 1/2 inch capped rebar found (RPLS 6578) at at an angle point;

THENCE North 43 deg. 30 min. 51 sec. East, with the East line of said Lot 1-RA and the West line of said Lot 3R, a dostance of 100.01 ft. to a 1/2 inch capped rebar found (RPLS 6578) the Northeast corner of said Lot 1-RA and being the Northwest corner of both said Lot 3R and the herein described tract;

THENCE South 88 deg. 10 min. 13 sec. East, with the South line of said Hilre Drive and the North line of said Lot 3R, a distance of 285.63 ft. to the **PLACE OF BEGINNING** and containing **6.101 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.

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

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

We, Young Enterprises LP, sole owner of Replat of Lot 3R, Cypress Lofts Addition, Phase 1A to The City of Sherman, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Todd Young, Authorized Representative for Young Enterprises

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 3R, Cypress Lofts Addition, Phase 1A to the City of Sherman, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lot 3R, Cypress Lofts Addition, Phase 1A to the City of Sherman, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Final Plat of Replat of Lot 3R, Cypress Lofts Addition, Phase 1A to the City of Sherman, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Job No. CGS460123

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

Owner:
Young Enterprises, LP
5414 N. Heritage Parkway
Sherman, Texas 75091

Replat
Lot 3R-A & 3R-B, Block 2
Replat of Lot 3R, Block 2
Cypress Lofts Addition, Phase 1A
to the
City of Sherman
Grayson County, Texas
6.101 Acres
in the
James H. Clark Survey
Abstract No. 275
Date of Preparation: January 23, 2023

X:\Shared Projects\Cypress-Loft-Addition\Drawings\Replat Of Lot 3R-Cypress Lofts Add.dwg 1/5/2023 3:39 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Young Enterprises, LP
5414 N. Heritage Parkway
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Replat of Lot 3R, Block 2, Cypress Lofts Addition, Phase 1A has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, February 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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: 02/21/2023

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

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

Requested Action/Proposed Use:

* **801 PLEASANT HOME ROAD**

The request of Sonoma Construction, LLC (Owner), Gerardo Solis (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 801 Pleasant Home Road, consisting of 5.001 acres in the Elijah N. Deaver Survey, Abstract No. 358 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Sonoma Acres.

Background:

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

Not applicable.

Number of notices mailed:

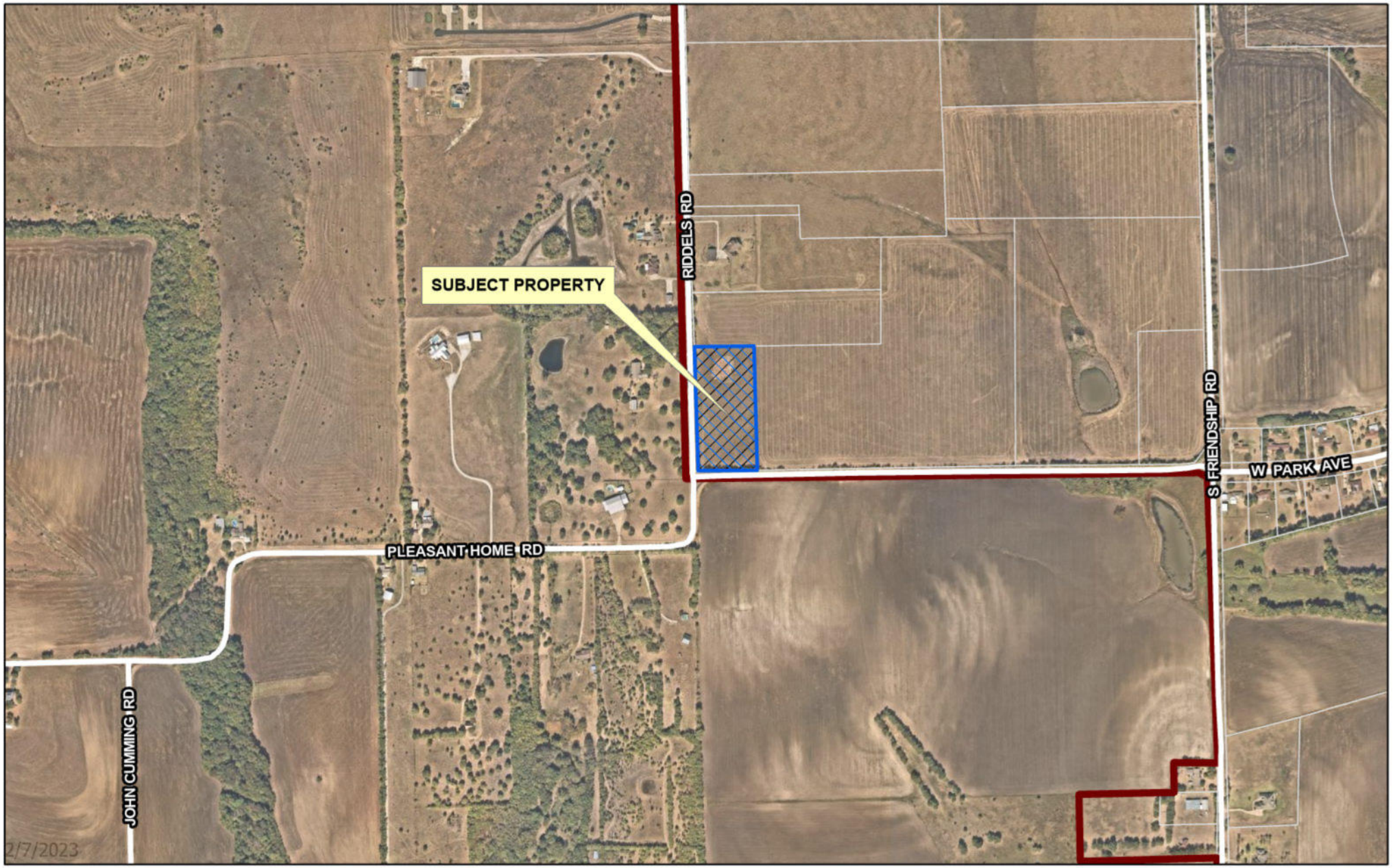
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
801 PLEASANT HOME R D.

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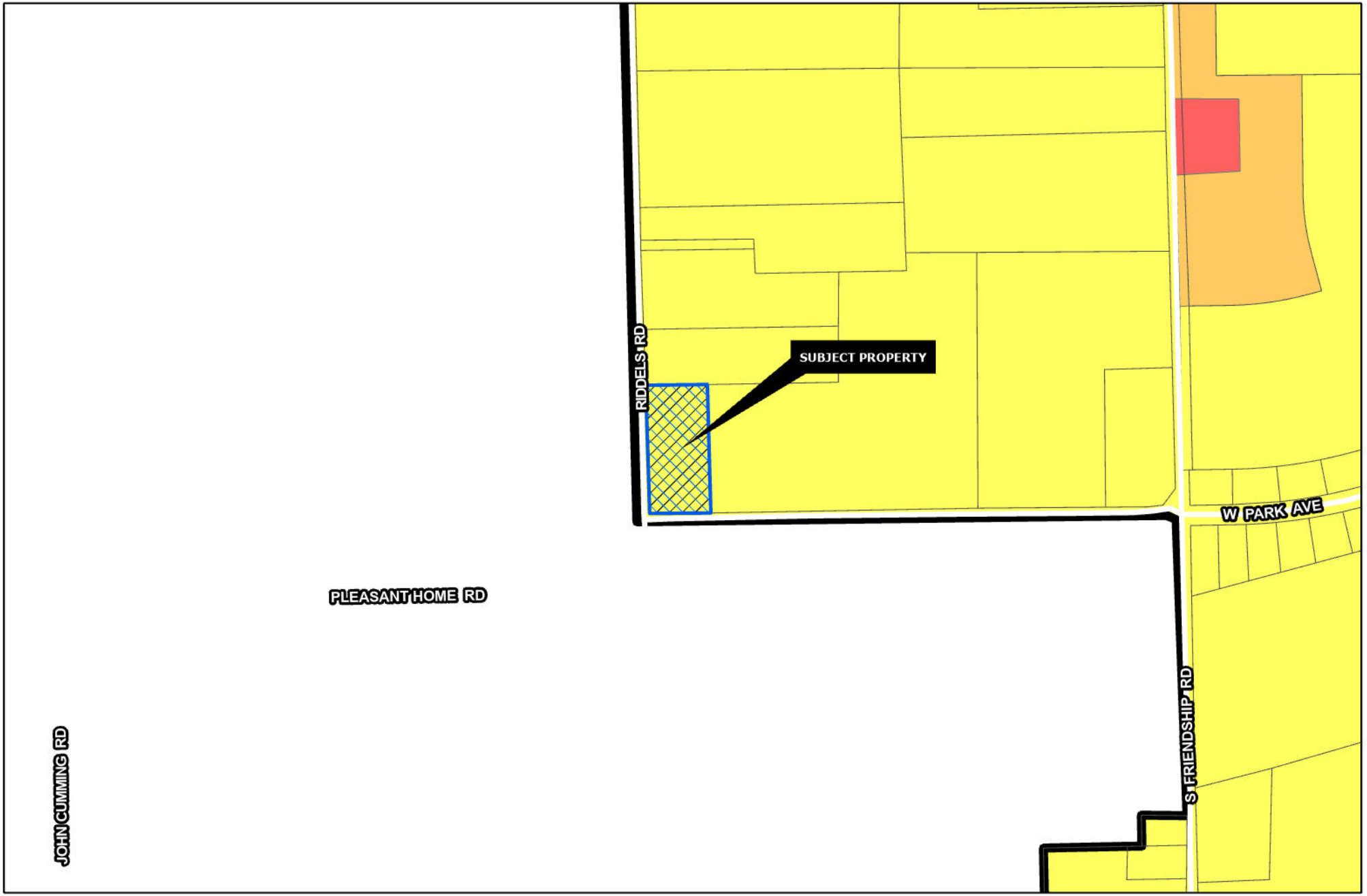
Date: 2/7/2023 10:45 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
801 PLEASANT HOME RD.

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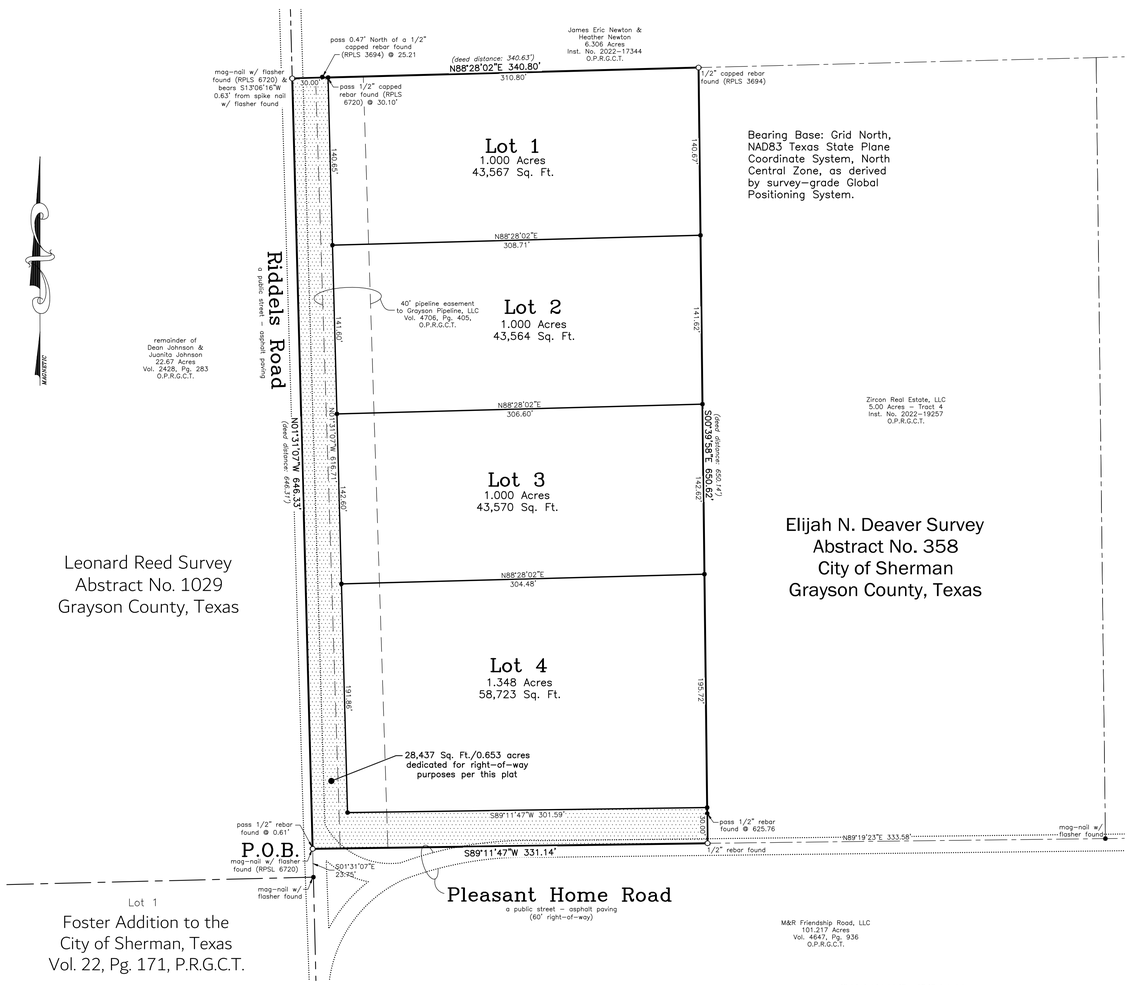
Date: 2/7/2023 10:45 AM



GRAPHIC SCALE

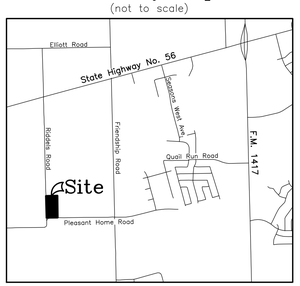
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No.4818C0400 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map
(not to scale)



Job No. CGS570123

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

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

Preliminary Plat
Lots 1, 2, 3 & 4, Block A
Sonoma Acres
to the
City of Sherman
Grayson County, Texas
5.001 Acres
in the
Elijah N. Deaver Survey
Abstract No. 358
Date of Preparation: January 25, 2023

X:\Shared Projects\4.998-Acres-W-A-Deaver-Survey\Civil 3D\4.998 Acres.dwg 1/26/2023 8:31 AM

FIELD NOTES

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

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

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

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

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

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

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Gerardo Solis, Authorized Representative for Sonoma Construction, LLC, sole owner of Sonoma Acres to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Gerardo Solis, Authorized Representative for Sonoma Construction, LLC

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

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

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

Job No. CGS570123

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

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

Preliminary Plat
Lots 1, 2, 3 & 4, Block A
Sonoma Acres
to the
City of Sherman
Grayson County, Texas
5.001 Acres
in the
Elijah N. Deaver Survey
Abstract No. 358
Date of Preparation: January 25, 2023

X:\Shared Projects\4.998-Acres-W-A-Deaver-Survey\Civil 3D\4.998 Acres.dwg 1/26/2023 8:31 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Sonoma Construction, LLC
985 East Cottage Hill Parkway
McKinney, TX 75071

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

Dear Applicants,

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

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

1. Dedicate a 15'x 15' Right of Way corner clip on Southwest corner of proposed Lot 4. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 45' City of Sherman Water Line Easement east of and adjacent to the existing 40' Gas Line Easement along Riddels Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a 10' Utility Easement along Pleasant Home Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. 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)*
5. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Three Party Agreement required for Public Infrastructure.
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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 **10.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **1400 WEST TAYLOR STREET**

The request of Justin Webb, Sherman Parks Apartments, LP (Owner), Caleb Jones, Kimley-Horn and Associates (Representative/Surveyor) concerning the property located at 1400 West Taylor Street, consisting of 32.580 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District , as follows:

Planning and Zoning Commission

Preliminary Plat of Sherman Park Apartments.

Background:

The property is located at 1400 West Taylor Street between Westside Drive and Park Place. The owner would like to plat the property into two lots for a multi-family development.

Adjacent Zoning:

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

Origination:

Justin Webb, Sherman Parks Apartments, LP (Owner)
Caleb Jones (Representative)
Kimley-Horn and Associates (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

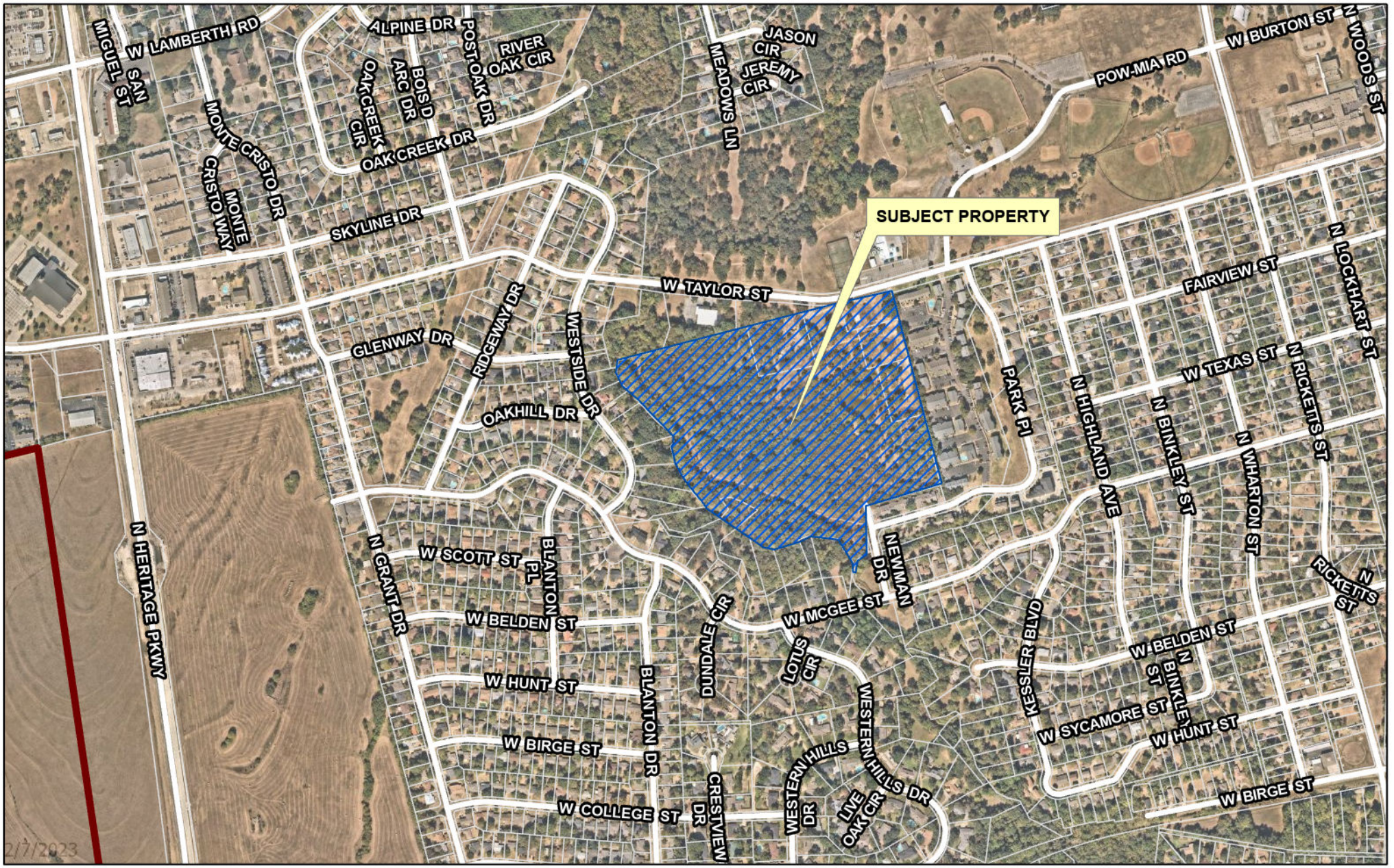
Not required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Land Description - Sherman Park Apts
Land Description - Alterrian Tract
Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

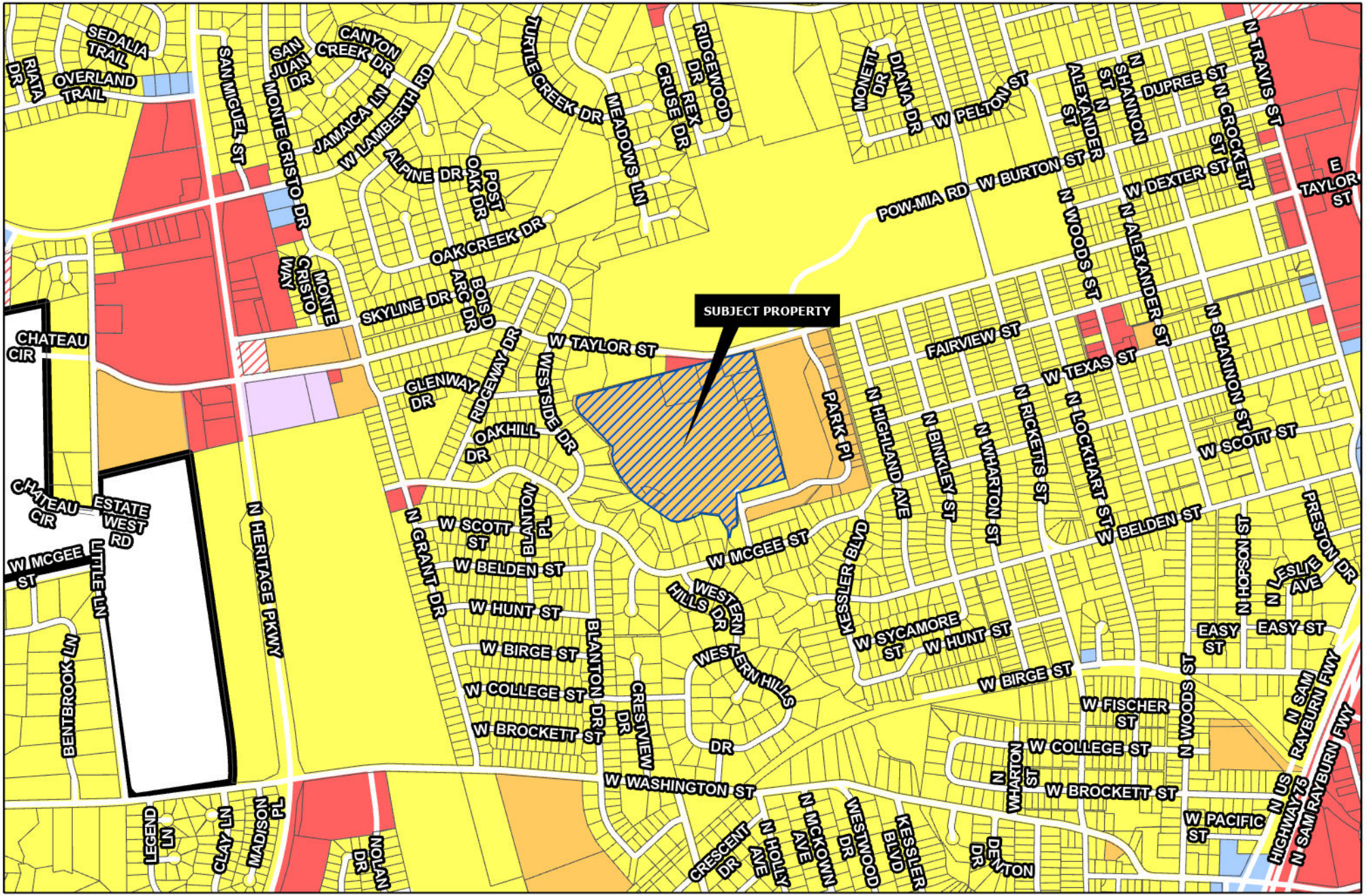
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1400 W. TAYLOR ST.

N
W E
S

Date: 2/7/2023 11:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

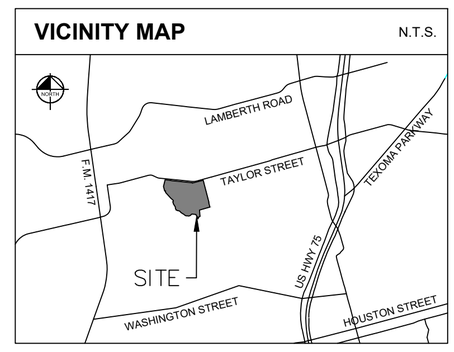
CITY OF SHERMAN ZONING MAP 1400 W. TAYLOR ST.

N W E S

Date: 2/7/2023 11:15 AM

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ELEVATION BENCHMARK		
	GUY ANCHOR	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	UTILITY POLE	IRFC	IRON ROD WITH CAP FOUND
T	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	SIGN	P.O.B.	POINT OF BEGINNING
	MARQUEE/BILLBOARD	DRGCT	DEED RECORDS, GRAYSON COUNTY, TEXAS
	LIGHT STANDARD		
	MAIL BOX	OPRGCT	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	SANITARY SEWER CLEAN OUT		
	STORM SEWER DRAIN	PRGCT	PLAT RECORDS, GRAYSON COUNTY, TEXAS
W	WATER BOX		
	FIRE HYDRANT	VOL.	VOLUME
	WATER VALVE	PG.	PAGE
W	WATER WELL	INST.	INSTRUMENT No.

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 30X42

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998928914.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4818C0270F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within the following Zones:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

ACCEPTANCE

Approved this _____ day of _____, 20___, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Sherman Park Apartments, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 20___.

_____
Clerk, City of Sherman, Texas

PRELIMINARY PLAT
SHERMAN PARK APARTMENTS

BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Feb. 2023	063970006	1 OF 3

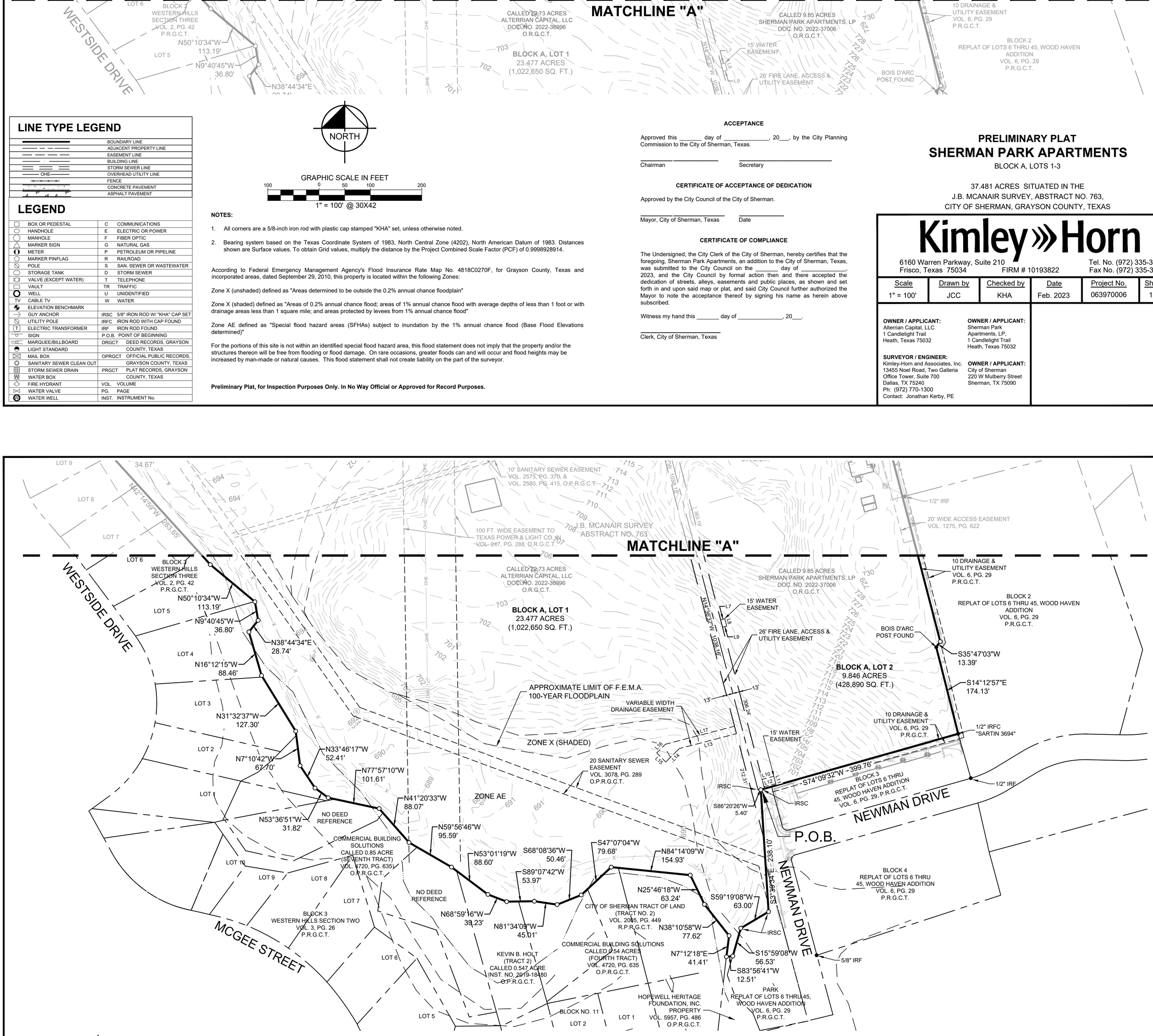
OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
Sherman Park Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

MATCHLINE "A"



NORTH

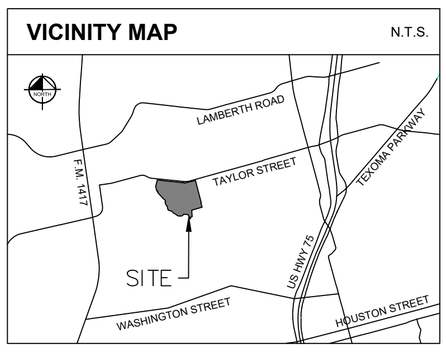
GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 30X42

VICINITY MAP

N.T.S.



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
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	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ELEVATION BENCHMARK		
	GUY ANCHOR	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
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	SIGN	P.O.B.	POINT OF BEGINNING
	MARQUEE/BILLBOARD	DRGCT	DEED RECORDS, GRAYSON COUNTY, TEXAS
	LIGHT STANDARD		
	MAIL BOX	OPRGCT	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	SANITARY SEWER CLEAN OUT		
	STORM SEWER DRAIN	PRGCT	PLAT RECORDS, GRAYSON COUNTY, TEXAS
W	WATER BOX		
	FIRE HYDRANT	VOL.	VOLUME
	WATER VALVE	PG.	PAGE
W	WATER WELL	INST.	INSTRUMENT No.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STORM SEWER LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S75°23'28"W	23.50'	L11	S14°36'32"E	15.00'
L2	N14°36'32"W	15.00'	L12	S75°23'28"W	23.50'
L3	N75°23'28"E	23.50'	L13	S75°23'28"W	115.00'
L4	N75°23'28"E	8.50'	L14	S45°23'28"W	37.28'
L5	S14°36'32"E	15.00'	L15	N44°36'32"W	25.00'
L6	S75°23'28"W	8.50'	L16	N45°23'28"E	23.98'
L7	N75°23'28"E	8.50'	L17	N75°23'28"E	139.02'
L8	S14°36'32"E	15.00'			
L9	S75°23'28"W	8.50'			
L10	N75°23'28"E	23.50'			

PRELIMINARY PLAT
SHERMAN PARK APARTMENTS
BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Feb. 2023	063970006	2 OF 3

OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
Sherman Park Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, are the sole owners of a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas, and being all of a called 22.73 acre tract of land described in a deed to Alterrian Capital, LLC, recorded in Document No. 2022-36996, Official Records of Grayson County, Texas, all of a called 9.85 acre tract of land described in a deed to Sherman Park Apartments, LP, recorded in Document No. 2022-37006, Official records of Grayson County, Texas, all of a called 1.984 acre tract of land described in a deed to the City of Sherman, recorded in Volume 5120, Page 10 of the Deed Records of Grayson County, Texas, all of Lot 6, Block 3 of Western Hills Section Four, an addition to the City of Sherman, according the Plat thereof recorded in Volume 3, Page 50 of the Plat Records of Grayson County, Texas, and also described in a deed to the City of Sherman, recorded in Volume 2346, Page 384 of the Deed Records of Grayson County, Texas, and being a portion of a tract of land south of Taylor Street, a public street, described as the City of Sherman's Fairview Park, no deed record found, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap set for the northwest corner of the northerly terminus of Newman Drive (a variable width right-of-way);

THENCE South 03°39'34" East, with the westerly right-of-way line of said Newman Drive and the southeast line of said 22.73 acre tract, a distance of 238.10 feet to a 5/8-inch iron rod with a red plastic cap set in the north line of a Park, per the plat of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas;

THENCE along said north line, the following courses and distances:

South 59°19'08" West, a distance of 63.00 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 15°59'08" West, a distance of 56.53 feet to a point for corner;

THENCE along the southerly and west lines of said 22.73 acre tract, the following courses and distances:

South 83°56'41" West, a distance of 12.51 feet to a point for corner;

North 07°12'18" East, a distance of 41.41 feet to a point for corner;

North 38°10'58" West, a distance of 77.62 feet to a point for corner;

North 25°46'18" West, a distance of 63.24 feet to a point for corner;

North 84°14'09" West, a distance of 154.93 feet to a point for corner;

South 47°07'04" West, a distance of 79.68 feet to a point for corner;

South 68°08'36" West, a distance of 50.46 feet to a point for corner;

North 81°34'09" West, a distance of 45.01 feet to a point for corner;

South 89°07'42" West, a distance of 53.97 feet to a point for corner;

North 68°59'16" West, a distance of 39.23 feet to a point for corner;

North 53°01'19" West, a distance of 88.60 feet to a point for corner;

North 59°56'46" West, a distance of 95.59 feet to a point for corner;

North 41°20'33" West, a distance of 88.07 feet to a point for corner;

North 77°57'10" West, a distance of 101.61 feet to a point for corner;

North 53°36'51" West, a distance of 31.82 feet to a point for corner;

North 33°46'17" West, a distance of 52.41 feet to a point for corner;

North 07°10'42" West, a distance of 67.70 feet to a point for corner;

North 31°32'37" West, a distance of 127.30 feet to a point for corner;

North 16°12'15" West, a distance of 88.46 feet to a point for corner;

North 38°44'34" East, a distance of 28.74 feet to a point for corner;

North 09°40'45" West, a distance of 36.80 feet to a point for corner;

North 50°10'34" West, a distance of 113.19 feet to a point for corner;

North 42°14'59" West, a distance of 283.65 feet to a point for corner;

North 13°35'00" West, a distance of 34.67 feet to a point for corner;

North 06°59'42" East, a distance of 32.81 feet to the northeast corner of Lot 9, Block 3 of Western Hills Section Three, an addition to the City of Sherman according to the Plat thereof recorded in Volume 2, Page 42 of the Plat Records of Grayson County, Texas;

THENCE South 78°47'08" West, along the northerly line of said Lot 9, Block 3, a distance of 34.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Lot 1, Block 3 of said Western Hills Section Four;

THENCE North 14°34'52" West, along the easterly line of said Lot 1, Block 3 and along the easterly line of Lot 2, Block 3 of said Western Hills Section Four, a distance of 176.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 2, Block 3, common to the southeast corner of Lot 3, Block 3 of said Western Hills Section Four;

THENCE North 14°07'08" East, along the easterly line of said Lot 3, Block 3, the easterly line of Lot 4 and 5, Block 3 of said Western Hills Section Four, and along the westerly line of said Lot 6, Block 3, a distance of 255.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 5, Block 3, common to the northwest corner of said Lot 6, Block 3, same being on the southerly right-of-way line of Taylor Street, a 60-foot wide right-of-way as recorded in said Western Hills Section Four;

THENCE South 83°43'52" East, along the northerly line of said Lot 6, Block 3 and along the southerly right-of-way line of said Taylor Street, a distance of 137.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 6, Block 3 and being at the south end of the easterly terminus of said Taylor Street;

THENCE South 80°20'24" East, along the occupied southerly line of Taylor Street, a public street, no record found and crossing said Fairview Park tract, a distance of 115.37 feet to 3/4 inch iron rod found for the northwest corner of said 1.9894 acre tract;

THENCE South 84°15'23" East, continuing along the occupied southerly line of said Taylor Street and along the northerly line of said 1.9894 acre tract, a distance of 371.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 1.9894 acre tract;

THENCE South 84°17'38" East, continuing along the occupied southerly line of said Taylor Street and crossing said Fairview Park tract, a distance of 363.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 640.00 feet, a central angle of 02°47'32", and a chord bearing and distance of South 85°41'24" East, 31.19 feet;

THENCE in a southeasterly direction, continuing along the occupied southerly line of said Taylor Street and continuing across said Fairview Park Tract, with said tangent curve to the left, an arc distance of 31.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 14°36'32" East, continuing along the occupied southerly line of said Taylor Street and continuing across said Fairview Park tract, a distance of 13.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 22.73 acre tract, common to the northwest corner of said 9.85 acre tract;

THENCE continuing along the occupied southerly line of said Taylor Street and along the northerly line of said 9.85 acre tract, the following courses and distance:

North 75°31'41" East, a distance of 147.89 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 75°25'58" East, a distance of 268.59 feet to a 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of said 9.85 acre tract;

THENCE departing the occupied southerly line of said Taylor street and along the easterly line of said 9.85 acre tract and the southwest line of Block 1 and Block 2, of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas, the following courses and distances:

South 14°36'32" East, a distance of 847.38 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 35°47'03" West, a distance of 13.39 feet to a Bois d'arc fence corner post found for corner;

South 14°12'57" East, a distance of 174.13 feet to 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of Block 3 of said Replat of Lots 6 thru 45, Wood Haven Addition and the southeast corner of said 9.85 acre tract;

THENCE South 74°09'32" West, with the north line of said Block 3, a distance of 399.76 feet to the **POINT OF BEGINNING** and containing 37.481 acres (1,632,684 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **SHERMAN PARK APARTMENTS,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

ALTERRIAN CAPITAL, LLC, SHERMAN PARK APARTMENTS, LP AND THE CITY OF SHERMAN, do herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: ALTERRIAN CAPITAL, LLC., a Delaware limited liability company

By: _____
(Name)

By: _____
(Title)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

BY: SHERMAN PARK APARTMENTS, LP, a Delaware limited partnership

By: _____
(Name)

By: _____
(Title)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

BY: CITY OF SHERMAN

BY: _____
(NAME)

BY: _____
(TITLE)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

PRELIMINARY PLAT
SHERMAN PARK APARTMENTS

BLOCK A, LOTS 1-3

37.481 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JCC	KHA	Feb. 2023	063970006	3 OF 3

OWNER / APPLICANT:
Alterrian Capital, LLC
1 Candlelight Trail
Heath, Texas 75032

OWNER / APPLICANT:
Sherman Park
Apartments, LP,
1 Candlelight Trail
Heath, Texas 75032

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kerby, PE

OWNER / APPLICANT:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

BEING a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas, and being part of a called 32.580 acre tract of land described in the Special Warranty Deed to Terrell 176 Partners, LLC, recorded in Document No. 2021-38430, Official Records of Grayson County, Texas,and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap set for the northwest corner of the northerly terminus of Newman Drive (a variable width right-of-way);

THENCE over and across said 32.580 acre tract, the following courses and distances:

South 86°20'26" West, a distance of 5.40 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 14°36'32" West, a distance of 1,038.16 feet to a 5/8-inch iron rod with a red plastic cap set for corner in the north line of said 32.580 acre tract;

THENCE with said north line, the following courses and distances:

North 75°31'41" East, a distance of 147.89 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 75°25'58" East, a distance of 268.59 feet to a 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of said 32.580 acre tract;

THENCE with the east line of said 32.580 acre tract and the southwest line of Block 1 and Block 2, of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas, the following courses and distances:

South 14°36'32" East, a distance of 847.38 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 35°47'03" West, a distance of 13.39 feet to a Bois d'arc fence corner post found for corner;

South 14°12'57" East, a distance of 174.13 feet to 1/2-inch iron rod with a plastic cap, stamped "SARTIN 3694" found for the northeast corner of Block 3 of said Replat of Lots 6 thru 45, Wood Haven Addition and the southeast corner of said 32.580 acre tract;

THENCE South 74°09'32" West, with the north line of said Block 3, a distance of 399.76 feet to the **POINT OF BEGINNING** and containing 9.85 acres of land.

BEING a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas, and being part of a called 32.580 acre tract of land described in the Special Warranty Deed to Terrell 176 Partners, LLC, recorded in Document No. 2021-38430, Official Records of Grayson County, Texas,and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap set for the northwest corner of the northerly terminus of Newman Drive (a variable width right-of-way);

THENCE South 03°39'34" East, with the west right-of-way line of said Newman Drive and the southeast line of said 32.580 acre tract, a distance of 238.10 feet to a 5/8-inch iron rod with a red plastic cap set in the north line of a Park, per the plat of Replat of Lots 6 thru 45, Wood Haven Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 29, Official Records of Grayson County, Texas;

THENCE with said north line, the following courses and distances:

South 59°19'08" West, a distance of 63.00 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

South 15°59'08" West, a distance of 56.53 feet to a point for corner;

THENCE with the south and west lines of said 32.580 acre tract, the following courses and distances:

South 83°56'41" West, a distance of 12.51 feet to a point for corner;

North 07°12'18" East, a distance of 41.41 feet to a point for corner;

North 38°10'58" West, a distance of 77.62 feet to a point for corner;

North 25°46'18" West, a distance of 63.24 feet to a point for corner;

North 84°14'09" West, a distance of 154.93 feet to a point for corner;

South 47°07'04" West, a distance of 79.68 feet to a point for corner;

South 68°08'36" West, a distance of 50.46 feet to a point for corner;

North 81°34'09" West, a distance of 45.01 feet to a point for corner;

South 89°07'42" West, a distance of 53.97 feet to a point for corner;

North 68°59'16" West, a distance of 39.23 feet to a point for corner;

North 53°01'19" West, a distance of 88.60 feet to a point for corner;

North 59°56'46" West, a distance of 95.59 feet to a point for corner;

North 41°20'33" West, a distance of 88.07 feet to a point for corner;

North 77°57'10" West, a distance of 101.61 feet to a point for corner;

North 53°36'51" West, a distance of 31.82 feet to a point for corner;

North 33°46'17" West, a distance of 52.41 feet to a point for corner;

North 07°10'42" West, a distance of 67.70 feet to a point for corner;

North 31°32'37" West, a distance of 127.30 feet to a point for corner;

North 16°12'04" West, a distance of 88.63 feet to a point for corner;

North 39°00'28" East, a distance of 28.65 feet to a point for corner;

North 09°40'45" West, a distance of 36.80 feet to a point for corner;

North 50°10'34" West, a distance of 113.19 feet to a point for corner;

North 42°14'59" West, a distance of 283.65 feet to a point for corner;

North 13°35'00" West, a distance of 34.67 feet to a point for corner;

North 06°59'42" East, a distance of 64.13 feet to the northwest corner of said 32.580 acre tract;

THENCE North 75°23'24" East, with the north line of said 32.580 acre tract, a distance of 235.13 feet to a 5/8-inch iron rod with a red plastic cap set for the southwest corner of a called 1.9894 acre tract of land described in the Deed to City of Sherman, recorded in Volume 5120, Page 10, Deed Records of Grayson County, Texas;

THENCE North 75°16'45" East, with the south line of said 1.9894 acre tract, a distance of 388.26 feet to a 1/2-inch iron rod found for the southeast corner of said 1.9894 acre tract;

THENCE with the north line of said 32.580 acre tract, the following courses and distances:

North 76°30'48" East, a distance of 67.56 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 75°32'29" East, a distance of 298.54 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 75°31'41" East, a distance of 39.66 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

THENCE over and across said 32.580 acre tract, the following courses and distances:

South 14°36'32" East, a distance of 1,038.16 feet to a 5/8-inch iron rod with a red plastic cap set for corner;

North 86°20'26" East, a distance of 5.40 feet to the **POINT OF BEGINNING** and containing 22.73 acres of land.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Alterrain Capital, LLC
1 Candlelight Trail
Heath, TX 75032

Sherman Park Apartments, LP
1 Candlelight Trail
Heath, TX 75031

City of Sherman
Attn: Robert Epperson, P.E.
220 W. Mulberry Street
Sherman, TX 75090

Kimley-Horn & Associates, Inc.
Attn: Jonathan Kerby, P.E.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, TX 75240

Dear Applicants,

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

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

1. Plat title and civil plans title must match. Civil Plans are currently titled "Sherman Park Apartments."
2. The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Additional Dedication of Right of Way on Taylor Street may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along Taylor Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Fire Lane to be removed from the 26' Fire Lane, Access, and Utility Easement.
6. Permanent structures will not be permitted to encroach into any easements.
7. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
8. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
9. Coordinate with Engineering Department for possible dedication of Sidewalk Easement for walking trail.

10. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
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. Internal water and wastewater lines will be privately owned and maintained.
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
15. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **725 SOUTH RUSK STREET**

The request of Juan Antonio Reyes and Gomez Reyna Cabrera Pacheco (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 725 South Rusk Street, consisting of 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, being a replat of part of Lot 5, Block 1, Blain Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat for 725 South Rusk Addition.

Background:

The property is located at 725 South Rusk Street between Walcott Street and West Tennessee Street. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

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

Origination:

Todd Young, Young Enterprises, LP (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

33

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Land Description
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

725 S RUSK ST

N
W E
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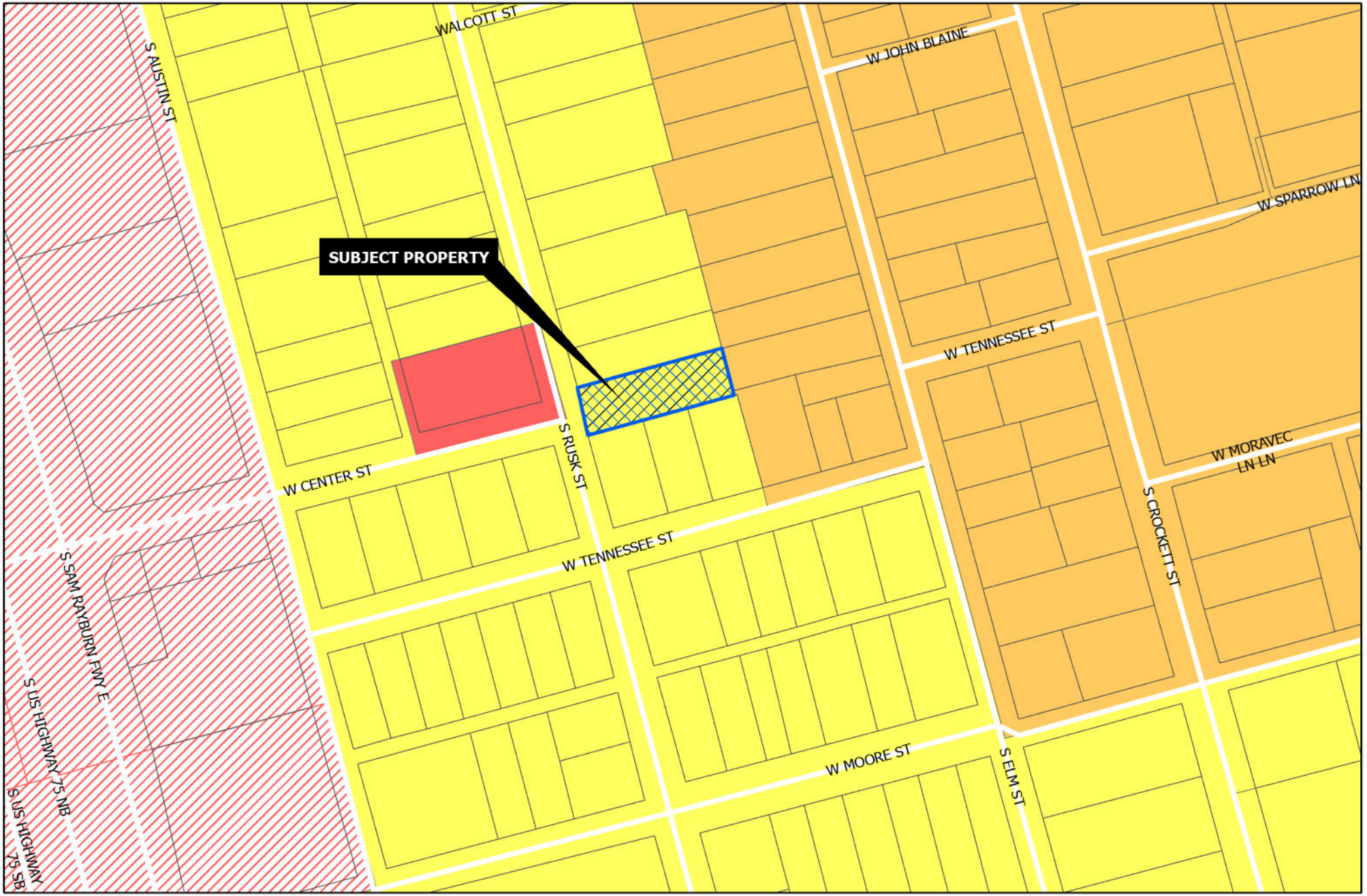
Date: 1/30/2023 10:55 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

725 S RUSK ST

N
W E
S

Date: 1/30/2023 11:02 AM

725
25
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
PROPOSED
REPLAT
PROJECT #: 23-000316
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
2/7/2023

FLOOD STATEMENT:

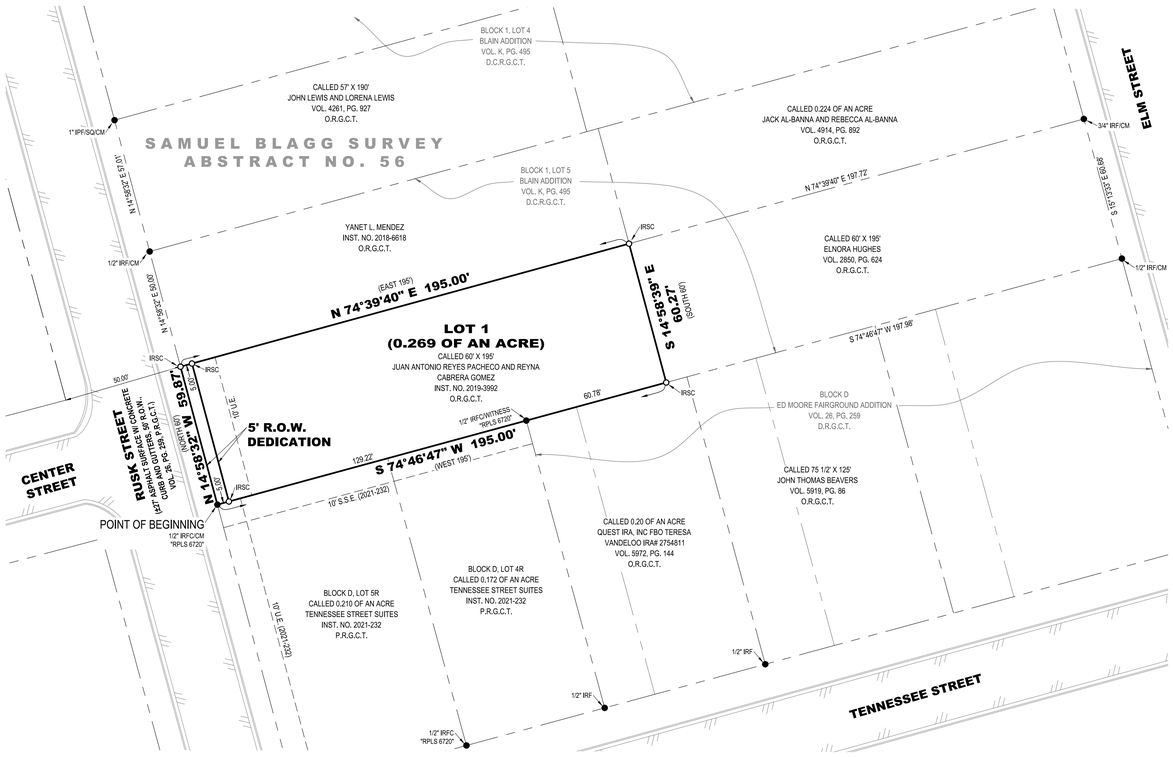
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as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

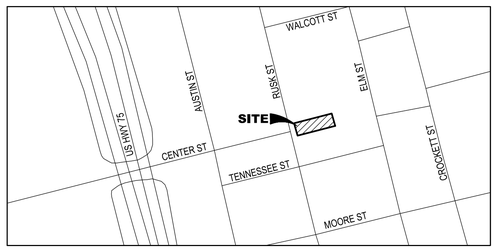
LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	D.C.R.G.C.T.	DISTRICT COURT RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND W/PLASTIC CAP		
IPF/SQ	SQUARE IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT	INST. NO.	INSTRUMENT NO.
( )	DEED OR PLAT CALL	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY	S.S.E.	SANITARY SEWER EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
			ASPHALT

0 15 30
GRAPHIC SCALE IN FEET

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





VICINITY MAP (NOT TO SCALE)

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

725 SOUTH RUSK ADDITION
0.269 OF AN ACRE
BEING A RE-PLAT OF PART OF
LOT 5, BLOCK 1, BLAIN SUBDIVISION
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman
Grayson County, Texas

OWNER/DEVELOPER:
Juan Antonio Reyes Pacheco
Reyna Cabrera Gomez
725 South Rusk Street
Sherman, TX 75090
Ph: 903-357-2090

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

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

TBPLS Firm No.	Drawn by: LGT	Scale: 1"=30'	Project No. 22-0493.1
10194175	Checked by: CRN	Date: 01/26/2023	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Juan Antonio Reyes Pacheco and Reyna Cabrera Gomez are the owners 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 part of Lot 5 in Block 1 of the Blain Addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume K, Page 495, District Court Records of Grayson County, Texas, and being a re-tracement survey of a called 60-foot x 195-foot tract of land described in the deed to Juan Antonio Reyes Pacheco and Reyna Cabrera Gomez recorded in Instrument No. 2019-3992, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with an aluminum cap stamped "RPLS 6720" found for southwest corner of said Lot 5, common to the southwest corner of said Pacheco and Gomez Tract, and common to the northwest corner of Tennessee Street Suites, an addition to the City of Sherman according to the plat thereof recorded in Instrument No. 2021-232, Plat Records of Grayson County, Texas, and on the easterly right-of-way line of South Rusk Street;

THENCE North 14°58'32" West, with the westerly line of said Lot 5, and with the westerly line of said Pacheco and Gomez Tract, and with the easterly right-of-way line of said South Rusk Street, a distance of 59.87 feet to a 1/2-inch iron with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Pacheco and Gomez Tract, common to the southwest corner of a tract of land described in the deed to Yanet L. Mendez recorded in Instrument No. 2018-6618, said Official Records;

THENCE North 74°39'40" East, crossing said Lot 5 with the northerly line of said Pacheco and Gomez Tract, and with the southerly line of said Mendez Tract, a distance of 195.00 feet to a Capped Iron Rod set for the northeast corner of said Pacheco and Gomez Tract, common to the southeast corner of said Mendez Tract, and common to the southwest corner of a called 0.224 of an acre tract of land described in the deed to Jack Al-Banna and Rebecca Al-Banna recorded in Volume 4914, Page 892, said Official Records, and common to the northwest corner of a called 60-foot x 195-foot tract of land described in the deed to Elnora Hughes recorded in Volume 2850, Page 624, said Official Records;

THENCE South 14°58'39" East, continuing across said Lot 5, with the easterly line of said Pacheco and Gomez Tract, and with the westerly line of said Hughes Tract, a distance of 60.27 feet to a Capped Iron Rod set for the southeast corner of said Pacheco and Gomez Tract, common to the southwest corner of said Hughes Tract, and on the southerly line of said Lot 5, and on the northerly line of Block D in Ed Moore Fairground Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 26, Page 259, Deed Records of Grayson County, Texas;

THENCE South 74°46'47" West, with the southerly line of said Lot 5, and with the southerly line of said Pacheco and Gomez Tract, and with the northerly line of said Block D, passing en route at a distance of 60.78 feet a 1/2-inch iron rod with an aluminum cap stamped "RPLS 6720" found for the northeast corner aforesaid Tennessee Street Suites Addition, and continuing on said course with the northerly line of said Tennessee Street Suites Addition, a total distance of 195.00 feet to the POINT OF BEGINNING and enclosing 0.269 of an acre (11,714 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Juan Antonio Reyes Pacheco**, does hereby adopt this plat designating the hereinbefore described property as **725 SOUTH RUSK ADDITION, BEING A RE-PLAT OF PART OF LOT 5, BLOCK 1, BLAIN SUBDIVISION**, 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: _____
Juan Antonio Reyes Pacheco

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

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

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Reyna Cabrera Gomez**, does hereby adopt this plat designating the hereinbefore described property as **725 SOUTH RUSK ADDITION, BEING A RE-PLAT OF PART OF LOT 5, BLOCK 1, BLAIN SUBDIVISION**, 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: _____
Reyna Cabrera Gomez

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 **Reyna Cabrera Gomez**, 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 **725 SOUTH RUSK ADDITION, BEING A RE-PLAT OF PART OF LOT 5, BLOCK 1, BLAIN SUBDIVISION,** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **Juan Antonio Reyes Pacheco and Reyna Cabrera Gomez**, hereinafter called OWNERS (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **725 SOUTH RUSK ADDITION, BEING A RE-PLAT OF PART OF LOT 5, BLOCK 1, BLAIN SUBDIVISION**, an addition to the City of Sherman, Grayson County, Texas.

OWNERS 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 OWNERS may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNERS 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 OWNERS, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **725 SOUTH RUSK ADDITION, BEING A RE-PLAT OF PART OF LOT 5, BLOCK 1, BLAIN SUBDIVISION**, 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: _____
Juan Antonio Reyes Pacheco

By: _____
Reyna Cabrera Gomez

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

725 SOUTH RUSK ADDITION
0.269 OF AN ACRE
BEING A RE-PLAT OF PART OF
LOT 5, BLOCK 1, BLAIN SUBDIVISION
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman
Grayson County, Texas

OWNER/DEVELOPER:
Juan Antonio Reyes Pacheco
Reyna Cabrera Gomez
725 South Rusk Street
Sherman, TX 75090
Ph: 903-357-2090

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

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

TBPLS Firm No.	Drawn by: LGT	Scale: 1"=30'	Project No. 22-0493.1
10194175	Checked by: CRN	Date: 01/26/2023	Sheet No. 2 of 2

BEING 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 part of Lot 5 in Block 1 of the Blain Addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume K, Page 495, District Court Records of Grayson County, Texas, and being a re-tracement survey of a called 60-foot x 195-foot tract of land described in the deed to Juan Antonio Reyes Pacheco and Reyna Cabrera Gomez recorded in Instrument No. 2019-3992, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with an aluminum cap stamped "RPLS 6720" found for southwest corner of said Lot 5, common to the southwest corner of said Pacheco and Gomez Tract, and common to the northwest corner of Tennessee Street Suites, an addition to the City of Sherman according to the plat thereof recorded in Instrument No. 2021-232, Plat Records of Grayson County, Texas, and on the easterly right-of-way line of South Rusk Street;

THENCE North 14°58'32" West, with the westerly line of said Lot 5, and with the westerly line of said Pacheco and Gomez Tract, and with the easterly right-of-way line of said South Rusk Street, a distance of 59.87 feet to a 1/2-inch iron with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Pacheco and Gomez Tract, common to the southwest corner of a tract of land described in the deed to Yanet L. Mendez recorded in Instrument No. 2018-6618, said Official Records;

THENCE North 74°39'40" East, crossing said Lot 5 with the northerly line of said Pacheco and Gomez Tract, and with the southerly line of said Mendez Tract, a distance of 195.00 feet to a Capped Iron Rod set for the northeast corner of said Pacheco and Gomez Tract, common to the southeast corner of said Mendez Tract, and common to the southwest corner of a called 0.224 of an acre tract of land described in the deed to Jack Al-Banna and Rebecca Al-Banna recorded in Volume 4914, Page 892, said Official Records, and common to the northwest corner of a called 60-foot x 195-foot tract of land described in the deed to Elnora Hughes recorded in Volume 2850, Page 624, said Official Records;

THENCE South 14°58'39" East, continuing across said Lot 5, with the easterly line of said Pacheco and Gomez Tract, and with the westerly line of said Hughes Tract, a distance of 60.27 feet to a Capped Iron Rod set for the southeast corner of said Pacheco and Gomez Tract, common to the southwest corner of said Hughes Tract, and on the southerly line of said Lot 5, and on the northerly line of Block D in Ed Moore Fairground Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 26, Page 259, Deed Records of Grayson County, Texas;

THENCE South 74°46'47" West, with the southerly line of said Lot 5, and with the southerly line of said Pacheco and Gomez Tract, and with the northerly line of said Block D, passing en route at a distance of 60.78 feet a 1/2-inch iron rod with an aluminum cap stamped "RPLS 6720" found for the northeast corner aforesaid Tennessee Street Suites Addition, and continuing on said course with the northerly line of said Tennessee Street Suites Addition, a total distance of 195.00 feet to the POINT OF BEGINNING and enclosing 0.269 of an acre (11,714 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Juan Antonio Reyes Pacheco
Reyna Cabrera Gomez
725 S. Rusk Street
Sherman, TX 75090

Preston Trail Land Surveying, LLC
Attn: Chris Noah, RPLS
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of 725 South Rusk Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, February 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 5' Wastewater Easement along southern boundary of lot. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **1716 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Vaquero Ventures or Sherman Partners, LP (Owner), Caitlin Pipkin (Representative), JPH Land Surveying, Inc. (Surveyor), Torgerson Design Partners (Architect), Studio Green Spot, Inc. (Landscape Architect) and Triangle Engineering, LLC (Engineer) concerning the property located at 1716 North FM 1417 (Heritage Parkway), consisting of 0.905 acres, a portion of Lot 1, Block 1, Landmark Addition, and is currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for O'Reilly Auto Parts.

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District
M-1 (Light Manufacturing) District

Origination:

Vaquero Ventures or Sherman Partners, LP (Owner)
Caitlin Pipkin (Representative)
JPH Land Surveying, Inc. (Surveyor)
Torgerson Design Partners (Architect)
Studio Green Spot, Inc. (Landscape Architect)
Triangle Engineering, LLC (Engineer)

Master Plan Designation:
Not Applicable.

Number of notices mailed:
Not Required.

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Survey
Site Plan
Landscape Plan
Elevations
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

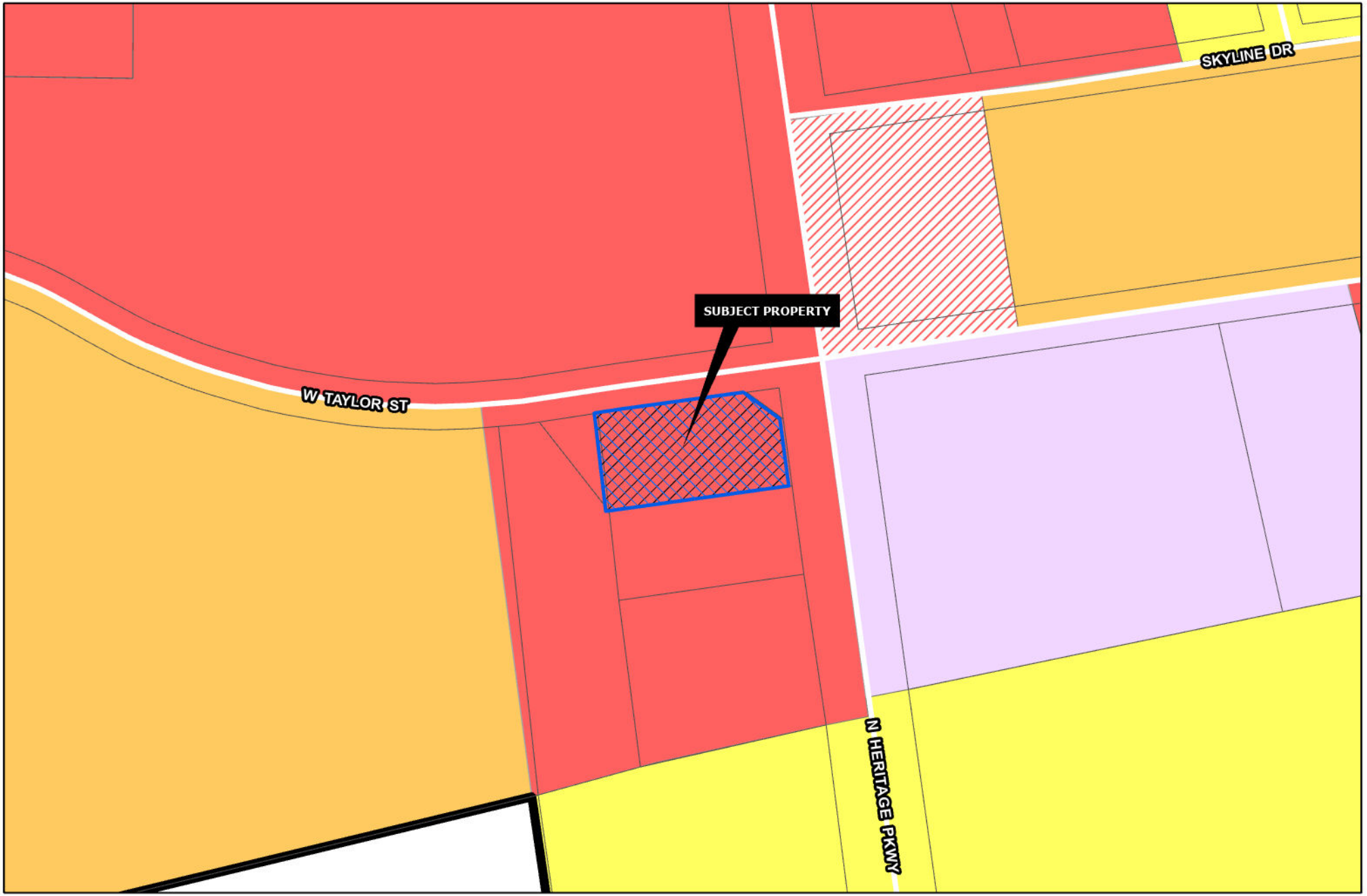
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1716 N. FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 2/7/2023 12:18 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
1716 N. FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 2/7/2023 12:18 PM

Field: JH
Drafter: ML - DFW4310
Revision: 2021-07-26 ML
Revision: 2021-11-22 ML

LEGEND OF SYMBOLS

- AC air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE fire lane
- guard rail
- GR grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IR irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OHU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- 336.7' spot elevation
- SSMH sanitary sewer manhole
- sanitary sewer pipe
- SDMH storm water manhole
- storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- WV water shutoff
- WV water valve
- WM water manhole
- WM water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- multiple trunks
- (M) Google 360 Hyperlink

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

DIG-TESS MARKED UTILITY LEGEND

ELECTRIC
GAS-OIL-STEAM
COMMUNICATION-CATV
WATER
SEWER

NOTE REGARDING UTILITIES:
Utility locations are per observed and sources listed below:
DIG-TESS - ticket number(s) 2167310921.
https://portal.texas811.org/#/ticket/2167310921
Utility map provided by client.

SURVEYOR'S NOTES:

1. Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2021.1636.8 Final, Dated: June 23, 2021.
2. The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb on the north right-of-way of Taylor St., approximately 320' west of the intersection of F.M. Highway 1417 and Taylor St. Benchmark Elevation = 770.34' (NAVD88). See Vicinity map for general location.
3. F.M. Highway 1417 is listed with the City of Sherman as a Major Arterial. (https://cityofsherman.maps.arcgis.com) F.M. Highway 2234 is listed with TXDOT Project Tracker Construction underway or begins soon. Project ID: 245501034, with a description of Widen Road - Add Lanes. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
4. Subject property is natural ground, unless otherwise noted, and contains no parking spaces.
5. Subject property lies at the southwest corner of the intersection of F.M. Highway 1417 and Taylor St.

UTILITY WARNING

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0270F, dated 2010/09/29, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.G.C.T.	Plat Records of Grayson County, Texas
O.P.R.G.C.T.	Official Public Records of Grayson County, Texas
D.R.G.C.T.	Deed Records of Grayson County, Texas
VOL./Pg/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line

JPH LaND Surveying, Inc.

0 30' 60'
Scale: 1" = 30'

JPH Job/Drawing No. (see below)
2021.022.046 OR SWC W. Taylor & N. Heritage, Sherman, Grayson Co., Tx - ALTA

© 2021 JPH Land Surveying, Inc. - All Rights Reserved

785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

CLICK FOR PICS

DOCS

ZONING REQUIREMENTS

C-1 (RETAIL BUSINESS)

Development Regulations	
Regulation	**Requirement**
Setbacks	
Building	
Front	25 feet minimum
Corner Side	10 feet minimum
Side	0 feet minimum; 15 feet minimum adjacent to residential
Rear	10 feet minimum; 15 feet minimum adjacent to residential
Height	
Principal Building(s)	3 stories or 45 feet maximum
Site Area	
Lot Area	5,000 square feet minimum
Lot Width	50 feet minimum
Density	
Floor Area Ratio	0.5 maximum
Building Coverage	No requirement
Parking	
Parking Formula	Retail: 1 space per 200 square feet minimum Office: 1 space per 400 square feet minimum Restaurant: 1 space per 4 seats minimum

TITLE DESCRIPTION

Being all of Lot No. One (1) and all of Lot No. Three (3) of the Landmark Addition to the City of Sherman, Grayson County, Texas as shown by plat recorded in Volume 17, at Page 32, of the Plat Records of Grayson County, Texas

SAVE & EXCEPT:

That portion of the property conveyed by Rahim Ayush, LLC, a Texas limited liability company to the City of Sherman in General Warranty Deed dated May 7, 2019, and recorded in Clerk's File No. 2019-10530, Real Property Records, Grayson County Texas.

SURVEYED DESCRIPTION: Written to combine a remainder of a Lot and a full Lot.

FIELD NOTES to that certain tract being a portion of Lot 1 and all of Lot 3, Block 1, Landmark Addition, an addition in the City of Sherman, Grayson County, Texas, according to the plat recorded in Volume 17, Page 32, Plat Records, Grayson County, Texas (P.R.G.C.T.), the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

Commencing at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north corner of a certain tract of land described in deed to City of Sherman, recorded under Instrument Number 201900010530, Official Public Records, Grayson County, Texas ; **THENCE** SOUTH 08°15'05" EAST, with the east line of said City of Sherman tract, a distance of 60.97 to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the south corner of the City of Sherman tract and the **POINT OF BEGINNING**;

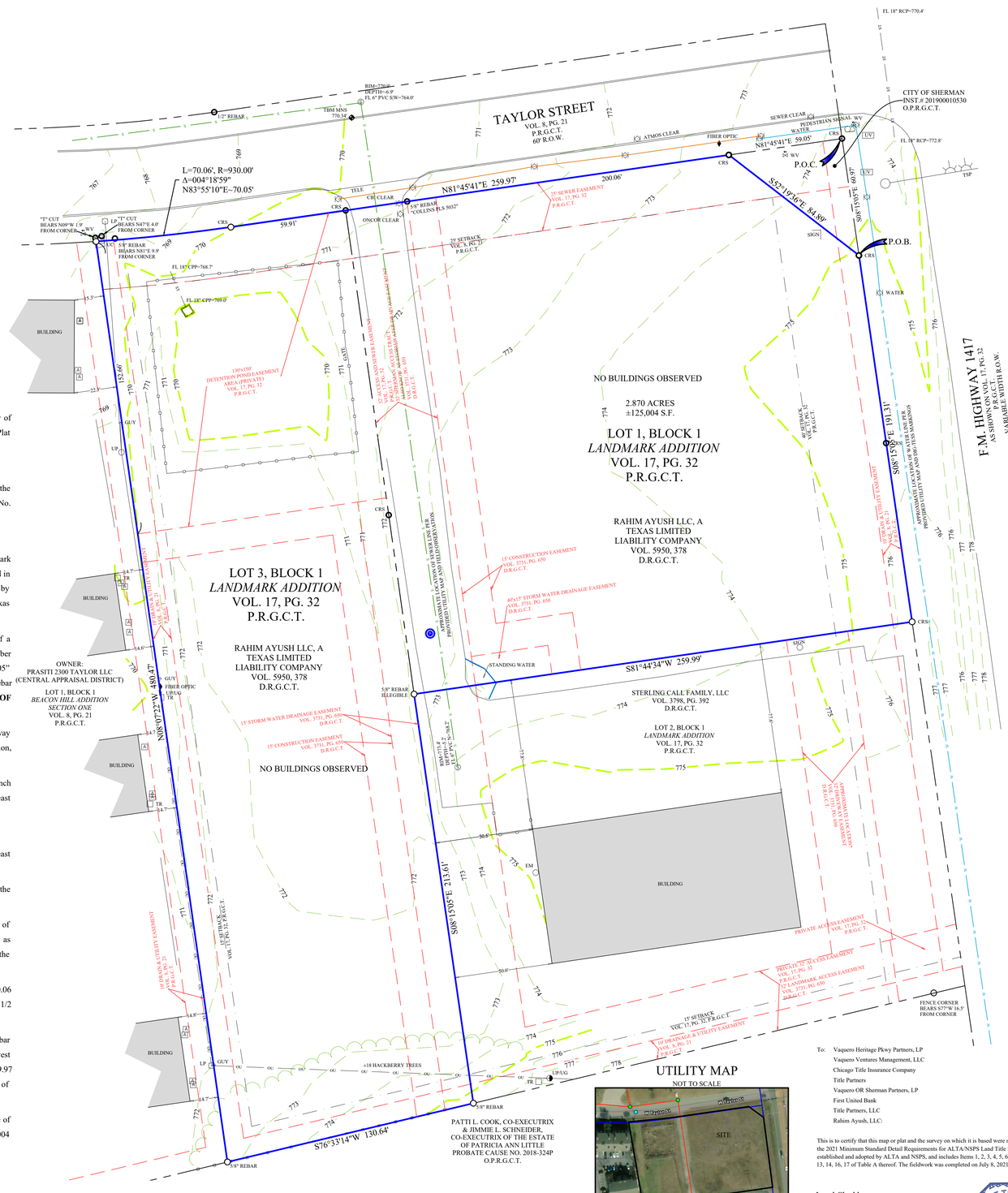
THENCE SOUTH 08°15'05" EAST, with the east line of said Lot 1, shown to be the west right-of-way line of F.M. Highway 1417, a variable width right-of-way on said plat of Landmark Addition, a distance of 191.31 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 81°44'34" WEST, with the south line of Lot 1, a distance of 259.99 feet to a 5/8 inch capped rebar with an illegible stamp found for the southwest corner of Lot 1, being in the east line of said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. SOUTH 08°15'05" EAST, a distance of 213.61 feet to a 5/8 inch rebar found at the southeast corner of Lot 3;
2. SOUTH 76°33'14" WEST, a distance of 130.64 feet to a 5/8 inch rebar found at the southwest corner of Lot 3;
3. NORTH 08°07'22" WEST, a distance of 480.47 feet to a point for the northwest corner of Lot 3, being in the south right-of-way curve of Taylor Street, a 60 foot right-of-way, as dedicated by plat recorded in Volume 8, Page 21, P.R.G.C.T., said right-of-way curve to the left (concave northeast) having a radius of 930.00 feet;
4. In a northeasterly direction, along the arc of the right-of-way curve, an arc length of 70.06 feet (a chord bearing of NORTH 83°55'10" EAST, a chord distance of 70.05 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
5. NORTH 81°45'41" EAST, passing at a distance of 59.91 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the northeast corner of Lot 3, being the northwest corner of Lot 1, continue same course with the north line of Lot 1, a total distance of 259.97 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of the aforementioned City of Sherman Tract;

THENCE SOUTH 52°19'36" EAST, with the southwest line of the City of Sherman tract, a distance of 84.89 feet returning to the **POINT OF BEGINNING** and enclosing 2.870 acres (±125,004 square feet).


TAYLOR STREET
VOL. 8, PG. 21
P.R.G.C.T.
60' R.O.W.
F.M. HIGHWAY 1417
AS SHOWN VOL. 17, PG. 32
P.R.G.C.T.
VARIABLE WIDTH R.O.W.
CITY OF SHERMAN
INST.# 201900010530
O.P.R.G.C.T.
L=70.06', R=930.00'
Δ=004°18'59"
N83°55'10"E~70.05'
N81°45'41"E 259.97'
200.06'
S52°19'36"E 84.89'
S08°15'05"E 60.97'
N81°45'41"E 59.05'
P.O.C.
P.O.B.
S81°44'34"W 259.99'
S08°15'05"E 213.61'
S76°33'14"W 130.64'
N08°07'22"W 480.47'
S08°15'05"E 191.31'
LOT 1, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
2.870 ACRES
±125,004 S.F.
NO BUILDINGS OBSERVED
RAHIM AYUSH LLC, A TEXAS LIMITED LIABILITY COMPANY VOL. 5950, 378 D.R.G.C.T.
LOT 3, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
RAHIM AYUSH LLC, A TEXAS LIMITED LIABILITY COMPANY VOL. 5950, 378 D.R.G.C.T.
LOT 2, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
STERLING CALE FAMILY, LLC
VOL. 3798, PG. 392
D.R.G.C.T.
OWNER:
PRASITI 2300 TAYLOR LLC
(CENTRAL APPRAISAL DISTRICT)
LOT 1, BLOCK 1
BEACON HILL ADDITION
SECTION ONE
VOL. 8, PG. 21
P.R.G.C.T.
PATTI L. COOK, CO-EXECUTRIX & JIMMIE L. SCHNEIDER, CO-EXECUTRIX OF THE ESTATE OF PATRICIA ANN LITTLE
PROBATE CAUSE NO. 2018-324P
O.P.R.G.C.T.
5/8" REBAR
1/2" REBAR
5/8" REBAR "COLLINS" LS 5032"
"T" CUT BEARS N09°W 1.9' FROM CORNER
LP "T" CUT BEARS N47°E 4.0' FROM CORNER
1/2" REBAR BEARS N81°E 9.9' FROM CORNER
RIM=770.9'
DEPTH=~6.9'
FL 6" PVC S/W=764.0'
THM MNS 770.34'
FL 18" RCP=770.4'
FL 16" RCP=772.8'
FL 15"CPP=768.7'
FL 18" CPP=769.0'
SIGN
WATER
STANDING WATER
BUILDING
GUY
UP
LP/UG
TR
TELE
CRS
CRS/
ONCOR CLEAR
ATMOS CLEAR
FIBER OPTIC
SEWER CLEAR
PEDESTRIAN SIGNAL W/V
W/V
UV
EM
FENCE CORNER BEARS S77°W 16.5' FROM CORNER
25' SEWER EASEMENT VOL. 17, PG. 32 P.R.G.C.T.
25' SETBACK VOL. 8, PG. 21 P.R.G.C.T.
15' SETBACK VOL. 17, PG. 32 P.R.G.C.T.
10' DRAINAGE & UTILITY EASEMENT VOL. 8, PG. 21 P.R.G.C.T.
PRIVATE ACCESS EASEMENT VOL. 17, PG. 32 P.R.G.C.T.
PRIVATE 32' ACCESS EASEMENT VOL. 17, PG. 32 P.R.G.C.T.
15' LANDMARK ACCESS EASEMENT VOL. 3731, PG. 650 D.R.G.C.T.
15' STORM WATER DRAINAGE EASEMENT VOL. 3731, PG. 650 D.R.G.C.T.
15' CONSTRUCTION EASEMENT VOL. 3731, PG. 650 D.R.G.C.T.
40'x15' STORM WATER DRAINAGE EASEMENT VOL. 3731, PG. 650 D.R.G.C.T.
APPROXIMATE LOCATION OF 5' SEWER LINE PER PROVIDED UTILITY MAP AND DIG-TESS MARKINGS
APPROXIMATE LOCATION OF 8" SEWER LINE PER VOL. 3731, PG. 650 D.R.G.C.T.
APPROXIMATE LOCATION OF 8" WATER LINE PER VOL. 3731, PG. 650 D.R.G.C.T.
AT&T BURIED UTILITY EASEMENT VOL. 3731, PG. 650 D.R.G.C.T.
TOP OF BANK PER TOPO SURVEY
P.R.G.C.T.
15'x150' DETENTION POND EASEMENT AREA (PRIVATE) VOL. 17, PG. 32 P.R.G.C.T.
15' WATER EASEMENT VOL. 17, PG. 32 P.R.G.C.T.
15' SETBACK VOL. 17, PG. 32 P.R.G.C.T.
±18 HACKBERRY TREES
152.06'
59.91'
22.5°
14.6°
14.7°
14.8°
14.7°
14.7°
14.7

Field: JH
Drafter: ML - DFW4310
Revision: 2021-07-26 ML
Revision: 2021-11-22 ML

LEGEND OF SYMBOLS

- AC air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE fire lane
- guard rail
- GR grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IR irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OHU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- 336.7' spot elevation
- SSMH sanitary sewer manhole
- sanitary sewer pipe
- SDMH storm water manhole
- storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- UP utility pole
- UP/UG-6 utility pole with riser
- utility sign
- water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- (M) multiple trunks
- Google 360 Hyperlink

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

DIG-TESS MARKED UTILITY LEGEND

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATION-CATV
- WATER
- SEWER

NOTE REGARDING UTILITIES:

Utility locations are per observed and sources listed below:
DIG-TESS - ticket number(s) 2167310921.
https://portal.texas811.org/#/ticket/2167310921
Utility map provided by client.

SURVEYOR'S NOTES:

1. Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2021.1636.8 Final, Dated: June 23, 2021.
2. The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb on the north right-of-way of Taylor St., approximately 320' west of the intersection of F.M. Highway 1417 and Taylor St. Benchmark Elevation = 770.34' (NAVD88). See Vicinity map for general location.
3. F.M. Highway 1417 is listed with the City of Sherman as a Major Arterial. (https://cityofsherman.maps.arcgis.com) F.M. Highway 2234 is listed with TXDOT Project Tracker Construction underway or begins soon. Project ID: 245501034, with a description of Widen Road - Add Lanes. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
4. Subject property is natural ground, unless otherwise noted, and contains no parking spaces.
5. Subject property lies at the southwest corner of the intersection of F.M. Highway 1417 and Taylor St.

UTILITY WARNING

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0270F, dated 2010/09/29, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.G.C.T.	Plat Records of Grayson County, Texas
O.P.R.G.C.T.	Official Public Records of Grayson County, Texas
D.R.G.C.T.	Deed Records of Grayson County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line

ZONING REQUIREMENTS

C-1 (RETAIL BUSINESS)

Development Regulations	
Regulation	**Requirement**
Setbacks	
Building	
Front	25 feet minimum
Corner Side	10 feet minimum
Side	0 feet minimum; 15 feet minimum adjacent to residential
Rear	10 feet minimum; 15 feet minimum adjacent to residential
Height	
Principal Building(s)	3 stories or 45 feet maximum
Site Area	
Lot Area	5,000 square feet minimum
Lot Width	50 feet minimum
Density	
Floor Area Ratio	0.5 maximum
Building Coverage	No requirement
Parking	
Parking Formula	Retail: 1 space per 200 square feet minimum Office: 1 space per 400 square feet minimum Restaurant: 1 space per 4 seats minimum

TITLE DESCRIPTION

Being all of Lot No. One (1) and all of Lot No. Three (3) of the Landmark Addition to the City of Sherman, Grayson County, Texas as shown by plat recorded in Volume 17, at Page 32, of the Plat Records of Grayson County, Texas

SAVE & EXCEPT:

That portion of the property conveyed by Rahim Ayush, LLC, a Texas limited liability company to the City of Sherman in General Warranty Deed dated May 7, 2019, and recorded in Clerk's File No. 2019-10530, Real Property Records, Grayson County Texas.

SURVEYED DESCRIPTION: Written to describe a portion of a Lot.

FIELD NOTES to that certain tract being a portion of Lot 1, Block 1, Landmark Addition, an addition in the City of Sherman, Grayson County, Texas, according to the plat recorded in Volume 17, Page 32, Plat Records, Grayson County, Texas (P.R.G.C.T.), the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

Commencing at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north corner of the tract described in deed to City of Sherman for the right of way at the southwest corner of Taylor Street and F.M. Highway 1417, recorded under Instrument Number 201900010530, Official Public Records, Grayson County, Texas ; **THENCE** SOUTH 08°15'05" EAST, with the east line of said City of Sherman tract, a distance of 60.97 to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the south corner of the City of Sherman tract and the **POINT OF BEGINNING**;

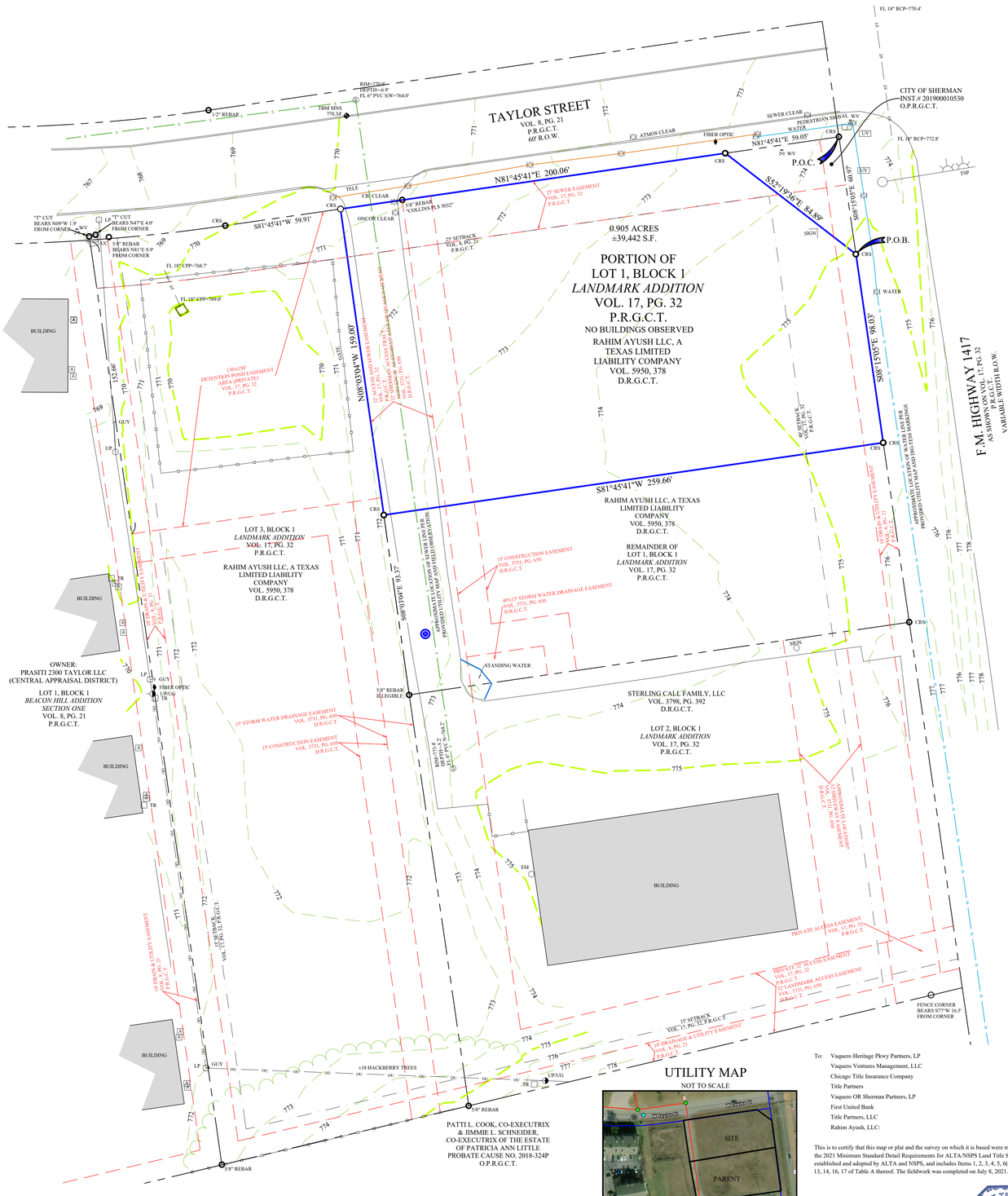
THENCE SOUTH 08°15'05" EAST, with the east line of said Lot 1, shown to be the west right-of-way line of said F.M. Highway 1417, a variable width right-of-way shown on the said plat of Landmark Addition, a distance of 98.03 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

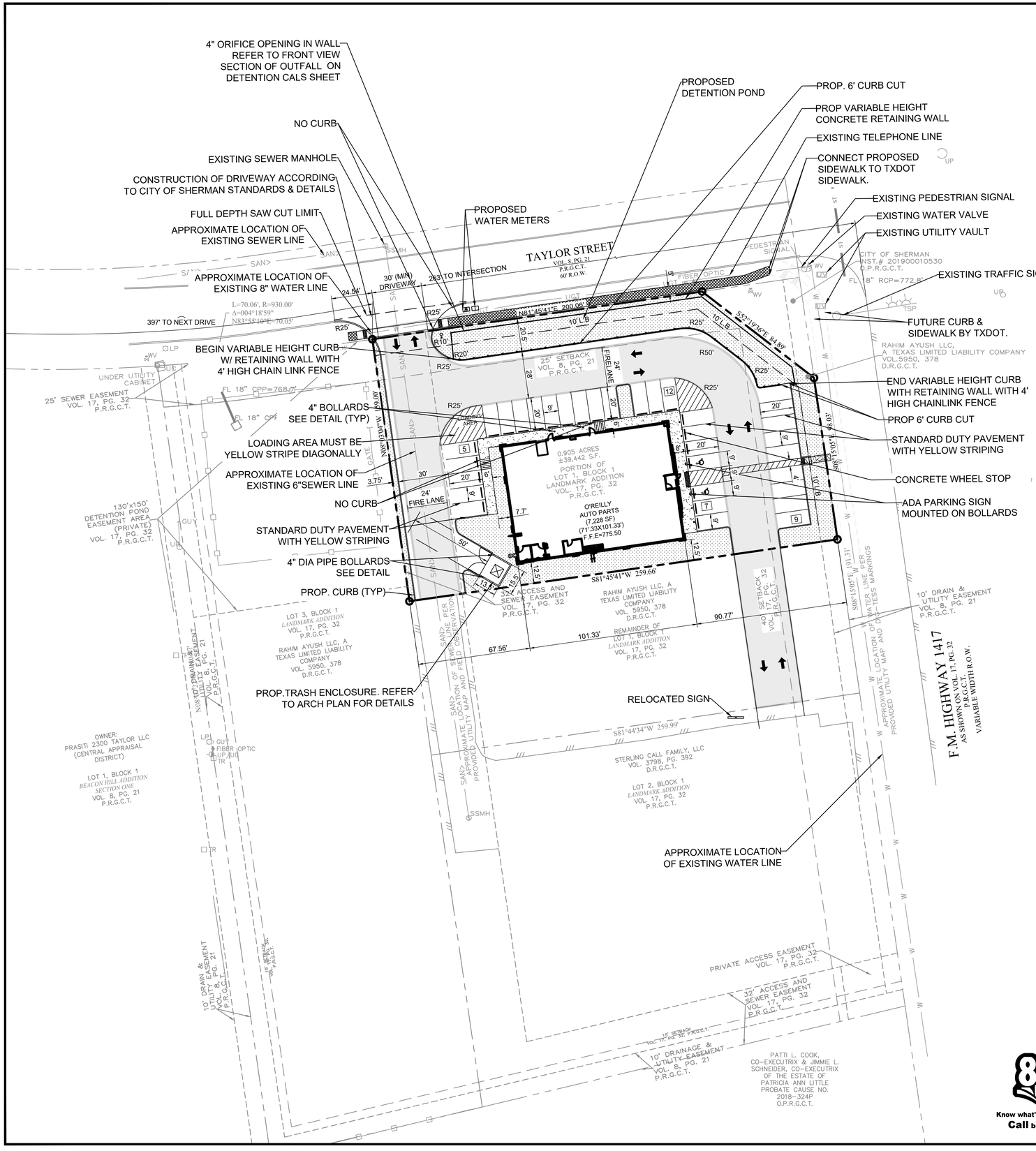
THENCE SOUTH 81°45'41" WEST, through the interior of Lot 1, a distance of 259.66 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west line of Lot 1, from which a 5/8 inch capped rebar with an illegible stamp found for the southwest corner of Lot 1, bears SOUTH 08°03'04" EAST, a distance of 93.37 feet;

THENCE NORTH 08°03'04" WEST, with said west line of Lot 1, a distance of 159.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of Lot 1, being in the south right-of-way line of Taylor Street, a 60 foot right-of-way, as dedicated by plat recorded in Volume 8, Page 21, P.R.G.C.T.;

THENCE NORTH 81°45'41" EAST, with the north line of Lot 1, and said south right-of-way line of Taylor Street, a distance of 200.06 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the west corner of the aforementioned City of Sherman Tract;

THENCE SOUTH 52°19'36" EAST, with the southwest line of the City of Sherman tract, a distance of 84.89 feet returning to the **POINT OF BEGINNING** and enclosing 0.905 acres (±39,442 square feet).


TAYLOR STREET
VOL. 8, PG. 21
P.R.G.C.T.
60' R.O.W.
F.M. HIGHWAY 1417
VOL. 17, PG. 32
P.R.G.C.T.
VARIABLE WIDTH R.O.W.
CITY OF SHERMAN
INST.# 201900010530
O.P.R.G.C.T.
N81°45'41"E 200.06'
S81°45'41"W 59.91'
S52°19'36"E 84.89'
S08°15'05"E 60.97'
S08°15'05"E 98.03'
N08°03'04"W 159.00'
S81°45'41"W 259.66'
S08°03'04"E 93.37'
0.905 ACRES
±39,442 S.F.
PORTION OF
LOT 1, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
NO BUILDINGS OBSERVED
RAHIM AYUSH LLC, A
TEXAS LIMITED
LIABILITY COMPANY
VOL. 5950, 378
D.R.G.C.T.
P.O.C.
P.O.B.
LOT 3, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
RAHIM AYUSH LLC, A TEXAS
LIMITED LIABILITY
COMPANY
VOL. 5950, 378
D.R.G.C.T.
REMAINDER OF
LOT 1, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
STERLING CALL FAMILY, LLC
VOL. 3798, PG. 392
D.R.G.C.T.
LOT 2, BLOCK 1
LANDMARK ADDITION
VOL. 17, PG. 32
P.R.G.C.T.
OWNER:
PRASITI 2300 TAYLOR LLC
(CENTRAL APPRAISAL DISTRICT)
LOT 1, BLOCK 1
BEACON HILL ADDITION
SECTION ONE
VOL. 8, PG. 21
P.R.G.C.T.
PATTI L. COOK, CO-EXECUTRIX
& JIMMIE L. SCHNEIDER,
CO-EXECUTRIX OF THE ESTATE
OF PATRICIA ANN LITTLE
PROBATE CAUSE NO. 2018-324P
O.P.R.G.C.T.
PRIVATE ACCESS EASEMENT
VOL. 17, PG. 32
P.R.G.C.T.
PRIVATE ACCESS EASEMENT
VOL. 17, PG. 32
P.R.G.C.T.
LANDMARK ACCESS EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
15' SETBACK
VOL. 17, PG. 32 P.R.G.C.T.
10' DRAINAGE & UTILITY EASEMENT
P.R.G.C.T.
25' SEWER EASEMENT
VOL. 17, PG. 32
P.R.G.C.T.
25' SETBACK
VOL. 8, PG. 21
P.R.G.C.T.
15' CONSTRUCTION EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
40'x15' STORM WATER DRAINAGE EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
15' STORM WATER DRAINAGE EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
15' CONSTRUCTION EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
APPROXIMATE LOCATION OF 15' CONSTRUCTION EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
APPROXIMATE LOCATION OF 40'x15' STORM WATER DRAINAGE EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
APPROXIMATE LOCATION OF 10' DRAINAGE & UTILITY EASEMENT
VOL. 8, PG. 21
P.R.G.C.T.
APPROXIMATE LOCATION OF 25' SETBACK
VOL. 8, PG. 21
P.R.G.C.T.
APPROXIMATE LOCATION OF 15' SETBACK
VOL. 17, PG. 32 P.R.G.C.T.
APPROXIMATE LOCATION OF 25' SEWER EASEMENT
VOL. 17, PG. 32
P.R.G.C.T.
APPROXIMATE LOCATION OF 15' STORM WATER DRAINAGE EASEMENT
VOL. 3731, PG. 650
D.R.G.C.T.
APPROXIMATE LOCATION OF 15' CONSTRUCTION



EXISTING LEGEND

LEGEND OF SYMBOLS

- A air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE LANE fire lane
- guard rail
- G grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- spot elevation
- SSMH S sanitary sewer manhole
- sanitary sewer pipe
- SDMH D storm water manhole
- storm water pipe
- TMH T telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH M unknown manhole
- CO clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- water shutoff
- WV water valve
- W water manhole
- WM water meter
- well
- W water line
- one-foot contour lines
- tree trunk (with canopy) caliper inches at breast height
- ornamental tree multiple trunks
- (M) Google 360 Hyperlink

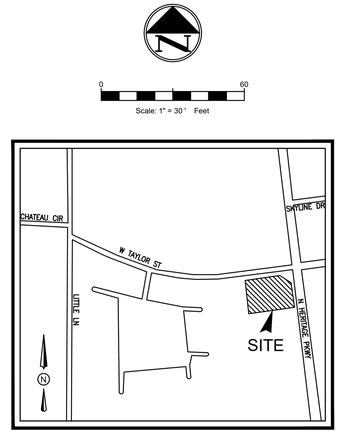
subject to interpretation, verification may be required.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.905 ACRES (39,442 S.F.)
ZONING:	C-1 (RETAIL BUSINESS)
PROPOSED USE:	AUTO PARTS STORE
BUILDING AREA:	7,228 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	18.32 %
FLOOR AREA RATIO:	0.18
NUMBER OF GUEST ROOMS:	N/A
IMPERVIOUS AREA:	29,495 S.F. (74.8)
PERVIOUS/LANDSCAPE AREA:	9,947 S.F. (25.2%)
REGULAR PARKING REQUIRED: 1 SP PER 250 S.F.	29 SPACES
REGULAR PARKING PROVIDED:	31 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	33 SPACES

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PUBLIC SIDEWALK
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER
- LIGHT POLE
- POWER POLE



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAO FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0270F, DATED 2010/09/29, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT http://hazards.fema.gov

BENCHMARKS

THE BENCHMARK IS A MAG NAIL WITH A WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB ON THE NORTH RIGHTOF WAY OF TAYLOR ST., APPROXIMATELY 320' WEST OF THE INTERSECTION OF F.M. HIGHWAY 1417 AND TAYLOR ST.BENCHMARK ELEVATION=770.34' (NAVD88). SEE VICINITY MAP FOR GENERAL LOCATION.

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

NO.	DATE	DESCRIPTION	BY
1	11-04-21	1st CITY SUBMITTAL	KP
2	01-31-22	REVISED PER CITY COMMENT	AP
3	05-16-22	REVISED PER CITY COMMENT	AP
4	08-15-22	REVISED PER ARCH COMMENTS	AP
5	09-06-22	REVISED PER ARCH COMMENTS	AP
6	02-08-23	REVISED PER CITY COMMENTS	AP
.	.	.	.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
02/08/2023

SITE PLAN

O'REILLY

F.M. HWY 1417 & TAYLOR STREET

CITY OF SHERMAN

GRAYSON COUNTY, TX 75092

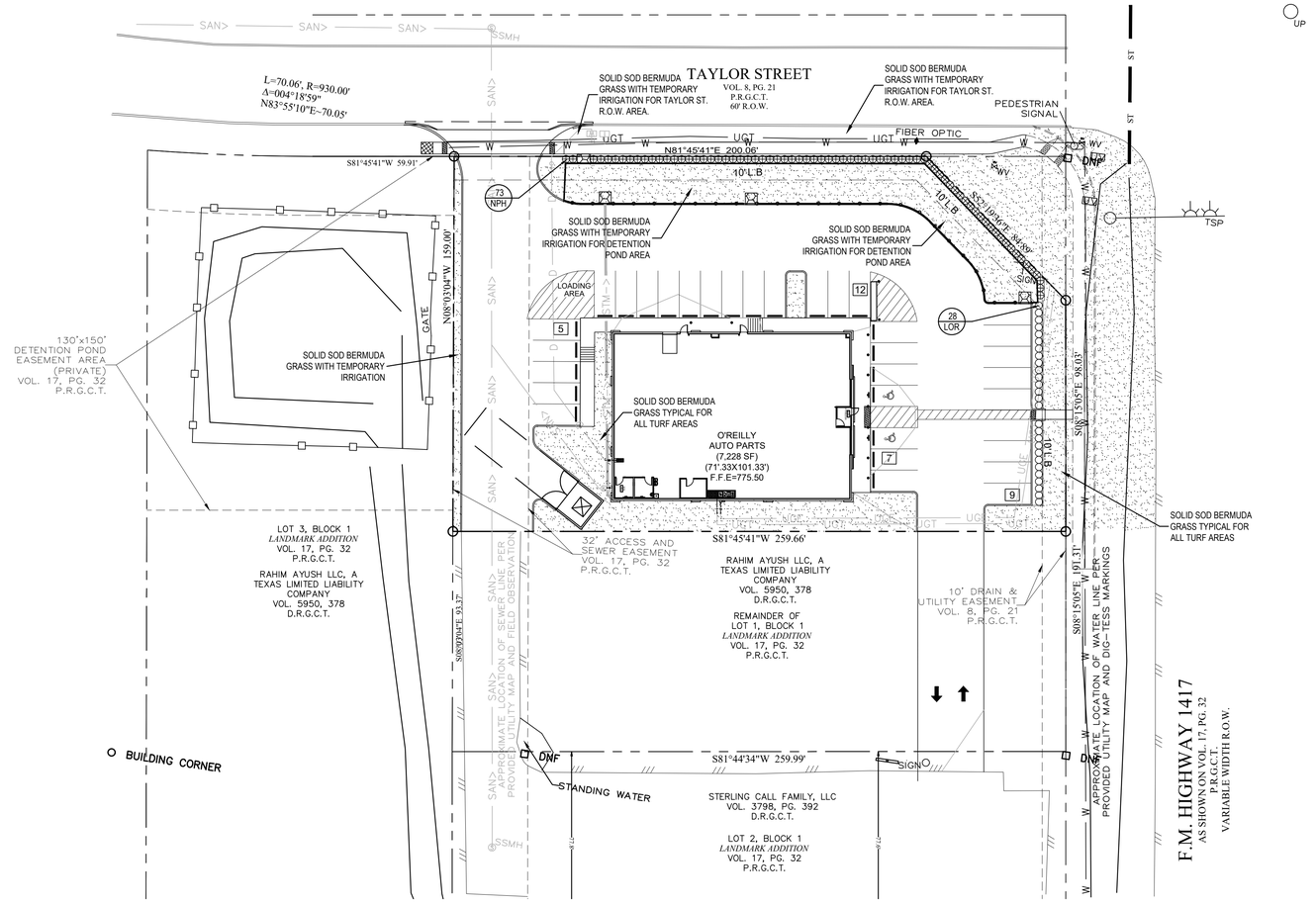
LOT 1, BLOCK 1, LANDMARK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	APK	09.06.2021	SEE SCALE BAR	084-21	C-3.0

TX. P.E. FIRM #11525



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LIST

SHRUBS					
QTY	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	73	Needlepoint Holly	*Ilex x comuta 'needlepoint'*	7 gal.	container, 36" ht., 30" spread
LOR	28	Loropetalum	*Loropetalum chinensis*	3 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
QTY	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		Bermuda grass	*Cynodon dactylon*		Solid Sod refer to notes

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

LANDSCAPE TABULATIONS

Requirement:
-A visual screen to be provided to separate and screen all detention or retention facilities. Evergreen shrubs to be 4' tall within two growing seasons

36" ht. evergreen screen hedge provided.

Parking are landscape- 10% of the parking area and drives are to be landscape area. The required area may be used as island, perimeter landscaping or any combination. A minimum of 40% the required area must be used as islands

Parking area- 20,450 s.f.

Required	Provided
2,045 s.f. (10%)	3,282 s.f. (16%)
818 s.f. (40% islands)	1,106 s.f. (54% islands)

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
02.14.2023

O'REILLY AUTO PARTS

TAYLOR STREET
SHERMAN, TEXAS

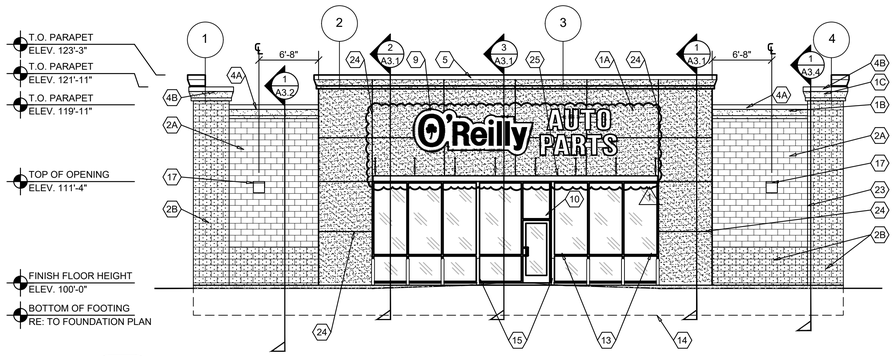
ISSUE:
FOR APPROVAL 09.29.2021
CITY COMMENTS 05.18.2022
CITY COMMENTS 08.15.2022
OWNER COMMENTS 09.22.2022
CITY COMMENTS 02.14.2023

DATE:
02.14.2023

SHEET NAME:
LANDSCAPE PLAN

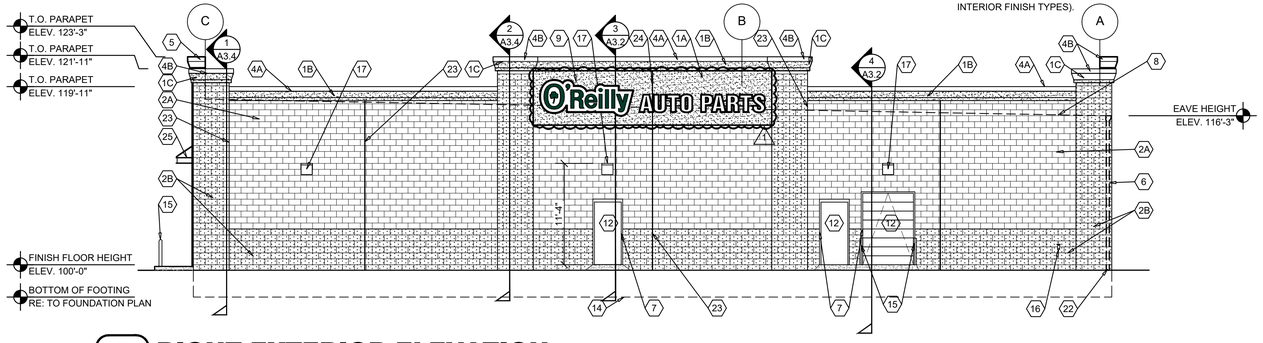
SHEET NUMBER:

L.1



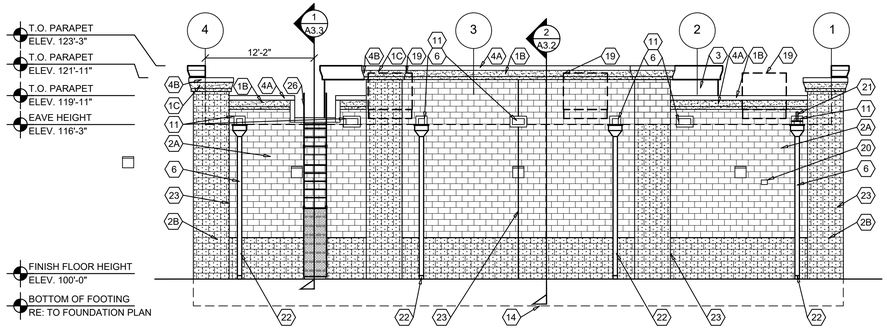
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



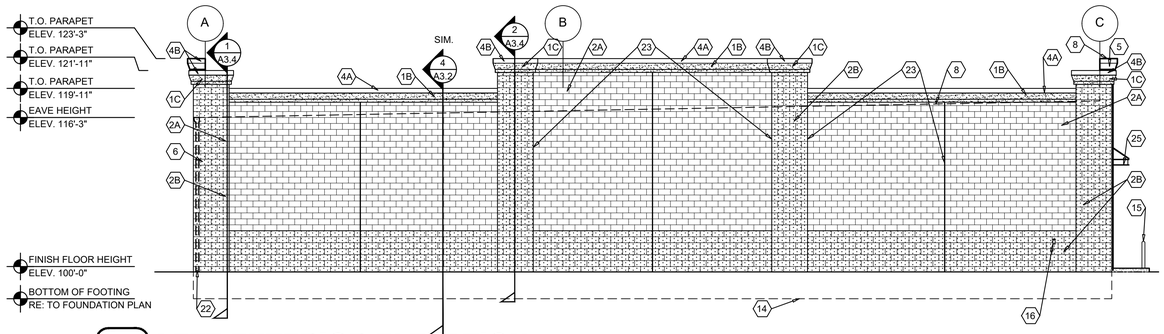
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

GENERAL

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

2. MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).

3. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

4. QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) EXTERIOR SURFACE COATINGS:

1. FINISH COLORS: (REFER EXTERIOR FINISH SCHEDULE).

2. PRIMER: "LOXON" ACRYLIC BLOCK SURFACER "LX01W0200-LXN BLOCK SURF WHT" (NO LESS THAN 16 MILS). TWO COATS MAY BE REQUIRED TO ACHIEVE PINHOLE FREE SURFACE. (REFER EXTERIOR FINISH SCHEDULE).

3. COAT 1: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).

4. COAT 2: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS:

1. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.

2. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).

3. PRIMER: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W-2" (REFER INTERIOR FINISH TYPES).

4. COAT 1: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). MATCH "W-2" (REFER INTERIOR FINISH TYPES).

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS

KEY NOTE NO. 1C:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "LATTE" SW6108 (SHER-CRYL) GLOSS

UNIT MASONRY

KEY NOTE NO. 2A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SMOOTH FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (ACCENT COLOR)
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 2B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 4A:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 4B:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "LATTE" SW6108

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

FLASHING AND SHEET METAL

KEY NOTE NO. 6:
TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY FIELD COLOR) (SEMI-GLOSS)

FLASHING AND SHEET METAL

KEY NOTE NO. 11:
TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY FIELD COLOR) (SEMI-GLOSS)

DOORS AND WINDOWS

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 25:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: (REFER PROJECT MANUAL)
FINISH: KYNAR FINISH
COLOR: (MATCH WINDOW SYSTEM)

ROOF ACCESS LADDER:

KEY NOTE NO. 26
TYPE: PRE-FABRICATED ROOF ACCESS LADDER
MFG.: LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINT
COLOR: (MATCH ADJACENT MASONRY COLOR)

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- (1A) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (1B) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (1C) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4A) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS 1B)
- (4B) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS 1C)
- (5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS 1A)
- (6) PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH 1/4";12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) PRE-ENGINEERED BUILDING THROUGH-WALL SCUPPERS.
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (18) (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- (22) DOWNSPOUTS TO TIE INTO STORM DRAIN PER CIVIL.
- (23) MASONRY CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- (24) RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
- (25) PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
- (26) ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

REGISTERED ARCHITECT
ADAM KREHER
23507
09/21/2022
STATE OF MISSOURI

ARCHITECT OF RECORD
ADAM KREHER
ARCHITECT LICENSE NUMBER
23507
SHEETS BEARING THIS SEAL ARE AUTHENTICATED, RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

TORGERSON DESIGN PARTNERS
ARCHITECTURE/REAL ESTATE/DEVELOPMENT
116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N HERITAGE PKWY & W TAYLOR
SHERMAN, TX 75092

EXTERIOR ELEVATIONS

THE DESIGN PROFESSIONAL. REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: BO
CHECKED BY: KR
DATE: 09/02/2022
REVISION: 1 ADD001 SEPTEMBER 27, 2022
PROJECT NUMBER: 21032-SH3
SHEET NUMBER: A2.1

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Vaquero Ventures
Josh Arnold
2627 Tillar St., Ste 111
Fort Worth, TX 76107

Caitlin Pipkin
2627 Tillar St., Ste 111
Fort Worth, TX 76107

JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, TX 76054

Torgerson Design Partners
116 North 2ND Avenue
Ozark, MO 65721

Studio Green Spot, Inc.
1784 W. McDermott Dr., Suite 110
Allen, TX 75013

Triangle Engineering, LLC
1784 W. McDermott Dr., Suite 110
Allen, TX 75013

O'Reilly Auto Parts
233 South Patterson
Springfield, MO 65802

Dear Applicants,

The request for Site Plan for O'Reilly Auto Parts located at 1716 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

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

3, Division 5, Sec. 3.10.154

7. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
8. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

* **600 BLOCK PROGRESS DRIVE**

The request of Sherman Economic Development Corporation (Owners), Chris Lawrence (Representative), BGE, Inc. (Surveyor/Engineer), Meinhardt & Associates Architects, P.L.L.C (Architect), concerning the property located at 600 Block Progress Drive, consisting of 63.626 acres in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Molinos USA Addition.
B. Site Plan of Molinos USA Addition.

Background:

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

Adjacent Zoning:

M-1 (Light Manufacturing) District
PD (Planned Development)

Origination:

Sherman Economic Development Corporation (Owners)
Chris Lawrence (Representative)
BGE, Inc. (Surveyor/Engineer)
Meinhardt & Associates Architects, P.L.L.C (Architect)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

Objections Received:

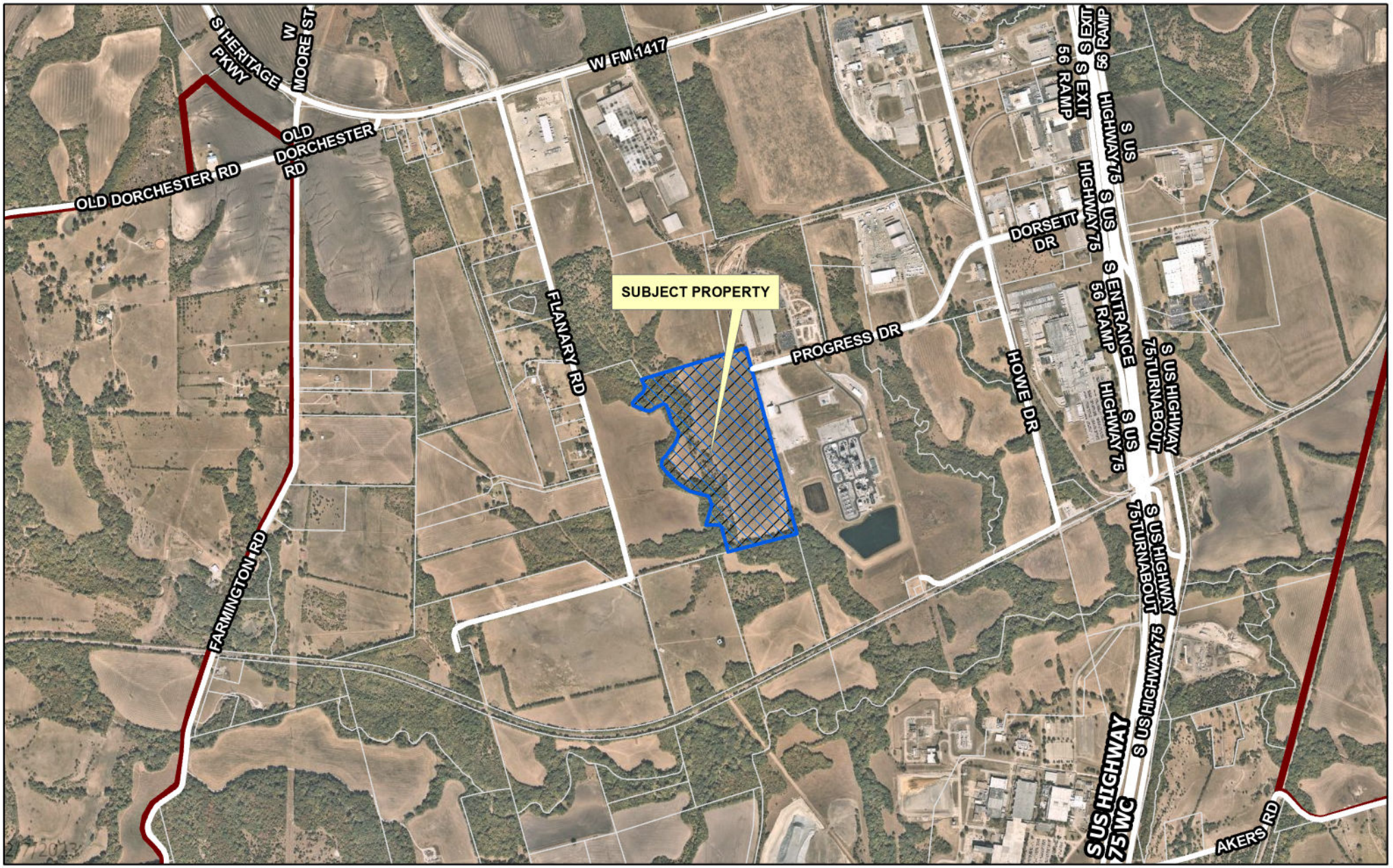
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Site Plan
Landscape Plan
Elevations
TIA
Staff Review Letter - Plat
Staff Review Letter - Zoning



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
600 BLK PROGRESS DR.

N
W E
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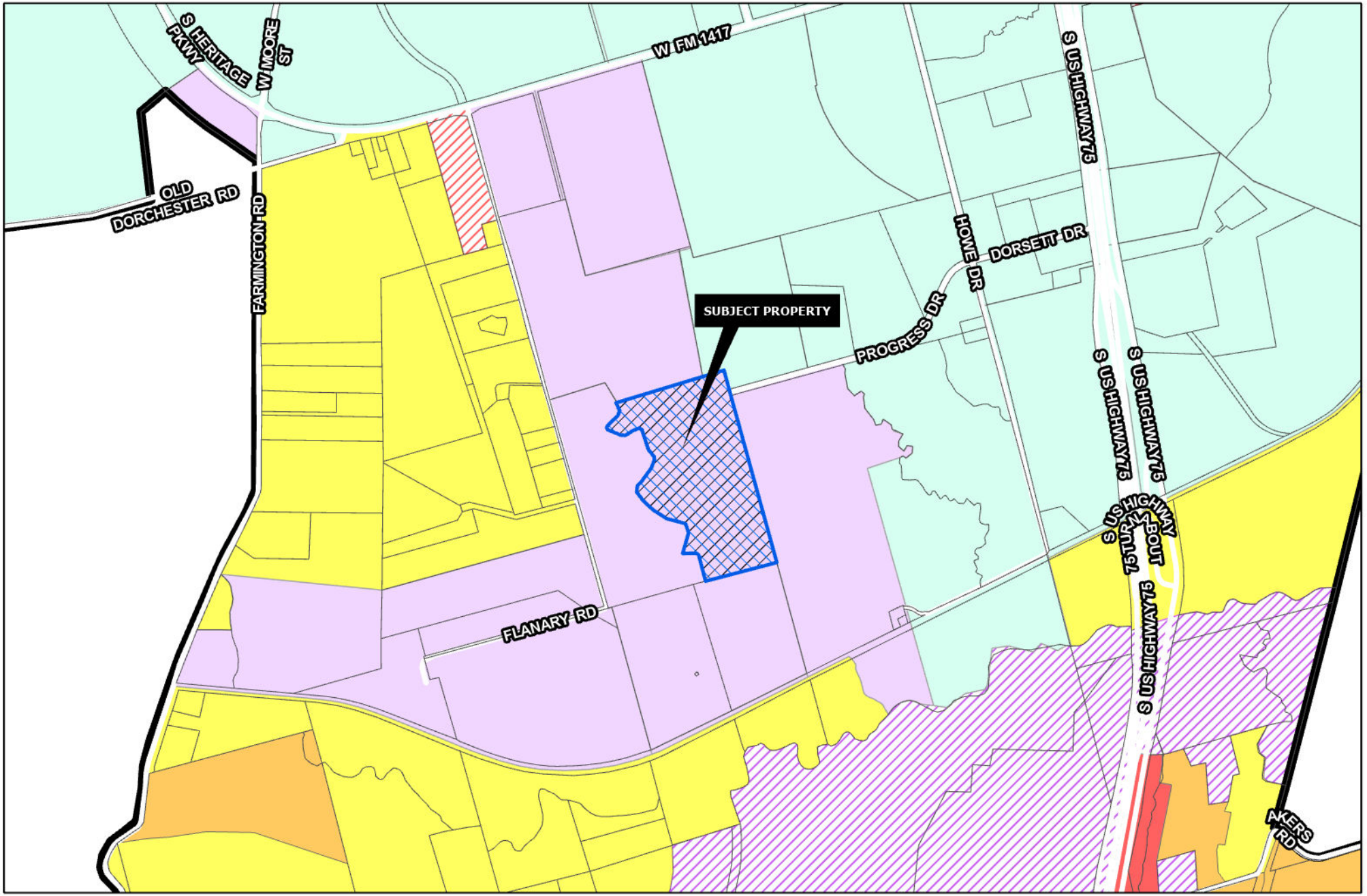
Date: 2/7/2023 12:27 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
600 BLK PROGRESS DR.

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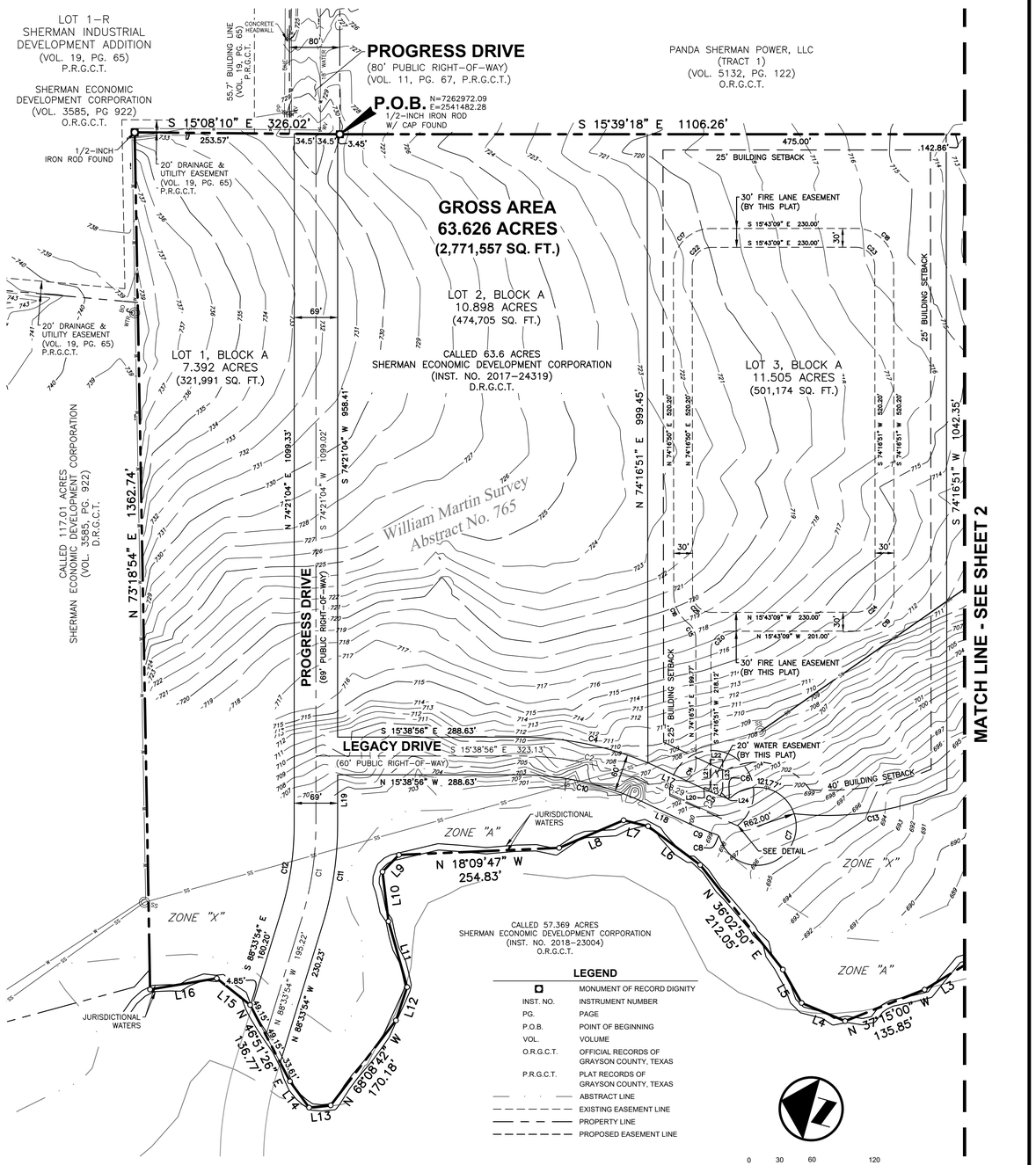
Date: 2/7/2023 12:30 PM

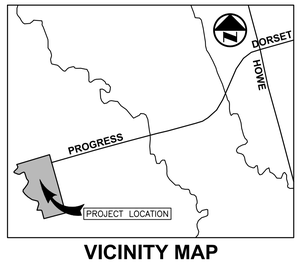


LEGEND

◘	MONUMENT OF RECORD DIGNITY
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
— · —	ABSTRACT LINE
- - - -	EXISTING EASEMENT LINE
———	PROPERTY LINE
- - - -	PROPOSED EASEMENT LINE

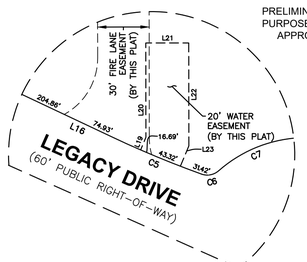
0 30 60 120

SCALE: 1" = 60'



VICINITY MAP

(NOT TO SCALE)



PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

PRELIMINARY PLAT

MOLINOS USA ADDITION

BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2023
SHEET 1 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

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

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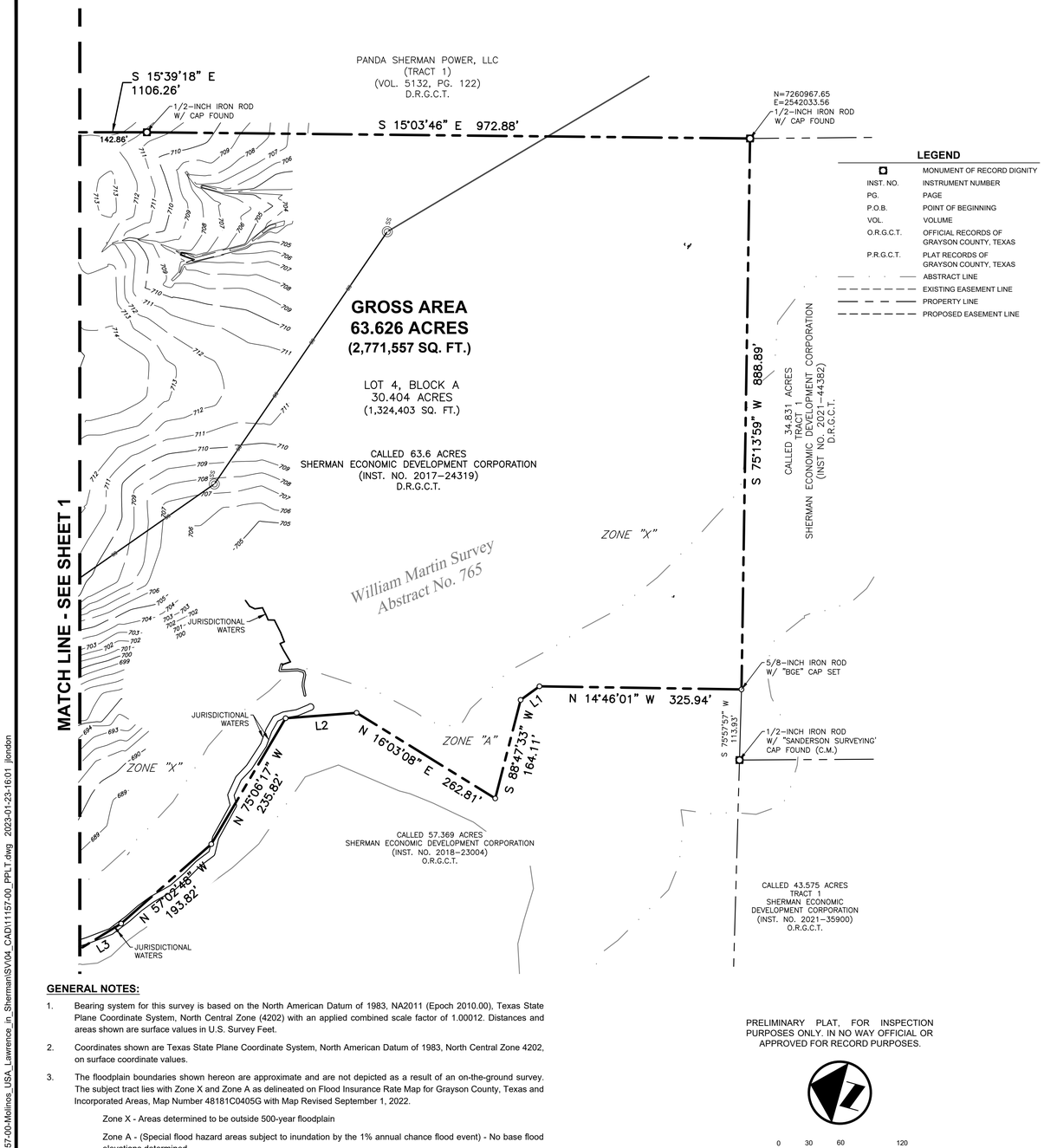
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Meinhardt_and_Associates_Architects_PLLC\11157-00-Molinos_USA_Lawrence_in_Sherman\SV\04_CAD\11157-00_PPLT.dwg 2023-01-23-16:01 jlondon



LEGEND

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— · —	ABSTRACT LINE
- - - -	EXISTING EASEMENT LINE
———	PROPERTY LINE
- - - -	PROPOSED EASEMENT LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405G with Map Revised September 1, 2022.

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

   Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
4. Water supply to be provided by the City of Sherman.
5. Sewer service to be provided by the City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery Company, LLC.
7. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
9. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
10. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
11. The owners and builders must comply with all local, state and federal regulations regarding developments of this type.
12. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

0 30 60 120

SCALE: 1" = 60'

PRELIMINARY PLAT

MOLINOS USA ADDITION

BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2023
SHEET 2 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Meinhardt_and_Associates_Architects_PLLC\11157-00-Molinos_USA_Lawrence_in_Sherman\SV\04_CAD\11157-00_PPLT.dwg 2023-01-23-16:01 jlondon

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, Sherman Economic Development Corporation is the owner of a 63.626-acre (2,771,557-square-foot) tract of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas; said tract being all of that called 63.6-acre tract of land described in General Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2017-24319 of the Official Records of Grayson County, Texas; said 63.626-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with cap found at the southwest terminus of Progress Drive (a 80-foot public right-of-way according to the plat recorded in Volume 11, Page 67 of the Plat Records of Grayson County, Texas); said point being in the northeast line of said 63.6-acre Sherman Economic Development Corporation and the northwest corner of that certain tract of land described in Special Warranty Deed to Panda Sherman Power, LLC recorded in Volume 5132, Page 122 of said Official Records;

THENCE, South 15 degrees 39 minutes 18 seconds East, with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and the southwest line of said Panda Sherman Power tract, a distance of 1,106.26 feet to a 1/2-inch iron rod with cap found for an angle point;

THENCE, South 15 degrees 03 minutes 46 seconds East, continuing with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and the said southwest line of Panda Sherman Power tract, a distance of 972.88 feet to a 1/2-inch iron rod with cap found for corner; said point being the southeast corner of said 63.6-acre Sherman Economic Development Corporation tract and the northeast corner of that called 34.831-acre tract of land described as Tract 1 in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2021-44382 of said Official Records;

THENCE, South 75 degrees 13 minutes 59 seconds West, departing the said southwest line of Panda Sherman Power tract and with the southeast line of said 63.6-acre Sherman Economic Development Corporation tract and the northwest line of said 34.831-acre Sherman Economic Development Corporation tract, a distance of 888.89 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southwest corner of said 63.6-acre Sherman Economic Development Corporation tract, and angle point in the said northwest line of 34.831-acre Sherman Economic Development Corporation tract and the southeast corner of that called 57.369-acre tract of land described in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2018-23004 of said Official Records; from said point a 1/2-inch iron rod with "SANDERSON SURVEYING" cap found bears South 75 degrees 58 minutes West, a distance of 112.9 feet for the northwest corner of said 34.831-acre Sherman Economic Development Corporation tract and the northeast corner of that called 43.575-acre tract of land described as Tract 1 in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2021-35900 of said Official Records;

THENCE, North 14 degrees 46 minutes 01 seconds West, departing the said northwest line of 34.831-acre Sherman Economic Development Corporation tract and with the southwest line of said 63.6-acre Sherman Economic Development Corporation tract and the northeast line of said 57.369-acre Sherman Economic Development Corporation tract, a distance of 325.94 feet to a point for corner in the approximate centerline of a creek;

THENCE, continuing with the said southwest line of 63.6-acre Sherman Economic Development Corporation tract, the said northeast line of 57.369-acre Sherman Economic Development Corporation tract, and the said approximate centerline of a creek, the following twenty-five (25) calls:

North 51 degrees 34 minutes 13 seconds West, a distance of 37.44 feet to a point for corner;

South 88 degrees 47 minutes 33 seconds West, a distance of 164.11 feet to a point for corner;

North 16 degrees 03 minutes 08 seconds East, a distance of 262.81 feet to a point for corner;

North 20 degrees 02 minutes 01 seconds West, a distance of 114.90 feet to a point for corner;

North 75 degrees 06 minutes 17 seconds West, a distance of 235.82 feet to a point for corner;

North 57 degrees 02 minutes 48 seconds West, a distance of 193.82 feet to a point for corner;

North 47 degrees 14 minutes 11 seconds West, a distance of 159.13 feet to a point for corner;

North 37 degrees 15 minutes 00 seconds West, a distance of 135.85 feet to a point for corner;

North 07 degrees 01 minutes 14 seconds East, a distance of 74.95 feet to a point for corner;

North 45 degrees 05 minutes 04 seconds East, a distance of 60.78 feet to a point for corner;

North 36 degrees 02 minutes 50 seconds East, a distance of 212.05 feet to a point for corner;

North 20 degrees 57 minutes 56 seconds East, a distance of 103.06 feet to a point for corner;

North 01 degrees 56 minutes 28 seconds West, a distance of 40.11 feet to a point for corner;

North 38 degrees 53 minutes 33 seconds West, a distance of 111.38 feet to a point for corner;

North 18 degrees 09 minutes 47 seconds West, a distance of 254.83 feet to a point for corner;

North 61 degrees 21 minutes 49 seconds West, a distance of 37.44 feet to a point for corner;

South 67 degrees 27 minutes 36 seconds West, a distance of 79.36 feet to a point for corner;

South 58 degrees 31 minutes 47 seconds West, a distance of 108.71 feet to a point for corner;

North 87 degrees 01 minutes 16 seconds West, a distance of 55.86 feet to a point for corner;

North 68 degrees 08 minutes 42 seconds West, a distance of 170.18 feet to a point for corner;

North 21 degrees 41 minutes 51 seconds West, a distance of 34.47 feet to a point for corner;

North 38 degrees 13 minutes 50 seconds East, a distance of 51.77 feet to a point for corner;

North 46 degrees 51 minutes 26 seconds East, a distance of 136.77 feet to a point for corner;

North 22 degrees 56 minutes 04 seconds East, a distance of 67.94 feet to a point for corner;

North 25 degrees 08 minutes 13 seconds West, a distance of 107.43 feet to a point for corner; said point being the northwest corner of said 63.6-acre Sherman Economic Development Corporation tract;

THENCE, North 73 degrees 18 minutes 54 seconds East, departing said creek and with the northwest line of said 63.6-acre Sherman Economic Development Corporation tract and the southeast line of that called 117.01-acre tract of land described in Special Warranty Deed to Sherman Economic Development Corporation recorded in Volume 3585, Page 922 of said Official Records, a distance of 1,362.74 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said 63.6-acre Sherman Economic Development Corporation tract and an interior ell corner of Lot 1-R, Sherman Industrial Development Addition, an addition to the City of Sherman according to the plat recorded in Volume 19, Page 65 of the Plat Records of Grayson County, Texas;

THENCE, South 15 degrees 08 minutes 10 seconds East, with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and a southwest line of said Lot 1-R, a distance of 326.02 feet to the POINT OF BEGINNING and containing 63.626 acres or 2,771,557 square feet of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MOLINOS USA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedicated of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized by the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

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

_____
Clerk, City of Sherman, Texas

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

By: Sherman Economic Development Corporation

_____
Name:
Title:

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

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.

_____
Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 51°34'13" W	37.44'
L2	N 20°02'01" W	114.90'
L3	N 47°14'11" W	159.13'
L4	N 07°01'14" E	74.95'
L5	N 45°05'04" E	60.78'
L6	N 20°57'56" E	103.06'
L7	N 01°56'28" W	40.11'
L8	N 38°53'33" W	111.38'
L9	N 61°21'49" W	37.44'
L10	S 67°27'36" W	79.36'
L11	S 58°31'47" W	108.71'
L12	N 87°01'16" W	55.86'
L13	N 21°41'51" W	34.47'
L14	N 38°13'50" E	51.77'
L15	N 22°56'04" E	67.94'
L16	N 25°08'13" W	107.43'
L17	S 09°35'28" W	68.29'
L18	N 09°35'28" E	68.29'
L19	S 74°21'04" W	80.31'
L20	S 83°03'55" E	6.37'
L21	N 74°16'51" E	43.94'
L22	S 15°43'09" E	20.00'
L23	S 74°16'51" W	47.94'
L24	N 83°03'55" W	10.27'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	17°05'02"	500.00'	S 82°53'35" W	148.53'	149.09'
C2	25°14'24"	500.00'	S 03°01'44" E	218.48'	220.26'
C3	5°23'45"	499.99'	S 06°53'29" W	47.07'	47.09'
C4	25°14'24"	530.00'	S 03°01'44" E	231.59'	233.48'
C5	5°27'20"	470.00'	S 06°51'42" W	44.73'	44.75'
C6	61°11'14"	8.00'	S 26°27'34" E	8.14'	8.54'
C7	294°04'34"	62.00'	S 89°59'06" W	67.47'	318.22'
C8	53°28'34"	8.00'	N 30°17'06" E	7.20'	7.47'
C9	6°02'33"	530.00'	N 06°34'06" E	55.87'	55.89'
C10	25°14'24"	470.00'	N 03°01'44" W	205.38'	207.05'
C11	17°05'02"	534.50'	S 82°53'35" W	158.78'	159.37'
C12	17°05'02"	465.50'	N 82°53'35" E	138.28'	138.80'
C13	30°18'08"	470.00'	N 24°31'15" W	245.68'	248.57'
C14	61°19'28"	30.00'	S 75°03'25" E	30.60'	32.11'
C15	52°19'50"	30.00'	N 48°06'56" E	26.46'	27.40'
C16	52°19'49"	60.00'	N 48°06'56" E	52.92'	54.80'
C17	90°00'00"	60.00'	S 60°43'10" E	84.85'	94.25'
C18	90°00'00"	60.00'	S 29°16'51" W	84.85'	94.25'
C19	90°00'00"	60.00'	N 60°43'09" W	84.85'	94.25'
C20	90°00'00"	30.00'	N 60°43'09" W	42.43'	47.12'
C21	15°26'12"	30.00'	S 66°33'45" W	8.06'	8.08'
C22	90°00'00"	30.00'	S 60°43'10" E	42.43'	47.12'
C23	90°00'00"	30.00'	S 29°16'51" W	42.43'	47.12'
C24	90°00'00"	30.00'	N 60°43'09" W	42.43'	47.12'
C25	90°00'00"	30.00'	N 29°16'50" E	42.43'	47.12'

PRELIMINARY PLAT
MOLINOS USA ADDITION
BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2023
SHEET 3 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

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G:\TXN\Projects\Meinhardt_and_Associates_Architects_PLLC\111157-00-Molinos_USA_Lawrence_in_Sherman\SV\04_CAD\111157-00_PPLT.dwg 2023-01-23-16:01 jlondon

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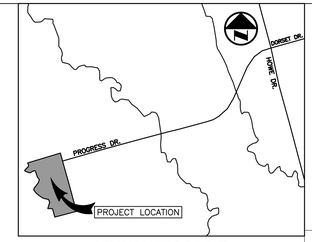
NOTE: THIS SHEET IS FOR REFERENCE ONLY. SEE SHEET SP-1.1 FOR SITE PLAN DETAILS.

0 75 150 300
SCALE: 1" = 150'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- PP POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS



VICINITY MAP
(NOT TO SCALE)

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION
IRR	IRRIGATION METER	DOM	DOMESTIC METER

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 20-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF SHERMAN CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
12. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.

EX. 12" STORM CULVERT
CONNECT TO EX. RAILROAD
FL=723.79
FL=728.64
EX. 36" STORM CULVERT
EXISTING RAILROAD
EXISTING RAILROAD
EX. 20' DRAINAGE & UTILITY EASEMENT
EX. 12" SEWER
EX. 20' SANITARY SEWER EASEMENT
PROPOSED RAILROAD

REPLAT OF
LOTS ONE AND TWO
OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION
(VOL. 19, PG. 65)
P.R.G.C.T.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3585, PG 922)
O.P.R.G.C.T.

PROGRESS DRIVE (80' ROW)
FL=722.92
FL=723.64
S15° 03' 36"E 1,080.44'
CONNECT TO EX. PROGRESS DRIVE
PROPOSED RAILROAD

PANDA SHERMAN POWER, LLC
(TRACT 1)
(VOL. 5132, PG. 122)
D.R.G.C.T.

S15° 03' 36"E 972.55'
PROPOSED RAILROAD

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3585, PG. 922)
D.R.G.C.T.

PROGRESS DRIVE PROPOSED ROW (CONFIGURATION AND ALIGNMENT BASED ON BDD PLANS DATED 12/06/2022)

N79° 16' 54"E 1,080.44'

LOT 2, BLOCK A

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 2017-24319)
D.R.G.C.T.
63.626 ACRES
(2,771,557 SQ. FT.)
NO BUILDINGS
NO ADDRESS ASSIGNED
TAX ID: 125309

LOT 1, BLOCK A

William Martin Survey Abstract No. 765

N14° 16' 51"E 999.41'
TIA 16'51"E 1,062.59'
SEE SHEET SP-1.1 FOR DETAILS

EX. 18" WATER
CONNECT TO EX. 18" WATER
EX. 12" SEWER
PROPOSED 12" WATER
EX. 15" SEWER
LEGACY DRIVE (PROPOSED 60' ROW)
JURISDICTIONAL STREAM
N38° 53' 33"W 111.38'
N61° 21' 49"W 37.44'
S67° 27' 36"W 79.36'
N14° 16' 51"E 209.93'
N25° 08' 13"W 107.43'
N22° 55' 04"E 67.94'
N48° 51' 26"E 136.77'
N21° 41' 51"W 34.47'
N38° 13' 50"E 51.77'
BGE PROPOSED FLOODPLAIN
FEMA 100-YR FLOODPLAIN
N1° 56' 28"W 40.11'
N20° 57' 56"E 103.06'
S58° 31' 47"W 108.71'
N87° 01' 16"W 55.86'
N68° 08' 42"W 170.18'
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2018-23004) O.R.G.C.T.
N45° 05' 04"E 60.78'
N7° 01' 14"E 74.95'
N37° 15' 00"W 135.85'
N47° 14' 11"W 159.13'
JURISDICTIONAL STREAM
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2018-23004) O.R.G.C.T.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 2017-24319)
D.R.G.C.T.
63.626 ACRES
(2,771,557 SQ. FT.)
NO BUILDINGS
NO ADDRESS ASSIGNED
TAX ID: 125309

LOT 4, BLOCK A

JURISDICTIONAL STREAM
N20° 02' 01"W 114.90'
S88° 47' 33"W 164.11'
N51° 34' 13"W 37.44'
S15° 03' 36"E 808.69'
N48° 01' 17" 230.04'
BGE PROPOSED FLOODPLAIN
FEMA 100-YR FLOODPLAIN
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2018-23004) O.R.G.C.T.

CALLED 34.831 ACRES
TRACT 1
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(INST NO. 2021-44382)
D.R.G.C.T.

ZONE "X"

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 2018-23004)
O.R.G.C.T.

!!WARNING!!

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BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

BENCH MARK LIST

CITY BM	CITY OF SHERMAN 3 1/4 INCH BRASS DISK MONUMENT FOUND. LOCATED ON THE SOUTH SIDE OF WASHINGTON STREET BRIDGE AT SANDY CREEK; APPROXIMATELY 0.45 MILES FROM THE INTERSECTION OF WASHINGTON STREET AND F.M. 1417. PUBLISHED ELEV=719.78 BGE OBSERVED ELEV=719.82
CITY BM	"□" CUT SET ON CONCRETE HEADWALL APPROXIMATELY 3,189 FEET SOUTH OF THE INTERSECTION OF FLANARY ROAD AND F.M. 1417 ON THE EAST SIDE OF FLANARY ROAD. PUBLISHED ELEV=711.82 BGE OBSERVED ELEV=712.24
BM#1	"☒" SET ON THE NORTHWEST CORNER OF A CONCRETE SLAB. ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE; ±7 FEET SOUTHEAST OF WATER VAULT; AND ±56 FEET OF THE MOST WESTERLY ENTRANCE TO PROGRESS RAIL SERVICES. ELEV=730.77
BM#2	"☒" SET IN CONCRETE AT THE SOUTHEAST CORNER OF CONCRETE DRIVE. ±300 FEET EAST OF PROGRESS DRIVE DEAD END; ±7 FEET SOUTHEAST OF WATER VAULT; AND ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE. ELEV=720.94

SITE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHINGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/30/2023

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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DEVELOPER
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

SITE PLAN

MOLINOS USA
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949
JANUARY 30, 2023

!!CAUTION !!
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CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: EJB
DATE: JANUARY 2023
PROJECT NUMBER: 11157-00

SHEET NO
SP-1.0

BGE, INC.
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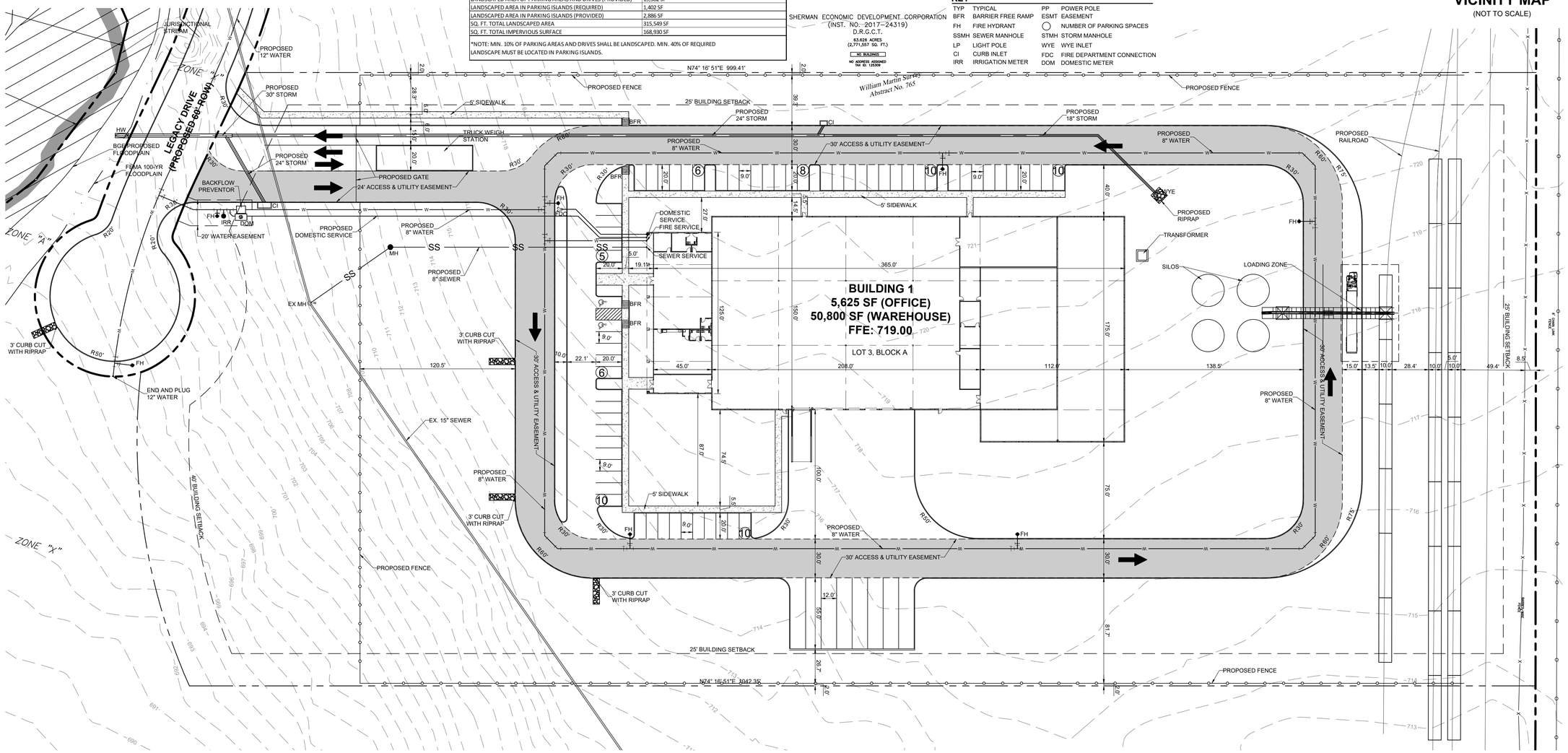
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 3
ZONING	M-1 LIGHT MANUFACTURING
LAND USE	MANUFACTURING
LOT AREA	501,174 SF
BUILDING 1 AREA (PROPOSED)	56,425 SF
LOT COVERAGE	11.3%
TOTAL FLOOR AREA RATIO	0.11:1
PARKING	
PARKING RATIO	1 SPACE PER 400 SF PROFESSIONAL OFFICE 1 SPACE PER 1000 SF WAREHOUSE
REQUIRED PARKING WAREHOUSE	51
REQUIRED PARKING PROFESSIONAL OFFICE	14
REQUIRED PARKING TOTAL (# SPACES)	65
PROVIDED PARKING TOTAL (# SPACES)	65
HANDICAP PARKING REQUIRED (# SPACES)	2
HANDICAP PARKING PROVIDED (# SPACES)	2
OPEN SPACE	
SQ. FT. PARKING AREAS AND DRIVES	35,041 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (REQUIRED)	3,504 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (PROVIDED)	19,382 SF
LANDSCAPED AREA IN PARKING ISLANDS (REQUIRED)	1,402 SF
LANDSCAPED AREA IN PARKING ISLANDS (PROVIDED)	2,886 SF
SQ. FT. TOTAL LANDSCAPED AREA	315,549 SF
SQ. FT. TOTAL IMPERVIOUS SURFACE	168,930 SF

*NOTE: MIN. 10% OF PARKING AREAS AND DRIVES SHALL BE LANDSCAPED. MIN. 40% OF REQUIRED LANDSCAPE MUST BE LOCATED IN PARKING ISLANDS.



LEGEND

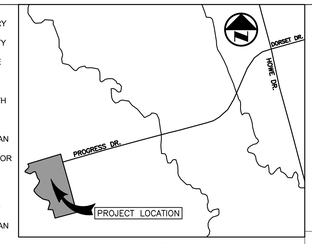
- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- PP POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION
IRR	IRRIGATION METER	DOM	DOMESTIC METER

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 20-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF SHERMAN CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
12. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.



VICINITY MAP

(NOT TO SCALE)

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WILLIAM MARTIN SURVEY ABSTRACT NO. 765

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DATE PREPARED: 01/30/2023

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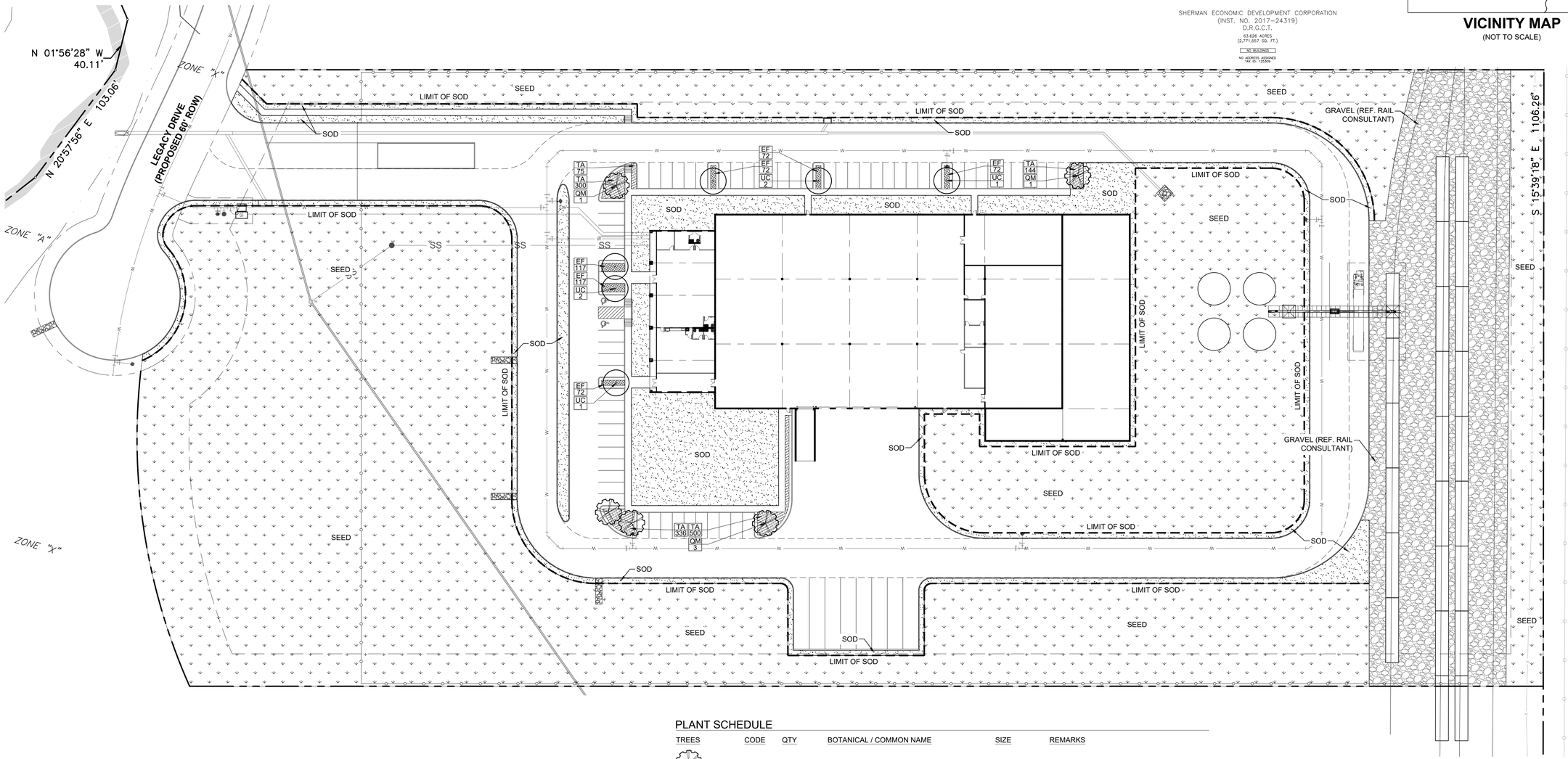

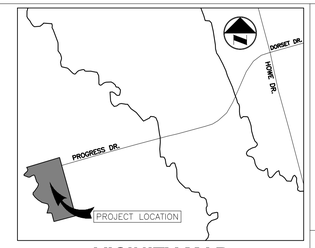

VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	QM	5	Quercus muehlenbergii / Chinkapin Oak	3" CAL.	10'-12' HT, 5'-7" SP. B&B
	UC	6	Ulmus crassifolia / Cedar Elm	3" CAL.	10'-12' HT, 5'-7" SP. B&B
GROUND COVER	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		
	TA	1,355	Trachelospermum asiaticum / Asian Jasmine	1 GAL. MIN.	8" HT., 8" SP., 12" O.C.
	EF	522	Euonymus fortunei 'Cloratus' / Wintercreeper	1 GAL. MIN.	8" HT., 8" SP., 12" O.C.
MISC.	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		
	SOD	TBD	Bouteloua dactyloides / Buffalo Grass		SOLID SOD TURF. FULL, WELL-ROOTED. 100% WEED AND PEST FREE.
	SEED	TBD	Bouteloua dactyloides / Buffalo Grass		HYDROSEED
	GRAVEL	TBD	Stone gravel		REF. RAIL CONSULTANT FOR TYPE AND SIZE
	STEEL EDGE	TBD			3/16" X 4" BLACK
	MULCH	TBD	Shredded hardwood mulch.		ALL PROPOSED TREES TO RECEIVE 4' DIAMETER MULCH RING.

N

0 20 40 80

SCALE: 1" = 40'

LANDSCAPE PLAN
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63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

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DESIGNED BY: BML
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PROJECT NUMBER: 11157-00

SHEET NO

LP 1.00

BGE, INC. \\Dcnwgroup.net\penncon\Projects\Sherman\Projects\Sherman_and_Associates_Architects_RLC\11157--00-Molinos_USA_Lawrence_In_Sherman\LP--NTX\03--CAD\03--SHEETS\LP 1.00.dwg Jan 23, 2023--10:53am bhwy

SHERMAN LANDSCAPE REQUIREMENTS

	Required	Provided
COMMERCIAL TREE & LANDSCAPING [*EXHIBIT 14A SS 17*]:		
- MIN. 10% OF PARKING AREAS AND DRIVES SHALL BE LANDSCAPED. MIN. 40% OF REQUIRED LANDSCAPE MUST BE LOCATED IN PARKING ISLANDS		
35,041 SF X 10% = 3,504 SF PARKING AREA LANDSCAPE	3,504 SF	19,382 SF
3,504 SF X 40% = 1,402 SF REQUIRED IN ISLANDS	1,402 SF	2,886 SF

LAWN NOTES:

LOOSEN AND RAKE SMOOTH ALL AREAS TO BE GRASSED. REMOVE ALL WEEDS, DEBRIS AND ANY CLUMPS, STONES, CLODS, ETC. LARGER THAN THREE QUARTER (¾) INCH DIAMETER. ENSURE LAWN AREAS AND SWALES ARE GRADED FOR PROPER DRAINAGE. AREAS NEXT TO SIDEWALKS AND CURBS SHALL BE GRADED DOWN TO ONE (1) INCH BELOW FINISHED GRADE TO ALLOW FOR THICKNESS OF GRASS BUILD-UP.

SOD: AREAS WILL BE PLANTED WITH SOD AS INDICATED ON THE PLANS. ALL SOD SHALL BE DARK RICH GREEN, FREE OF WEEDS AND PLACED SO JOINTS ARE FLUSH BETWEEN PIECES. SOD IS TO HAVE ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING, WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS. SODDED AREAS SHALL BE ROLLED WITH A 2OO POUND ROLLER IMMEDIATELY AFTER LAYING, WATERED THOROUGHLY AND REROLLED. ASLL SODDED GRASS AREAS SHALL BE FERTILIZED AT THE RATE OF FOUR (4) POUNDS PER 1000 SQUARE FEET, PRIOR TO LAYING SOD. DEAD PATCHES OF SOD SHALL BE REMOVED AND REPLACED IMMEDIATELY.

BUFFALO GRASS HYDROMULCH (MAY 15 - AUGUST 15):
THE HYDROMULCH IS TO BE COMPOSED OF VIRGIN WOOD, GREEN COLOR ADDITIVE, CELLULOSE FIBER BY CONWED OR WEYERHAUSER. CERTIFIED HULLED COMMON BUFFALO GRASS SEED SHALL HAVE MINIMUM PURITY OF 98 PERCENT AND A MINIMUM GERMINATION RATE OF 95 PERCENT. THE FERTILIZER SHALL BE GRANULAR FORM AND BE HOMOGENIZED. APPLY AT THE FOLLOWING RATES PER 1000 SQUARE FEET: FIFTY (50) POUNDS HYDROMULCH, TWO AND ONE-HALF (2.5) POUNDS SEED, AND TWELVE (12) POUNDS FERTILIZER. AREAS OF HYDROMULCH THAT DO NOT GERMINATE WILL BE REHYDROMULCHED IMMEDIATELY. SUBSTANTIAL STAND OF GRASS MUST BE APPARENT PRIOR TO INITIAL ACCEPTANCE.

WHEN CLIMATIC CONDITIONS ARE SUCH THAT A HEALTHY STAND OF GRASS CANNOT BE DEVELOPED PRIOR TO ONSET OF COOL WEATHER, SEED WITH WINTER RYE AS AN INTERIM GROUNDCOVER, AND RETURN IN THE SPRING WHEN CONDITIONS ARE APPROPRIATE FOR ACTIVE SEED GERMINATION. REMOVE EITHER CHEMICALLY OR BY EXCAVATION, INCLUDING ENTIRE ROOT SYSTEM, ALL EXISTING WINTER RYE AND PREPARE SOIL FOR NEW APPLICATION OF BERMUDAGRASS SEED HYDROMULCH BY THE STEPS PREVIOUSLY SPECIFIED. APPLY HYDROMULCH MIXTURE AS PREVIOUSLY SPECIFIED.

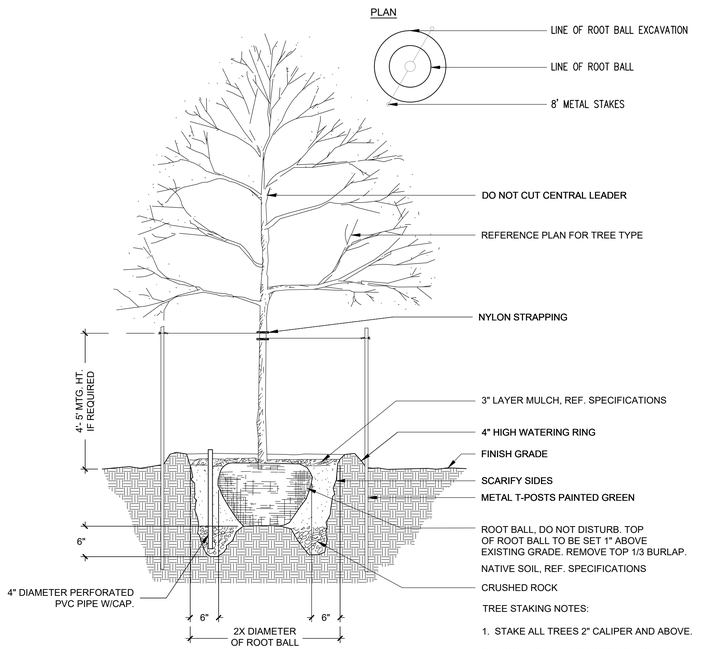
WINTER RYE GRASS (SEPTEMBER 15 - NOVEMBER 15):
SEED WITH WINTER RYE GRASS SEED AT THE RATE OF FIVE (5) POUNDS PER 1000 SQUARE FEET.

LANDSCAPE NOTES

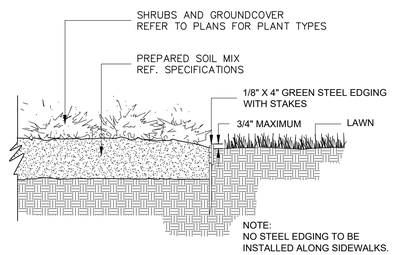
1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON OTHER CONSULTANTS' DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERING OR LANDSCAPE ARCHITECTURE PLANS. ANY DAMAGE TO EXISTING SITE UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THIS SCOPE OF WORK SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
5. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
6. AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
7. PLANT SPACING IS AS INDICATED ON 'PLANT LEGEND' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT LEGEND REMARKS.
8. TREES SHALL BE PLANTED AS LEAST FIVE (5') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
9. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
10. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
11. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
12. ALL TREES TO BE STAKED AND INCLUDED AT LEAST 3 INCHES OF HARDWOOD MULCH OVER PLANTING AREA
13. ALL SHRUB, GROUNDCOVER & PERENNIAL SHALL HAVE A MIN. THREE (3") HARDWOOD MULCH..
14. ANNUAL BEDS TO RECEIVE MINIMUM 3" HARDWOOD MULCH
15. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
17. ALL LANDSCAPE BEDS TO RECEIVE STEEL EDGING WITHIN GROUND COVER AND SHRUB AREAS THAT ARE ADJACENT TO TURF.
18. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
19. CONTRACTOR SHALL PROVIDE THE PROJECT AGRONOMIST SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSES SHALL INCLUDE REVIEW AND COORDINATION WITH THE SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACK FILL MIX. SUBMIT SOIL ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, ON GRADE SOILS AND/OR ON-STRUCTURE SOILS. VERIFYING ON-STRUCTURE FILTER FABRIC/SOIL COMPATIBILITY SHALL BE PART OF THE OVERALL ANALYSIS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
20. TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
21. REFER TO CIVIL FOR GRADING AND UTILITY COORDINATION.
22. APPROXIMATE LIMITS OF SEEDING AND SODDING ARE SHOWN AS ON PLAN; CONTRACTOR TO PROVIDE SOD ON ALL AREAS DISTURBED BY CONSTRUCTION.
23. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
24. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
25. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS PROVIDED HEREIN OR OTHERWISE TO CITY OF KAUFMAN COUNTY STANDARDS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	QM	5	Quercus muehlenbergii / Chinkapin Oak	3" CAL.	10'-12' HT, 5'-7' SP. B&B
	UC	6	Ulmus crassifolia / Cedar Elm	3" CAL.	10'-12' HT, 5'-7' SP. B&B
GROUND COVER	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		
	TA	1,355	Trachelospermum asiaticum / Asian Jasmine	1 GAL. MIN.	8" HT., 8" SP., 12" O.C.
	EF	522	Euonymus fortunei 'Cloratus' / Wintercreeper	1 GAL. MIN.	8" HT., 8" SP., 12" O.C.
MISC.	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		
	SOD	TBD	Bouteloua dactyloides / Buffalo Grass		SOLID SOD TURF. FULL, WELL-ROOTED. 100% WEED AND PEST FREE.
	SEED	TBD	Bouteloua dactyloides / Buffalo Grass		HYDROSEED
	GRAVEL	TBD	Stone gravel		REF. RAIL CONSULTANT FOR TYPE AND SIZE
	STEEL EDGE	TBD			3/16" X 4" BLACK
	MULCH	TBD	Shredded hardwood mulch.		ALL PROPOSED TREES TO RECEIVE 4' DIAMETER MULCH RING.



A SHADE TREE PLANTING
SECTION
SCALE: N.T.S.



B STEEL EDGING
SECTION
SCALE: N.T.S.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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DEVELOPER
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TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

LANDSCAPE DETAILS & NOTES

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: WBM
DESIGNED BY: BML
DATE: JANUARY 2023
PROJECT NUMBER: 11157-00

SHEET NO
LP 3.00

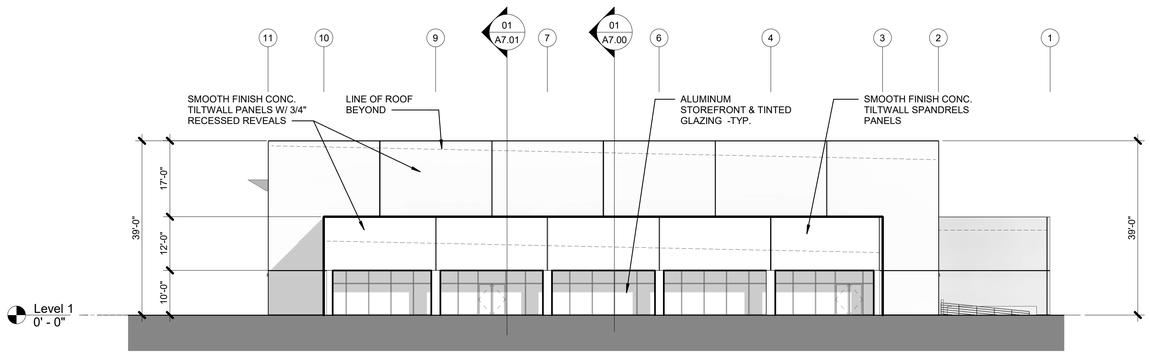
LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHIGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/23/2023

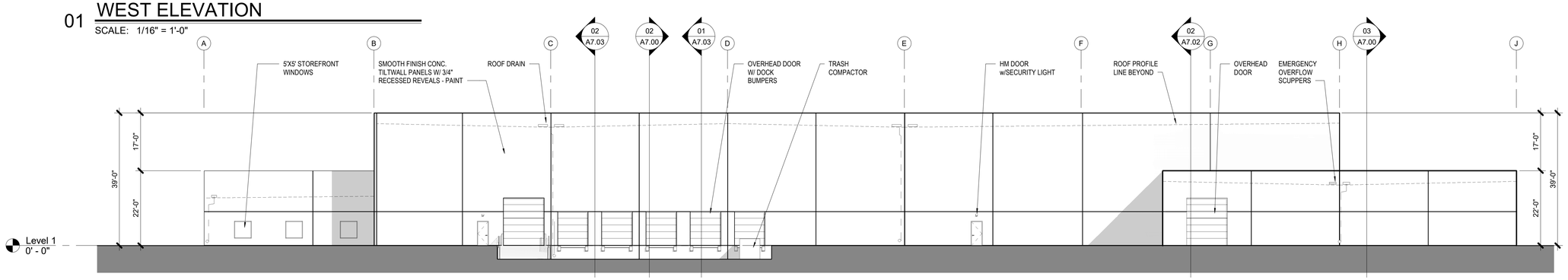
\\Drawings-vet\vanson\Projects\TDW\Projects\Markhardt_and_Associates_Architects_BLC\11157-00-Molinos_USA_Lawrence_Ja...Sherman\LP-MTX\03-CAD\03-SHEETS\LP 1.00.dwg Jan 23, 2023 - 10:53am bhoy

BGE, INC.



01 WEST ELEVATION

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



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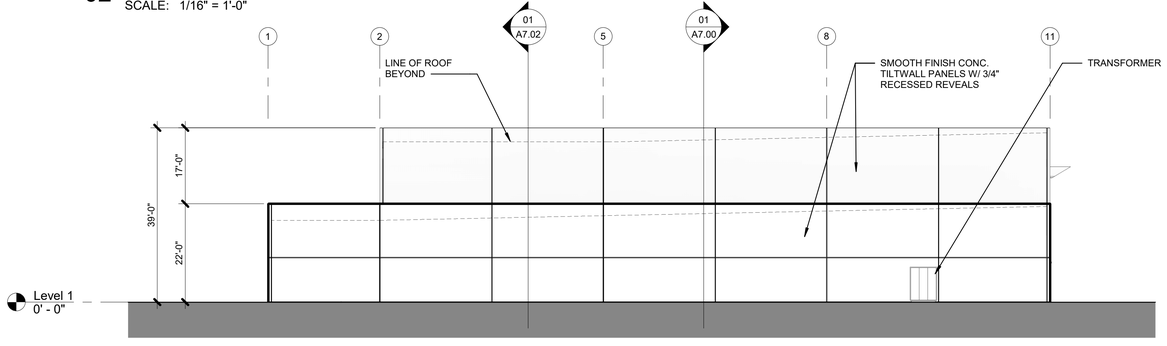

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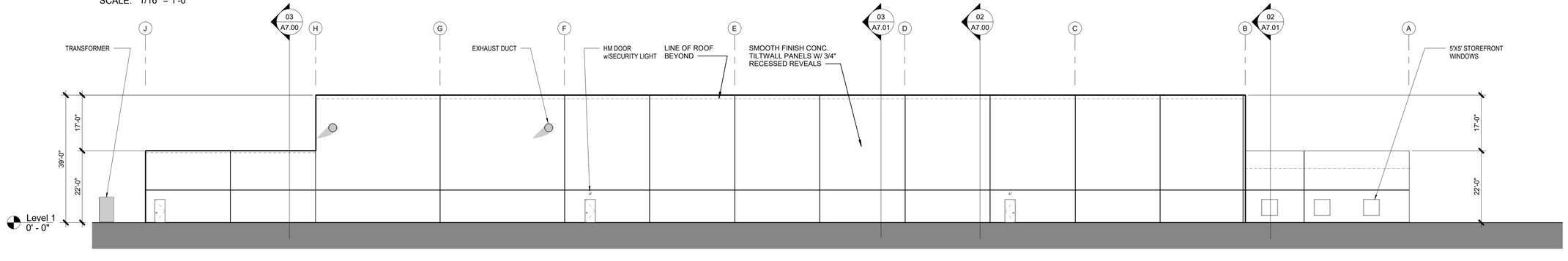


04 NORTH ELEVATION

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

REVISIONS

MOLINOS USA

SHERMAN, TEXAS 75092

PROGRESS DRIVE

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

PROJECT NO: 21-268

DATE: 01-05-23

DRAWN BY: Author

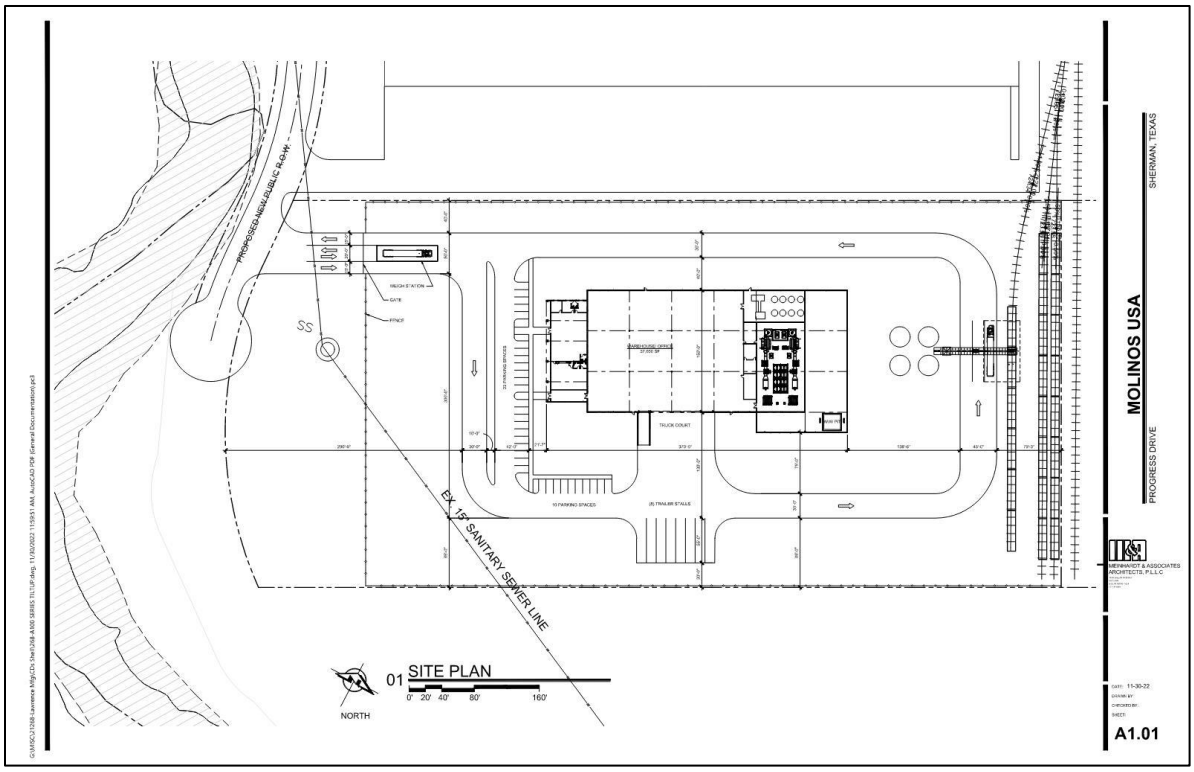
CHECKED BY: Checker

SHEET: BUILDING ELEVATIONS

A6.01

1/24/2023 1:20:12 PM G:\MISC\21268-Lawrence Mfg\CDs Shell\REVIT\268-Lawrence Mfg - trailer parking.rvt

TRAFFIC IMPACT ANALYSIS
MOLINOS USA-LAWRENCE
SHERMAN, TX



January 20, 2023

STATE OF TEXAS
MARK S. KRANZ
124752
LICENSED
PROFESSIONAL ENGINEER

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX, 75034
Texas P.E. Firm Registration No. F-1046

Executive Summary

The proposed Molinos USA-Lawrence development is located along Progress Drive in between Flanary Road and Howe Drive in Sherman, Texas. This study is intended to identify traffic generation characteristics and the effects of the new development on the roadway network compared to background conditions and recommend improvements if necessary.

The following intersections were evaluated as part of this study:

- FM 1417/Heritage Parkway at Flanary Road
- FM 1417/Heritage Parkway at Howe Drive
- Progress Drive/Dorset Drive at Howe Drive
- US 75 SBFR at Dorset Drive
- Flanary Road at Progress Drive
- New Road at Progress Drive
- New Road at Site Driveway

The traffic operation conditions were analyzed for these intersections for the following scenarios:

- 2023 Existing Traffic Volumes
- 2025 Background Traffic
- 2025 Background Plus Site Traffic

The proposed development includes 57,050 square feet of manufacturing use. This study analyzes the site with an ultimate buildout date of 2025. The proposed development is expected to produce 45 trips in the AM peak hour, 32 trips in the PM peak hour, and 418 total weekday trips.

Intersection capacity analysis was performed on study intersections and a two-lane facility analysis was performed for FM 1417/Heritage Parkway between Flanary Road and Howe Drive. Traffic operation was acceptable in 2025 background plus site conditions and no roadway improvements were recommended. A traffic signal was not warranted for FM 1417/Heritage Parkway at Howe Drive in 2023 existing conditions nor 2025 background plus site conditions.

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1.0 Introduction

1.1 Purpose

BGE, Inc. was requested on behalf of Meinhardt & Associates to conduct a Traffic Impact Analysis (TIA) for the proposed Molinos USA-Lawrence development located along Progress Drive (Future) in between Flanary Road and Howe Drive in Sherman, Texas. This study will estimate traffic created by this development, analyze the surrounding roadway network, and determine improvements to the roadway network made necessary by this additional traffic. **Figure 1** shows a vicinity map of the proposed location. **Figure 2** shows the proposed Molinos USA-Lawrence development's site plan and the proposed building layout. A full-sized copy of the proposed site plan is in **Appendix A**.

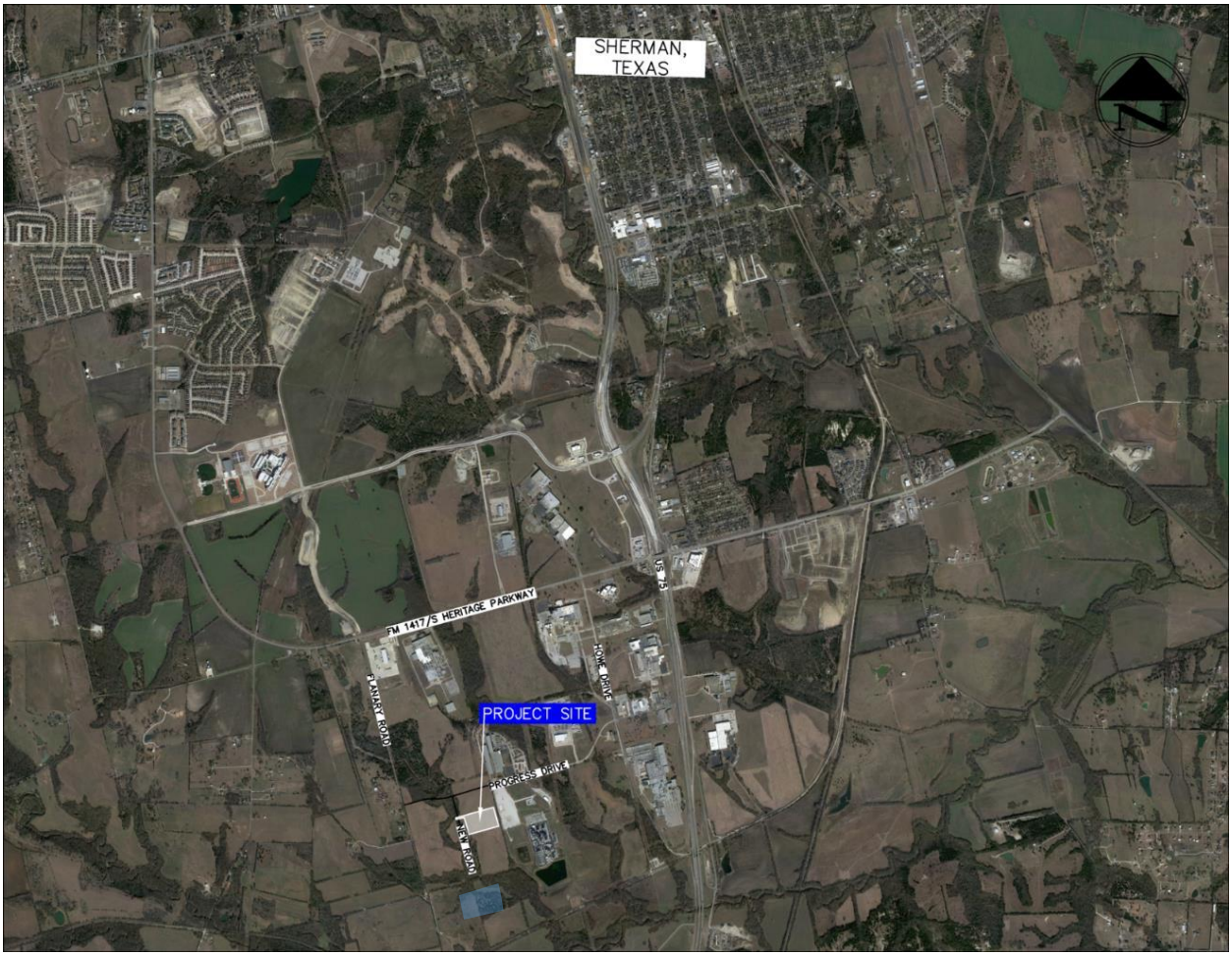

Figure 1: Vicinity Map

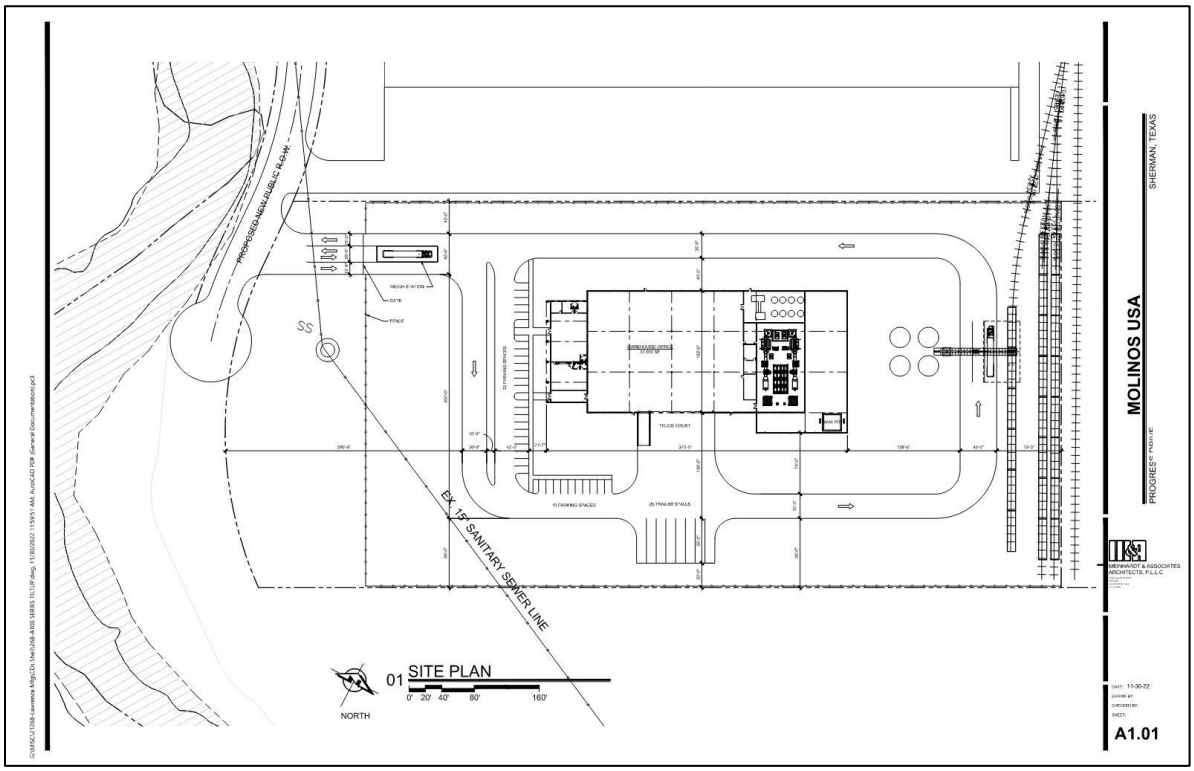

Figure 2: Proposed Molinos USA-Lawrence Site Layout

1.2 Methodology

This traffic study analyzed existing, background, and background plus site. The projected full buildout date of the development is 2025. Existing traffic volumes were directly counted on a typical weekday. Background volumes were generated by applying a growth rate to existing volumes and adding traffic from background development. Projected 2025 background plus site traffic was generated by adding traffic from the proposed development to this background traffic. The AM and PM peak hours were studied for traffic capacity analysis. Heavy trucks are present at the site, so for this study, a global heavy vehicle factor of 6% is used for the intersections on the external roadways and 40% is used for the internal roadways. For these traffic volume cases, the following analyses were performed:

- Intersection capacity analysis
- Two-lane facility analysis
-

This study used the Institute of Transportation Engineers' 11th Edition of *Trip Generation*, their web-based app "TripGen,",the Synchro 11 software to perform intersection capacity analysis, and Highway Capacity Software 2022 to perform two-lane facility capacity analysis. Synchro 11 used methods from the *Highway Capacity Manual, 6th Edition*. Highway Capacity Software 2022 used methods from the *Highway Capacity Manual, 7th Edition.*

2.0 Existing and Future Conditions

2.1 Roadway Characteristics

The proposed development is assumed to impact FM 1417/Heritage Parkway at Flanary Road near to the proposed site. The existing intersections included in this analysis are:

- FM 1417/Heritage Parkway at Flanary Road
- FM 1417/Heritage Parkway at Howe Drive
- Progress Drive/Dorset Drive at Howe Drive
- US 75 SBFR at Dorset Drive

The existing roadway network is shown in **Figure 3**.

2.1.1 FM 1417/Heritage Parkway

FM 1417/Heritage Parkway is a two-lane undivided roadway west of the intersection of FM 1417/Heritage Parkway at Howe Drive with a 60 mph posted speed limit. The total width of the roadway is approximately 44 feet wide with 12-foot wide lanes and 10 foot wide shoulders. The City of Sherman's *Master Thoroughfare Plan* classifies it as a Major Arterial Thoroughfare.

2.1.2 Flanary Road

Flanary Road is a two-lane undivided roadway with a 30 mph posted speed limit. The total width of the roadway is approximately 18 feet wide. Expansion is planned for Flanary Road north of FM 1417/Heritage Parkway into a four-lane divided. The City of Sherman's *Master Thoroughfare Plan* classifies it as a Minor Arterial Thoroughfare.

Flanary Road is currently under construction. North of FM 1417/Heritage Parkway, a new roadway section is being added north of FM 1417/Heritage Parkway. South of FM 1417/Heritage Parkway, the existing Flanary Road roadway is being replaced with a newly paved roadway. These new roadways will be one half of a future four-lane median divided roadway to operate as a two-way two-lane road. This construction is planned for completion by 2025.

2.1.3 Howe Drive

Howe Drive is a two-lane undivided roadway with a 30 mph posted speed limit. The total width of the roadway is approximately 24 feet wide with 12-foot wide lanes. The City of Sherman's *Master Thoroughfare Plan* classifies it as a Collector Thoroughfare.

2.1.4 Progress Drive/Dorset Drive

Progress Drive is a two-lane undivided roadway with a 30 mph posted speed limit. The total width of the roadway is approximately 24 feet wide with 12-foot wide lanes. A new link is planned to be built stretching from Flanary Road to the existing link of Progress Drive just west of Howe Drive. The City of Sherman's *Master Thoroughfare Plan* classifies it as a Minor Arterial Thoroughfare.

2.1.5 US 75

US 75 is a north-south freeway through Sherman, Texas. Near the proposed site, US 75 has four controlled access main lanes and one-way frontage roads on either side. The southbound frontage road was analyzed in this study. It has a 55 mph posted speed limit and has three 12-foot wide lanes. Near the proposed site, US 75 is under construction for expansion to six controlled access main lanes and other improvements. These improvements include two "Texas U-turn" lanes for the FM 1417/Heritage Parkway diamond interchange.

2.2 Proposed Development

The proposed site, Molinos USA-Lawrence, is located adjacent to Progress Drive on the extension from Flanary Road to the existing link of Progress Drive. The proposed development consists of 57,050 square feet of manufacturing use. The proposed site will be built in one phase and is scheduled for completion in 2025. **Figure 4** shows the future roadway network with the proposed site's connections.

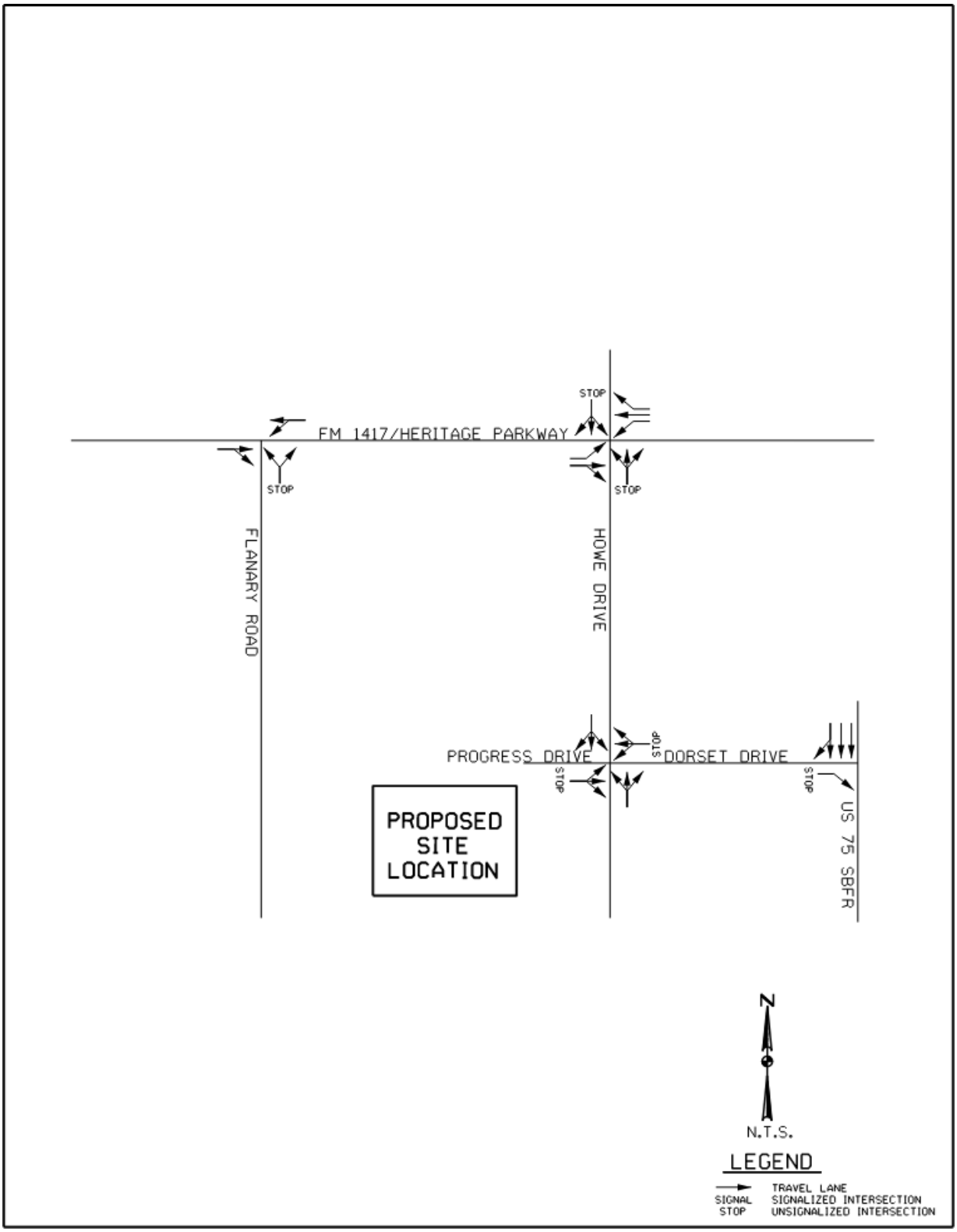

Figure 3: Existing Roadway Network

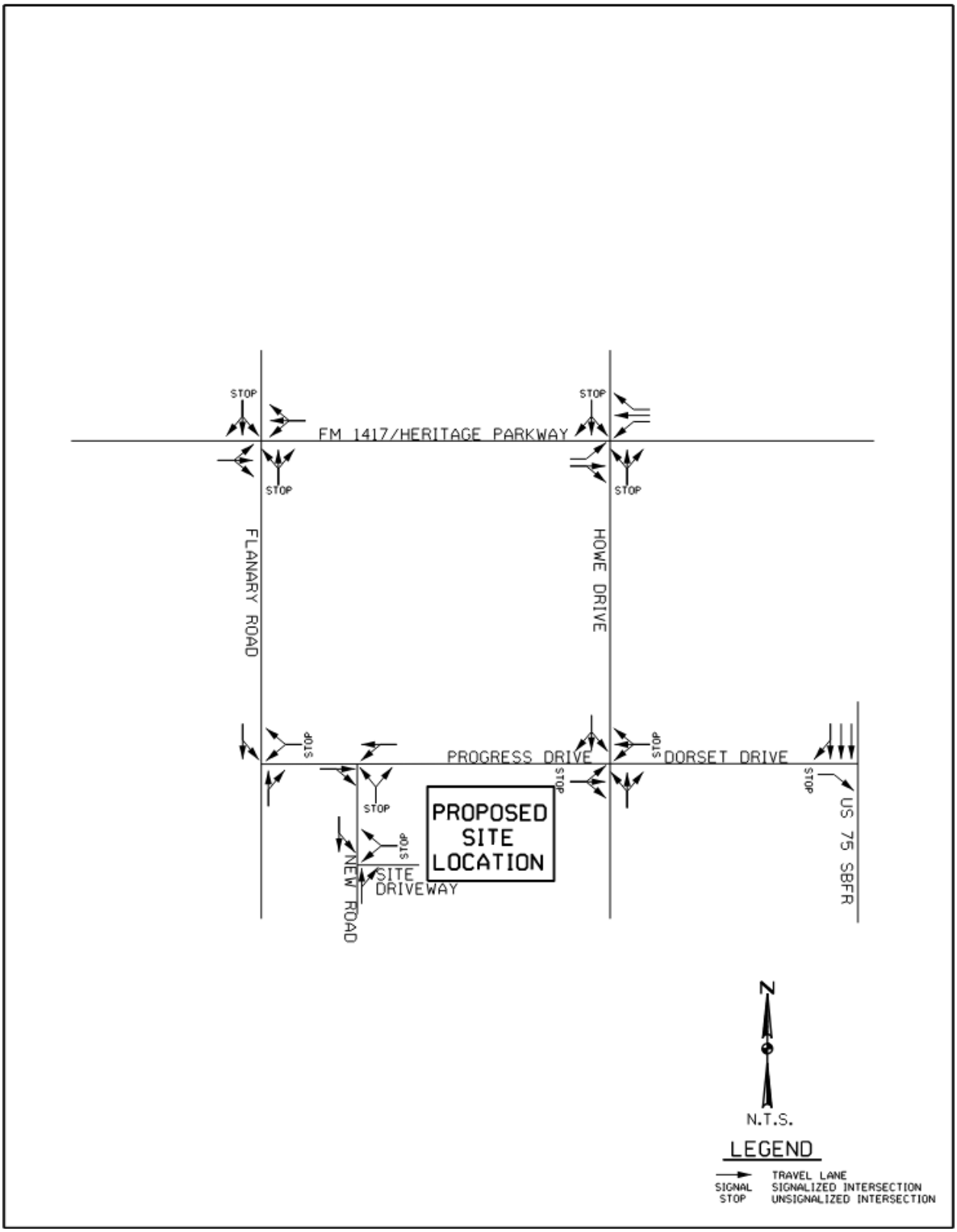

Figure 4: Proposed Roadway Network

2.3 Existing Traffic Volumes

Traffic data was collected at nearby key intersections and roads for the TIA. Turning movement counts (TMC) for 7-9 AM and 4-6 PM to capture the AM and PM peak hours were collected at the following locations on Thursday, January 5, 2023:

- FM 1417/Heritage Parkway at Flanary Road
- Progress Drive/Dorset Drive at Howe Drive
- US 75 SBFR at Dorset Drive

A 24-hour turning movement count was also collected at the following location on Wednesday, January 11, 2023:

- FM 1417/Heritage Parkway at Howe Drive

These traffic data are included in **Appendix B**. **Figure 5** shows existing 2023 peak hour traffic volumes.

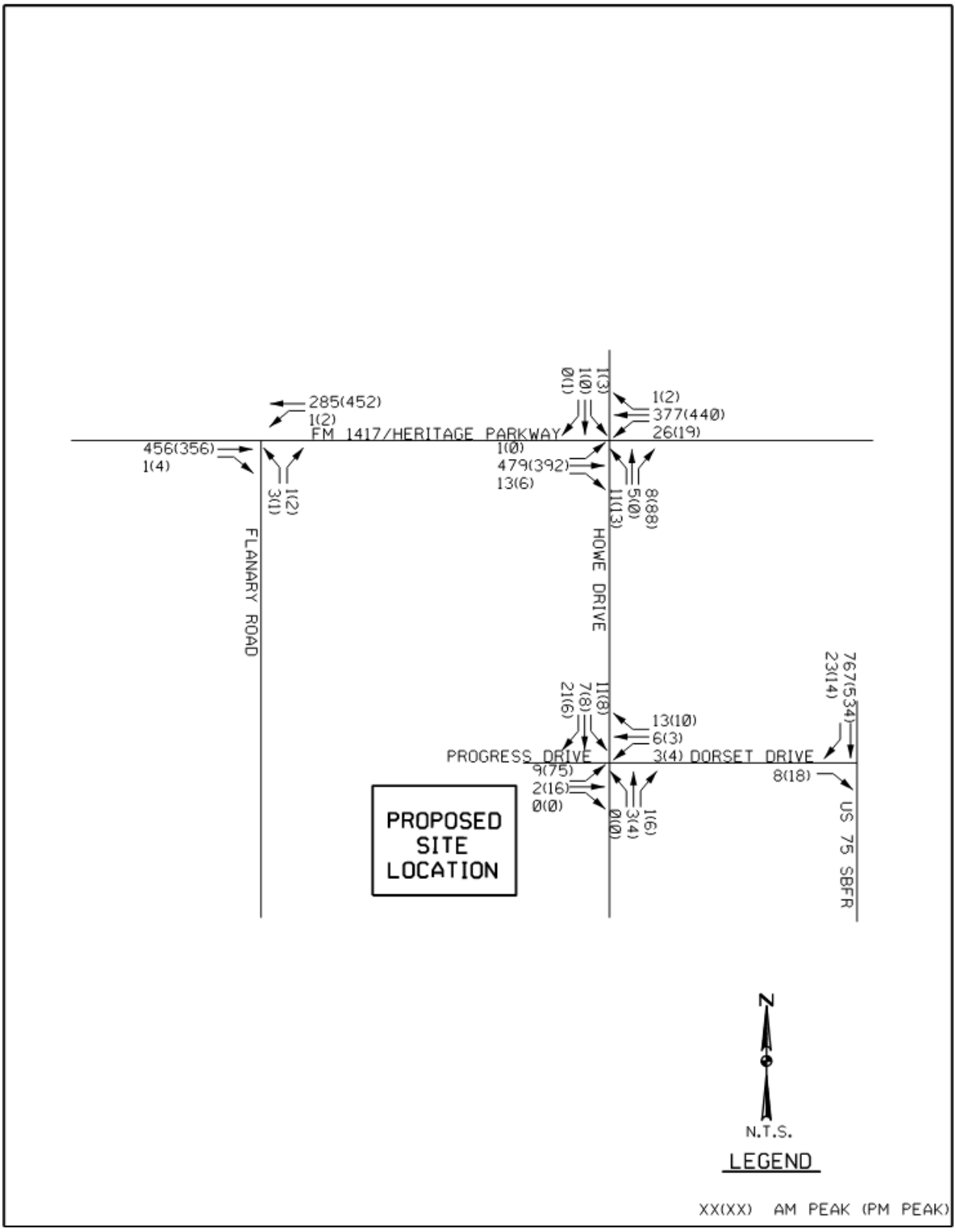

Figure 5: 2023 Existing Traffic

3.0 Project Traffic Characteristics

3.1 Site-Generated Traffic

The amount of traffic generated by a proposed site is estimated through a process known as trip generation. These trip generation rates are acquired from the 11th Edition of *Trip Generation* as published by the Institute of Transportation Engineers (ITE). The trip generation rates produced by ITE are the result of nationwide studies of similar land uses. Applying the trip generation rates provided by ITE to the proposed development results in the weekday AM peak hour and PM peak hour trips to and from the development.

The proposed development consists of ITE Land Use 140. The results of the trip generation are in **Table 1** below. Reports from ITE's TripGen web app for the proposed development are given in **Appendix C**.

Table 1: Proposed Site Trip Generation

Land Use	Variable	Quantity	Daily	Weekday Totals					
				AM PEAK Adjacent			PM PEAK Adjacent		
				In	Out	Total	In	Out	Total
140 - Manufacturing	SF	57,050	418	34	11	45	10	22	32

3.2 Trip Distribution and Traffic Assignment

The distribution of the site traffic onto the local roadway system was based on the characteristics of the local roadways, existing developments nearby, existing traffic patterns and the locations of the proposed driveways to and from the site. **Figure 6** shows trip distribution for the proposed site traffic. **Figure 7** shows the site generated AM and PM peak hour turning movements for each of the study intersections.

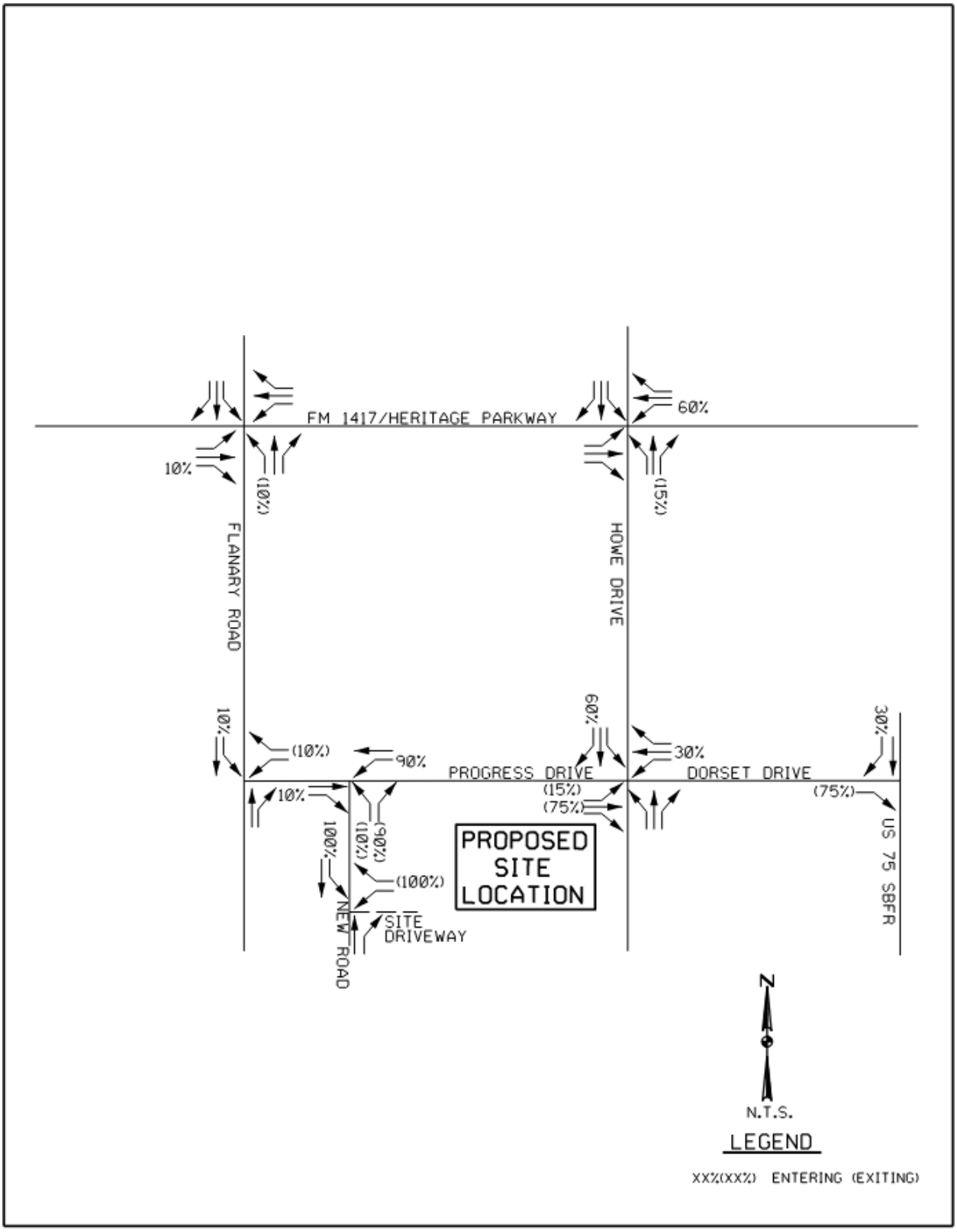

Figure 6: Proposed Site Trip Distribution

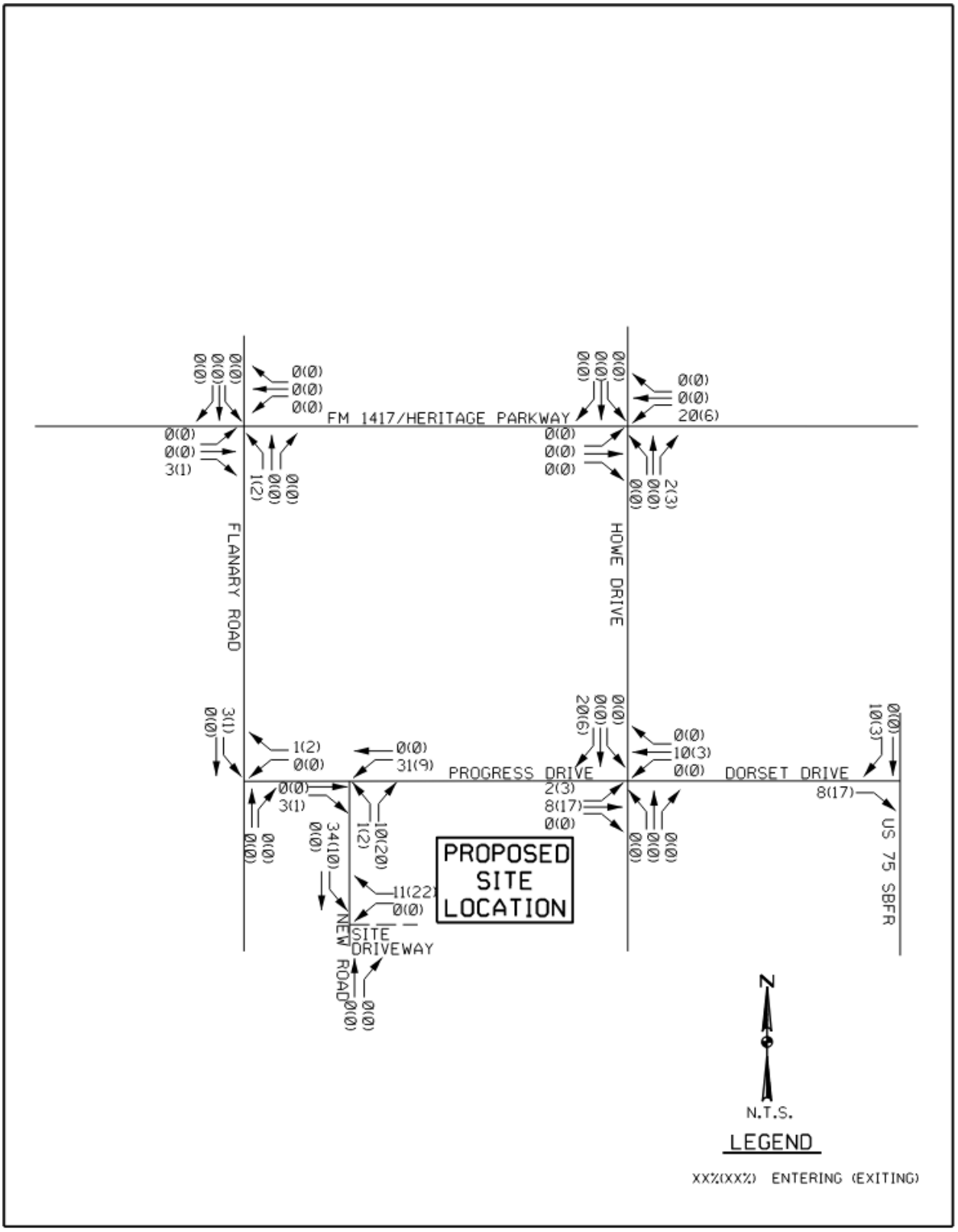

Figure 7: Proposed 2025 Site Traffic

3.3 Development of Background Traffic

To project the growth of existing traffic volumes, a growth rate of three percent was used. This growth rate is the annualized rate from the Texas Department of Transportation (TxDOT) Statewide Planning Map's historical Annual Average Daily Traffic (AADT) traffic volumes. The first component of background traffic was calculated by applying this growth rate to existing traffic volumes for two years.

Figure 8 shows the total AM peak hour and PM peak hour turning movements for each of the study intersections in the 2025 background conditions.

3.4 Development of Background Plus Site Traffic

The 2025 background plus site traffic was generated by adding proposed site traffic volumes from **Figure 7** to 2025 background traffic shown in **Figure 8**. Total 2025 background plus site traffic volumes are shown in **Figure 9**.

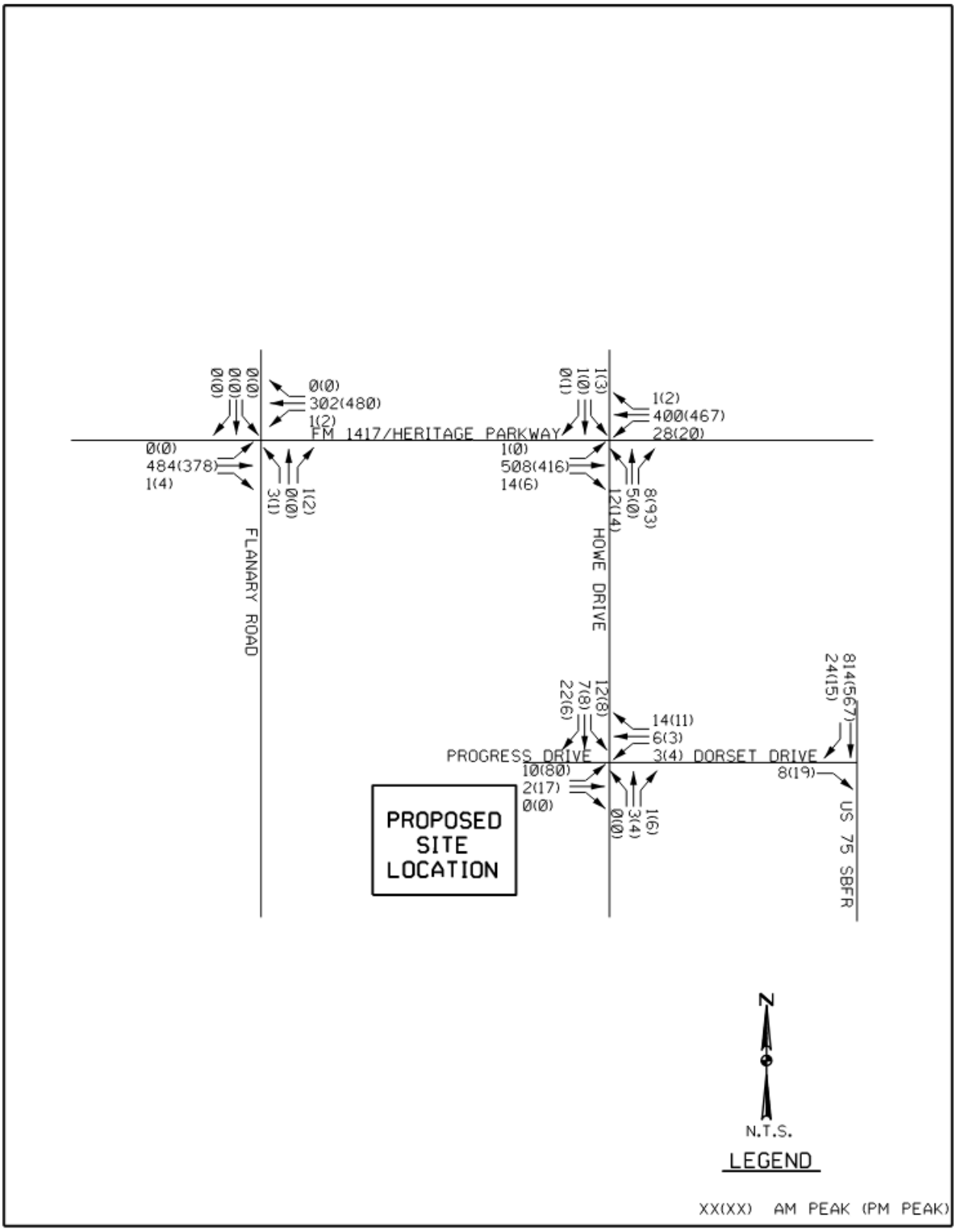

Figure 8: 2025 Background Traffic

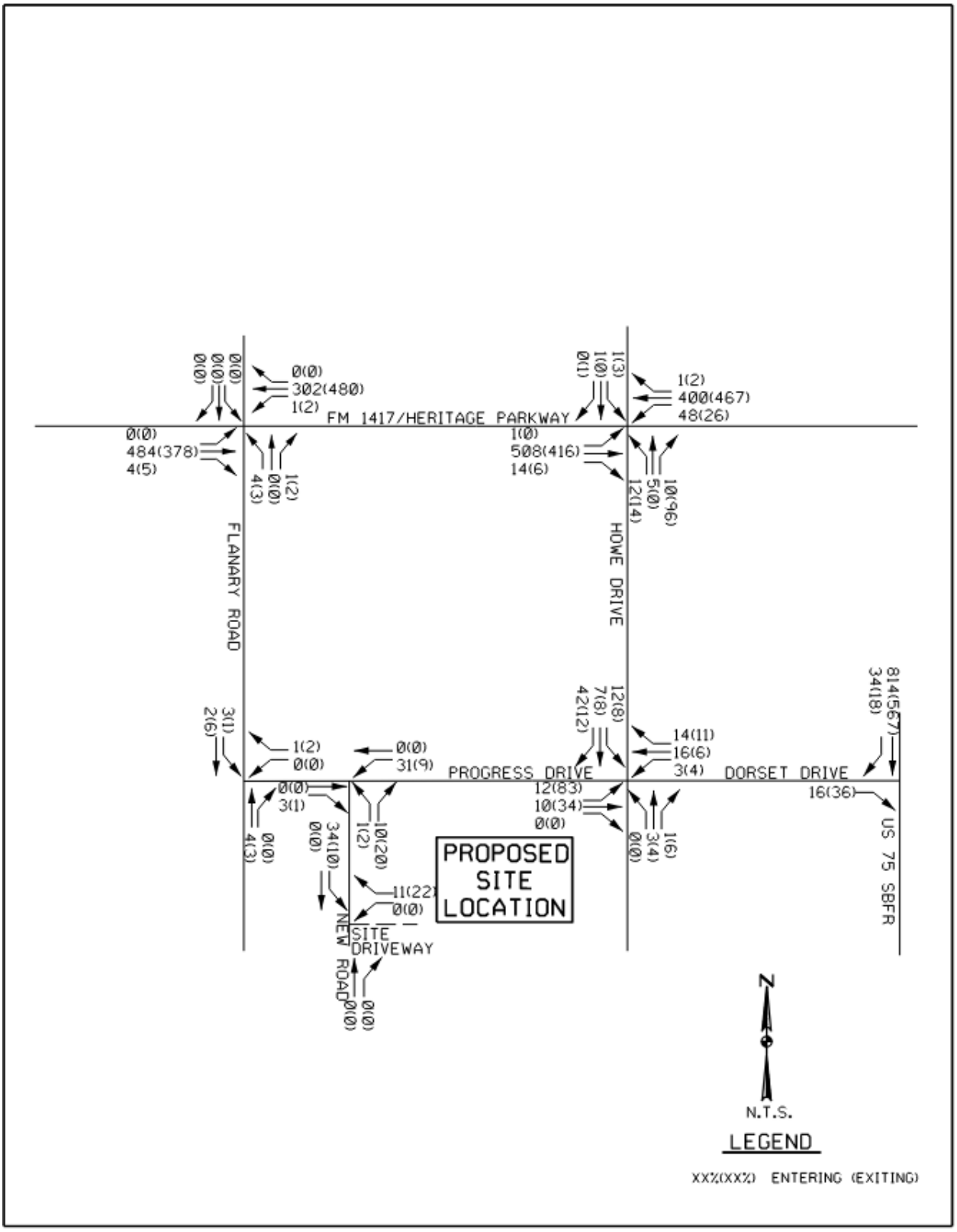

Figure 9: 2025 Background Plus Site Traffic

4.0 Traffic Operations Analysis

4.1 Intersection Capacity Analysis

4.1.1 Methodology

The results of a capacity analysis were defined in terms of Level of Service (LOS) based on the *Highway Capacity Manual, 6th Edition*. LOS is a qualitative measure used to describe the traffic conditions that a driver will experience while travelling along a particular roadway within a specified time interval. LOS is graded on a letter scale from "A" to "F." "A" represents little to no delay while "F" relates to long delays. Acceptable levels of service are "A" through "D." For an unsignalized intersection, "E" and "F" levels of service may be acceptable if the 95th percentile queue length is a reasonable length. **Table 2** shows level of service definitions for intersections according to the HCM.

Table 2: Intersection Level of Service Definitions

Level of Service	Unsignalized Intersection (seconds)	Signalized Intersection (seconds)
A	x≤ 10	x≤ 10
B	10<x≤15	10<x≤20
C	15<x≤25	20<x≤35
D	25<x≤35	35<x≤55
E	35<x≤50	55<x≤80
F	x>50	x>80

To account for heavy vehicle traffic adjacent to the site, Flanary Road, FM 1417/Heritage Parkway, and US 75 SBFR were analyzed with a heavy vehicle percentage of 6%. Other intersections internal to these roadways were analyzed with a heavy vehicle percentage of 40%. These percentages were based on heavy vehicle percentages recorded in traffic counts.

Capacity analysis was performed using the Synchro 11 software utilizing methods of the HCM. Results of this analysis are found below in **Table 3** for 2023 existing, **Table 4** for 2025 background, **Table 5** for 2025 background plus site conditions. Reports from the Synchro software are found in **Appendix D**.

4.1.2 2023 Existing Conditions

Intersection capacity analysis was performed for 2023 existing traffic conditions using volumes shown in **Figure 5**. **Table 3** shows results of intersection capacity analysis.

Table 3: 2023 Existing Intersection Capacity Analysis

Intersection Capacity Analysis										
Intersection	Existing Conditions									
	AM Peak Hour					PM Peak Hour				
	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C
UNSIGNALIZED										
FM 1417/Heritage Parkway @ Howe Drive										
Northbound	23.0	C	9		0.11	19.3	C	36		0.34
Eastbound Left	8.4	A			0.31	0.0	A			0.36
Westbound Left	8.7	A	L: 3		0.27	8.9	A	L: 2		0.30
Southbound	25.3	D	2		0.02	32.4	D	3		0.04
FM 1417/Heritage Parkway @ Flanary Road										
Northbound	15.0	B	2		0.03	15.3	C	2		0.02
Westbound Left	8.5	A			0.00	8.4	A			0.00
Howe Drive @ Progress Drive/Dorset Drive										
Northbound Left	0.0	A	0		0.00	0.0	A	0		0.00
Eastbound	10.0	A	3		0.03	10.9	B	22		0.23
Westbound	9.4	A	3		0.04	9.4	A	3		0.04
Southbound Left	7.7	A	2		0.02	7.6	A	1		0.01
US 75 SBFR @ Dorset Drive										
Eastbound	12.8	B	3		0.03	11.8	B	5		0.06

Table 3 shows that all intersections are acceptable in the AM and PM peak periods in 2023 existing conditions.

4.1.3 2025 Background Conditions

Intersection capacity analysis was performed for 2025 background traffic conditions using volumes shown in **Figure 8**. **Table 4** shows results of intersection capacity analysis.

Table 4: 2025 Background Intersection Capacity Analysis

Intersection Capacity Analysis										
Intersection	Background Conditions									
	AM Peak Hour					PM Peak Hour				
	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C
UNSIGNALIZED										
FM 1417/Heritage Parkway @ Howe Drive										
Northbound	25.7	D	10		0.12	21.7	C	42		0.37
Eastbound Left	8.5	A			0.33	0.0	A			0.38
Westbound Left	8.8	A	L: 3		0.29	9.0	A	L: 2		0.32
Southbound	27.9	D	2		0.02	37.7	E	4		0.05
FM 1417/Heritage Parkway @ Flanary Road										
Northbound	15.6	C	3		0.03	16.1	C	2		0.02
Westbound Left	8.6	A			0.00	8.5	A			0.00
Howe Drive @ Progress Drive/Dorset Drive										
Northbound Left	0.0	A	0		0.00	0.0	A	0		0.00
Eastbound	10.1	B	3		0.04	11.0	B	23		0.24
Westbound	9.4	A	4		0.04	9.4	A	3		0.04
Southbound Left	7.7	A	2		0.02	7.6	A	1		0.01
US 75 SBFR @ Dorset Drive										
Eastbound	13.1	B	3		0.03	12.1	B	5		0.07

Table 4 shows that the southbound approach of FM 1417/Heritage Parkway at Howe Drive experienced level-of-service E in the PM peak hour in 2025 background conditions.

2025 Background Plus Site Conditions

Intersection capacity analysis was performed for 2025 background plus site traffic conditions using volumes shown in **Figure 9**. **Table 5** shows results of intersection capacity analysis.

Table 5: 2025 Background Plus Site Intersection Capacity Analysis

Intersection Capacity Analysis										
Intersection	Background Plus Site Conditions									
	AM Peak Hour					PM Peak Hour				
	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C	Delay	LOS	95th Percentile Queue (ft)	Bay Length (ft)	V/C
UNSIGNALIZED										
FM 1417/Heritage Parkway @ Howe Drive										
Northbound	27.8	D	11		0.13	22.1	C	44		0.38
Eastbound Left	8.5	A			0.33	0.0	A			0.38
Westbound Left	8.9	A	L: 6		0.29	9.1	A	L: 3		0.32
Southbound	31.3	D	2		0.03	39.2	E	4		0.05
FM 1417/Heritage Parkway @ Flanary Road										
Northbound	16.2	C	4		0.04	18.7	C	5		0.06
Westbound Left	8.6	A			0.00	8.5	A			0.00
Howe Drive @ Progress Drive/Dorset Drive										
Northbound Left	0.0	A	0		0.00	0.0	A	0		0.00
Eastbound	10.5	B	5		0.07	11.8	B	33		0.31
Westbound	9.9	A	5		0.07	9.7	A	4		0.05
Southbound Left	7.7	A	2		0.02	7.6	A	1		0.01
US 75 SBFR @ Dorset Drive										
Eastbound	13.4	B	5		0.05	12.6	B	13		0.13
Flanary Road @ Progress Drive										
Westbound	8.4	A			0.00	8.4	A			0.00
Southbound Left	7.3	A			0.00	7.3	A			0.00
Progress Drive @ New Road										
Northbound	8.8	A			0.01	8.8	A	2		0.02
Westbound Left	7.6	A			0.02	7.6	A	1		0.01
New Road @ Site Driveway										
Westbound	0.0	A			0.01	0.0	A	2		0.02
Southbound Left	0.0	A			0.02	0.0	A	1		0.01

Table 5 shows that the southbound approach of FM 1417/Heritage Parkway at Howe Drive experienced level-of-service E in the PM peak hour in 2025 background plus site conditions. The delay was slightly increased compared to 2025 background conditions. However, this delay corresponded to very low traffic volumes, and queueing and volume-to-capacity ratio was low. A traffic signal was not warranted. Traffic signal warrant analysis is detailed in Section 4.3.

4.2 Roadway Capacity Analysis

4.2.1 Methodology

A roadway capacity analysis was performed for FM 1417/Heritage Parkway for the two-lane section between the intersections of Howe Drive and Flanary Road. The roadway capacity analysis was conducted based on the *Highway Capacity Manual, 7th Edition.* The analysis was a two-lane facility analysis and performed with Highway Capacity Software 2022.

FM 1417/Heritage Parkway was analyzed as a two-lane highway. For two-lane highways, the specified level of service thresholds are based on follower density. The level-of-service definitions are shown in **Table 6**.

Table 6: Two Lane Facility Level of Service Definitions

Level of Service	Follower Density (followers/mi)	
	Posted Speed Limit ≥ 50 mph	Posted Speed Limit < 50 mph
A	≤ 2.0	≤ 2.0
B	> 2.0 – 4.0	> 2.5 – 5.0
C	> 4.0 – 8.0	> 5.0 – 10.0
D	> 8.0 – 12.0	> 10.0 – 15.0
E	> 12.0	> 15.0
Note: LOS F exists when demand exceeds capacity		

4.2.2 2023 Existing Conditions

Table 7 shows the results of the roadway capacity analysis for 2023 existing conditions. The full capacity analysis reports are provided in **Appendix E**.

Table 7: 2023 Existing Roadway Link Analysis

Peak Hour	Direction	Follower Density (followers/mi)	LOS
AM	Eastbound	4.6	C
	Westbound	4.0	C
PM	Eastbound	5.6	C
	Westbound	4.6	C

4.2.3 2025 Background Conditions

Table 8 Shows the results of the roadway capacity analysis for 2025 background conditions. The full capacity analysis reports are provided in **Appendix E**.

Table 8: 2025 Background Roadway Link Analysis

Peak Hour	Direction	Follower Density (followers/mi)	LOS
AM	Eastbound	5.1	C
	Westbound	4.4	C
PM	Eastbound	6.1	C
	Westbound	5.0	C

4.2.4 2025 Background Plus Site Conditions

Table 9 Shows the results of the roadway capacity analysis for 2025 background plus site conditions. The full capacity analysis reports are provided in **Appendix E**.

Table 9: 2025 Background Plus Site Roadway Link Analysis

Peak Hour	Direction	Follower Density (followers/mi)	LOS
AM	Eastbound	5.1	C
	Westbound	4.4	C
PM	Eastbound	6.1	C
	Westbound	5.0	C

4.3 Traffic Signal Warrant Analysis

4.3.1 Methodology

A traffic signal warrant analysis was performed for the intersections of FM 1417/Heritage Parkway at Howe Drive. Traffic signal warrant analysis was performed for existing conditions and 2025 background plus site traffic in two-lane conditions. This traffic signal warrant was conducted based on the *Texas Manual on Uniform Traffic Control Devices* (TMUTCD). The TMUTCD provides the necessary requirements to warrant a traffic signal control.

The TMUTCD lists nine traffic signal warrants. These warrants and their inclusion in the warrant analysis are listed below.

- Warrant 1: Eight-Hour Vehicular Volume, applicable for analysis.
- Warrant 2: Four-Hour Vehicular Volume, applicable for analysis.
- Warrant 3: Peak Hour, applicable for analysis.
- Warrant 4: Pedestrian Volume, not applicable for analysis.

- Warrant 5: School Crossing, not applicable for analysis.
- Warrant 6: Coordinated Signal System, not applicable for analysis.
- Warrant 7: Crash Experience, applicable for analysis.
- Warrant 8: Roadway Network, not applicable for analysis.
- Warrant 9: Intersection Near a Grade Crossing, not applicable for analysis.

For this intersection, Warrant 1 – the eight hour warrant, Warrant 2 – the four hour warrant, Warrant 3 – the peak hour warrant, and Warrant 7 – the crash warrant was applied. Crash data from 2021 was analyzed. There is no major traffic generator in the proposed site, so Warrant 3 was only included for informational purposes. FM 1417/Heritage Parkway at Howe Drive does not warrant in existing conditions nor background plus site conditions as shown in **Table 10** and **Table 11.**

The full signal warrant analysis sheets can be found in **Appendix F**.

Table 10: Existing Conditions Signal Warrant Analysis

Intersection	Warrant 1: Eight-Hour Vehicular Volume	Warrant 2: Four-Hour Volume	Warrant 3: Peak Hour	Warrant 7: Crash Experience
FM 1417/Heritage Parkway at Howe Drive	**YES** 3 of 8 hours	**NO** 1 of 4 hours	**NO** 0 of 1 hour	**NO** 1 of 5 crashes

Table 11: 2025 Background Plus Site Signal Warrant Analysis

Intersection	Warrant 1: Eight-Hour Vehicular Volume	Warrant 2: Four-Hour Volume	Warrant 3: Peak Hour
FM 1417/Heritage Parkway at Howe Drive	**YES** 3 of 8 hours	**NO** 3 of 4 hours	**NO** 0 of 1 hour

5.0 Conclusions and Recommendations

This study analyzed the effects of the proposed development, Molinos USA-Lawrence, in Sherman, Texas on the surrounding roadway network. The Molinos USA-Lawrence development is planned to have 57,050 square feet of manufacturing use. The proposed site will generate 418 weekday trips, 45 AM peak hour trips, and 32 PM peak hour trips. The proposed site is expected to be completed in 2025.

This study analyzed the intersections of:

- FM 1417/Heritage Parkway at Flanary Road
- FM 1417/Heritage Parkway at Howe Drive
- Progress Drive/Dorset Drive at Howe Drive
- US 75 SBFR at Dorset Drive
- Flanary Road at Progress Drive
- New Road at Progress Drive
- New Road at Site Driveway

Existing traffic volumes were collected, and future volumes were projected. Intersection capacity and queue length analysis was performed for 2022 existing, 2025 background, and 2025 background plus site traffic conditions.

Intersection capacity was sufficient for all intersections except for FM 1417/Heritage Parkway at Howe Drive. The southbound approach experienced level-of-service E in the PM peak hour in 2025 background plus site conditions. However, this delay corresponded to very low traffic volumes, and queueing and volume-to-capacity ratio was low.

A signal warrant analysis was completed for the intersection of FM 1417/Heritage Parkway at Howe Drive. The intersection did not warrant a traffic signal in 2023 existing conditions nor 2025 background plus site conditions.

Two-lane facility analysis was performed for FM 1417/Heritage Parkway between Flanary Road and Howe Drive. This section experienced level-of-service C or better in all analysis cases.

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STAFF REVIEW LETTER

February 13, 2023

Sherman Economic Development Corporation
307 W. Washington St., Ste. 102
Sherman, TX 75090

BGE, Inc.
Attn: Mark Peace, RPLS
2595 Dallas Parkway, Ste. 101
Frisco, TX 75034

Dear Applicants,

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

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

1. Legacy Drive to be renamed as there is already a Legacy Drive in the City of Sherman.
2. Proposed street names shall be approved by the City of Sherman Development Services Department prior to submitting Final Plat to the Planning & Zoning Commission.
3. Dedicate a 20'x20' Right of Way corner clip on Southwest intersection of Progress Drive and Legacy Drive (to be renamed). *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 20'x20' Right of Way corner clip on Southeast intersection of Progress Drive and Legacy Drive (to be renamed). *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 30' Wastewater Easement along centerline of existing wastewater main crossing subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 15' Utility Easement along Progress Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Dedicate a 10' Utility Easement along Legacy Drive (to be renamed per Staff Review Letter Item No. 1). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Dedicate a 10' Water Easement along Eastern and Northern property lines of Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Dedicate a 15' Water Easement over proposed Water Main connecting to the intersection of Progress Drive and Legacy Drive (to be renamed). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
10. Show Private Water Easement to Panda Energy on plat and reference instrument information on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*

11. Modify Utility Easement on Southwest intersection of Progress Drive and Legacy Drive (to be renamed) to parallel new right of way created by corner clip.
12. Modify Utility Easement on Southeast intersection of Progress Drive and Legacy Drive (to be renamed) to parallel new right of way created by corner clip.
13. Remove Fire Lane Easement from plat.
14. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
15. Water main must be extended in accordance with City criteria to serve proposed Lots 2 & 3, Block A. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. Three Party Agreement required for Public Infrastructure.
19. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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 14, 2023

SEDCO
307 W Washington, Ste 102
Sherman, TX 75090

Chris Lawrence
2034 Peck Rd
South El Monte, CA 91733

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034

Meinhardt & Associates Architects, P.L.L.C
14643 Dallas Parkway
Suite 636
Dallas, TX 75254

Dear Applicants,

The request for Site Plan of Molinos USA Addition located in the 600 Block Progress Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Drive approach exceeds City Standards. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
7. Water main must be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
8. Internal water, wastewater, and storm lines will be privately owned and maintained.
9. Legacy Drive to be renamed per Preliminary Plat Staff Review Letter. Civil Plans to reflect the new City approved street name upon submittal of civil plans.

10. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)
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. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
14. The location of the trash receptors must be approved by the Public Works Department.
15. All requirements of the Floodplain Ordinance shall be followed. Code of Ordinances Chapter 3, Article 3.12
16. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

Prepared by: Lauren Marlow, Administrative Assistant

Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2817 WEST HOUSTON STREET**

The request of Debid Properties (Owners), David Brown, Block 20, LLC (Representative), Yazel Peebles & Associates, LLC (Surveyor), Pacheco Koch (Landscape Architect), Mark Taylor, PE, Urban Engineers Group, Inc. (Engineer) concerning the property at 2817 West Houston Street, consisting of 23.662 acres in the G. McGlothlin Survey, Abstract No. 828 and the J.B McAnair Survey, Abstract No. 763 and currently zoned MF-30 (Multi-Family Residential) District and R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Preliminary Plat of Woodmen's Circle, Lots 1 and 2, Block 8.
B. Tract 1, consisting of 13.535 acres in the G. McGlothlin Survey, Abstract No, 828, as follows: Site Plan of Woodmen's Circle.

Background:

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

The following has been approved for this location:

- June 12, 1973 - Specific Use Permit to allow a Shopping Center on 5 acres or more in R-1 (One Family Residential) District
- January 10, 1984 - Zone Change from C-1 (Retail Business) District to R-2 (Multi-Family Residential) District
- October 18, 2022 - Site Plan of Woodmen's Circle Home Multifamily

Adjacent Zoning:

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

Origination:

Debid Properties (Owners)
David Brown, Block 20, LLC (Representative)
Yazel Peebles & Associates, LLC (Surveyor)
Pacheco Koch (Landscape Architect)
Mark Taylor, PE, Urban Engineers Group, Inc. (Engineer)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Survey
Tract 1: Metes & Bounds Description
Preliminary Plat
Site Plan
Landscape Plan
Elevations
Staff Review Letter - Plat
Staff Review Letter - Zoning

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dlagrone H:\PLANNING\Public Notification KT.aprx

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City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2817 W. HOUSTON ST.

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W E
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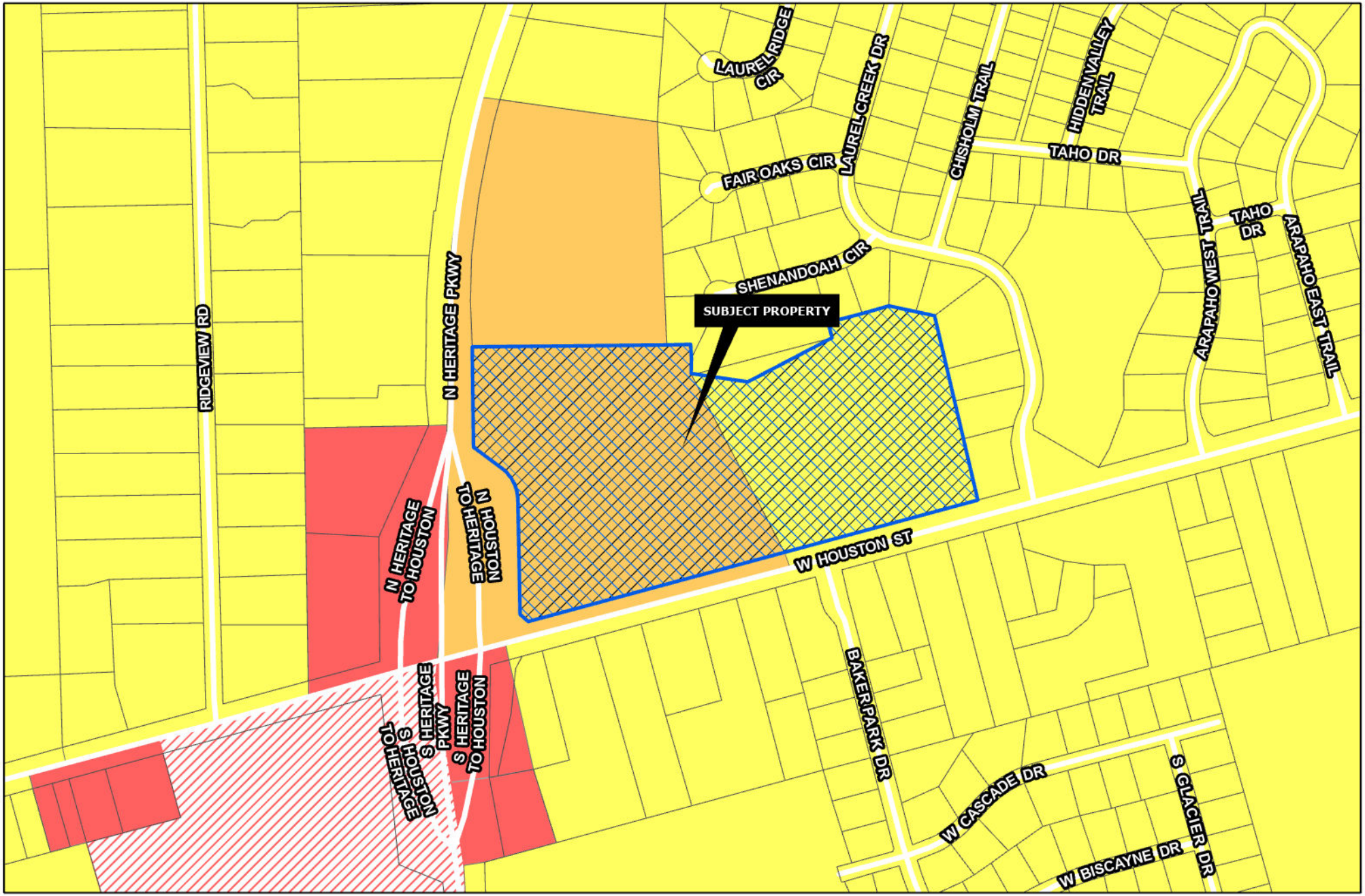
Date: 2/7/2023 12:43 PM



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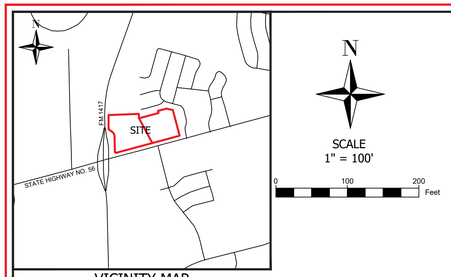
Development Services Department

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

CITY OF SHERMAN ZONING MAP 2817 W. HOUSTON ST.

N W E S

Date: 2/7/2023 12:43 PM



VICINITY MAP
NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Bells County, Texas, Incorporated Areas, Panel 270 of 575, Map Number 48181C0270F, Map Revised Date: September 29, 2010, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain. (Table A, Item 3)

This statement does not reflect any type of flood study by this firm.

3. Adjoining Owners on survey are from current tax records per Grayson Central Appraisal District, March 9, 2022. (Table A, Item 13)

4. No utility reports or plans provided to surveyor. Observed utilities located however, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. (Table A, Item 11(a))

5. Surveyor is not aware of proposed changes in street right of way lines per Texas Department of Transportation Paris District Projects and Studies noted under projects for District, March 9, 2022. Current construction on Farm-to-Market Road No. 1417 for road widening (Table A, Item 17)

6. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Fidelity Nation Title Insurance Company, GF No. 220069-14, with an effective date of January 30, 2022 and an issued date of February 8, 2022, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

The following instruments of public record **ARE LOCATED ON OR TOUCHING** the Subject property:

Drainage and Utility Easements on shown on the Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 7, Page 84, PRGCT, as shown (Tract 2)

SCHEDULE B NOTES

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE LOCATED ON OR TOUCHING** the Subject property:

10i. 10 foot waterline easement recorded in Volume 997, Page 366, DRGCT, as shown (Tract 1)

10j. 20 foot utility easement recorded in Volume 1100, Page 620, DRGCT, as shown (Tract 1)

10k. 20 foot waterline easement recorded in Volume 1100, Page 617, DRGCT. Vacated by City Ordinance No. 3936 recorded in Volume 1820, Page 529, DRGCT, as shown (Tract 2)

10l. Texas Power & Light Company Easement recorded in Volume 858, Page 182, DRGCT (unable to locate due to inadequate description)

10m. 20 foot drainage and utility easement recorded in Volume 1686, Page 123, DRGCT, as shown (Tract 1)

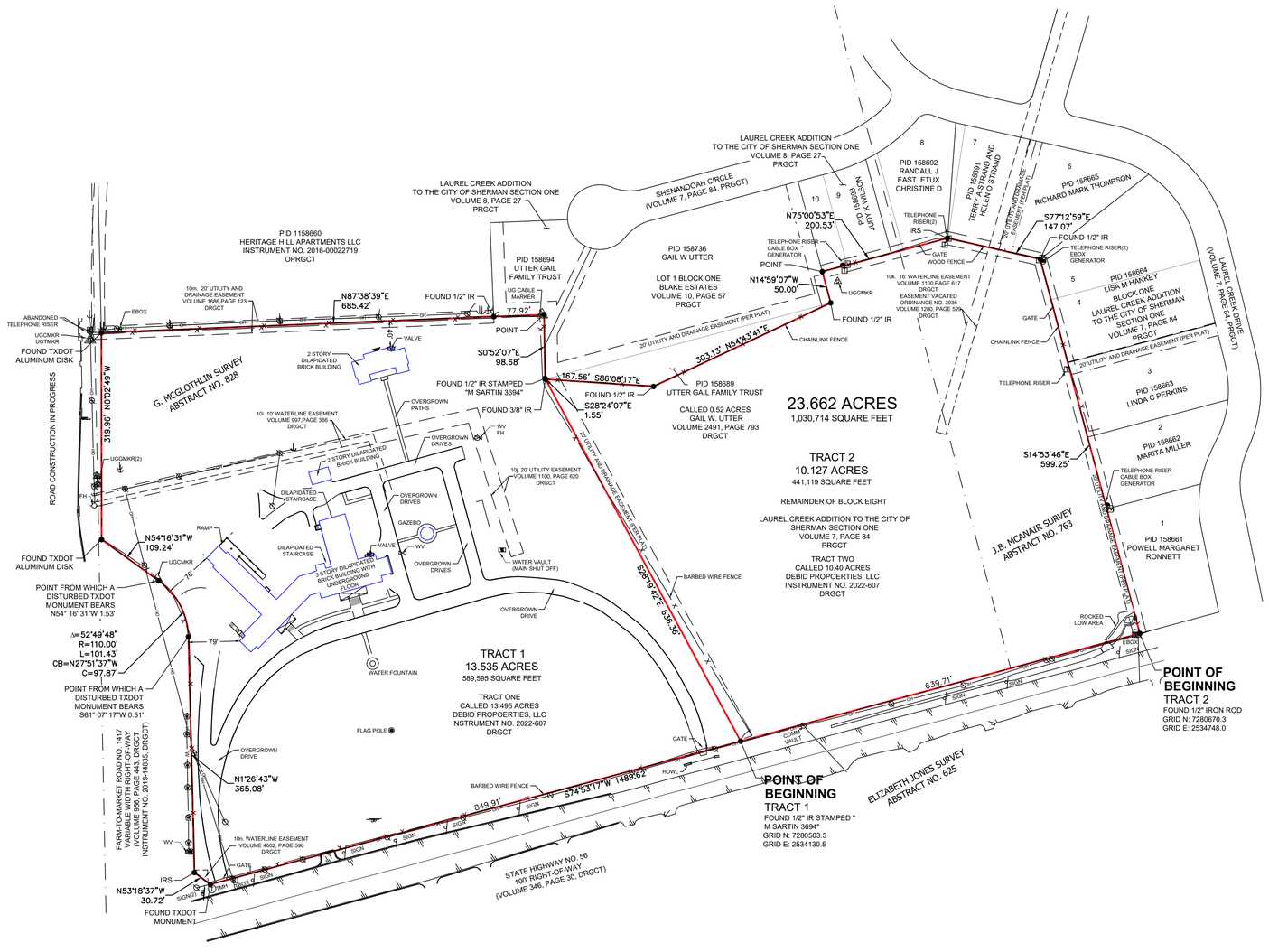
10n. Waterline easement recorded in Volume 4602, Page 596, DRGCT, as shown (Tract 1)

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE NOT LOCATED ON** the Subject property:

10o. 20 foot drainage and utility easement recorded in Volume 1687, Page 767, DRGCT

10r. State of Texas Right-of-way recorded in Volume 956, Page 443, DRGCT, as shown

10s. Drainage and utility easement recorded in Volume 1737, Page 66, DRGCT



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA LINE
OH	OVERHEAD UTILITY LINE
	BARBED WIRE FENCE (UNLESS NOTED)
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL

LEGEND

GAS MARKER SIGN	POWER POLE
WATER MARKER SIGN	GUY ANCHOR
CABLE BOX/RISER	CABLE MARKER SIGN
TELEPHONE MARKER SIGN	HDWL HEADWALL
TELEPHONE MANHOLE	1/2" IRON ROD SET "ypassociates.com"
EBOX ELECTRIC BOX	
DRGCT DEED RECORDS GRAYSON COUNTY TEXAS	PRGCT PLAT RECORDS GRAYSON COUNTY TEXAS

SURVEYOR'S CERTIFICATE

To: Block 20, LLC; DEBID Properties, LLC; Fidelity National Title Insurance Company; and MBL Title, LLC:

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 3, 4, 8, 11a, 13, 16 and 17 of Table A thereof. The field work was completed on March 23, 2022.

March 23, 2022

Desireé L. Hurst — Date
Registered Professional Land Surveyor No. 6230

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. Called set corners not set during preliminary phase.

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

LEGAL DESCRIPTION:
Tract 1

BEING a 13.535 acre tract of land situated in the G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being all of Tract One described in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod stamped "M Sartin 3694" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7280503.5 and Easting 2534130.5 in the North right-of-way line of State Highway No. 56, a 100' right-of-way, at the Southeast corner of said Tract One;

THENCE South 74°53'17" West, with said North right-of-way line, a distance of 849.91 feet to found TxDOT Monument at the Southeast end of a corner clip and the Southwest corner of said Tract One;

THENCE the following five (5) courses and distances with the West line of said Tract One and the East right-of-way line of Farm-to-Market Road No. 1417, a variable width right-of-way;

1. North 53°18'37" West, a distance of 30.72 feet to a set 1/2 inch iron rod stamped "ypassociates.com";

2. North 1°26'43" West, a distance of 365.08 feet to a point from which a disturbed TxDOT monument bears South 61°07'17" West, a distance of 0.51 feet at the beginning of a curve to the left, having a radius of 110.00 feet and whose chord bears North 27° 51' 37" West, a distance of 97.87 feet;

3. Northwesterly along said curve to the left a central angle of 52°49'48" an arc distance of 101.43 feet to a point from which a disturbed TxDOT monument bears North 54°16'31" West, a distance of 1.53 feet;

4. North 54°16'31" West, a distance of 109.24 feet to a found TxDOT monument;

5. North 0°02'49" West, a distance of 319.96 feet to a found TxDOT monument at the Northwest corner of said Tract One;

THENCE North 87°38'39" East, passing a found 1/2 inch iron rod at the Southwest corner of Lot 13, Block One of the Replat of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 8, Page 27 of said Plat Records, Grayson County, Texas (PRGCT) at a distance of 607.5 feet and continuing for a total distance of 685.42 feet to a point at the Northeast corner of said Tract One and an inner ell corner of said Lot 13, Block One;

THENCE South 0°52'07" East, a distance of 98.68 feet to a found 1/2 inch iron rod stamped "M Sartin 3695" at a southwest corner of Lot 1, Block One of Blake Estates, recorded in Volume 10, Page 57, of said PRGCT;

THENCE South 28°24'07" East, a distance of 1.55 feet to a found 3/8 inch iron rod at the most southerly southwest corner of said Lot 1 Blake Estates;

THENCE South 28°19'42" East, a distance of 636.36 feet to the POINT OF BEGINNING and containing 13.535 acres of land, more or less.

Tract 2:

BEING a 10.127 acre tract of land situated in the J.N McNair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being part of Tract Two in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), said Tract Two being the remainder portion of Block 8 of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 7, Page 84, in the Plat Records of Grayson County, Texas (PRGCT) as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

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THENCE South 74°53'17" West, with said North right-of-way line, a distance of 639.71 feet to a found 1/2 inch iron rod stamped "M Sartin 3694" at the Southwest corner of said Tract Two;

THENCE North 28°19'42" West, a distance of 636.36 to a found 3/8 inch iron rod at the most southerly southwest corner of Lot 1, Block One of Blake Estates, recorded in Volume 10, Page 57, of said PRGCT;

THENCE South 86°08'17" East, a distance of 167.56 feet to a found 1/2 inch iron rod at the south corner of a tract of land described in deed to Gail W. Utter recorded in Volume 2491, Page 793 of said DRGCT;

THENCE North 64°43'41" East, a distance of 303.13 feet to a found 1/2 inch iron rod at the southeast corner of said Lot 1 Blake Estates;

THENCE North 14°59'07" West, a distance of 50.00 feet to a point in the South line of Lot 10, Block One of the Replat of said Laurel Creek Addition and the North line of said Tract Two;

THENCE North 75°00'53" East, a distance of 200.53 feet to a 1/2 inch iron rod stamped "ypassociates.com" at a Northerly corner of said Tract Two;

THENCE South 77°12'59" East, a distance of 147.07 feet to a found 1/2 inch iron rod at the common corner of Lot 5 and 6 of said Laurel Creek Addition and said Tract Two;

THENCE South 14°53'46" East, a distance of 599.25 feet to the POINT OF BEGINNING and containing 10.127 acres of land, more or less.

ALTA/NSPS LAND TITLE SURVEY OF 23.662 ACRES

SITUATED IN THE
G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

METES & BOUNDS DESCRIPTION:

BEING a 13.535 acre tract of land situated in the G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being all of Tract One described in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

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THENCE the following five (5) courses and distances with the West line of said Tract One and the East right-of-way line of Farm-to-Market Road No. 1417, a variable width right-of-way;

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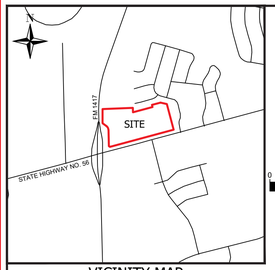

VICINITY MAP
NOT TO SCALE

N

SCALE
1" = 100'
0 100 200 Feet

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network
Elevations based on City of Sherman monument:

Station Name: MON 1-107
Elevation = 787.663
A City of Sherman Bench Mark is set on the West side of Lakeview Circle just North of Park Avenue approximately 2.65 miles Southwest of the courthouse in downtown Sherman, Texas .

2. According to graphical plotting of the Flood Insurance Rate Map for Grayson County, Texas, Incorporated Areas, Panel 270 of 575, Map Number 48181C0270F, Map Revised Date: September 29, 2010, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. Adjoining Owners on survey are from current tax records per Grayson Central Appraisal District, December 15, 2022.

4. The field work was completed on January 09, 2023.

5. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Fidelity Nation Title Insurance Company, GF No. 220069-14, with an effective date of January 30, 2022 and an issued date of February 8, 2022, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

6. Selling a portion of a lot containing less than five acres and requiring dedication of public improvements by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

7. The zoning of the subject tract is Lot 1 Zoned MF-30 - Multi-Family Residential District and Lot 2 Zoned R-6 Signle Family Residential District according to the City of Sherman Zoning Ordinances. This survey has been prepared without a zoning report or letter.

8. Lot 1, Block 8, is subject to the site plan approved October 18, 2022.

9. Lots 1 and 2, Block 8 are within the City of Sherman water CCN (Water CCN No. 10203) and City of Sherman sewer CCN (Sewer CCN No. 20076) and will be served with retail water and sewer by the City of Sherman

10. Lot 2, Block 8 is a replat of Block 8 of the Laurel Creek Addition to the City of Sherman Section One recorded in Volume 7, Page 84 PRGCT

LEGEND

GAS MARKER SIGN	POWER POLE
WATER MARKER SIGN	GUY ANCHOR
CABLE BOX/RISER	CABLE MARKER SIGN
TELEPHONE MARKER SIGN	HDWL HEADWALL
TELEPHONE MANHOLE	1/2" IRON ROD SET "ypassociates.com"
EBOX ELECTRIC BOX	
DRGCT DEED RECORDS GRAYSON COUNTY TEXAS	PRGCT PLAT RECORDS GRAYSON COUNTY TEXAS

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA LINE
OH	OVERHEAD UTILITY LINE
	BARBED WIRE FENCE (UNLESS NOTED)
	CONCRETE PAVEMENT
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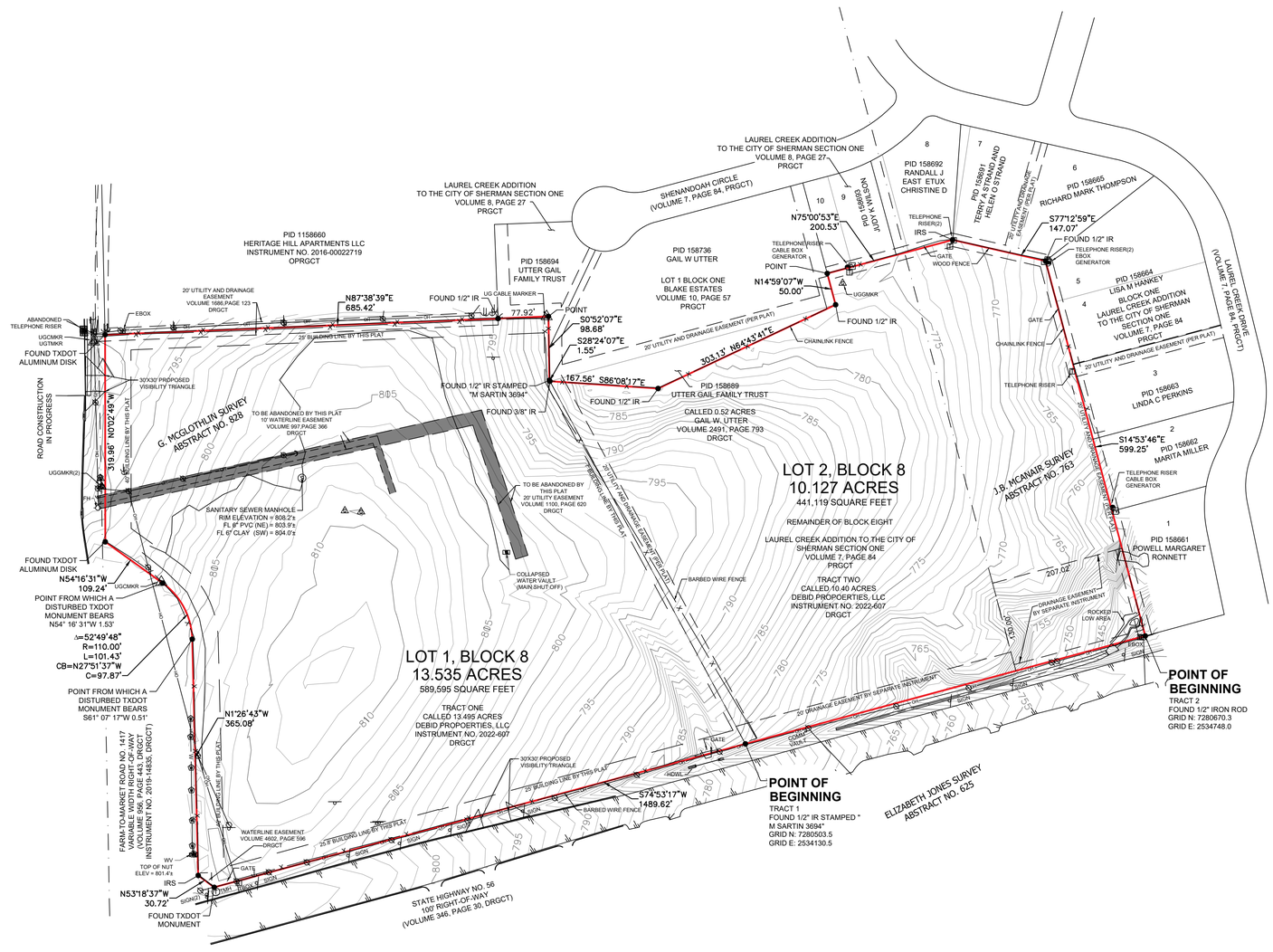

OWNER'S DEDICATION:

STATE OF TEXAS §

COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, do hereby adopt this plat designing the hereinabove property as the **2817 WEST HOUSTON STREET**, 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 uses and accommodation of all 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 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 or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2023.

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before Me, the undersigned authority, on this day personally appeared _____, for _____, 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, in the capacity therein stated and as the act and deed of said corporation.

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

_____

Notary Public in an for the State of Texas

My commission expires _____

Accepted by the City Council of the City of Sherman:

_____

Mayor, City of Sherman, Texas Date

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

Witness my hand this _____ day of _____, 2023.

_____

City Clerk, City of Sherman, Texas

SURVEYOR'S STATEMENT:

I, Desireé L. Hurst, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and in accordance with the subdivision regulations of the City of Sherman, Texas.

Dated this the _____ day of _____ 2023.

_____

Desireé L. Hurst
Registered Professional Land Surveyor No. 6230

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

STATE OF TEXAS §

COUNTY OF _____ §

Before Me, the undersigned authority, on this day personally appeared Desireé L. Hurst, 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, in the capacity therein stated.

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

_____

Notary Public in an for the State of Texas

My commission expires _____

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. Called set corners not set during preliminary phase

OWNER:
DEBID PROPERTIES LLC
835 FERUSON RD
WHITESBORO, TX 76273

DEVELOPER:
BLOCK 20
4900 Airport Parkway #215
Addison, TX 75001
PHONE: 469-581-2787

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

LEGAL DESCRIPTION:

TRACT ONE

WHEREAS, DEBID Properties, LLC are the owners of all that certain tract of land situated in the G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being all of Tract One described in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 23, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

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THENCE South 74°53'17" West, with said North right-of-way line, a distance of 849.91 feet to found TxDOT Monument at the Southeast end of a corner clip and the Southwest corner of said Tract One;

THENCE the following five (5) courses and distances with the West line of said Tract One and the East right-of-way line of Farm-to-Market Road No. 1417, a variable width right-of-way;

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TRACT TWO:

WHEREAS, DEBID Properties, LLC are the owners of all that certain tract of land situated in the J.N McNair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being part of Tract Two in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), said Tract Two being the remainder portion of Block 8 of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 7, Page 84, in the Plat Records of Grayson County, Texas (PRGCT) as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 23, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

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THENCE South 14°53'46" East, a distance of 599.25 feet to the POINT OF BEGINNING and containing 10.127 acres of land, more or less.

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

_____
Chairman

_____
Secretary

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

PRELIMINARY PLAT
2817 WEST HOUSTON STREET
LOTS 1 AND 2 BLOCK 8

23.662 ACRES SITUATED IN THE
G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828
J.B. MCANAIR SURVEY, ABSTRACT NO. 763

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

PROJECT DATA

Residential (850 sf avg)	(Assumed unit mix: 70% 1BR/30% 2BR)	**330 units**
Parking Required	**Per zoning:** (1.65 sps/unit)	545 sps
Parking Provided	MF (1.67 sps/unit):	552 sps
	Surface:	470 sps
	Tuck Under:	66 sps
	Tandem:	16 sps
Site Area		13.5 acres
Density		24.4 units/acre

ZONING SUMMARY

Zoning District	**Current zoning:** MF-30 **Overlay zoning:** O-1.1 (F.M. Highway 1417)
Height	3 Levels – 50' (max)
Setback	Front yard: 25' Side yard: 25' Rear yard: 25' F.M. 1417 Overlay: 40' from ROW
Required Parking	**Per zoning:** Efficiency: 1.0 sps 1 BR: 1.5 sps 2 BR: 2.0 sps **Stall dimensions:** 9' x 20'
Power Line Setback	Existing power poles along Houston Street and Heritage Parkway ramp, assume 21' setback from power pole centerline
Density	30 units/net acre (max.)
Landscape Buffer	F.M. 1417 Overlay: 10' from ROW

Zoning Reviewed By: js

Note: This Site Plan represents the plan for development of the property and provides Sherman with fair notice of the project as contemplated by Texas Local Government Code Chapter 245.

0' 80' 160' 320'

JHP
Architecture/Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

2817 WEST HOUSTON STREET
SHERMAN, TEXAS

REGISTERED ARCHITECT MICHAEL L ARBOUR 11958 STATE OF TEXAS

SITE PLAN

Copyright © JHP 2023. Not for Regulatory Approval, Permit or Construction: Mike Arbour. Registered Architect of State of Texas, Registration No. 11958.

01.18.2023

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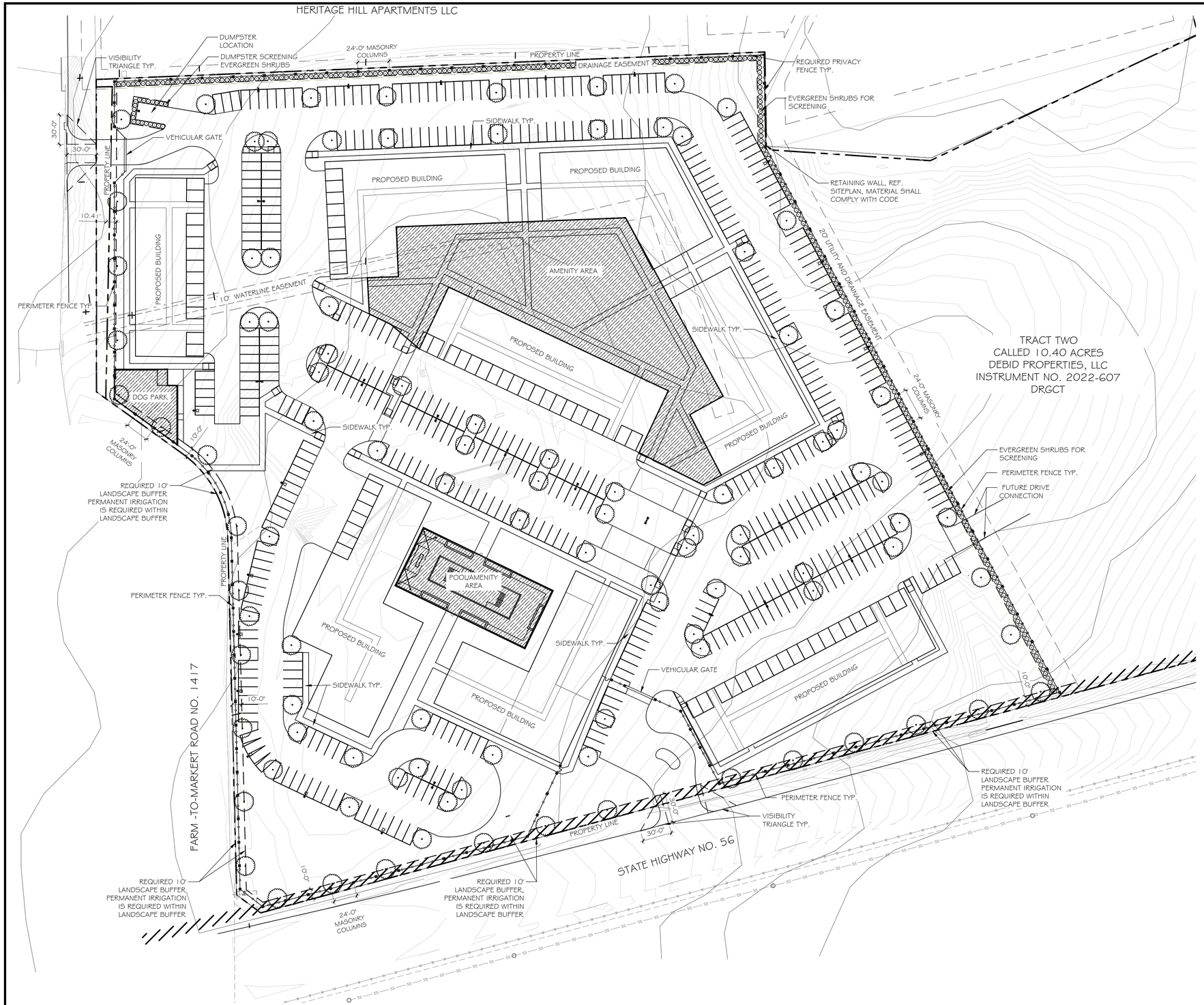
#2022016 js



1 LANDSCAPE PLAN
1" = 50'-0"

0 25 50 100 150
GRAPHIC SCALE IN FEET

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PARKING LOT LIGHT (TYPE A) NLS LIGHTING, NV-I-T4-48L-I-40K-SINGLE, 25` POLE HEIGHT, COLOR TBD	9
	PARKING LOT LIGHT (TYPE B) NLS LIGHTING, NV-I-T4-48L-I-40K-HSS-SINGLE, 25` POLE HEIGHT, COLOR TBD	6
	PARKING LOT LIGHT (TYPE C) NLS LIGHTING, NV-I-T3-48L-I-40K-SINGLE, 25` POLE, COLOR TBD	3
	PARKING LOT LIGHT (TYPE D) NLS LIGHTING, NV-I-T5-48L-I-40K-TWIN, 25` HEIGHT, COLOR TBD	9

PLANT SCHEDULE

CANOPY TREES
3" CAL, SINGLE, STRAIGHT LEADER MATCHING

EVERGREEN SHRUBS
36" O.C, FULL, MATCHING, DROUGHT TOLERANT

LANDSCAPE CALCULATIONS - WOODMEN CIRCLE MULTI-FAMILY (MF-30)			
MF-30 REQUIREMENTS			
REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
BUFFER SCREENING: MIN. 6' HT IRON FENCE WITH MASONRY COLUMNS ALONG PERIMETER.	N/A	YES	YES
FENCE REQUIREMENTS: COLUMNS PLACED 24' O.C.	N/A	YES	YES
PARKING REQUIREMENTS:	TOTAL PARKING AREA: 224,018 SF		
LANDSCAPE AREAS MIN. 10% OF PARKING AREAS	224,018 X .10 = 22,402 SF	22,402 SF	27,945 SF
MIN. OF 40% OF LANDSCAPED AREAS TO BE IN PARKING ISLANDS	22,402 X .40 = 8,961 SF	8,961 SF	9,951 SF
ONE CANOPY TREE AT TERMINUS OF ALL PARKING ROWS		YES	YES
O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT REQUIREMENTS			
REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
BUFFER STRIP REQUIREMENTS: LANDSCAPE BUFFER STRIP 10' IN DEPTH ALONG HIGHWAY	N/A	YES	YES
DETENTION AREA REQUIREMENTS: VISUAL SCREEN FROM DETENTION POND TO ADJACENT STREET OR PROPERTIES	N/A	YES	YES
SCREENING REQUIREMENTS: SCREENING PROVIDED FOR PROPERTY ABUTTING RESIDENTIAL AREAS	N/A	YES	YES

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

LANDSCAPE ARCHITECT:
TRICIA WOLIVER, PLA

CELINA, TEXAS 75009
PH: 214.451.2765

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	ISSUE
3	01/01/2023	CITY SITE PLAN RESUBMITTAL
2	09/21/2022	CITY SITE PLAN RESUBMITTAL
1	06/23/2022	CITY SITE PLAN SUBMITTAL

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

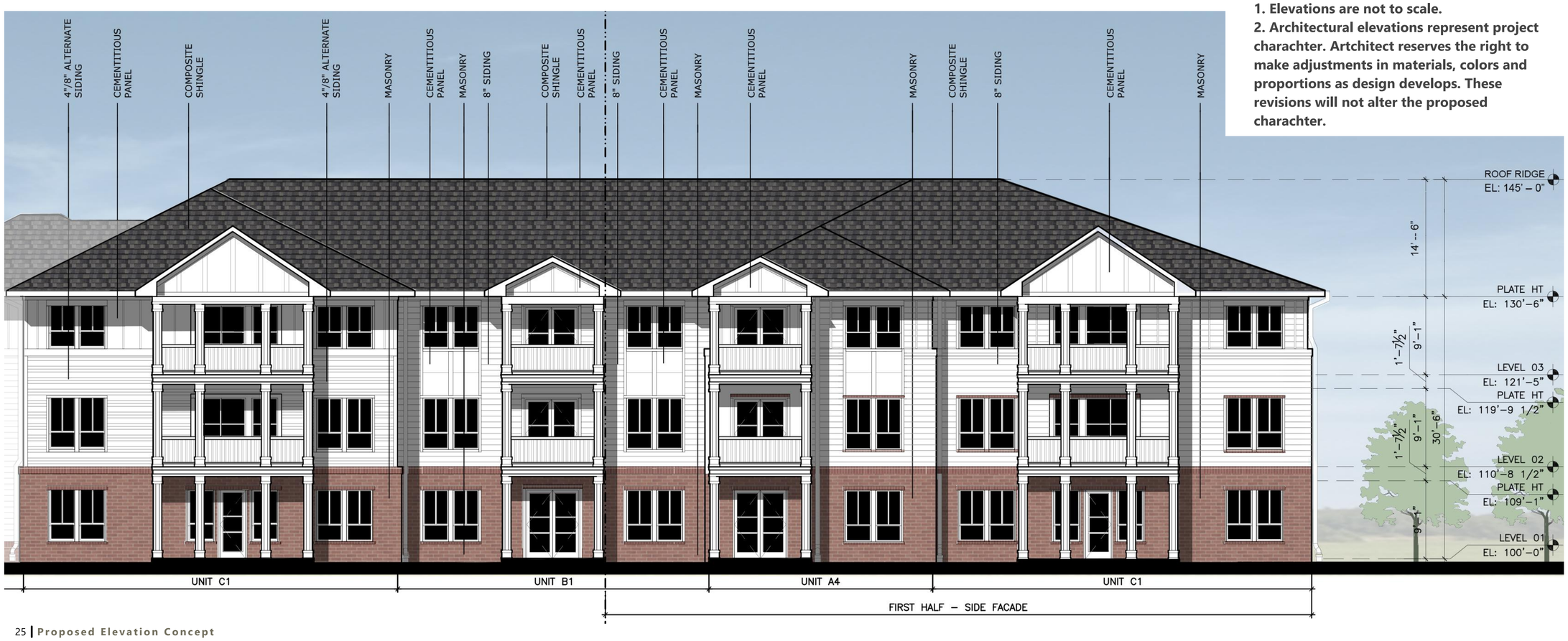
LANDSCAPE PLAN
WOODMEN CIRCLE HOME
MULTI-FAMILY

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	JAN. 2023	AS SHOWN			L1.00

13 | Proposed Elevation Concept

Note:
1. Elevations are not to scale.
2. Architectural elevations represent project charachter. Artchitect reserves the right to make adjustments in materials, colors and proportions as design develops. These revisions will not alter the proposed charachter.



25 | Proposed Elevation Concept

RENDERING

JHP
Architecture / Urban Design
A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

WOODMEN'S CIRCLE HOME MULTIFAMILY
Sherman, Texas

Project Number: 2022016.00
Drawn By: HBenAvraham
Issue for:

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NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

MICHAEL L. ARBOUR

Registered Architect of the State of:
TEXAS
Registration Number:
11958

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Debid Properties, LLC
835 Feruson Rd.
Whitesboro, TX 76273

Block 20
4900 Airport Parkway, #215
Addison, TX 75001

Yazel Peebles & Associates, LLC
P.O. Box 210097
Bedford, TX 76095

Dear Applicants,

The request for approval of the Preliminary Plat of 2817 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, February 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 10' Right of Way Dedication along Houston Street (SH 56) 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)*
2. Right of Way to be changed to Bold Phantom Line and in Black.
3. Dedicate a 15' Utility Easement along FM 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 15' Utility Easement along Houston Street (SH 56). *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Preliminary plat layout does not meet City standard. Coordinate with Engineering Department for example of required plat layout prior to submitting Final Plat. *Code of Ordinances Chapter 10.05, Section 6*
6. Visibility Triangle to be dedicated as a Site Easement and be placed entirely on private property.
7. Privately Owned and Maintained Drainage Easement for detention pond to be dedicated by plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
8. Add General Note stating "Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area." *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
9. Remove building line from plat.

10. Plat boundary metes and bounds shall be entire area to be platted. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
12. Plat title to include subtitle of "Being a Replat of…" which includes the Laurel Creek replat language as well as the acreage.
13. Dedicate a 26' Mutual Access Easement from the entryway in Lot 1 to the future connection to Lot 2. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
14. Easements dedicated in Vol. 997, Pg. 366 and Vol. 1100, Pg. 620, DRGCT to be abandoned by City Council approval. Coordinate with Engineering Department for instruction to begin abandonment process. *Vol. 7, Pg. 84, PRGCT; Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
15. 20' Utility and Drainage Easement in property to the North of subject property and 20' Utility and Drainage Easement on Western boundary line of Lot 2, Block 8 to be cited with dedication instrument information of plat establishing said easements.
16. Show instrument information for all easements existing via separate instrument. If no existing separate instrument, dedicate necessary easements by plat.
17. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
18. Notes # 3, 5, 7, 8 to be removed from Final Plat.
19. Note #9 to be removed and replaced with two notes stating: "Water supply to be provided by the City of Sherman." and "Wastewater service to be provided by City of Sherman.
20. Typo in ownership on subject properties on drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
21. Deed references showing as Deed Records, Grayson County, Texas DRGCT to be replaced with Official Public records, Grayson County, Texas OPRGCT on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
22. Internal water and wastewater lines will be privately owned and maintained.
23. Privately owned and Maintained Detention to be built with Phase 1 of development.
24. 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.*
25. Three Party Agreement required for Public Infrastructure.
26. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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 14, 2023

Debid Properties, LLC
835 Ferguson Rd
Whitesboro, TX 76273

Pacheco Koch
7557 Rambler Road, Suite 1400
Dallas, TX 75231

JHP
Mike Arbour
8340 Meadow Road, Suite 150
Dallas, TX 75231

Block 20, LLC
David Brown
4900 Airport Pkwy # 215
Addison, TX 75001

Urban Engineers Group, Inc.
Mark Taylor, PE
167 Turtle Creek Blvd, Suite A
Dallas, TX 75207

Dear Applicants,

The request for Site Plan of Woodmen's Circle located at 2817 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. 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
7. Internal water and wastewater lines will be privately owned and maintained.
8. Privately owned and Maintained Detention to be built with Phase 1 of development.

9. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
10. The location of the trash receptors must be approved by the Public Works Department.
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.

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

214 NORTH HARRISON

The request of Brogan H. Vickrey (Owner), Chris Vickrey (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 214 North Harrison Avenue, consisting of 0.454 acres in the G.B. Pilant Survey, Abstract No. 963, being Lot 9, Block 33 of the Replat of Lots 7 and 8, and the North One-half of Lot 9, Block 33 of College Park Additionn, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.03.007 (7) to allow a 15.5’ front setback in lieu of the required 20’ for the existing structure in an R-6 (Single-Family Residential) District.

Background:

The property is located at 214 North Harrison, the northwest corner of East Pecan Street and North Harrison Avenue. The property owner is requesting a 15.5' front yard setback for the existing structure.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Brogan H. Vickrey (Owner)
Chris Vickrey (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
22

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photos
Survey
Narrative
Site Plan
Elevations
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

214 N. HARRISON ST.

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W E
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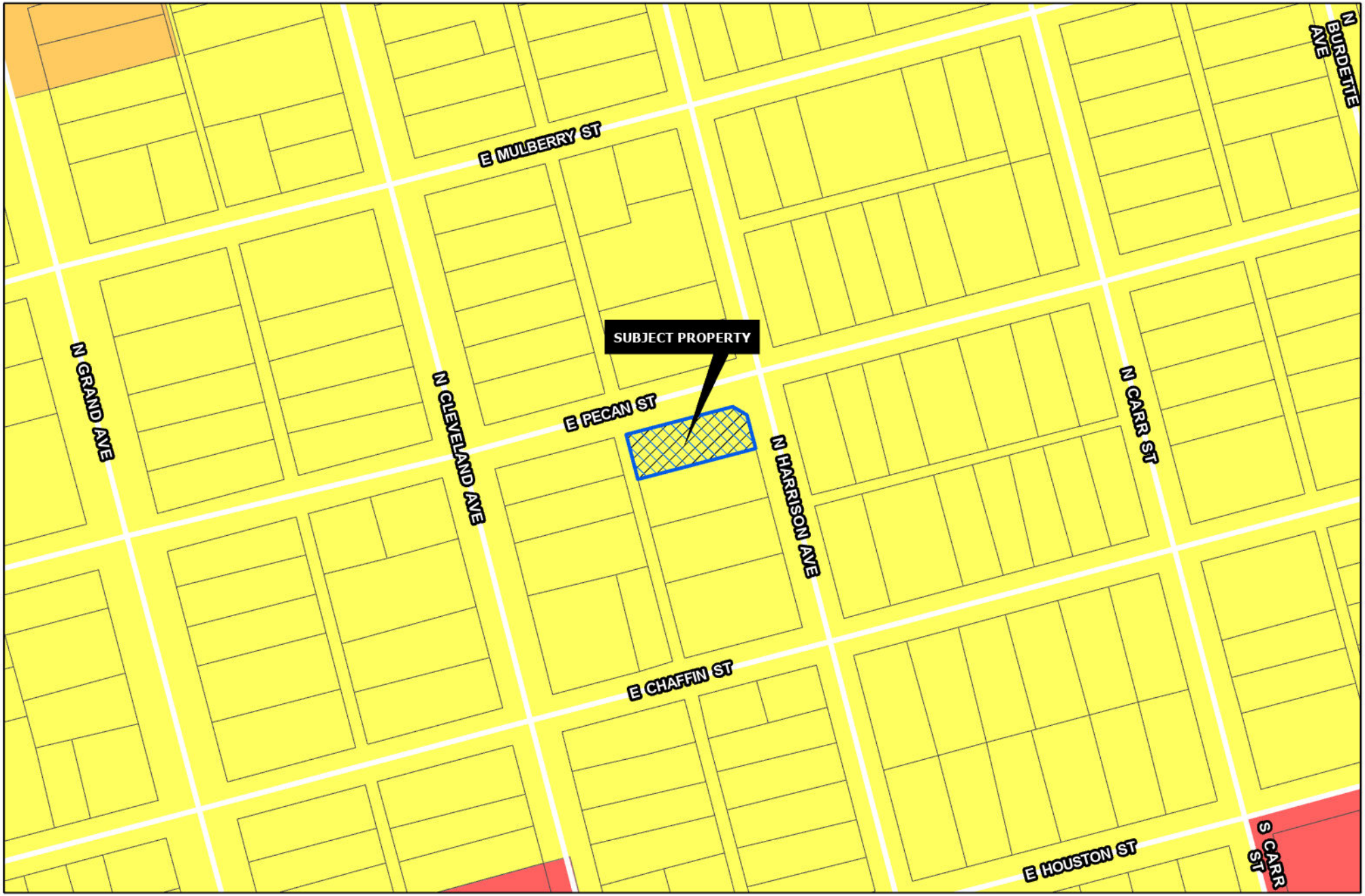
Date: 2/2/2023 1:26 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

214 N. HARRISON ST.

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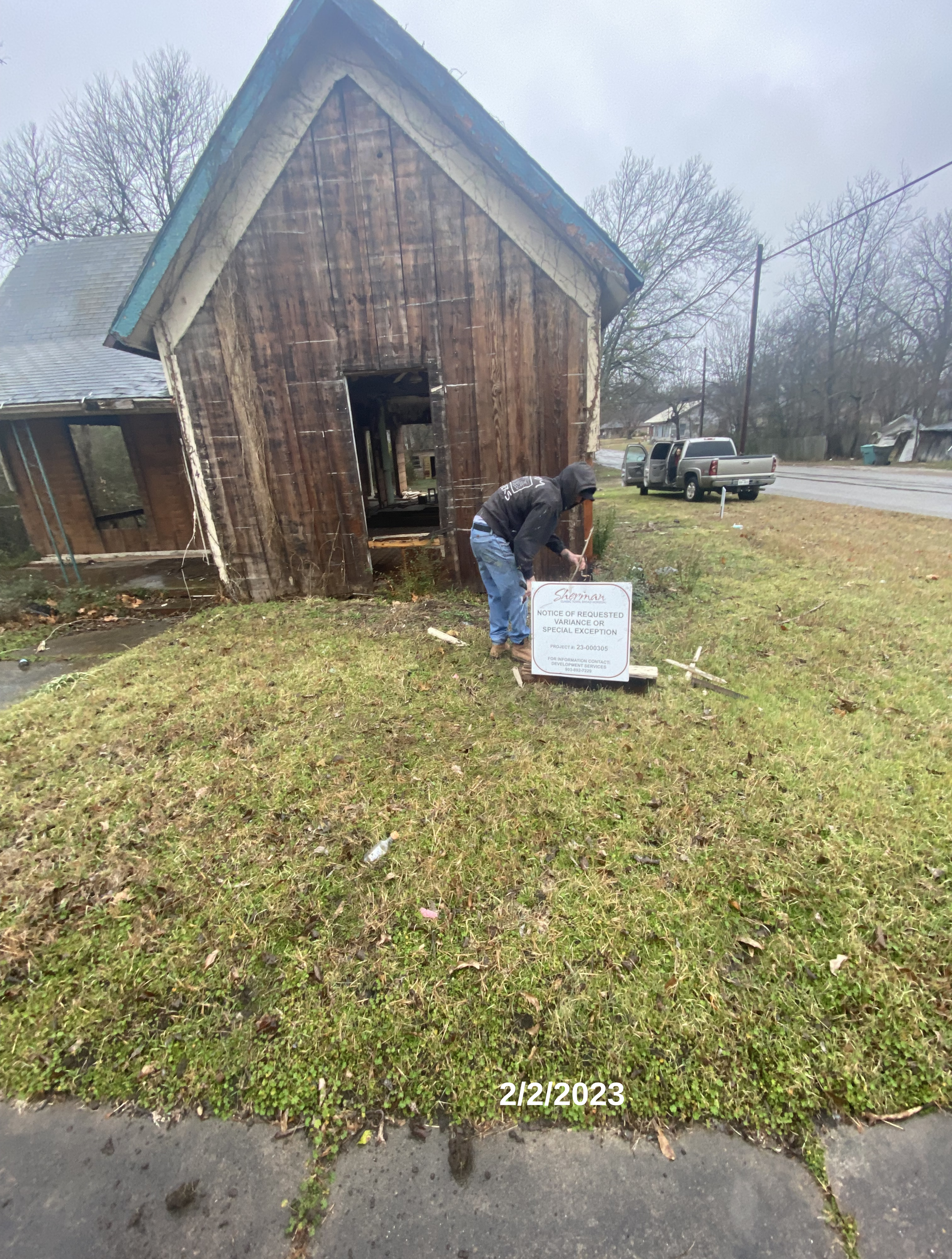
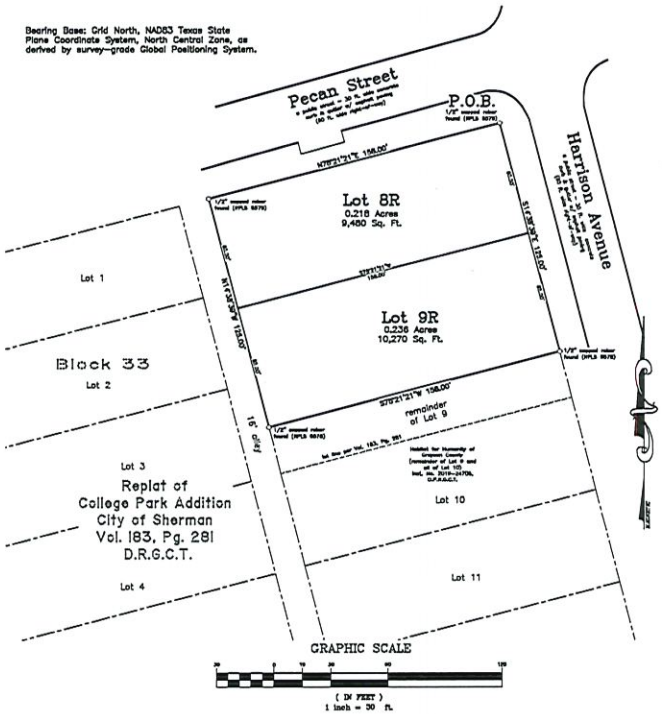

Sherman
NOTICE OF REQUESTED
VARIANCE OR
SPECIAL EXCEPTION
PROJECT #: 23-000305
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
2/2/2023

Sherman
NOTICE OF REQUESTED
VARIANCE OR
SPECIAL EXCEPTION
PROJECT #: 23-000305
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7225

2/2/2023

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



Brogan's Addition

(being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition)

to the

City of Sherman, Texas

0.454 Acres

in the

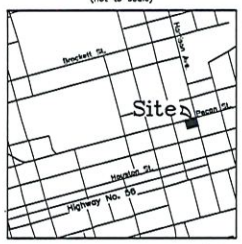
G.B. Pilant Survey

Abstract No. 963

General Notes:

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

Vicinity Map
(not to scale)



Job No. CGS620222

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-8191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10068100

Owner:
Brogan H. Vickrey
1003 Hillscreek Drive
McKinney, Texas 75072

Z:\Shared Projects\Land Projects RZ\214-N-Harrison-Avenue-Sherman\Civil 3D\Replat.dwg 2/22/2022 9:17 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 7 and 8, and the North One-Half of Lot 9, Block 33, of the Replat of College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 183, Page 281, Deed Records, Grayson County, Texas, being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578), lying at the intersection of the South line of Pecan Street, a generally East-West street, with the West line of Harrison Avenue, a generally North-South street, and being the Northeast corner of both said Lot 7 and the herein described tract;

THENCE South 14 deg. 38 min. 39 sec. East, with the West line of said Harrison Avenue, and the East lines of said Lots 7, 8, and 9, a distance of 135.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of the herein described tract;

THENCE South 75 deg. 21 min. 21 sec. West, over and across said Lot 9 and with the North line of a tract of land conveyed to Habitat for Humanity of Grayson County, known as the remainder of Lot 9 and all of Lot 10, said Block 33 as recorded in Instrument No. 2019-24705, Official Public Records, Grayson County, Texas, a distance of 156.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the East line of a 16 ft. wide alley and the West line of said Lot 9, at the Southwest corner of the herein described tract;

THENCE North 14 deg. 38 min. 39 sec. West, with the East line of said alley and the West lines of said Lots 7, 8, and 9, a distance of 135.00 ft. to a 1/2 inch capped rebar found (RPLS 6578), lying in the South line of said Pecan Street, being the Northwest corner of both said Lot 7 and the herein described tract;

THENCE North 75 deg. 21 min. 21 sec. East, with the North line of said Lot 7 and the South line of said Pecan Street, a distance of 156.00 ft. to the PLACE OF BEGINNING and containing 0.454 ACRES of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

I, Brogan H. Vickrey, sole owner of Brogan Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Brogan H. Vickrey

AVIGATION RELEASE

WHEREAS, Brogan H. Vickrey, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Brogan's Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully 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 Brogan's Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By:_____

By: Brogan H. Vickrey, Owner

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

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

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BRIGHT FUTURE

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

Chairman Secretary

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

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

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

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

Brogan's Addition
(being a Replat of Lots 7 and 8, and the North One-Half of Lot 9, Block 33 of the Replat of College Park Addition)
to the
City of Sherman, Texas
0.454 Acres
in the
G.B. Pilant Survey
Abstract No. 963

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-8191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10068100

Owner:
Brogan H. Vickrey
1003 Hillscreek Drive
McKinney, Texas 75072

Z:\Shared Projects\Land Projects RZ\214-N-Harrison-Avenue-Sherman\Civil 3D\Replat.dwg 2/22/2022 9:17 AM

We are doing a 428 Square foot Addition to the property to the Rear of property

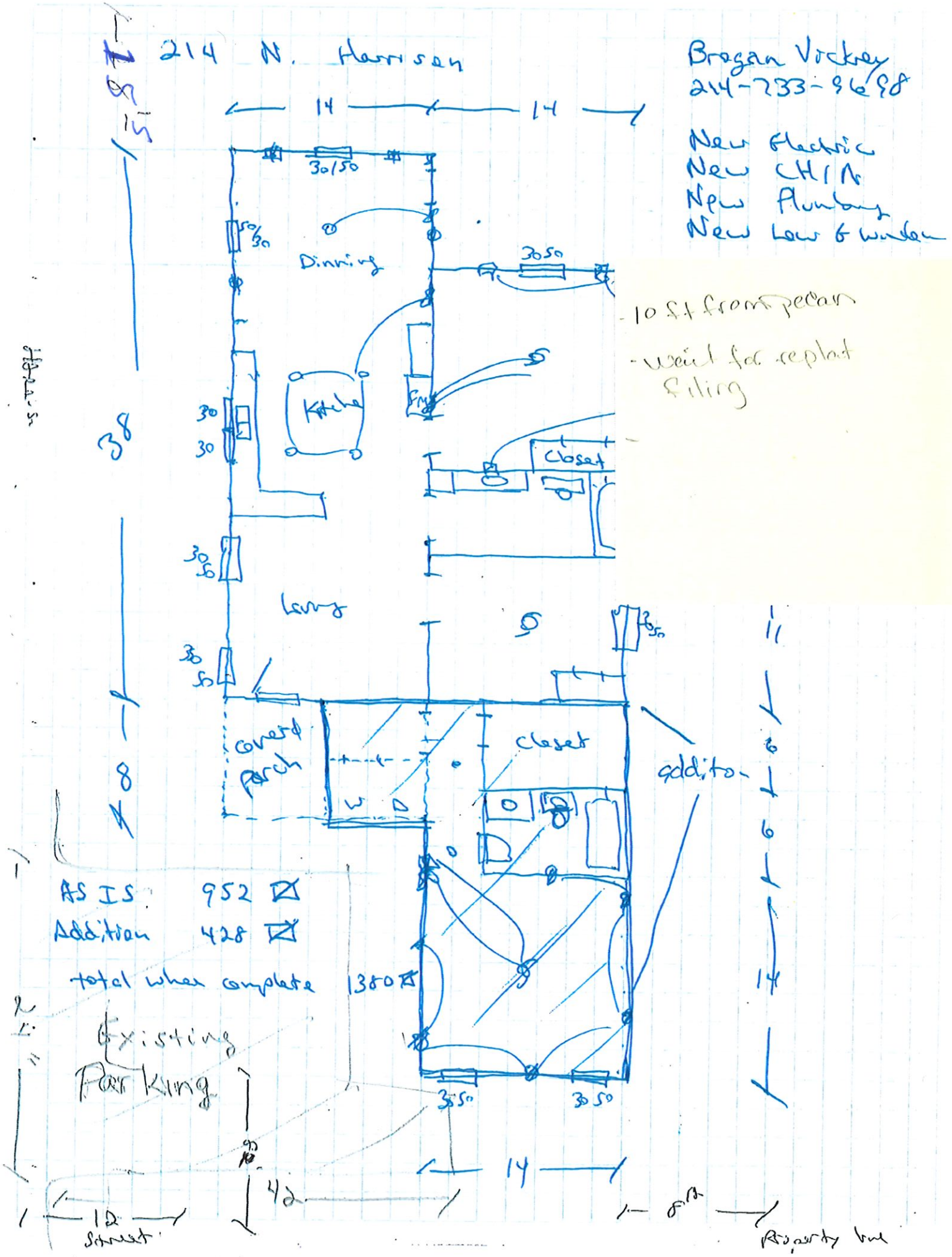
Front existing set Back for structure doesn't meet New Standards.

Asking for a variance of 15.5 ft. off of the building line.

214 N. Harrison

Brogan Vickrey
214-733-9698

New Electric
New CH/A
New Plumbing
New Low E windows



- 10 ft from pecan
- wait for replat filing

AS IS 952 ☒
Addition 428 ☒
total when complete 1380 ☒

Existing Parking

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Brogan Vickrey
1220 Hyde Park Dr.
McKinney, TX 75065

Chris Vickrey
7212 Scotland Ct.
Plano, TX 75024

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

Dear Applicants,

The request for Public Hearing and Variance under Section 14.03.007 (7) to allow a 15.5' front setback in lieu of the required 20' for the existing structure in an R-6 (Single-Family Residential) District located at 214 North Harrison Avenue has been scheduled to be heard by the Board of Adjustment on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Required parking or driveways must be paved concrete or asphalt. Parking spaces shall be a minimum of 9'wide and 20' long. There shall be one space per bedroom up to 4 parking spaces provided behind the front property line. (Section 14.04.003(3))
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.

Engineering

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

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

Prepared by: Lauren Marlow, Administrative Assistant

Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2601 HILLTOP DRIVE

The request of Noah Starr (Owner), Gary Leese, Cannon Storage Systems, Inc. (Representative) and Grant Engineering, Inc (Surveyor) concerning the property located at 2601 Hilltop Drive, consisting of 5.51 acres, Lot 2, Block 1, Cates First Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017(1) to allow a 1.63' side setback in lieu of the required 15' for an existing structure in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.02.017(1) to allow a 1.94' side yard setback in lieu of the required 15' for a new structure in a C-2 (General Commercial) District.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-2 (General Commercial) District.

Background:

The property is located at 2601 Hilltop Drive between Texoma Parkway and Sistrunk Street. The property owner is requesting a Variance for an existing structure and a Variance for a new structure located on the east property line. The property owner is also requesting Site Plan approval and a Specific Use Permit to allow a mini-warehouse in a C-2 (General Commercial) District.

The following has been approved for this location:

- March 9, 2004 - Specific Use Permit to allow a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.
- January 11, 2005 - Variance to allow a front setback of 2' in lieu of 15' in C-2 (General Commercial) District.

Adjacent Zoning:
C-2 (General Commercial) District

Origination:
Noah Starr (Owner)
Gary Leese, Cannon Storage Systems, Inc. (Representative)
Grant Engineering, Inc (Land Surveyor)

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

Number of notices mailed:
4

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo 1
Zoning Sign Photo 2
FLUM
Narrative - Variance 1
Narrative - Variance 2
Narrative - SUP
Survey
Site Plan - Addition Only
Site Plan - Fire Lane & ADA
Overall Site Layout
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

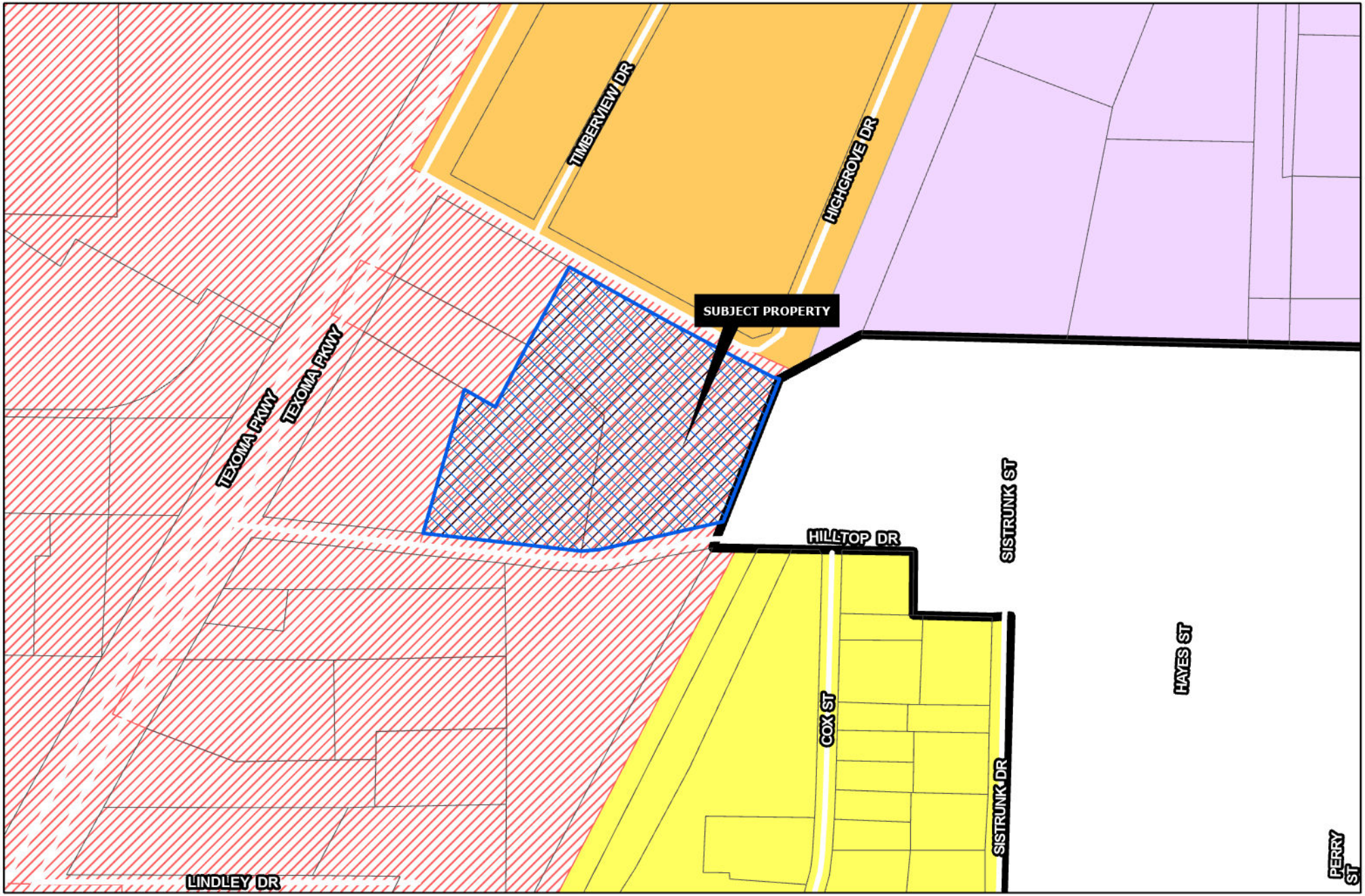
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2601 HILLTOP DR.

N
W E
S

Date: 2/9/2023 11:50 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

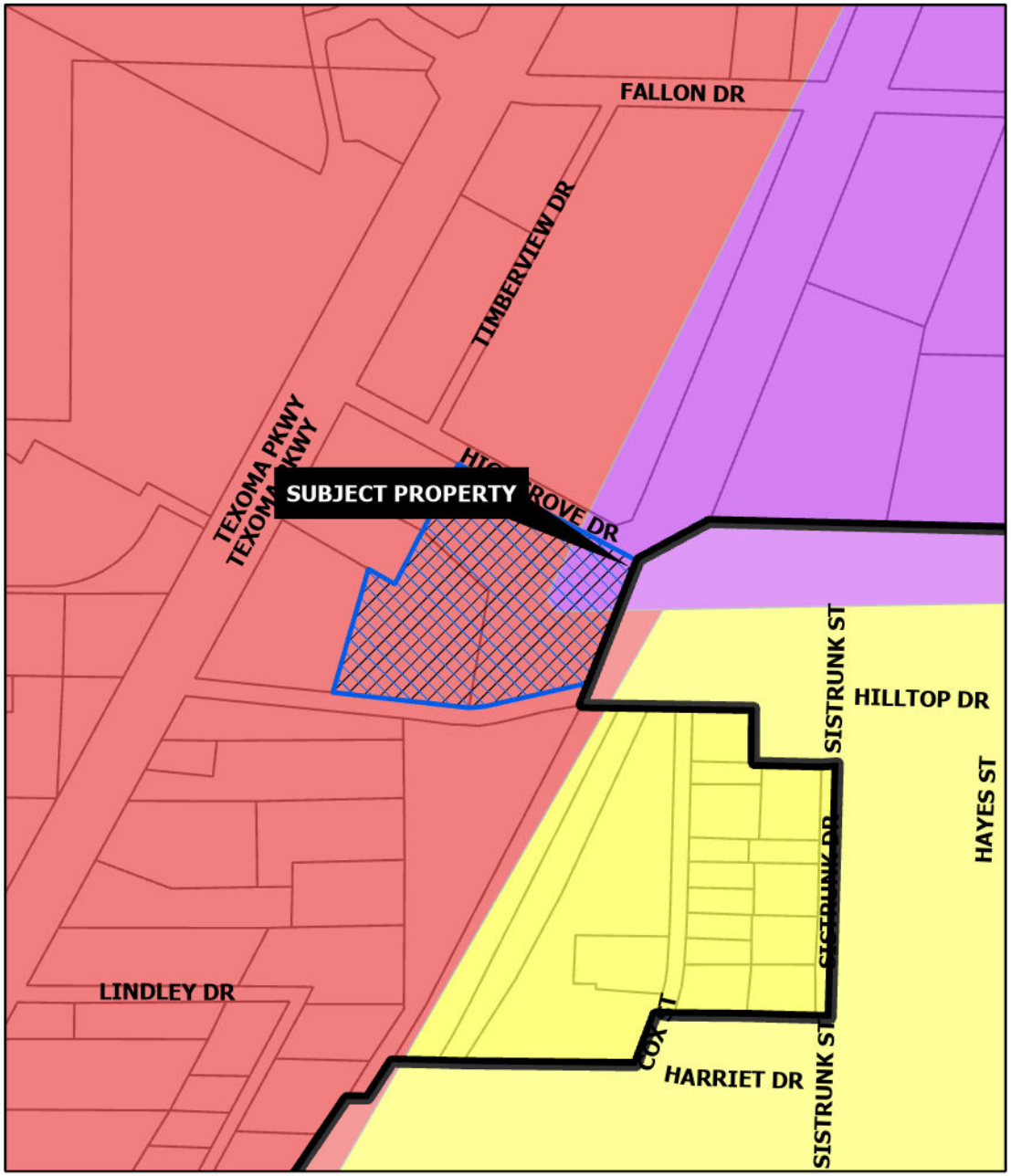
CITY OF SHERMAN ZONING MAP 2601 HILLTOP DR.

N
W E
S

Date: 2/9/2023 11:50 AM

2/06/2023 @ 2:17PM
Sherman
CLASSIC TOWN, BROAD HORIZON
NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST
PROJECT #: 23-000231
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

2/06/2023 @12:59PM
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST
PROJECT #: 23-000231
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2601 HILLTOP DR.

N
W E
S

Date: 2/9/2023 12:01 PM

Cannon Storage Systems, Inc.
P.O. Box 984
Lawton, Oklahoma 73502
1-888-500-3299

January 20, 2023

VARIANCE REQUEST NO. 1
PREMIUM STORAGE EXPANSION-PROJECT NARRATIVE

Premium Storage Expansion
2601 Hilltop Drive
Sherman, TX 75090

Premium Storage Expansion is a 3 building, 19,000 S.F. expansion to an existing self storage facility located on C-2 zoned property. The construction will include excavation, concrete, metal building construction, electrical & mechanical.

This variance request is to allow a 1.63' building setback, in lieu of 15', for an existing 20'x 230' (4,600 S.F.) 1-story self-storage building located at the east property line adjacent to the railroad right-of-way to bring the existing self storage facility into conforming status.
Please reference enclosed C1.0 Premium Storage-Overall Site Layout Plan.

Gary L. Leese
Cannon Storage Systems, Inc.

Cannon Storage Systems, Inc.
P.O. Box 984
Lawton, Oklahoma 73502
1-888-500-3299

January 20, 2023

VARIANCE REQUEST NO. 2
PREMIUM STORAGE EXPANSION-PROJECT NARRATIVE

Premium Storage Expansion
2601 Hilltop Drive
Sherman, TX 75090

Premium Storage Expansion is a 3 building, 19,000 S.F. expansion to an existing self storage facility located on C-2 zoned property. The construction will include excavation, concrete, metal building construction, electrical & mechanical.

This variance request is to allow a 1.94' building setback, in lieu of 15', for a proposed 20'x 35' (700 S.F.) 1-story self-storage building extension to an existing building located at the east property line adjacent to the railroad right-of-way.
Please reference enclosed C1.0 Premium Storage-Overall Site Layout Plan.

Gary L. Leese
Cannon Storage Systems, Inc.

Cannon Storage Systems, Inc.
P.O. Box 984
Lawton, Oklahoma 73502
1-888-500-3299

January 20, 2023

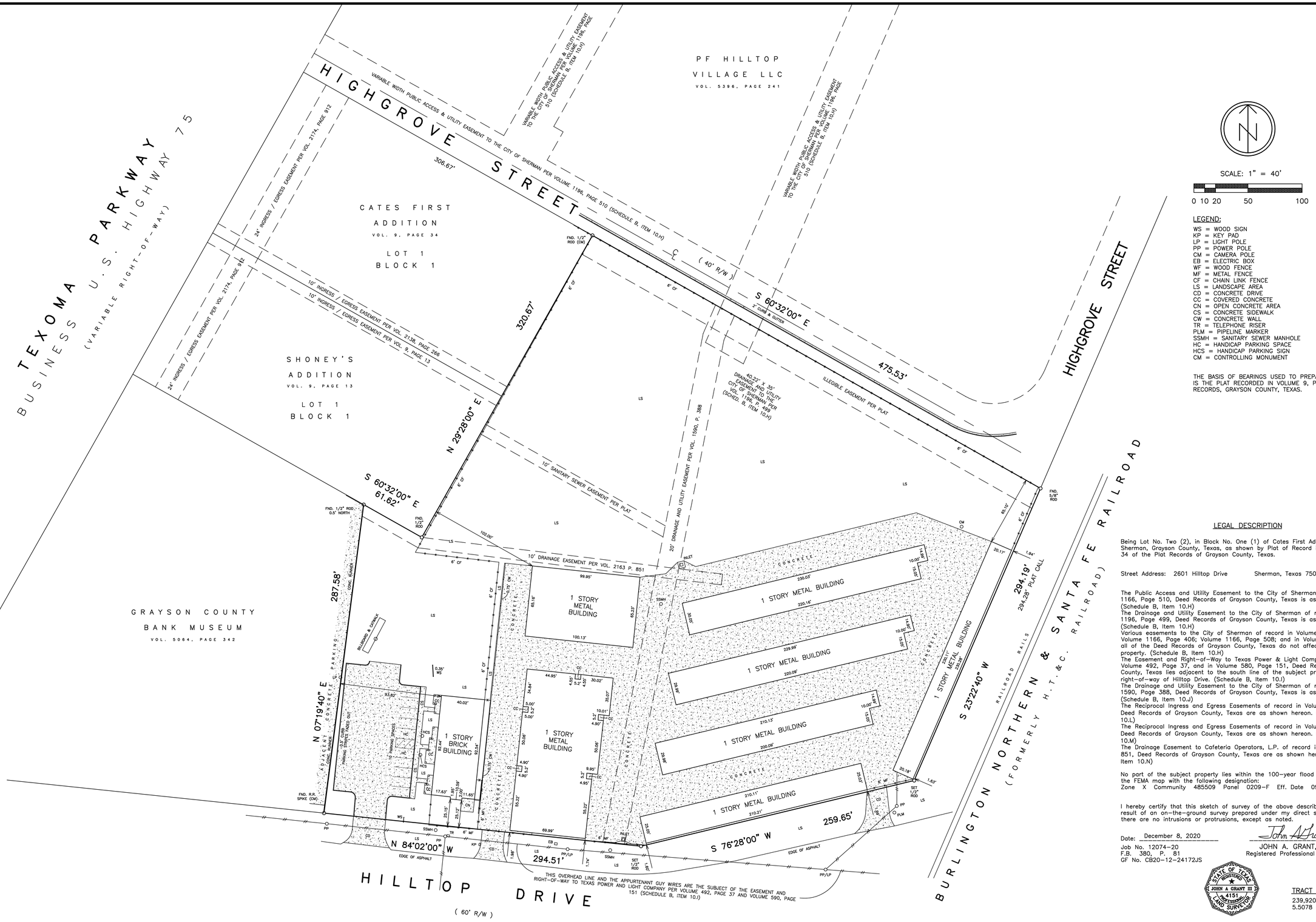
SPECIFIC USE PERMIT
PREMIUM STORAGE EXPANSION-PROJECT NARRATIVE

Premium Storage Expansion
2601 Hilltop Drive
Sherman, TX 75090

Premium Storage Expansion is a 3 building, 19,000 S.F. expansion to an existing self storage facility, constructed in 2004/2005, located on C-2 zoned property. The construction will include excavation, concrete, metal building construction, electrical & mechanical.

Cannon Storage Systems, Inc. was the original supplier & erector of the existing self storage buildings on site. The proposed buildings will be of the same Type 2B construction and will match the exterior appearance of the existing buildings on site.

Gary L. Leese
Cannon Storage Systems, Inc.



SCALE: 1" = 40'

0 10 20 50 100

LEGEND:

WS = WOOD SIGN
KP = KEY PAD
LP = LIGHT POLE
PP = POWER POLE
CM = CAMERA POLE
EB = ELECTRIC BOX
WF = WOOD FENCE
MF = METAL FENCE
CF = CHAIN LINK FENCE
LS = LANDSCAPE AREA
CD = CONCRETE DRIVE
CC = COVERED CONCRETE
CN = OPEN CONCRETE AREA
CS = CONCRETE SIDEWALK
CW = CONCRETE WALL
TR = TELEPHONE RISER
PLM = PIPELINE MARKER
SSMH = SANITARY SEWER MANHOLE
HC = HANDICAP PARKING SPACE
HCS = HANDICAP PARKING SIGN
CM = CONTROLLING MONUMENT

THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 9, PAGE 24, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

LEGAL DESCRIPTION

Being Lot No. Two (2), in Block No. One (1) of Cates First Addition to the City of Sherman, Grayson County, Texas, as shown by Plat of Record in Volume 9, Page 34 of the Plat Records of Grayson County, Texas.

Street Address: 2601 Hilltop Drive Sherman, Texas 75090

The Public Access and Utility Easement to the City of Sherman of record in Volume 1166, Page 510, Deed Records of Grayson County, Texas is as shown hereon. (Schedule B, Item 10.H)
The Drainage and Utility Easement to the City of Sherman of record in Volume 1196, Page 499, Deed Records of Grayson County, Texas is as shown hereon. (Schedule B, Item 10.H)
Various easements to the City of Sherman of record in Volume 1309, Page 136; Volume 1166, Page 406; Volume 1166, Page 508; and in Volume 1166, Page 513; all of the Deed Records of Grayson County, Texas do not affect the subject property. (Schedule B, Item 10.H)
The Easement and Right-of-Way to Texas Power & Light Company of record in Volume 492, Page 37, and in Volume 580, Page 151, Deed Records of Grayson County, Texas lies adjacent to the south line of the subject property within the right-of-way of Hilltop Drive. (Schedule B, Item 10.I)
The Drainage and Utility Easement to the City of Sherman of record in Volume 1590, Page 388, Deed Records of Grayson County, Texas is as shown hereon. (Schedule B, Item 10.J)
The Reciprocal Ingress and Egress Easements of record in Volume 2138, Page 266, Deed Records of Grayson County, Texas are as shown hereon. (Schedule B, Item 10.L)
The Reciprocal Ingress and Egress Easements of record in Volume 2174, Page 912, Deed Records of Grayson County, Texas are as shown hereon. (Schedule B, Item 10.M)
The Drainage Easement to Cafeteria Operators, L.P. of record in Volume 2163, Page 851, Deed Records of Grayson County, Texas are as shown hereon. (Schedule B, Item 10.N)

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 485509 Panel 0209-F Eff. Date 09-29-10

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: December 8, 2020

Job No. 12074-20
F.B. 380, P. 81
GF No. CB20-12-24172JS

John A Grant III

JOHN A. GRANT, III
Registered Professional Land Surveyor 4151

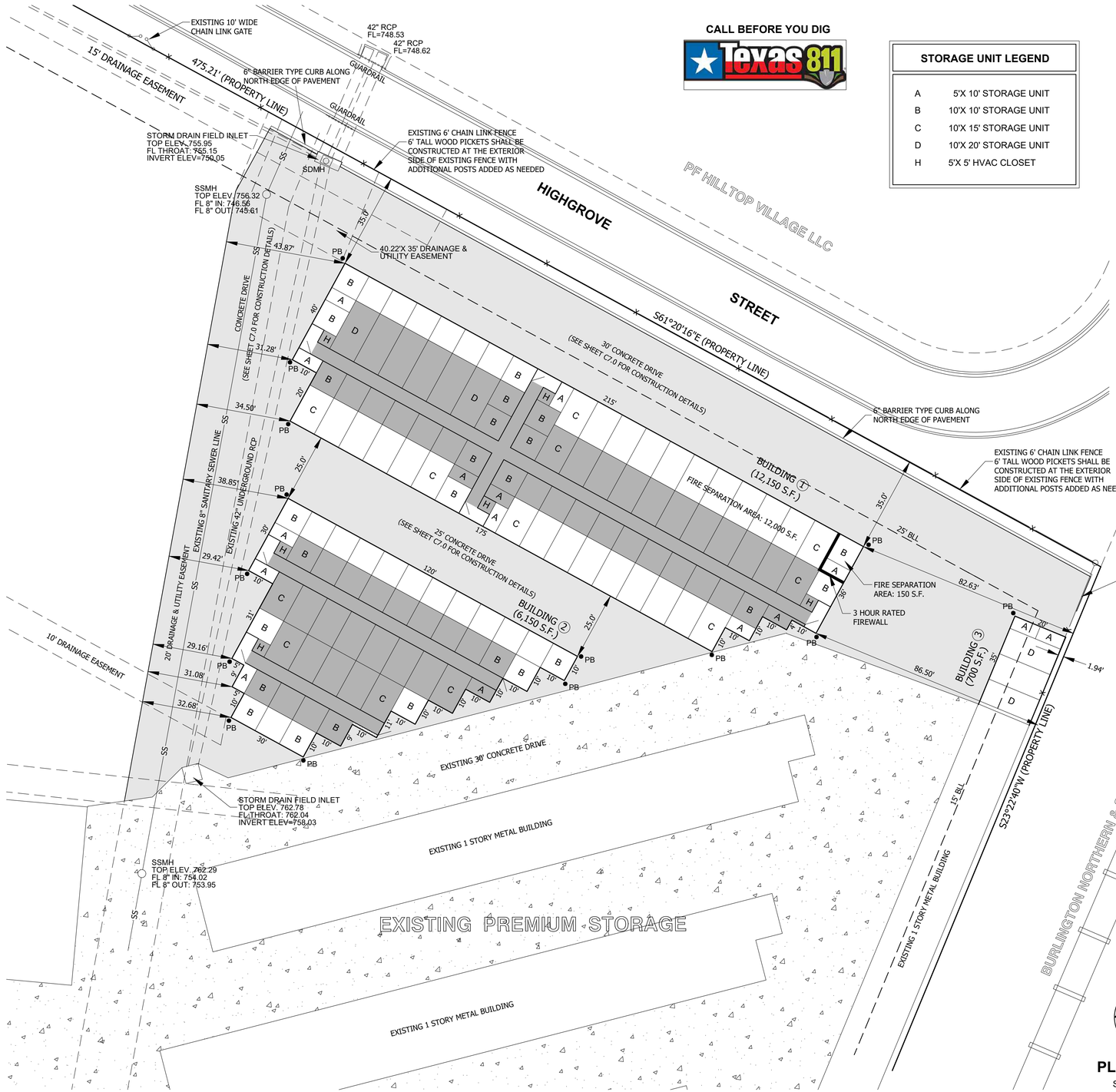
STATE OF TEXAS ★ REGISTERED ★ JOHN A GRANT III 4151 PROFESSIONAL LAND SURVEYOR

TRACT AREA

239,920 Square Feet
5.5078 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00



CALL BEFORE YOU DIG

Texas 811

STORAGE UNIT LEGEND

A	5'X 10' STORAGE UNIT
B	10'X 10' STORAGE UNIT
C	10'X 15' STORAGE UNIT
D	10'X 20' STORAGE UNIT
H	5'X 5' HVAC CLOSET

LEGAL DESCRIPTION

BEING LOT NO. TWO (2), IN BLOCK NO. ONE (1) OF CATES FIRST ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 9, PAGE 34 OF PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA: 5.51 ACRES.

FLOOD INFORMATION

NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP WITH THE FOLLOWING DESIGNATION: ZONE X COMMUNITY 485509, PANEL 0209-F, EFFECTIVE DATE 09-29-10. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

PROJECT DATA:

2018 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE

PROJECT LOCATION: 2601 HILLTOP DRIVE SHERMAN, TEXAS 75090

PROPERTY AREA: 5.51± Acres
EXPANSION-PHASE 1 AREA: 1.05± Acres

BUILDINGS AREA.:
Building 1: 12,150 S.F.
Building 2: 6,150 S.F.
Building 3: 700 S.F.

TOTAL BUILDING AREA.: 19,000 S.F.

CONSTRUCTION: TYPE IIB/NON-CUMBUSTIBLE-UNPROTECTED
OCCUPANCY: SELF STORAGE BUILDING
GROUP S-1, MODERATE HAZARD STORAGE

SPRINKLERED BUILDINGS: NONE

PARKING SPACES REQUIRED:

(QTY 6) PARKING SPACES REQUIRED PER CITY OF SHERMAN ORDINANCE 14.04.003.
(MIN. QTY 6) PARKING SPACES, TO INCLUDE ACCESSIBLE PARKING, PROVIDED AT SELF STORAGE FACILITY OFFICE AS INDICATED ON SHEET C1.0 OVERALL SITE LAYOUT PLAN.

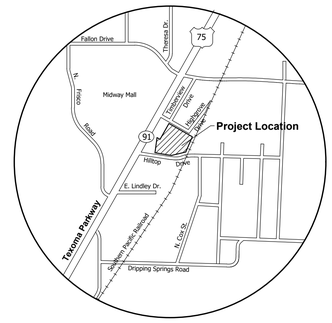
BUILDING SCHEDULE

BUILDING 1: 60'X 215' (12,150 S.F.) (ENCLOSED UNCONDITIONED AND CONDITIONED STORAGE)

BUILDING 2: 80'X 120' (6,150 S.F.) (ENCLOSED UNCONDITIONED AND CONDITIONED STORAGE)

BUILDING 3: 20'X 35' (700 S.F.) (ENCLOSED UNCONDITIONED STORAGE)

TOTAL S.F. (19,000 S.F.)



LOCATION MAP

Not To Scale

LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
TUG	EXISTING TELEPHONE UNDERGROUND
WL	EXISTING WATERLINE
X	EXISTING FENCE
(X)	PROPOSED FENCE
SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN
SSMH	EXISTING SANITARY SEWER MANHOLE
SDMH	EXISTING STORM DRAIN MANHOLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
FH	EXISTING FIREHYDRANT
PP	EXISTING ELECTRIC POWER POLE
LP	EXISTING LIGHT POLE
ET	EXISTING ELECTRIC TRANSFORMER
T	EXISTING TELEPHONE LINE MARKER SIGN
	EXISTING GAS LINE MARKER SIGN
EM	EXISTING ELECTRIC METER
FH	PROPOSED FIRE HYDRANT W/ VALVE
WM	PROPOSED WATER SERVICE METER
LM	PROPOSED LANDSCAPE IRRIGATION METER
CO	PROPOSED SANITARY SEWER CLEANOUT
EPB	EXISTING PIPE BOLLARD
PB	PROPOSED PIPE BOLLARD

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK AND THAT OF THE INVOLVED UTILITIES. ANY CONTRACTOR-CAUSED DAMAGE TO UTILITY AND/OR SERVICE LINES, SHOWN OR NOT SHOWN ON PLANS, SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
2. PRIOR TO PLACING PAVEMENT, THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED, TANDEM-AXLE DUMP TRUCK WEIGHING AT LEAST 25 TONS. ANY SOFT AREAS LOCATED DURING THE PROOFROLLING SHALL BE OVEREXCAVATED AND REPLACED WITH LOW VOLUME CHANGE SOIL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. PROPERTY BOUNDARY DIMENSIONS SHOWN, EASEMENTS AND EXISTING UTILITY LOCATIONS SHOWN WERE TAKEN FROM TOPOGRAPHIC SURVEY BY UNDERWOOD DRAFTING & SURVEYING.

Premium Storage-Expansion

BUILDINGS 1, 2 & 3
2601 Hilltop Drive
Sherman, Texas 75090

CANNON STORAGE SYSTEMS, INC.
P.O. BOX 984
LAWTON, OKLAHOMA 73502

COPYRIGHT NOTICE: The designs represented by these plans are copyrighted and are subject to copyright protection under 17 U.S.C. § 101, et seq., as amended. The design and ownership of the documents, and the right to use the information contained in the instruments of service are all retained by Cannon Storage Systems, Inc. Unauthorized use of these plans or the designs represented therein will subject the infringer to damages and/or judicial action by federal law.

SITE PLAN

Revised By	Date

Drawn By: GLL
Date: 1-20-23
Job No.:
Sheet No.

C2.0

STORAGE UNIT LEGEND	
A	5'X 10' STORAGE UNIT
B	10'X 10' STORAGE UNIT
C	10'X 15' STORAGE UNIT
D	10'X 20' STORAGE UNIT
H	5'X 5' HVAC CLOSET

STORAGE UNIT MIX W/ ADA COMPLIANT UNIT REQUIREMENTS

CONDITIONED STORAGE UNITS:

- 5'X 10' UNITS (4 TOTAL/ 1 ADA COMPLIANT)
- 10'X 10' UNITS (35 TOTAL/ 1 ADA COMPLIANT)
- 10'X 15' UNITS (24 TOTAL/ 1 ADA COMPLIANT)
- 10'X 20' UNITS (6 TOTAL/ 1 ADA COMPLIANT)

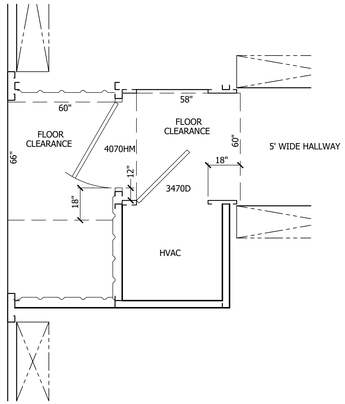
NON-CONDITIONED STORAGE UNITS:

- 5'X 10' UNITS (11 TOTAL/ 1 ADA COMPLIANT)
- 10'X 10' UNITS (30 TOTAL/ 1 ADA COMPLIANT)
- 10'X 15' UNITS (26 TOTAL/ 1 ADA COMPLIANT)
- 10'X 20' UNITS (3 TOTAL/ 1 ADA COMPLIANT)

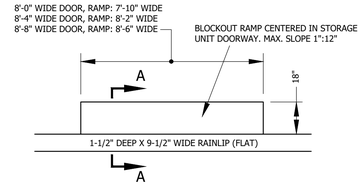
TOTAL UNITS: (139)
ADA UNITS REQUIRED: (6.95)
ADA UNITS PROVIDED: (8)

ADA COMPLIANT UNITS ARE DESIGNATED WITH: (H)

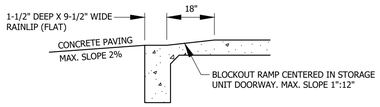
IBC2018, 1108.3 ACCESSIBLE SELF-SERVICE STORAGE FACILITIES, TABLE 1108.3



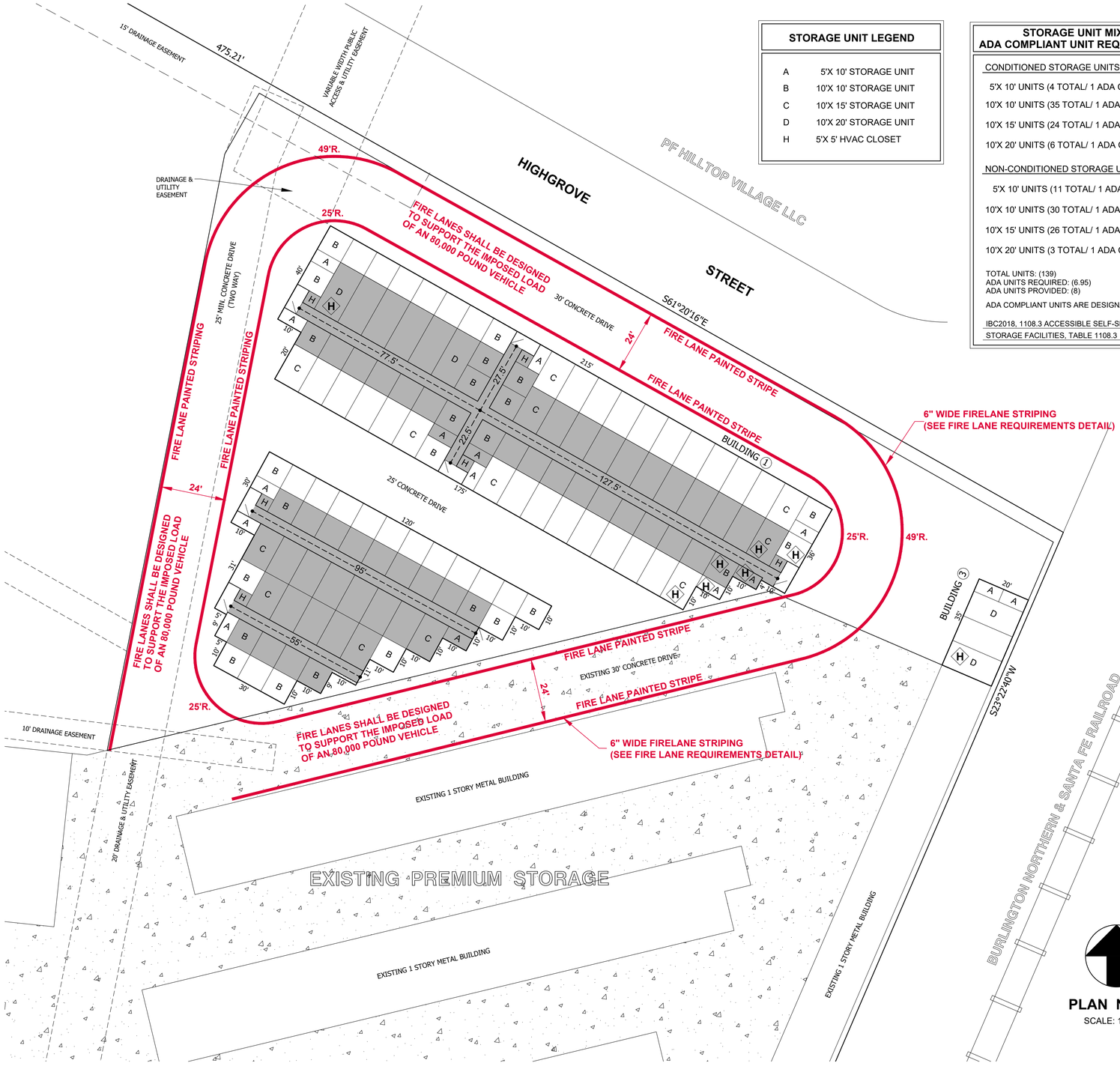
TYPICAL HALLWAY ENTRANCE DOOR DETAIL
&
TYPICAL HVAC CLOSET DOOR DETAIL
NTS



EXTERIOR ACCESSED ADA STORAGE UNITS
NTS
NOTE: SEE FOUNDATION PLANS FOR ADDITIONAL DETAILS



SECTION "A"-"A"
NTS



PLAN NORTH
SCALE: 1"-20'

FIRE LANE REQUIREMENTS

feet (15') along the entire length of the fire lane showing the exact boundary of the fire lane. Fire lane markings shall be upon the vertical surface of the curb, unless otherwise approved by the Chief or authorized representative. Illustration of approved fire lane markings is as follows:

1. ***NO PARKING FIRE LANE*** TO BE PAINTED ENTIRE LENGTH OF DEDICATED FIRE LANE.
2. FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
3. WHERE THE ABOVE FIRE LANE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC, THE PROPERTY OWNER WILL BE REQUIRED TO POST FIRE LANE SIGNS IN ADDITION TO OTHER MARKINGS.
4. WHEN RESTRIPING, ADDITIONS TO THE EXISTING FIRE LANES ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FIRE DEPARTMENT.

Maintenance. All designated fire lanes shall be maintained and kept in a state of good repair at all times by the owner or person in control of the premises.

Premium Storage-Expansion

BUILDINGS 1, 2 & 3
2601 Hilltop Drive
Sherman, Texas 75090

CANNON STORAGE SYSTEMS, INC.
P.O. BOX 984
LAWTON, OKLAHOMA 73502

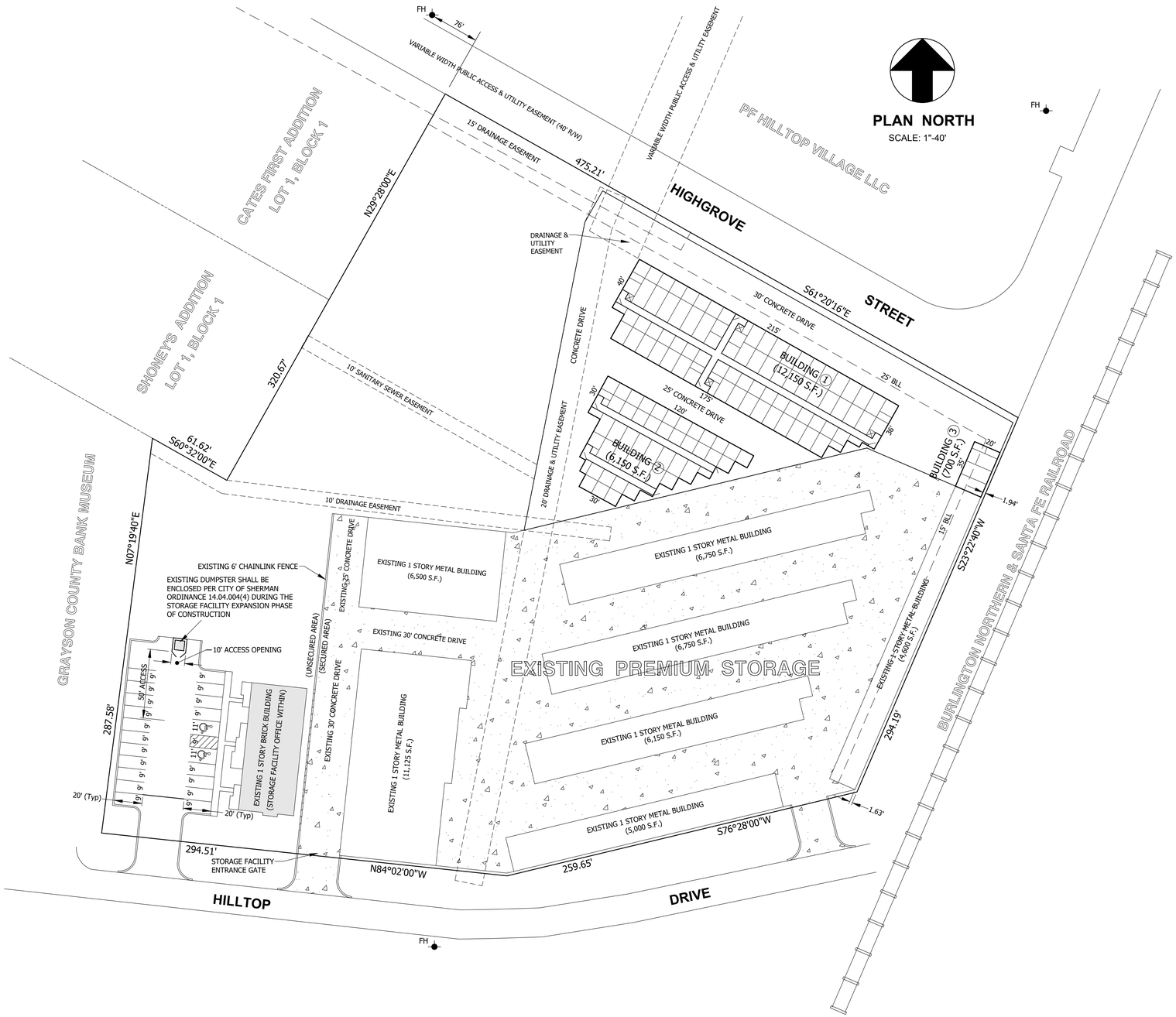
COPYRIGHT NOTICE: The designs represented by these plans are copyrighted and are subject to copyright protection under 17 U.S.C. § 101, et seq., as amended. The design and ownership of the documents, and the right to use the information contained in the instruments of service are all retained by Cannon Storage Systems, Inc. Unauthorized use of these plans or the designs represented therein will subject the infringer to damages and/or judicial action by federal law.

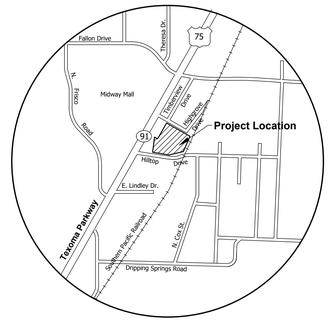
LIFE SAFETY
ADA ACCESSIBILITY
FIRE LANE STRIPING

Revised By	Date

Drawn By: GLL
Date: 1-19-23
Job No.:
Sheet No.

C3.0





LOCATION MAP

Not To Scale

PROJECT DATA:

2018 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE

PROJECT LOCATION: **2601 HILLTOP DRIVE**
SHERMAN, TEXAS 75090

PROPERTY AREA: 5.51± Acres
EXPANSION-PHASE 1 AREA: 1.05± Acres

BUILDINGS AREA.:
Building 1: 12,150 S.F.
Building 2: 6,150 S.F.
Building 3: 700 S.F.

TOTAL BUILDING AREA.: 19,000 S.F.

CONSTRUCTION: TYPE IIB/NON-CUMBUSTIBLE-UNPROTECTED
OCCUPANCY: SELF STORAGE BUILDING
GROUP S-1, MODERATE HAZARD STORAGE

SPRINKLERED BUILDINGS: NONE

PARKING SPACES REQUIRED:

(QTY 6) PARKING SPACES REQUIRED PER CITY OF SHERMAN ORDINANCE 14.04.003.
(MIN. QTY 6) PARKING SPACES, TO INCLUDE ACCESSIBLE PARKING, PROVIDED AT SELF STORAGE FACILITY OFFICE AS INDICATED ON PLAN.

LEGAL DESCRIPTION

BEING LOT NO. TWO (2), IN BLOCK NO. ONE (1) OF CATES FIRST ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 9, PAGE 34 OF PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA: 5.51 ACRES.

FLOOD INFORMATION

NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP WITH THE FOLLOWING DESIGNATION: ZONE X COMMUNITY 485509, PANEL 0209-F, EFFECTIVE DATE 09-29-10.

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

Premium Storage-Expansion

BUILDINGS 1, 2 & 3
2601 Hilltop Drive
Sherman, Texas 75090

CANNON STORAGE SYSTEMS, INC.
P.O. BOX 984
LAWTON, OKLAHOMA 73502

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OVERALL SITE LAYOUT

PARKING REQUIREMENTS

Revised By	Date

Drawn By: GLL
Date: 1-23-23
Job No.:
Sheet No.

C1.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Starr Holdings Sherman Property, LLC
Noah Starr
1406 Waldorf Ave. No. 2
Austin, TX 78721

Grant Engineering, Inc.
3244 Hemphill Street
Fort Worth, TX 76110

Cannon Storage Systems, Inc.
Gary Leese
2305 S.W. 11TH Street
Lawton, OK 73501

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.017(1) to allow a 1.63' side setback in lieu of the required 15' for an existing structure in a C-2 (General Commercial) District; Public Hearing and Variance under Section 14.02.017(1) to allow a 1.94' side yard setback in lieu of the required 15' for a new structure in a C-2 (General Commercial) District; and Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-2 (General Commercial) District located at 2601 Hilltop Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. One (1) freestanding sign for each freestanding building, **not to exceed one (1) freestanding sign per development lot.** ***(Section 14.07.009(1))***
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 establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (1)(a)(3)*)
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering

10. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation verifying capacity to outfall on Fallon Drive or civil engineering plans to outfall on Fallon Drive 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)
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

2626 HILLTOP DRIVE

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.004(4)(e) to allow a 10' tall, black vinyl chain-link fence to be constructed on the east, south and west property lines in lieu of the allowed 10' within the required building area in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10' tall, black vinyl chain-link fence to be constructed in the front yard on the east and west property lines in lieu of the allowed 4' decorative fence in a C-2 (General Commercial) District.
C. Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 6' ornamental fence in the front yard in lieu of the allowed 4' along Hilltop Drive in a C-2 (General Commercial) District.

Background:

The property is located at 2626 Hilltop Drive between Texoma Parkway and Cox Street. The property owner is requesting a Variance to the perimeter fencing on the east, south and west property lines, and a Variance for 6' ornamental fence along Hilltop Drive.

Adjacent Zoning:

C-2 (General Commercial) District
R-6 (Single-Family Residential) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Greg Pittman, Meals on Wheels (Owner)
Chuck Edwards (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)
Corgan (Architect)
Glenn Engineering (Engineer)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

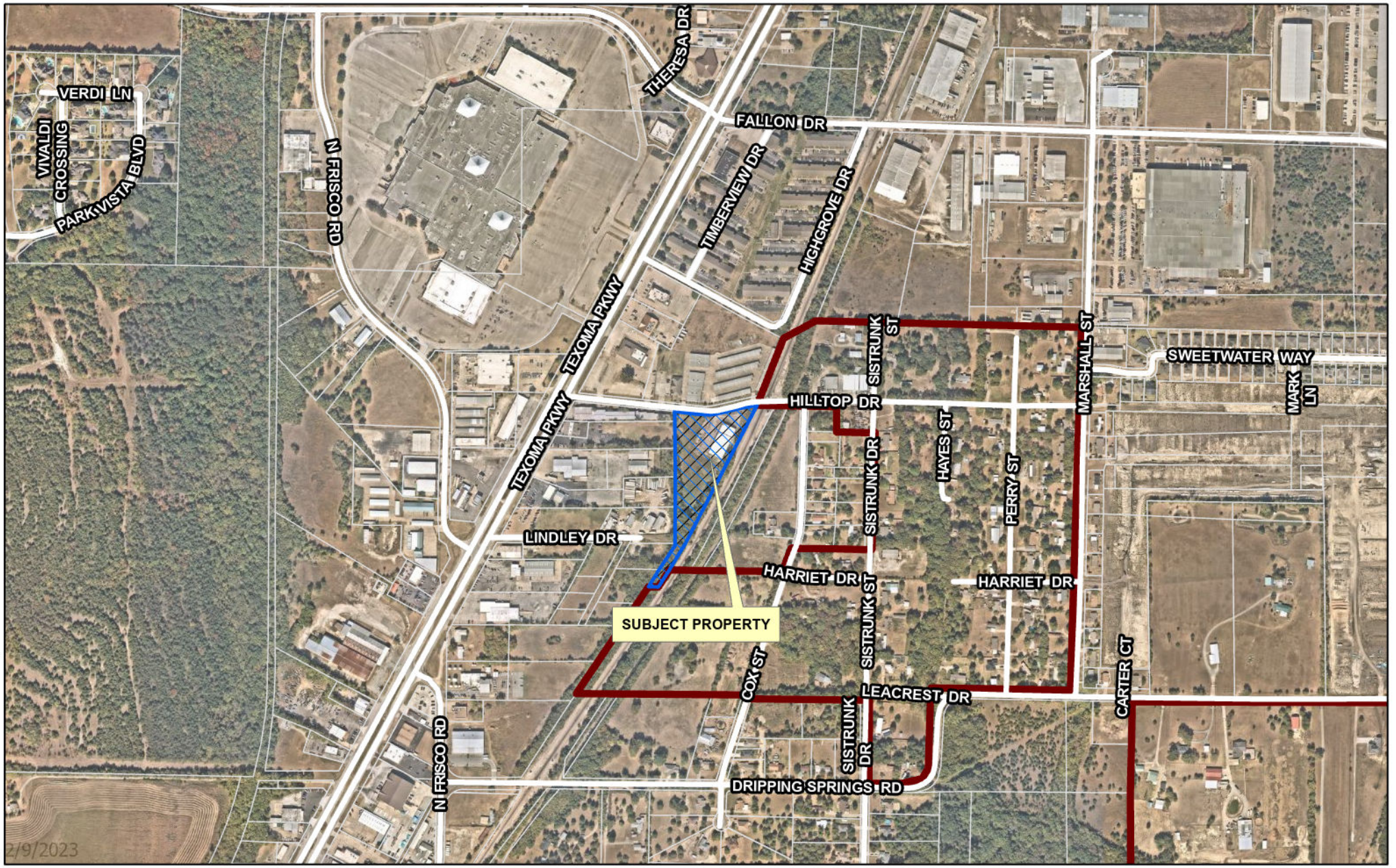
0

Development Review Meeting:

Yes

Attachments

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



dlagrone H:\PLANNING\Public Notification KT.aprx

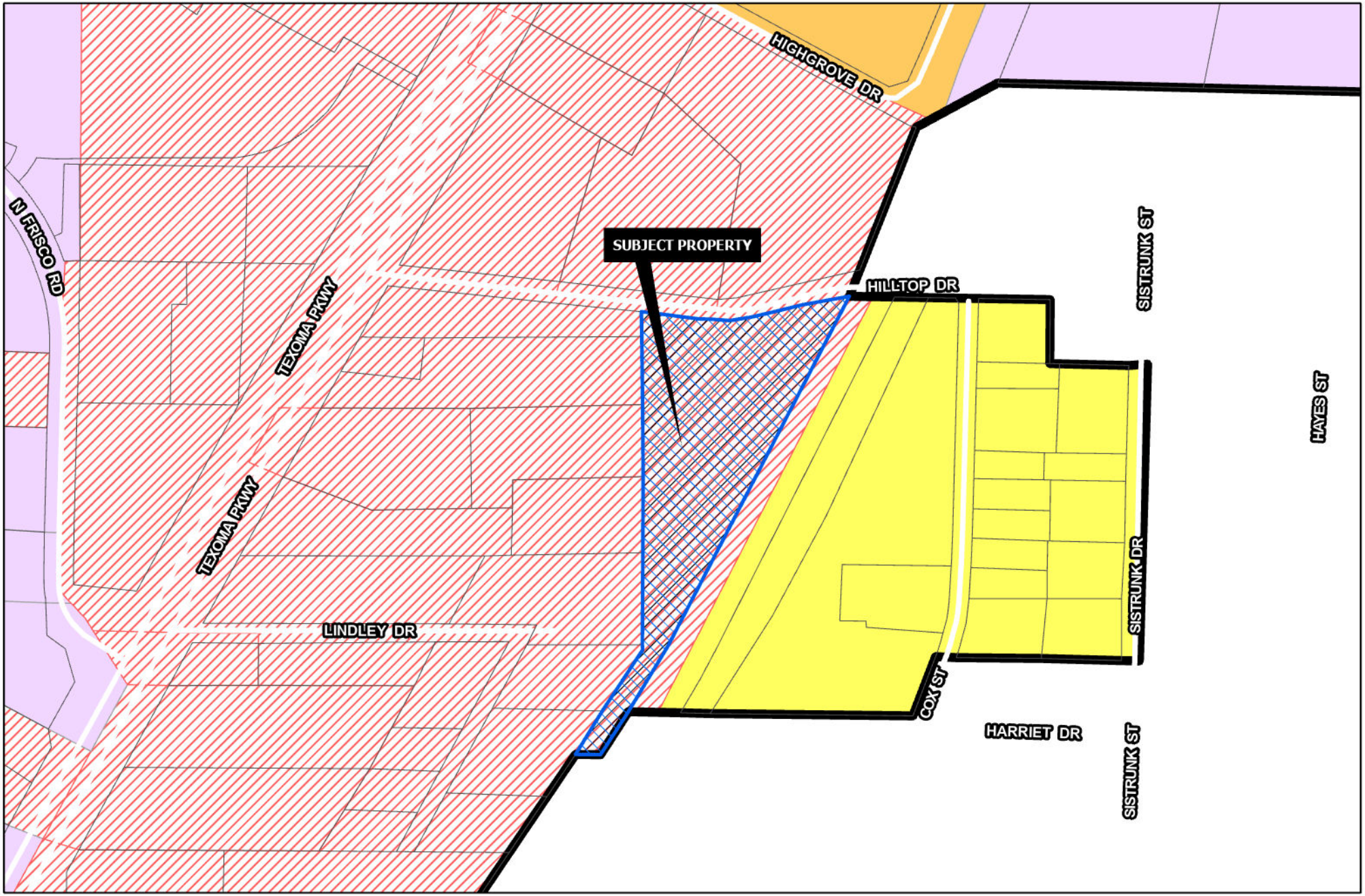
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2626 HILLTOP DR.

N
W E
S

Date: 2/9/2023 12:04 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

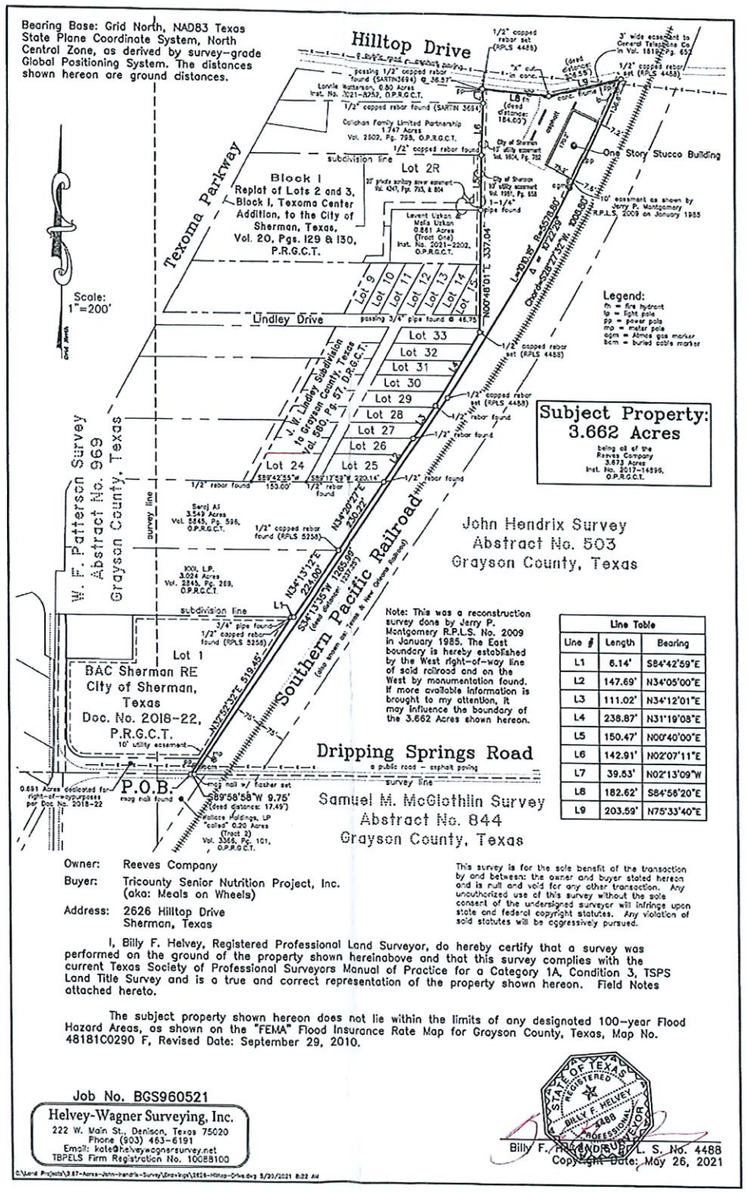
Road Names All

CITY OF SHERMAN ZONING MAP 2626 HILLTOP DR.

N
W E
S

Date: 2/9/2023 12:06 PM

NOTICE OF
REQUESTED
VARIANCE
2/10/23



Owner: Reeves Company

Buyer: Tricounty Senior Nutrition Project, Inc. (aka: Meals on Wheels)

Address: 2626 Hilltop Drive Sherman, Texas

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

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

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Job No. BGS960521

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

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

Billy F. Helvey, R.P.L.S. No. 4488
Copyright Date: May 26, 2021

FOR REFERENCE ONLY

PRIMARY BENCH MARK:
BENCHMARK #1
"X" CUT IN 10" CURB INLET ON EAST SIDE OF CANYON FALLS ROAD APPROX. 115' NORTH OF DENTON CREEK BLVD.
NORTHING: 7075305.08 EASTING: 2963828.62
ELEV.= 617.11'

Plotted: Dec 22, 2021, 10:10 AM by user: robert - Saved: 12/23/2021 by user: robert
D:\Public\0600's Projects\SHERMAN\MEALS ON WHEELS\SURVEY\2021 MEALS ON WHEELS 2.dwg

NOTE: THE CITY OF SHERMAN CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

CORGAN

CORGAN
401 N. Houston St.
Dallas, TX 75202
T. 214.743.2000
F. 214.653.9281

ISSUES		
1	12/23/2021	ISSUE FOR CONSTRUCTION
2		

REVISIONS

STATE OF TEXAS MIKE GLENN 90078 LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Mike Glenn, P.E. 90078, on December 23, 2021

GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2178
4500 FULLER DR. SUITE 229 IRVING, TEXAS 75038

Date of issue: 12/23/2021

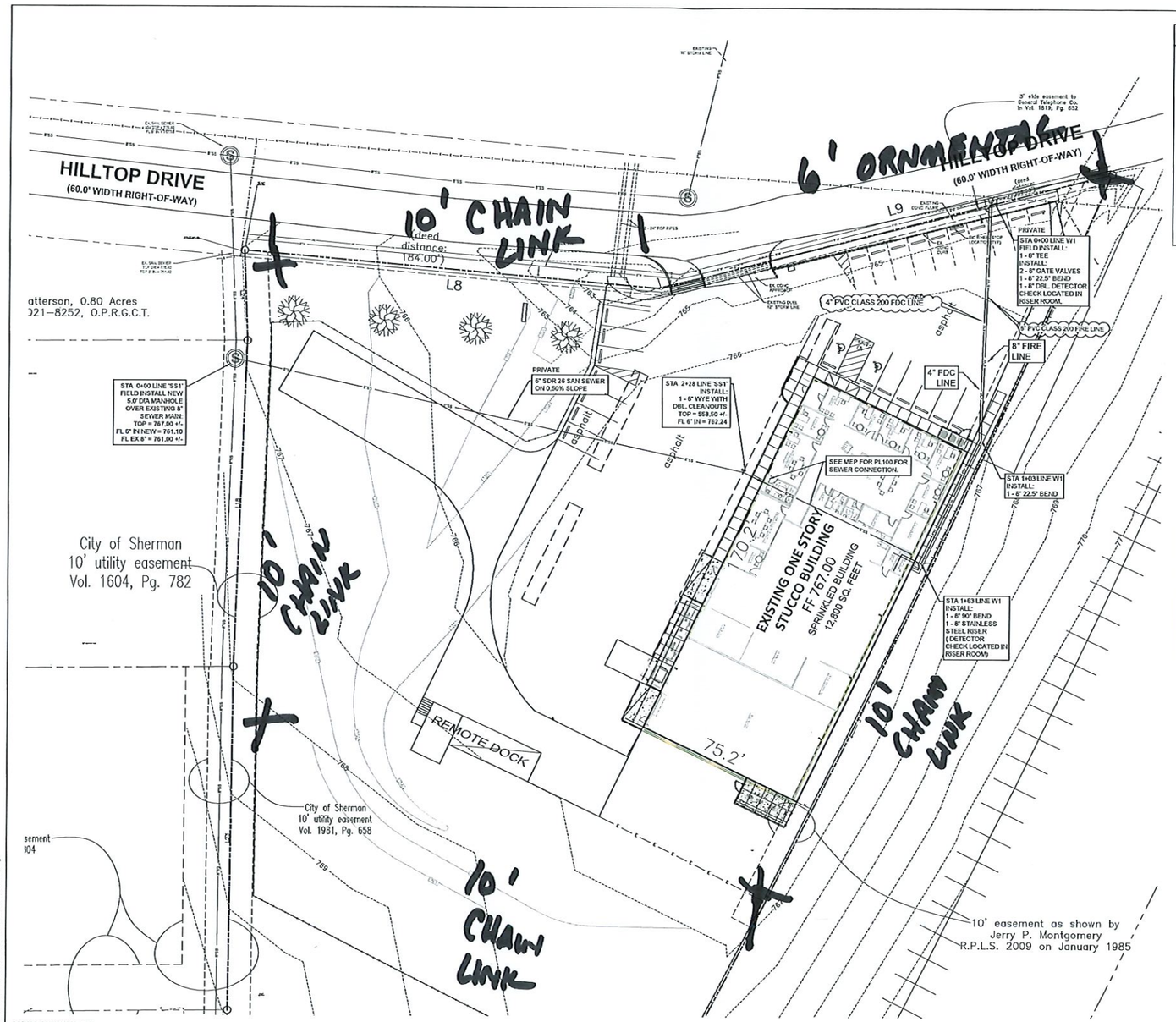
MEALS ON WHEELS OFFICES AND KITCHEN

2626 Hilltop Drive
Sherman, Texas 75090

BOUNDARY SURVEY

JOB 21594.0000
DATE 12-23-2021
SHEET C01.03

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 STOP-CALL BEFORE YOU DIG!



GENERAL NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF SHERMAN SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OF SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF SHERMAN SPECIFICATIONS, STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF SHERMAN ENGINEERING DEPARTMENT FOR REVIEW.

GENERAL WATER NOTES

1. WATER DISTRIBUTION SYSTEM MATERIAL AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SHERMAN CONSTRUCTION STANDARDS, WHETHER INDICATED ON THESE PLANS OR NOT.
2. CONCRETE BLOCKING SHALL BE INSTALLED AT ALL BENDS, VALVES AND FIRE HYDRANTS.
3. ALL MAINS SHALL BE BURIED A MINIMUM DEPTH OF 42" BELOW TOP OF ADJACENT CURB OR AS DIRECTED BY THE ENGINEER.
4. WATER PIPE SHALL BE PVC CLASS 200.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. ALL FIRE HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SHERMAN. CONTRACTOR SHALL NOTIFY SHERMAN FIRE DEPARTMENT PRIOR TO PLACING OF PIPE TO ARRANGE FOR REQUIRED INSPECTIONS.
7. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING WATER VALVES PRIOR CONNECTION TO EXISTING WATER SYSTEM.
8. CONTRACTOR TO INSTALL "KNOX" PADLOCKS ON ALL GATES ACROSS FIRE LANE.
9. CONTRACTOR TO REMOVE ALL INACTIVE UTILITY LINES INCLUDING WATER, SANITARY, STORM AND FOOD DRAIN LINES FROM UNDER NEW ADDITION. REMOVE AND RECOMPACT SUBGRADE TO 95% STANDARD PROCTOR PER CITY OF SHERMAN MOJHD STANDARDS.

GENERAL SANITARY SEWER NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND OTHERS WHO MAY HAVE BURIED EQUIPMENT OR PIPELINES IN THE VICINITY OF CONSTRUCTION, PRIOR TO COMMENCING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF TIE-IN TO EXISTING SEWER SYSTEM. IF GRADES NEED ADJUSTMENT DUE TO UNFORESEEN CONFLICTS, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO LAYING PIPE.
3. ALL SANITARY SEWER PIPE, MANHOLES, AND RELATED APPURTENANCES SHALL CONFORM TO THE MATERIAL AND CONSTRUCTION SPECIFICATIONS SHALL COMPLY WITH THE CITY OF SHERMAN CONSTRUCTION STANDARDS, WHETHER INDICATED ON THESE PLANS OR NOT.
4. PARTICULAR ATTENTION SHALL BE PAID TO THE INSTALLATION, EMBEDMENT AND BACKFILL OF SEWER PIPE. ALL EMBEDMENT SHALL CONFORM TO THE CITY OF SHERMAN.
5. SPECIAL CARE SHALL BE TAKEN IN ADHERING TO THOSE SPECIFICATIONS REGARDING PIPE JOINTS, PIPE EMBEDMENT AND TESTING OF INSTALLED WATER AND SANITARY SEWER PIPES.
6. SEWER PIPE SHALL BE PVC SDR 35.
7. SERVICES SHALL BE 4" PVC, SDR 35 AND SHALL BE INSTALLED AS SHOWN.
8. CONTRACTOR SHALL MEET ALL O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY IN THE CONSTRUCTION OF THIS SEWER SERVICE.

NOTE: THE CITY OF SHERMAN CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

CORGAN

CORGAN
401 N. Houston St.
Dallas, TX. 75202
T. 214.748.2000
F. 214.653.8281

ISSUES		
1	12/23/2021	ISSUE FOR CONSTRUCTION
2		

REVISIONS		

The seal appearing on this document was authorized by Mike Glenn, P.E. 76058 on December 23, 2021

GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972.717.5151 FAX 972.717.2178
4500 FULLER DR. SUITE 220 IRVING, TEXAS 75038

Date of issue:
12/23/2021

MEALS ON WHEELS OFFICES AND KITCHEN

2626 Hilltop Drive
Sherman, Texas 75090

WATER PLAN

JOB 21594.0000
DATE 12-23-2021
SHEET C05.00

Plotted: Dec 22, 2021, 11:26 AM by user: john - Saved: 12/22/2021 by user: john
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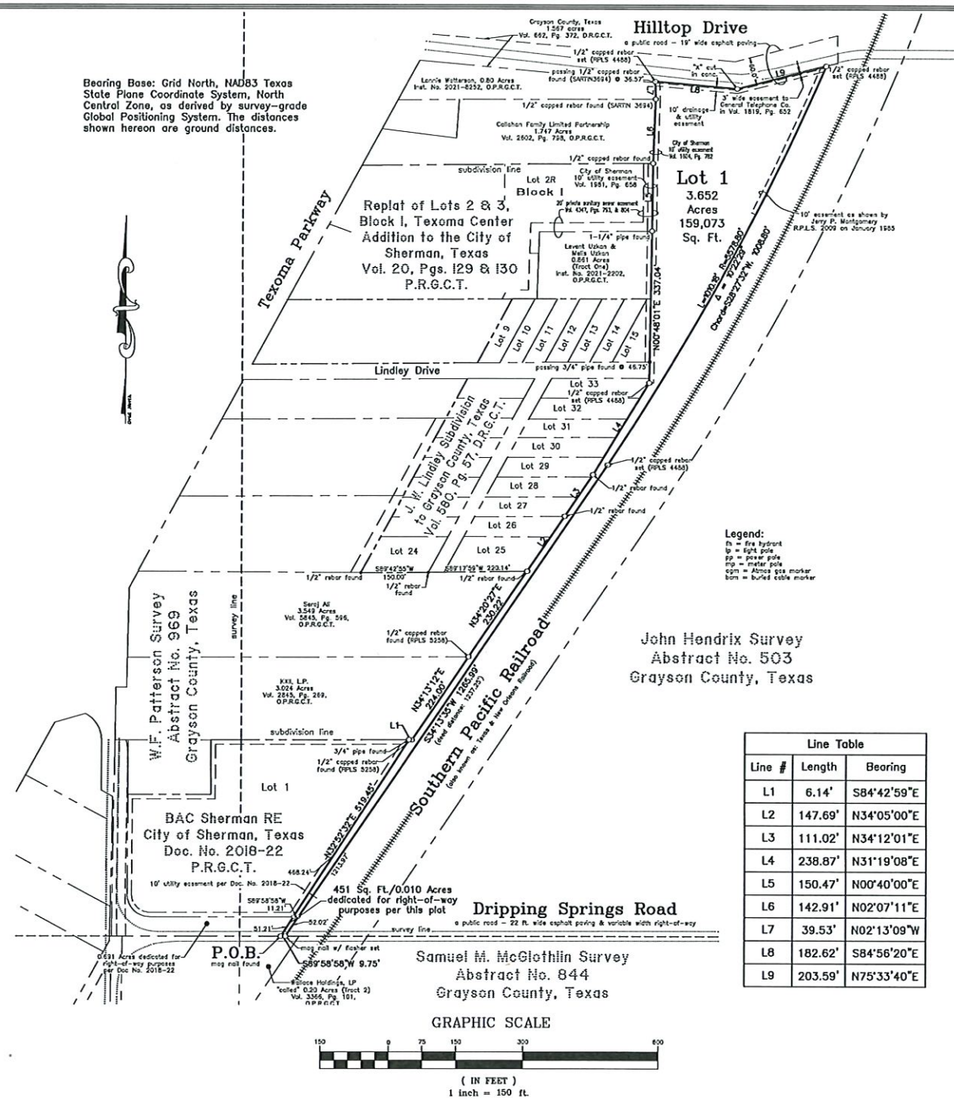


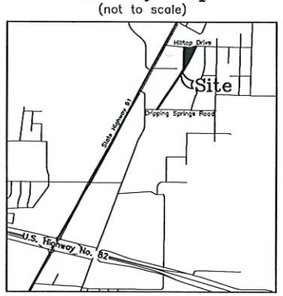
Line Table		
Line #	Length	Bearing
L1	6.14'	S84°42'59"E
L2	147.69'	N34°05'00"E
L3	111.02'	N34°12'01"E
L4	238.87'	N31°19'08"E
L5	150.47'	N00°40'00"E
L6	142.91'	N02°07'11"E
L7	39.53'	N02°13'09"W
L8	182.62'	S84°56'20"E
L9	203.59'	N75°33'40"E

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey
Abstract No. 503

General Notes:

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

Vicinity Map
(not to scale)



Job No. CGS680322

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

Owner:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

D:\3.67-Acres-John-Hendrix-Survey\Drawings\Preliminary Plat.dwg 1/26/2022 9:07 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the John Hendrix Survey, Abstract No. 503 and all of the 3.662 acre tract of land, conveyed by Warranty Deed from Reeves Company to Tri-County Senior Nutrition Project, Inc., on June 4, 2021, recorded in Instrument No. 2021-18546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail found in or near the center of Dripping Springs Road, a public street, in the South line of said Hendrix Survey and the North line of both the Wallace Holdings, LP "called" 0.20 acre tract of land (Tract 2), recorded in Volume 3356, Page 101, said Official Public Records and the Samuel M. McGlothlin Survey, Abstract No. 844, at the Southeast corner of 0.631 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 Southeast corner of said Tri-County Senior Nutrition 3.662 oc.;

THENCE North 32 deg. 52 min. 32 sec. East, with the East line of both said 0.631 oc. 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 oc.;

THENCE South 84 deg. 42 min. 59 sec. East, with a South line of said KXII 3.024 oc., 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 oc. and an Ell corner of said Tri-County Senior Nutrition 3.662 oc.;

THENCE North 34 deg. 13 min. 12 sec. East, with the East line of said KXII 3.024 oc., a distance of 224.00 ft. to a 1/2 inch capped rebar found stamped (RPLS 5258) at the Southeast corner of the Serej 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 oc., at an angle point of said Tri-County Senior Nutrition 3.662 oc.;

THENCE North 34 deg. 20 min. 27 sec. East, with the East line of said Ali 3.549 oc., 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 oc., at an angle point of said Tri-County Senior Nutrition 3.662 oc., 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 oc.;

THENCE North 00 deg. 48 min. 01 sec. East, with an East line of said Lot 33, **PASSING** a 3/4 inch pipe found at 46.75 ft. at the Southeast corner of Lot 15, said Lindley Subdivision, and continuing for a **TOTAL** distance of 337.04 ft. to a 1-1/4 inch pipe found at the Northeast corner of the Levent Uzkan and Melis Uzkan 0.861 acre tract of land (Tract One), recorded in Instrument No. 2021-2202, said Official Public Records, the most Easterly Southeast corner of Lot 2R, Block 1, Replat of Lots 2 and 3, Block 1, Texoma Center Addition, to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 129 and 130, said Plat Records and an angle point of said Tri-County Senior Nutrition 3.662 oc.;

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 Calhoon 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 Calhoon 1.747 oc., 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 Calhoon 1.747 oc.;

THENCE North 02 deg. 13 min. 09 sec. West, with the East line of said Watterson 0.80 oc., **PASSING** a 1/2 inch capped rebar found stamped (SARTIN 3694) at 36.57 ft. at the Northeast corner of said Patterson 0.80 oc., 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 oc.;

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 oc., 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 oc., 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 oc.;

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 oc., a curve to the right having a radius of 5,578.80 ft., a central angle of 10 deg. 22 min. 29 sec. (Chord Bears: South 28 deg. 27 min. 32 sec. West, 1,008.80 ft.) an arc distance of 1,010.18 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at the end of said curve;

THENCE South 34 deg. 13 min. 35 sec. West, continuing with the West right-of-way line of said Southern Pacific Railroad and the East line of said Tri-County Senior Nutrition 3.662 oc., 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 oc., at the Southeast corner of both said Tri-County Senior Nutrition 3.662 oc.;

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 oc. and the North lines of both said McGlothlin Survey and Wallace 0.20 oc., a distance of 9.75 ft. to the **PLACE OF BEGINNING OF BEGINNING** and containing **3.662 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Tri-County Senior Nutrition Project, Inc., sole owner of Meals on Wheels Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Authorized Representative for Tri-County Senior Nutrition Project, Inc.

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

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

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON.

This, the Final plat of Meals on Wheels Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Final plat of Meals on Wheels Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey, Abstract No. 503

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

Owner:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

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January 19, 2023

City of Sherman

RE: Meals on Wheels

2626 Hilltop Dr

Sherman, TX 75090

Fence Variance

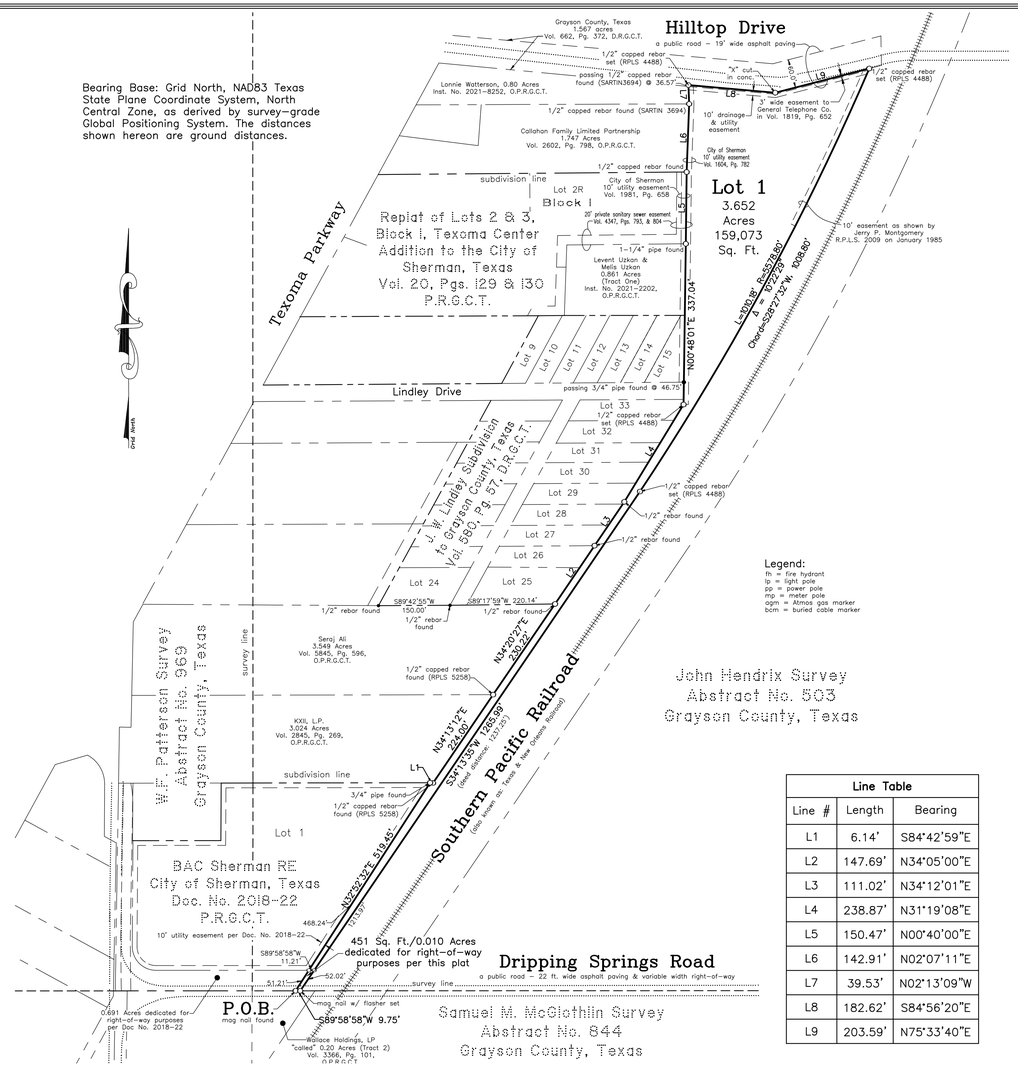
It is the request of the Meals on Wheels project team to seek a variance to the perimeter fencing.

1. Seeking a variance for the installation of a ten (10') chain link fence to be constructed on the east, south and west sides of the property.
2. Seeking a variance for the installation of a six (6') ornamental fence in lieu of four (4') ornamental along Hilltop Drive.

Justification is that this property is not subject to use of the public. There is also security concerns with a homeless camp close proximity of the property. Also, there is various foot traffic on Hilltop from residents to the east.

Reference to General Zoning Ordinance 14A.7.13.d.3,5.

The project team respectfully request approval for these variances.



Line Table		
Line #	Length	Bearing
L1	6.14'	S84°42'59"E
L2	147.69'	N34°05'00"E
L3	111.02'	N34°12'01"E
L4	238.87'	N31°19'08"E
L5	150.47'	N00°40'00"E
L6	142.91'	N02°07'11"E
L7	39.53'	N02°13'09"W
L8	182.62'	S84°56'20"E
L9	203.59'	N75°33'40"E

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey Abstract No. 503

General Notes:

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

Vicinity Map
(not to scale)

Job No. CGS680322

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

Owner:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

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FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the John Hendrix Survey, Abstract No. 503 and all of the 3.662 acre tract of land, conveyed by Warranty Deed from Reeves Company to Tri-County Senior Nutrition Project, Inc., on June 4, 2021, recorded in Instrument No. 2021-18546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag nail found in or near the center of Dripping Springs Road, a public street, in the South line of said Hendrix Survey and the North line of both the Wallace Holdings, LP "called" 0.20 acre tract of land (Tract 2), recorded in Volume 3366, Page 101, said Official Public Records and the Samuel M. McGlothlin Survey, Abstract No. 844, at the Southeast corner of 0.691 acres dedicated for right-of-way for Lot 1, Final Plat of BAC Sherman RE, to the City of Sherman, Texas, as per plat of record in Document No. 2018-22, Plat Records, Grayson County, Texas and the Southwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 32 deg. 52 min. 32 sec. East, with the East line of both said 0.691 ac. and Lot 1, a distance of 519.45 ft. to a 3/4 inch pipe found at an angle point of the KXII, L.P. 3.024 acre tract of land, recorded in Volume 2845, Page 269, said Official Public Records, the Northeast corner of said Lot 1 and a Northwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 84 deg. 42 min. 59 sec. East, with a South line of said KXII 3.024 ac., a distance of 6.14 ft. to a 1/2 inch capped rebar found stamped (RPLS 5258) at the Southeast corner of said KXII 3.024 ac. and an Ell corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 34 deg. 13 min. 12 sec. East, with the East line of said KXII 3.024 ac., a distance of 224.00 ft. to a 1/2 inch capped rebar found stamped (RPLS 5258) at the Southeast corner of the Seraji Ali 3.549 acre tract of land, recorded in Volume 5845, Page 596, said Official Public Records and the Northeast corner of said KXII 3.024 ac., at an angle point of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 34 deg. 20 min. 27 sec. East, with the East line of said Ali 3.549 ac., a distance of 230.22 ft. to a 1/2 inch rebar found at the Southeast corner of Lot 25, J. W. Lindley Subdivision, to Grayson County, Texas, as per plat of record in Volume 580, Page 57, Deed Records, Grayson County, Texas and the Northeast corner of said Ali 3.549 ac., at an angle point of said Tri-County Senior Nutrition 3.662 ac., SAID rebar being North 89 deg. 17 min. 59 sec. East, 220.14 ft. from a 1/2 inch rebar found at the Southeast corner of Lot 24, said Lindley Subdivision;

THENCE North 34 deg. 05 min. 00 sec. East, with the East line of said Lot 25, a distance of 147.69 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 26, the Southeast corner of Lot 27, said Lindley Subdivision;

THENCE North 34 deg. 12 min. 01 sec. East, with the East line of said Lot 27, a distance of 111.02 ft. to a 1/2 inch rebar found, an angle point of Lot 29, said Lindley Subdivision;

THENCE North 31 deg. 19 min. 08 sec. East, with an East line of said Lot 29, a distance of 238.87 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 00 deg. 48 min. 01 sec. East, with an East line of said Lot 33, **PASSING** a 3/4 inch pipe found at 46.75 ft. at the Southeast corner of Lot 15, said Lindley Subdivision, and continuing for a **TOTAL** distance of 337.04 ft. to a 1-1/4 inch pipe found at the Northeast corner of the Levent Uzkan and Melis Uzkan 0.861 acre tract of land (Tract One), recorded in Instrument No. 2021-2202, said Official Public Records, the most Easterly Southeast corner of Lot 2R, Block 1, Replat of Lots 2 and 3, Block 1, Texoma Center Addition, to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 129 and 130, said Plat Records and an angle point of said Tri-County Senior Nutrition 3.662 ac.;

THENCE North 00 deg. 40 min. 00 sec. East, with the East line of said Lot 2R, a distance of 150.47 ft. to a 1/2 inch capped rebar found at the Southeast corner of the Callahan Family Limited Partnership 1.747 acre tract of land, recorded in Vol. 2602, Page 798, said Official Public Records and the Northeast corner of said Lot 2R;

THENCE North 02 deg. 07 min. 11 sec. East, with the East line of said Callahan 1.747 ac., a distance of 142.91 ft. to a 1/2 inch capped rebar found stamped (SARTIN 3694) at the Southeast corner of the Lonnie Watterson 0.80 acre tract of land, recorded in Instrument No. 2021-8252, said Official Public Records and the Northeast corner of said Callahan 1.747 ac.;

THENCE North 02 deg. 13 min. 09 sec. West, with the East line of said Watterson 0.80 ac., **PASSING** a 1/2 inch capped rebar found stamped (SARTIN 3694) at 36.57 ft. at the Northeast corner of said Patterson 0.80 ac., and continuing for a **TOTAL** distance of 39.53 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) in the South right-of-way line of Hilltop Drive, at the most Northerly Northwest corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 84 deg. 56 min. 20 sec. East, with the South right-of-way line of said Hilltop Drive and a North line of said Tri-County Senior Nutrition 3.662 ac., a distance of 182.62 ft. to a "X" cut in at an angle point;

THENCE North 75 deg. 33 min. 40 sec. East, continuing with the South right-of-way line of said Hilltop Drive and a North line of said Tri-County Senior Nutrition Project 3.662 ac., a distance of 203.59 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at the intersection of the South line of said Hilltop Drive with the West right-of-way line of the Southern Pacific Railroad right-of-way, at the Northeast corner of said Tri-County Senior Nutrition 3.662 ac.;

THENCE Southwesterly, with the West right-of-way line of said Southern Pacific Railroad and the East line of said Tri-County Senior Nutrition 3.662 ac., a curve to the right having a radius of 5,578.80 ft., a central angle of 10 deg. 22 min. 29 sec. (Chord Bears: South 28 deg. 27 min. 32 sec. West, 1,008.80 ft.) an arc distance of 1,010.18 ft. to a 1/2 inch capped rebar set stamped (RPLS 4488) at the end of said curve;

THENCE South 34 deg. 13 min. 35 sec. West, continuing with the West right-of-way line of said Southern Pacific Railroad and the East line of said Tri-County Senior Nutrition 3.662 ac., a distance of 1,265.99 ft. to a mag nail w/ flasher set in or near the center of said Dripping Springs Road, in the South line of said Hendrix Survey and the North line of both said McGlothlin Survey and Wallace 0.20 ac., at the Southeast corner of both said Tri-County Senior Nutrition 3.662 ac.;

THENCE South 89 deg. 58 min. 58 sec. West, with or near the center of said Dripping Springs Road, with the South lines of both said Hendrix Survey and Tri-County Senior Nutrition 3.662 ac. and the North lines of both said McGlothlin Survey and Wallace 0.20 ac., a distance of 9.75 ft. to the **PLACE OF BEGINNING OF BEGINNING** and containing **3.662 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Tri-County Senior Nutrition Project, Inc., sole owner of Meals on Wheels Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Authorized Representative for Tri-County Senior Nutrition Project, Inc.

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final plat of Meals on Wheels Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final plat of Meals on Wheels Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat of
Meals on Wheels Addition
to the
City of Sherman
Grayson County, Texas
3.662 Acres
in the
John Hendrix Survey, Abstract No. 503

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

Owner:
Tri-County Senior Nutrition Project, Inc.
4114 Airport Road
Denison, Texas 75020

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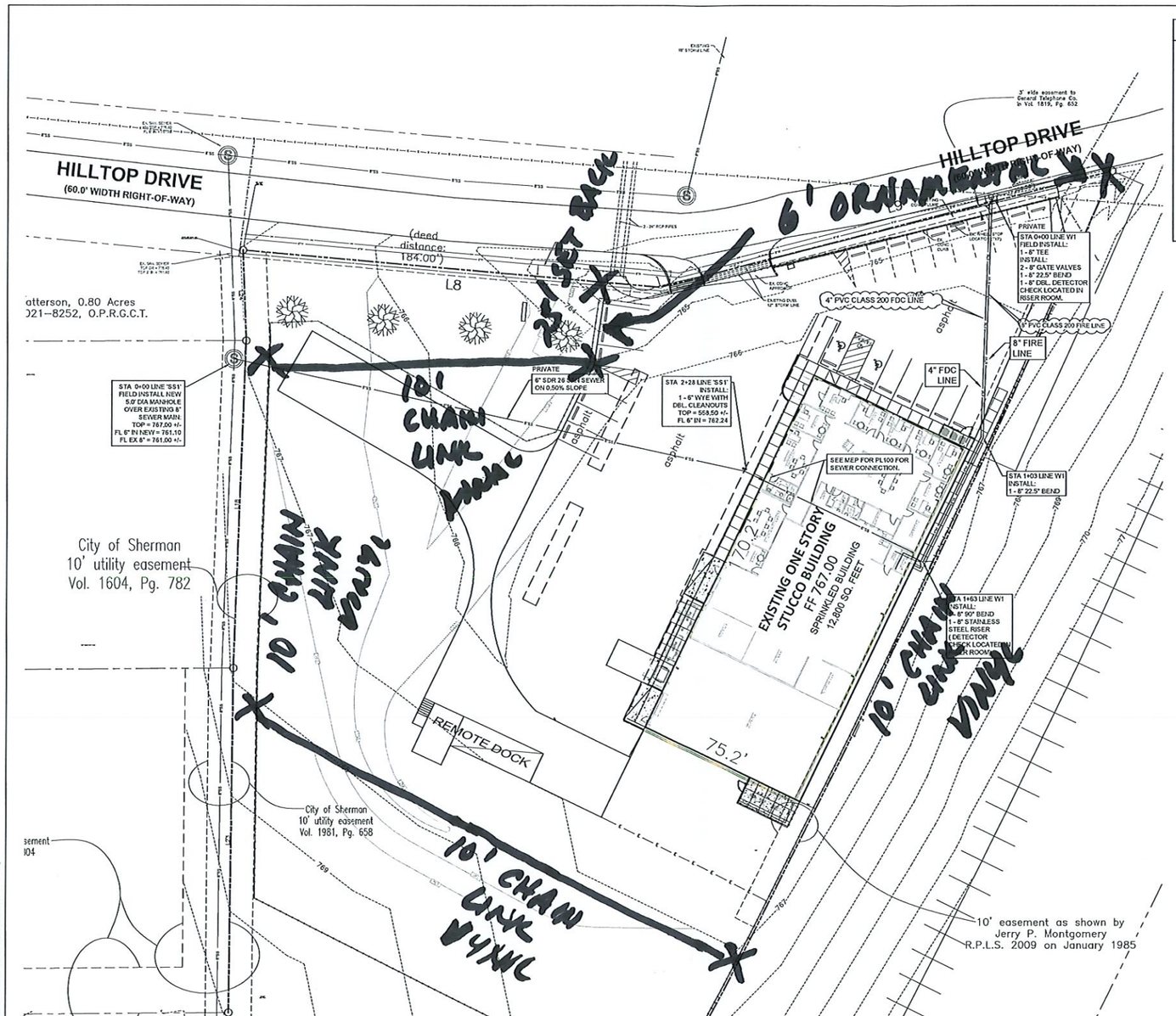


PRIMARY BENCH MARK:
BENCHMARK #1
CUT IN 10' CURB INLET ON EAST SIDE OF CANTON FALLS ROAD APPROX. 170' NORTH OF DENTON CREEK BLVD.
NORTHING: 7073930.08 EASTING: 2392826.42
ELEV.= 647.11'

Plotted: Dec 22, 2021, 11:06 AM by user john - Saved: 12/22/2021 by user john
R:\CHERMAN\MEALS ON WHEELS\ISSUE\12221021 MEALS ON WHEELS 2.dwg

GENERAL NOTES:

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF SHERMAN SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES
3. ALL WORK SHALL CONFORM TO THE CITY OF SHERMAN SPECIFICATIONS, STANDARDS AND DETAILS
4. IF, IF FORESEEN, PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF SHERMAN ENGINEERING DEPARTMENT FOR REVIEW

GENERAL WATER NOTES

1. WATER DISTRIBUTION SYSTEM MATERIAL AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SHERMAN CONSTRUCTION STANDARDS, WHETHER INDICATED ON THESE PLANS OR NOT.
2. CONCRETE BLOCKING SHALL BE INSTALLED AT ALL BENDS, VALVES AND FIRE HYDRANTS.
3. ALL MAINS SHALL BE BURIED A MINIMUM DEPTH OF 42" BELOW TOP OF ADJACENT CURB OR AS DIRECTED BY THE ENGINEER.
4. WATER PIPE SHALL BE PVC CLASS 200.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. ALL FIRE HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SHERMAN. CONTRACTOR SHALL NOTIFY SHERMAN FIRE DEPARTMENT PRIOR TO PLACING OF FIRE TO ARRANGE FOR REQUIRED INSPECTIONS.
7. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING WATER VALVES PRIOR CONNECTION TO EXISTING WATER SYSTEM.
8. CONTRACTOR TO INSTALL "KNOX" PADLOCKS ON ALL GATES ACROSS FIRE LANE.
9. CONTRACTOR TO REMOVE ALL INACTIVE UTILITY LINES INCLUDING WATER, SANITARY, STORM AND ROOF DRAIN LINES FROM UNDER NEW ADDITION. REMOVE AND RECOMPACT SUBGRADE TO 95% STANDARD PROCTOR PER CITY OF SHERMAN MOUND STANDARDS.

GENERAL SANITARY SEWER NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND OTHERS WHO MAY HAVE BURIED EQUIPMENT OR PIPELINES IN THE VICINITY OF CONSTRUCTION PRIOR TO COMMENCING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF TIE-IN TO EXISTING SEWER SYSTEM. IF GRADES NEED ADJUSTMENT DUE TO UNFORESEEN CONFLICTS, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO LAYING PIPE.
3. ALL SANITARY SEWER PIPE, MANHOLES AND RELATED APPURTENANCES SHALL CONFORM TO THE MATERIAL AND CONSTRUCTION SPECIFICATIONS SHALL COMPLY WITH THE CITY OF SHERMAN CONSTRUCTION STANDARDS, WHETHER INDICATED ON THESE PLANS OR NOT.
4. PARTICULAR ATTENTION SHALL BE PAID TO THE INSTALLATION, EMBEDMENT AND BACKFILL OF SEWER PIPE. ALL EMBEDMENT SHALL CONFORM TO THE CITY OF SHERMAN.
5. SPECIAL CARE SHALL BE TAKEN IN ADHERING TO THOSE SPECIFICATIONS REGARDING PIPE JOINTS, PIPE EMBEDMENT AND TESTING OF INSTALLED WATER AND SANITARY SEWER PIPES.
6. SEWER PIPE SHALL BE PVC SDR 35.
7. SERVICES SHALL BE 4" PVC, SDR 35 AND SHALL BE INSTALLED AS SHOWN.
8. CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS REGARDING TRENCH SAFETY IN THE CONSTRUCTION OF THIS SEWER SERVICE.

NOTE: THE CITY OF SHERMAN CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

CORGAN
401 N. Houston St.
Dallas, TX. 75202
T. 214.748.2000
F. 214.653.8231

ISSUES	
1	12/23/2021 ISSUE FOR CONSTRUCTION
2	

REVISIONS

STATE OF TEXAS
MIKE GLENN
103759
LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Mike Glenn, P.E. 39259, on December 23, 2021

GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972.717.5151 FAX 972.717.2176
4500 FULLER DR. SUITE 220 IRVING, TEXAS 75038

Date of issue:
12/23/2021

MEALS ON WHEELS OFFICES AND KITCHEN

2626 Hilltop Drive
Sherman, Texas 75090

WATER PLAN

JOB 21594.0000
DATE 12-23-2021
SHEET C05.00

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Meals on Wheels
Greg Pittman
2626 Hilltop Dr.
Sherman, TX 75091

Chuck Edwards
P.O. Box 2966
Sherman, TX 75091

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

Corgan
401 N. Houston St.
Dallas, TX 75202

Glenn Engineering
4500 Fuller Dr., Suite 220
Irving, TX 75008

Dear Applicants,

The request for a Public Hearing and Variance under Section 14.04.004(4)(e) to allow a 10' tall, black vinyl chain-link fence to be constructed on the east, south and west property lines in lieu of the allowed 10' within the required building area in a C-2 (General Commercial) District; Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 10' tall, black vinyl chain-link fence to be constructed in the front yard on the east and west property lines in lieu of the allowed 4' decorative fence in a C-2 (General Commercial) District; and a Public Hearing and Variance under Section 14.04.004(4)(c) to allow a 6' ornamental fence in the front yard in lieu of the allowed 4' along Hilltop Drive in a C-2 (General Commercial) District located at 2626 Hilltop Drive has been scheduled to be heard by the Board of Adjustment on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

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

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

2916 NORTH HIGHWAY 75, SUITE 110

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

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 2916 North Highway 75, Suite 110 between East US Highway 82 and Michelle Drive. The owner is requesting a Specific Use Permit and Site Plan for a Smoke/Vape Shop.

Adjacent Zoning:

C-2 (General Commercial) District
C-1 (Retail Business) District
R-6 (Single-Family Residential)

Origination:

Tava Properties, LLC (Owner)
Infinity and Beyond (Tenant)
Nouman Muhammad (Representative)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

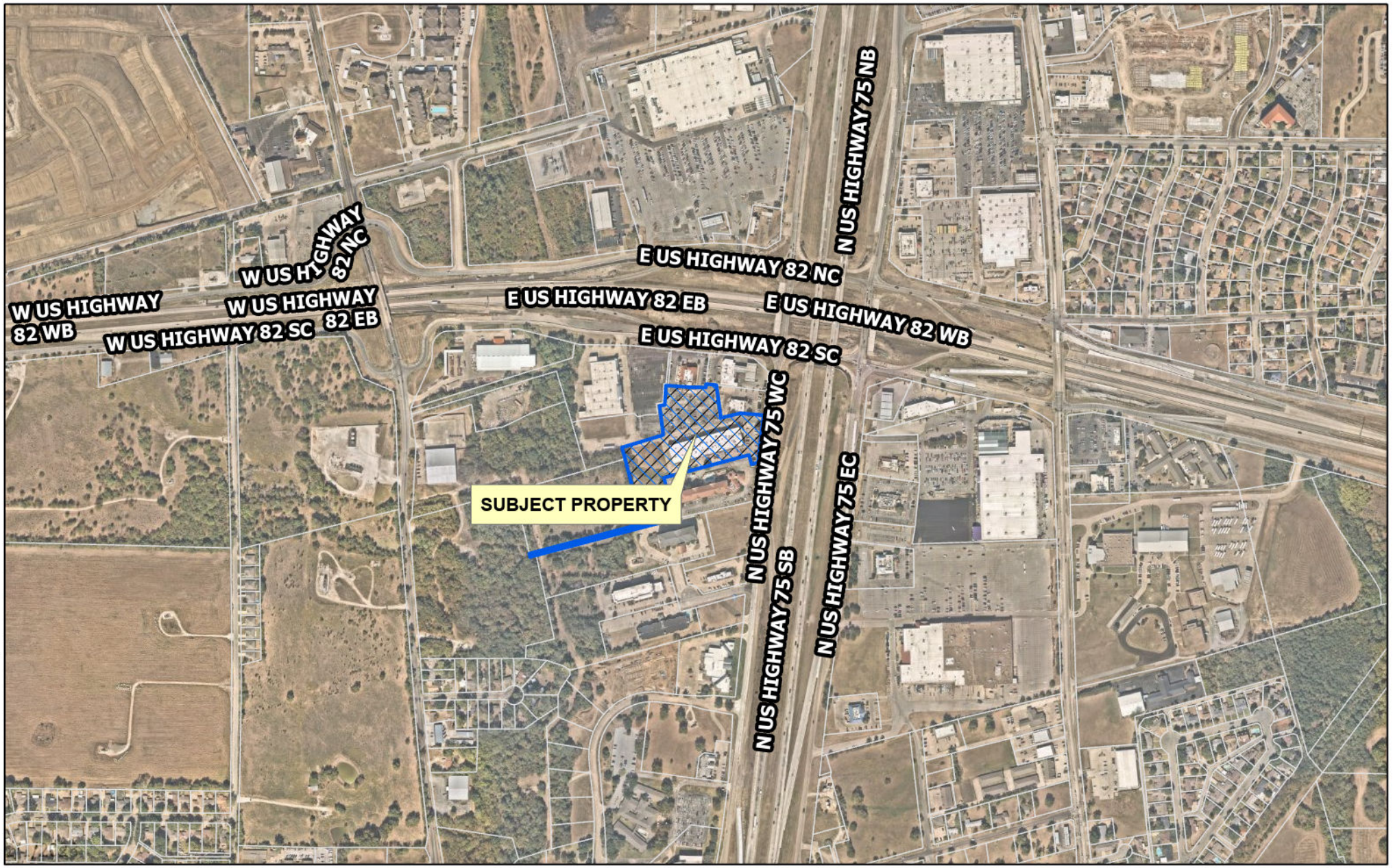
0

Development Review Meeting:

No

Attachments

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



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

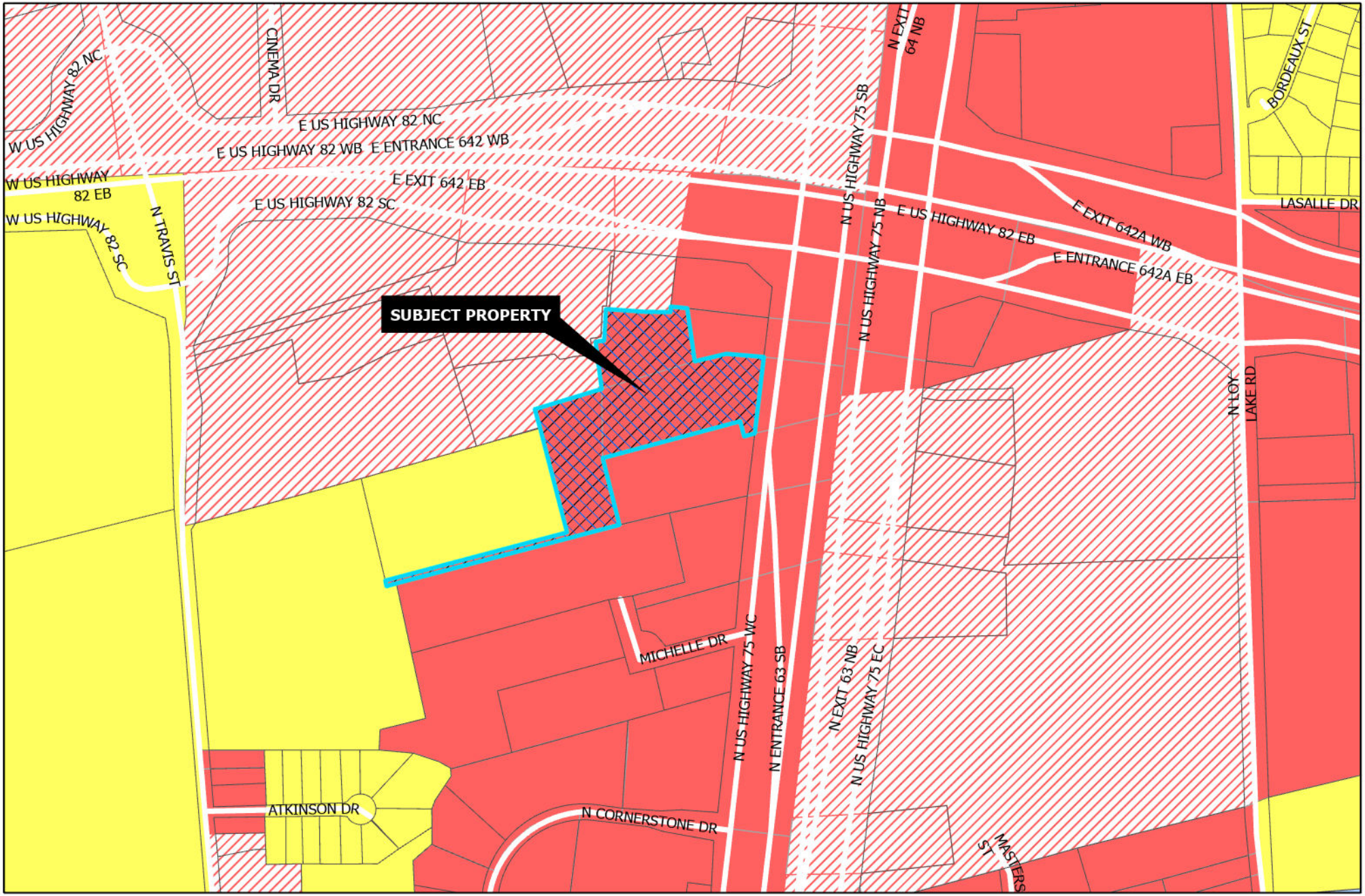
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2916 N. HIGHWAY 75, SUITE 110

N
W E
S

Date: 1/30/2023 11:22 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

2916 N. HWY 75, STE. 110

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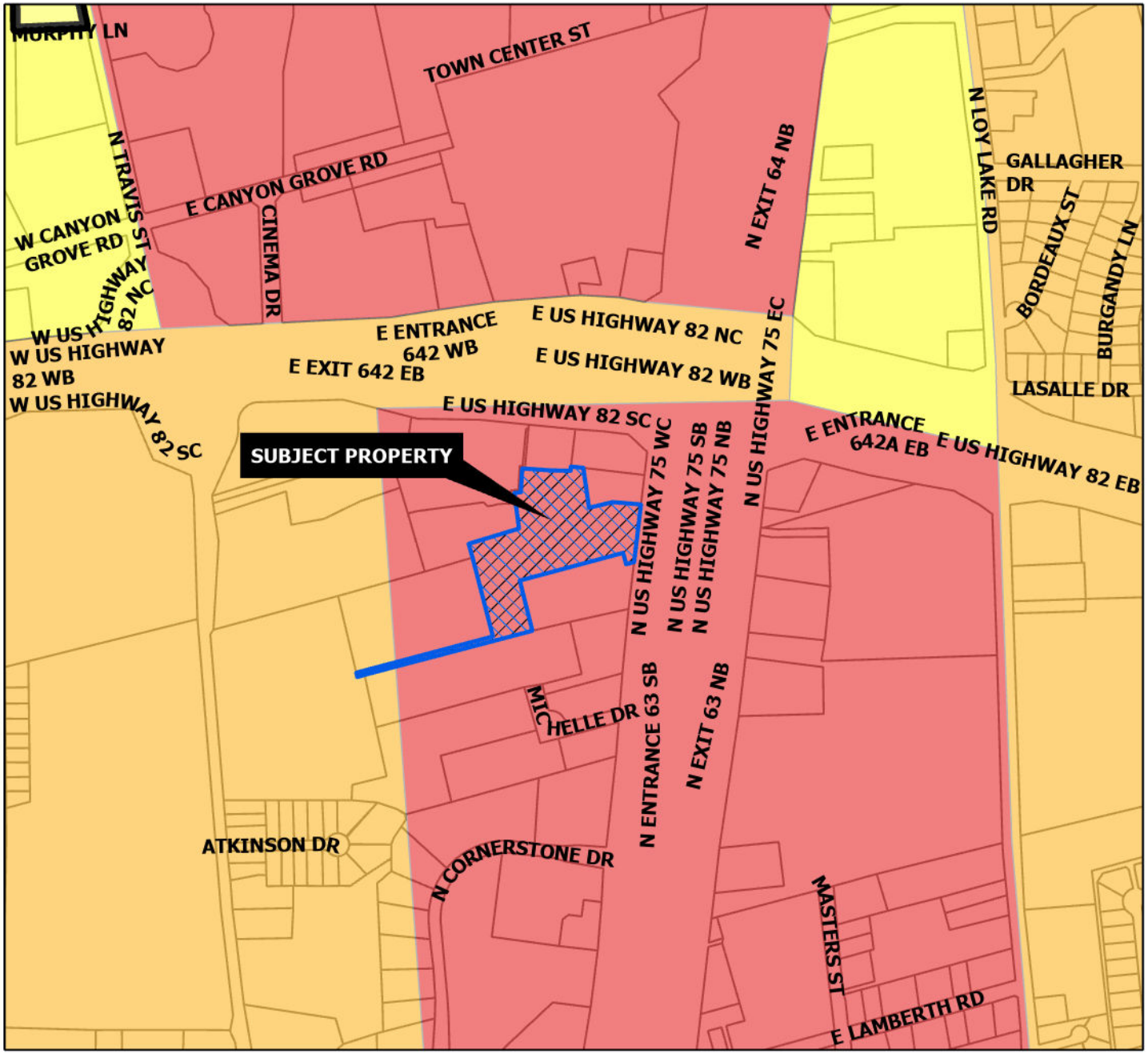
Date: 1/30/2023 11:22 AM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2916 N. HWY 75, STE. 110

N
W E
S

Date: 2/3/2023 2:36 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
SPECIFIC USE
PERMIT REQUEST

PROJECT #: 23-000269

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

THE Jewelers Bench

REGGIS
BEER

2/13/2023

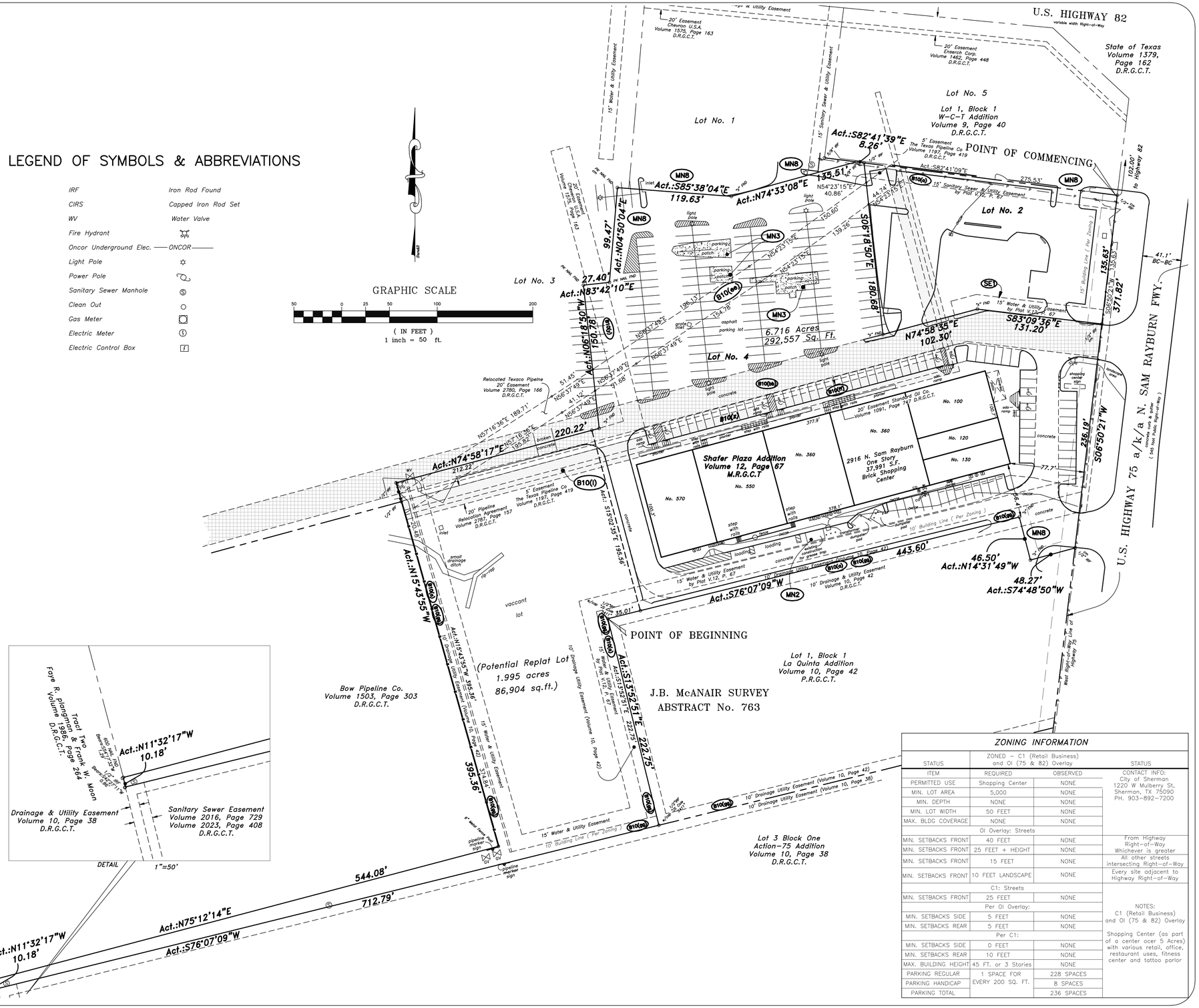
LEGEND OF SYMBOLS & ABBREVIATIONS

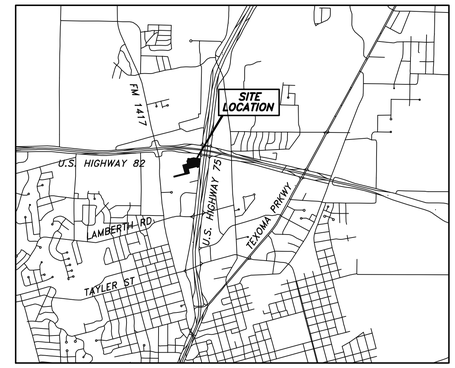
IRF	Iron Rod Found
CIRS	Capped Iron Rod Set
WV	Water Valve
Fire Hydrant	
Oncor Underground Elec.	ONCOR
Light Pole	
Power Pole	
Sanitary Sewer Manhole	
Clean Out	
Gas Meter	
Electric Meter	
Electric Control Box	

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	

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.

ICB Commercial

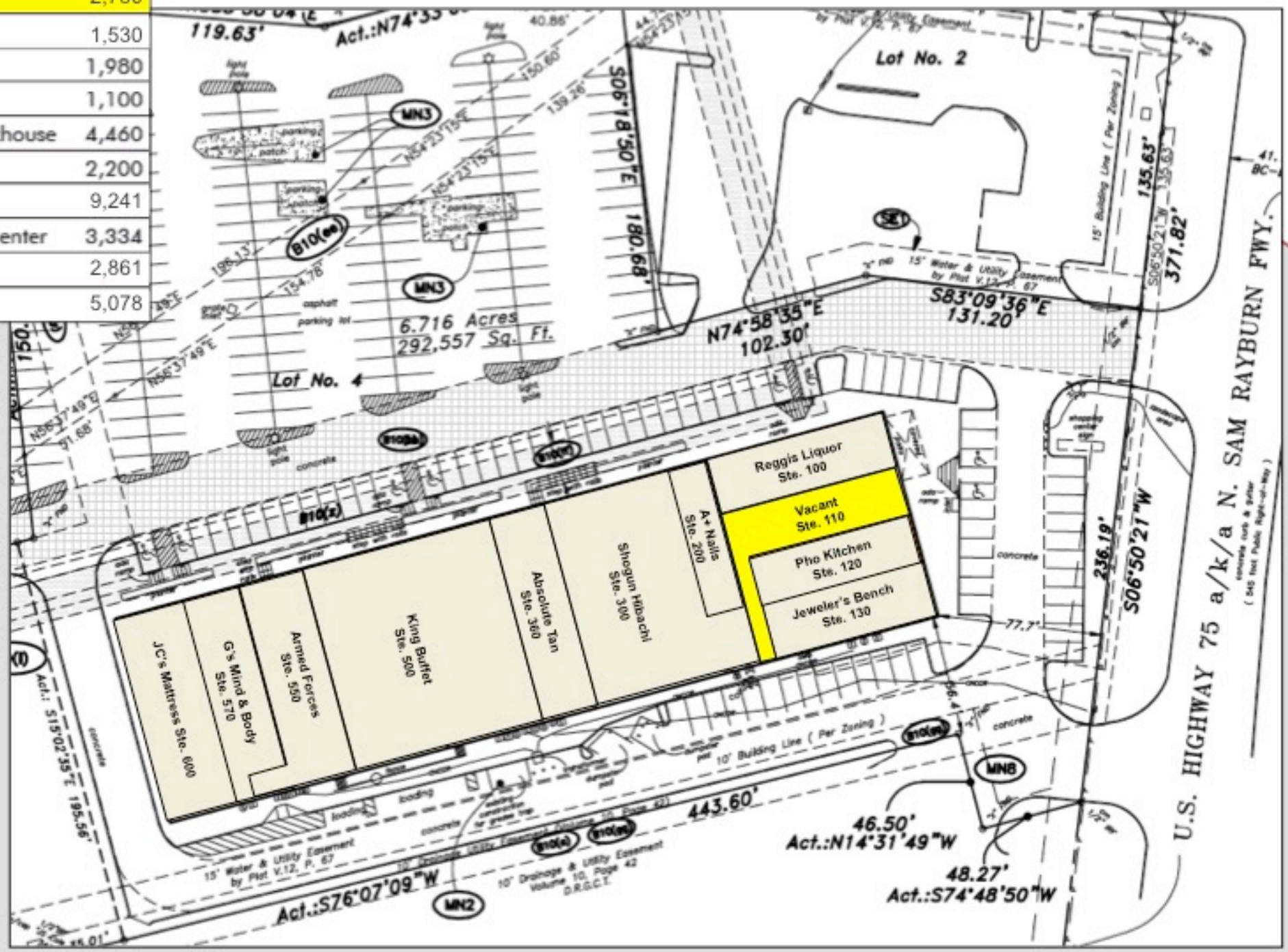
Diligence From The Ground Up

Site Plan

EXHIBIT B

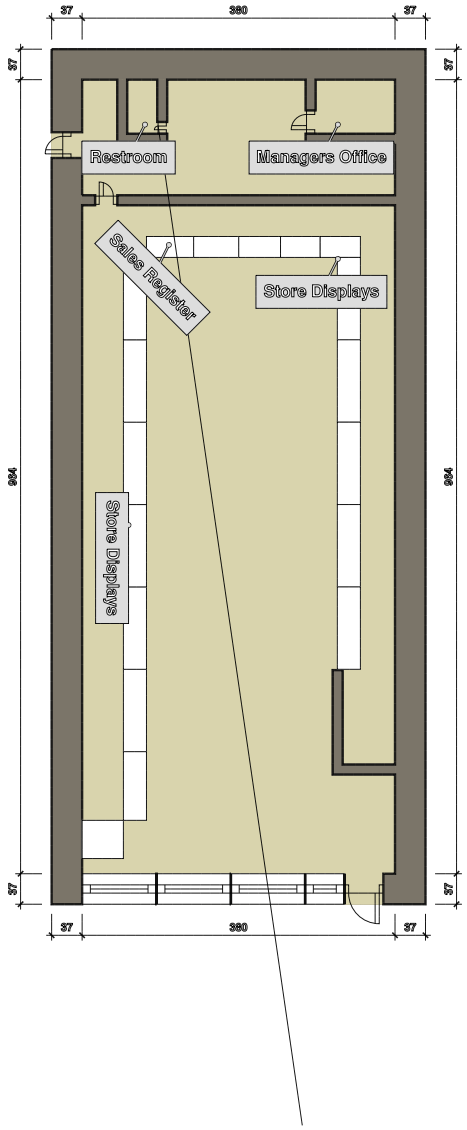
2916 N. US Hwy 75, Sherman, TX

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
380
37
37
37
Restroom
Managers Office
Sales Register
Store Displays
Store Displays
984
984
37
37
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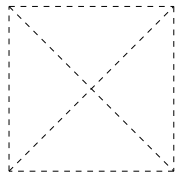


Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Tava Property, LLC
11104 Brighton Lane
Frisco, TX 75033

Nouman Muhammad
1401 Elm St Apt 2810
Frisco, TX 75033

Infinity and Beyond
Myles Walker
2916 N US Hwy 75, Ste. 110
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Smoke/Vape Shop in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District located at 2916 North Highway 75, Suite 110 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. 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.
5. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (1)(a)(3)*)
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

3200 SOUTH HIGHWAY 75

The request of Rabindranath Viswanath (Owner), David Gregory (Representative), AWR Designs, LLC (Landscape Architects), James A. Lastovica (Architects), A&W Surveyors, Inc. (Surveyor), Esmeraldo Conanan, Benchmark Group (Architect/Engineer) and DCG Engineering (Engineer) concerning the property located at 3200 South Highway 75, consisting of 1.211 acres, Lot 25, Block 2, Replat Sherman Crossroads Phase II, Lots 25, 26, 27, Block 2, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 33.6' side setback in lieu of the required 55.7' in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.
B. Public Hearing and Variance under Section 14.03.007(7) to allow a 26.36' rear setback in lieu of the required 55.7' in the Blalock Industrial Park Planned Development/Blalock Commercial Overlay District.

Planning and Zoning Commission

C. Site Plan of Jack in the Box Restaurant

Background:

The property is located in the 3200 South Highway 75 between West Travis Street and West FM Highway 1417. The property owner is requesting a Variance for a side setback to allow the building to be placed on the site and maintain a 10 car drive-thru lane, as well as a rear setback that will allow the restaurant to install the menu board canopy structure that protects the patron from inclement weather. They are also requesting Site Plan for a Jack in the Box restaurant.

Adjacent Zoning:

PD (Planned Development)

Origination:

Rabindranath Viswanath (Owner)
David Gregory (Representative)
AWR Designs, LLC (Landscape Architects)
James A. Lastovica (Architects)
A&W Surveyors, Inc. (Surveyor)
Esmeraldo Conanan, Benchmark Group (Architect/Engineer)
DCG Engineering (Engineer)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

50

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photos
Survey
Narrative
Site Plan
Landscape Plan
Elevations
Staff Review Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.

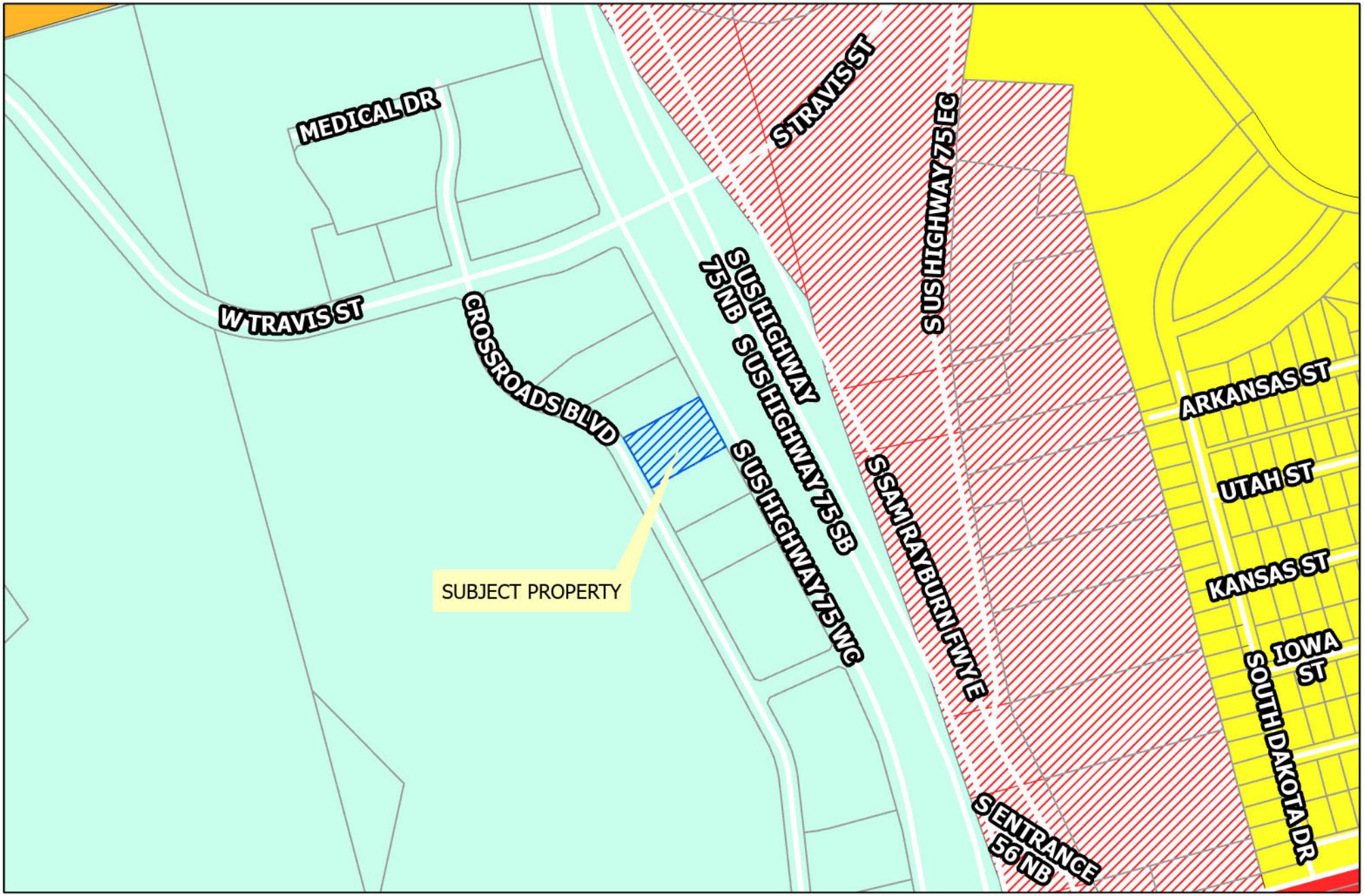
Development Services Department

CITY OF SHERMAN

3200 S. Hwy 75

N
W E
S

January 13, 2023



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

3200 S Hwy 75

N
W E
S

January 13, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-000276

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

2/7/23

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-000276

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
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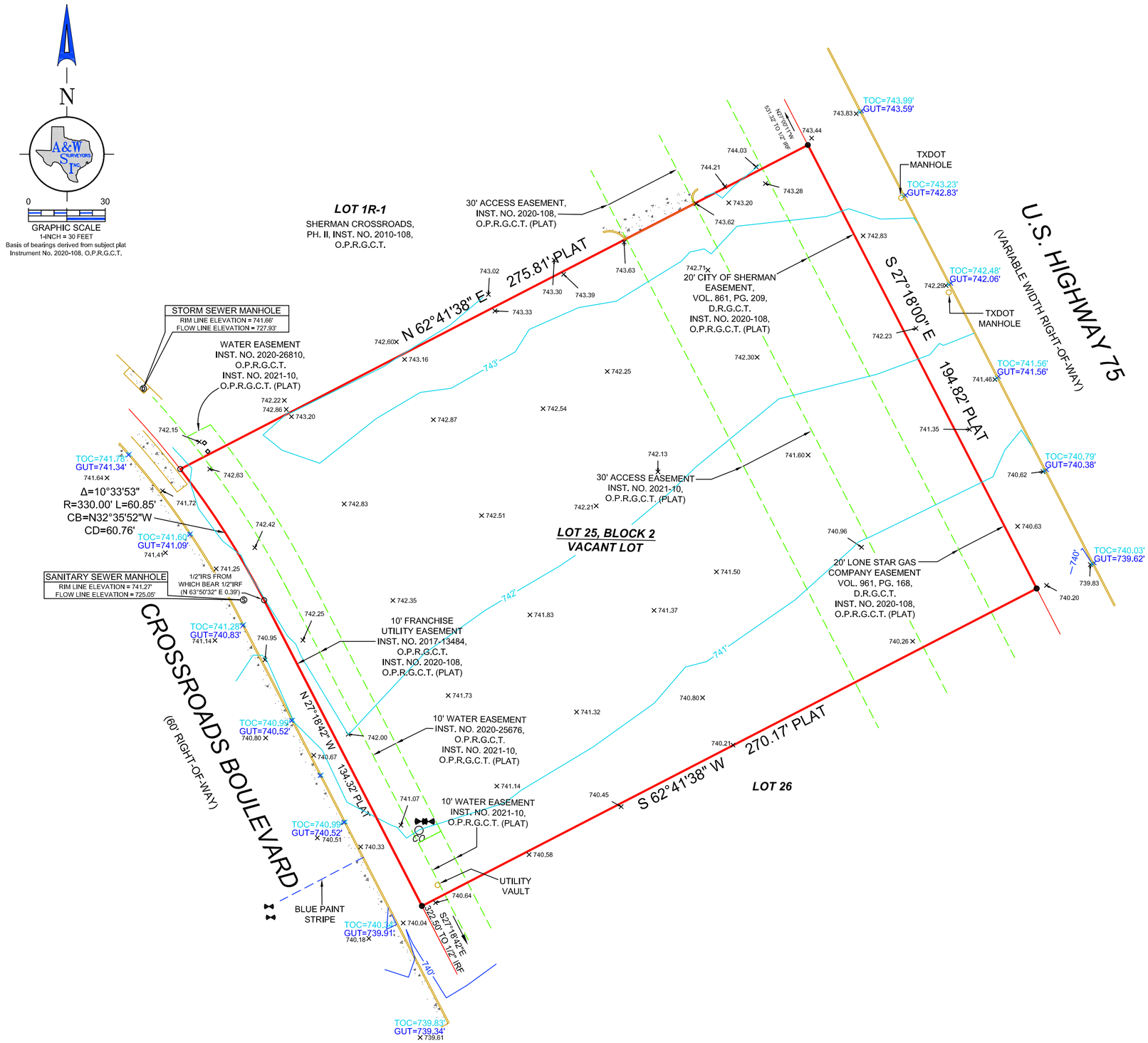
SURVEY PLAT



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". MRD = Monument of Record Dignity

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE	P.E. POOL EQUIP.	PIPE RAIL FENCE	NO PARKING	TILE	

LEGAL DESCRIPTION

Being Lot 25, Block 2, Replat Sherman Crossroads Phase **II**, Lots 25, 26, & 27, Block 2, an addition to the City of Sherman, Grayson County, Texas, according to the plat recorded in Clerk's File No. 2021-10, Plat Records, Grayson County, Texas.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to DCG Engineering, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48181C 0405F of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-29-2010. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SCHEDULE "B" NOTES

Easement to the City of Sherman, Vol. 861, Pg. 209, D.R.G.C.T. (Subject to - Shown on survey)

Easement to Lone Star Gas Company, Vol. 961, Pg. 168, D.R.G.C.T. (Subject to - Shown on survey)

Easement Agreement for reciprocal access, Vol. 5676, Pg. 232, D.R.G.C.T. (Subject to - Blanket in nature)

10' Franchise Utility easement, Inst. No. 2017-13484, O.P.R.G.C.T. (Subject to - Shown on survey)

Water line Easement to the City of Sherman, Inst. No. 2020-25676, R.P.R.G.C.T. (Subject to - Shown on survey)

NOTES

Elevations are based on RTK observations - NAD 88

NOTES

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

CROSSROADS BOULEVARD

SHERMAN, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 22-1687
DATE: 10-06-2022
DRAWN BY: 444

"A professional company operating in your best interest"

Jack in the Box – Sherman Crossing

Variance Request.

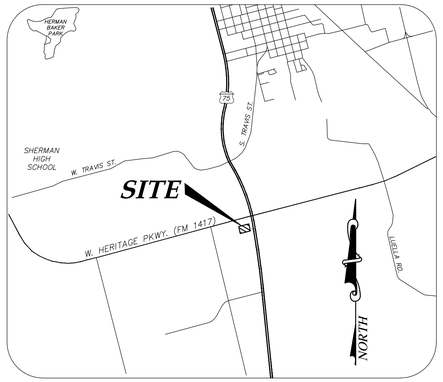
The proposed Jack in the Box that is being proposed to be developed within the Sherman Crossing development is requesting two variances to the development code.

Variance 1 – Building Setback (Southern Side)

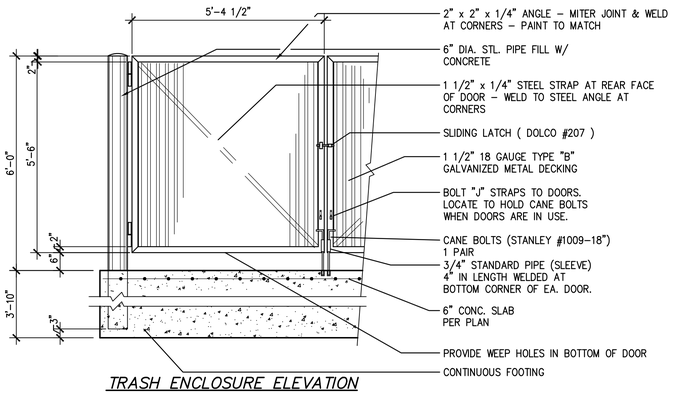
Respectfully request that the side yard setback be reduced from 55.7 feet to 33.6'. This will allow for the building to be placed on the site and maintain a 10 car drive thru stack. During and post COVID the QSR market shifted most of the business running through the drive thru lane so being able to have a long drive thru stack is imperative to having a smooth customer experience with minimal back ups.

Variance 2 – Building Setback (West Side)

Respectfully request to have the rear or western setback reduced from the 55.7' setback to a 26.36' setback. This reduction will allow for the restaurant to install the menu board canopy structure that protects the patron from inclement weather while ordering food. The setback reduction is measured to the leading edge of the proposed structure at car #8.

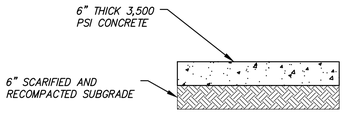


VICINITY MAP



TRASH ENCLOSURE ELEVATION

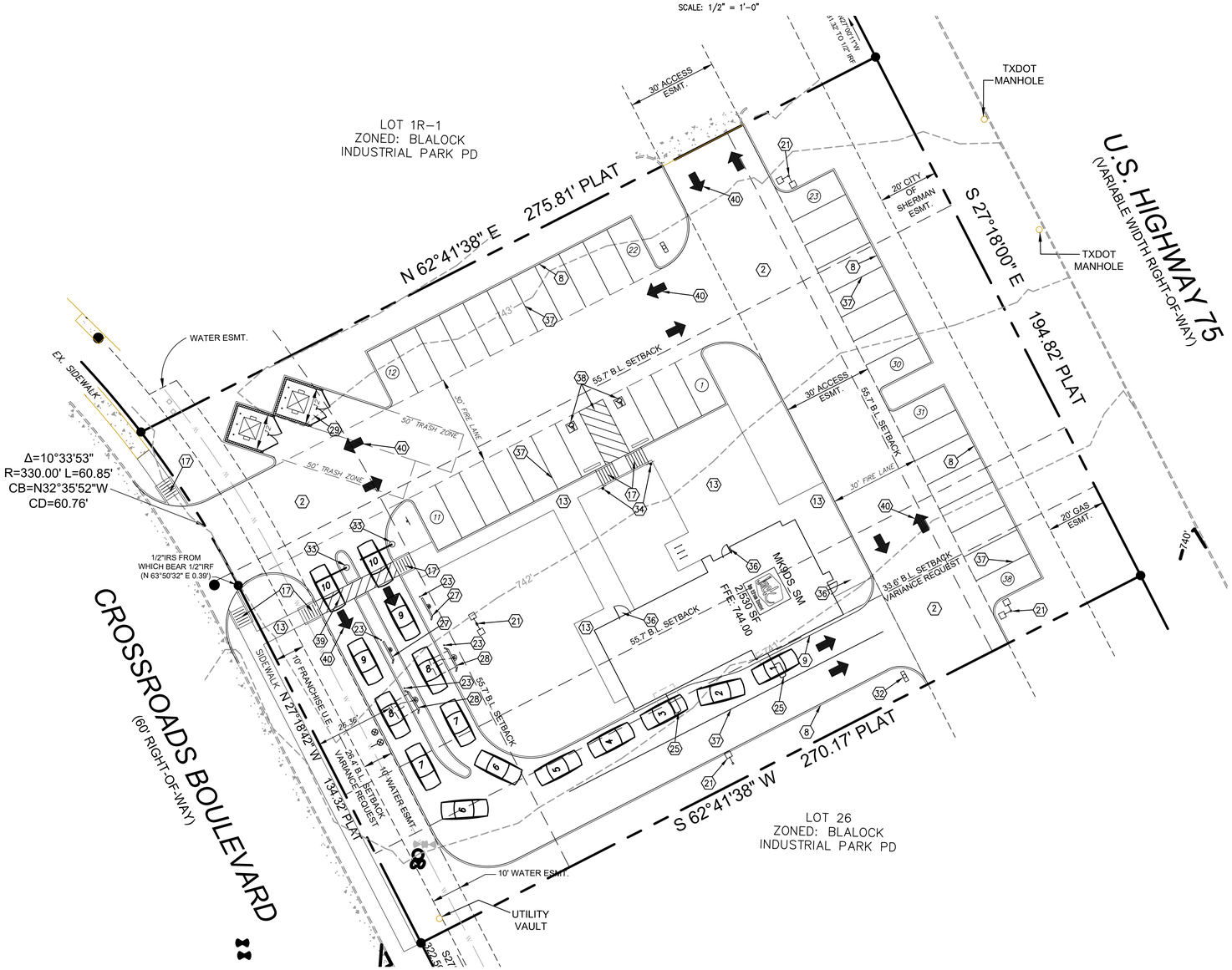
SCALE: 1/2" = 1'-0"



PAVING DETAIL

SITE DATA FOR JACK IN THE BOX

LOT AREA	52,753 SF; 1.21 AC
BUILDING HEIGHT	1 STORIES; 21'–0"
BUILDING AREA	2,530 SF
FLOOR AREA RATIO	0.053
TOTAL IMPERVIOUS AREA	31,893 SF (61.3% COVERAGE)
LANDSCAPED AREA	10,114 SF (38.7% COVERAGE)
AREA WITHIN FLOODPLAIN	19,006 SF
EXISTING ZONING	BLALOCK INDUSTRIAL PARK PD
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	17 SPACES (1/150 SF)
PROVIDED PARKING	38 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL



GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 8/SD2.1.
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
3. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.
4. PROPERTY IS LOCATED IN ZONE 'X' FLOODPLAIN PER FEMA PANEL NO. 4818C0405F MAP DATED 09/29/2010.
5. PROPERTY IS LOCATED IN THE BLALOCK COMMERCIAL OVERLAY DISTRICT.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:

ALL PARKING SHOWN MEASURE TO BE 9' X 20'	
1/150 SF BUILDING (2,530 SF)	
TOTAL PARKING REQUIRED:	17 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
STANDARD PARKING PROVIDED:	36 SPACES
TOTAL PARKING PROVIDED:	38 SPACES

SITE PLAN NOTES

1. INSTALL ASPHALT PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER. (NOT USED)
2. INSTALL WHITE CONCRETE PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/SD2.0. (NOT USED)
4. CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0. (NOT USED)
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING; SEE DETAIL 2/SD2.0. (NOT USED)
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING; SEE DETAIL 3/SD2.0. (NOT USED)
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK; SEE DETAIL 4/SD2.0.
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING; SEE DETAIL 5/SD2.0.
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE–THRU LANE; SEE DETAIL 6/SD2.0.
10. CONSTRUCT TEMPORARY ASPHALT CURB; SEE DETAIL 7/SD2.0. (NOT USED)
11. SAWCUT AND REMOVE EXISTING PAVING AND/OR SIDEWALK. REMOVE A MINIMUM 2–FEET ASPHALT PAVING TO ENSURE PROPER INSTALLATION OF PATCH BACK. ASPHALT PATCH BACK TO MUNICIPALITY STANDARDS. (NOT USED)
12. INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS. (NOT USED)
13. INSTALL 4–INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET C2.1 FOR WIDTHS.
14. PROVIDE FOR ROOF DRAINS UNDER THE SIDEWALK AND AT THE CURB FACE; SEE DETAIL 14/SD2.2. (NOT USED)
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18–INCH NO. 4 BARS AT 18–INCHES O.C.; MINIMUM OF TWO BARS – REDUCE SPACING AS NECESSARY.
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0. (NOT USED)
17. CONSTRUCT IN–LINE CURB RAMP; SEE DETAIL 14/SD2.0.
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
20. PROVIDE PUBLIC RIGHT–OF–WAY ACCESS RAMPS TO THE MUNICIPALITY STANDARDS. (NOT USED)
21. INSTALL LIGHT POLE BASE; SEE DETAIL 16/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6–FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 20/SD2.0.
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS; SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS C2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD; SEE DETAIL 18/SD2.1.
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW; SEE DETAIL 10/SD2.1.
26. PROVIDE ROOF DRAIN DISCHARGE SWALE; SEE DETAIL 15/SD2.2. (NOT USED)
27. INSTALL PREVIEW BOARD; SEE DETAIL 14/SD2.1.
28. INSTALL ORDER BOARD; SEE DETAIL 18/SD2.1.
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE; SEE DETAIL 6/SD2.2.
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS. (NOT USED)
31. SITE 'DRIVE–THRU' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
33. INSTALL HEIGHT CLEARANCE (9'–0") AND WARNING POLE SIGN; SEE DETAIL 20/SD2.1.
34. INSTALL ACCESSIBLE PARKING SIGN, INCLUDE 'VAN' PLACARD CORRESPONDING (ONLY) TO PAVING MARKINGS AS SHOWN; SEE DETAIL 8/SD2.1.
35. PROPOSED HIGHWAY PYLON SIGN. GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR. (NOT USED)
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4–INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/SD2.1.
39. PAINT 4–INCH SOLID WHITE STRIPES AT 8–INCHES O.C. AND 45–DEGREES TO TRAFFIC DIRECTION, BORDER WITH 6–INCH SOLID WHITE STRIPE. TYPICAL AT WAIT SPACE AND LOADING ZONE.
40. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18–INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5–FEET (MAX) O.C. (NOT USED)
42. INSTALL OUTDOOR SEATING PER PLAN; SEE DETAIL 1/SD2.1. (NOT USED)
43. INSTALL PEDESTRIAN GUARD RAILING; SEE DETAIL 3/SD2.1. (NOT USED)
44. PROPOSED WATER METER IN METER BOX WITH DOUBLE CHECK BACKFLOW PREVENTOR PER GOVERNING AUTHORITIES' STANDARDS & SPECIFICATIONS. TAPS AND METERS BY G.C. REFER TO SHEET PS1.0.
45. PROVIDE SCHEDULE 40 PVC SLEEVES AT 2X DIAMETER OF PROPOSED IRRIGATION PIPING; TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET L1.1. (NOT USED)
46. PROPOSED GREASE INTERCEPTOR, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
47. PROPOSED GROUND MOUNTED TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND ES1.0.
48. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
49. PROPOSED GAS METER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND P3.0.
50. INSTALL U–BAR BIKE RACK(S); SEE DETAIL 5/SD2.1. (NOT USED)
51. INSTALL MAILBOX, CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE JIB 'NEW RESTAURANT COORDINATOR' PRIOR TO INSTALLATION; SEE DETAIL 19/SD2.2. REFER ALSO TO THE SITE SPECIFICATIONS. (NOT USED)
52. 24 FOOT FIRELANE PER CITY OF SHERMAN FIRE CODE STANDARDS.

OWNER/DEVELOPER:
VINDER FOOD LLC,
dba Jack in the Box
100 W. FM 1417
Sherman, Tx. 75092
(972) 922-5044
Contact: Rabi Viswanath

DATE SUBMITTED: 11-22-2022

Jack in the box®
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
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DATES

RELEASE: JULY 11, 2022
P.M. UPDATES: NOV. 15, 2022
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

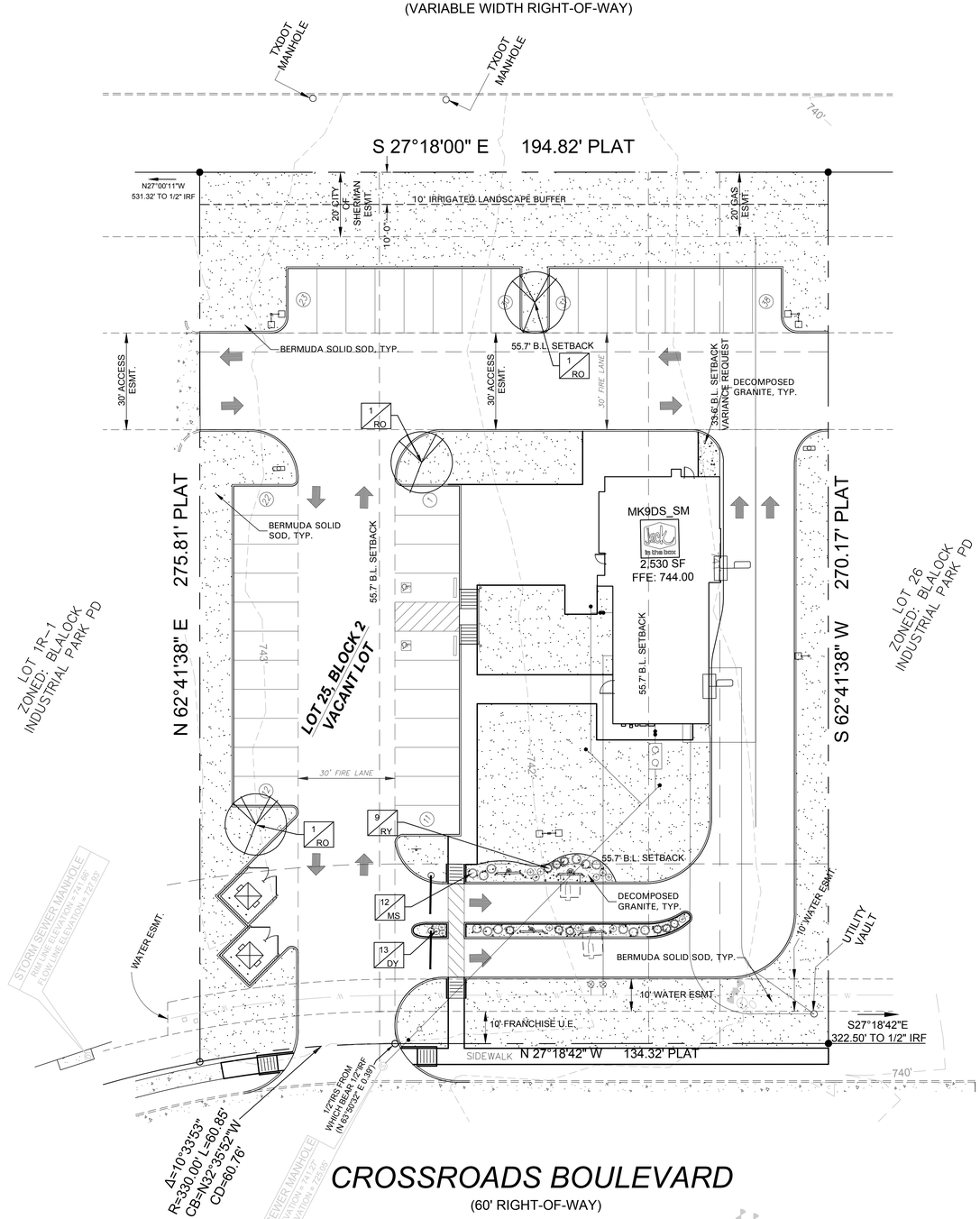
REVISIONS

//DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

SITE INFORMATION

MK TYPE: MK9DS_SM
JIB #: 6111
ADDRESS: US HWY 75 & FM 1417 SHERMAN, TX 76092
DRAWN BY: DS
PROJECT #: 1083–01
SCALE: 1"=20'

SITE PLAN
SD1.0
CASE #: SUXXXX/SXXXX
CITY FILE P–XXXX



GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

LANDSCAPE TABULATIONS for Sherman, TX

PARKING LOT LANDSCAPE

1. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination.

2. A minimum of forty (40) percent of the required landscaped area must be used as islands.

3. Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees, or other such materials. Grasses and ground cover alone shall not constitute adequate landscaping.

Parking Area = 14,960 s.f.

Parking Spaces = 38

REQUIRED	PROVIDED
1496 s.f. (10%)	2560 s.f. (17%)
598 s.f. (40%) in islands	1,644 s.f.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		SHRUBS			
13	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
12	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Jack in the box®
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: JULY 11, 2022

P.M. UPDATES: NOV. 15, 2022

SUBMITTAL DATE:

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c: 512.517.3589

AWR

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11-19-22

SITE INFORMATION

MK TYPE: MK9DS_SM

JIB #: 6111

ADDRESS:
US HWY 75 & FM 1417
SHERMAN, TX
76092

DRAWN BY: _____

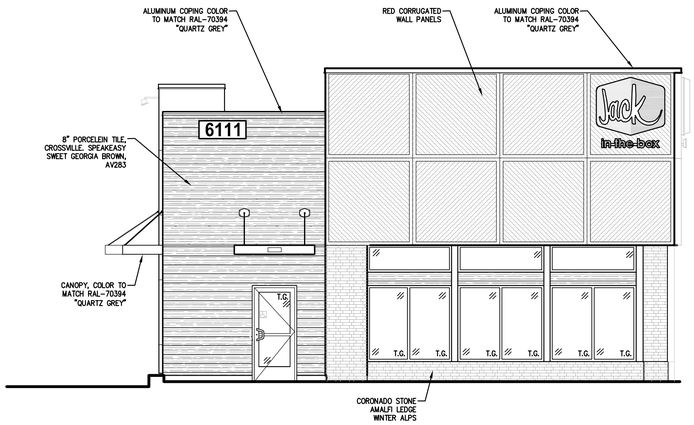
PROJECT #: 1083-01

SCALE: _____

LANDSCAPE PLAN

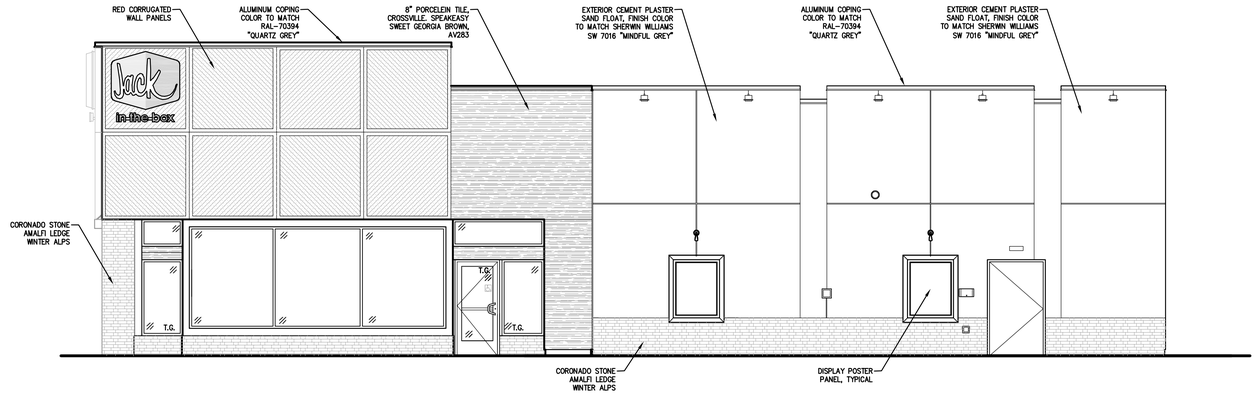
L1.01

CITY FILE P-XXXX



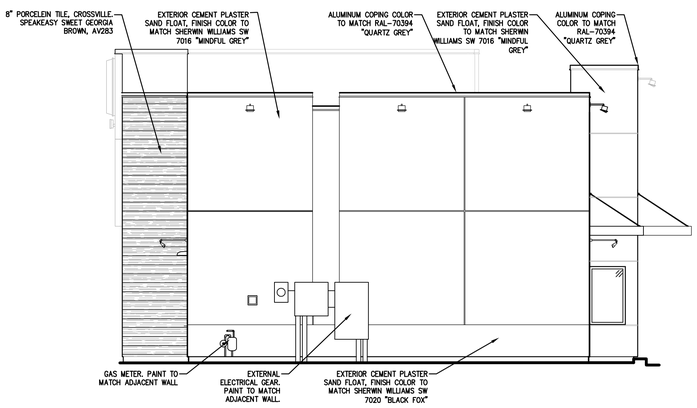
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



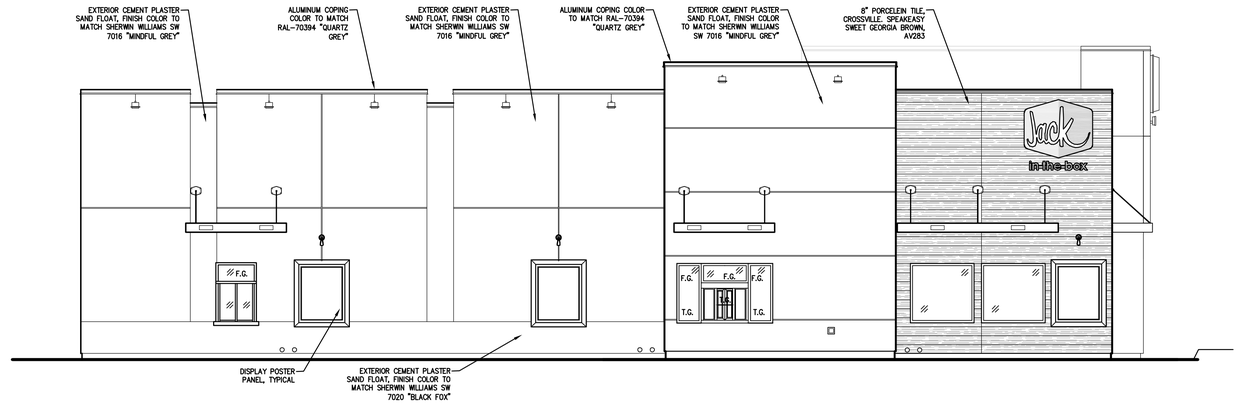
WEST ELEVATION

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



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS

REAR: (769 SQFT)	CEMENT PLASTER(STUCCO) : 87% (671SQFT) PORCELAIN TILE : 13% (98SQFT)
RIGHT: (1385 SQFT)	CORRUGATED PANELS : 25% (346SQFT)(BRANDING) STONE : 10 % (156SQFT) (CORONADO STONE - AMALFI LEDGE - WINTER ALPS) CEMENT PLASTER(STUCCO) : 55% (765SQFT) PORCELAIN TILE : 10% (142SQFT)
FRONT: (669 SQFT)	STONE : 12%(77SQFT) (CORONADO STONE - AMALFI LEDGE - WINTER ALPS) PORCELAIN TILE : 37% (246SQFT) CORRUGATED PANELS : 51% (346SQFT) (BRANDING)
LEFT: (1570 SQFT)	CEMENT PLASTER(STUCCO) : 80% (1250SQFT) PORCELAIN TILE : 20% (320SQFT)

EXTERIOR COLOR

REAR: (769 SQFT)	BLACK FOX - : 14% (114SQFT) BROWN : 13% (98SQFT) MINDFUL GREY : 64% (488SQFT) REDBAY : 9% (69SQFT)
RIGHT: (1385 SQFT)	RED (CORRUGATED PANELS) : 25% (346SQFT)(BRANDING SIGNAGE) GREY (STONE) : 10 % (156SQFT) (CORONADO STONE - AMALFI LEDGE - WINTER ALPS) BLACK FOX - : 11% (155SQFT) MINDFUL GREY : 44% (610SQFT) BROWN : 10% (142SQFT)
FRONT: (669 SQFT)	GREY (STONE) : 12%(77SQFT) (CORONADO STONE - AMALFI LEDGE - WINTER ALPS) BROWN: 37% (246SQFT) RED (CORRUGATED PANELS) : 51% (346SQFT) (BRANDING SIGNAGE)
LEFT: (1570 SQFT)	BLACK FOX - : 16% (244SQFT) BROWN : 17% (268SQFT) MINDFUL GREY : 47% (730SQFT) REDBAY : 20% (328SQFT)

Jack in the box
9357 SPECTRUM CENTER
SAN DIEGO, CA 92123
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DATES

RELEASE: OCT. 02, 2017
P.M. UPDATES: APRIL 29, 2022
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

BENCHMARK GROUP
1920 MCKINNEY AVENUE
FLOOR 7
DALLAS TX 75201
PHONE: 469-722-7774
CONTACT: ESMERALDO CONANAN
BG_DALLAS@teamofchoice.com

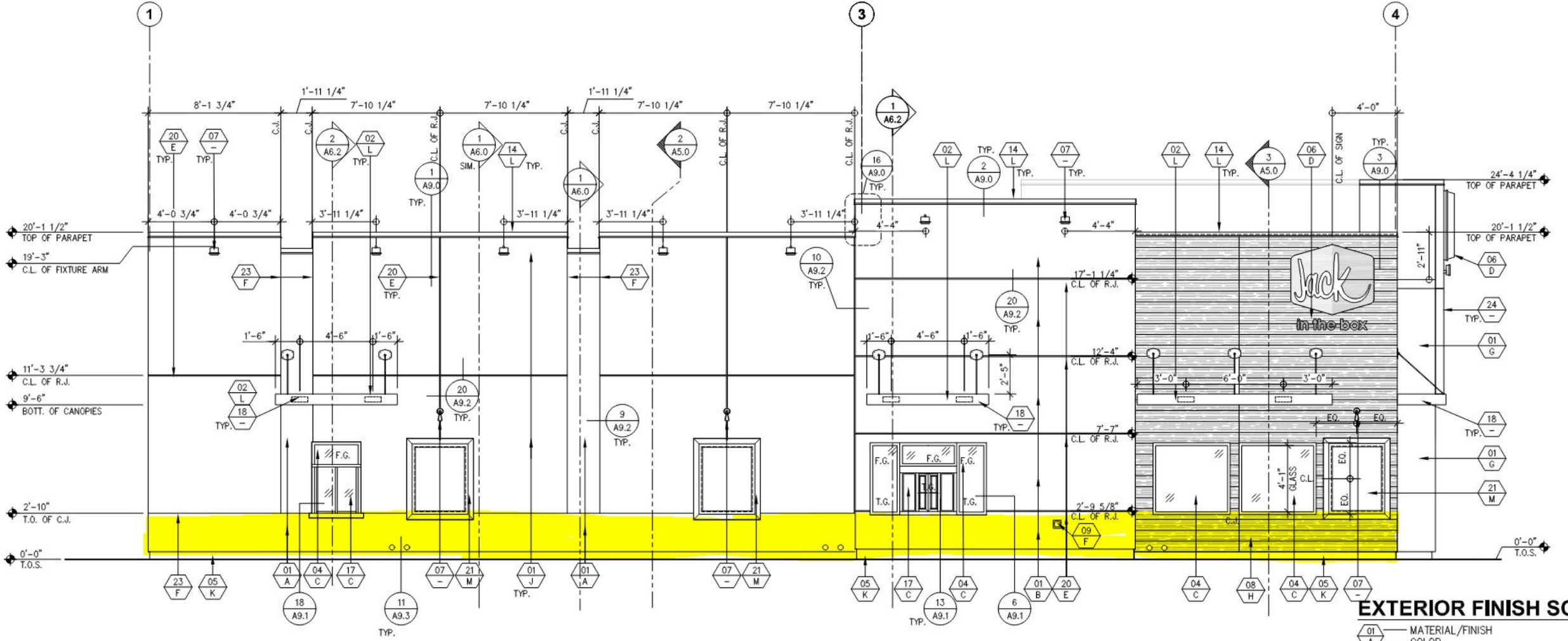
SITE INFORMATION

MK TYPE: MK9DS_MD
JIB #: 6111
ADDRESS:
US HWY 75 & FM 1417
SHERMAN, TX
76092

DRAWN BY: TRT
PROJECT #: 29405
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4



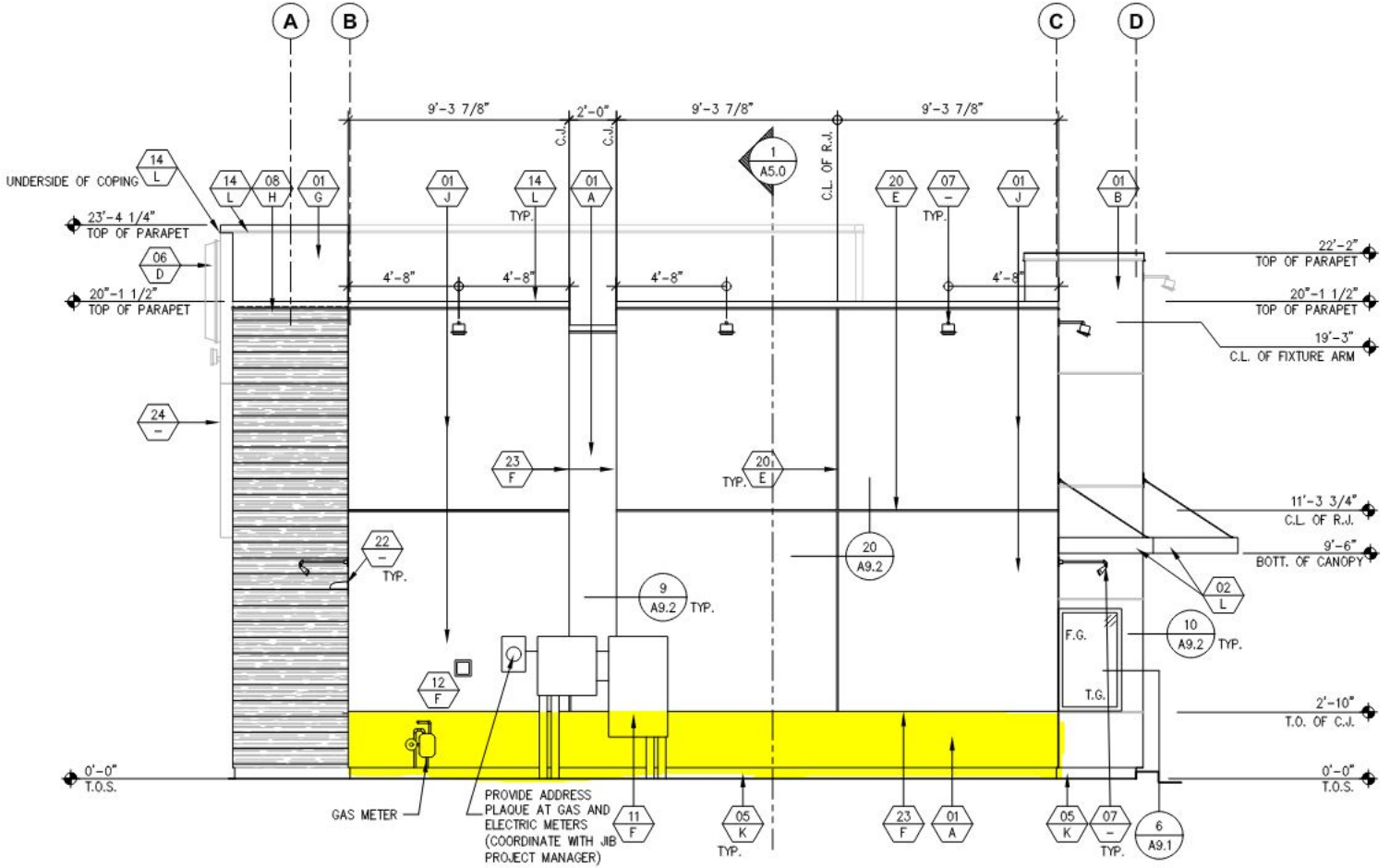
LEFT ELEVATION

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

EXTERIOR FINISH SC

01/A — MATERIAL/FINISH / COLOR

MATERIAL/FINISH:



REAR ELEVATION

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

NOTE:
SEE SHEET A4.0 FOR ADDITIONAL EXTERIOR FINISH INFORMATION AND DETAILS (TYP.)

Amalfi Ledge

CORONADO STONE PRODUCTS

Installation Specifications

CSI – 3 Part Spec available at **www.CORONADO.com/ArchitecturalResources**

Choices Specific to Amalfi Ledge

Standard Colors: Salerno, Pompeii, Winter Alps. Custom colors may be available for an upcharge.

Grout Joint Width: Drystacked

Grouting Options: Drystacked

Grout Joint Color: Natural Grey, Natural Off-White or Complementary Color

Accessories: Complementary Tiles, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

Pattern: Do not install stones vertically. Blend the stone on the wall from several different boxes to ensure proper color and size variation. **See catalog photos for recommended installation pattern.**

Chalk Lines: Should be used by installer to ensure a straight and level pattern.

Vertical Joints: Should be no higher than 8" on average or one large stone.

Horizontal Joints: Should not exceed 6' to 8'.

Sealing: Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.

Freeze-Thaw: When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.

Drystacked: A polymer-modified mortar should be used for all drystacked applications.

Installation Info: Download Coronado's latest installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

Size: Panel sizes are 2" and 6" in height and 24" in length. Corner returns range from 2" to 8" (nominal). Each stone within the panel is 2" in height and 3" to 10" in length (nominal).

Thickness: 1" to 1½" (nominal).

Weight: 7 to 10 lbs. per square foot.

Packaging: Available in big boxes (100 sq ft Flats or 100 ln ft Corners) or Dura-Paks (12 sq ft Flats or 13 ln ft Corners).
When purchasing Amalfi Ledge, coverage is based on installation with tightly-fitted joints.
(Note: Square Footage and Linear Footage quantities may vary per region)

Drystacked

Amalfi Ledge ***color: Salerno***

Drystacked

Amalfi Ledge ***color: Pompeii***

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Rabindranath Viswanath
402 Creekside Dr
McKinney, TX 75071

AWR Designs, LLC
P.O. Box 1746
Aledo, TX 76008

DCG Engineering
David Gregory
1668 Keller Parkway, Suite 100
Keller, TX 76248

James Lastovica
1805 N 2nd Street, Suite 5285
Rogers, AR 72756

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, TX 75187

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.03.007(7) to allow a 33.6' side setback in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District; a Public Hearing and Variance under Section 14.03.007(7) to allow a 26.36' rear setback in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District; and Site Plan of Jack in the Box Restaurant located at 3200 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission and Board of Adjustment on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review

and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

7. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
8. The location of the trash receptors must be approved by the Public Works Department.
9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
10. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

415 EAST ORANGE STREET

The request of Indalecio Torres (Owner), Julio Torres (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 415 East Orange Street, consisting of 0.359 acres, all of Lot 3, Lot 4 and the East half (E/2) of Lot 5, Block 11, Kerr's Nursery Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (Retail Business) District to an R-6 (Single-Family Residential) District.
B. Replat of Kerr's Nursery Addition

Background:

The property is located at 415 East Orange Street between Texoma Parkway and North Broughton Street. The owner is requesting a Zone Change from a C-2 (Retail Business) District to an R-6 (Single-Family Residential) District. The owner would also like to plat the property into two lots for residential development.

Adjacent Zoning:

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

Origination:

Indalecio Torres (Owner)
Julio Torres (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Survey
Replat
Staff Review Letter - Plat
Staff Review Letter - Zoning

---

dlagrone H:\PLANNING\Public Notification KT.aprx

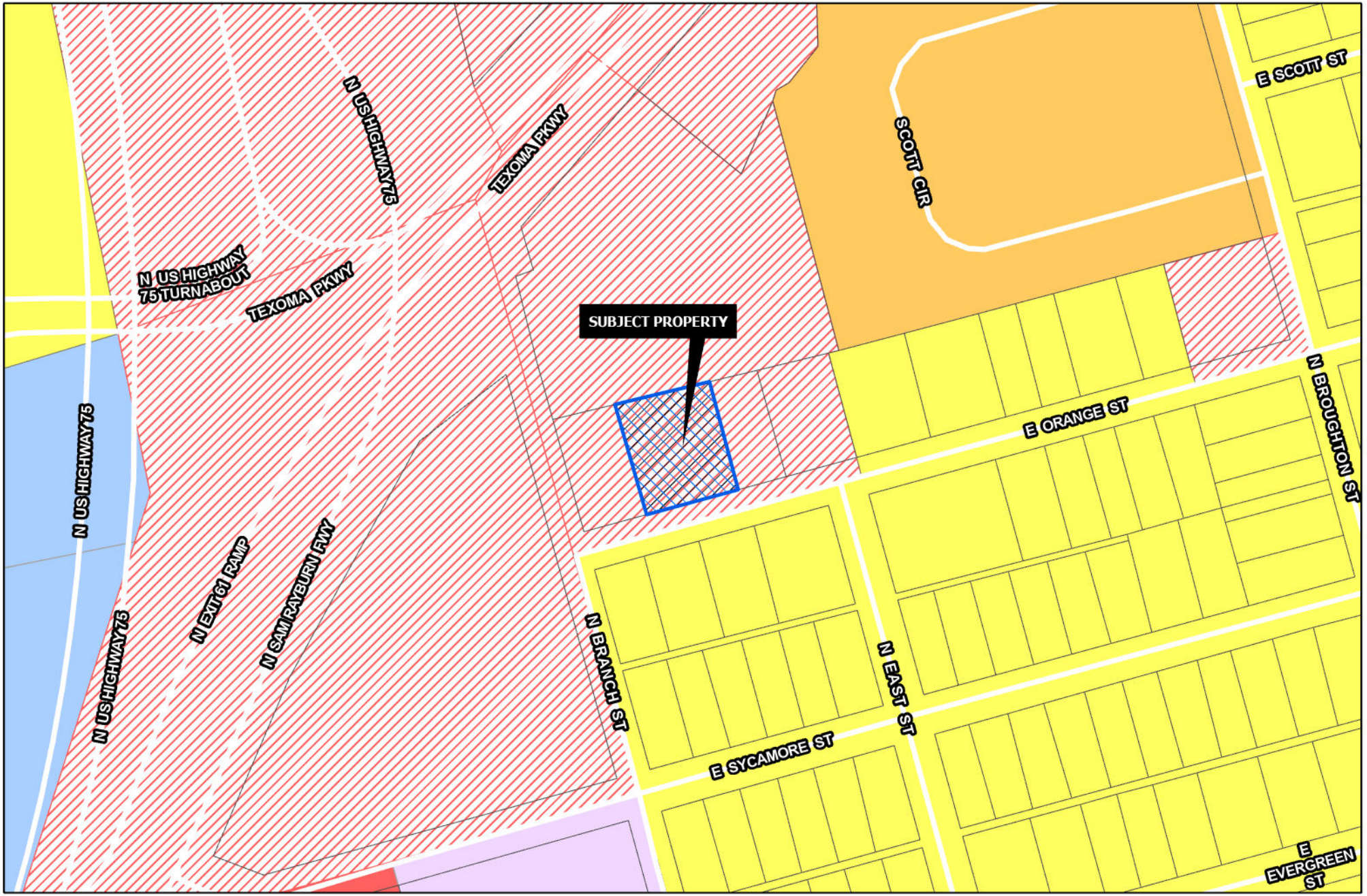
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
415 E. ORANGE ST.

N
W E
S

Date: 2/9/2023 12:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 415 E. ORANGE ST.

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W E
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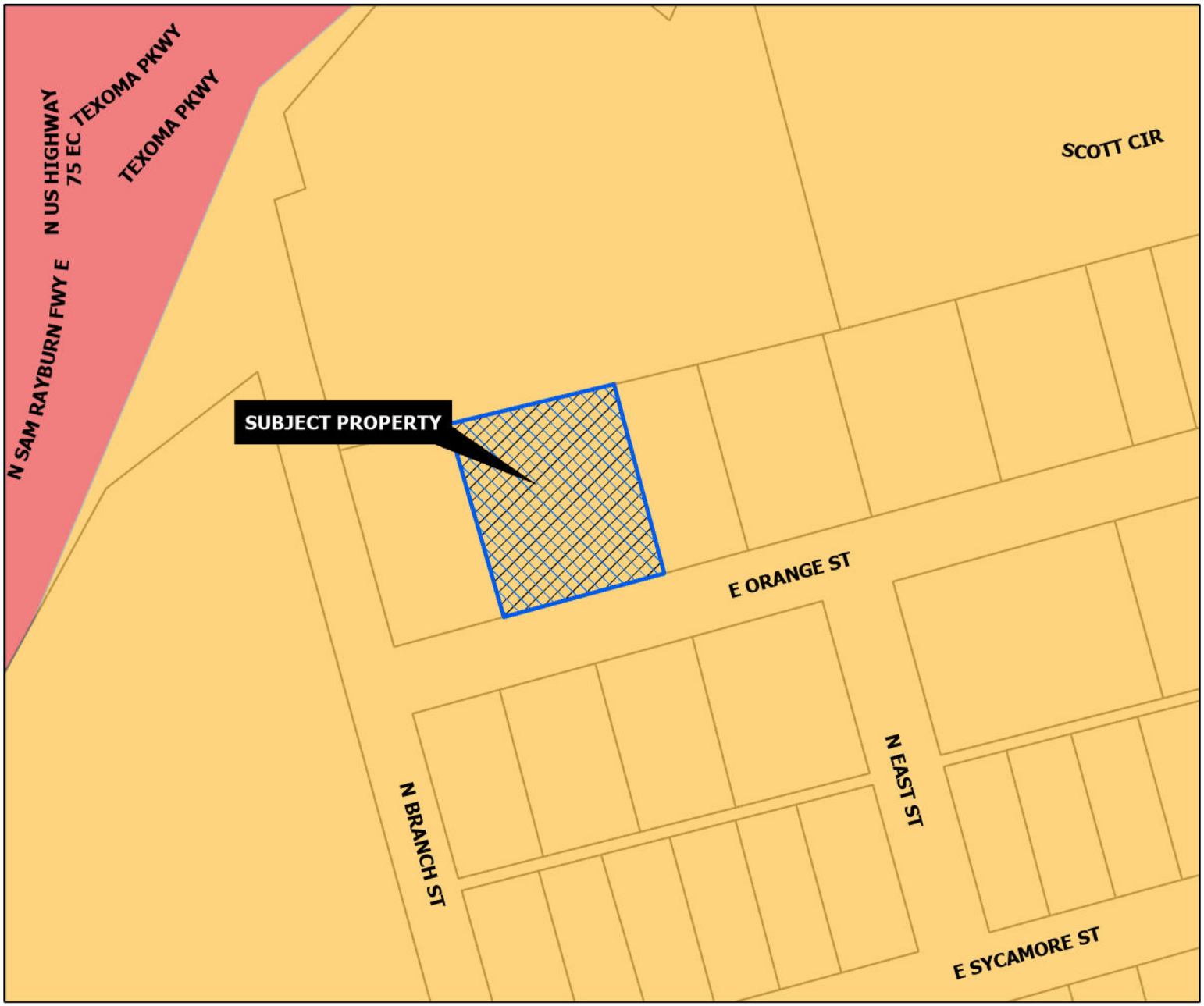
Date: 2/9/2023 12:11 PM

2/9/23



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
415 E. ORANGE ST.

N
W E
S

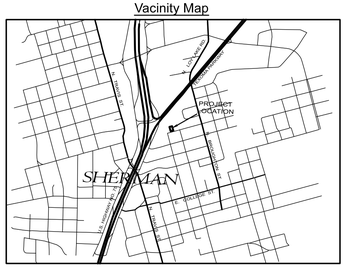
Date: 2/9/2023 12:22 PM

0 20 40

SCALE ~ 1" = 20'

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

Vacinity Map



Replat of
Lot 3R & 4R, Block 11, Kerr's Nursery Addition
Being the replat of Lot 3, Lot 4 and the E/2 of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman Grayson County, Texas

1/24/2023

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

OWNERS/DEVELOPER
INDALECIO TORRES GONZALEZ
ARACELI TORRES
419 E. ORANGE STREET
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 all of Lot 3, Lot 4 and the East half (E/2) of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman as shown by plat of record in Volume 138, Page 151, Deed Records, Grayson County, Texas, deeded to Indalecio Torres Gonzalez and Araceli Torres by deed of record in Document No. 2021-16542, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of E. Orange Street at the southeast corner of said Lot 3 and the southwest corner of said Lot 2 said point bearing South 74°29'01" West a distance of 150.00 feet from a 1/2" pipe found at the southeast corner of said Block 11;*

Thence ***South 74°29'01" West****, along the north line of said E. Orange Street and the south line of both Lot 4 and Block 11, passing the southeast corner of said Lot 3, continuing along the south line of said Lot 4, passing the southwest corner of said Lot 4, continuing along the south line of said Lot 5 in all a distance of* ***125.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of the herein described tract;*

Thence ***North 15°30'59" West****, over and across said Lot 5, a distance of* ***125.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of both Lot 5 and Block 11 and the south line of a 2.683 acre tract of land conveyed to R. L. & C., LLC by deed of record in Document No. 2018-25498 of said Official Public Records, for the northwest corner of the herein described tract;*

Thence ***North 74°29'01" East****, along the north line of both said Lot 5 and Block 11, passing the northeast corner of said Lot 5 continuing along the north line of said Lot 4, passing the northeast corner of said Lot 4, continuing along the north line of said Lot 3 in all a distance of* ***125.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 4;*

Thence ***South 15°30'59" East****, along the east line of said Lot 4 and the west line of said Lot 3, a distance of* ***125.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.359 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, INDALECIO TORRES GONZALEZ and ARACELI TORRES, 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 3R & 4R, Block 11, Kerr's Nursery 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 Lot 3R & 4R, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

*By:*_____
INDALECIO TORRES GONZALEZ

*By:*_____
ARACELI TORRES

~ GENERAL NOTES ~

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

Purpose:
The purpose of this is to Replat is to combine 1 Lot and a 1/2 Lot into 1 Lot.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, INDALECIO TORRES GONZALEZ AND ARACELI TORRES, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of LOT 3R & 4R, BLOCK 11, KERR'S NURSERY ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____ _ _____, 2023.

_____
INDALECIO TORRES GONZALEZ

_____
ARACELI TORRES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of LOT 3R & 4R, BLOCK 11, KERR'S NURSERY ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____ ____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____day of _____, _____ ,2023.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

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

Replat of
Lot 3R & 4R, Block 11, Kerr's Nursery Addition
Being the replat of Lot 3, Lot 4 and the E/2 of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman Grayson County, Texas

1/24/2023

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

OWNERS/DEVELOPER
INDALECIO TORRES GONZALEZ
ARACELI TORRES
419 E. ORANGE STREET
SHERMAN, TEXAS 75090

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

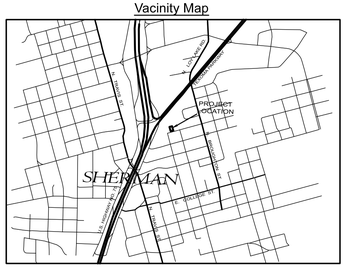
CLS Job# 21100490

0 20 40

SCALE ~ 1" = 20'

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

Vacinity Map



Replat of
Lot 3R & 4R, Block 11, Kerr's Nursery Addition
Being the replat of Lot 3, Lot 4 and the E/2 of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman Grayson County, Texas

2/2/2023

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

OWNERS/DEVELOPER
INDALECIO TORRES GONZALEZ
ARACELI TORRES
419 E. ORANGE STREET
SHERMAN, TEXAS 75090

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

CLS Job# 21100490

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being all of Lot 3, Lot 4 and the East half (E/2) of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman as shown by plat of record in Volume 138, Page 151, Deed Records, Grayson County, Texas, deeded to Indalecio Torres Gonzalez and Araceli Torres by deed of record in Document No. 2021-16542, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of E. Orange Street at the southeast corner of said Lot 3 and the southwest corner of said Lot 2 said point bearing South 74°29'01" West a distance of 150.00 feet from a 1/2" pipe found at the southeast corner of said Block 11;

Thence **South 74°29'01" West**, along the north line of said E. Orange Street and the south line of both Lot 4 and Block 11, passing the southeast corner of said Lot 3, continuing along the south line of said Lot 4, passing the southwest corner of said Lot 4, continuing along the south line of said Lot 5 in all a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of the herein described tract;

Thence **North 15°30'59" West**, over and across said Lot 5, a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of both Lot 5 and Block 11 and the south line of a 2.683 acre tract of land conveyed to R. L. & C., LLC by deed of record in Document No. 2018-25498 of said Official Public Records, for the northwest corner of the herein described tract;

Thence **North 74°29'01" East**, along the north line of both said Lot 5 and Block 11, passing the northeast corner of said Lot 5 continuing along the north line of said Lot 4, passing the northeast corner of said Lot 4, continuing along the north line of said Lot 3 in all a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 4;

Thence **South 15°30'59" East**, along the east line of said Lot 4 and the west line of said Lot 3, a distance of **125.00 feet** to the **Point-of-Beginning** and containing **0.359 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

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, INDALECIO TORRES GONZALEZ AND ARACELI TORRES, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Replat of LOT 3R & 4R, BLOCK 11, KERR'S NURSERY ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____day of _____ _ _____, 2023.

_____
INDALECIO TORRES GONZALEZ

_____
ARACELI TORRES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_____, 2023.

_____
Notary Public in and for
the State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, INDALECIO TORRES GONZALEZ and ARACELI TORRES, 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 3R & 4R, Block 11, Kerr's Nursery 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 Lot 3R & 4R, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2023.

By:_____
INDALECIO TORRES GONZALEZ

By:_____
ARACELI TORRES

~ GENERAL NOTES ~

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

Purpose:
The purpose of this is to Replat is to combine 1 Lot and a 1/2 Lot into 1 Lot.

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Replat of LOT 3R & 4R, BLOCK 11, KERR'S NURSERY ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____ ____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this____ day of _____, _____ ,2023.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

Replat of
Lot 3R & 4R, Block 11, Kerr's Nursery Addition
Being the replat of Lot 3, Lot 4 and the E/2 of Lot 5, Block 11, Kerr's Nursery Addition, an addition to the City of Sherman Grayson County, Texas

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

OWNERS/DEVELOPER
INDALECIO TORRES GONZALEZ
ARACELI TORRES
419 E. ORANGE STREET
SHERMAN, TEXAS 75090

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

2/2/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Indalecio Torres Gonzalez
Araceli Torres
419 E. Orange Street
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lot 3R & 4R, Block 11, Kerr's Nursery Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, February 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Addition Name, Lot and Block numbers, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapter 10.05, Exhibit A, Section 6(B)*
3. Remove direction (North) from Branch Street on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Remove direction (East) from Orange Street on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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 14, 2023

Indalecio Torres
419 E. Orange St.
Sherman, TX 75090

Julio Torres
419 E. Orange St.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-2 (Retail Business) District to an R-6 (Single-Family Residential) District located at 415 East Orange Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Required parking or driveways must be paved concrete or asphalt. (Section 14.04.003(3)).
    a. Parking of recreational vehicles (RVs), travel trailers, boat trailers, or other trailers are not permitted in the front yard. (Section 14.04.00. (2)(d))
    b. It shall be unlawful, where a standard driveway exists, to park, stand, store, or drive upon any surface between the front property line and the rear property line other than upon a standard driveway. *(Section 12.04.008(c)*
4. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

3200 NORTHGATE DRIVE

The request of Kent Sharp, Sherman Economic Development Corporation (Owner), Rebecca Finke, Holcim-SOR, Inc. (Representative) and Page Southerland Page, Inc. (Architect) concerning the property located at 3200 Northgate Drive, consisting of 142.972 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District.

Background:

The property is located at 3200 Northgate Drive between West Travis Street and West FM Highway 1417. The owner is requesting a Temporary Use Permit to allow a Concrete Batch Plant for the GlobalWafers development.

Adjacent Zoning:

PD (Planned Development)
R-6 (Single Family Residential)
M-1 (Light Manufacturing) District

Origination:

Kent Sharp, Sherman Economic Development Corporation (Owner)
Rebecca Finke, Holcim-SOR, Inc. (Representative)
Page Southerland Page, Inc. (Architect)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

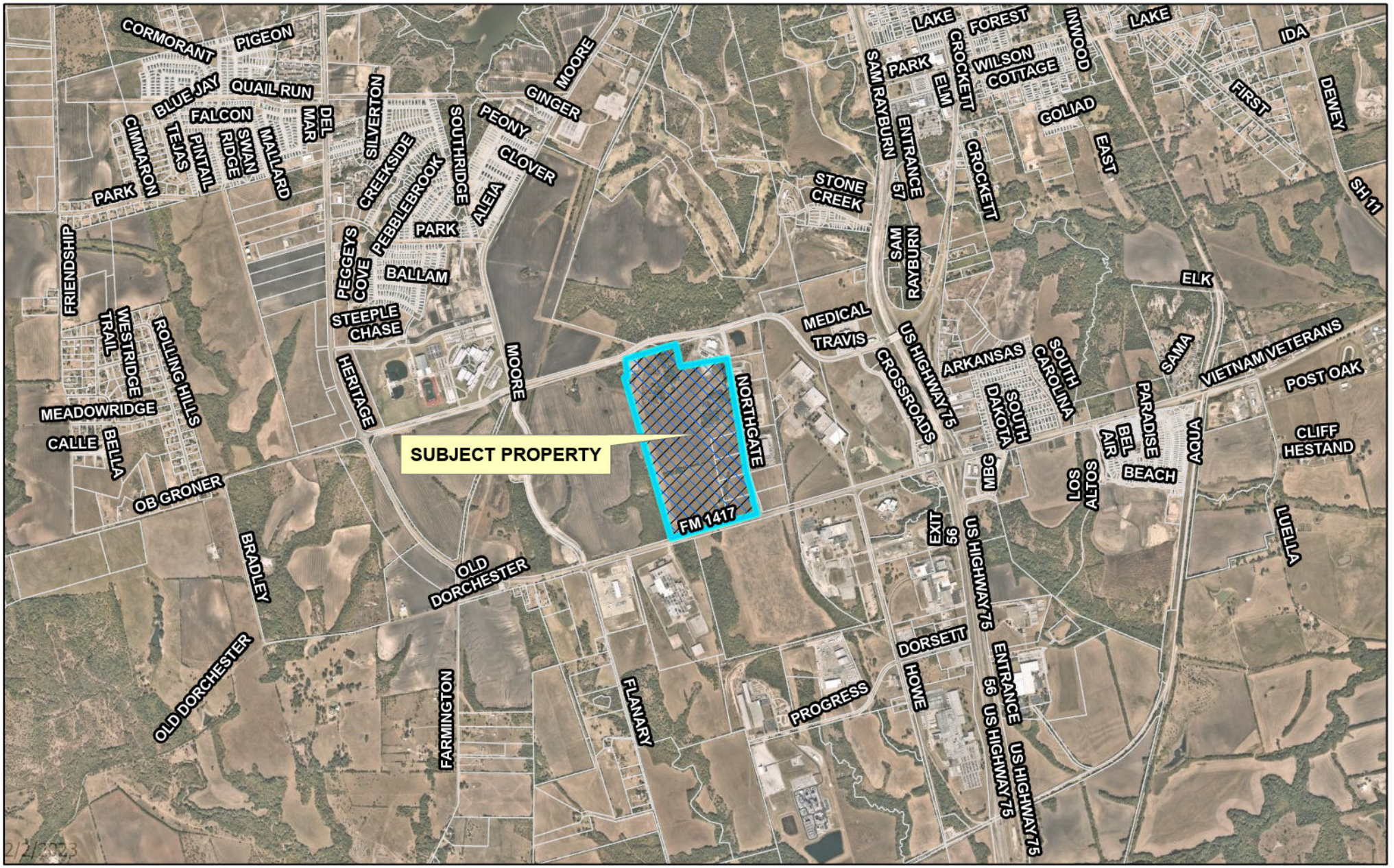
51

Objections Received:
0

Development Review Meeting:
No

Attachments

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



2/2/2023

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

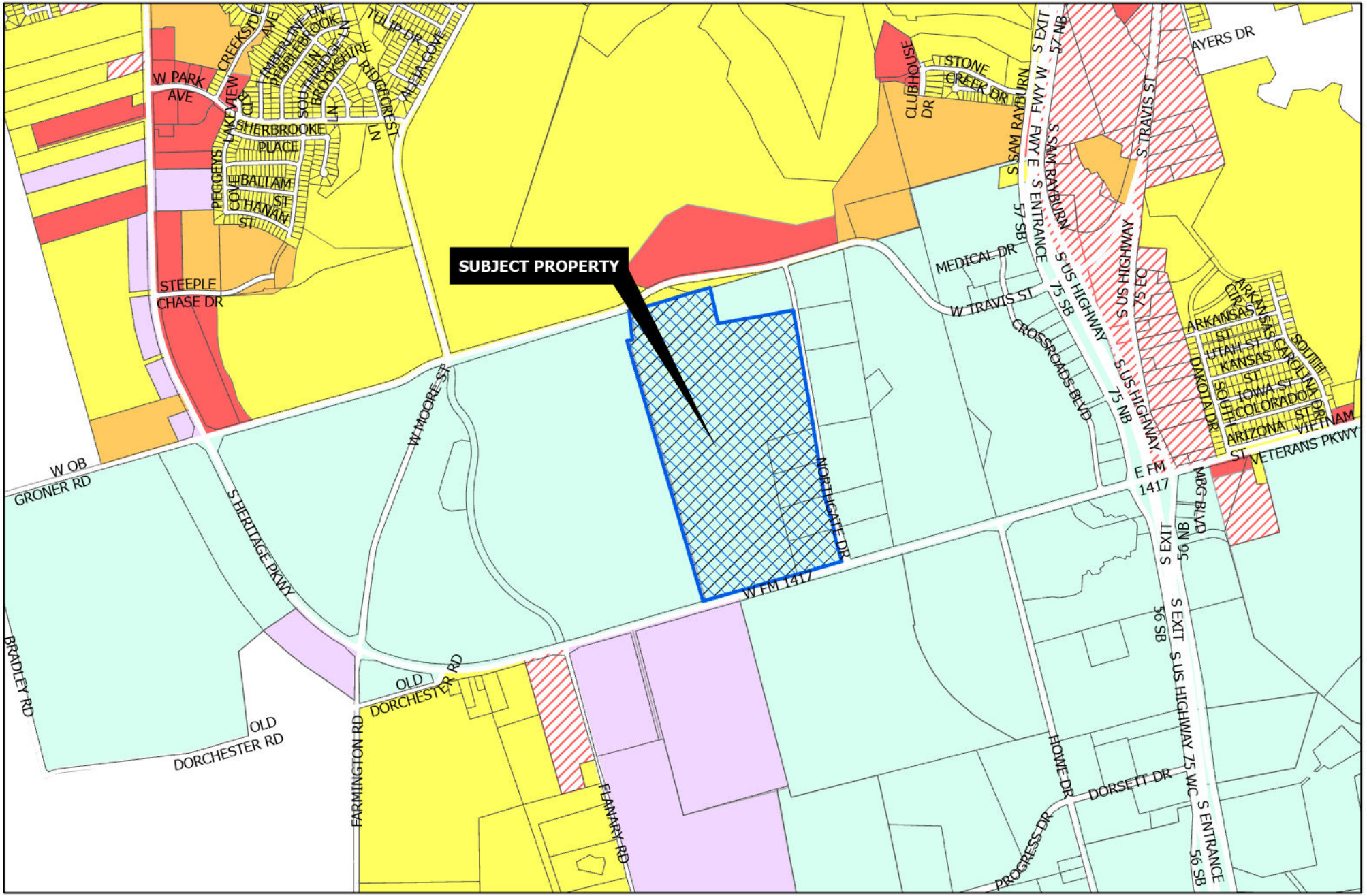
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3200 NORTHGATE DRIVE

N
W E
S

Date: 1/30/2023 11:22 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
3200 NORTHGATE DR.

N W E S

Date: 1/30/2023 11:22 AM

Add a Caption

Tuesday • Feb 7, 2023 • 2:28 PM Adjust

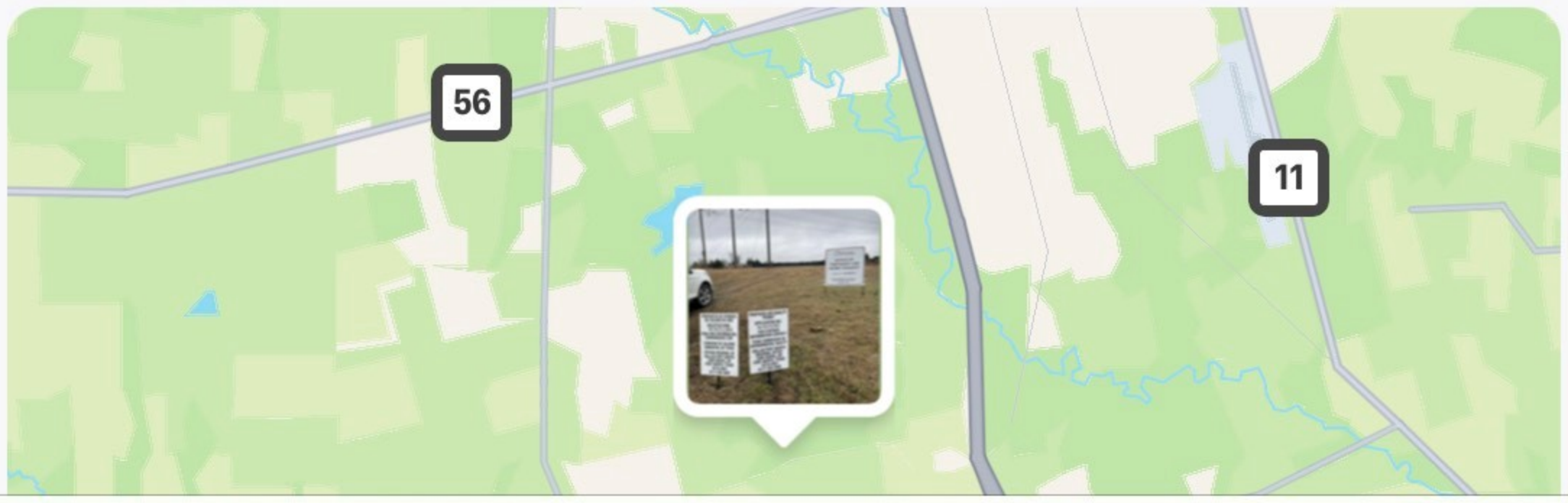
IMG_0664

Apple iPhone 12 HEIF

Wide Camera — 26 mm ƒ1.6

12 MP • 3024 × 4032 • 3.4 MB

ISO 32 | 26 mm | 0 ev | ƒ1.6 | 1/394 s



Add a Caption

Tuesday • Feb 7, 2023 • 2:10 PM Adjust

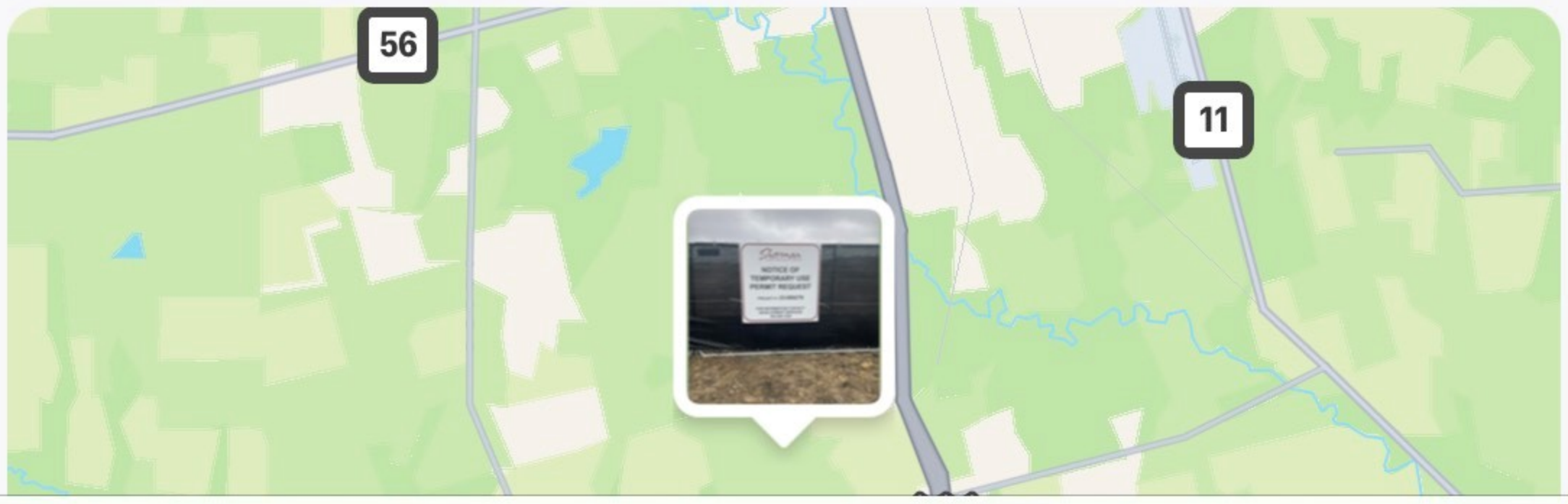
IMG_0663

Apple iPhone 12 HEIF

Wide Camera — 26 mm ƒ1.6

12 MP • 3024 × 4032 • 3.1 MB

ISO 32 | 26 mm | 0 ev | ƒ1.6 | 1/428 s



Holcim-SOR, Inc.
15900 Dooley Road
Addison, Texas 75001-2469
972-221-4646 main
214-379-1816 fax

January 23, 2023

City of Sherman
Development Services
220 W. Mulberry
PO Box 1106
Sherman, TX 75091
Via email to: Planning@CityofSherman.com

Re: Temporary Use Permit
Sherman GlobalWafers Temporary Concrete Batch Plant
Holcim-SOR, Inc.

To Whom It May Concern:

Holcim-SOR, Inc. (Holcim) is applying for a Temporary Use Permit for a temporary concrete batch plant. The batch plant will operate at 3200 Northgate Drive in Sherman, Texas. The batch plant will be operated in support of the GlobalWafers development. Holcim is contracted by Austin Commercial, LP to supply concrete to the construction project.

A TCEQ Permit Authorization is forthcoming. The project is intended to last up to 12 months, depending on the construction project. Hours of operation are dependent on the contractor's request for concrete to meet project demands. Upon completion of the project, the batch plant will be dismantled and removed from the site with appropriate restoration as required by future construction project use.

In support of this request, Holcim has attached the Development Application Checklist, the Zoning Application, the current Deed for the property, a Site Plan and Elevations.

Please do not hesitate to contact the undersigned for further assistance, if necessary.

Sincerely,

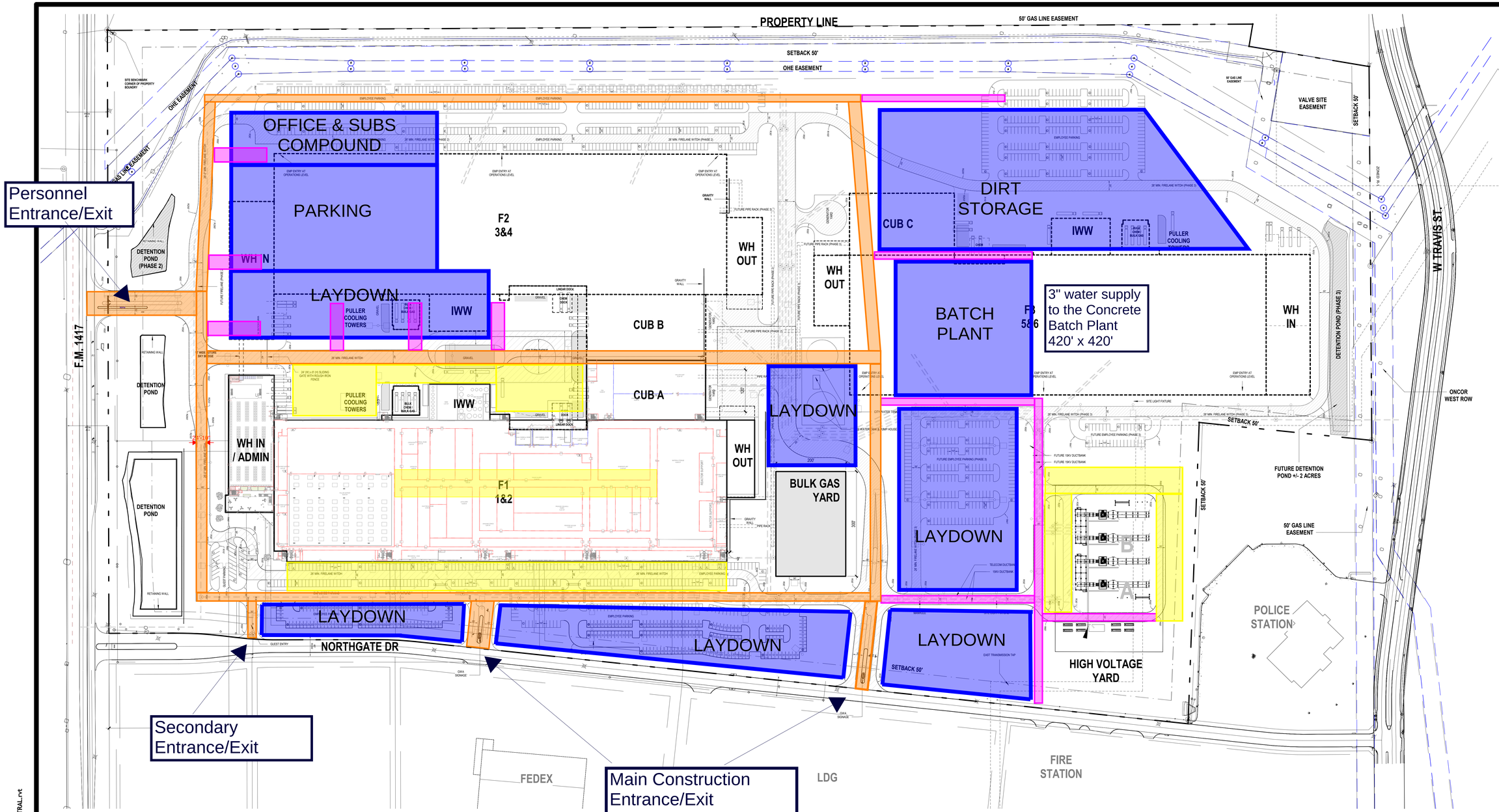
Rebecca Finke
Environmental Manager, Holcim-SOR, Inc.

15900 Dooley Road
Addison, TX 75001

Cell: (469) 657-8081
Email: Rebecca.Finke@holcim.com or Mark.Miller@holcim.com

Holcim-SOR, Inc.
15900 Dooley Road
Addison, Texas 75001-2469
972-221-4646 main
214-379-1816 fax

Attachment 1. Development Application Checklist



CONSTRUCTION FIRELANE

CRANE PATH

ACCESS ROAD

AS NOTED

PROJECT NORTH TRUE NORTH

1 ARCHITECTURAL-SITE PLAN
SCALE: 1" = 100'-0"

0' 4' 8' 16'

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01/A101	MATCH LINE SHEET REFERENCE
1	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1.X	PARTITION TAG REFER TO PARTITION SCHEDULE
A6 / A-201	EXTERIOR ELEVATION TAG
	FIRELANE FUTURE FIRELANE
	PROPERTY BOUNDARY FUTURE SITE WORK UTILITY EASEMENT EX SANITARY LINE SETBACK SECURITY FENCE

KEYED NOTES 1

NUMBER	DESCRIPTION

Page/

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com
TEL 214 522 3900
FAX 214 522 4380

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix / San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

FIRE PROTECTION
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CIVIL ENGINEERING
KIMLEY-HORN
260 E. DAVIS STREET
SUITE 100
MCKINNEY, TX 75069
469-301-2580

LANDSCAPE ARCHITECT
KIMLEY-HORN
260 E. DAVIS STREET
SUITE 100
MCKINNEY, TX 75069
469-301-2580

STRUCTURAL - CUP/ SITE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

STRUCTURAL - FAB
WALTER P MOORE
500 N AKARD ST
SUITE 2300
DALLAS, TX 75201
214-740-6200

ELECTRICAL
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CLEANROOM ARCH
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

MECH/PLUMBING
PAGE
1800 MAIN STREET
DALLAS, TX 745201
214-522-3900

PROCESS
INTEGRATED ENGINEERING SERVICES
70 SARATOGA AVENUE
SUITE 200
SANTA CLARA, CA 95051-7301
408-261-3500

GlobalWafers

SHERMAN, TX
SHERMAN, TEXAS 75092

REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	30% DESIGN PACKAGE	12-02-2022

PROFESSIONAL SEALS

INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATTIA FLABIANO, ARCHITECT
TEXAS REGISTRATION NO. 10900
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECTURAL - SITE PLAN

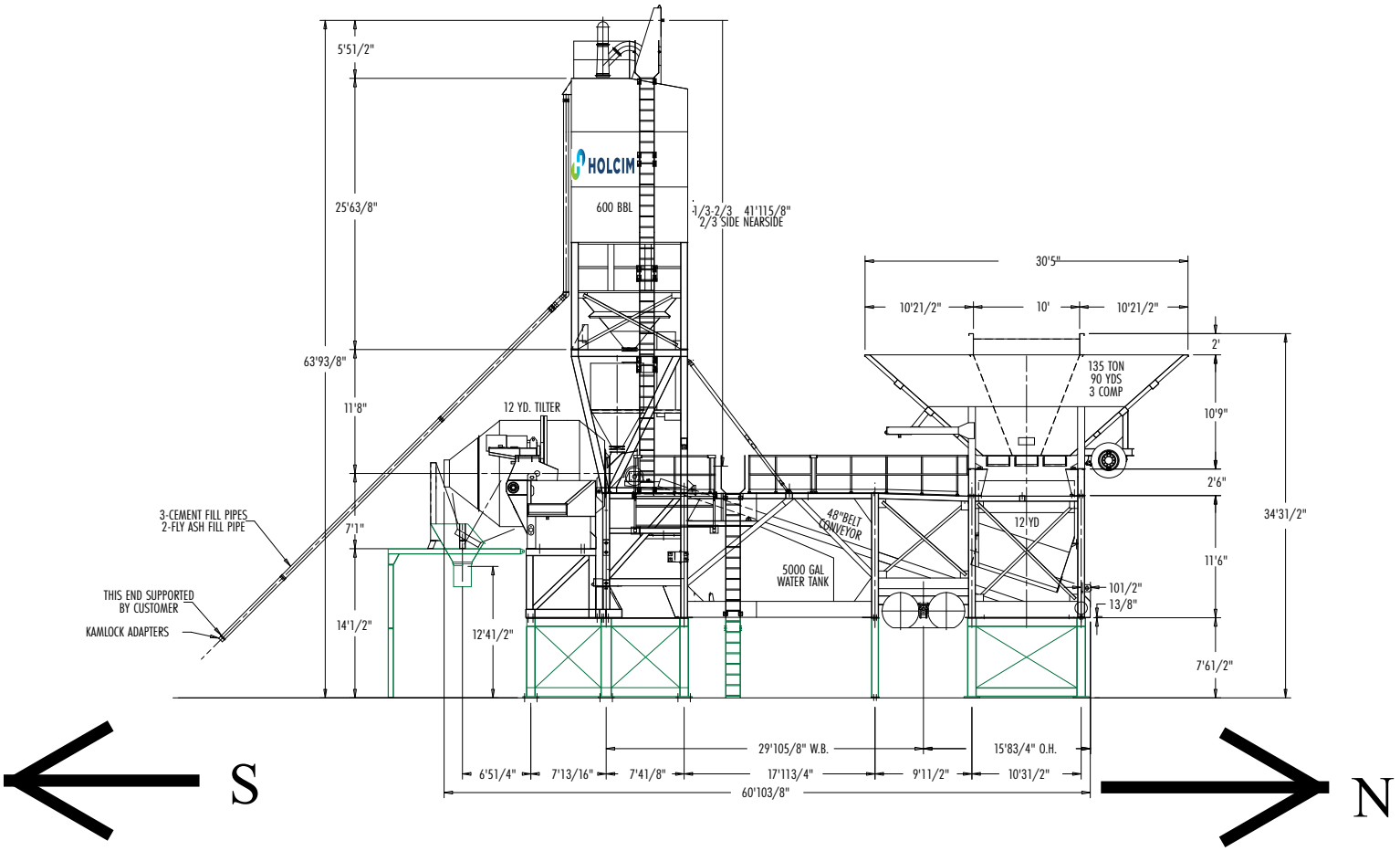
DRAWN BY	CHECKED BY
TEAM	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
322015	GW
ORIGINAL ISSUE	DATE
30% DESIGN PACKAGE	02 DEC 2022

STA-100A
SHEET NUMBER

FILE PATH: Autodesk Docs://Global Wafers of America/ST-PAGE-A-R22-CENTRAL.rvt
USER NAME:
DATE/time: 12/2/2022 10:15:30 AM

RexCon Model S

HIGH-PRODUCTION PORTABLE CONCRETE BATCH PLANTS



STANDARD PLANT SPECIFICATIONS

Tilt Mixer Trailer:

12 cu. yd. / 9.2 cu. m (CPMB) tilt mixer with poly lined drum, 30 HP hydraulic pac, emergency mixer tilting, and mixer stand.

Plant Base Trailer:

12 cu. yd. / 9.2 cu. m (CPMB) aggregate batcher with 50,000 lb. / 22,679 kg. load cells, 48" / 122 cm wide batch belt (500 FPM / 152.4 MPM), 20 HP air compressor with 120 gal. / 454.2 L tank, 3" / 7.6 cm Badger water meter, 5,000 gal. / 18,927 L water storage tank, 3 HP aeration blower.

Cement Section Trailer:

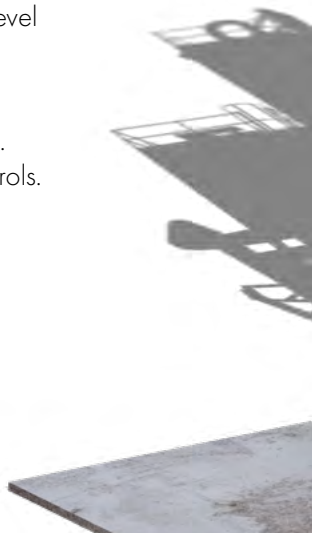
600 bbl., 2,400 cu. ft., 112.7 T /68 cu. m, 102 MT (CPMB) split compartment silo with double wall, high and low bin signals, mixer charging hood, five 5" / 12.7 cm cement fill pipes, batched water holding reservoir.

Aggregate Bin Trailer:

90 cu. yd., 135 Ton / 68.8 cu. m, 122 MT (CPMB) reversible bin, with three (3) compartments and three (3) high level bin level signals.

Electrical System:

460 Volt power panel with starters. RexCon RC3 computer batch controls.



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

SEDCO
Kent Sharp
307 W. Washington, Ste 102
Sherman, TX 75090

Rebecca Finke
15900 Dooley Road
Addison, TX 75001

Page Southerland Page, Inc.
1800 Main Street, Suite 123
Dallas, TX 75201
Holcim-SOR, Inc.

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District at 3200 Northgate Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

2103 WEST HOUSTON STREET

The request of Riddels Veterinary Hospital (Owner), David Vilbig, Vilbig & Associates (Representative), Rauhais Freedenfeld & Associates (Architect), Vilbig & Associates, Inc., (Consulting Engineers & Surveyors) and Preston Trail Land Surveying (Land Surveyor) concerning the property located at 2103 West Houston Street, consisting of 1.013 acres in the J.B. McAnair Survey, Abstract 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 0.57' side setback in lieu of the required 15' in a C-2 (Retail Business) District.

Planning and Zoning Commission

B. Site Plan of Lange Veterinary Clinic.

Background:

The property is located at 2103 West Houston Street between Arapaho East Trail and Archer Drive. The property owner is requesting a Variance for a side setback for the new building. They are also requesting Site Plan approval for Lange Veterinary Clinic.

The following has been approved for this property:

- August 14, 1979 - Zone Change from an R-1 (One Family Residential) District to a C-2 (General Commercial) District.
- November 21, 2006 - Variance to allow a 6' high monument sign with a 5' front setback.
- May 19, 2020 - Site plan approval for Lange Veterinary Hospital.

Adjacent Zoning:

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

Origination:

Riddels Veterinary Hospital (Owner)
David Vilbig, Vilbig & Associates (Representative)
Rauhais Freedenfeld & Associates (Architect)
Vilbig & Associates, Inc., (Consulting Engineers & Surveyors)
Preston Trail Land Surveying (Land Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

12

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Landscape Plan
Axonometric Views
Exterior View
Floorplan
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

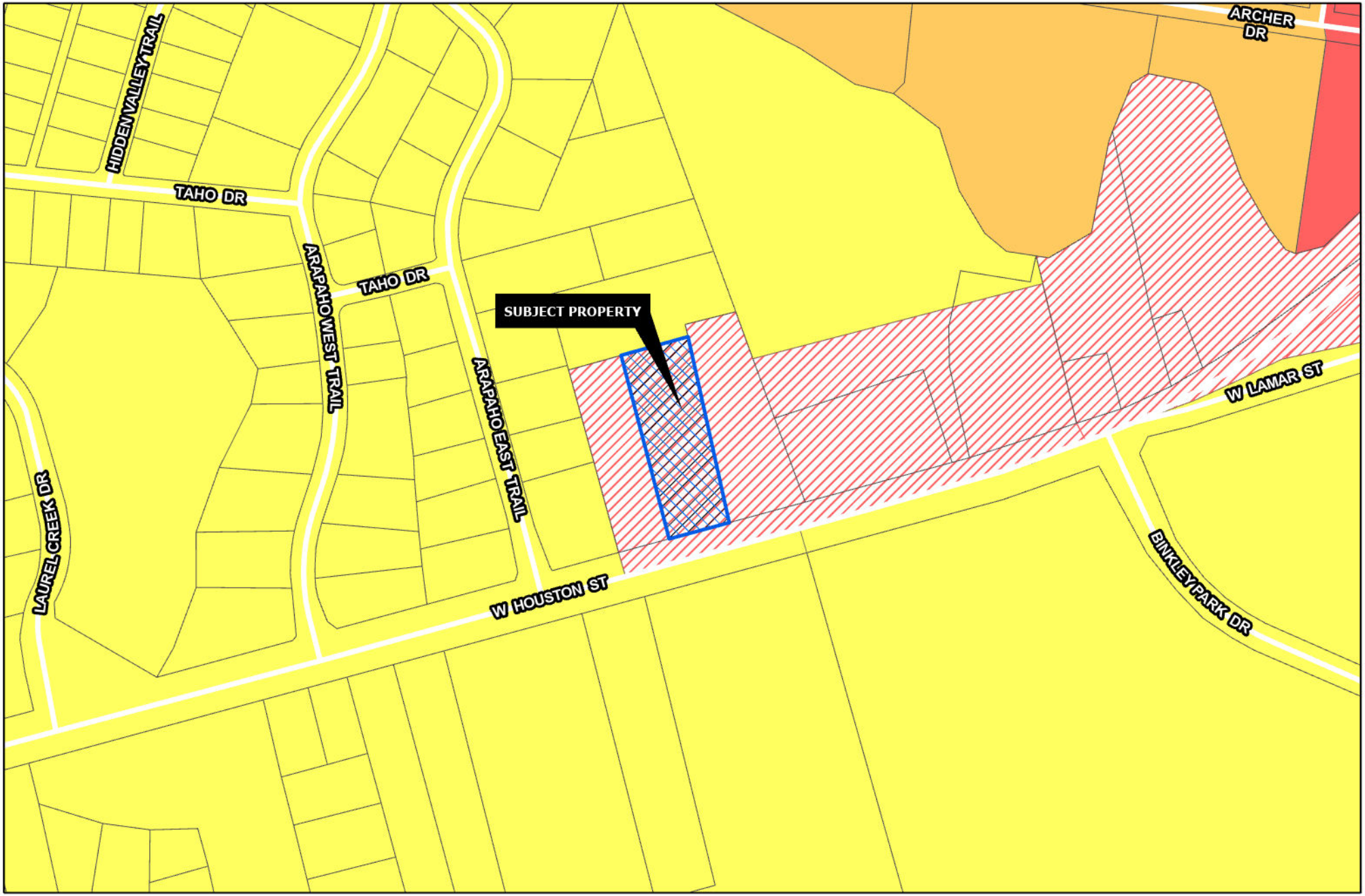
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2103 W. HOUSTON ST.

N
W E
S

Date: 2/2/2023 10:04 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

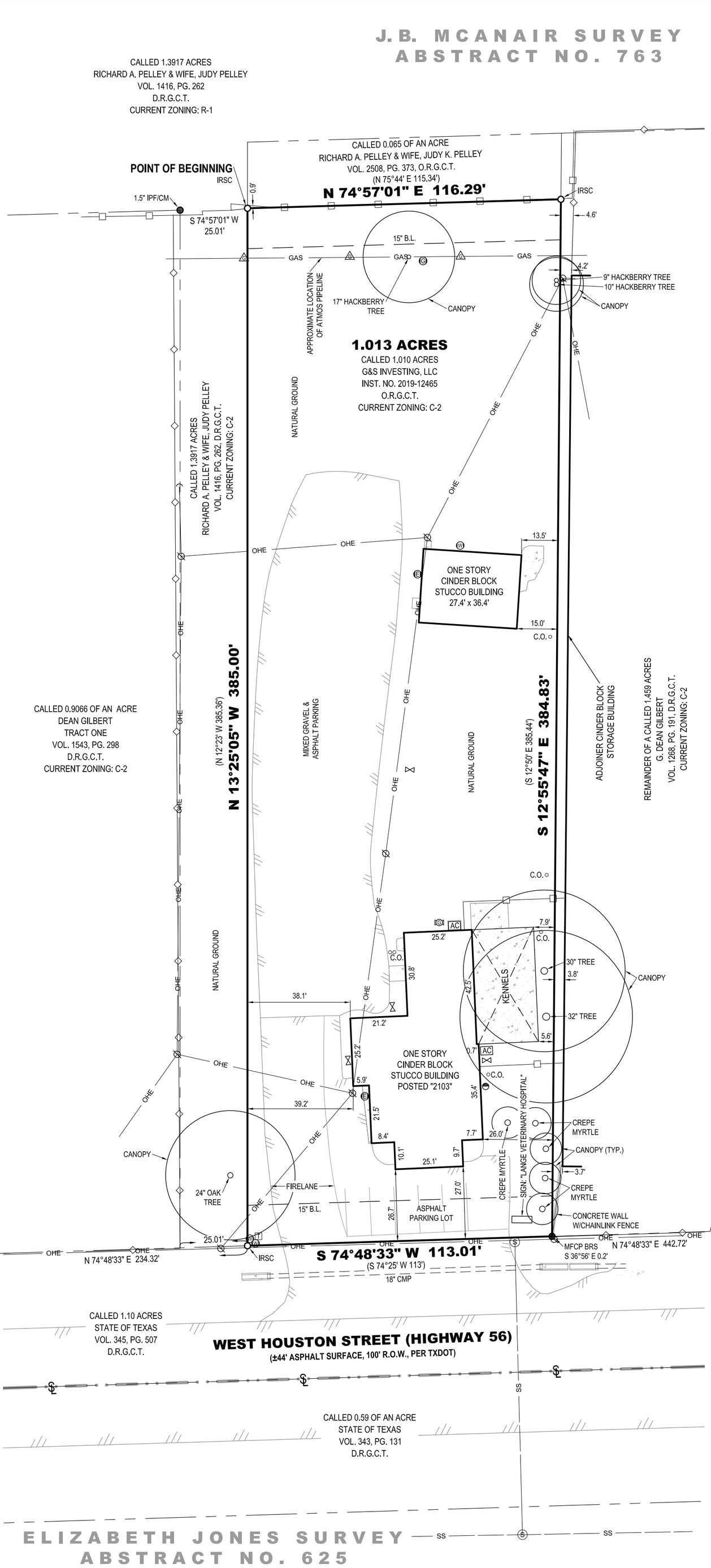
CITY OF SHERMAN

N W E S

2103 W. HOUSTON ST.

Date: 2/2/2023 10:11 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 23-000289
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
FirstUnited
SPEND LIFE WISELY
2/7/2023


J.B. MCANAIR SURVEY
ABSTRACT NO. 763
CALLED 1.3917 ACRES
RICHARD A. PELLEY & WIFE, JUDY PELLEY
VOL. 1416, PG. 262
D.R.G.C.T.
CURRENT ZONING: R-1
CALLED 0.065 OF AN ACRE
RICHARD A. PELLEY & WIFE, JUDY K. PELLEY
VOL. 2508, PG. 373, O.R.G.C.T.
(N 75°44' E 115.34')
POINT OF BEGINNING
IRSC
1.5" IPF/CM
S 74°57'01" W
25.01'
0.9'
N 74°57'01" E 116.29'
IRSC
4.6'
15" B.L.
GAS
GAS
GAS
4.2'
9" HACKBERRY TREE
10" HACKBERRY TREE
CANOPY
17" HACKBERRY TREE
CANOPY
APPROXIMATE LOCATION OF ATMOS PIPELINE
1.013 ACRES
CALLED 1.010 ACRES
G&S INVESTING, LLC
INST. NO. 2019-12465
O.R.G.C.T.
CURRENT ZONING: C-2
NATURAL GROUND
OHE
OHE
OHE

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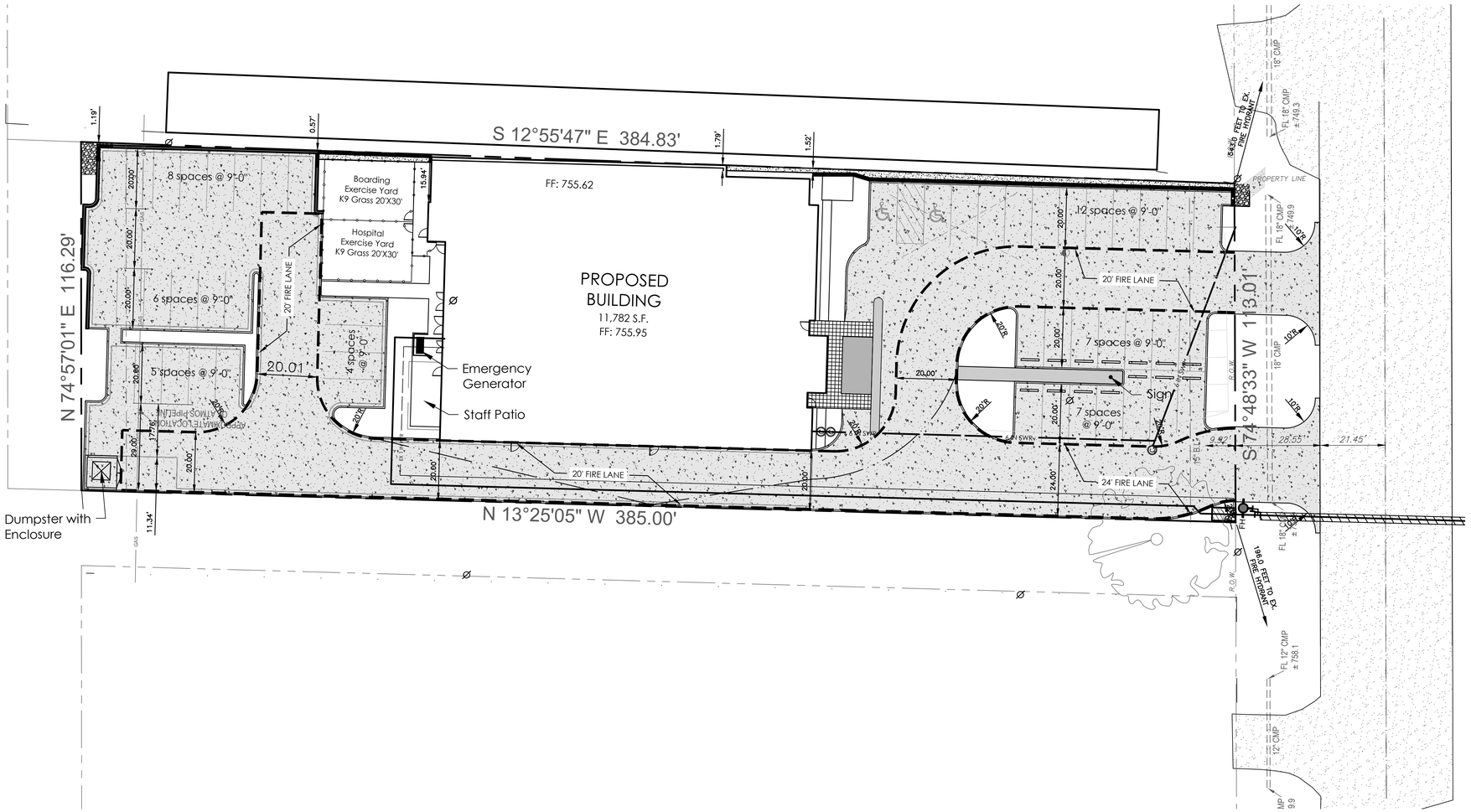


PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 EXISTING CONTOUR LINES
- 618
- ADJACENT SUBDIVISION BDRY.
- OHE OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EW EW EXISTING WATER
- FIRE LANE
- x WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH FIRE HYDRANT
- EXISTING ASPHALT
- 4,000 PSI – 6" Concrete (at 28 days) over 6" Compacted Subgrade Compacted to 95% Standard Proctor Density
- EXISTING TREE

PARKING REQUIREMENTS

1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
49 SPACES PROVIDED

SITE PLAN NOTES

1) Boundary and Topographic Survey provided by Preston Trail Land Surveying.

2) Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflict between plans.

3) Dumpsters and trash compactors shall be screened in accordance with the City's Development Code.

4) Outdoor lighting shall comply with the lighting and glare standards contained within the City's Development Code.

5) Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.

6) Speed bumps/humps are not permitted within a fire lane.

7) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.

8) All signage is subject to Building Official approval.

9) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.

10) All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.

11) Approval of the site plan is not final until all engineering plans are approved by the City Engineer.

12) All new electrical lines shall be installed and/or relocated underground.

13) All mechanical equipment shall be screened from public view with accordance with the City's Development Code.

14) Any landscaping located within the utility easements may be removed by the City to access utilities. The property owner will be responsible for replanting trees and/or shrubs.

15) 24.0' Fire lane shown as agreed by Fire Marshal.

16) Conduit for electrical lines to be placed by owner.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E. 87201 ON JANUARY 19, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 01/19/23

!! CAUTION !!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!
Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

LANGE VETEINARY HOSPITAL
2103 W. HOUSTON ST.
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SITE PLAN

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 20' VA PROJECT NO: 2043-01

SHEET
CX.0

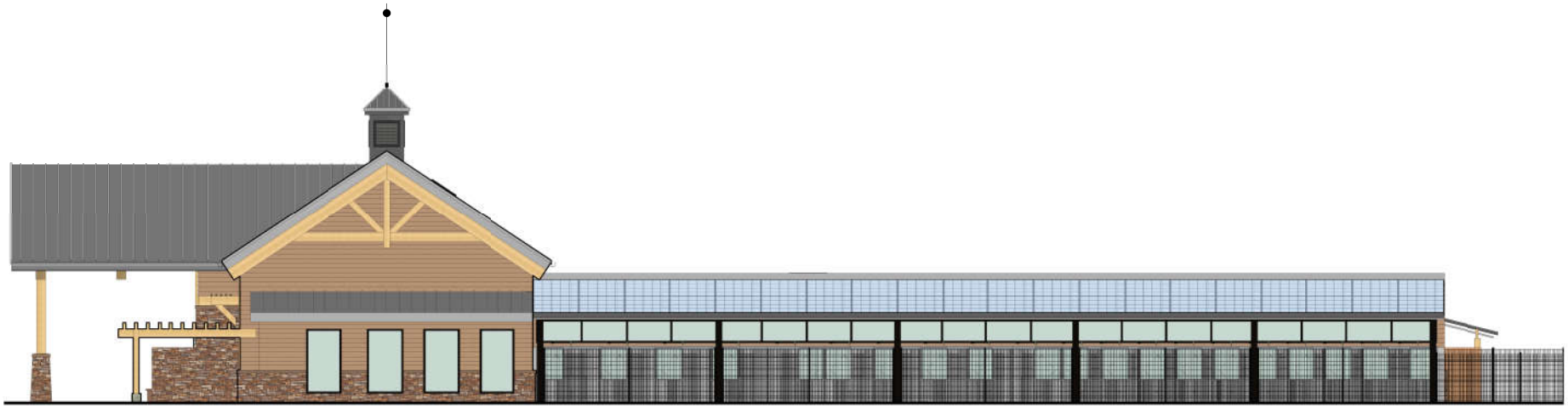
Jan 19, 2023 – 1:17pm User: User K:\2043-01 Lange Veterinary Hospital\Civil 2043-01\Production Drawings\2043-01 SITE PLAN 01.18.2023.dwg

NORTH ELEVATION

SOUTH ELEVATION

SCALE: 3/16" = 1' - 0"

Lange Veterinary Hospital



EAST ELEVATION

WEST ELEVATION

SCALE: 3/16" = 1' - 0"

Lange Veterinary Hospital

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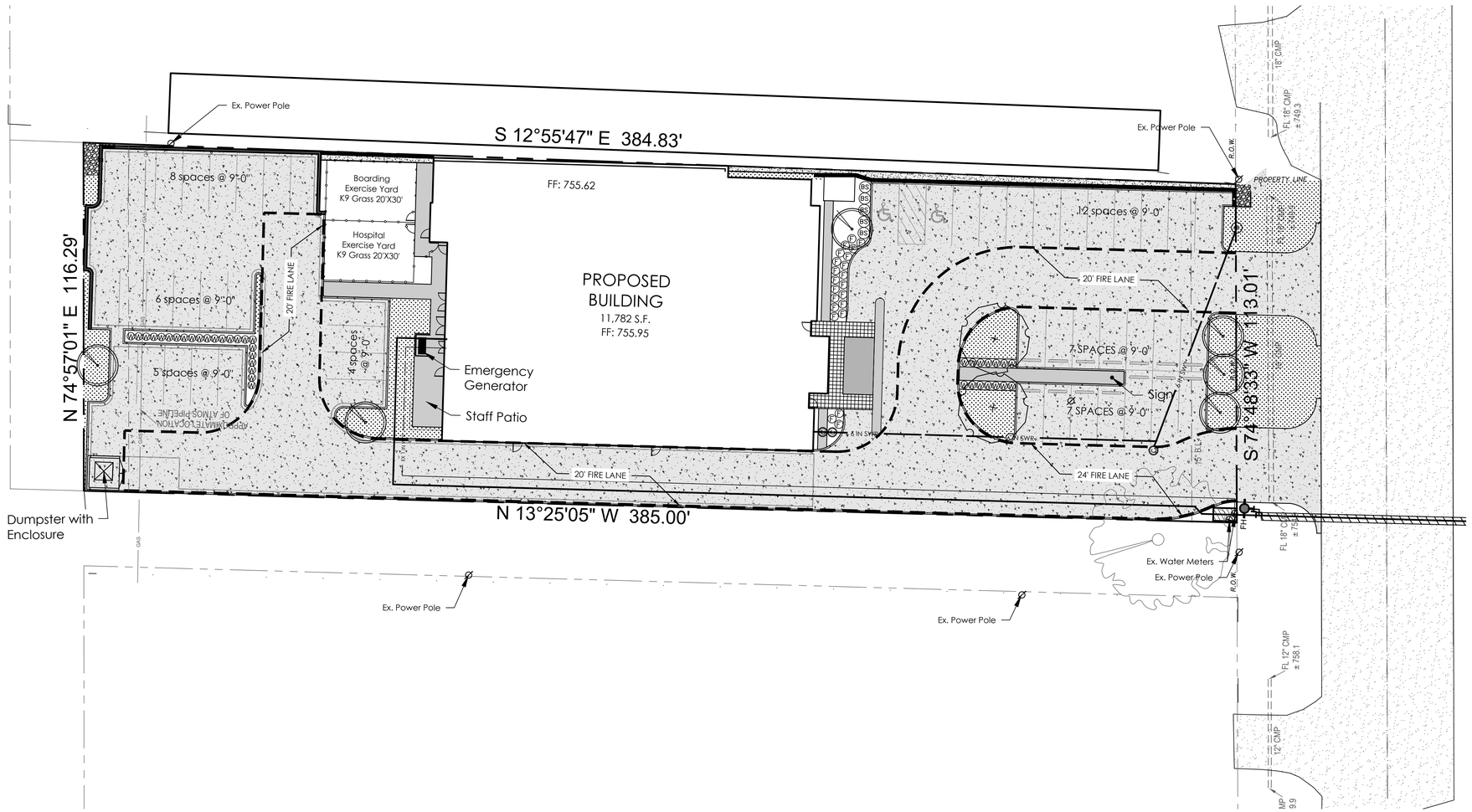

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2	+	Bur Oak	Quercus macrocarpa	3" caliper, 10' Ht./ 4' spread, B&B, specimen

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
6		Texas Red Bud	Cercis canadensis var. texana	6' Ht./4' spread, 1 1/2" caliper, B&B or container.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
37	(W)	Boxwood	Buxus japonica 'Winter Green'	5 gallon, 18" Ht./12" spread
22	(F)	Mex. Feathergrass	Stipa tennissima	1 gallon, 12" Ht./12" spread
5	(BS)	Mex. Bush Sage	Salvia leucantha	1 gallon, 24" O.C.

TURF GRASS

SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	S.F. SOD (St. Augustine)	St. Augustine Grass	Steno secundatum	Solid sod

LANDSCAPE AREA

LANDSCAPE BEDS

TOTAL LANDSCAPE AREA = 4,407.8 S.F.

ISLAND LANDSCAPE AREA = 2,213.6 S.F.

PAVING

TOTAL PAVING AREA = 16,972.5 S.F.

$\frac{4,407.8 \text{ S.F.}}{16,972.5 \text{ S.F.}}$ = 25.97% LANDSCAPE AREA

$\frac{2,213.6 \text{ S.F.}}{4,407.8 \text{ S.F.}}$ = 50.22% ISLAND LANDSCAPE AREA

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E. 67201 ON JANUARY 24, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 01/24/23

!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!
Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

LANGE VETEINARY HOSPITAL
2103 W. HOUSTON ST.
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 20'
VA PROJECT NO: 2043-01

SHEET
L1
OF 2

Jan 25, 2023 - 1:22pm User: User X:\2043-01 Lange Veterinary Hospital\Landscape 2043-01\Landscape Plan 2043-01.dwg

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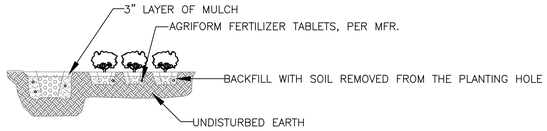
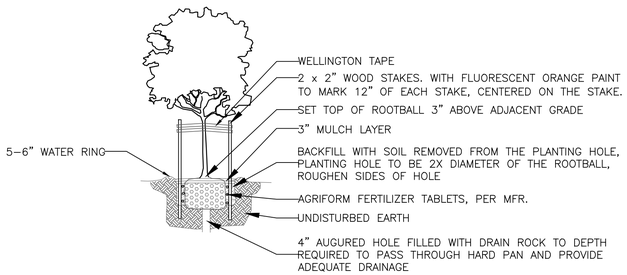
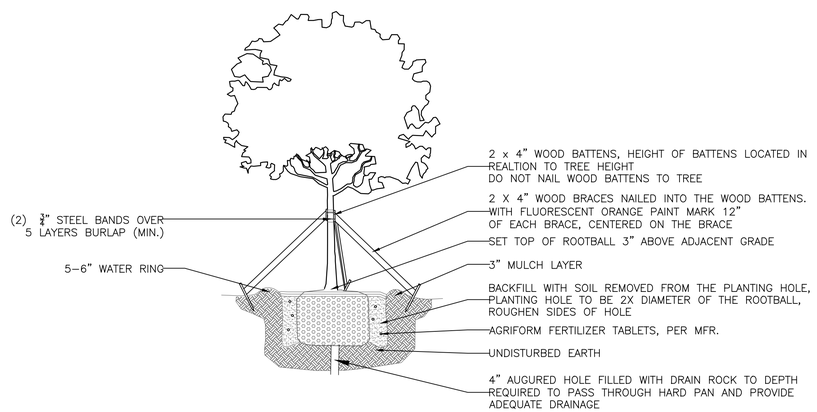


3 SHRUB/PERENNIAL PLANTING
SECTION/DETAIL — SCALE: 1/4" = 1'



2 ORNAMENTAL TREE PLANTING
SECTION/DETAIL — SCALE: 1/4" = 1'



1 LARGE TREE PLANTING
SECTION/DETAIL — SCALE: 1/4" = 1'

GENERAL NOTES:

1. LANDSCAPE DESIGN PLANS ARE BASED ON SITE AND SURVEY CAD FILES PROVIDED FROM VILBIG & ASSOC. AND HELVEY–WAGNER.
2. OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE CITY BEFORE BEGINNING WORK. PROVIDE COPIES OF ALL PERMITS TO OWNER OR OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK COVERED BY THE PERMIT. COMPLY WITH THE CITY LAND USE POLICY AND CODES, AND WITH APPLICABLE WATER QUALITY PROTECTION STANDARDS FOR ALL WORKS.
3. EXERCISE CAUTION WHEN WORKING NEAR EXISTING PLANTINGS AND IMPROVEMENTS. ANY SIGNS, STRUCTURES, OR PLANTINGS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE, TO BE DETERMINED BY OWNER.
4. CLEAN ALL WORK AREAS AT THE END OF EACH WORKING DAY. COLLECT ALL DEBRIS AND DISPOSE OF OFF SITE DAILY. STORE ALL MATERIALS, PRODUCTS, AND EQUIPMENT IN A LOCATION APPROVED BY THE OWNER, AND IN AN ORGANIZED FASHION.
5. CALL 811 A MINIMUM OF THREE FULL BUSINESS DAYS PRIOR TO DIGGING. COORDINATE WORK TO AVOID EXISTING AND PROPOSED UTILITIES.
6. DAMAGE TO EXISTING UTILITIES THAT ARE PROPERLY MARKED IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. UTILITY LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE. DETERMINE THE EXACT LOCATION ON SITE. NOTIFY OWNER IF CONFLICTS EXIST. PLANTINGS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ADJUSTMENTS MUST MEET ALL UTILITY/SAFETY CRITERIA AND BE APPROVED BY THE OWNER.
8. DETERMINE AND COMPLY WITH THE MAINTENANCE OF TRAFFIC REQUIREMENTS IDENTIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCO) FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION F.H.W.A.). SEE STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
9. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONE FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO CRITERIA SET FORTH IN TXDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

LANDSCAPE NOTES:

1. FOLLOW PLANTINGS SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN FOR ALL PLANTINGS.
2. OBTAIN WRITTEN APPROVAL FROM THE OWNER FOR ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS.
3. THE PLANS SHALL TAKE PRECEDENCE WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LIST.
4. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE OWNER.
5. REPORT IMMEDIATELY TO THE OWNER ANY DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS. VERIFY ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO PURCHASING PLANT MATERIAL.
6. ALL PLANTS SHALL BE NURSERY GROWN OR TRANSPLANTED ON SITE AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION (ANSI Z–60).
7. ALL PLANTS SHALL BE HARD UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BALANCED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS, OR LARVAE. PLANTS SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS.
9. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE, UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY LANDSCAPE DESIGNER.
10. PROTECT ALL PLANT MATERIALS DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
11. ALL PLANT MATERIALS SIZES SHOWN ARE TO BE CONSIDERED MINIMUMS FOR BOTH HEIGHT AND SPREAD. WHERE DEVIATION FROM GRADES AND STANDARDS OCCURS, GRADES AND STANDARDS RULES.
12. FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER.
13. APPLY PRE–EMERGENT HERBICIDE IN ALL AREAS THAT WILL BE MULCHED PER MFR DIRECTIONS.
14. APPLY POST–EMERGENT HERBICIDE IN ALL MULCHED AREAS AS REQUIRED BEFORE AND AFTER MULCH INSTALLATION PER MFR DIRECTIONS.
15. INSTALL ALL PLANT MATERIALS USING SOUND HORTICULTURAL PRACTICES AS PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
16. INSURE DRAINAGE AND PERCOLATION IN ADEQUATE IN ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
17. COMPLETELY REMOVED GROW BAGS OR GROW BAG TYPE MATERIALS, CAGES, AND STRAPS BEFORE PLANTING.
18. CUT AND PULL BACK THE TOP ONE–HALF OF BURLAP AROUND THE BASE OF THE TRUNK FOR B&B MATERIAL. DO NOT REMOVE THE BURLAP.
19. USE THE SOIL REMOVED FOR THE PLANTING HOLE TO FILL IN AROUND THE ROOTBALL. NO AMENDMENTS SHALL BE ADDED TO THE BACKFILL SOIL EXCEPT AGRIFORM FERTILIZER TABLETS IN EACH PLANT PIT PER MFG RECOMMENDATIONS.
20. INSTALL ALL TREES SO THE ROOTBALL REMAINS 3" ABOVE THE FINISH GRADE.
21. JET IN WITH WATER ALL TREES AT THE TIME OF INSTALLATION TO ELIMINATE ANY AIR POCKETS.
22. PROPERLY BRACE AND/OR STAKE AT THE TIME OF PLANTING THE TRUNKS OF ALL TREES. REMOVE ALL TREE STAKING AND SUPPORTS ONE YEAR AFTER.
23. MULCH TO 3" DEPTH WITH HARDWOOD MULCH ALL PLANTING BEDS, INCLUDING TREES INSTALLED IN TURF. INCLUDE ALL STAKING AND WATER SAUCER WITHIN THE MULCH BED.
24. ALL PROPOSED PLANT MATERIALS WILL BE INSTALLED IN AREAS THAT REEIVE HEAD TO HEAD COVERAGE FROM A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM.
25. AS A GENERAL GUIDELINE, TREES REQUIRE APPROXIMATELY 3 MONTHS PER CALIPER INCH FOR ESTABLISHMENT. AND APPROXIMATELY 1–3 GALLONS PER CALIPER INCH PER WATERING. EX: A 3" TREE WILL REQUIRE 3–9 GALLONS PER WATERING AND SHOULD BE IRRIGATED AS REQUIRED FOR APPROXIMATELY 9 MONTHS.
26. REPLACE PLANT MATERIALS THAT ARE DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
27. WARRANT PLANTING FOR A PERIOD OF 1 YEAR BEGINNING UPON SUBSTANTIAL COMPLETION OR FINAL ACCEPTANCE, WHICHEVER OCCURS FIRST.

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 01/24/23

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

Texas 811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E. 87207 ON JANUARY 24, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

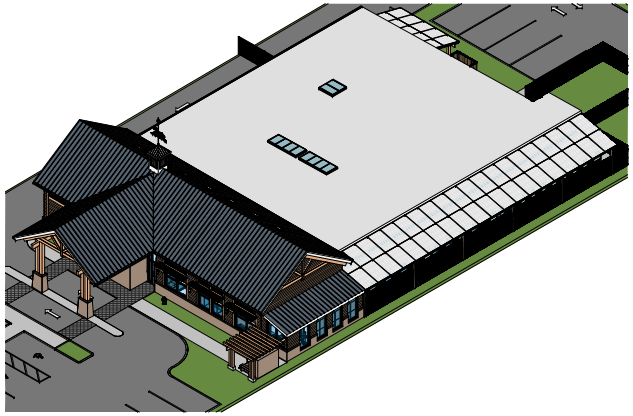
LANGE VETEINARY HOSPITAL
2103 W. HOUSTON ST.
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE DETAILS

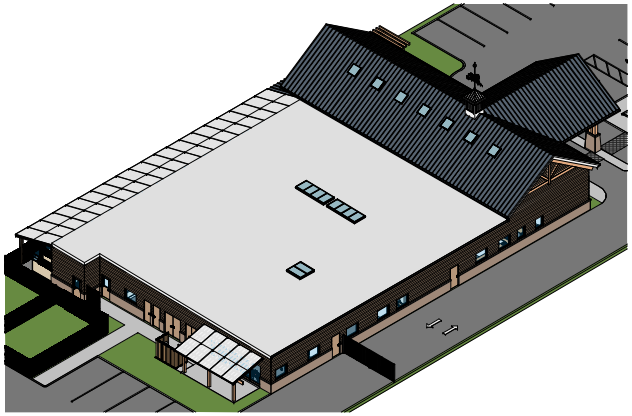
SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = N.T.S.
VA PROJECT NO: 2043-01

SHEET
L2
OF 2

Jan 25, 2023 - 1:24pm User: User K:\2043-01 Lange Veterinary Hospital\Landscape 2043-01\Landscape Plan 2043-01.dwg



SOUTH EAST AXONOMETRIC



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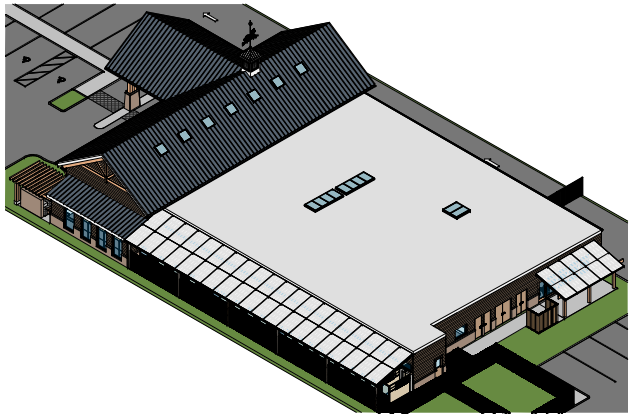
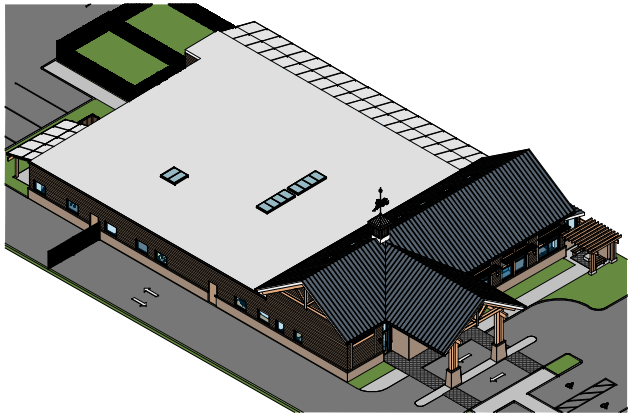


NORTH EAST AXONOMETRIC

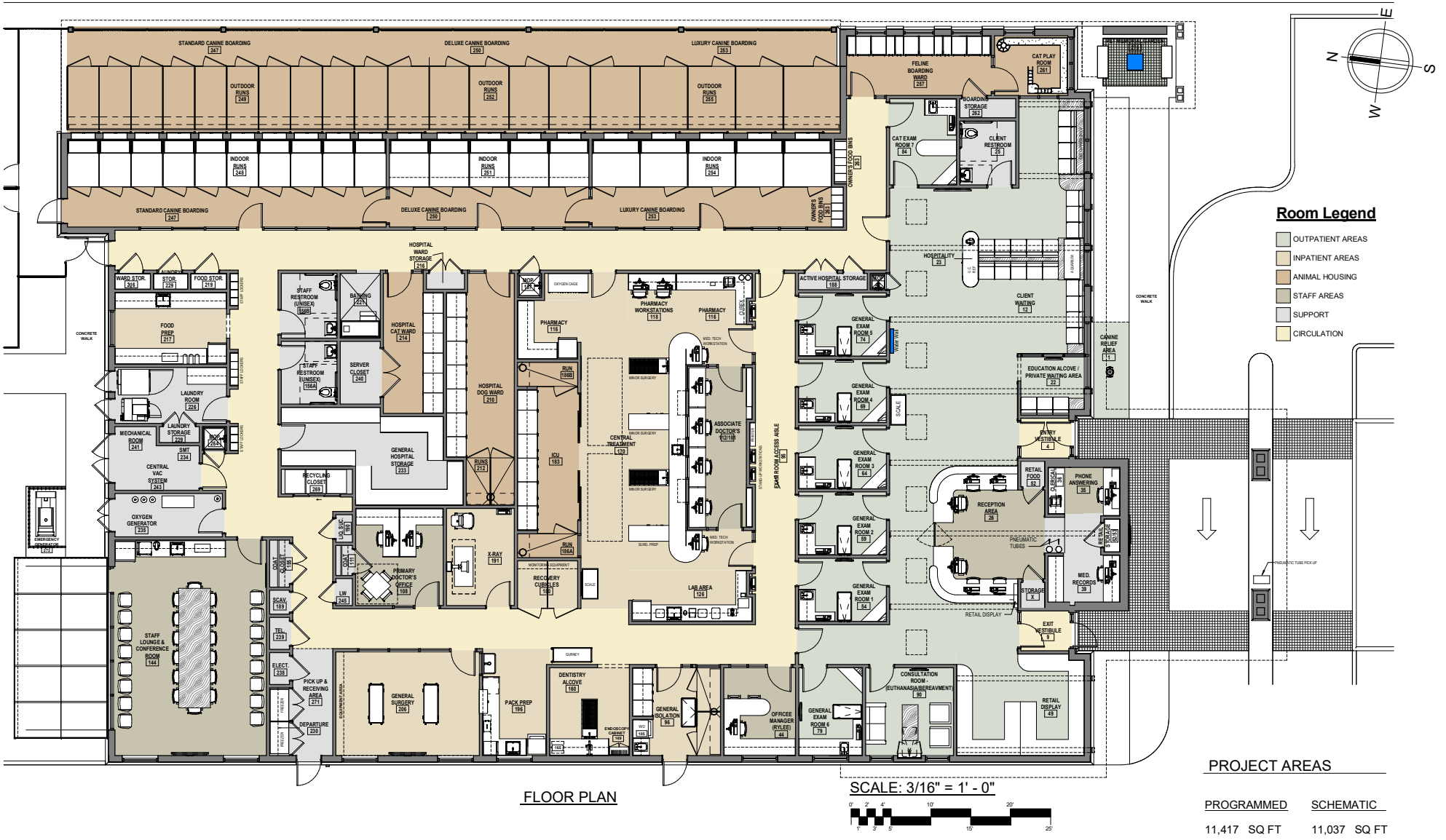


SOUTH WEST AXONOMETRIC

Lange Veterinary Hospital

EXTERIOR VIEW

Lange Veterinary Hospital



Room Legend

- OUTPATIENT AREAS
- INPATIENT AREAS
- ANIMAL HOUSING
- STAFF AREAS
- SUPPORT
- CIRCULATION

FLOOR PLAN

SCALE: 3/16" = 1' - 0"

0' 2' 4' 10' 20'
1' 3' 5' 15' 25'

PROJECT AREAS

PROGRAMMED	SCHEMATIC
11,417 SQ FT	11,037 SQ FT

Lange Veterinary Hospital

ARCHITECT: RAUHAUS FREEDENFELD & ASSOCIATES © 2020 PROJECT# 1927 BOSTON, MA & LAGUNA HILLS, CA 28 FEB 2020

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

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

Preston Trail Land Surveying
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076

Riddels Veterinary Hospital
2103 W. Houston St
Sherman, TX 75092

Rauhaus Freedenfeld & Associates
23101 Moulton Parkway, Suite 106
Laguna Hills, CA 92653

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.03.007(7) to allow a 0.57' side setback in lieu of the required 15' in a C-2 (Retail Business) District and Site Plan approval of Lange Veterinary Clinic located at 2103 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
7. 10' Additional Right of Way Dedication along West Houston Street (Highway 56) will be required upon platting of subject property. 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. Civil plans to reflect new property line established by required 10' ROW Dedication.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with

drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

10. All Fire Lanes shall be a minimum of 24' wide.
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. The location of the trash receptors must be approved by the Public Works Department.
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
14. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 02/21/2023

Prepared by: Lauren Marlow, Administrative Assistant

Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

2513 SOUTH FIRST STREET

The request of Dylan Garza (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2513 South First Street, consisting of 1.40 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.018(1) to allow a 16.4' side setback in lieu of the required 25' for an existing structure and an addition to the existing structure on the north side of the property in an M-1 (Light Manufacturing) District.
B. Public Hearing and Variance under Section 14.02.018(1) to allow a 23.9' side setback in lieu of the required 25' for an existing structure on the south side of the property in an M-1 (Light Manufacturing) District.
C. Public Hearing and Variance under Section 14.03.003(4)(a) to allow a gravel parking lot with a concrete or asphalt drive approach in lieu of the required concrete or asphalt parking lot in an M-1(Light Manufacturing) District.

Planning and Zoning Commission

D. Final Plat of Double D Machining Addition
E. Site Plan of Double D Machining Addition

Background:

The property is located at 2513 South First Street near the intersection of East Ida Road and South First and is zoned M-1 (Light Manufacturing) District.

The owner is requesting the following:

- A Variance for side setbacks to an existing structure and an addition to the existing structure to store material from the weather as well as a Variance to allow a gravel parking lot with concrete

entry way from the road to the fence line of property.
- Final Plat and Site Plan of Double D Machining Addition.

The following has been approved for this location:

- October 13, 1998 - Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District

Adjacent Zoning:

R-6 (Single Family Residential)

Origination:

Dylan Garza (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Final Plat
Narrative & Site Plan
Photo 1
Photo 2
Photo 3
Staff Review Letter - Plat
Staff Review Letter - Zoning

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

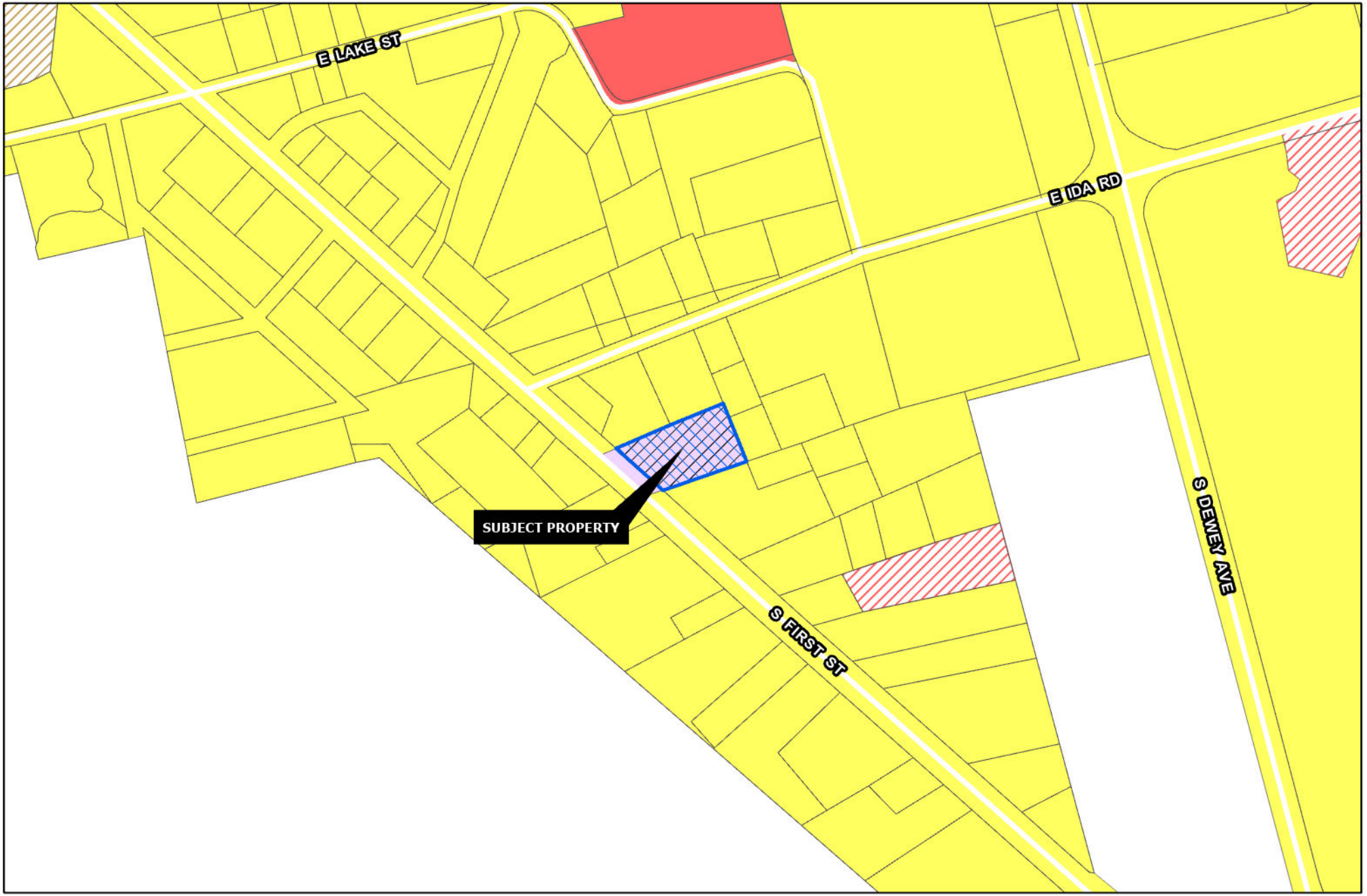
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2513 S. FIRST ST.

N
W E
S

Date: 2/2/2023 12:17 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

2513 S. FIRST ST.

N
W E
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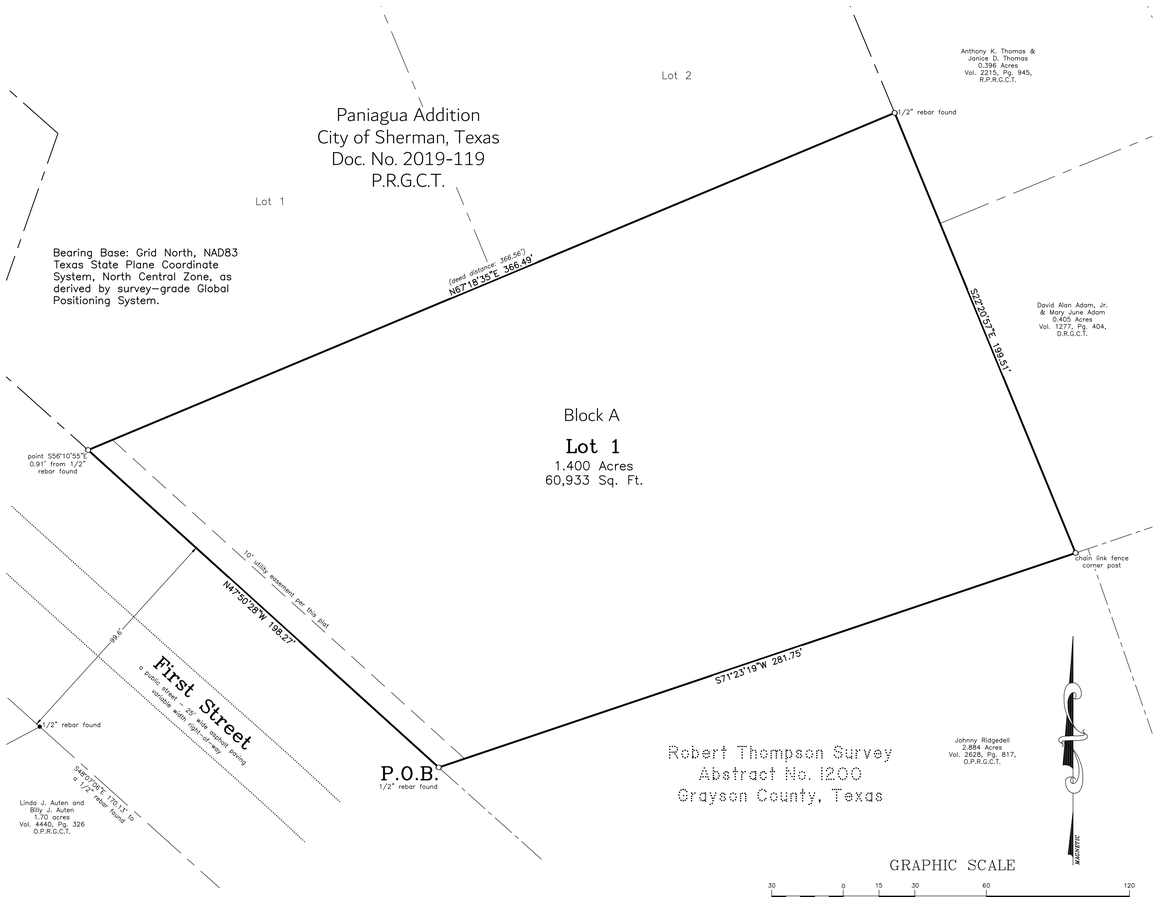
Date: 2/2/2023 12:19 PM

Feb 6, 2023 at 3:17:56 PM
2513 S First St
Sherman TX 75090
United States
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 23-000254
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



Final Plat
Lot 1, Block A
Double D Machining Addition
to the
City of Sherman
Grayson County, Texas
1.400 Acres
in the
Robert Thomas Survey
Abstract No. 1200

General Notes:

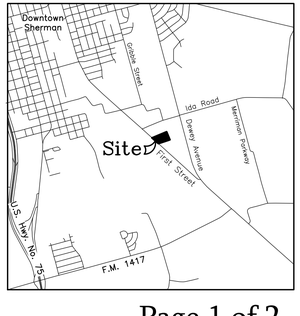
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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. 48181C0405 G, Revised Date: September 29, 2010.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS480123

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:
Double D Machining, Inc.
2513 S. First Street
Sherman, Texas 75090

Vicinity Map
(not to scale)



X:\Shared Projects\2513-S-First-Street-Sherman\Civil 3D\2513 S First Street.dwg 12/29/2022 4:26 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, being all of the 1.40 acres conveyed from David R. Sullivan to D.R. Sullivan Rentals, LLC on January 1, 2013, as recorded in in Volume 5257, Page 787, Official Public Records, Grayson County, Texas, then being conveyed to Double D Machining, Inc. in an unrecorded sales contract on July 17, 2021, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found, lying in the East right-of-way line of First Street, a public street, at the Northwest corner of the 2.884 acre tract conveyed to Johnny Ridgedell, as recorded in Volume 2628, Page 817, said Official Public Records, and being the Southwest corner of said Double D Machining 1.40 ac.;

THENCE North 47 deg. 50 min. 28 sec. West, with the East line of said First Street and the West line of said Double D Machining 1.40 ac., a distance of 198.27 ft. to the Northwest corner of said Double D Machining 1.40 ac., from which point bears South 56 deg. 10 min. 55 sec. East, 0.91 ft. from 1/2 inch rebar found;

THENCE North 67 deg. 18 min. 35 sec. East, with the South lines of Lot 1 and 2 of Paniagua Addition to the City of Sherman, Texas, per Doc. No. 2019-119, Plat Records, Grayson County, Texas and the North line of said Double D Machining 1.40 ac., a distance of 366.49 ft. to a 1/2 inch rebar found, lying in the West line of the 0.396 acre tract conveyed to Anthony K. Thomas and Janice D. Thomas, as recorded in Volume 2215, Page 945, Real Property Records, Grayson County, Texas, at the Southeast corner of said Lot 2 and the Northeast corner of said Double D Machining 1.40 ac.;

THENCE South 22 deg. 20 min. 57 sec. East, with the West line of said Thomas 0.396 ac. and with the West line of the 0.405 acre tract conveyed to David Alan Adam, Jr. and Mary June Adam, as recorded in Volume 1277, Page 404, Deed Records, Grayson County, Texas, and the East line of said Double D Machining 1.40 ac., a distance of 199.51 ft. to a chain link fence corner post in the North line of said Ridgedell 2.884 ac., at the Southeast corner of said Double D Machining 1.40 ac.;

THENCE South 71 deg. 23 min. 19 sec. West, with the North line of said Ridgedell 2.884 ac. and the South line of said Double D Machining 1.40 ac., a distance of 281.75 ft. to the **PLACE OF BEGINNING** and containing **1.400 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, Authorized Representative for Double D Machining, Inc., sole owner of Double D Machining 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.

_____
Dylan Garza,
Authorized Representative for Double D Machining, Inc.

AVIGATION RELEASE

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

Executed this _____ day of _____, 2023.

By: _____

By: Dylan Garza, Authorized Representative for Double D Machining, Inc., Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Double D Machining Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Double D Machining Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

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

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

Final Plat
Lot 1, Block A
Double D Machining Addition
to the
City of Sherman
Grayson County, Texas
1.400 Acres
in the
Robert Thomas Survey
Abstract No. 1200

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:
Double D Machining, Inc.
2513 S. First Street
Sherman, Texas 75090

X:\Shared Projects\2513-S-First-Street-Sherman\Civil 3D\2513 S First Street.dwg 12/29/2022 4:26 PM

Site Plan: I would like to make an Identical building to building 'A', 60X75X16'. This Identical building is labeled 'B' and would conjoin to building 'A'. This is needed to store the material you see in Photo 3 which needs to be out of the weather. Photo 1 is a view of the East side of building 'A', Photo 2 is the South east corner view of building 'A' this is the side I would like to start building 'B'. Photo 3 is a view looking east of my property which shows the material I am trying to store. Building 'B' would stop at the concrete slab shown in Photo 3.

I would like to add the Concrete entry way/Drive way From the road to the Fence line/entryway of My property.

Gravel

Existing slab concrete for Apron

Distance from building to Fence Perimeter & Distance between Buildings.

New Building warehouse storage materials.

original building built 40+ years ago.

Newest building built to Code 3 years ago.

Concrete entry way/ Drive way 20X35' From the road to Entry gate.

ROBERT THOMPSON SURVEY
ABST. NO. 1200

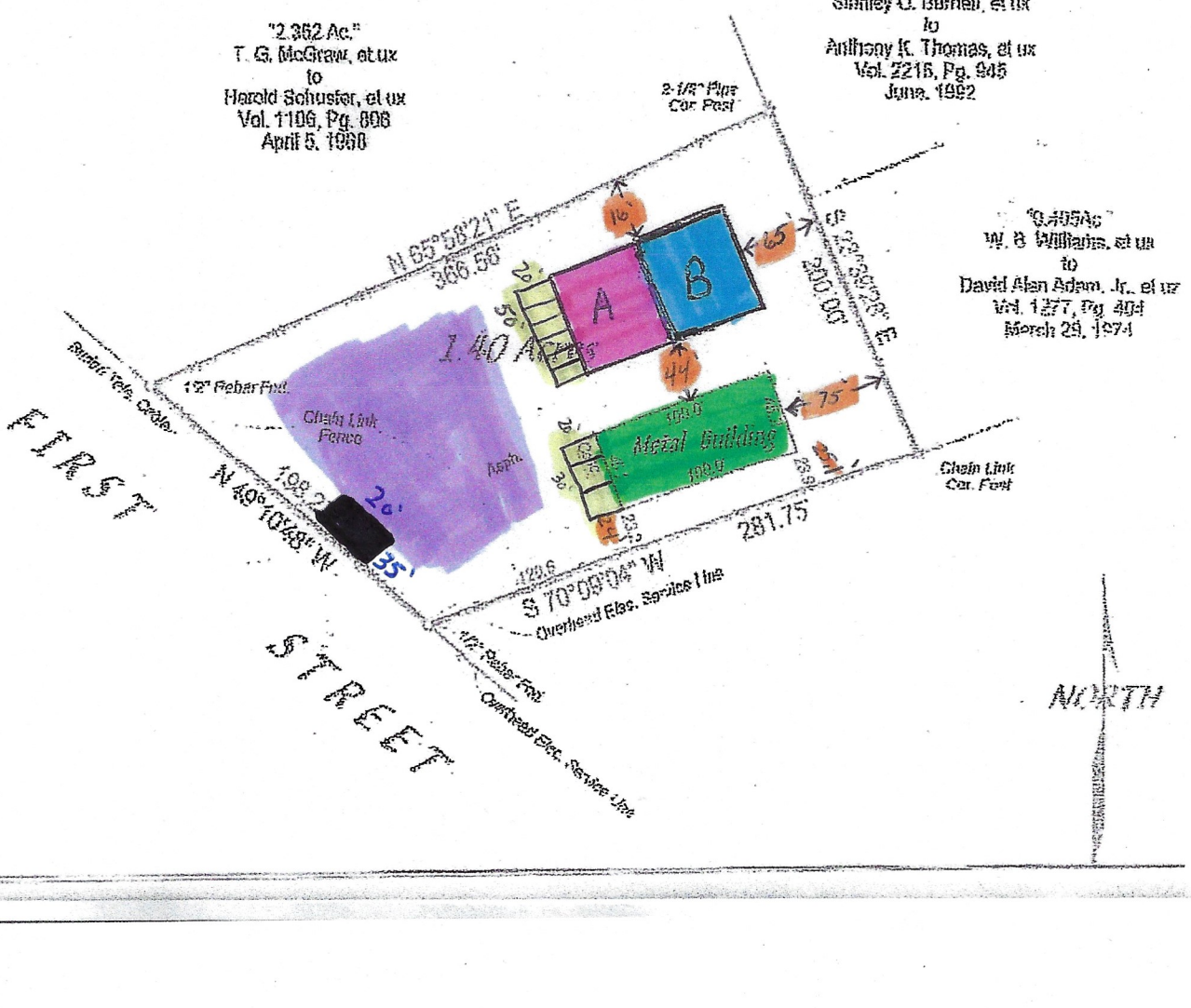


Photo 1

Photo 2

Photo 3

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

Double D Machining, Inc.
2513 S. First Street
Sherman, TX 75090

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

Dear Applicants,

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

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

1. Drive approaches and sidewalks to be constructed in concrete and must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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 14, 2023

Dylan Garza
2513 S. First
Sherman, TX 75090

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

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.018(1) to allow a 16.4' side setback in lieu of the required 25' for an existing structure and an addition to the existing structure on the north side of the property in an M-1 (Light Manufacturing) District; Public Hearing and Variance under Section 14.02.018(1) to allow a 23.9' side setback in lieu of the required 25' for existing structure on the south side of the property in an M-1 (Light Manufacturing) District; Public Hearing and Variance under Section 14.03.003(4)(a) to allow a gravel parking lot with a concrete or asphalt drive approach in lieu of the required concrete or asphalt parking lot in an M-1(Light Manufacturing) District; Final Plat of Double D Machining Addition; Site Plan of Double D Machining Addition located at 2513 South First Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

620 AND 622 SOUTH FIRST STREET

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

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

Background:

The property is located at 620 and 622 South First Street between East King Street and East Odneal Street. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

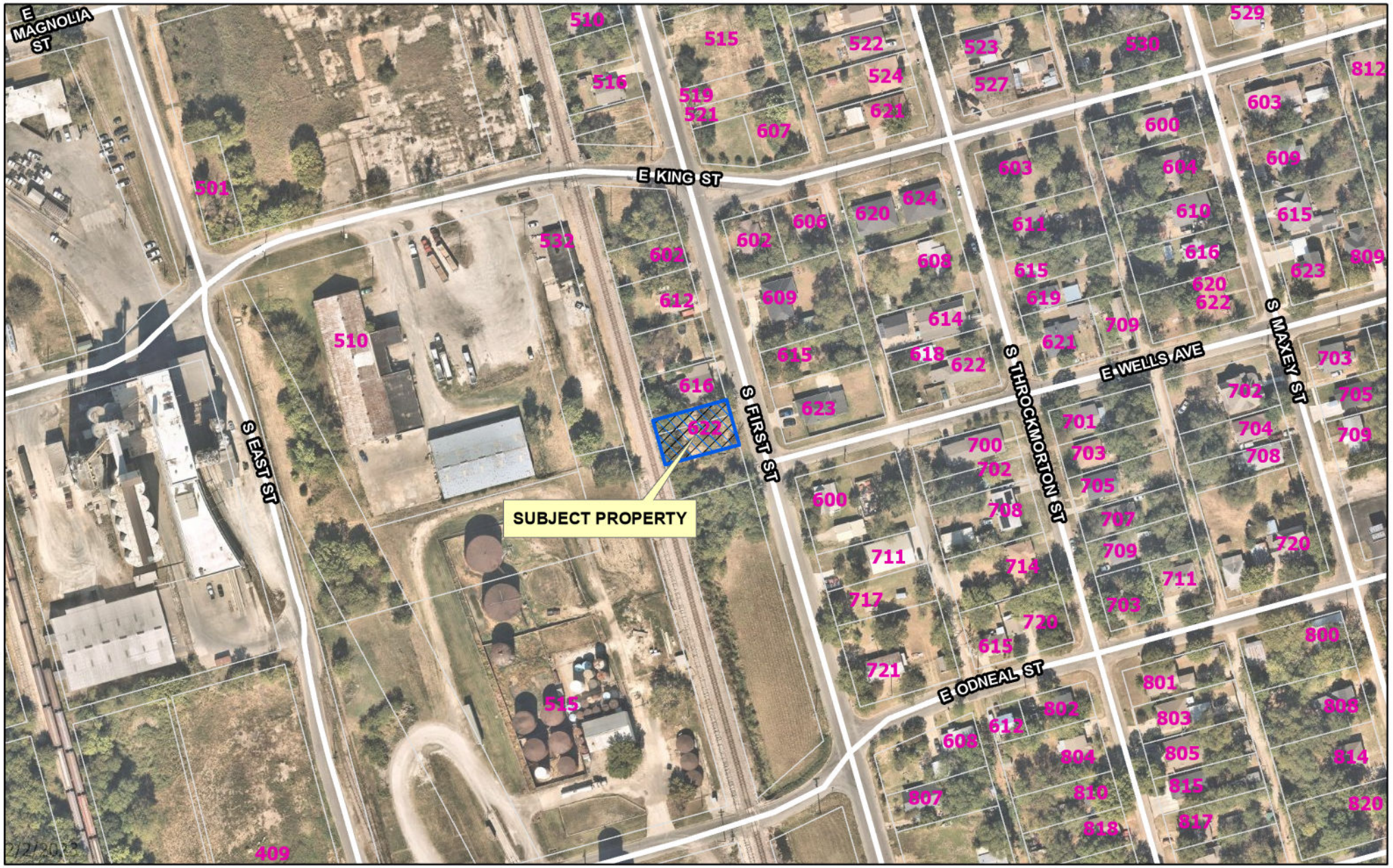
Number of notices mailed:
17

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
FLUM
Zoning Sign Photo
Survey & Field Notes
Preliminary Plat
Narrative
Staff Review Letter



diagrone H:\PLANNING\Public Notification KT.aprx

2/2/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

620 & 622 S. FIRST ST

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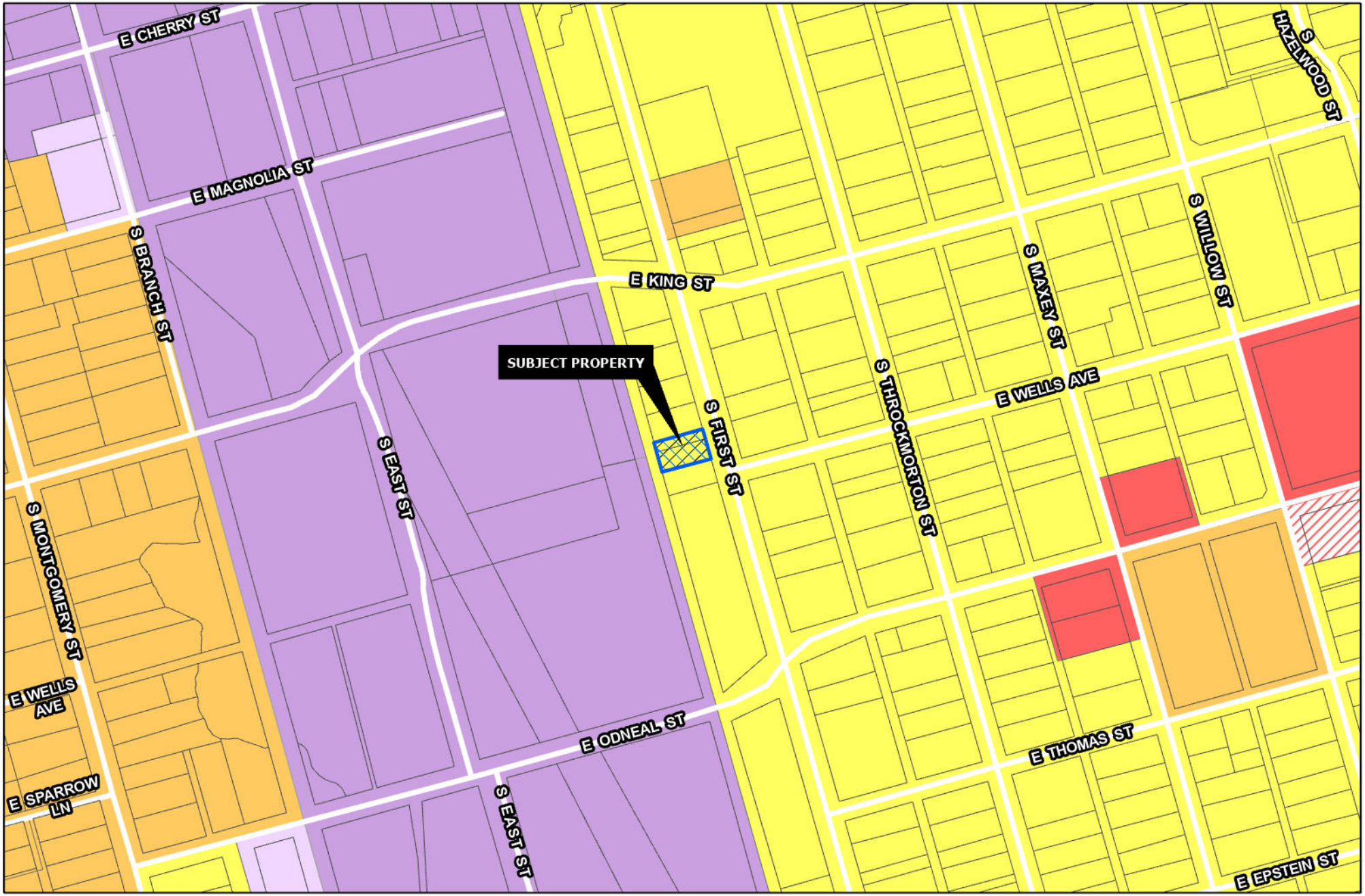

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

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620 & 622 S. FIRST ST.

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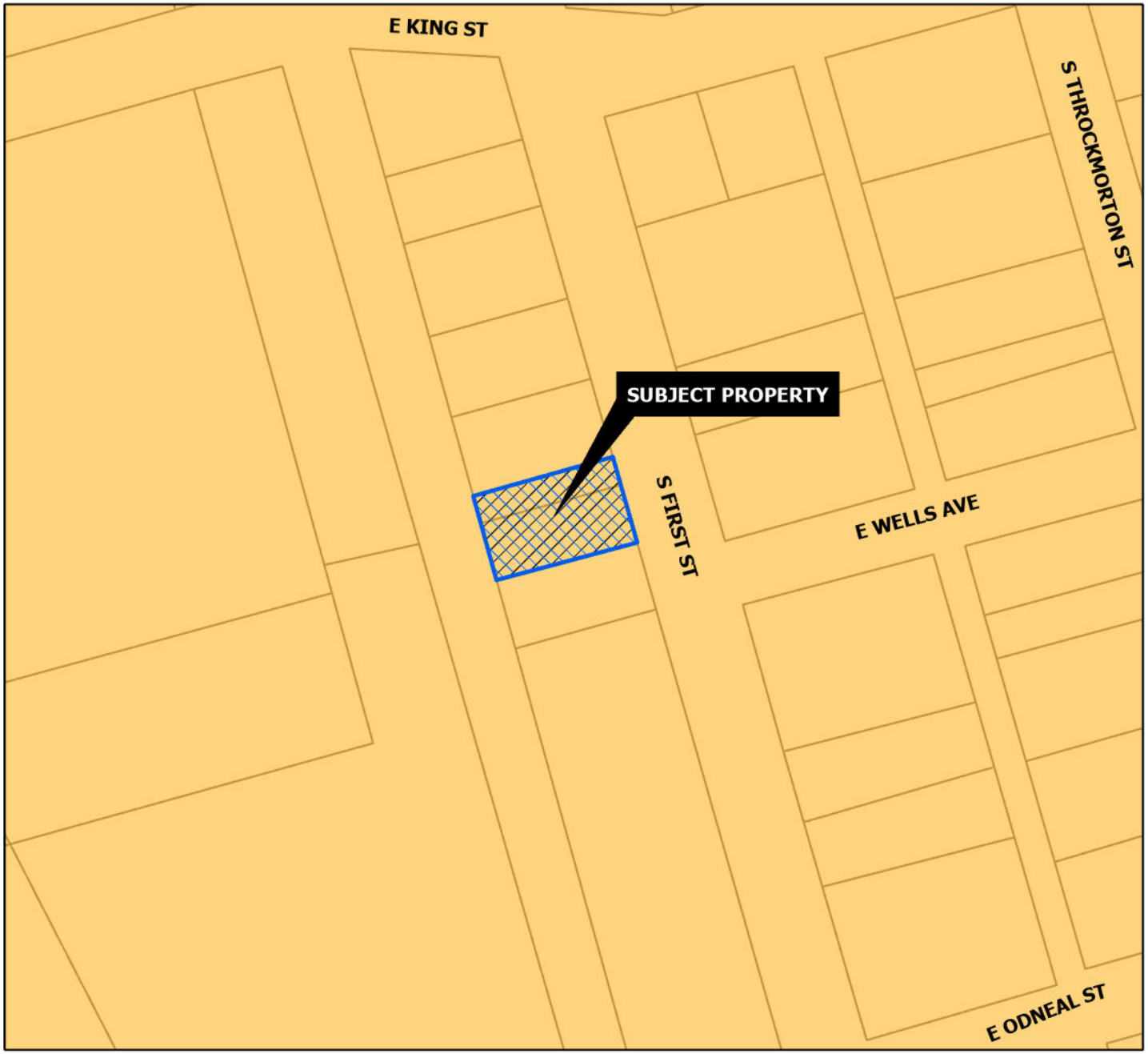

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
620 & 622 S. FIRST ST.

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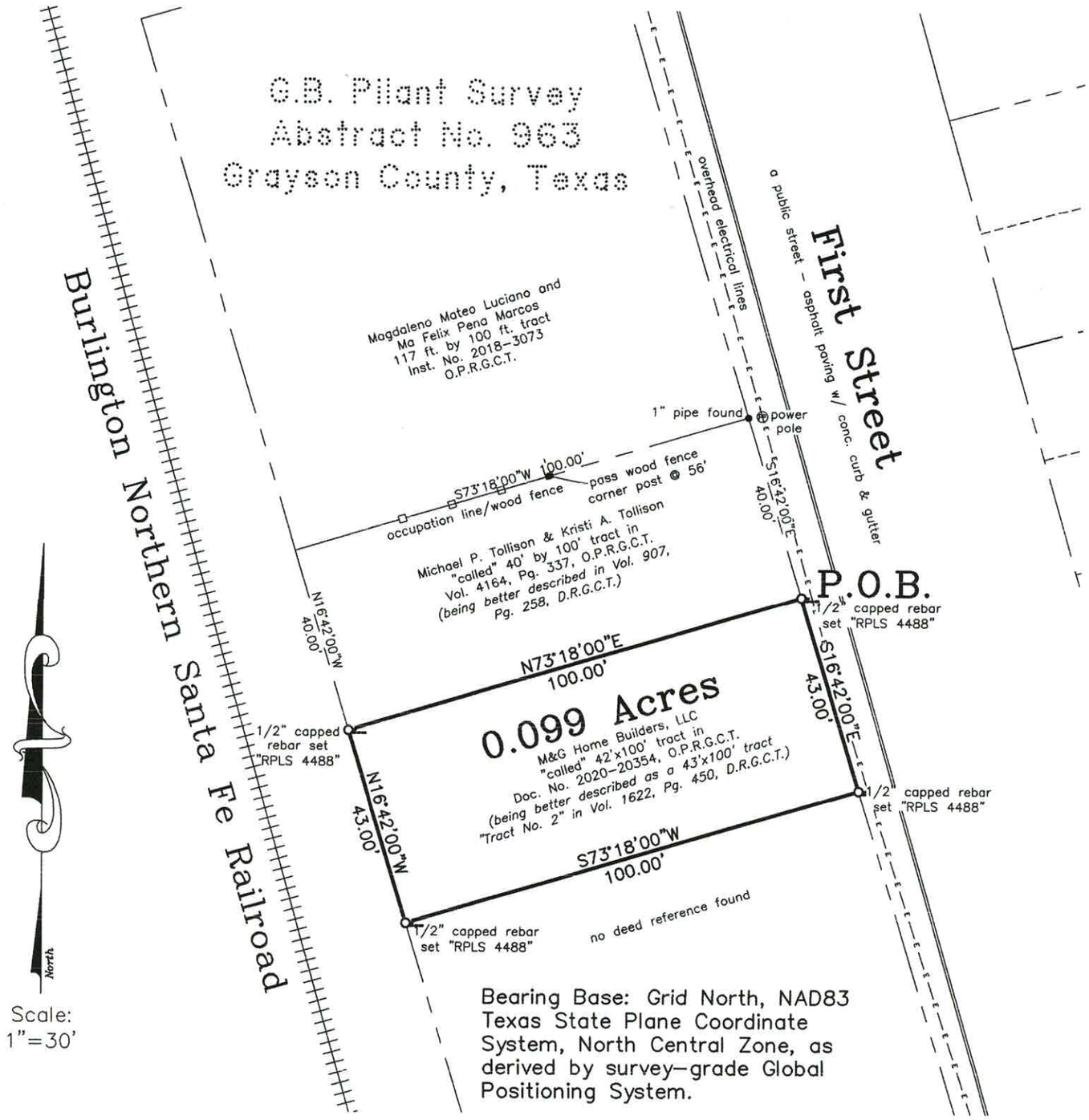
Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
2/7/23



Owner: M&G Home Builders, LLC

Address: 622 S. First Street
Sherman, Texas

This survey is for the sole benefit of the Owners Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Note: Boundary Survey only. Survey was performed without the benefit of a title commitment. Only those utilities and/or improvements were located during the course of this survey are shown hereon.

Job No. BGS691120

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: November 19, 2020

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
0.099 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963, being all of the "called" 42 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Umair A. Saleem and Qundeel Aslam to M&G Home Builders, LLC on August 5, 2020 and recorded in Document No. 2020-20354, Official Public Records, Grayson County, Texas and being better described as a 43 ft. by 100 ft. tract (Tract No. 2) of land conveyed by Trustee's Deed from Johnnie C. Caldwell to Curtis L. Seidlits Jr. on December 4, 1981, and recorded in Volume 1622, Page 450, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set, stamped "RPLS 4488" in the West line of First Street, a public street, at the apparent Southeast corner of the "called" 40 ft. by 100 ft. tract of land conveyed to Michael P. Tollison and Kristi A. Tollison, recorded in Volume 4164, Page 337, said Official Public Records (being fully described in Volume 907, Page 258, said Deed Records) and the Northeast corner of the herein described tract;

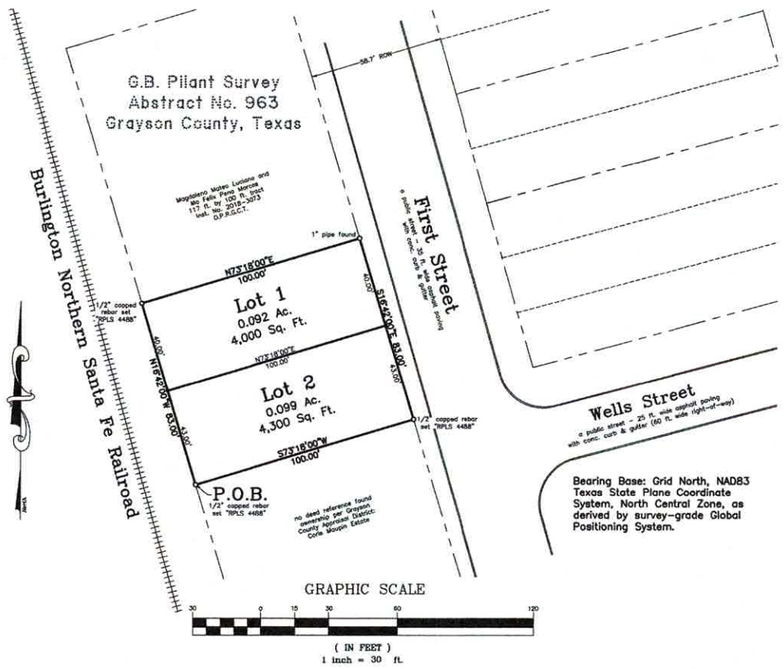
THENCE South 16 deg. 42 min. 00 sec. East, with the West line of said First Street and the East line of said M&G Home Builders tract, a distance of 43.00 ft. to a ½ inch capped rebar set, stamped "RPLS 4488" at the Southeast corner of the herein described tract;

THENCE South 73 deg. 18 min. 00 sec. East, with the South line of said M&G Home Builders tract, a distance of 100.00 ft. to a ½ inch capped rebar set, stamped "RPLS 4488" in the East right-of-way line of Burlington Northern Santa Fe Railroad, at the Southwest corner of the herein described tract;

THENCE North 16 deg. 42 min. 00 sec. West, with the East right-of-way line of said Burlington Northern Santa Fe Railroad and the West line of said M&G Home Builders tract, a distance of 43.00 ft. to a ½ inch capped rebar set, stamped "RPLS 4488" at the apparent Southwest corner of said Tollison tract and the Northwest corner of the herein described tract;

THENCE North 73 deg. 18 min. 00 sec. East, with the apparent South line of said Tollison tract and the North line of said M&G Home Builders tract, a distance of 100.00 ft. to the **PLACE OF BEGINNING** and containing **0.099 ACRES** of land.

Billy F. Helvey, R.P.L.S. No. 4488
November 19, 2020

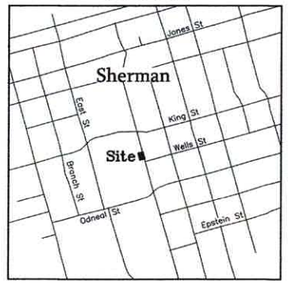


Preliminary Plat
Mora on First Addition
to
the City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 26, 2008.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map
(not to scale)



Job No. CGS351021

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

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

Z:\Shared Projects\Land Projects R2\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 10/22/2021 9:19 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963, being all of the "called" 42 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Umair A. Saleem and Qundeel Aslam to M&G Home Builders, LLC on August 5, 2020 and recorded in Instrument No. 2020-20354, Official Public Records, Grayson County, Texas and being better described as a 43 ft. by 100 ft. tract (Tract No. 2) of land conveyed by Trustee's Deed from Johnnie C. Caldwell to Curtis L. Seidlits Jr. on December 4, 1981, and recorded in Volume 1622, Page 450, Deed Records, Grayson County, Texas, and all of the 40 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Michael P. Tollison and Kristi A. Tollison to M&G Home Builders on October 31, 2020 and recorded in Instrument No. 2020-30777, said Official Public Records (being better described in Volume 907, Page 258, said Deed Records) and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 4488" in the East line of the Burlington Northern Santa Fe Railroad right-of-way, at the Southwest corner of both said M&G Home Builders 42 ft. 100 ft. tract and the herein described tract;

THENCE North 16 deg. 42 min. 00 sec. West, with the East line of said Burlington Northern Santa Fe Railroad right-of-way and the West line of both said M&G Home Builders 42 ft. by 100 ft. tract and 40 by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar set, stamped "RPLS 4488" at the Southwest corner of the "called" 117 ft. by 100 ft. tract of land conveyed to Magdaleno Mateo Luciano and Ma Felix Pena Marcos conveyed in Instrument No. 2018-3073, said Official Public Records and the Northwest corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE North 73 deg. 18 min. 00 sec. East, with the apparent South line of said Luciano and Marcos tract and the North line of said M&G Home Builders 40 ft. by 100 ft. tract, a distance of 100.00 ft. to a 1 inch pipe found in the West right-of-way line of First Street, at the Southeast corner of said Luciano and Marcos tract and the Northeast corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE South 16 deg. 42 min. 00 sec. East, with the West line of said First Street and the East line of both said M&G Home Builders 40 ft. by 100 ft. tract and 42 ft. by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Southeast corner of both said M&G Home Builders 42 ft. by 100 ft. tract and the herein described tract;

THENCE South 73 deg. 18 min. 00 sec. West, with the South line of said M&G Home Builders 42 ft. by 100 ft. tract, a distance of 100.00 ft. to the **PLACE OF BEGINNING** and containing **0.191 ACRES and/or 8,300 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Billy F. Helvey, 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.

Billy F. Helvey, R. P. L. S. No. 4488 Date:

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

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

Martin Covarrubias

AVIGATION RELEASE

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

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

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

Executed this _____ day of _____, 2021.

By:_____

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

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

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

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

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

Job No. CGS351021

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

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

Z:\Shared Projects\Land Projects R2\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 10/22/2021 9:19 AM

Project Narrative

Ref: 620 & 622 S. First Street, Sherman, Texas; 40 ft. by 100 ft. lot and 43 ft. by 100 ft. lot out of the GB Pilant Survey, A-963, City of Sherman, Texas

The purpose of this zone change is to build 2 new residential structures on 2 existing tracts of land. The current zoning of the subject property is R-1 and would like to change the zoning to R-4. I plan to build patio homes with an attached garage on each tract.

Kindest Regards,

Martin Covarrubias

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

M & G Homebuilders
1218 N Brents Ave
Sherman, TX 75090

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

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District located at 620 and 622 South First Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
7. Additional Dedication of Right of Way on First Street may be required upon platting of subject property. 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. 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 Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

300 AND 302 WEST MOORE STREET

The request of Corby Hosea, COHO Real Estate, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 300 and 302 West Moore Street, consisting of 0.427 acres in the Samuel Blagg Survey, Abstract No. 56, Lot 4, Block 7, B.H. Moore Heirs Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 96' lot depth in lieu of the required 100' for lots 4R-A, 4R-B and 4R-C in an R-6 (Single-Family Residential) District.
B. Public Hearing and Variance under Section 14.02.006 to allow a 5760 square feet lot area in lieu of the required 6,000 square feet for lots 4R-B and 4R-C in an R-6 (Single-Family Residential) District.

Planning and Zoning Commission

C. Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7.

Background:

The property is located at 300 and 302 West Moore Street between South Elm Street and South Rusk Street. The owner is requesting a Variance on the required lot depth and lot area. The owner would also like to Plat the property into three lots for residential development.

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

Corby Hosea, COHO Real Estate, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

5

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo 1
Zoning Sign Photo 2
Replat
Narrative
Opposition Letter
Opposition Letter
Opposition Letter
Opposition Letter
Opposition Letter
Staff Review Letter - Plat
Staff Review Letter - Variance

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

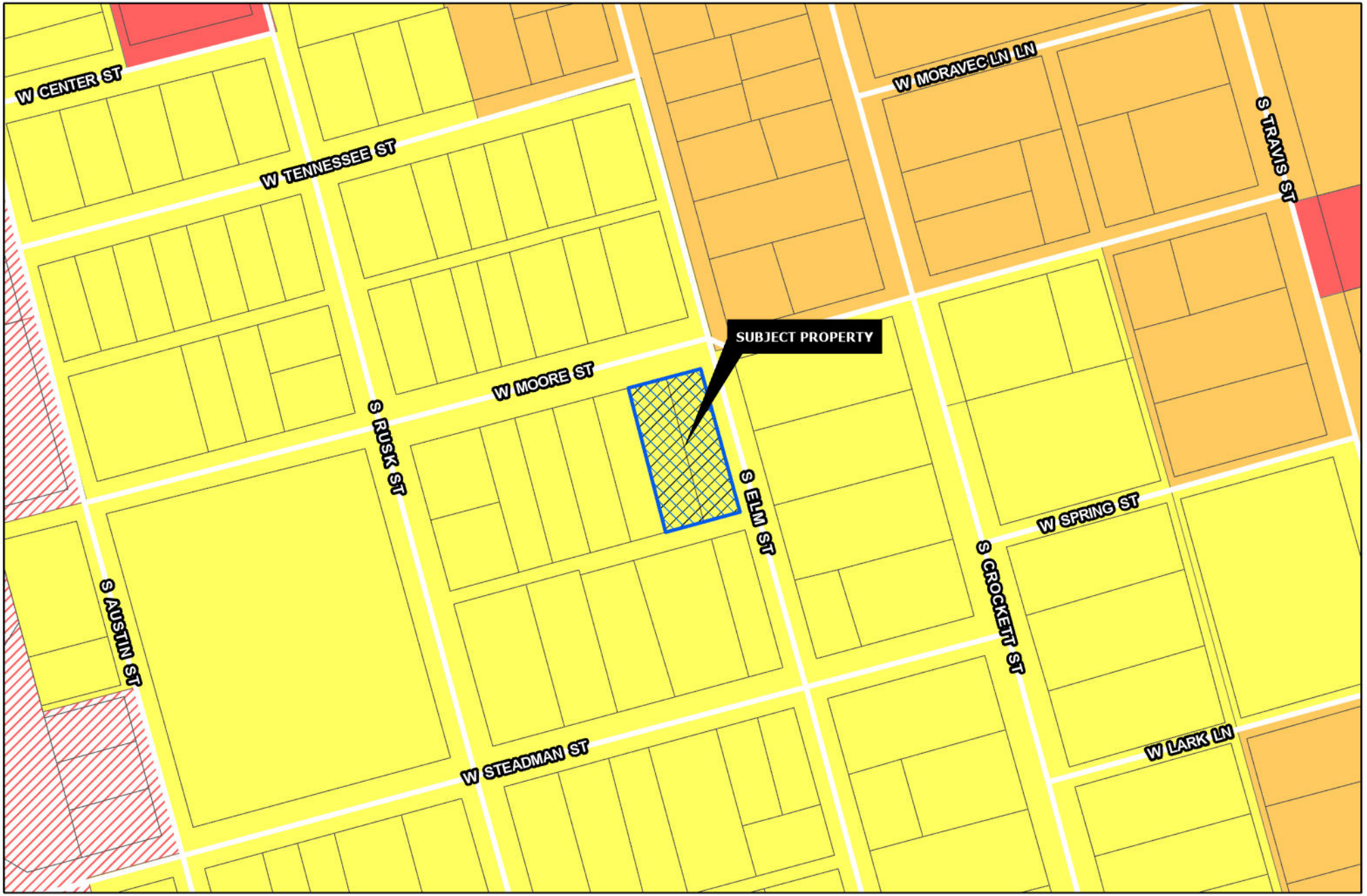
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

300 & 302 W. MOORE ST.

N
W E
S

Date: 2/2/2023 11:33 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

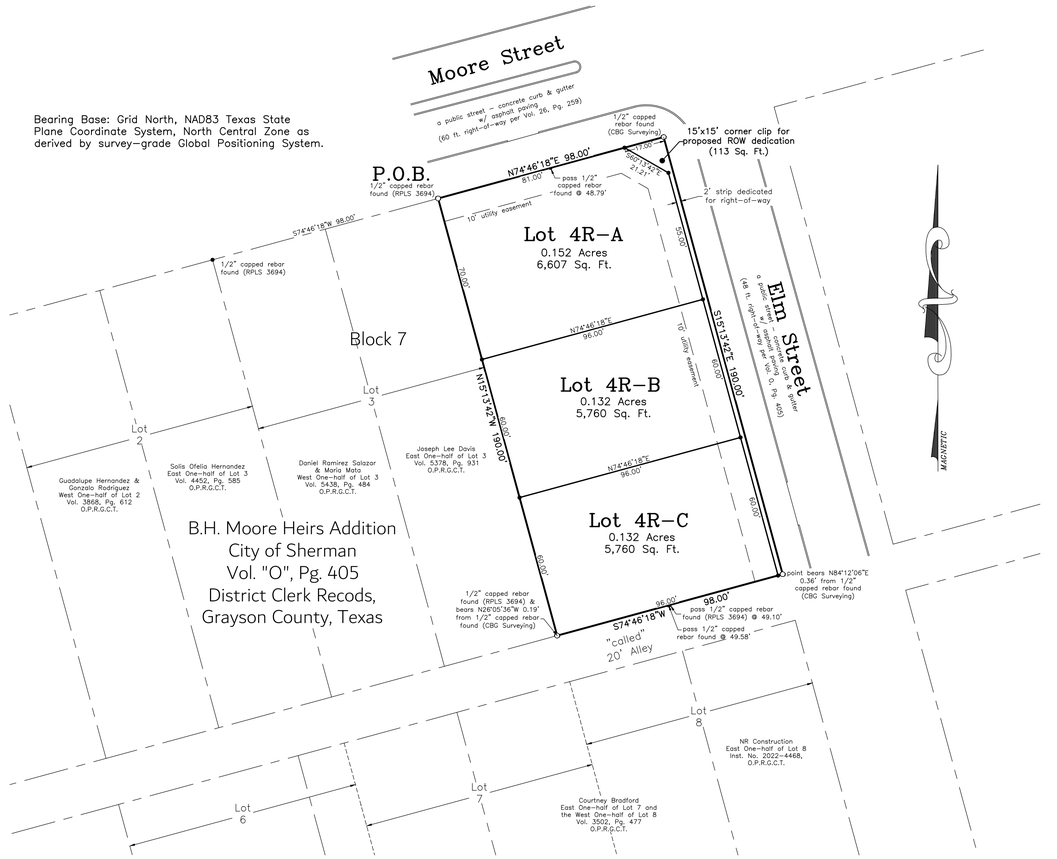
300 & 302 W. MOORE ST.

N
W E
S

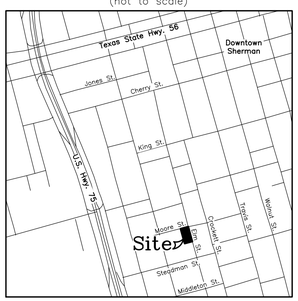
Date: 2/2/2023 11:35 AM

2/7/23, 12:26 PM
814 S Elm St
Sherman TX 75090
United States

2/7/23, 12:25 PM
901–999 S Elm St
Sherman TX 75090
United States



Vicinity Map
(not to scale)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS470123

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:
COHO Real Estate, LLC
12 Vaughn Drive
Denison, Texas 75020

Replat
Lots 4R-A, 4R-B & 4R-C, Block 7
Replat of Lot 4, Block 7 of B.H. Moore Heirs Addition
to the
City of Sherman
Grayson County, Texas
0.427 Acres
in the
Samuel Blagg Survey
Abstract No. 56

Date of Preparation: January 23, 2022

X:\Shared Projects\300-W-Moore-Street\Civil3D\Plat.dwg 1/23/2023 10:52 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, and being all of Lot 4, Block 7 of B.H. Moore Heirs Addition to the City of Sherman, Texas as per plat of record in Volume "O", Page 405, District Clerk 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) lying in the South line of Moore Street, a public street, being the Northeast corner of Lot 3, Block 7 of said B.H. Moore Heirs Addition and being the Northwest corner of said Lot 4;

THENCE North 74 deg. 46 min. 18 sec. East, with the South line of said Moore Street and the North line of said Lot 4, **PASSING** a 1/2 inch capped rebar found at 48.79 ft. and continuing for a **TOTAL** distance of 98.00 ft. to a 1/2 inch capped rebar found (CBG Surveying) found at the Northeast corner of said Lot 4;

THENCE South 15 deg. 13 min. 42 sec. East, with the West right-of-way line of Elm Street, a public street, a distance of 190.00 ft. to the Southeast corner of said Lot 4, from which point bears North 84 deg. 12 min. 06 sec. East, 0.36 ft. from a 1/2 inch capped rebar found (CBG Surveying);

THENCE South 74 deg. 46 min. 18 sec. East, with the South line of said Lot 4 and the North line of a 20 ft. platted alley, **PASSING** a 1/2 inch capped rebar found (RPLS 3694) at 49.10 ft., **PASSING** a 1/2 inch capped rebar found at 49.58 ft. and continuing for a **TOTAL** distance of 98.00 ft. to a ½ inch capped rebar found (RPLS 3694) at the Southeast corner of said Lot 3 and the Southwest corner of said Lot 4, from which point bears North 26 deg. 05 min. 36 sec. West, 0.19 ft. from a 1/2 inch capped rebar found (CBG Surveying);

THENCE North 15 deg. 13 min. 42 sec. West, with the East line of said Lot 3 and the West line of said Lot 4, a distance of 190.00 ft. to the **PLACE OF BEGINNING** and containing **0.427 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, Corby Hosea, Authorized Representative for COHO Real Estate, LLC, sole owner of Replat of Lot 4, Block 7, of B.H. Moore Heirs 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.

_____
Corby Hosea, Authorized Representative for COHO Real Estate, LLC

AVIGATION RELEASE

WHEREAS, COHO Real Estate, 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 4, Block 7, B.H. Moore Heirs 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 Replat of Lot 4, Block 7, M.B. Moore Heirs Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2023.

By: _____

By: Corby Hosea, Authorized Representative for COHO Real Estate, LLC, Owner

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 4, Block 7, of B.H. Moore Heirs Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lot 4, Block 7, of B.H. Moore Heirs Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 4, Block 7, of B.H. Moore Heirs Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Replat
Lots 4R-A, 4R-B & 4R-C, Block 7
Replat of Lot 4, Block 7 of B.H. Moore Heirs Addition
to the
City of Sherman
Grayson County, Texas
0.427 Acres
in the
Samuel Blagg Survey
Abstract No. 56

Date of Preparation: January 23, 2022

Job No. CGS470123

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:
COHO Real Estate, LLC
12 Vaughn Drive
Denison, Texas 75020

X:\Shared Projects\300-W-Moore-Street\Civil3D\Plat.dwg 1/23/2023 10:52 AM

Project Narrative

Ref: Replat of Lot 4, Block 7, BH Moore Heirs Addition, City of Sherman, Texas, located at 300 W. Moore Street, Sherman, Texas

I own the property listed hereinabove under the name of COHO Real Estate, LLC. I am requesting variances for 3 lots as follows:

1. A variance for 3 lots (Lots 4R-A, 4R-B & 4R-C) to be 96 ft. depth in lieu of the 100 ft. depth requirement. This is due to the current platted lot width (along Moore Street) being only 98 ft. and a 2 ft. wide strip to be dedicated for right-of-way purposes along Elm Street to meet the 50 ft. wide right-of-way requirement per the Throughfare Plan.
2. A variance for 2 lots (4R-B & 4R-C) being less than 6,000 sq. ft. due to the current platted lot width being less than 100 ft. Both lots will have the full 60 ft. frontage and are 5,760 Sq. Ft., only 270 Sq. Ft. less than the area requirement.

My overall plan for this property is to demolish the existing house located at the corner and build 3 new single-family residences.

Kindest Regards,

Corby Hosea

Turner, Kerri

From: Tuesday, February 14, 2023 2:51 PM
Sent: Planning
To: Property located at 300 and 302 W. Moore
Subject:

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

We would like to voice our objection to the variance requested for the above referenced property to divide it into three lots. This variance would set a bad precedent for the neighborhood as it creates lots which would appear to be much smaller than the surrounding lots. The S. Crockett and S. Elm areas have been improving over the last several years and this would be a step back. Lots and the houses built on those lots would likely be built for rental use and not ownership. Over time this would deteriorate much like the existing house on the lots. I would assume three houses facing Elm St. on lots of the proposed size would create parking on the street which is already a problem.

We intend to attend the meeting but wanted our objection noted in case we could not attend.

Thank you for your consideration.

Jim and Sheri Fallon
1204 S. Crockett
Sherman TX 75090

received
2-14-2023 8:30 AM RT.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

Mailing Address: P.O. Box 1106, Sherman, TX 75091
Phone Number: (903) 892-7229
Email: Planning@cityofsherman.com

PERRY KIM M
910 S CROCKETT ST
SHERMAN, TX 75090

February 2, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, February 21, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Corby Hosea, COHO Real Estate, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 300 and 302 West Moore Street, consisting of 0.427 acres in the Samuel Blagg Survey, Abstract No. 56, Lot 4, Block 7, B.H. Moore Heirs Addition

The request is as follows:

Board of Adjustment

A. **Public Hearing and Variance under Section 14.02.006 to allow a 96' lot depth in lieu of the required 100' for lots 4R-A, 4R-B and 4R-C in an R-6 (Single-Family Residential) District.**
B. **Public Hearing and Variance under Section 14.02.006 to allow a 5760 square feet lot area in lieu of the required 6,000 square feet for lots 4R-B and 4R-C in an R-6 (Single-Family Residential) District.**

Planning and Zoning Commission

C. **Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7.**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Acting Secretary, Planning & Zoning Commission

IN MY OPEOIN, THERE SHOULD BE NO CHANGES, IN THIS AREA OF SOUTH SHERMAN. ITS HISTORIC, AND IT SHOULD STAY THE SAME FOR THE RESIDENTS. THAT HAVE WORKED SO HARD TO KEEP IT THERE

Becky Gilmore

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

received
2-14-2023 8:30am KT

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

PERRY KIM M
910 S CROCKETT ST
SHERMAN, TX 75090

Mailing Address: P.O. Box 1106, Sherman, TX 75091
Phone Number: (903) 892-7229
Email: Planning@cityofsherman.com

February 2, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, February 21, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Corby Hosea, COHO Real Estate, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 300 and 302 West Moore Street, consisting of 0.427 acres in the Samuel Blagg Survey, Abstract No. 56, Lot 4, Block 7, B.H. Moore Heirs Addition

The request is as follows:

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A. **Public Hearing and Variance under Section 14.02.006 to allow a 96' lot depth in lieu of the required 100' for lots 4R-A, 4R-B and 4R-C in an R-6 (Single-Family Residential) District.**
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Planning and Zoning Commission

C. **Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7.**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Acting Secretary, Planning & Zoning Commission

I object to request for a zoning change as set forth above.
Glenda Perry
1018 S. Crockett St, Sherman, Tx

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

Turner, Kerri

From:
Sent: Wednesday, February 15, 2023 5:03 PM
To: Planning
Cc:
Subject: 300 and 302 West Moore Street Public Hearing
Attachments: Scanner_20230215_164545.pdf

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

I object to the requests made in the attached February 2, 2023 notice of hearing relating to the referenced property.

I plan on speaking at the hearing.

Thanks.

Kim Perry

Turner, Kerri

From:
Sent: Monday, February 13, 2023 10:13 AM
To: Planning
Subject: 300 and 302 West Moore St.

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

We don't support the proposed change.

Linda and John Nelson
1310 S. Crockett St.
Sherman

Sent from the all new AOL app for iOS

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2023

COHO Real Estate, LLC
12 Vaughn Drive
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Replat of Lot 4, Block 7 of B.H. Moore Heirs Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, February 21, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Call for South boundary line of Lot 4R-C does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. The City of Sherman does not maintain alleys.
4. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
5. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
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 14, 2023

COHO Real Estate, LLC
Corby Hosea
1218 N Brents
Sherman, TX 75090

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

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.006 to allow a 96' lot depth in lieu of the required 100' for lots 4R-A, 4R-B and 4R-C in an R-6 (Single-Family Residential) District; Public Hearing and Variance under Section 14.02.006 to allow a 5760 square feet lot area in lieu of the required 6,000 square feet for lots 4R-B and 4R-C in an R-6 (Single-Family Residential) District; and Preliminary Plat of B.H. Moore Heirs Addition Lots 4R-A, 4R-B and 4R-C, Block 7 located at 300 and 302 West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 02/21/2023

Prepared by: Lauren Marlow, Administrative Assistant

Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3010 SOUTH HIGHWAY 75

The request of William Harkinson (Owner), Kevin Murphy (Representative), Evergreen Design Group (Landscape Architects), Rouch Architects (Architects), Eagle Surveying (Surveyor) and Pape-Dawson Engineers (Engineer) concerning the property located at 3010 South Highway 75, consisting of 1.35, Lot 3, Block 2 Sherman Crossroads, Phase 2, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007(7) to allow a 35.2' rear setback for a Canopy Enclosure; and a 16.4' side setback for a Canopy Enclosure in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District.

Planning and Zoning Commission

B. Site Plan of Whataburger Restaurant

Background:

The property is located in the 3010 South Highway 75 between West Travis Street and West FM Highway 1417. The property owner is requesting a Variance for a rear and side setback to be able to provide adequate parking, trash storage and pickup, drive-thru service and a suitable building with the requirements currently in place. They are also requesting Site Plan for Whataburger Restaurant.

Adjacent Zoning:

PD (Planned Development)

Origination:

William Harkinson (Owner)
Kevin Murphy (Representative)
Evergreen Design Group (Landscape Architects)
Rouch Architects (Architects)
Eagle Surveying (Surveyor)
Pape-Dawson Engineers (Engineer)

Master Plan Designation:
Not Applicable.

Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photos
Survey
Narrative
Site Plan
Landscape Plan
Elevations
Staff Review Letter

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

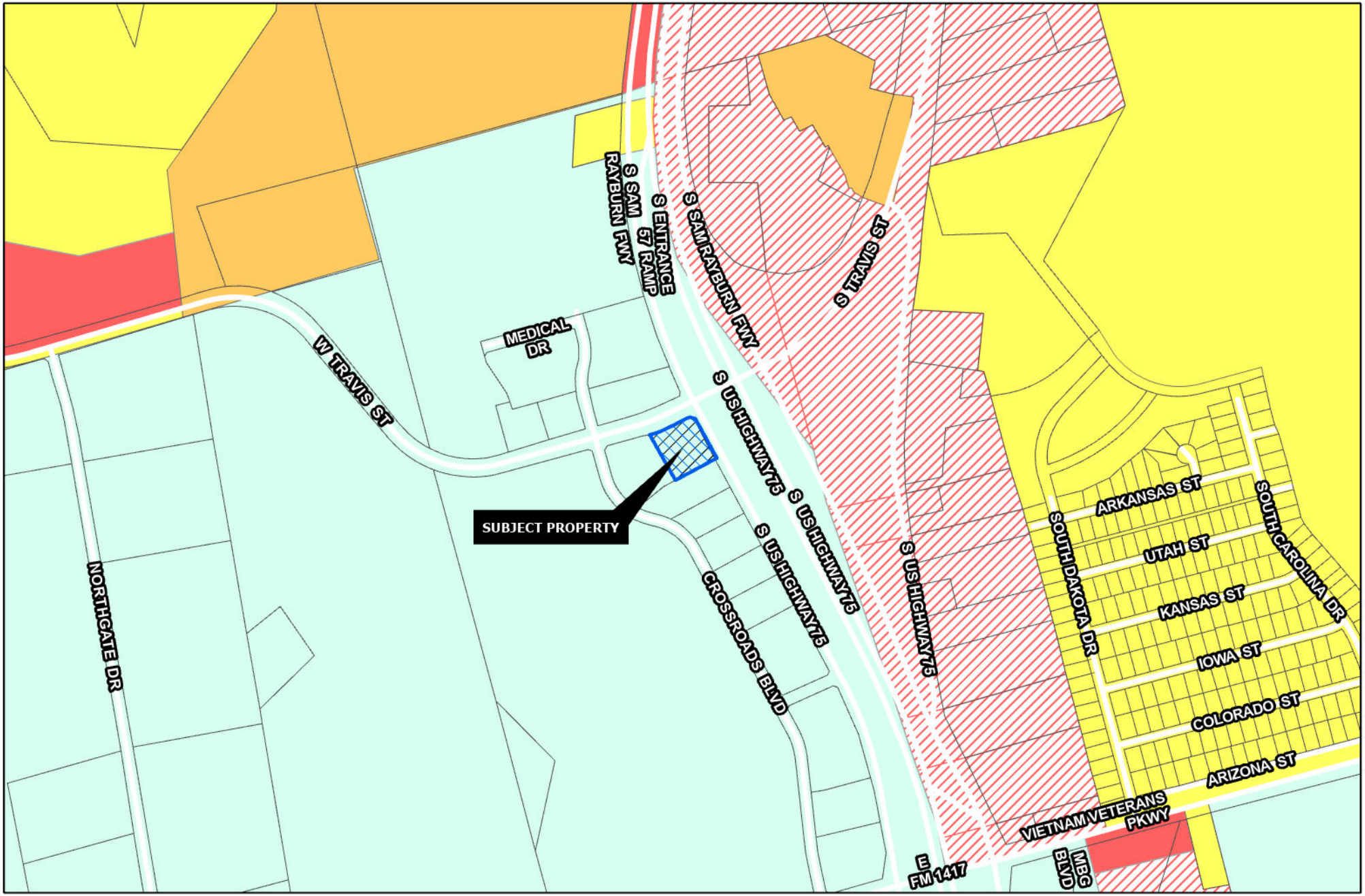
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3010 S. HWY 75

N
W E
S

Date: 2/2/2023 11:51 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

3010 S. HWY. 75

N
W E
S

Date: 2/2/2023 11:55 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-000279

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

TUE 7
11:20
Sherman
19:00
Sherman
20:00

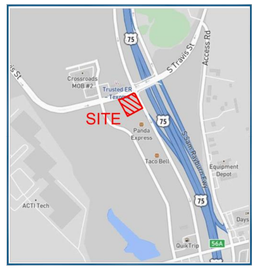
Sherman
CLASSIC TOWN. BROAD HORIZON.

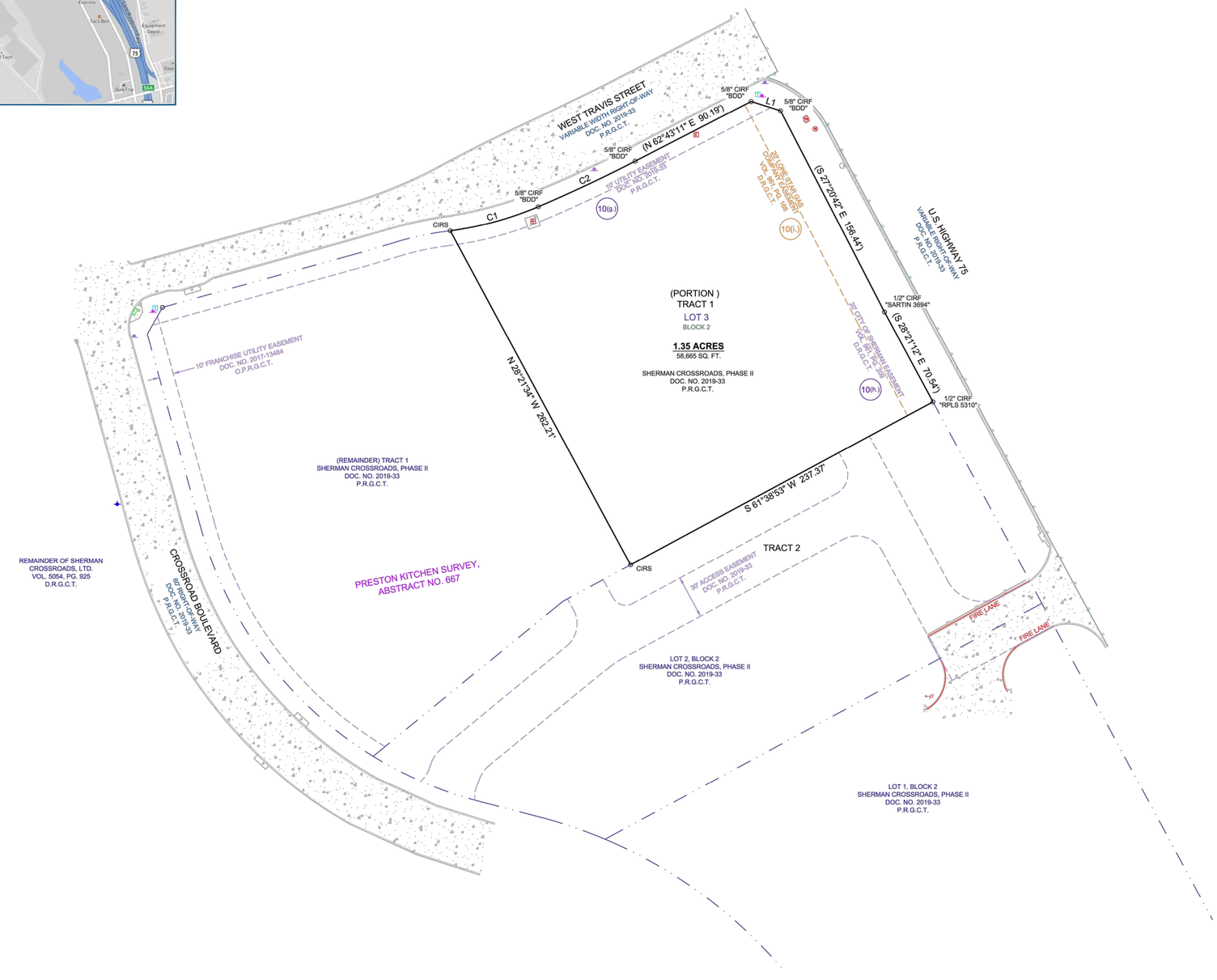
NOTICE OF REQUESTED VARIANCE

PROJECT #: 23-000279

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

VICINITY MAP
NOT TO SCALE





ALTA / NSPS
LAND TITLE SURVEY

Being 1.35 Acres of land
out of the Preston Kitchen Survey, Abstract Number 667
in the City of Sherman, Grayson County, Texas

LEGEND

Electric Vault		Sign	CIRS	Capped Iron Rod Set	
Electric Transformer		Wood Fence	CIRF	Capped Iron Rod Found	
Light Pole		Edge of Asphalt	IRF	Iron Rod Found	
Traffic Signal Pole		Ramp	VOL.	Volume	
Traffic Signal Box		Concrete	PG.	Page	
Telecommunications Vault		Boundary Monumentation	DOC. NO.	Document Number	
Buried Cable Sign		Record Call	P.R.G.C.T.	Plat Records, Grayson County, Texas	
Fire Hydrant			D.R.G.C.T.	Deed Records, Grayson County, Texas	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°18'45" E	21.23'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.26'	235.00'	15°25'26"	N 74°38'59" E	63.07'
C2	73.91'	1004.00'	4°13'05"	N 64°49'44" E	73.90'

N

1" = 40'
0 20 40

LEGAL DESCRIPTION (TRACT 1)

LEASEHOLD ESTATE ONLY as created and described in that certain Ground Lease by and between Sherman Crossroads, Ltd. as Lessor, and Whataburger Restaurants, LLC, as Lessee, as evidenced in the Memorandum of Lease, dated _____, 2022, recorded in Document No. _____, Official Public Records of Grayson County, Texas, being approx. 1.35 acres out of Lot 3, Block 2, of Amending Plat of SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat there of recorded in Document No. 2019-33, Plat Records of Grayson County, Texas.

LEGAL DESCRIPTION (TRACT 2)

Being a 30 foot wide Access Easement established by the amending plat of SHERMAN CROSSROADS, PHASE II, recorded in Document No. 2019-33, Plat Records of Grayson County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 01, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0405G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Alamo Title Company, Alamo Title Insurance with G.F. No. sat-41-4000412200337-CV as listed below:

10(g.) **10(g.)** 10 foot wide Utility Easement along the northerly property line, as set forth on the plat recorded in Document No. 2019-33, Plat Records of Grayson County, Texas.
INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON.

10(h.) **10(h.)** Easements granted to the City of Sherman, of record in Volume 861, Page 209; Volume 862, Page 9; and Volume 862, Page 12 of the Deed Records of Grayson County, Texas.
INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON.

10(i.) **10(i.)** Easement granted to Lone Star Gas, recorded in Volume 961, Page 168 of the Deed Records of Grayson County, Texas.
INCLUDES THE SUBJECT PROPERTY AS SHOWN HEREON.

10(j.) Easement Agreement for Access for Environmental Inspection, recorded in Volume 5058, Page 272, and in Volume 5064, Page 225, Official Records of Grayson County, Texas.
INCLUDES THE SUBJECT PROPERTY, BLANKET IN NATURE.

10(k.) Terms, conditions and provisions of that certain Easement Agreement for Reciprocal Access dated August 18, 2015, by and among Sherman Crossroads, Ltd., Heritage Development Partners, LLC, and First State Bank, recorded in Volume 5676, Page 232, Official Records of Grayson County, Texas.
INCLUDES THE SUBJECT PROPERTY, BLANKET IN NATURE.

10(l.) Easement granted to the City of Sherman recorded in Document No. 2017-13484, Official Records of Grayson County, Texas, depicted on the plat as a 10 foot wide Franchise Utility Easement along the westerly lot line, recorded in Document No. 2019-33, Plat Records of Grayson County, Texas.
DOES NOT AFFECT.

10(m.) Easement granted to Oncor Electric Delivery Company, LLC, recorded in Document No. 2020-20135, Official Records of Grayson County, Texas.
DOES NOT AFFECT.

10(p.) The rights of adjoining land-owners, and to the Public in general to the use and benefit of the 30 foot wide Access Easement set forth herein on Lot 2, as shown on the plat recorded in Document No. 2019-33, Plat Records of Grayson County, Texas.
DOES NOT AFFECT.

GENERAL NOTES

1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Alamo Title Insurance with G.F. No. sat-41-4000412200337-CV, an effective date of January 30th, 2022 and issued on February 9th, 2022. This survey is only valid for G.F. No. sat-41-4000412200337-CV. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. This site is undeveloped, therefor no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There are no visible encroachments or overlapping of improvements except as shown hereon.
8. There were no buildings observed on the subject property in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
11. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

SURVEYORS CERTIFICATION

This survey is certified to Alamo Title Company, Alamo Title Insurance, Whataburger Restaurants LLC, and Sherman Crossroads, Ltd., and is only valid for G.F. No. sat-41-4000412200337-CV with an effective date of January 30th, 2022 and issued on February 9th, 2022.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on September 13, 2022.

This map or plat was prepared on October 11, 2022.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe
R.P.L.S. # 6402

JOB NUMBER	2209.008-02
DATE	10/10/2022
REVISION	11/21/2022
DRAWN BY	HSB/CMW

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

U.S. HIGHWAY 75 & WEST
TRAVIS STREET
SHERMAN, TX

PAPE-DAWSON ENGINEERS

PROJECT NARRATIVE – WHATABURGER AT SHERMAN CROSSROADS

TO: CITY OF SHERMAN BOARD OF ADJUSTMENT **DATE: 01/24/2023**

FROM: PAPE DAWSON ENGINEERS

A variance is being requested to the zoning ordinance regarding the proposed Whataburger within the Sherman Crossroads development, which is part of the Blalock commercial overlay district. The 55.7' building setback requirement listed within the zoning ordinance do not suit the proposed use of the site or the lot size. It is not feasible to provide adequate parking, trash storage and pickup, drive-through service, and a suitable building with the requirements currently in place.

The attached site plan details the proposed development site layout and shows why the variance is required. Several adjacent sites have been granted similar requests regarding deviations from the building setback requirements for this overlay district. It is our intent to match the neighboring developments and maintain the consistency of the overall development.

Thank you,

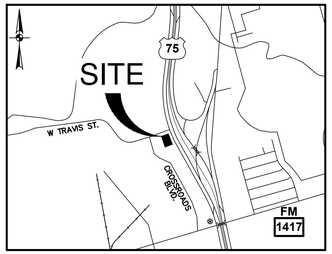
Kevin Murphy, P. E.
Project Engineer

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	73.913	1003.998	4.2181
C2	63.262	235.000	15.4240

POINT TABLE		
POINT #	NORTHING	EASTING
1	7,270,453.03	2,544,020.19
2	7,270,683.76	2,543,895.64
3	7,270,700.46	2,543,956.46
4	7,270,731.89	2,544,023.34
5	7,270,773.23	2,544,103.50
6	7,270,766.78	2,544,123.72
7	7,270,627.82	2,544,195.58
8	7,270,565.75	2,544,229.08

BENCHMARKS

TBM X-CUT	TBM X-CUT	TBM X-CUT	TBM X-CUT
N: 7270642.9'	N: 7270343.7'	N: 7270281.1'	N: 7270474.1'
E: 2543723.2'	E: 2543797.9'	E: 2544048.5'	E: 2544302.0'
ELEV: 742.5'	ELEV: 740.2'	ELEV: 743.2'	ELEV: 747.8'



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 20'
0 20 40 60

(REMAINDER) TRACT 1
SHERMAN CROSSROADS, PHASE II
DOC. NO. 2019-33
P.R.G.C.T.
ZONING: PLANNED DEVELOPMENT

LOT 2, BLOCK 2
SHERMAN CROSSROADS, PHASE II
DOC. NO. 2019-33
P.R.G.C.T.
ZONING: PLANNED DEVELOPMENT

TRACT 2

PROPOSED 15' DRAINAGE EASEMENT

30' ACCESS EASEMENT DOC. NO. 2019-33 P.R.G.C.T

30' ACCESS EASEMENT DOC. NO. 2019-33 P.R.G.C.T

55.7' BUILDING SETBACK (VARIANCE REQUESTED FOR BLALOCK COMMERCIAL OVERLAY DISTRICT SETBACK)

N28°21'34"W 262.21'

HEADACHE BAR (TYP.)

HEADACHE BAR (TYP.)

DUMPSTER ENCLOSURE

50' DUMPSTER CLEARANCE

REQUESTING VARIANCE FOR SINGLE MENU BOARD WITH CANOPY ENCLOSURE

REQUESTING VARIANCE FOR SINGLE MENU BOARD WITH CANOPY ENCLOSURE

TRANSFORMER W/PAD

REQUESTING VARIANCE FOR MAIN BUILDING STRUCTURE

FFE 748.6

PT22M BUILDING 3,305 sq.ft.

55.7' BUILDING SETBACK (VARIANCE REQUESTED FOR BLALOCK COMMERCIAL OVERLAY DISTRICT SETBACK)

S61°38'53"W 237.37'

35' FIRE LANE AND CROSS ACCESS EASEMENT

(PORTION) TRACT 1 LOT 3 BLOCK 2
1.35 ACRES
58,665 SQ. FT.

SHERMAN CROSSROADS, PHASE II DOC. NO. 2019-33 P.R.G.C.T.

N: 7,270,602.73
E: 2,544,115.99

FLAG POLE

REQUESTING VARIANCE FOR MAIN BUILDING STRUCTURE

30' FIRE LANE AND CROSS ACCESS EASEMENT

44' FIRE LANE AND CROSS ACCESS EASEMENT

55.7' BUILDING SETBACK (VARIANCE REQUESTED FOR BLALOCK COMMERCIAL OVERLAY DISTRICT SETBACK)

10' LANDSCAPE BUFFER TO BE IRRIGATED PER IRRIGATION PLANS

24' FIRE LANE AND CROSS ACCESS EASEMENT

25' FIRE LANE AND CROSS ACCESS EASEMENT

10' UTILITY EASEMENT O.P.R.G.C.T.

90.19' N62°43'11"E

S72°18'45"E 21.23'

55.7' BUILDING SETBACK (VARIANCE REQUESTED FOR BLALOCK COMMERCIAL OVERLAY DISTRICT SETBACK)

10' LANDSCAPE BUFFER TO BE IRRIGATED PER IRRIGATION PLANS

20' CITY OF SHERMAN EASEMENT VOL. 861, PG. 209 D.R.G.C.T

20' LONE STAR GAS COMPANY EASEMENT VOL. 961, PG. 168 D.R.G.C.T.

70.54' S28°21'12"E

156.43' S27°20'42"E

WEST TRAVIS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY 75
(VARIABLE RIGHT-OF-WAY)

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED FIRE LANE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PROPOSED LIGHT POLE
- EXISTING ROAD SIGN
- PROPOSED WATER METER
- PROPOSED IRRIGATION WATER METER
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED PLUG
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED PARKING COUNT
- DRIVE-THRU STACKING SPACE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ON SITE ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO BUILDING ELEVATIONS AND LANDSCAPING PLANS FOR INFORMATION REGARDING SITE STRUCTURES AND PROPOSED LANDSCAPING.

SITE SUMMARY TABLE:

DESCRIPTION	
PROPERTY AREA	58,665 SF 1.35 ACRES
CURRENT ZONING	PLANNED DEVELOPMENT
PROPOSED ZONING	PLANNED DEVELOPMENT
PROPOSED USE	RESTAURANT w/DRIVE THRU
BUILDING SIZE (SF)	3,305 SF
HARD SURFACE/IMPERVIOUS AREA (SF)	36,309 SF
LANDSCAPED AREA (SF)	22,356 SF
FLOOR TO AREA RATIO (FAR)	0.056
STANDARD PARKING STALLS	38
ACCESSIBLE STALLS PROVIDED	2
TOTAL PARKING REQUIRED	34
TOTAL PARKING PROVIDED	40

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 JANUARY 27, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS: SYM. DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING TYPE
SWC US-75 & W. TRAVIS ST.
SHERMAN, TX

PAPE-DAWSON ENGINEERS
201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM REGISTRATION #470

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
SITE PLAN

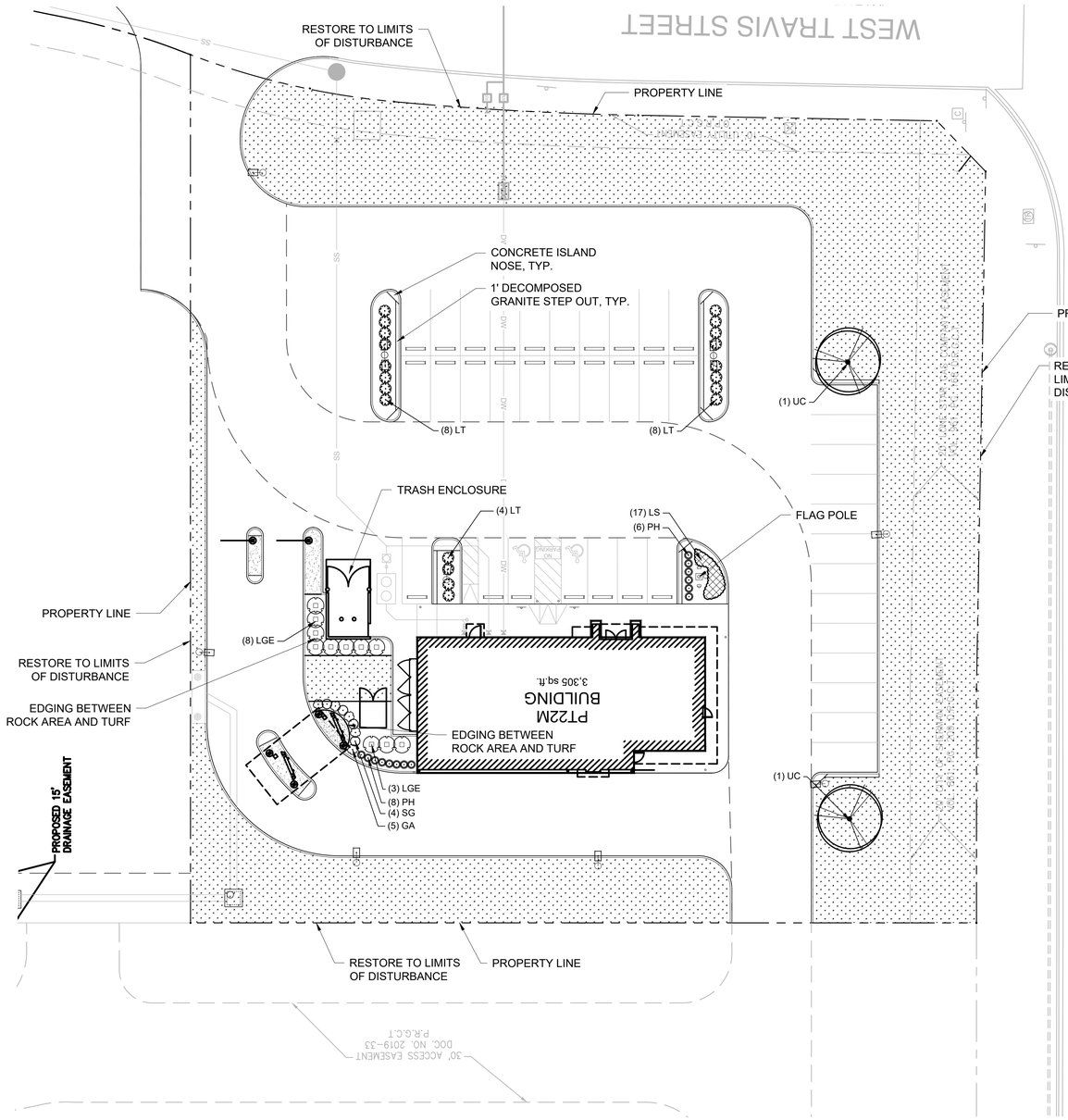
UNIT NO.
DATE: 01/27/2023
SCALE: 1" = 20'
DRAWN BY: SW

SHEET NO:
SP

WHATABURGER

SITE PLAN SUBMITTAL

Date: Jan 27, 2023, 3:12pm User ID: knurphy
File: S:\projects\613\47\00\2.0 Design\2.3 Planning\2.3.4 Site Plan\SP-6134700.dwg



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	UC	2	Ulmus crassifolia Cedar Elm	6" Cal	Cont. or B&B	14` Min.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	GA	5	Abelia grandiflora Glossy Abelia	5 gal	36" OC	18" Min.
	LT	20	Leucophyllum candidum `Thunder Cloud` TM Thunder Cloud Texas Sage	5 gal	36" OC	24" Min.
	LGE	11	Leucophyllum frutescens `Green Cloud` TM Green Cloud Texas Ranger	7 gal.	4` OC	36" HT MIN
	PH	14	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.	Per Plan	
	SG	4	Salvia greggii Autumn Sage (Red)	3 gal.	36" OC	18" Min.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CD	19,407 sf	Cynodon dactylon `tif 419` Bermuda Grass	Sod		
	LS	17	Lantana `Dallas Red` Dallas Red Lantana	1 gal	24" O.C.	

ROCK / STONE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	OG	329 sf	Decomposed Granite over weed filter fabric	3" depth		

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

LANDSCAPE CALCULATIONS

TREE MITIGATION

NO EXISTING TREES REMOVED

OFF-STREET PARKING LANDSACPING

PARKING AREA:	30,825 SF
LANDSCAPE AREA REQUIRED:	3,082 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	4,115 SF (13.3%)

PLANTING AND IRRIGATION GUARANTEE

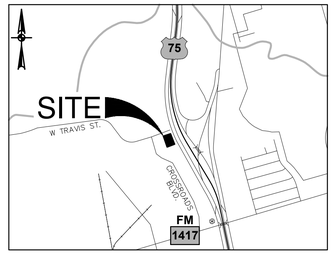
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



LOCATION MAP
NOT-TO-SCALE

0' 15' 30' 60'

Scale 1" = 30'

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING TYPE
SWC US-75 & W. TRAVIS ST.
SHERMAN, TX

PAPE-DAWSON ENGINEERS
TEXAS ENGINEERING FIRM REGISTRATION #470
210 WAVE, STE. 501 | FT. WORTH, TX 76102

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300 CONCORD PLAZA DR.
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SHEET TITLE:
LANDSCAPE PLANTING

UNIT NO.
DATE: 01/23/2023
SCALE: 1" = 20'
DRAWN BY: EMS

SHEET NO:
LP-1

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHERLEY
3547
STATE OF TEXAS

01-23-2023

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

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WHATABURGER

60% REVIEW

Date: Jan 23, 2023, 9:26am User ID: ekhep
File: C:\Users\ekhep\DOCUMENTS\Dropbox\PDS - Shared\2022\Whataburger\Whataburger - Sherman, TX\Whataburger Sherman 2023-01-23 LP.dwg

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14-GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

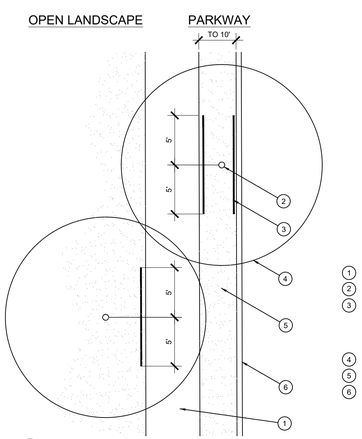
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
         iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
         iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

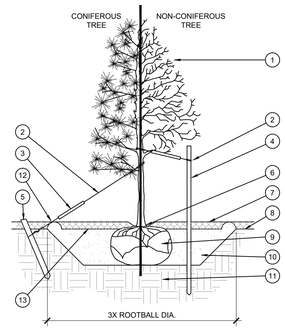
a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
G. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
H. PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
I. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



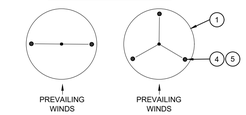
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

C ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



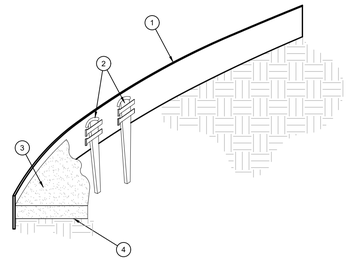
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN. TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

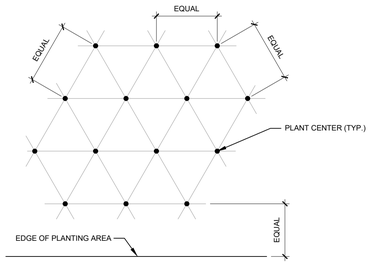
A TREE PLANTING
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

F STEEL EDGING
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

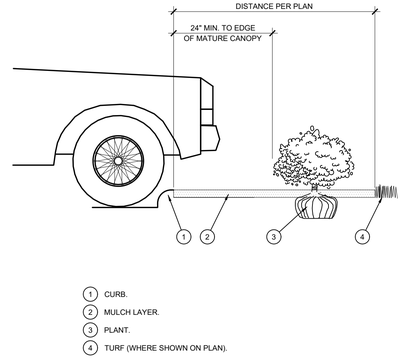
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

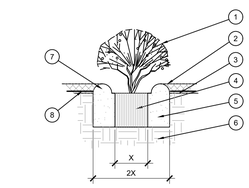
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

E PLANT SPACING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:

SYM	DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING TYPE
SWC US-75 & W. TRAVIS ST.
SHERMAN, TX

PAPE-DAWSON ENGINEERS
2000 MAIN ST, STE 601 | FT. WORTH, TX 76102
TEXAS ENGINEERING FIRM REGISTRATION #470

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
LANDSCAPE PLANTING DETAILS & SPECS

UNIT NO.
DATE: 01/23/2023
SCALE: 1" = 20'
DRAWN BY: EMS

REGISTERED LANDSCAPE ARCHITECT · ERIC M. SHERLEY · 3587 · STATE OF TEXAS
01-23-2023

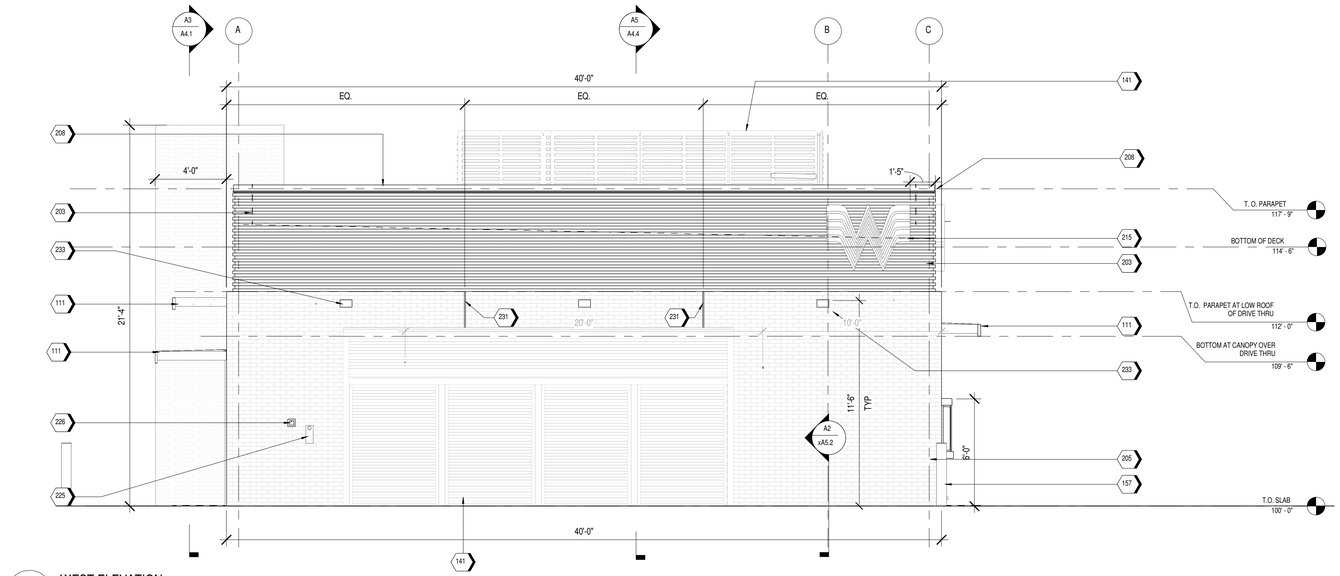
EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

SHEET NO:
LP-2

WHATABURGER

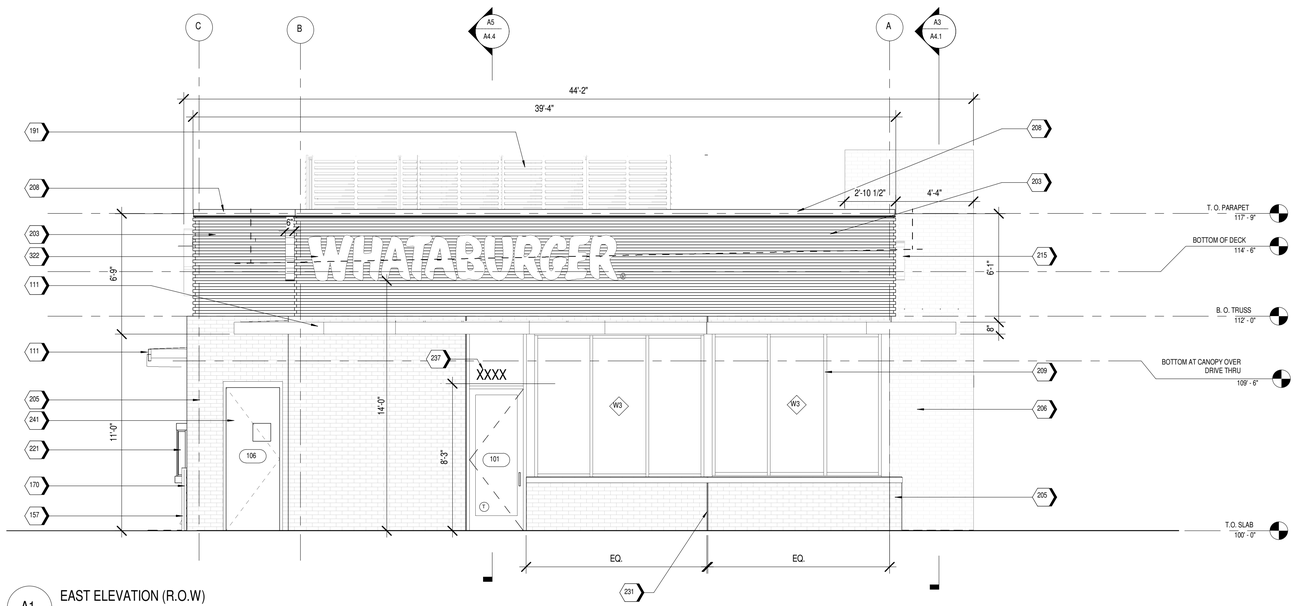
60% REVIEW

Date: Jan 23, 2023, 9:26am User ID: ekhep
File: C:\Users\ekhep\DDS Dropbox\DDS - Shared\2022\Whataburger\Whataburger - Sherman TX\Whataburger Sherman 2023-01-23 LP.dwg



A2 WEST ELEVATION

1/4" = 1'-0"



A1 EAST ELEVATION (R.O.W)

1/4" = 1'-0"

KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
157	PIPE BOLLARDS: IDEAL SHIELD. RE: SPECIFICATIONS. 402 GRAY, PANTONE 402C. RE D3/S5.1
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS. RE:B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
226	STAINLESS STEEL SHIELD W/ 1/2" HOLE THROUGH WALL FOR CO2 PORT
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL

KEYNOTES

237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
241	PAINT (PT-5) EXTERIOR DOORS.
322	WOOD TRUSSES, RE: STRUCTURAL

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

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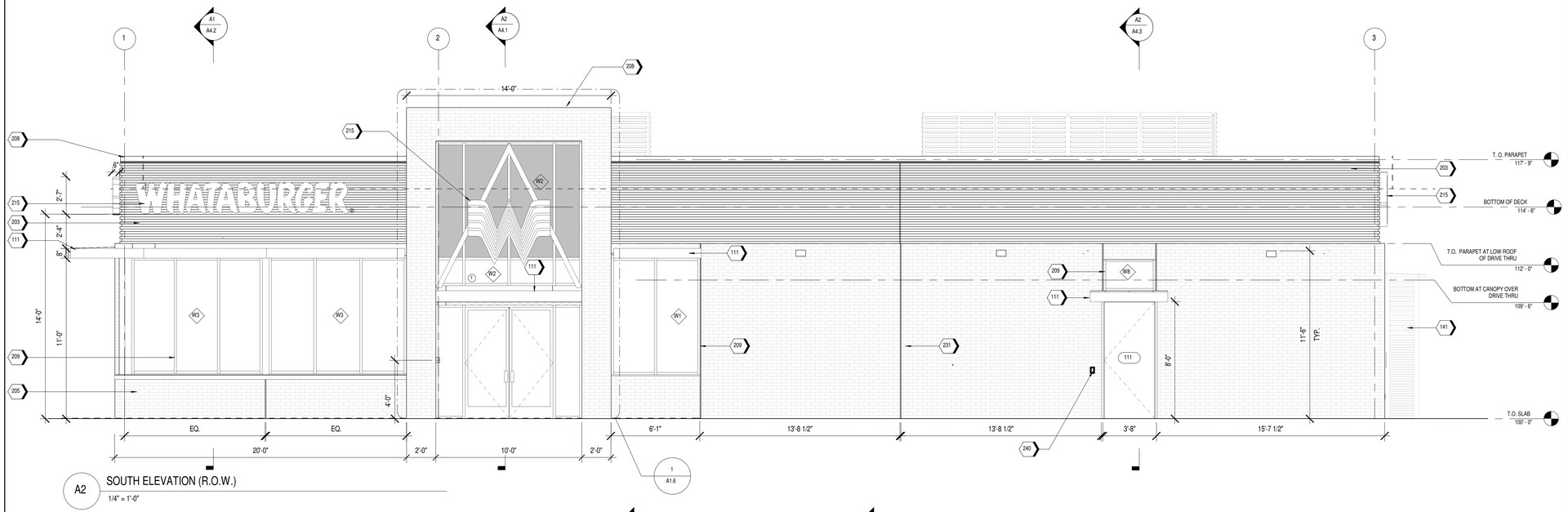
JOB #: 2022064

DATE: xx.xx.xx

SHEET NAME: EXTERIOR ELEVATIONS

SHEET: A2.1



A2 SOUTH ELEVATION (R.O.W.)

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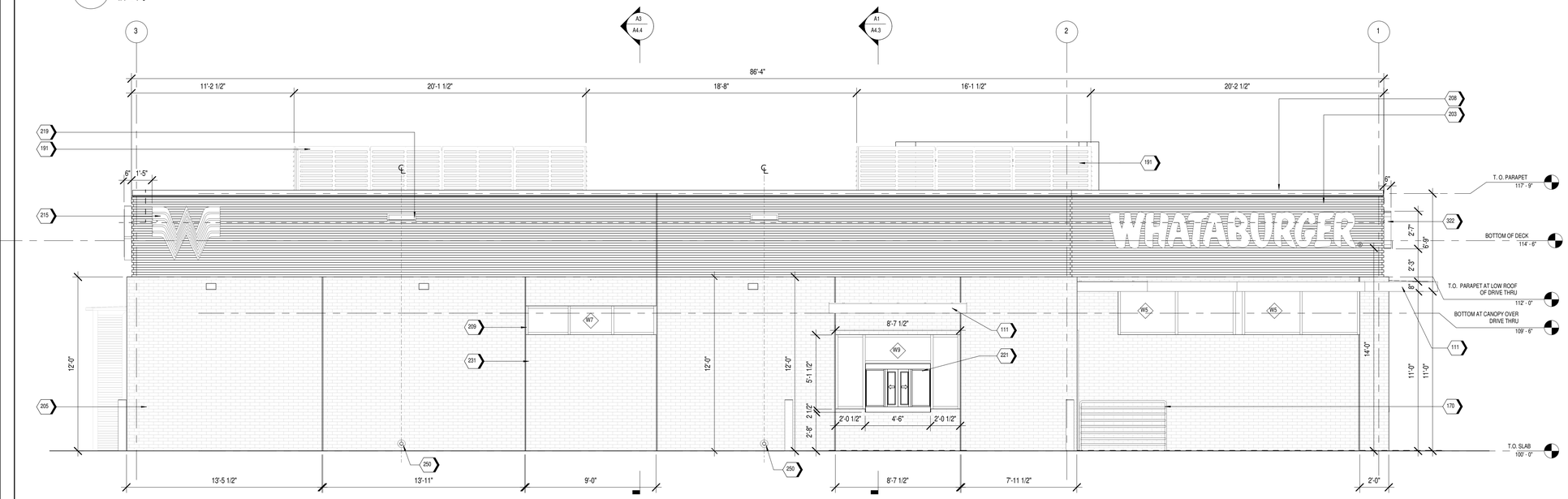

A1 NORTH ELEVATION

1/4" = 1'-0"

KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS. RE:B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
231	MASONRY EXPANSION CONTROL JOINT
240	DOOR BUZZER
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR
322	WOOD TRUSSES, RE: STRUCTURAL

KEYNOTES

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

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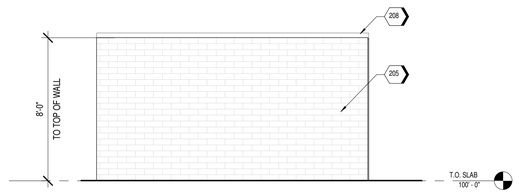
SHEET NAME: EXTERIOR ELEVATIONS

SHEET: A2.2

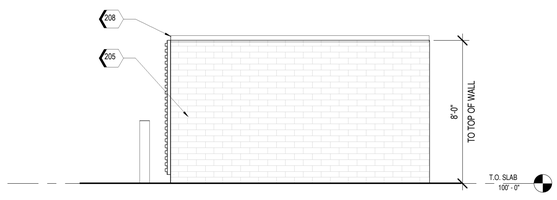
KEYNOTES

157	PIPE BOLLARDS: IDEAL SHIELD. RE: SPECIFICATIONS. 402 GRAY, PANTONE 402C. RE D3/S5.1
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING

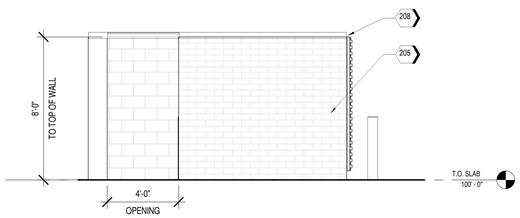
D2 DUMPSTER - ELEVATION @ GATE
1/4" = 1'-0"



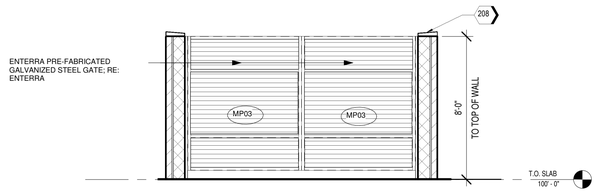
D1 DUMPSTER - ELEVATION @ REAR
SCALE 1/4" = 1'-0"



C1 DUMPSTER - ELEVATION @ RIGHT
SCALE 1/4" = 1'-0"



B1 DUMPSTER - ELEVATION @ SIDE ENTRY
SCALE 1/4" = 1'-0"



A2 DUMPSTER - GATE INSIDE FACE
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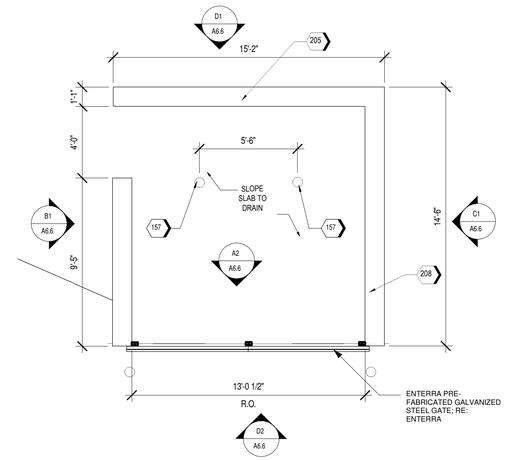

A1 DUMPSTER - ENLARGED
1/4" = 1'-0"

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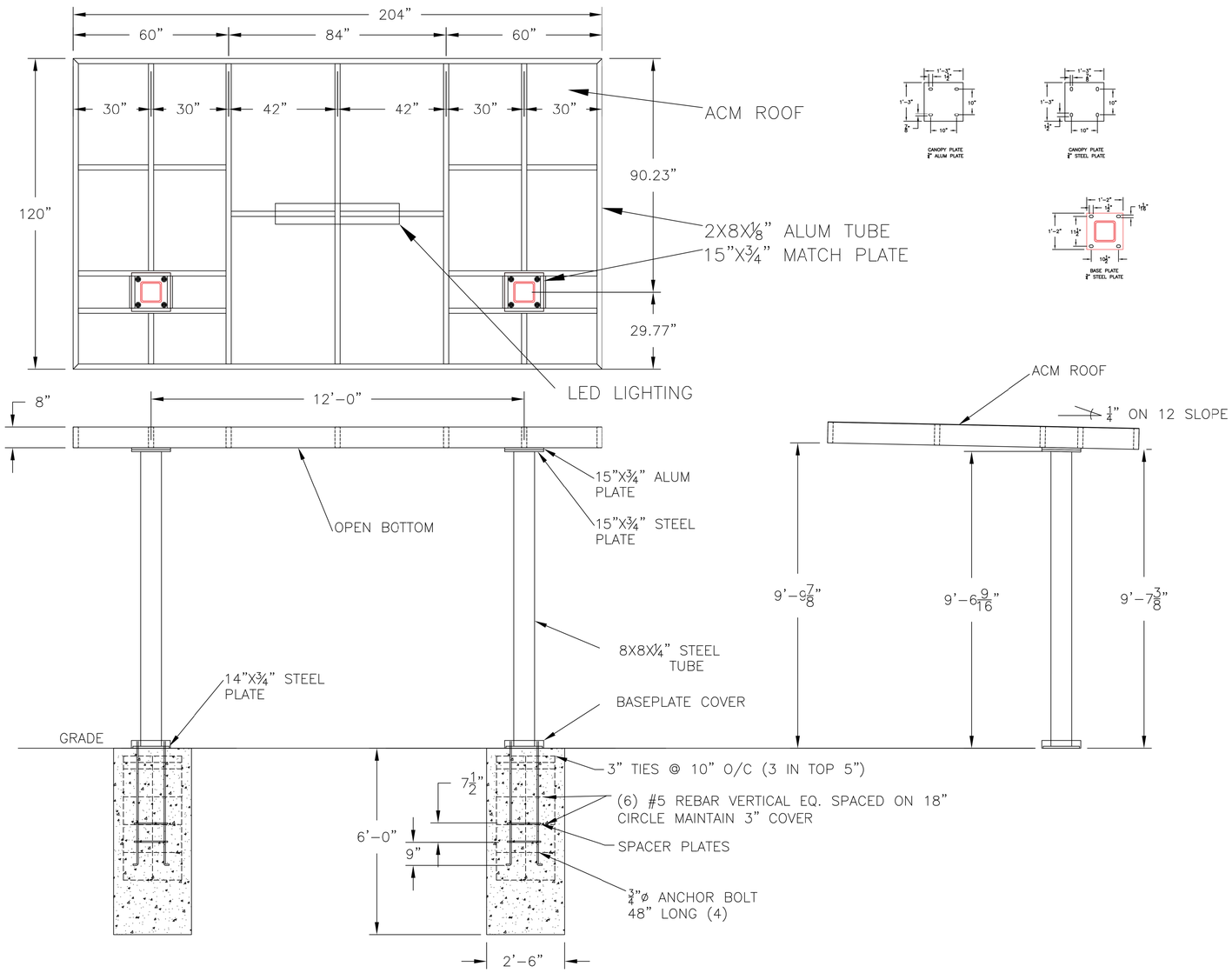
DATE: xx.xx.xx
SHEET NAME: DUMPSTER
SHEET: A6.6



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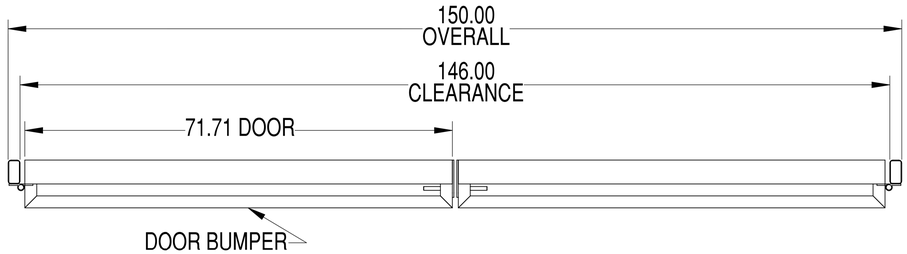
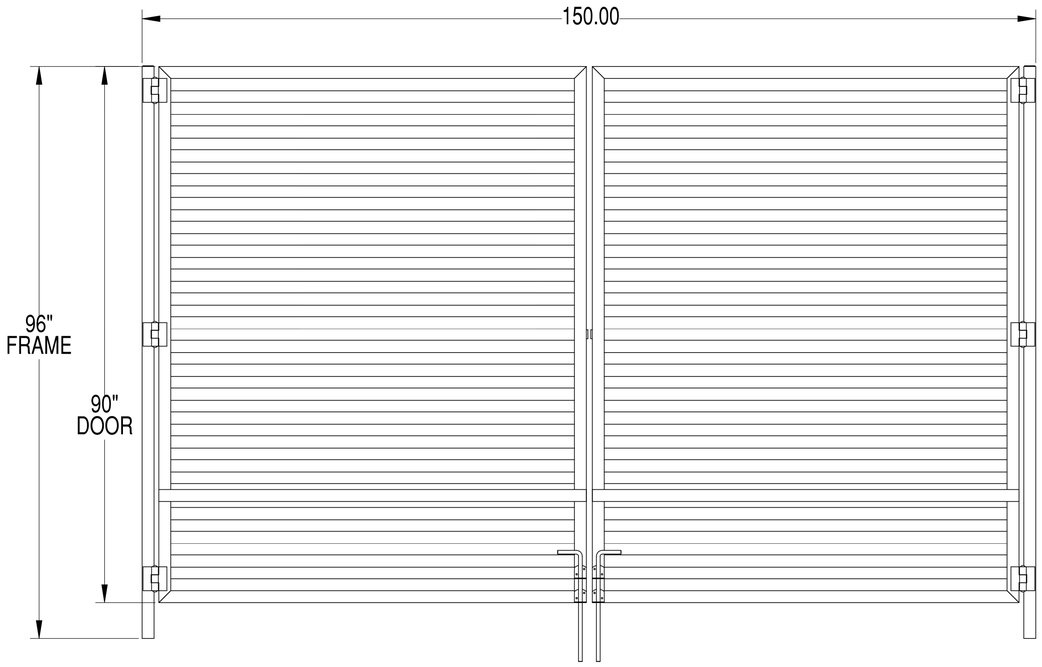
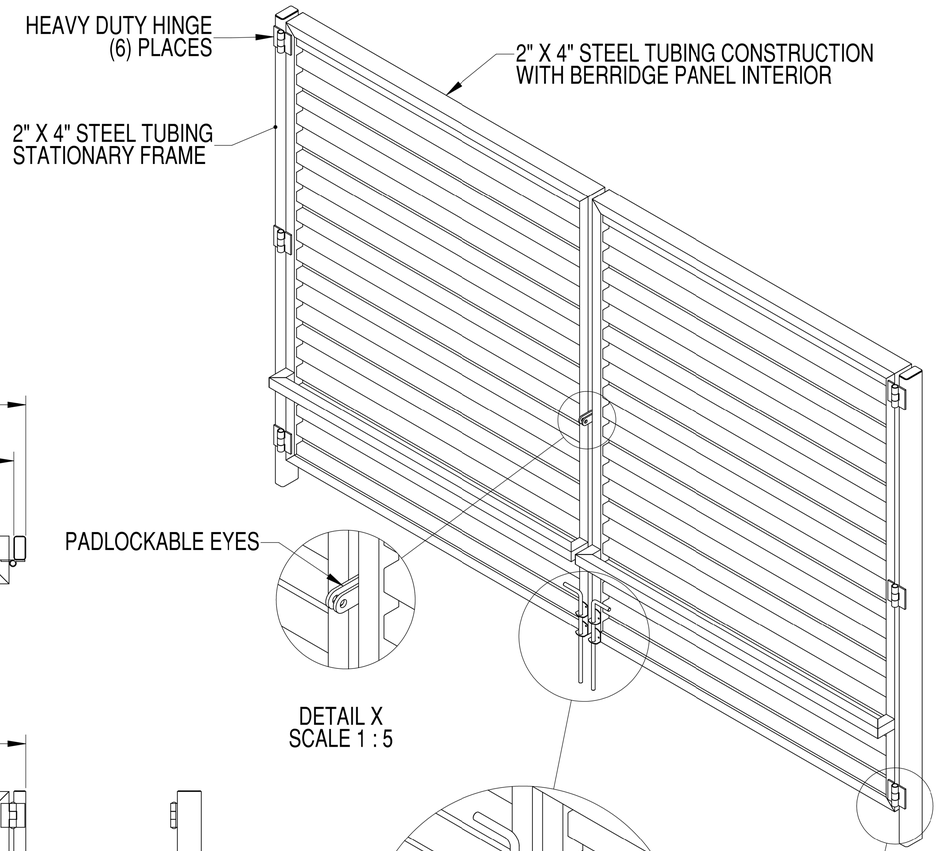
SHEET NAME: DRIVE-THRU CANOPY

SHEET: PF1.05







DETAIL X
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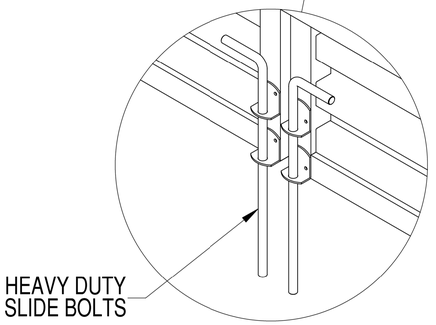
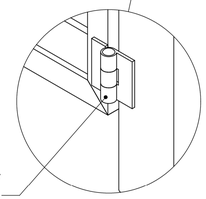


DETAIL Y
SCALE 1 : 5



DETAIL Z
SCALE 1 : 5

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JOB #: 2022064

DATE: xx.xx.xx

SHEET NAME: DUMPSTER GATE

SHEET: PF1.06

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

William Harkinson
4560 Belt Line Rd., Suite 400
Addison, TX 75001

Rouch Architects
1445 Ross Ave.
Dallas, TX 75202

Eagle Surveying
222 South Elm Street
Denton, TX 76201

Whataburger
300 Concord Plaza Dr.
San Antonio, TX 78216

Pape-Dawson Engineers
Kevin Murphy
201 Main St., Ste 901
Ft. Worth, TX 76102

Evergreen Design Group
15455 Dallas Pkwy., Ste 600
Addison, TX 75001

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.03.007(7) to allow a 35.2' rear setback for a Canopy Enclosure; and a 16.4' side setback for a Canopy Enclosure in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District and Site Plan of Whataburger Restaurant located at 3010 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Replatting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
7. Require public sidewalk meeting City standard along West Travis Street. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
9. Wastewater main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
11. Three Party Agreement required for Public Infrastructure.
12. Proof of Cross Access Easement on property West of subject property to be provided to City of Sherman Engineering Department.
13. Fire Lane to be removed from 30' Fire Lane and Cross Access Easement.
14. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
15. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 02/21/2023

Prepared by: Lauren Marlow, Administrative Assistant

Rob Rae, Director of Development Services

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

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET

The request of Seraj Ali (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1802 East Houston Street, consisting of Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows:

Planning and Zoning Commission

Temporary Use Permit and Site Plan approval under Section 14.06.008 to allow a Snow Cone Stand in a C-1 (Retail Business) District.

Background:

The property is located at 1802 East Houston Street between South Carr Street and South Burdette Avenue. The owner is requesting a Temporary Use Pemit and Site Plan approval for a Snow Cone Stand.

The following has been approved for this location:

- April 14, 1970 - Zone Change from a R-1 (One Family Residential) District to C-1 (Retail Business) District.
- March 18, 2008 - Temporary Use Permit to allow a snow cone stand.
- February 17, 2009 - Temporary Use Permit to allow a snow cone stand.
- February 16, 2010 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 22, 2011 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 21, 2012 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 19, 2013 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 18, 2014 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District

- February 17, 2015 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 16, 2016 -Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- February 19, 2019 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- March 17, 2020 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District
- March 16, 2021 - Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District

Adjacent Zoning:

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

Origination:

Seraj Ali (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

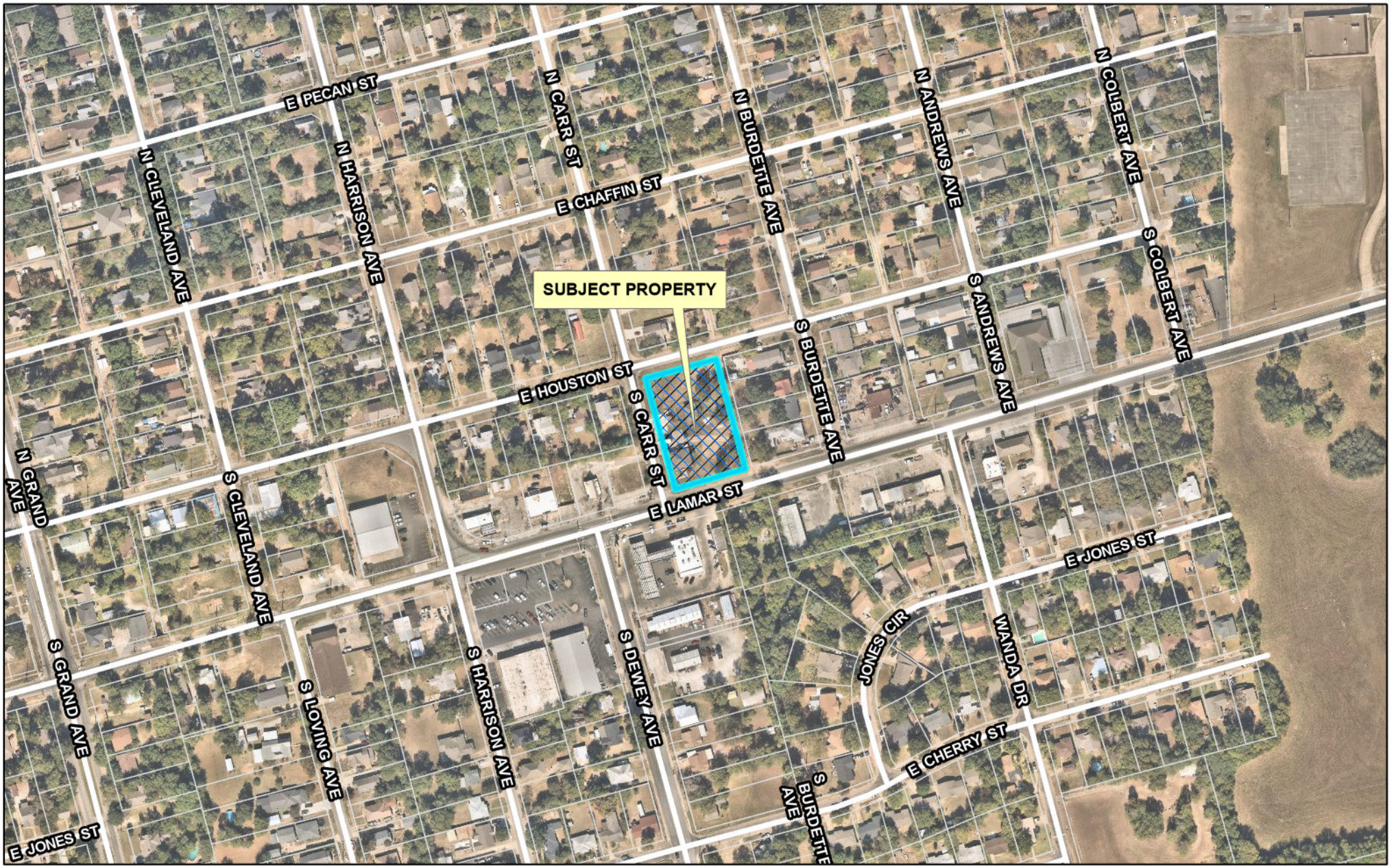
0

Development Review Meeting:

No

Attachments

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1802 E. HOUSTON ST.

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W E
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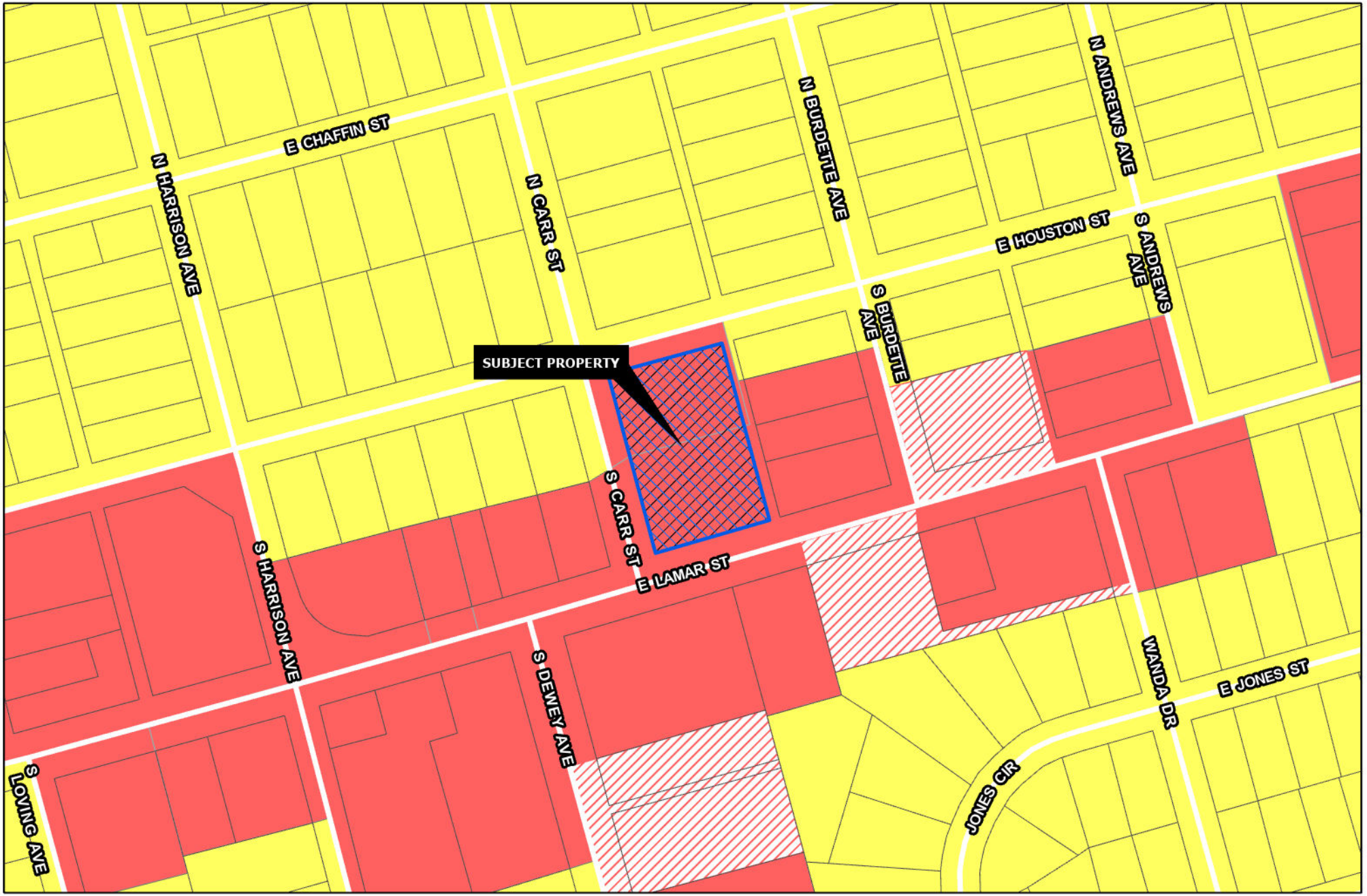
Date: 2/2/2023 12:41 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

1802 E. HOUSTON ST.

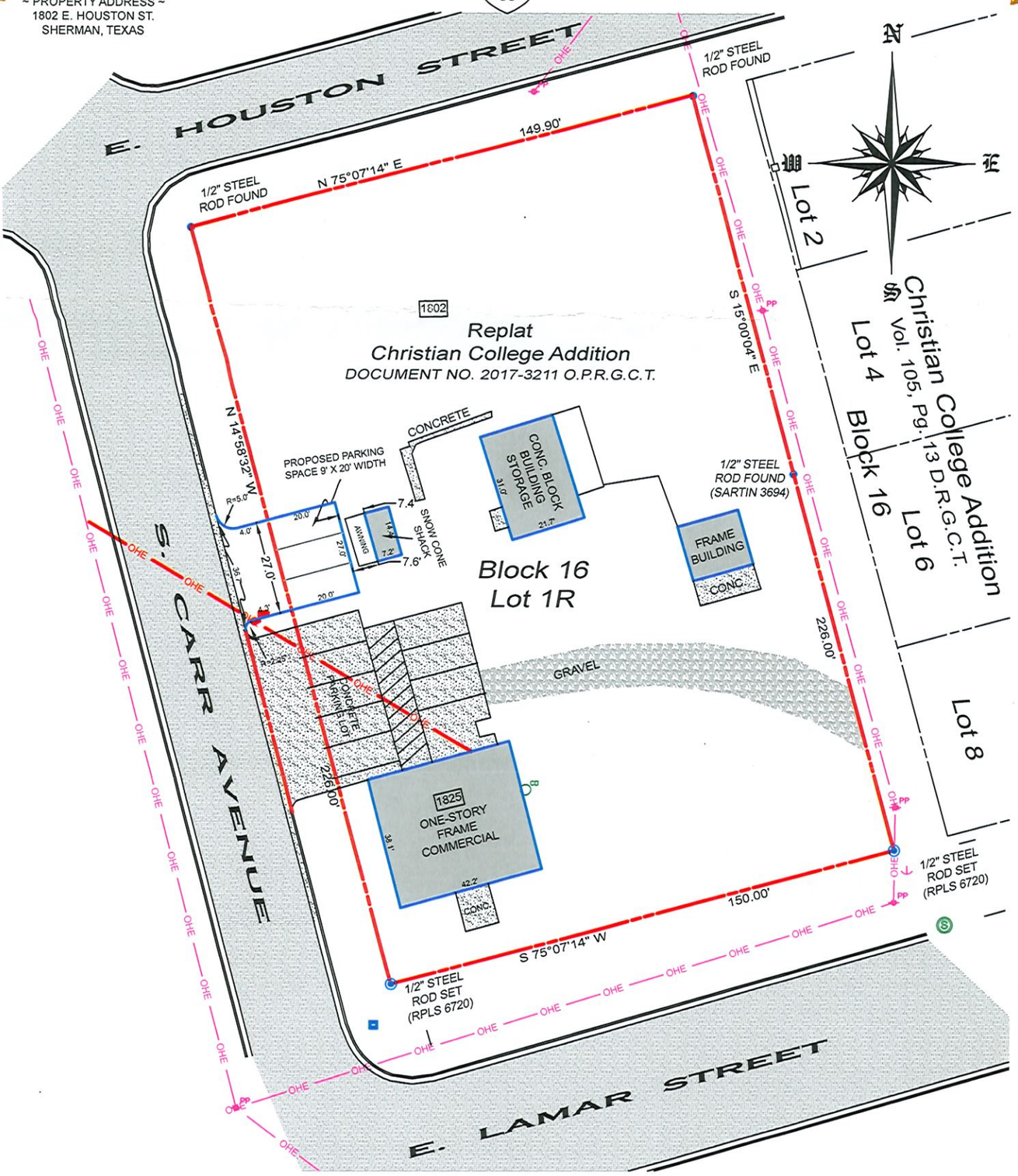
N
W E
S

Date: 2/2/2023 12:52 PM

2/9/2023

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF TEMPORARY USE PERMIT REQUEST
PROJECT #: 23-000301
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
FLUFFY CONES SHERMAN
K ABOUT OUR NEW...
MEXICAN
AGUA FRESCA
JAMAICA
PEPINO-LIMON
FRESA
HORCHATA
MANGO
MELON
TAMARINDO
PIÑA
FLAVORS

~ PROPERTY ADDRESS ~
1802 E. HOUSTON ST.
SHERMAN, TEXAS



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

Legend

- CO — SEWER CLEANOUT
- PP — POWER POLE
- BOUNDARY LINE / EDGE OF CONCRETE
- ASPHALT
- GRAVEL
- CONCRETE

0 40 80

SCALE ~ 1" = 40'

Copyright © 2022
Copley Land Surveying, Inc.
All rights reserved.

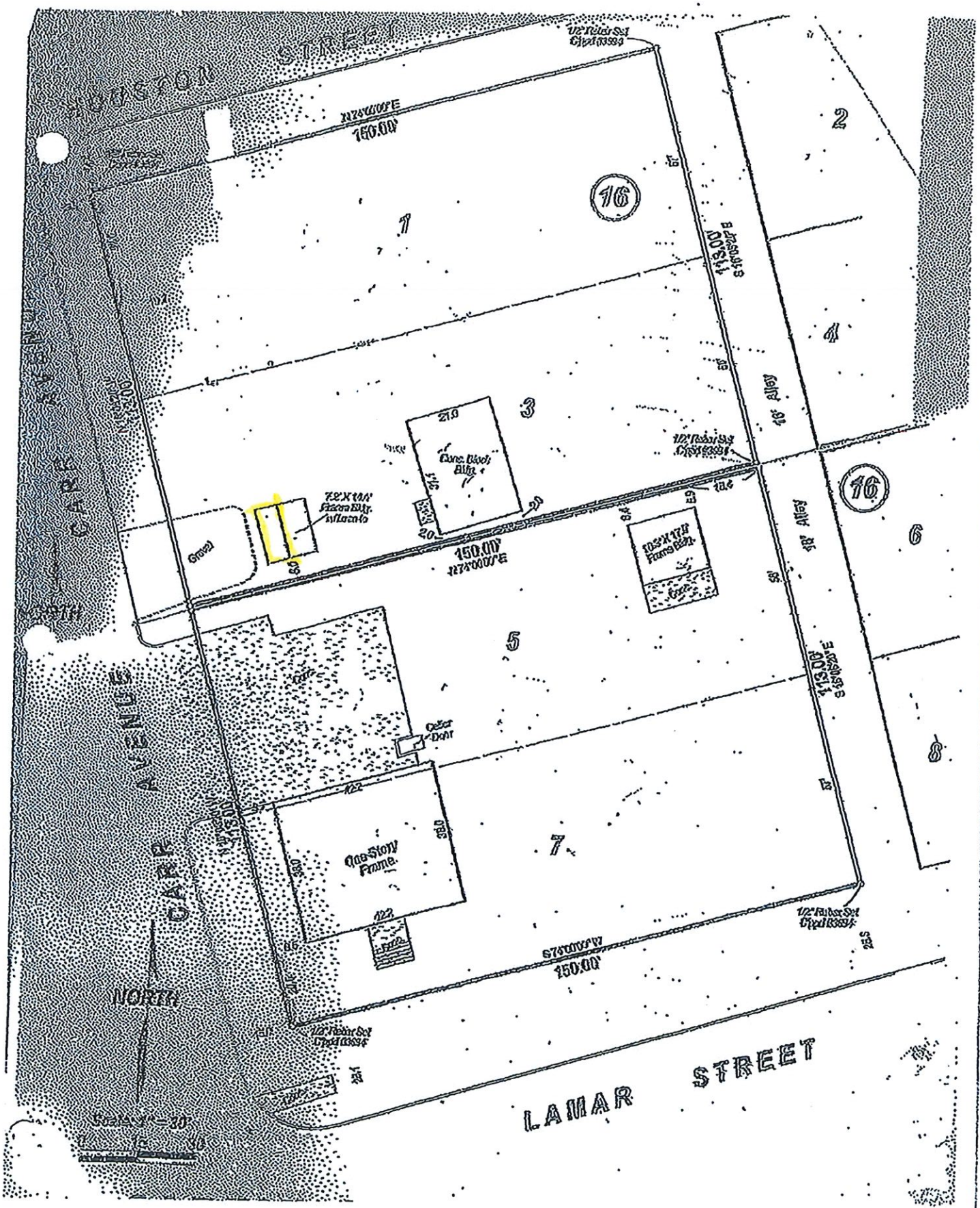
Site Plan
Lot 1R, Block 16
Replat of Christian College Addition
Sherman, Texas

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

DATE OF SURVEY: 4/14/2022

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

CLS Job# 22040196site plan2


HOUSTON STREET
CARR AVENUE
CARR AVENUE
NORTH
LAMAR STREET
150.00'
113.00'
16' Alley
18' Alley
Gravel
Cone Block Bldg.
Cellar Door
One Story Frame
1
2
3
4
5
6
7
8
16
16

1802 E Houston

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Seraj Ali
1113 Lakota Pl
Carrolton, TX 75010

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

Dear Applicants,

The request of Temporary Use Permit and Site Plan approval under Section 14.06.008 to allow a Snow Cone Stand in a C-1 (Retail Business) District located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Required parking or driveways must be paved concrete or asphalt. Additional parking above the required parking may be constructed with a pervious material as approved by the Director of Engineering.
4. The approval of a Temporary Use Permit and Site Plan shall be effective for a period of six (6) months from the date of the issued Certificate of Occupancy, at the end of which time the Temporary Use Permit and Site Plan shall expire.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

2900-3200 BLOCKS NORTH HICKORY STREET

The request of Jerome Hill, AJH Enterprises, Ltd (Owners), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying, Inc.(Surveyor) concerning the property located in the 2900-3200 Blocks North Hickory Street, consisting of 48.292 acres in the J.B.McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2900-3200 Blocks North Hickory Street between West US Highway 82 and Oxford Drive. The owner is requesting a Zone Change from a R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District.

Adjacent Zoning:

MF-30 (Multi-Family Residential) District
R-6 (Single-Family Residential) District

Origination:

Jerome Hill, AJH Enterprises, Ltd (Owners)
Bryan Weisgerber (Representative)
Underwood Drafting & Surveying, Inc.(Surveyor)

Master Plan Designation:

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

Number of notices mailed:

60

Objections Received:

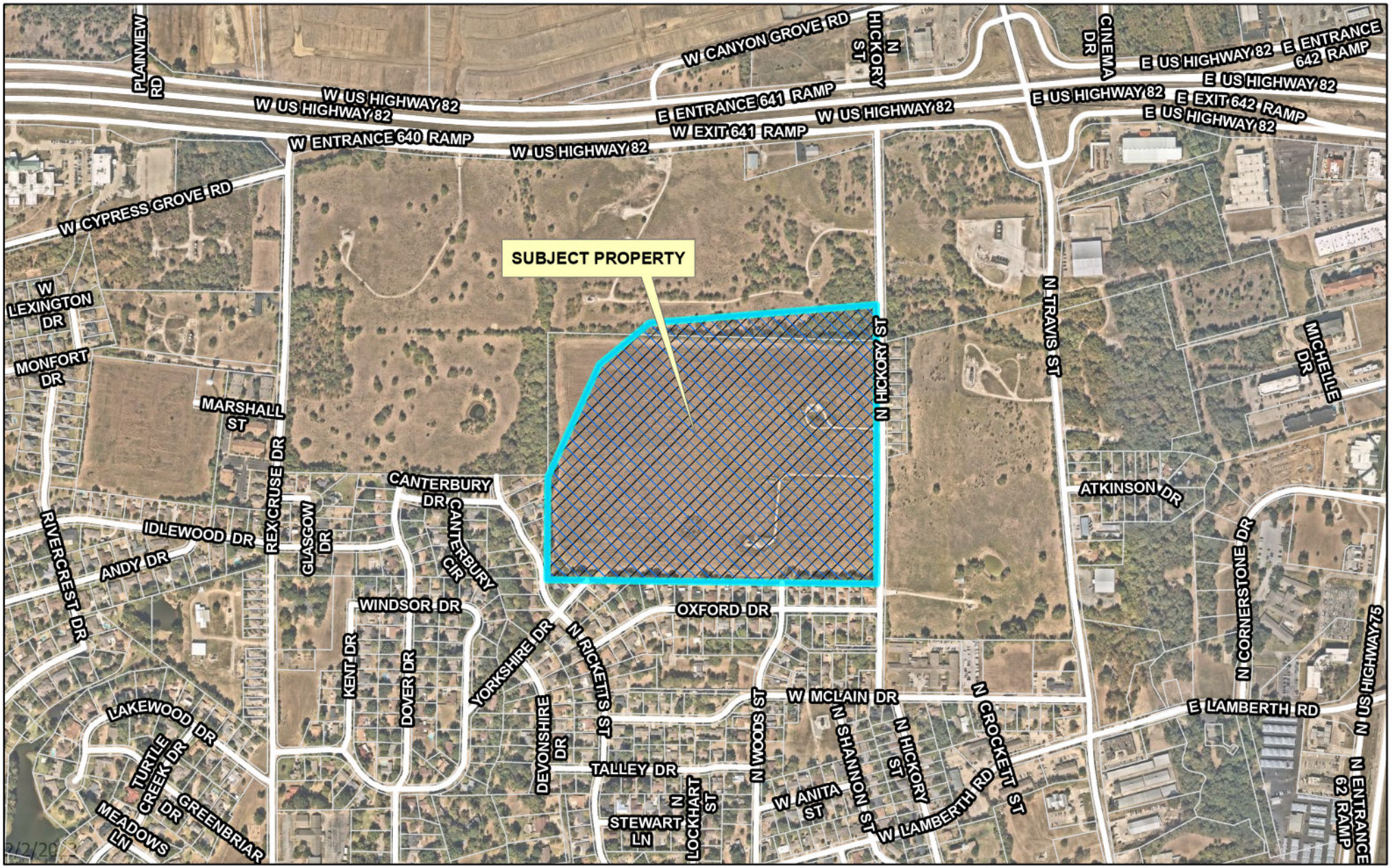
2

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
FLUM
Survey
Narrative
Zoning Exhibit
Opposition Letter
Opposition Letter
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2900-3200 N. HARRISON ST.

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W E
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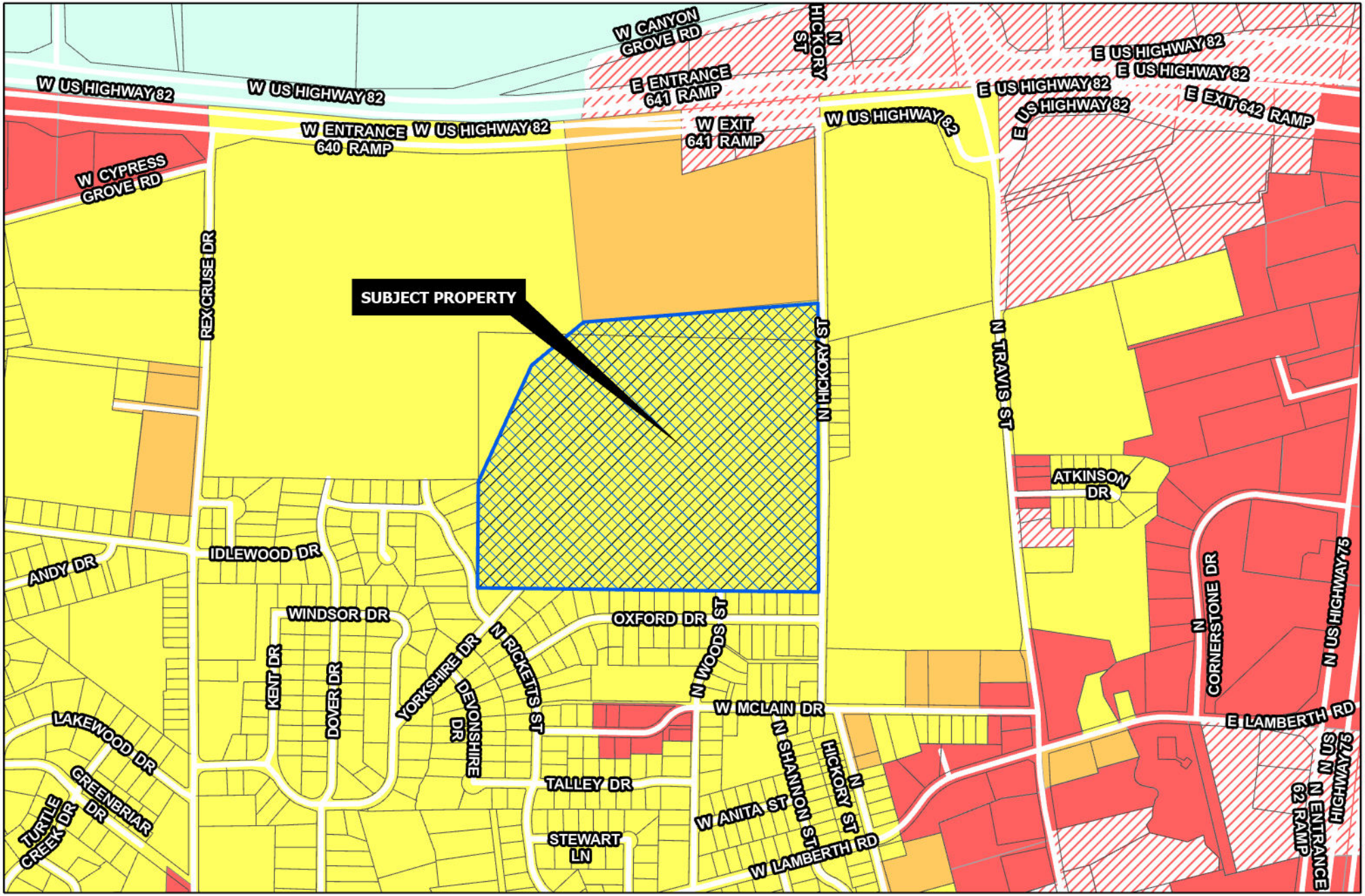
Date: 2/2/2023 4:22 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN

2900-3200 BLKS. N. HICKORY ST.

N W E S

Date: 2/2/2023 4:26 PM

07-Feb-2023 12:50
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181° S
2826–3268 N Hickory St
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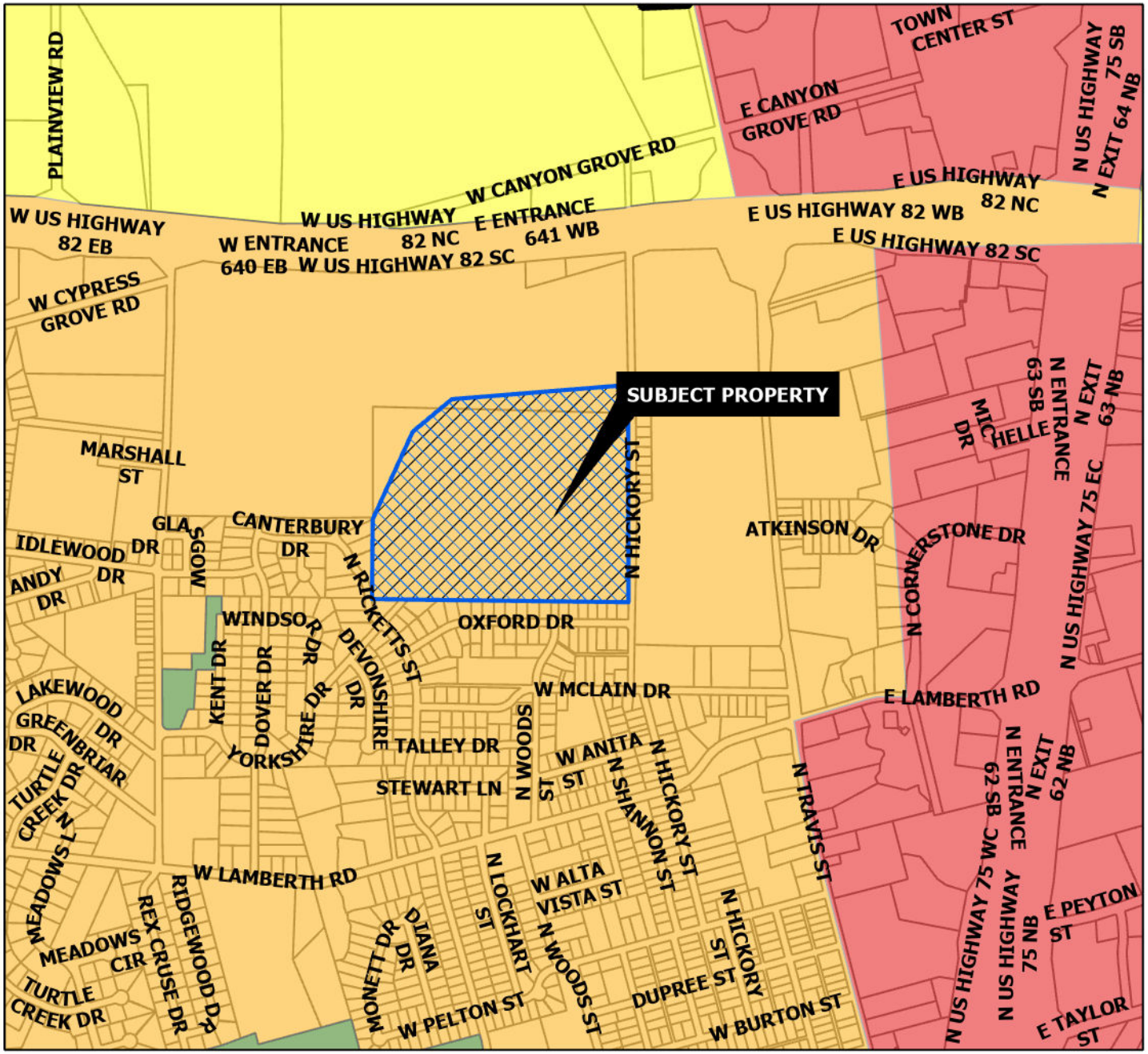


CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

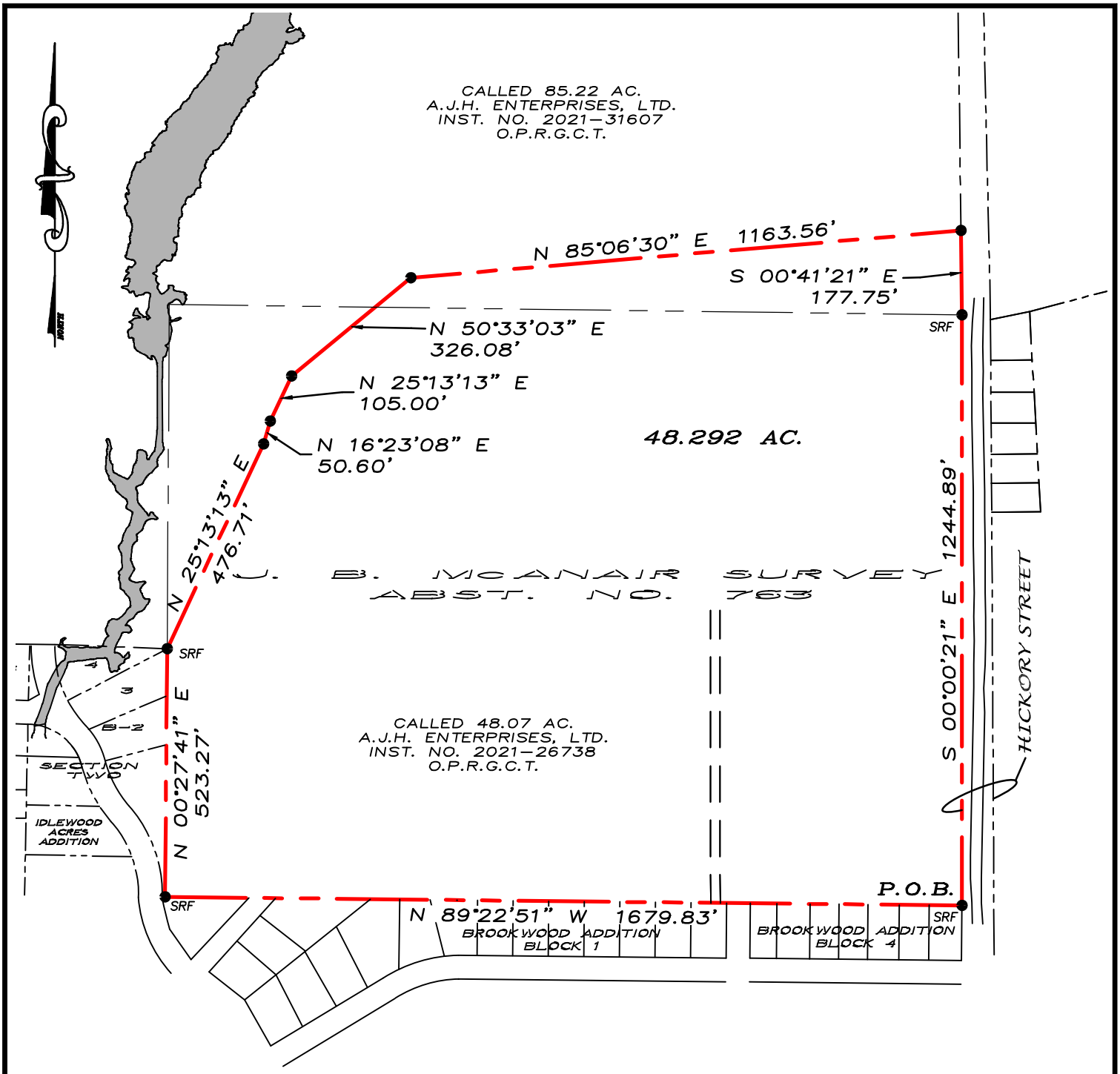
Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
2900-3200 BLKS N. HICKORY ST.

N W E S

Date: 2/3/2023 2:31 PM



PAGE 1 OF 2

JOB NO. 22050582 RZ

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

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
FIRM NO. 10006300

J.B. MCANAIR SURVEY
ABSTRACT NO. 763

CITY OF SHERMAN
GRAYSON COUNTY, TX

UNDERWOOD

DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75023
(903) 465-2351 FAX: (903) 465-2352

DATE:	01/24/23
DRAWN BY:	BH
APPROVED BY:	DWU
SCALE:	1" = 300'

REZONING
AJH ENTERPRISES, LTD
PART OF 48.07 AC. & 85.22 AC.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a part of a called 85.22 acre tract of land described in the deed to A.J.H. Enterprises, LTD., recorded in Instrument No. 2021–31607, Official Public Records, Grayson County, Texas, and part of a called 48.07 acre tract of land described in the deed to A.J.H. Enterprises, LTD., recorded in Instrument No. 2021–26738, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the southeast corner of said 48.07 acre tract, and on the westerly right–of–way line of Hickory Street;

Thence North 89°22'51" West, with the southerly line of said 48.07 acre tract, a distance of 1679.83 feet to a 1/2" steel rod previously set for the southwest corner of said 48.07 acre tract;

Thence North 00°27'41" East, with the westerly line of said 48.07 acre tract, a distance of 523.27 feet to a 1/2" steel rod previously set for the southern–most southeast corner of aforesaid 85.22 acre tract;

Thence North 25°13'13" East, crossing said 48.07 acre tract, a distance of 476.71 feet to a point;

Thence North 16°23'08" East, continuing across said 48.07 acre tract, a distance of 50.60 feet to a point;

Thence North 25°13'13" East, continuing across said 48.07 acre tract, a distance of 105.00 feet to a point;

Thence North 50°33'03" East, continuing across said 48.07 acre tract, and crossing aforesaid 85.22 acre tract, a distance of 326.08 feet to a point;

Thence North 85°06'30" East, continuing across said 85.22 acre tract, a distance of 1163.56 feet to a point, and on an easterly line of said 85.22 acre tract, and on the westerly right–of–way line of aforesaid Hickory Street;

Thence South 00°41'21" East, with an easterly line of said 85.22 acre tract, and with the westerly right–of–way line of said Hickory Street, a distance of 177.75 feet to a 1/2" steel rod previously set for the eastern–most southeast corner of said 85.22 acre tract, common to the northeast corner of aforesaid 48.07 acre tract;

Thence South 00°00'21" East, with the easterly line of said 48.07 acre tract, and with the westerly right–of–way line of said Hickory Street, a distance of 1244.89 feet to the Point of Beginning and containing 48.292 acres of land, more or less.

JOB NO. 22050582 RZ

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

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
FIRM NO. 10006300

J.B. MCANAIR SURVEY
ABSTRACT NO. 763

CITY OF SHERMAN
GRAYSON COUNTY, TX

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75023
(903) 465–2351 FAX: (903) 465–2352

DATE:	01/24/23
DRAWN BY:	BH
APPROVED BY:	DWU
SCALE:	1" = 300'

REZONING
AJH ENTERPRISES, LTD
PART OF 48.07 AC. & 85.22 AC.

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

January 25, 2023

City of Sherman
Planning Department
220 W. Mulberry
Sherman, Texas 75091

Attn: Mr. Rob Rae, Director of Development Services

Re: The Hills of Sherman Rezoning

Dear Mr. Rae:

My client, AJH Enterprises, LTD. has purchased approximately 133 acres along the south side of US 81, between Rex Cruse Drive and Hickory Street in Sherman. The owner's intent is to develop approximately 48 acres of the property as R-5 (single family zoning) district. The current property is zoned as R-6 and will require a rezone to R-5. The subject property had a preliminary plat (The Hills of Sherman) submitted last May. It is our goal to change direction from a patio home (PH) specific use permit and comply with the city's recently updated zoning district R-5. We would appreciate your assistance and support in this rezoning process. Project details are listed below:

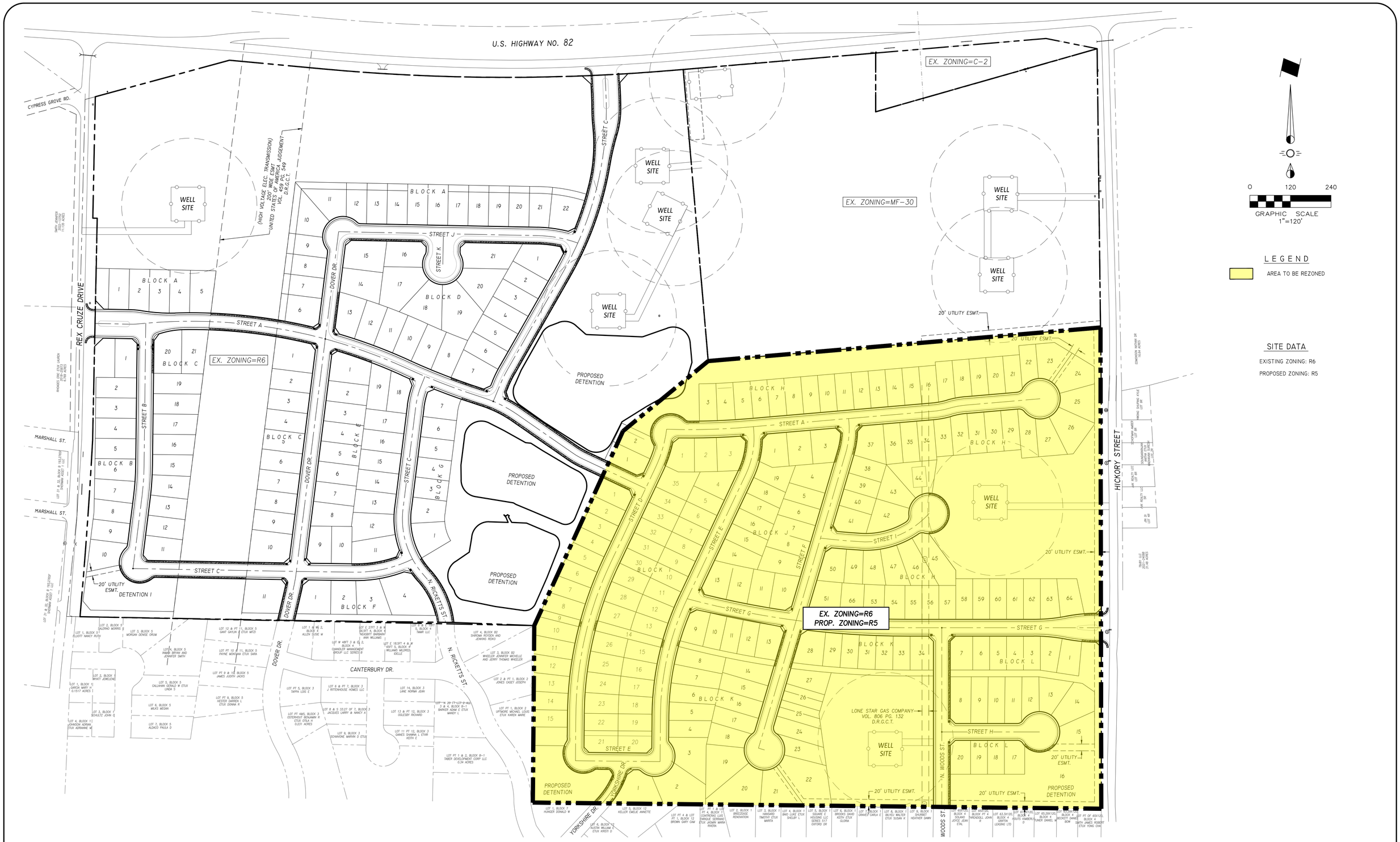
- 48 acres
- Existing zoning is R-6
- Rezone to R-5

Thank you in advance for your consideration of this rezoning request. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

Bryan Weisgerber, P.E.
Project Manager



Issue Dates:	Revision & Date:
1 01/25/23	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=120'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYAN J. WEISGERBER, P.E. NO. 126777 ON 01/25/23. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ZONING EXHIBIT

THE HILLS OF SHERMAN

Azim Hill LLC

CITY OF SHERMAN, TEXAS

Sheet No. ZE

Project No. 22032

THE HILLS OF SHERMAN

received
2-14-23 1:09pm KT

Karen Slater

2810 Devonshire Dr

Sherman, TX 75020

February 14, 2023

Re: submission for Public Hearing regarding request to change zoning from R-6 to R-5; Jerome Hill, AJH Enterprises, Bryan Weisgerber and Underwood Drafting & Surveying regarding 2900-3200 Blocks of North Hickory St, 48.292 acres

Planning& Zoning

PO Box 1106

Sherman, TX 75091

planning@cityofsherman.com

To Whom It May Concern:

Please consider this letter my formal opposition to the above request to change zoning. I live in the direct path of the storm water flow of the above mentioned property. I have attached a video of the current flow of a gentle rain occurring this very morning. The video is from my back yard's view of the current storm drain. As you can see, even a gentle rain causes quite a flow behind my home.

I have very serious flooding concerns associated with the proposed housing development. There does not seem to be adequate planning for the additional storm water problems that will be caused by this development.

The current drainage culvert behind my home is already inadequate. My driveway and garage flood on a regular basis. This proposal is unacceptable unless it includes major storm water planning. Please consider our beautiful, long-established neighborhood as you plan for growth in our area.

I appreciate your consideration.

/s/ Karen Slater

Turner, Kerri

From:	Sunday, February 12, 2023 4:11 PM
Sent:	Planning
To:	
Cc:	Donor Jo Etta Penn
Subject:	Letter to Sherman PZ
Attachments:	Letter to Sherman PZ.docx

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Donor D. Penn
2810 Yorkshire Dr.
Sherman, Texas 75092

February 12, 2023

Re: Submission for Public Hearing regarding request to change zoning from R-6 to R-5; Jerome Hill, AJH Enterprises, Bryan Weisgerber and Underwood Drafting & Surveying regarding 2900-3200 Blocks North Hickory Street, 48.292 acres

Planning & Zoning Via email planning@cityofsherman.com
P.O. Box 1106
Sherman, Texas 75091

Members of the Planning and Zoning Commission
Members of the Board of Adjustment

I write in opposition to re-zoning and construction that does not provide adequate protection from stormwater flooding. We have lived at 2810 Yorkshire Drive for more than 50 years. The city made mistakes in allowing recent development around our neighborhood without adequate stormwater planning that has caused flooding events to become much more frequent in the past few years.

The water flow from the acreage under consideration (as well as tracts that might follow) will reduce water absorption and thereby create additional runoff. The runoff will flow to the culvert under Yorkshire Drive between Devonshire Drive and Windsor Drive.

That culvert has limited capacity. Recent property development north and northeast of the intersection of North Ricketts Street and Yorkshire Drive has caused water to backup and overflow onto properties' back yards on Yorkshire Drive and Windsor Drive. It has also caused flooding into the garage of the house at 2810 Devonshire Drive.

Stormwater from the subject property needs to be either redirected to the stream bed that runs east of North Travis and flows south into larger culverts. The stormwater might also be captured and stored on the subject property with either a retention basis or a detention basin to moderate the flow rate downstream as it is redirected to the stream bed on the east side of North Travis.

The zoning change request will increase the development density and create higher water runoff rates and volumes if allowed as requested. The request must be denied as submitted and only considered once adequate stormwater runoff planning has occurred.

This letter is in response to your February 2 letter to me and reflects the comments I would make at the February 21 meeting if I were able to attend that meeting.

Thank you for your consideration.

/s/ Donor D. Penn

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

AJH Enterprises, Ltd
Jerome Hill
151 Player Circle, Second Floor
Southlake, TX 76092

Bryan Weisgerber
1720 Virginia Street
McKinney, TX 75069

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75023

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single-Family Residential) District to an R-5 (Single-Family Residential) District located in the 2900-3200 Blocks North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

6. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004
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 Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

4801 NORTH FM 1417 (HERITAGE PARKWAY)

The request of Brian Previaty (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4801 North FM 1417 (Heritage Parkway) consisting of 5.742 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor, in a C-2 (Retail Business) District.

Background:

The property is located at 4801 North FM 1417 (Heritage Parkway) near the intersection of Plainview Road and North Heritage Parkway. The owner is requesting a Specific Use Permit and Site Plan for a Commercial Amusement Center, Indoor or Outdoor.

Adjacent Zoning:

C-2 (General Commercial) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Brian Previaty (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

No

Attachments

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

---

dlagrone H:\PLANNING\Public Notification KT.aprx

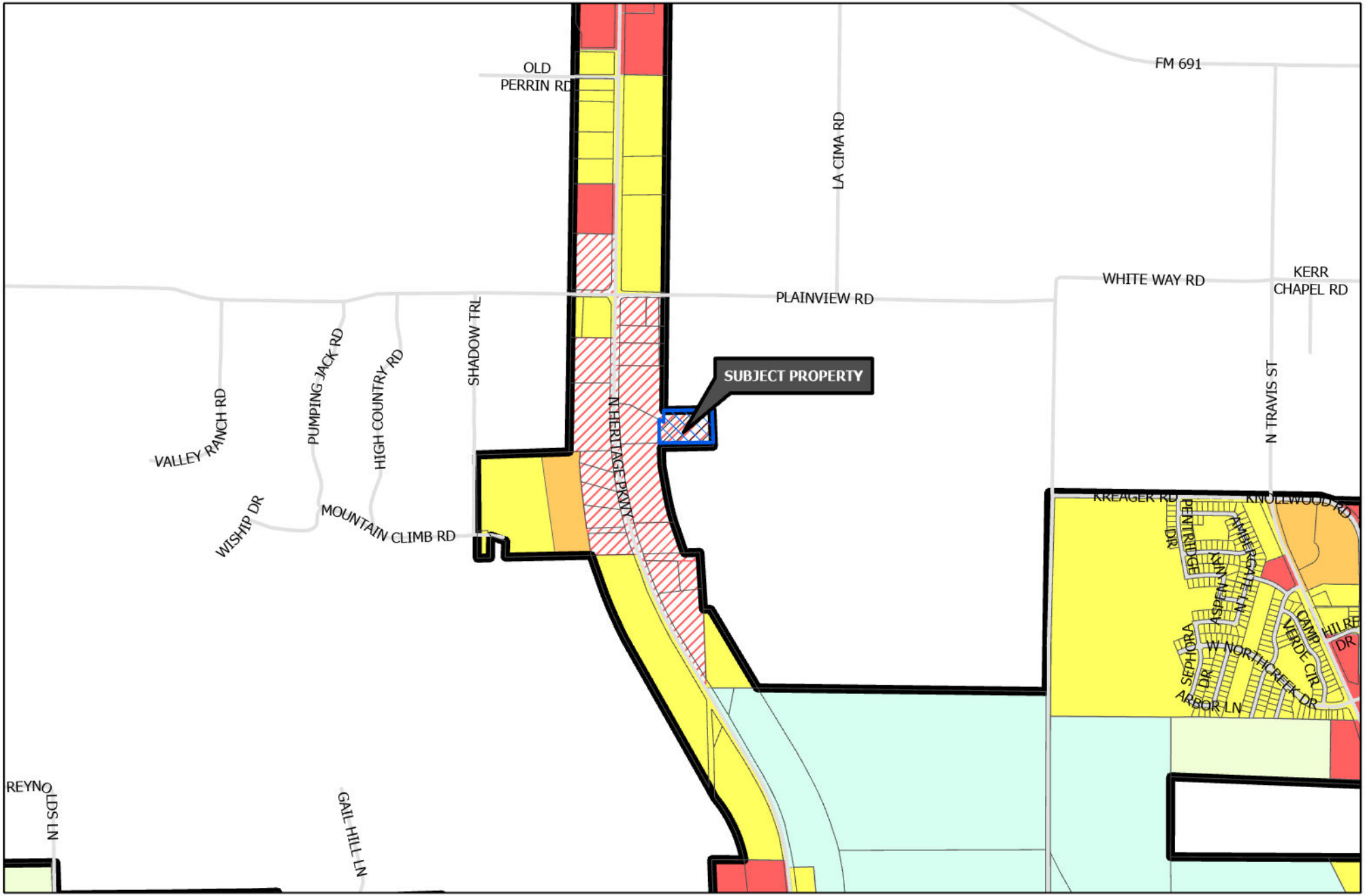
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4801 N. FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 2/9/2023 12:34 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4801 N. FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 2/9/2023 12:34 PM

OR LEASE

PROPERTY SIZE

5.76 ACRES

COMMERCIAL

TWO BUILDINGS

Sherman

CLASSIC TOWN. BROAD HORIZON.

NOTICE OF

SPECIFIC USE

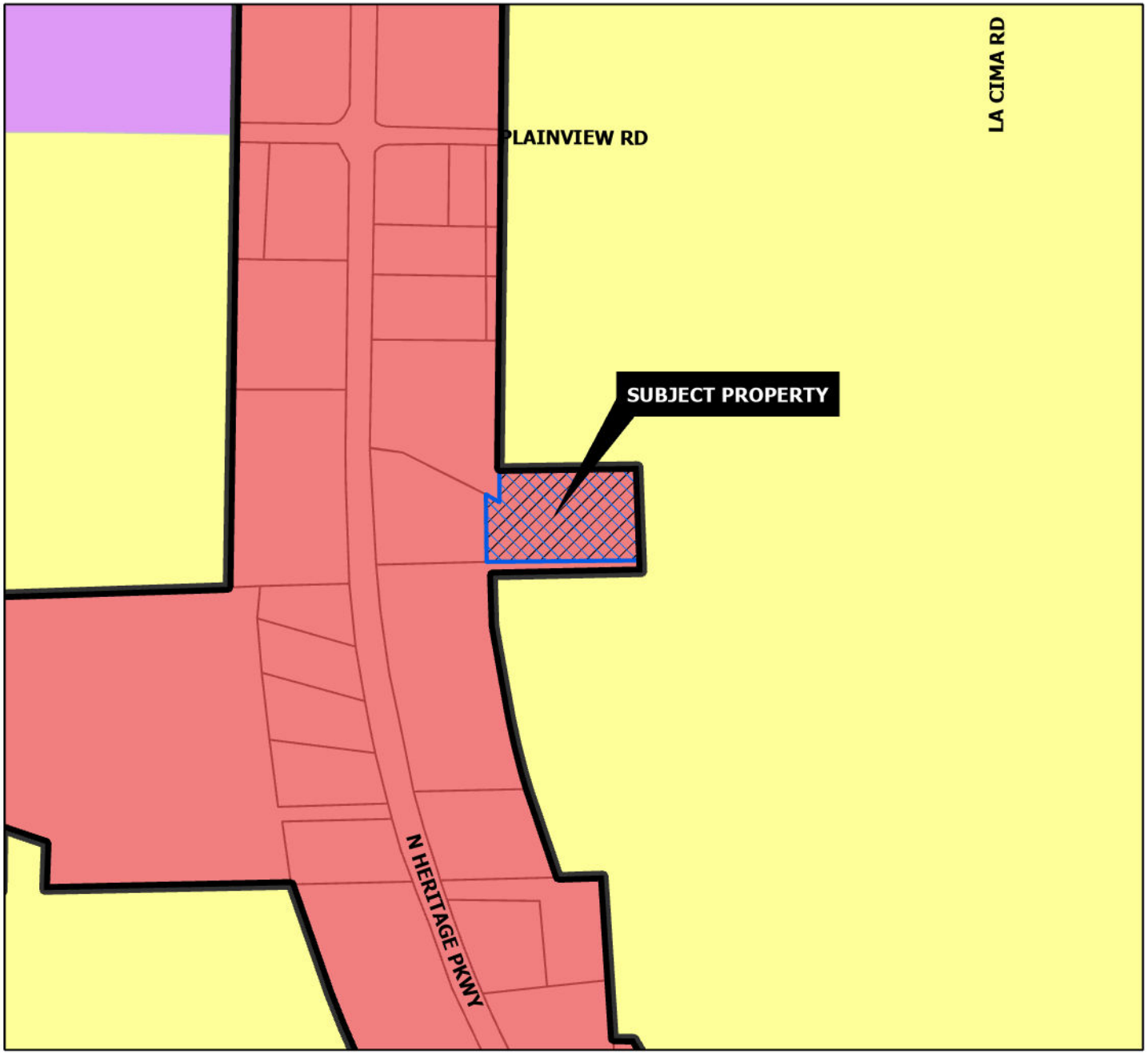
PERMIT REQUEST

PROJECT #: 23-000310

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

OFFICE / SHOWROOM / WAREHOUSE
FULFILLMENT / DISTRIBUTION CENTER

02/09/2023



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4801 N. FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 2/3/2023 1:58 PM

UNDERWOOD

DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION
JOB NO. 15060395

Situated *in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, and being the called 5.763 acre tract of land conveyed from J.T Hall Inc. to George Bentley Dye and Leigh A. Dye by deed of record in Volume 5527, Page 550, 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 line of a 29.392 acre tract of land conveyed to Ted Holdings, Ltd. by deed of record in Volume 3315, Page 380 of said Official Public Records, said rod maintaining the southwest corner of a 1.73 acre tract of land conveyed to Gregory P. McRae by deed of record in Volume 2146, page 145, Real Property Records, Grayson County, Texas, and the southeast corner of said 5.763 acre tract;*

Thence *South 88°39'32" West, along the north line of said 29.392 acre tract, a distance of 670.33 feet to a 1/2" steel rod set for the southeast corner of a 4.240 acre tract of land conveyed to Buss Investments, LLC by deed of record in Volume 4324, Page 836 of said Official Public Records and being the southwest corner of said 5.763 acre tract;*

Thence *North 03°34'18" West, along the East line of said 4.240 acre tract, a distance of 296.81 feet to a 1/2" steel rod found in the south line of a 6.762 acre tract of land conveyed to Wanda K Lawrence by deed of record in Volume 4602, Page 152 of said Official Public Records, said rod maintaining the northeast corner of said 4.240 acre tract and the westerly most northwest corner of said 5.763 acre tract;*

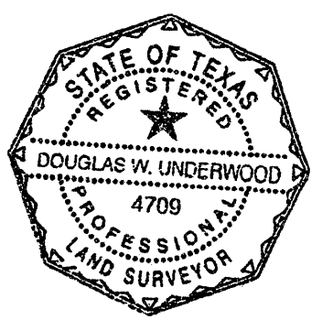
Thence *South 58°15'20" East, along the south line of said 6.762 acre tract, a distance of 75.99 feet to a 3/8" steel rod found maintaining the southeast corner of said 6.762 acre tract said rod being an inside ell corner of said 5.763 acre tract;*

Thence *North 01°18'27" East, along the east line of said 6.762 acre tract, a distance of 120.05 feet to a 1/2" steel rod set for the westerly most northwest corner of said 5.763 acre tract;*

Thence *North 88°39'32" East, along the north line of said 5.763 acre, a distance of 627.44 feet to a 1/2" steel rod found maintaining the northeast corner of said 5.763 acre tract;*

Thence *South 00°54'55" West, along the east line of said 5.763 acre tract passing the northwest corner of said 1.73 acre tract and continuing for a total distance of 375.31 feet to the* ***Point-of-Beginning*** *and containing* ***5.742 acres*** *of land.*

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Date of Survey: 7/13/15

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

JOB NO. 15060395

ALFRED HUME SURVEY
ABSTRACT NO. 522

6.762 AC
TRACT 3
WANDA K. LAWRENCE
VOL. 4602, PAGE 152
O.P.R.G.C.T.

REM. 89.065 AC
GREGORY P. McRAE
PHILLIP J. McRAE
VOL. 1647, PAGE 75
D.R.G.C.T.

SET 1/2" STEEL ROD

N 88°39'32" E 627.44'

FOUND 1/2" STEEL ROD

N 01°18'27" E 120.05'

CONCRETE BLOCK BUILDING 10.2' x 15.2'

TENNIS COURTS

ONE-STORY METAL BUILDING 41.8' 30.0'

ASPHALT DRIVE

FOUND 1/2" STEEL ROD

S 58°15'20" E 75.99'

FOUND 3/8" STEEL ROD

METAL SHED 15.4' x 9.8'

DUMP PAD

CONCRETE

BRICK RESTROOMS 10.6' 10.6'

COVERED CONCRETE

POOL

CONCRETE

FRAME POOL PUMP HOUSE 6.6'

5.742 ACRES

N 03°34'18" W 296.81'

ASPHALT DRIVE

CONCRETE SIDEWALKS

4.240 AC
BUSS INVESTMENTS, LLC
VOL. 4324, PAGE 836
O.P.R.G.C.T.

TWO STORY METAL COMMERCIAL BUILDING 129.4'

TENNIS COURTS

COVERED CONCRETE

LP

TENNIS COURTS

LP

128.0'

1.73 AC
GREGORY P. McRAE
PHILLIP J. McRAE
VOL. 2146, PAGE 145
R.P.R.G.C.T.

S 00°54'55" W 375.31'

ASPHALT DRIVE
<- TO F.M. 1417

S 88°39'32" W 670.33'

P.O.B.
FOUND 1/2" STEEL ROD

SET 1/2" STEEL ROD

29.392 AC
TED HOLDINGS, LTD.
VOL. 3315, PAGE 380
O.P.R.G.C.T.

SCALE
1" = 40'

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

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

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

Copyright ©2015
Underwood Drafting & Surveying, Inc.
All rights reserved.

SEE ATTACHED LEGAL DESCRIPTION

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 7/13/15

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

FOUR SEASONS RACQUET CLUB AT SHERMAN, LLC

4801 N. FM 1417 SHERMAN, TX 75092

PROJECT NARRATIVE

The real property, located at 4801 N. FM 1417, Sherman, Texas, is approximately six acres. It is relatively secluded and many hundreds of feet from any nearby buildings or other businesses. It is self-contained and has its own ample parking.

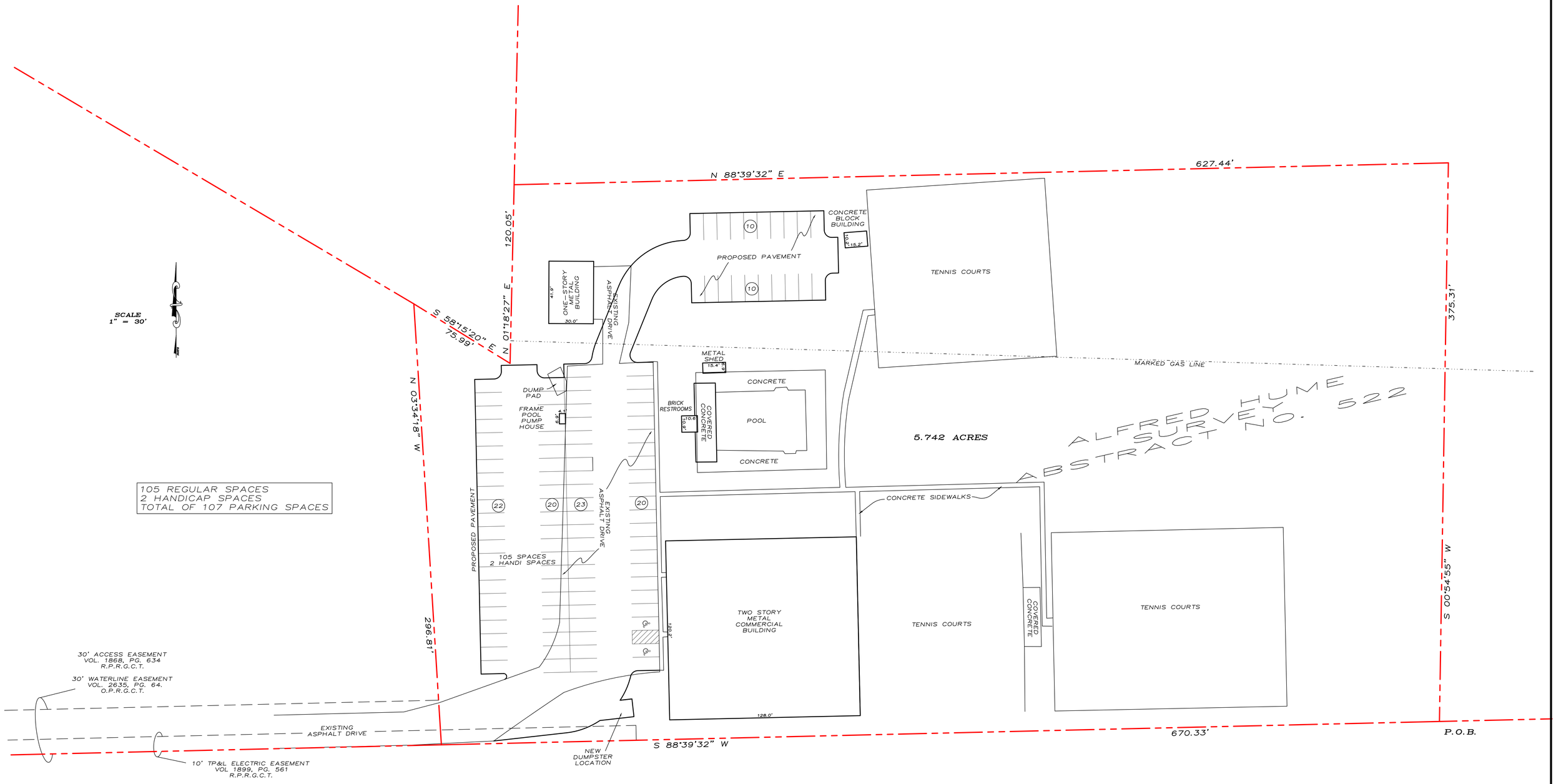
For many years, it was the Four Seasons Tennis and Health Club in Sherman. The Club included seven lighted outdoor tennis courts, two indoor tennis courts, and a swimming pool. It was a facility that the City of Sherman was proud of. Hundreds of families raised their children while playing tennis at Sherman's tennis club.

For the last several years, the facility has been used for warehousing by a cosmetics company. The cosmetics company has left the business and listed the property for sale. On December 12, 2002, Brian Previaty purchased the property.

Mr. Previaty is a tennis enthusiast. His business partner is Mr. Scott Whiteman. Coach Whiteman is a graduate of the prestigious Bollettieri Tennis Academy in Bradenton, Florida. He is a well-known tennis instructor in North Texas. He has coached numerous high-level junior players and high school athletes who received college scholarships. For many years, he has dreamed of opening his own tennis academy, like the Bollettieri Academy.

Mr. Previaty and Coach Whiteman want to return 4801N. FM 1417, Sherman, Texas, to its former glory. Outside, they will restore the seven outdoor tennis courts and the swimming pool. Inside, they will revert the warehouse to two indoor courts that can be used for either tennis or pickleball.

It will be an investment of approximately $2,000,00.00 in the community. By re-establishing the tennis club, the community will have an asset that will pay dividends for decades.



SITE PLAN
5.742 ACRES IN THE
ALFRED HUME SURVEY
ABSTRACT NO 522
GRAYSON COUNTY, TEXAS

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 14, 2023

Brian Previaty
332 Hurricane Creek
Anna, TX 75409

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor, in a C-2 (Retail Business) District located at 4801 North FM 1417 (Heritage Parkway)has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 21, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. 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.
5. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (1)(a)(3))*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 02/21/2023

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

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

Requested Action/Proposed Use:

OTHER BUSINESS

Public Hearing and Consideration of an Ordinance of the City Council of the City of Sherman, Texas, amending Chapter 14 (Zoning Ordinance) of the Code Of Ordinances of the City of Sherman, Texas; adopting regulations pertaining to Property Notification Signs for Amendments to the Zoning Ordinance/District and Administrative Procedures, Variance Procedures, Special Exceptions, Temporary Use Permit (TUP) Application and Review, and Specific Use Permit (SUP) Application and Review to be codified at Articles 14.06.005-009 of the Code of Ordinances; providing for inclusion in the Code of Ordinances; providing repealing and severability clauses; providing a penalty not to exceed $2,000; finding and determining that the meeting at which this ordinance is passed was noticed and is open to the public as required by law.

Background:

Adjacent Zoning:

Not Applicable.

Origination:

City of Sherman

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not required

Objections Received:

0

Attachments

Ordinance
Zoning Sign Criteria

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTIONS 14.06.005 (AMENDMENTS TO THE ZONING ORDINANCE/DISTRICT AND ADMINISTRATIVE PROCEDURES), 14.06.006 (VARIANCE PROCEDURES), 14.06.007 (SPECIAL EXCEPTIONS), 14.06.008 (TEMPORARY USE PERMIT (TUP) APPLICATION AND REVIEW), AND 14.06.009 (SPECIFIC USE PERMIT (SUP) APPLICATION AND REVIEW); PRESCRIBING REGULATIONS RELATING TO PROPERTY NOTIFICATION SIGNS TO PROVIDE INFORMATION TO THE PUBLIC CONCERNING REQUESTS FOR REZONING, VARIANCES, SPECIAL EXCEPTIONS, TEMPORARY USE PERMITS AND SPECIFIC USE PERMITS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinance") for the purpose of prescribing regulations relating to property notification signs to provide information to the public concerning requests for rezoning, variances, special exceptions, temporary use permits and specific use permits ("City" or "Sherman"); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Sections 14.06.005 (Amendments to the Zoning Ordinance/District and Administrative Procedures), 14.06.006 (Variance Procedures), 14.06.007 (Special Exceptions), 14.06.008 (Temporary Use Permit (TUP) Application and Review), and 14.06.009 (Specific Use Permit (SUP) Application and Review) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.06 DEVELOPMENT PROCEDURES**

[1] Additions are underlined and italicized; deletions are evidenced by strikethrough.

…

Sec. 14.06.005 Amendments to the Zoning Ordinance/District and Administrative Procedures

…

(2) Zoning Amendments Process, Public Hearing and Notice.

(a) Zoning District Change.

1. Planning and Zoning Commission Public Hearing Required. Prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application.
2. Written Notice of the Planning and Zoning Commission Public Hearing. Before the tenth (10th) calendar day before the hearing date before the Planning and Zoning Commission, written notice of each public hearing before the Planning and Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved City Tax Roll, of property within two hundred (200) feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.
3. Published Notice of the City Council Public Hearing. Notice of the City Council public hearing shall be given by publication in the official newspaper of the City, stating the time and place of such public hearing, a minimum of fifteen (15) calendar days prior to the date of the public hearing.
4. *Property Notification Signs. Upon the filing of an application to amend the zoning of a tract of land or property under this section, the applicant shall place property notification signs on such lot or tract of land to inform the public of the applicant's request. The property notification signs must be placed on the subject property no later than fourteen (14) days before the first public hearing scheduled to discuss the proposed amendment. The applicant is responsible for the cost, installation, maintenance and removal of the signs. The signs shall be maintained throughout the pendency of the applicant's request and shall be removed within three (3) days after the later of: a) City Council's adoption of the ordinance that rezones the property; b) the Planning and Zoning Commission's denial of the request, unless an appeal to the City Council is made; or c) the City Council's denial of the request or any appeal. The Director of Development Services is authorized to establish additional criteria for the required number, placement, size and content of the signs, all of which the applicant must satisfy. Failure to comply with the requirements in this subsection may result in the postponement of consideration of the applicant's request.*

…

Sec. 14.06.006 Variance Procedures

(1) Purpose and Applicability.

…

(f) Public Hearing Required.

1. The Board of Adjustment shall hold a public hearing for each variance application and shall provide the notice and public hearing required by this article.
2. At the public hearing, the Board of Adjustment shall consider public comments, the Director of Development Services recommendation, and other applicable information and shall approve, approve with conditions or deny the variance application.
3. Written Notice of the Board of Adjustment Public Hearing. Before the tenth (10th) calendar day before the public hearing date, written notice of each public hearing before the Board of Adjustment on a variance request shall be sent to each owner, as indicated by the most recently approved City Tax Roll, of property within two hundred (200) feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.
4. *Property Notification Signs. Upon the filing of an application for a variance under this section, the applicant shall place property notification signs on such lot or tract of land to inform the public of the applicant's request. The property notification signs must be placed on the subject property no later than fourteen (14) days before the first public hearing scheduled to discuss the proposed variance. The applicant is responsible for the cost, installation, maintenance and removal of the signs. The signs shall be maintained throughout the pendency of the applicant's request and shall be removed within three (3) days after the approval or denial of the request by the Board of Adjustment. The Director of Development Services is authorized to establish additional criteria for the required number, placement, size and content of the signs, all of which the applicant must satisfy. Failure to comply with the requirements in this subsection may result in the postponement of consideration of the applicant's request.*

…

Sec. 14.06.007 Special Exceptions

(1) Purpose and Applicability.

…

(e) Public Hearing Required.

1. The Board of Adjustment shall hold a public hearing for each Special Exception applicant and shall provide the notice and public hearing required by this article.
2. At the public hearing, the Board of Adjustment shall consider public comments, the Director of Development Services recommendation, and other applicable information and shall approve, approve with conditions, or deny the Special Exception application.
3. Written Notice of the Board of Adjustment Public Hearing. Before the

tenth (10th) calendar day before the hearing date, written notice of each public hearing before the Board of Adjustment on a special exception request shall be sent to each owner, as indicated by the most recently approved City Tax Roll, of property within two hundred (200) feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.

4. Property Notification Signs. Upon the filing of an application for a special exception under this section, the applicant shall place property notification signs on such lot or tract of land to inform the public of the applicant's request. The property notification signs must be placed on the subject property no later than fourteen (14) days before the first public hearing scheduled to discuss the proposed special exception. The applicant is responsible for the cost, installation, maintenance and removal of the signs. The signs shall be maintained throughout the pendency of the applicant's request and shall be removed within three (3) days after the approval or denial of the request by the Board of Adjustment. The Director of Development Services is authorized to establish additional criteria for the required number, placement, size and content of the signs, all of which the applicant must satisfy. Failure to comply with the requirements in this subsection may result in the postponement of consideration of the applicant's request.

…

Sec. 14.06.008 Temporary Use Permit (TUP) Application and Review

(1) Purpose and Applicability.

…

(f) Public Hearing Required.

1. The Planning and Zoning Commission shall hold a public hearing for each TUP application and shall provide the notice and public hearing required by this ordinance.
2. At the public hearing, the Planning and Zoning Commission shall consider public comments, the Director of Development Services recommendation, and other applicable information and shall approve, approve with conditions, or deny the TUP application.
3. Written Notice of the *Planning and Zoning Commission* Public Hearing. Before the tenth (10th) calendar day before the public hearing date, written notice of each public hearing before the Planning and Zoning Commission on a TUP request shall be sent to each owner, as indicated by the most recently approved City Tax Roll, of property within two hundred (200) feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.

4. Property Notification Signs. Upon the filing of an application for a TUP under this section, the applicant shall place property notification signs on such lot or tract of land to inform the public of the applicant's request. The property notification signs must be placed on the subject property no later than fourteen (14) days before the first public hearing

scheduled to discuss the proposed TUP. The applicant is responsible for the cost, installation, maintenance and removal of the signs. The signs shall be maintained throughout the pendency of the applicant's request and shall be removed within three (3) days after the approval or denial of the request by the Planning and Zoning Commission. The Director of Development Services is authorized to establish additional criteria for the required number, placement, size and content of the signs, all of which the applicant must satisfy. Failure to comply with the requirements in this subsection may result in the postponement of consideration of the applicant's request.

…

Sec. 14.06.009 Specific Use Permit (SUP) Application and Review

(1) Purpose and Applicability.

…

(e) Public Hearing Required.

1. The City Council and the Planning and Zoning Commission shall hold a public hearing for each SUP application and shall provide the notice and public hearing required by this section.
2. At the public hearing, the City Council and the Planning and Zoning Commission shall consider public comments, the Director of Development Services recommendation, and other applicable information and shall approve, approve with conditions or deny the SUP application.
3. Written Notice of the Public Hearing. Before the tenth (10th) calendar day before the hearing date, written notice of each public hearing before the Planning and Zoning Commission on an SUP request shall be sent to each owner, as indicated by the most recently approved City Tax Roll, of property within two hundred (200) feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.
4. *Property Notification Signs. Upon the filing of an application for an SUP under this section, the applicant shall place property notification signs on such lot or tract of land to inform the public of the applicant's request. The property notification signs must be placed on the subject property no later than fourteen (14) days before the first public hearing scheduled to discuss the proposed SUP. The applicant is responsible for the cost, installation, maintenance and removal of the signs. The signs shall be maintained throughout the pendency of the applicant's request and shall be removed within three (3) days after the later of: a) City Council's adoption of the ordinance that grants the SUP; b) the Planning and Zoning Commission's denial of the request, unless an appeal to the City Council is made; or c) the City Council's denial of the request or any appeal. The Director of Development Services is authorized to establish additional criteria for the required number, placement, size and content of the signs, all of which the applicant must satisfy. Failure to comply with the requirements in this subsection may*

result in the postponement of consideration of the applicant's request.

…"

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 7: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

[*The remainder of this page intentionally left blank.*]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2023.

_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____
RYAN D. PITTMAN, CITY ATTORNEY

Zoning Sign Criteria

Development Services

A zoning sign is a sign erected on the property requested to publicize a Zoning Change, Specific Use Permit, Variance, Special Exception and/or Residential Replat. The number of signs and the placement of signs shall be determined by Development Services staff following the submittal of a complete application. It is the responsibility of the owner/project representative to contact Development Services Department to verify the number and location of signs needed.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

☐ The signs shall comply with the following dimensions on the attached Zoning Sign Design Diagram.
   a. Greater than 1 Acres must have a four (4) feet by four (4) feet Sign.
   b. Under 1 Acre must have a two (2) feet by two (2) feet Sign.

COST

☐ City of Sherman will provide all required signage, at the following cost:
   a. Four (4) feet by four (4) feet: $150 per sign.
   b. Two (2) feet by two (2) feet: $50 per sign.

☐ The applicant will be notified the applicant when the sign(s) are available to be picked up.

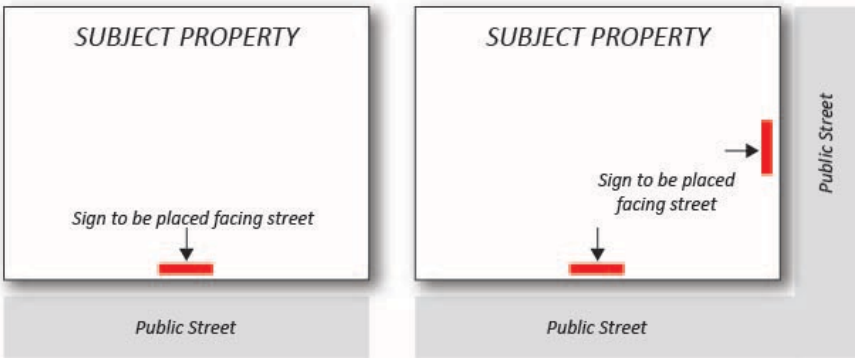
PLACEMENT

☐ The sign shall be placed in a location visible from all streets adjacent to the property included in the request.

☐ One (1) sign shall be erected adjacent to each street frontage of the property.

☐ Signs shall be located no greater than twenty (20) feet from the front property line, and shall be a minimum of two (2) feet off the ground.

☐ Sign shall be placed parallel to the roadway as demonstrated in the graphic below.



PROOF OF POSTING

☐ The applicant shall erect the sign on the property fourteen (14) days prior to the first public hearing scheduled to discuss the Zoning, Specific Use Permit, Variance, Special Exception or Residential Replat, case applicable.

☐ The applicant is to be responsible for maintaining the sign on the property throughout the entire review process.

☐ The applicant must provide verification with a photograph that the zoning sign is in place one (1) week prior to the scheduled Planning and Zoning Commission meeting date.
   a. Email date stamped photo to: planning@cityofsherman.com

REMOVAL OF SIGNS

☐ The property owner or his/her representative must remove the sign within three (3) calendar days:
   b. After the City Council's approval of the Zoning, Specific Use Permit or Residential Replat request for the property;
   c. After the Board of Adjustments approval/denial of the Variance/Special Exception request for the property.
   d. After the Planning and Zoning Commission denies the request, unless an appeal to the City Council is made; or
   e. After the City Council denies the zoning request.